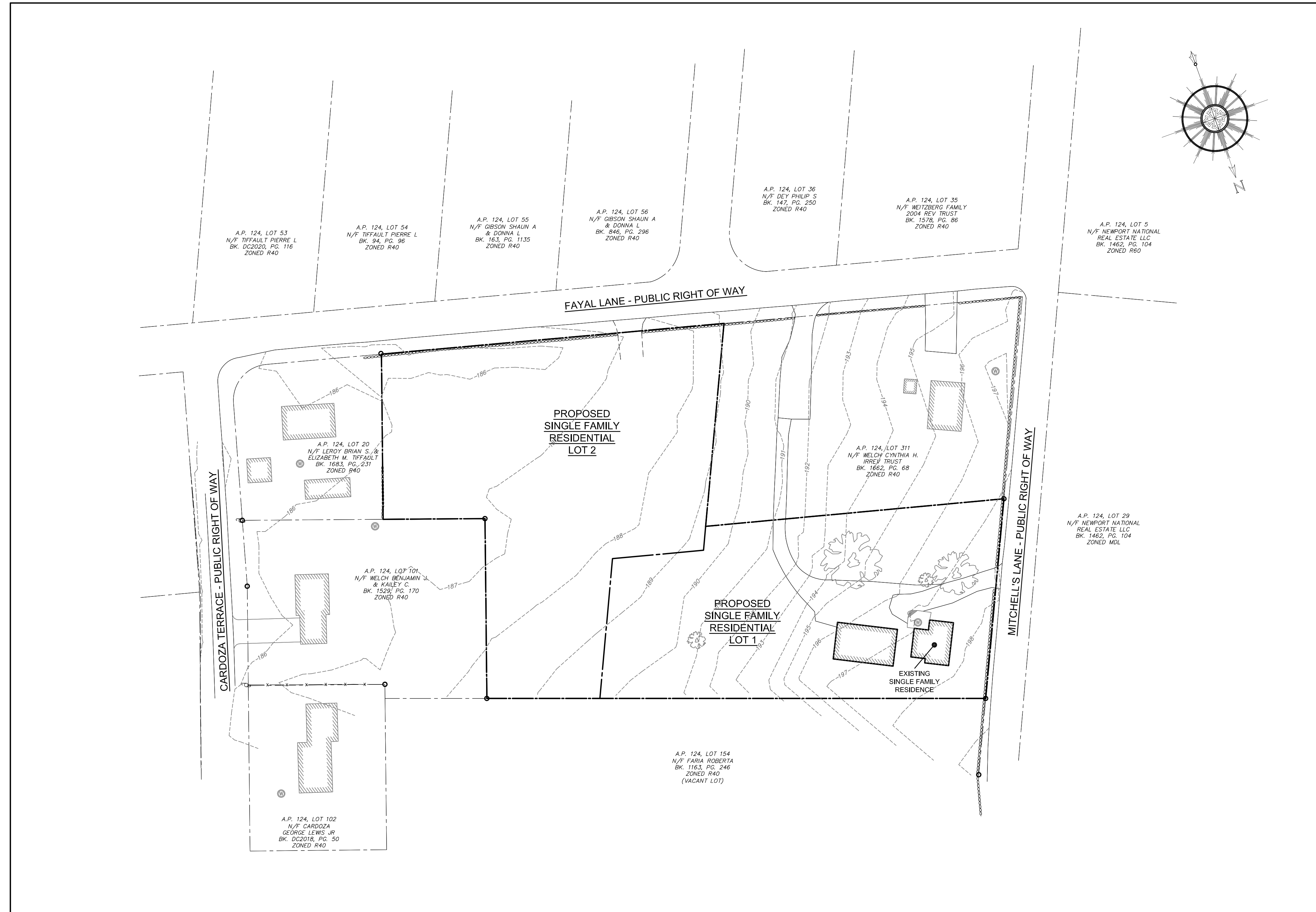


WELCH SUBDIVISION

ASSESSOR'S PLAT 124 LOT 19 MITCHELL'S LANE / FAYAL LANE MIDDLETOWN, RHODE ISLAND

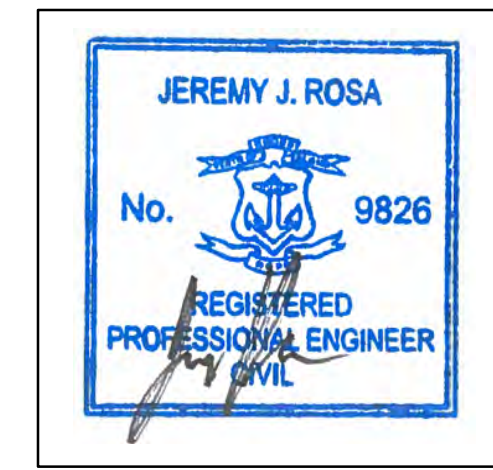


SITE PLAN

SCALE = 1" = 50'

