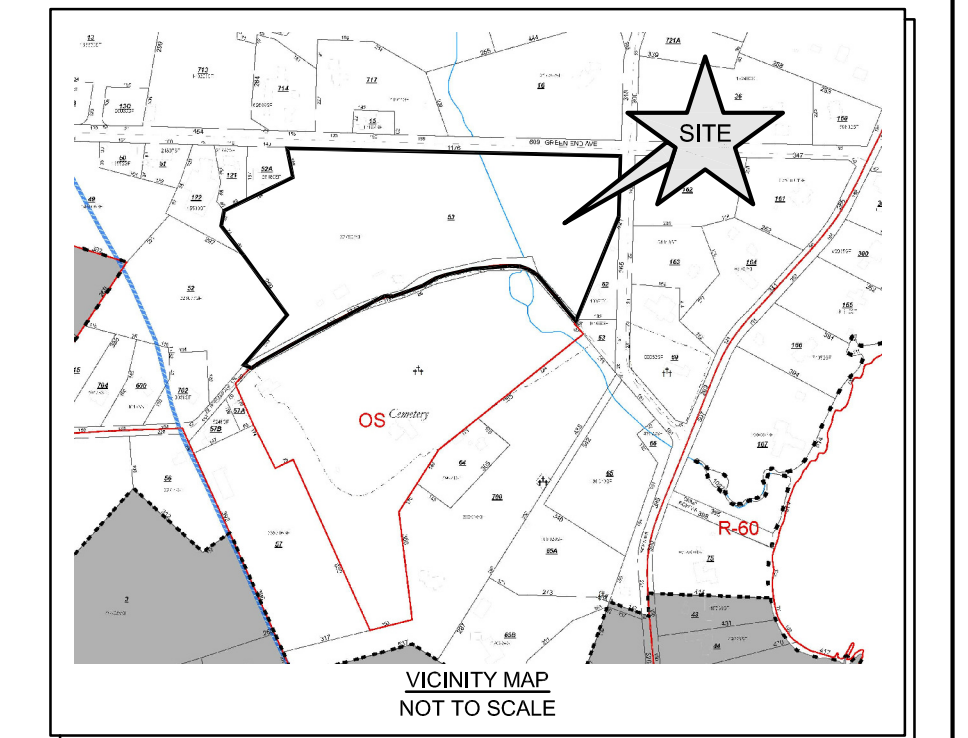


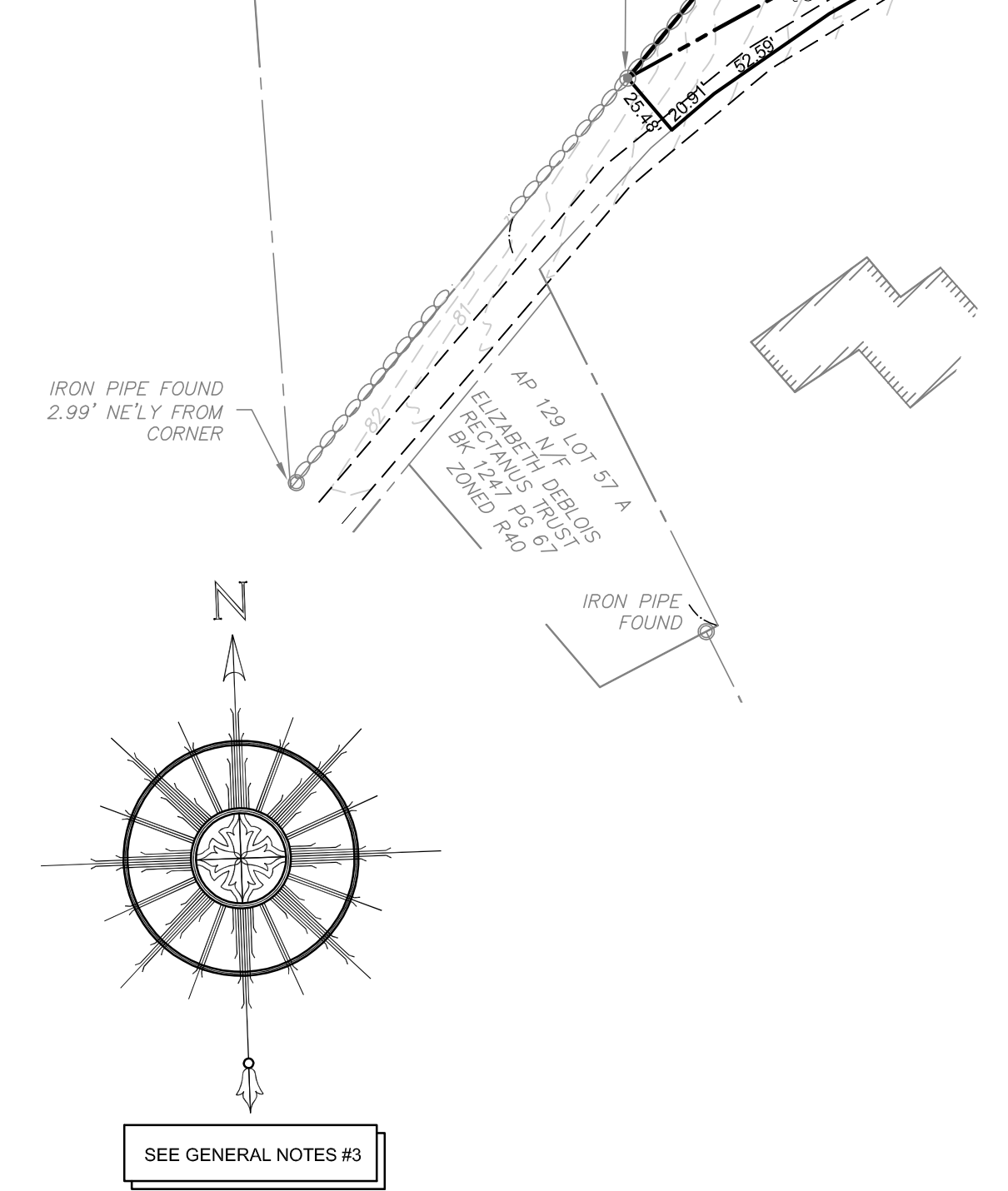
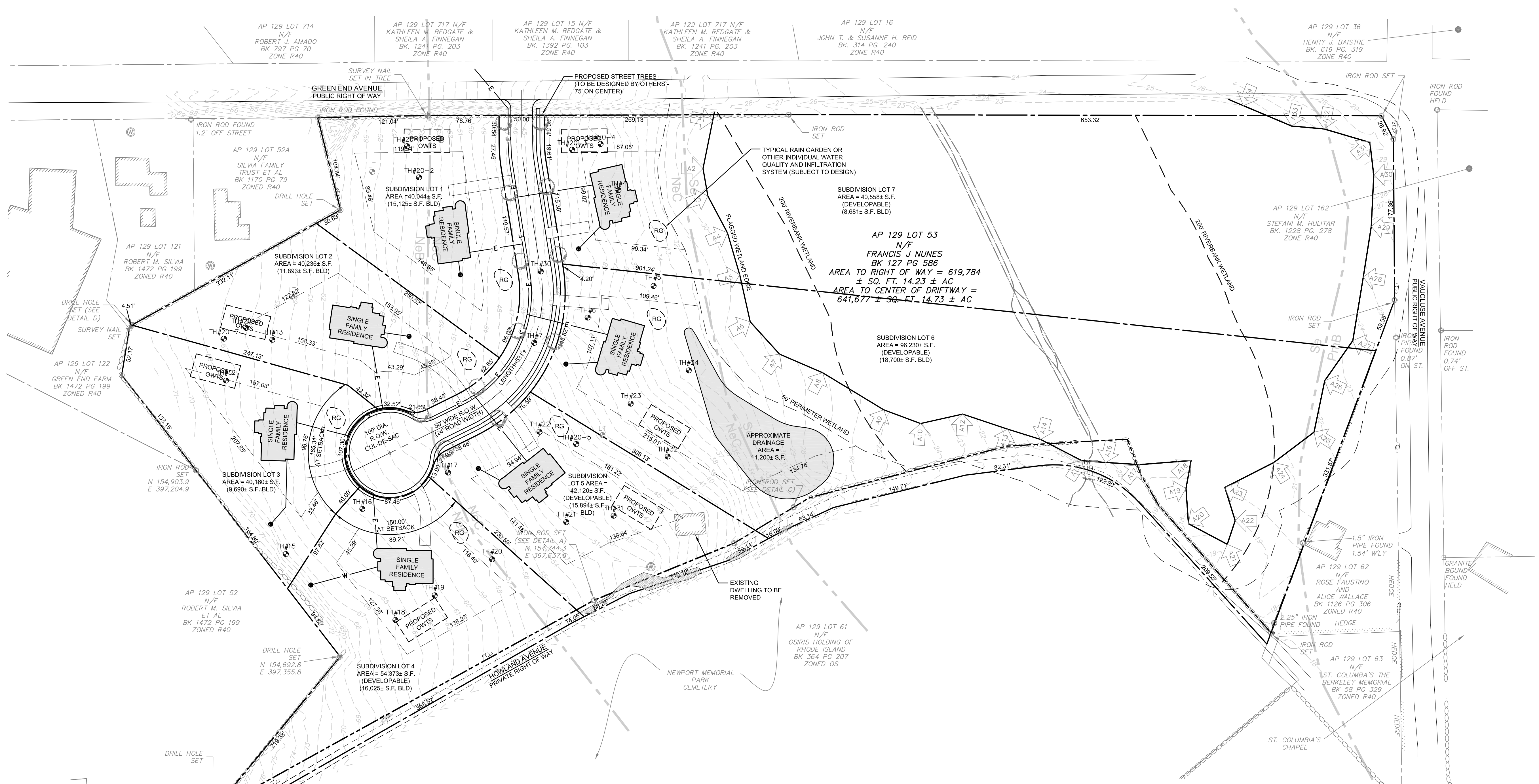
- SITE/CIVIL
- LAND PLANNING
- WATERFRONT
- SURVEYING
- GEOTECHNICAL
- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL
- MATERIALS TESTING

