

**LOCUS**  
NOT TO SCALE

**GENERAL NOTES:**

1. THE PARCEL IS PLAT 291, LOT 80.
2. THE TOTAL PARCEL AREA IS 147,757 S.F. OR 3.3920 ACRES.
3. THE EXISTING BUILDING ADDRESS IS 126 BELLOWS STREET.
4. SEE DEED BOOK 6711 AT PAGE 258 FOR TITLE REFERENCE.
5. THE BASIS OF BEARING SHOWN ON THIS PLAN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON FEBRUARY 17, 2020.
6. BY GRAPHIC PLOTTING ONLY, THE PARCEL IS LOCATED IN FLOOD ZONE AE WITHIN BASE FLOOD CROSS SECTION LINES OF ELEVATIONS 14 AND 14.4, AND FLOOD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP 44003C0019J, EFFECTIVE DATE: OCTOBER 2, 2015.
7. THERE ARE NO PROPOSED GRADE CHANGES GREATER THAN 12-INCHES UNLESS AS SHOWN ON THIS PLAN.
8. THE PROPOSED BUILDING IS TO BE CONNECTED TO PUBLIC UTILITIES (i.e. SEWER, WATER, ETC.) IN BELLOWS STREET, AS NEEDED.

**PARKING PLAN:**

**PARKING REQUIREMENTS:**

- \* OFFICE = 1 SPACE PER 300 S.F. GROSS FLOOR AREA
- \* MANUFACTURING = 1 SPACE PER 400 S.F. GROSS FLOOR AREA
- \* WAREHOUSE/STORAGE = 1 SPACE PER 500 S.F. GROSS FLOOR AREA

**EXISTING BUILDING PARKING REQUIREMENTS:**

- \* OFFICE SPACE = 1927 S.F. / 300 S.F. = 7 PARKING SPACES
- \* MANUFACTURING SPACE = 2,400 S.F. / 300 S.F. = 6 PARKING SPACES
- \* WAREHOUSE/STORAGE SPACE = 9,910 S.F. / 300 S.F. = 20 PARKING SPACES
- \* GARAGE SPACE = 10,450 S.F.
- \* THERE ARE A MINIMUM OF 14 PARKING SPACES LOCATED WITHIN THE GARAGE SPACE.
- \* TOTAL REQUIRED PARKING SPACES = 33

**EXISTING BUILDING PARKING PLAN:**

- \* PROPOSED EXTERIOR PARKING SPACES = 20
- \* EXISTING PARKING SPACES IN GARAGE SPACE = 14 MINIMUM
- \* TOTAL PARKING SPACES = 34 MINIMUM

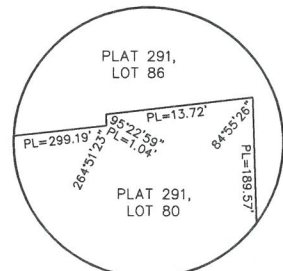
**PROPOSED 9-BAY GARAGE BUILDING PARKING REQUIREMENTS:**

- \* 1,200 S.F. OF WAREHOUSE/STORAGE AREA PER GARAGE BAY
- \* 1,200 S.F. / 500 S.F. = 3 PARKING SPACES PER GARAGE BAY
- \* TOTAL REQUIRED PARKING SPACES = 27

**PROPOSED 9-BAY GARAGE BUILDING PARKING PLAN:**

- \* 2 PARKING SPACES ARE LOCATED WITHIN EACH GARAGE BAY UNIT.
- \* 1 EXTERIOR PARKING SPACE IS PROPOSED FOR EACH GARAGE BAY UNIT.
- \* TOTAL PROPOSED PARKING SPACES = 9 BAYS x 3 PARKING SPACES = 27

NOTE: THERE IS AN ADDITIONAL 10,000± S.F. OF AREA LOCATED TO THE SOUTH OF THE EXISTING AND PROPOSED BUILDINGS WHICH IS UTILIZED FOR MISCELLANEOUS PARKING, STORAGE AND TURNAROUND OF VEHICULAR TRAFFIC.