CIVIL ENGINEER:

NORTHEAST ENGINEERS
& CONSULTANTS, INC.
SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING
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ENGINEER CERTIFICATION

APPLICANT:

THOMAS WELCH
536 MITCHELL'S LANE
MIDDLETOWN, RI 02842

OWNER:

THOMAS WELCH
536 MITCHELL'S LANE
MIDDLETOWN, RI 02842

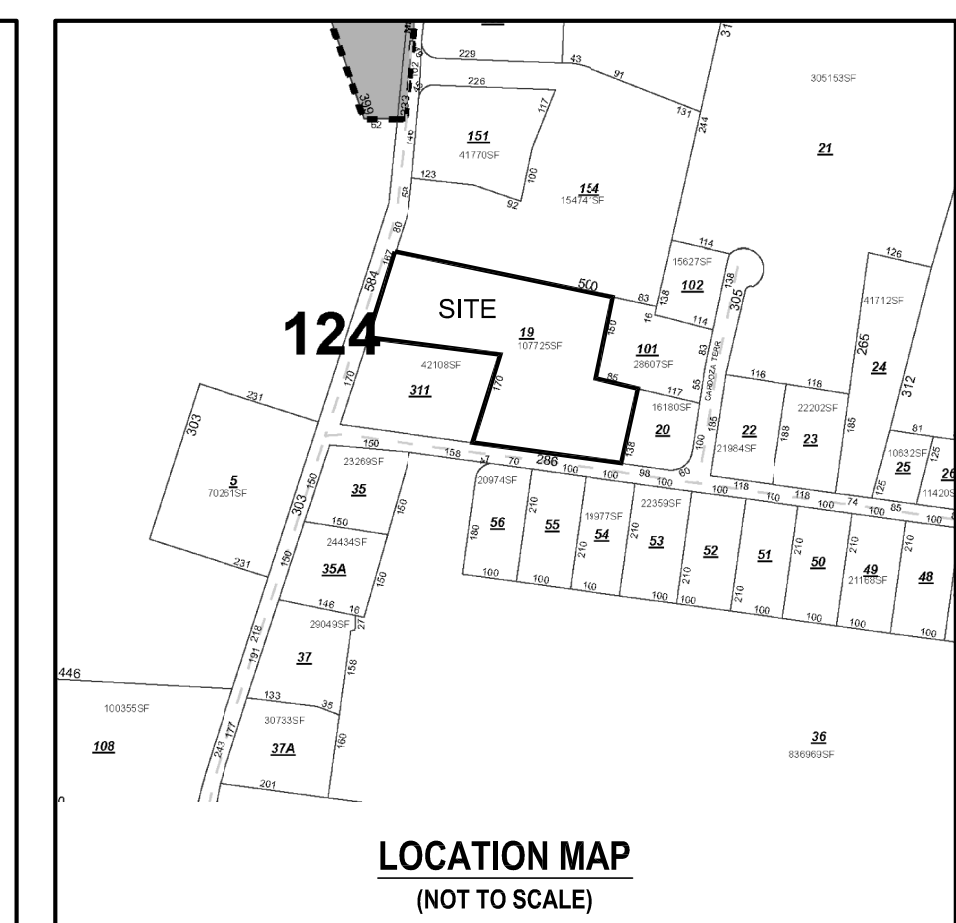
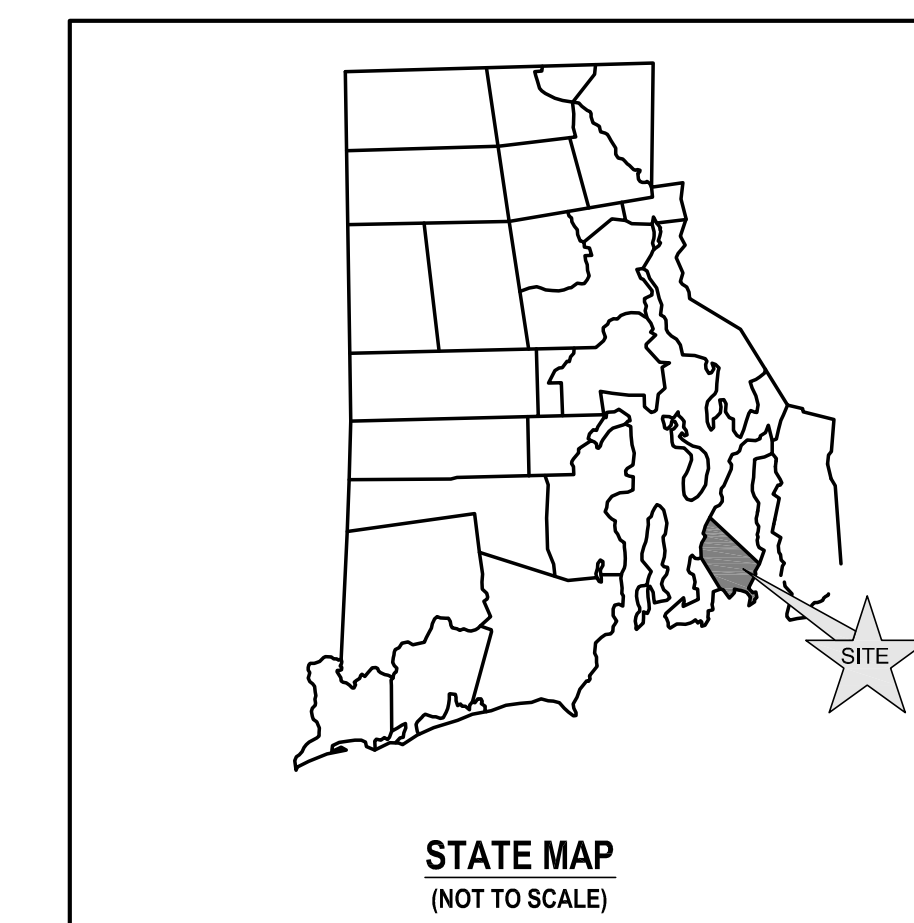
NOVEMBER 16, 2021 PERMIT SET

PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

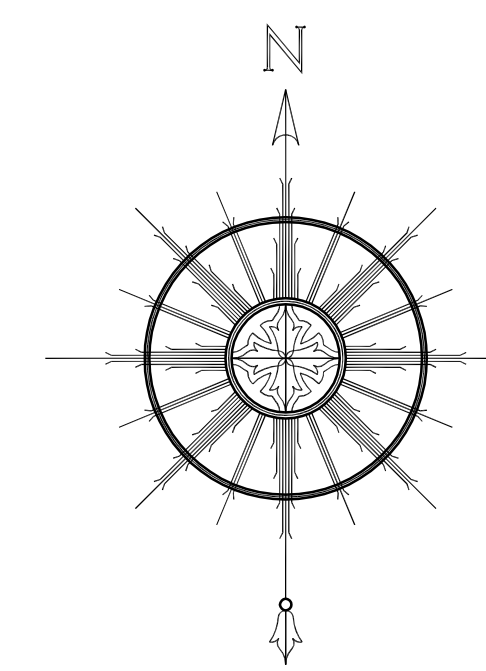
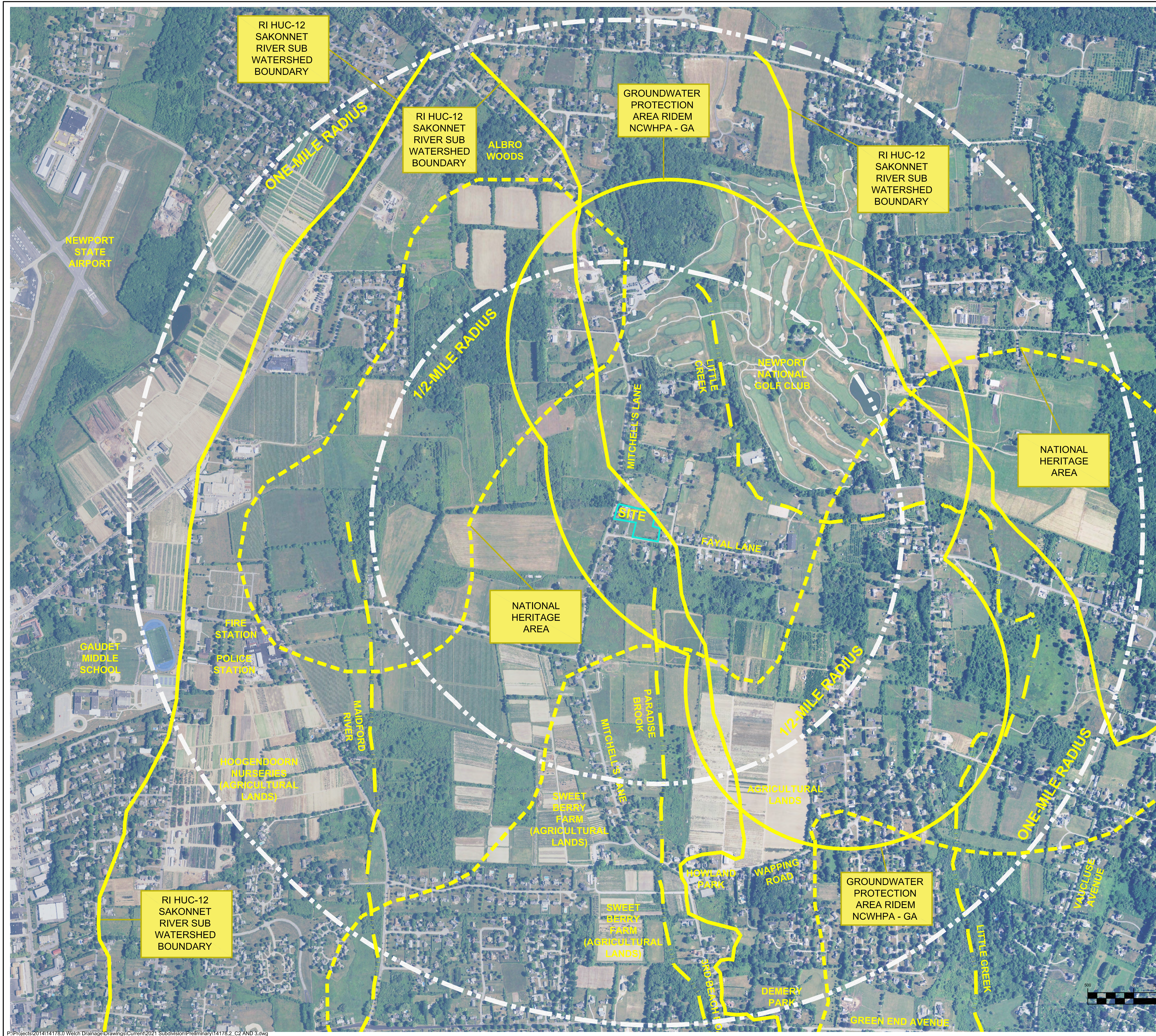
- TITLE SHEET
- VICINITY MAPPING
- SITE CONTEXT MAPS
- SITE ANALYSIS AND EXISTING CONDITIONS
- POTENTIAL CONSERVATION AREA MAP
- POTENTIAL CONSERVATION SUMMARY MAP
- CONVENTIONAL SUBDIVISION SITE PLAN
- ALTERNATE CONSERVATION SUBDIVISION SITE PLAN