A KNOWLEDGE CORPORATION®

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
 PHONE (401) 849-0810 FAX (401) 846-4169
 WWW.NORTHEASTENGINEERS.COM



VICINITY MAP
 NOT TO SCALE



GENERAL NOTES:

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN SEPTEMBER 2018.
- VERTICAL DATUM NAVD88, ESTABLISHED BY GNSS RTK OBSERVATION.
- NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
- APPROXIMATE STREAM LOCATION DIGITIZED FROM RIGIS 2014 USGS DIGITAL TRUE COLOR ORTHOPHOTOGRAPH.
- WETLAND DELINEATION BY NATURAL RESOURCES SERVICES, INC. AND FIELD LOCATED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN SEPTEMBER 2018.
- WHILE BASED ON A CLASS I EXISTING CONDITIONS PLAN OF SURVEY, THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
- LOCATIONS OF ABUTTING BUILDINGS SCALED FROM AERIAL PHOTOGRAPHY AND SHOULD BE CONSIDERED APPROXIMATE.
- SOILS INFORMATION TAKEN FROM USDA NCRS SOIL SURVEY.
- SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOODZONE AS SHOWN ON FEMA FIRM 44005C0113J LAST REVISED SEPTEMBER 4, 2013.
- THE PROPERTY IS ZONED R40 RESIDENTIAL AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL STANDARDS FOR SINGLE FAMILY DWELLINGS (NO PUBLIC WATER OR SEWER).

	CONVENTIONAL	CONSERVATION
MINIMUM LOT AREA:	40,000 SQ. FT.	20,000 SQ. FT.
MINIMUM LOT WIDTH:	150 FT.	120 FT.
MINIMUM SETBACKS:		
FRONT LINE	40 FT.	30 FT.
SIDE LINE	30 FT.	20 FT.
REAR LINE	60 FT.	50 FT.
ACCESSORY SIDE	30 FT.	20 FT.
ACCESSORY REAR	15 FT.	15 FT.
MAXIMUM LOT COVERAGE:	15%	20%
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.