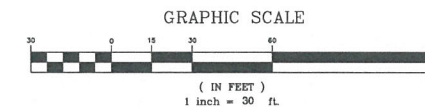
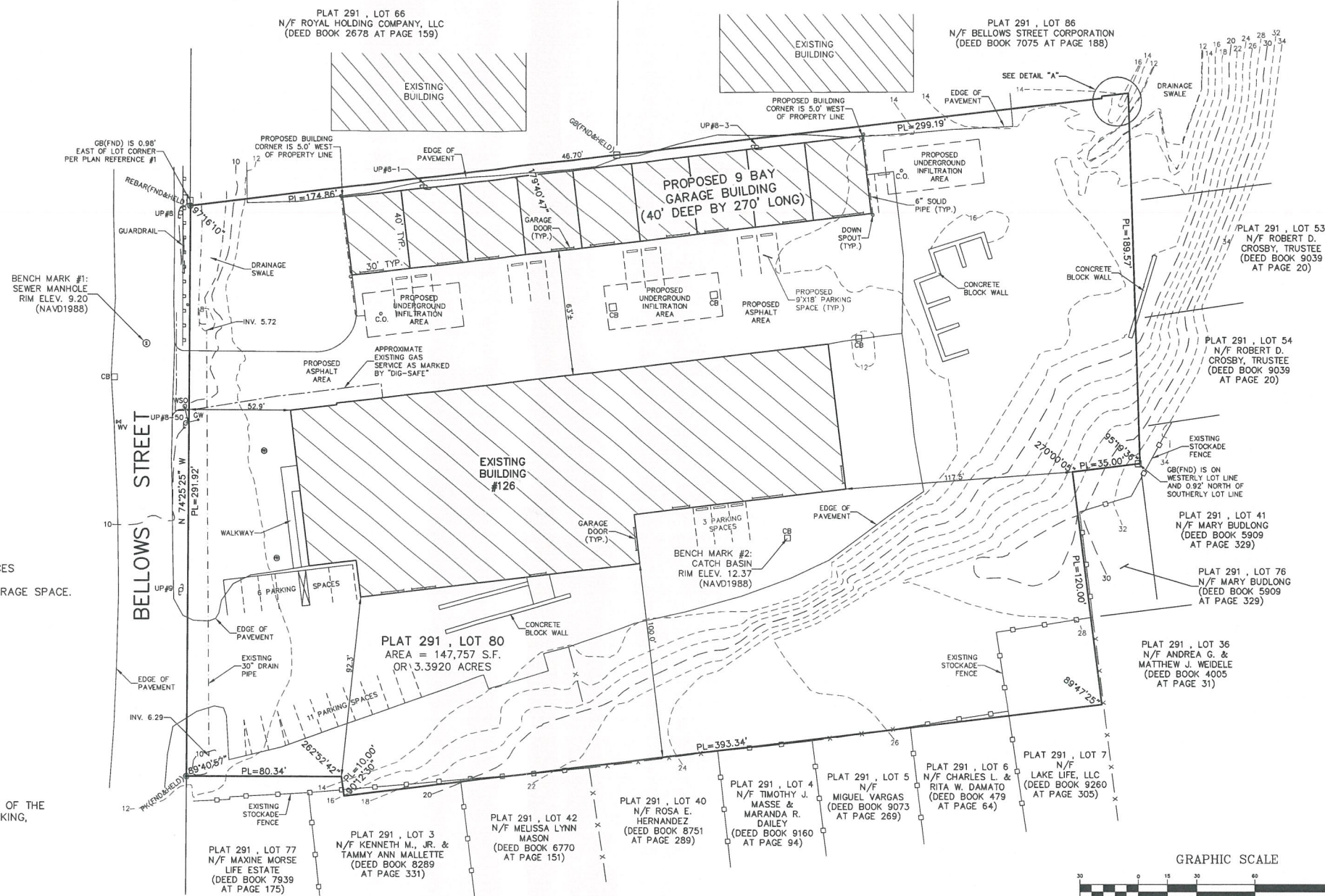


**DETAIL "A"**  
NOT TO SCALE

**LEGEND**

- |       |                 |
|-------|-----------------|
| N/F   | NOW OR FORMERLY |
| S.F.  | SQUARE FEET     |
| INV.  | INVERT          |
| ELEV. | ELEVATION       |
| PL    | PROPERTY LINE   |
| PK    | PK NAIL         |
| FND   | FOUND           |
| CB    | GRANITE BOUND   |
| UP    | UTILITY POLL    |
| GW    | GUY WIRE        |
| CB    | CATCH BASIN     |
| WV    | WATER VALVE     |
| WSD   | WATER SHUT-OFF  |
| TYP.  | TYPICAL         |
| C.O.  | CLEAN-OUT       |
| MH    | MANHOLE         |

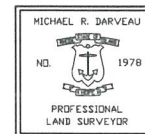
NOTE:  
ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE TO BE CONSIDERED APPROXIMATE. "DIG-SAFE" AND/OR ALL APPROPRIATE UTILITY COMPANIES ARE TO BE CONTACTED PRIOR TO THE START OF ANY CONSTRUCTION TO MARK THEIR ACTUAL LOCATIONS.