- SHEET 1
- SHEET 2
- SHEET 3
- SHEET 4
- SHEET 5
- SHEET 6
- SHEET 7
- SHEET 8

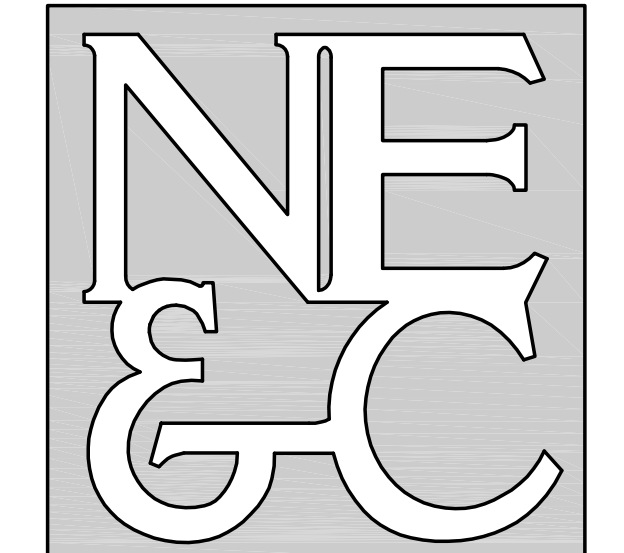


SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
TOWN OF MIDDLETOWN	NOV 17, 2020	PRELIMINARY PLAN SUBMISSION



NORTHEAST ENGINEERS & CONSULTANTS, INC.



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

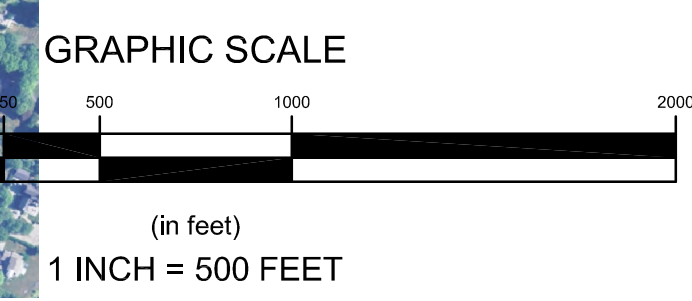
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USGS MAP (1" = 800')