- LEGEND:**
- PROPERTY LINE
 - ABUTTER'S PROPERTY LINE
 - RIGHT OF WAY BOUNDARY
 - TOPOGRAPHIC CONTOUR
 - STONE WALL
 - PROTRACTED STONE WALL (PLAN REFERENCE #1)
 - X WIRE FENCE
 - APPROXIMATE STREAM
 - WETLANDS LINE
 - 50 WETLAND BUFFER
 - W WETLAND FLAG
 - TH#17 TEST HOLE
 - CATCH BASIN
 - UTILITY POLE
 - WELL
 - BOUND
 - IRON ROD/IRON PIPE
 - DRILL HOLE
 - SURVEY NAIL
 - SOIL BOUNDARY LINE
 - PROPOSED SUBDIVISION LINE
 - PROPOSED ELECTRICAL CONDUIT
 - PROPOSED WATER SERVICE
 - PROPOSED PRIVATE WELL
- PROPOSED RESIDENCE NOTES:**
- IT IS ANTICIPATED THAT THE HOUSES TYPES WILL BE SHINGLE STYLE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.
 - THE VIEWS AND CHARACTER OF HOME SITES WILL ULTIMATELY BE DETERMINED BY THE FINAL DESIGN OF THE LOTS BY THE RESPECTIVE BUYERS. TYPICAL HOME BUILDING PADS HAVE BEEN SHOWN.
- DEVELOPABLE LAND AREA**
- | | |
|---|------------|
| TOTAL LAND AREA (EXCLUDING HOWLAND AVE) | 619,784 SF |
| AREA TO BE EXCLUDED | |
| WETLAND AREA | 237,652 SF |
| FLOOD ZONE | 0 SF |
| STREET R.O.W. | 28,437 SF |
| DRAINAGE/EASEMENTS | 11,200 SF |
| TOTAL | 277,289 SF |
| DEVELOPABLE LAND AREA | 342,495 SF |
- MAXIMUM YIELD**
- | | |
|--|------------|
| DEVELOPABLE AREA | 342,495 SF |
| MAXIMUM NUMBER OF UNITS (CONVENTIONAL) | 8.6 UNITS |
| NUMBER OF LOTS PROPOSED | 7 UNITS |
- CULTURAL RESOURCE INVENTORY NOTES:**
- SUBJECT PROPERTY IS NOT IDENTIFIED AS A STATE OR LOCALLY DESIGNATED HISTORIC SITE DISTRICT, CEMETERY OR LANDSCAPE. (CEMETERY IS DIRECTLY ADJACENT).
 - SUBJECT PROPERTY IS NOT IDENTIFIED AS HAVING ARCHEOLOGICAL SITES.
 - SUBJECT PROPERTY IS NOT ALONG A KNOWN SCENIC ROAD CORRIDOR OR SCENIC AREA.
- RECREATIONAL RESOURCES INVENTORY NOTES:**
- SUBJECT PROPERTY DOES NOT PROVIDE KNOWN HIKING, BIKING, AND BRIDLE TRAILS WITHIN OR ADJACENT TO SITE.
 - SUBJECT PROPERTY DOES NOT PROVIDE KNOWN BOAT LAUNCHES, STREAM ACCESS POINTS, BEACHES, OR WATER TRAILS.
 - SUBJECT PROPERTY DOES NOT HAVE KNOWN PLAY FIELDS, PLAYGROUNDS, OR PLAY AREAS ON OR AN ADJACENT PROPERTY.
- UTILITIES & INFRASTRUCTURE NOTES:**
- PUBLIC WATER IS NOT AVAILABLE.
 - PUBLIC SEWER IS NOT AVAILABLE.
 - GAS IS NOT AVAILABLE.
 - ELECTRIC SERVICE IS AVAILABLE.
 - TELEPHONE, CABLE, AND OTHER COMMUNICATION SERVICES ARE AVAILABLE.

1	ADDED ADDITIONAL FEATURES	02SEP21	
No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Scale:	1" = 60'	Date:	10SEP20
Project Title:			
HOWLAND FARM SUBDIVISION			
AP 129 LOT 53			
208 HOWLAND AVENUE MIDDLETOWN, RHODE ISLAND			
Client/Applicant:	Owner:		
HORAN BUILDING COMPANY 174 BELLEVUE AVE #204 NEWPORT, RI 02840	EST. OF FRANCIS J NUNES 36 DIMOND AVENUE BRISTOL, RI 02809		
Issued for:			
PERMITTING			
Drawing Title:			
POTENTIAL CONVENTIONAL SUBDIVISION PLAN			
Drawing Number:		C-9	
Sheet 9 of 9		Project Number:	
		17221.3	
Survey Index:		13 - 129 - 53	
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