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY DATA ACCUMULATION SURVEY TOPOGRAPHIC ACCURACY	MEASUREMENT SPECIFICATION: CLASS I CLASS III T-2
--	---

STATEMENT OF PURPOSE:  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
1) PREPARE A PROPOSED SITE PLAN.



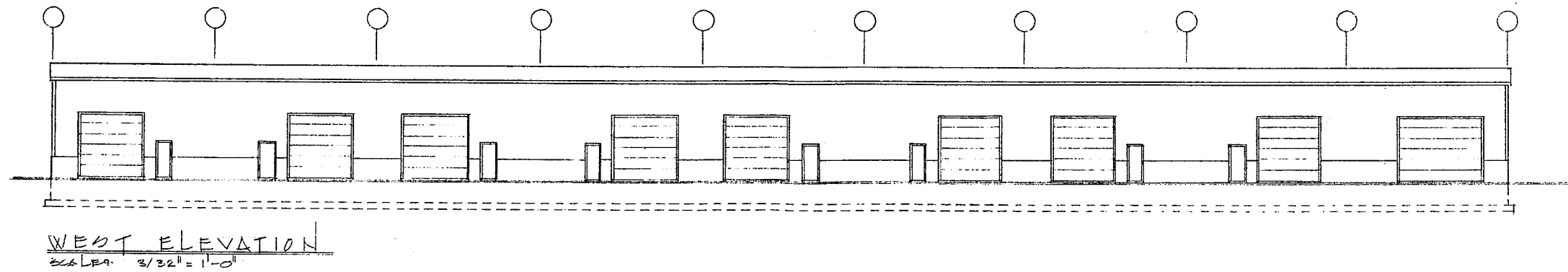
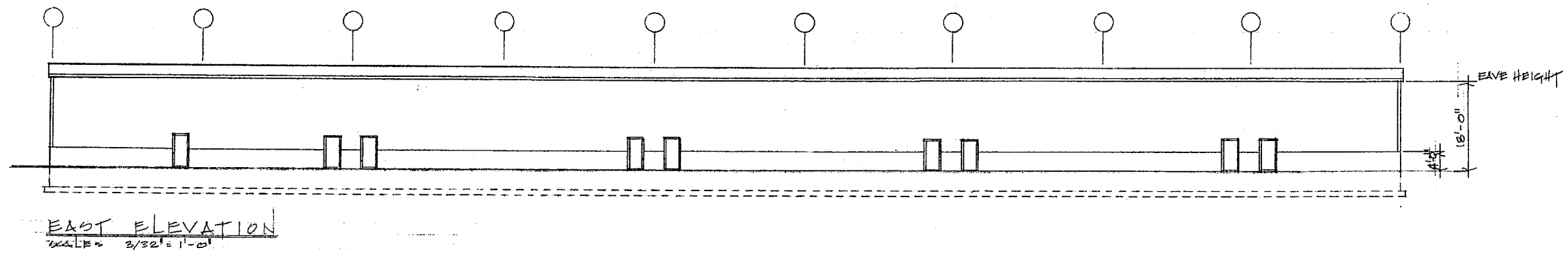
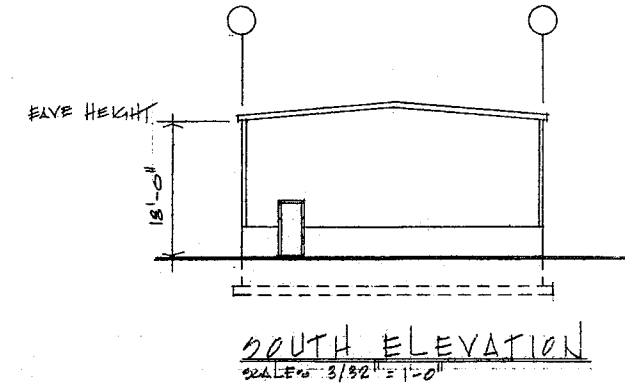
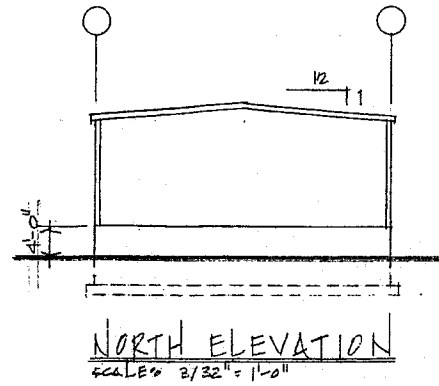
BY: MICHAEL R. DARVEAU, PLS#1978  
PRESIDENT, DARVEAU LAND SURVEYING, INC. DATE: FEB. 11, 2021  
COA #LS-A497