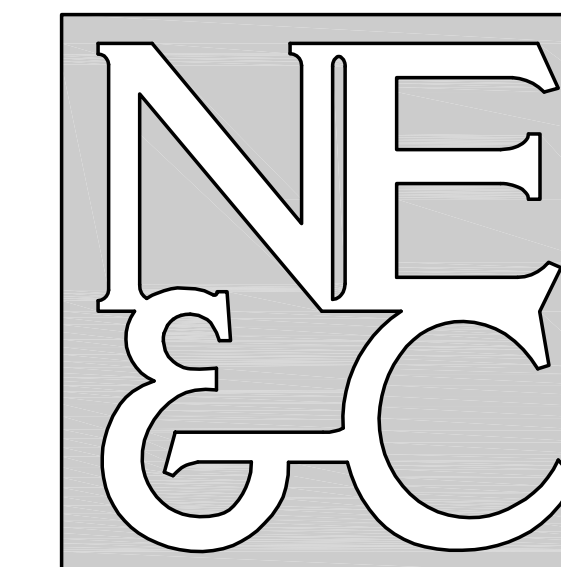
No.	Revision	Date	App.
Designed By:	DJW	Drawn by:	DJW
Checked by:	JJR	Date:	16NOV21
Project Title:			
WELCH SUBDIVISION A.P. 124, LOT 19 MITCHELL'S LANE AND FAYAL LANE MIDDLETOWN, RHODE ISLAND			
Client/Owner:			
THOMAS WELCH 536 MITCHELL'S LANE MIDDLETOWN, RI 02842			
Issued for:			
PERMITTING			
Drawing Title:			
VICINITY MAP			
Drawing Number:		C-2	
Sheet		2 of 8	
Project Number:		14178.2	
Survey Index:		-	
<small>OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.</small>			





CONSERVATION AND RECREATION LAND
SCALE: 1" = 500'

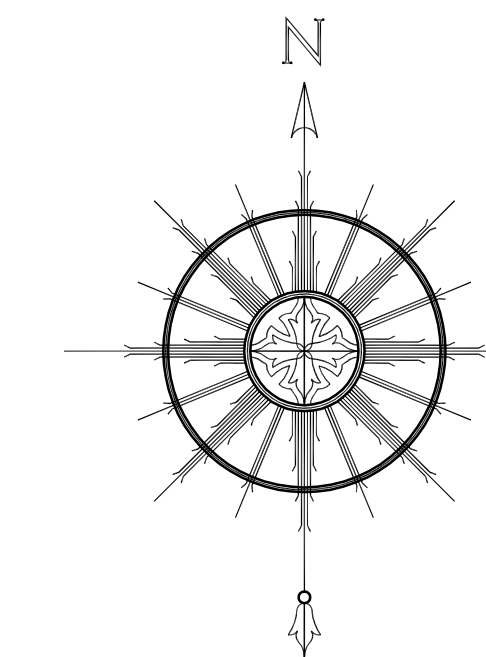
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ZONING DATA LEGEND

- Hydric Soils
- Transportation Road Name
- Water Protection District 2
- Water Protection District 1

*NO WETLANDS WITHIN 200' OF PARCEL PER RIDEM ENVIRONMENTAL RESOURCE MAP



ZONING AND LAND USE MAP
SCALE: 1" = 500'

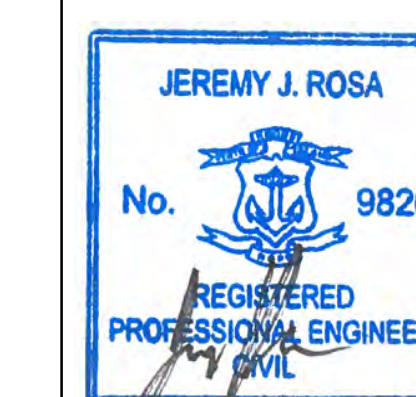
No.	Revision	Date	App.
Designed By:	DJW	Drawn by:	DJW
Checked by:	JJR	Scale:	1" = 500'
Date:	16NOV21	Project Title:	