**DARVEAU LAND SURVEYING, INC.**  
P.O. BOX 7918  
CUMBERLAND, R.I. 02864  
PHONE 401-475-5700  
E-MAIL: MIKE@DARVEAUSURVEY.COM

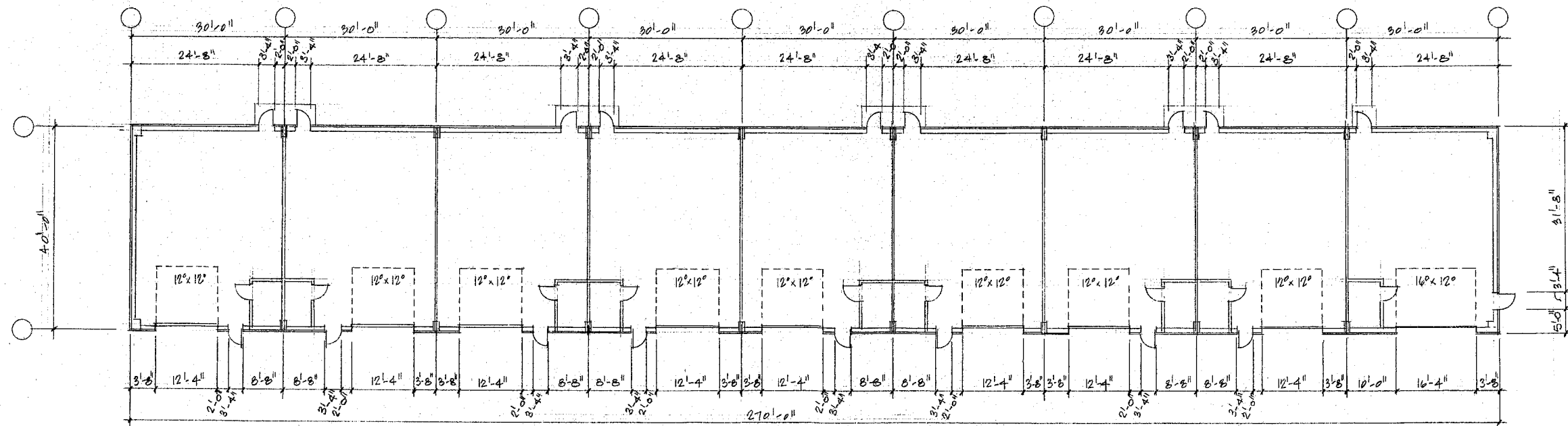
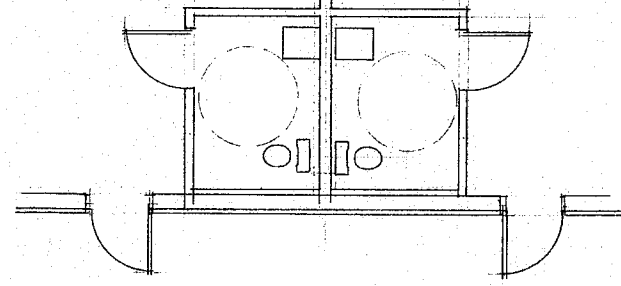
PROPOSED SITE PLAN FOR  
**DESLANDES REALTY, LLC**  
PLAT 291, LOT 80  
126 BELLOWS STREET  
WARWICK, RHODE ISLAND

SCALE:	1" = 30'
DRAWN BY:	S.A.K.
REVISIONS:	
DATE:	FEB. 11, 2021
PROJECT NO:	2020_005
SHEET NO:	1 OF 1

*Plat # 18977 - 126 Bellows St.*



126 BELLOWS ST. WARWICK, RI		
SCALE	APPROVED BY	DRAWN BY
DATE	REVISOR	
		DRAWING NUMBER



FLOOR PLAN  
 SCALE = 3/32" = 1'-0"

126 BELLOWS ST. WARWICK, R.I.		
SCALE	APPROVED BY	DRAWN BY
DATE		REVISED
		DRAWING NUMBER