WELCH SUBDIVISION
A.P. 124, LOT 19
MITCHELL'S LANE AND FAYAL LANE
MIDDLETOWN, RHODE ISLAND

Client/Owner:
THOMAS WELCH
536 MITCHELL'S LANE
MIDDLETOWN, RI 02842

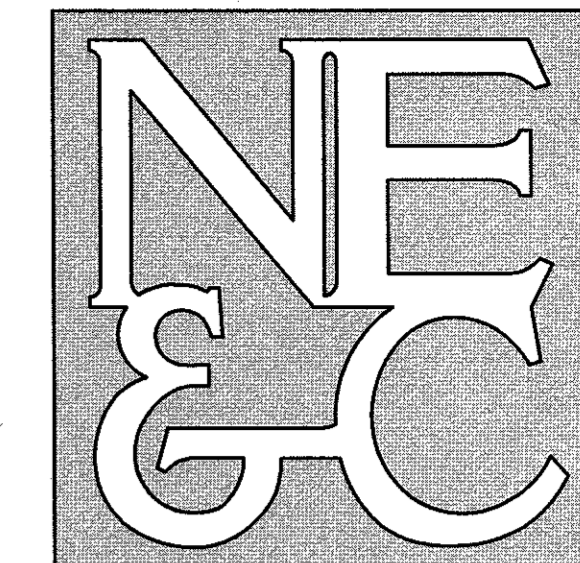
Issued for:
PERMITTING

Drawing Title:
SITE CONTEXT MAPS



Drawing Number:
C-3
Sheet **3** of **8**
Project Number:
14178.2
Survey Index:
-

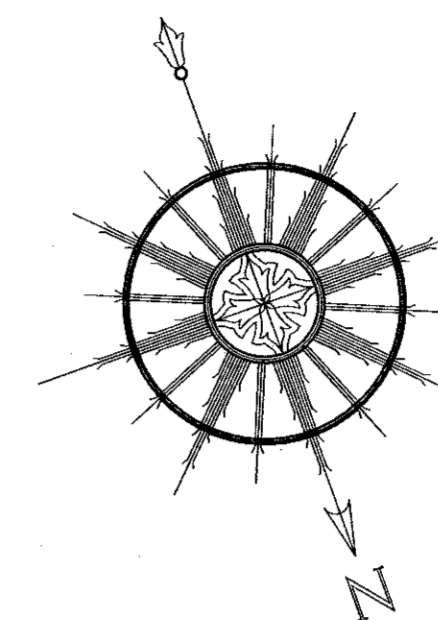
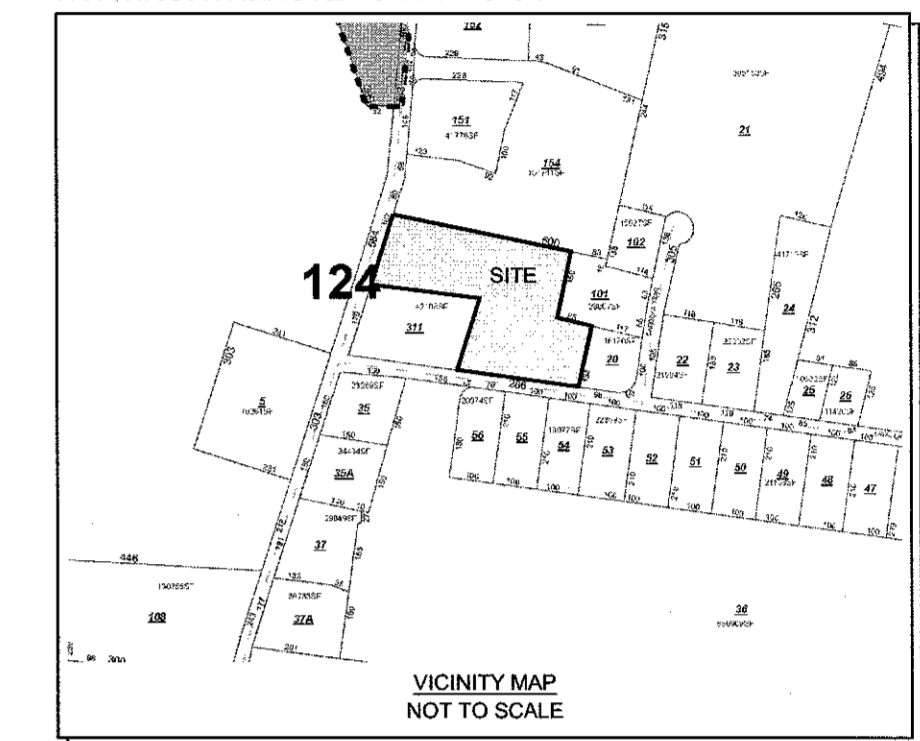
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SEE GENERAL NOTES #4

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES).

No.	Revision	Date	App.
Designed By:	DJW	Drawn by:	DJW
Checked by:	JJR	Date:	15NOV21

Project Title:
WELCH SUBDIVISION
A.P. 124, LOT 19
MITCHELL'S LANE AND FAYAL LANE
MIDDLETOWN, RHODE ISLAND

Client/Owner:
THOMAS WELCH
536 MITCHELL'S LANE
MIDDLETOWN, RI 02842

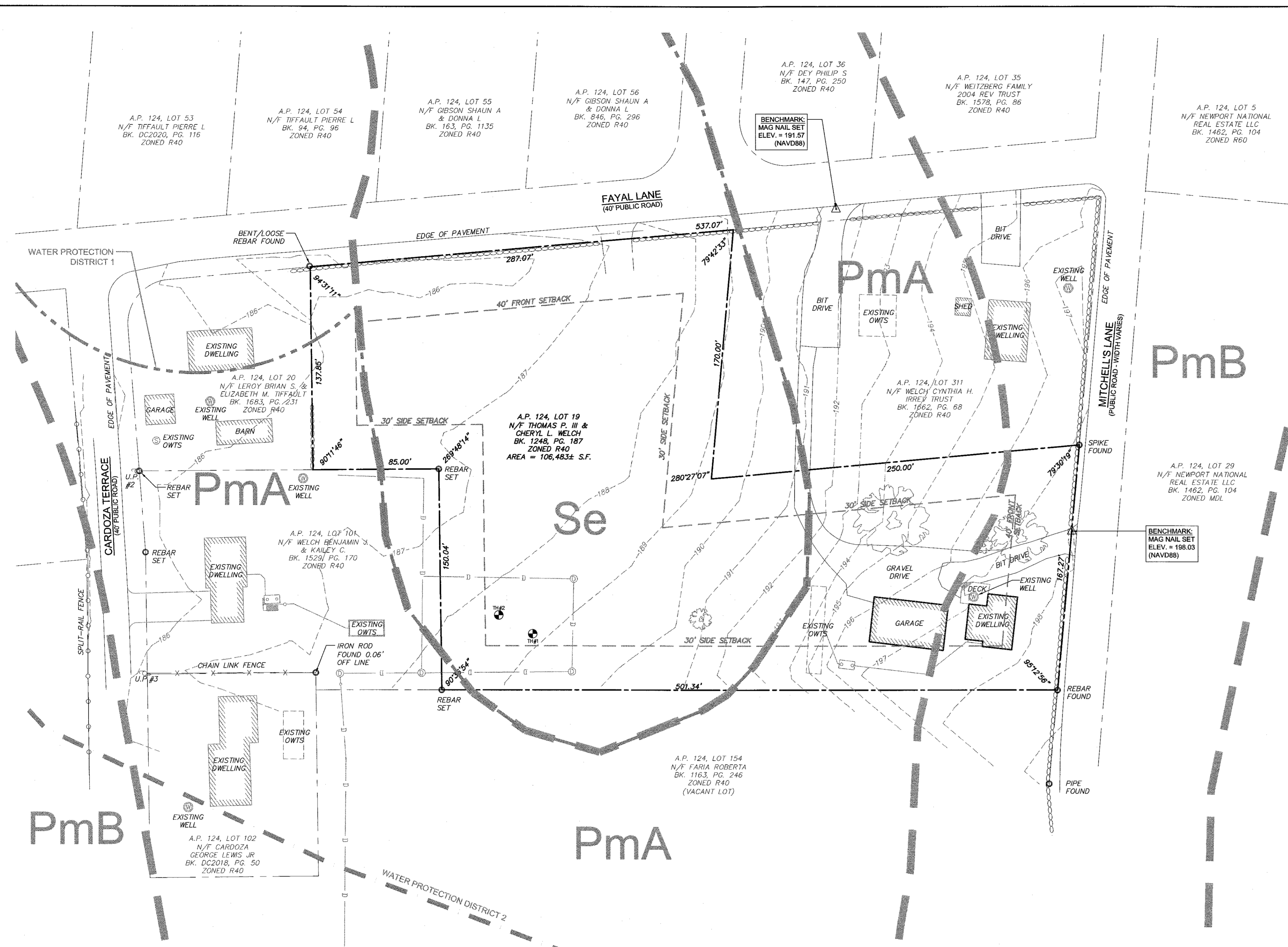
Issued for:
PERMITTING

Drawing Title:

SITE ANALYSIS & EXISTING CONDITIONS PLAN

Drawing Number:	C-4
Sheet	4 of 8
Project Number:	14178.2
Survey Index:	-

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LEGEND:

- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- EDGE OF PAVEMENT
- EXISTING CONTOUR
- STONE WALL
- CHAIN LINK FENCE
- SPLIT RAIL FENCE
- EXISTING SUBSURFACE DRAIN
- BUILDING SETBACKS
- WATER PROTECTION DISTRICT 1
- WATER PROTECTION DISTRICT 2
- SOIL TYPE BOUNDARY
- EXISTING DRAIN MANHOLE
- EXISTING CESSPOOL
- EXISTING WELL
- REBAR / PIPE / SPIKE
- MAG NAIL
- TEST PIPE

ZONING DATA TABLE (R-40 ZONE)

MINIMUM LOT AREA	40,000 SQ. FT.
MINIMUM LOT WIDTH	150 FT.
MINIMUM SETBACKS	
FRONT LINE	40 FT.
SIDE LINE	30 FT.
REAR LINE	80 FT.
ACCESSORY SIDE	30 FT.
ACCESSORY REAR	15 FT.
MAXIMUM LOT COVERAGE	15%
MAXIMUM BUILDING HEIGHT	35 FT.

CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-01.5 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY, DATA ACCUMULATION SURVEY, TOPOGRAPHIC SURVEY ACCURACY

MEASUREMENT SPECIFICATION: CLASS I (SEE GENERAL NOTE #6), CLASS III, CLASS II, CLASS T-2

STATEMENT OF PURPOSE: THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO DETERMINE THE LOCATIONS OF THE PROPERTY BOUNDARIES OF A.P. 124 LOT 19 IN MIDDLETOWN, RI AND TO SHOW EXISTING PHYSICAL FEATURES.

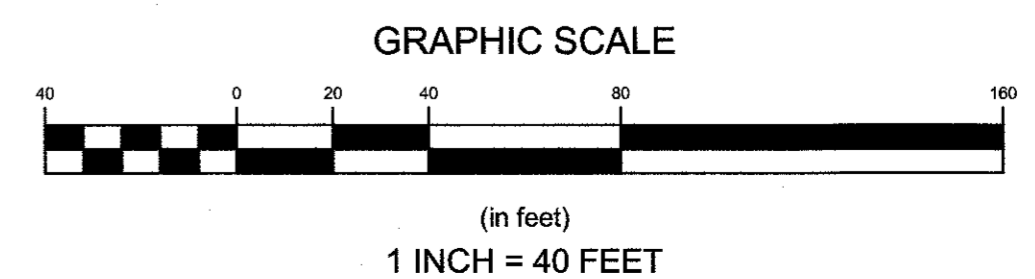
SEAN M. LEACH
No. 1907
PROFESSIONAL LAND SURVEYOR
SEAN M. LEACH
CORP. NO. A356
11/15/21

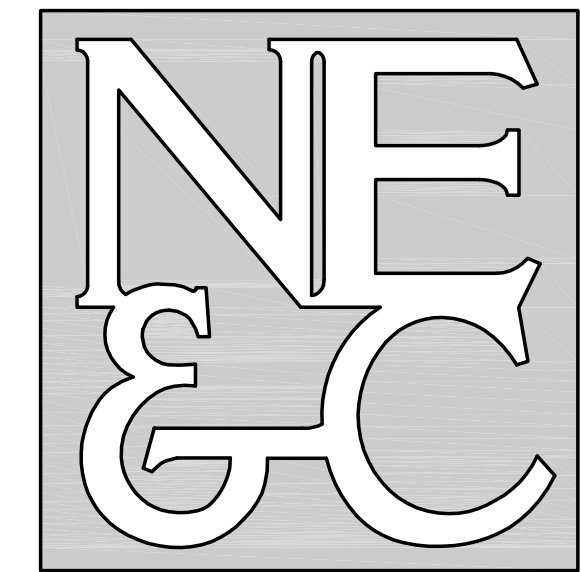
- GENERAL NOTES:**
- PROPERTY LINE INFORMATION TAKEN FROM PLAN ENTITLED, "A.P. 124 LOTS 19 & 101, MITCHELL'S LANE & CARDOZA TERRACE, MIDDLETOWN, RHODE ISLAND, ADMINISTRATIVE SUBDIVISION PLAN" PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., DATED JUNE 16, 2017.
 - EXISTING CONDITIONS ARE THE RESULT OF GROUND SURVEYS PERFORMED BY NE&C IN DECEMBER OF 2016 AND JANUARY OF 2017.
 - VERTICAL DATUM NAVD83, ESTABLISHED BY GNSS RTK OBSERVATION.
 - NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
 - SOIL EVALUATIONS PERFORMED BY DANIEL WELCH ON OCTOBER 9, 2019.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NE&C IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS, OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
 - LOCATIONS OF ABUTTING BUILDINGS SCALED FROM AERIAL PHOTOGRAPHY AND SHOULD BE CONSIDERED APPROXIMATE.
 - ABUTTING WELLS & OWTS LOCATED VIA FIELD RECONNAISSANCE AND PLANS PROVIDED BY RIDEM & SHOULD BE CONSIDERED APPROXIMATE.
 - SOILS INFORMATION TAKEN FROM USDA NCRS SOIL SURVEY.
 - THE SITE IS LOCATED IN THE RI HUC 12 SAKONNET RIVER SUB-WATERSHED BOUNDARY.
 - GROUNDWATER CLASSIFICATION IS "GA" SITE IS LOCATED WITHIN RIDEM NON-COMMUNITY WELLHEAD PROTECTION AREA. SITE IS PARTIALLY LOCATED WITHIN THE TOWN OF MIDDLETOWN WATERSHED PROTECTION DISTRICT ZONE 1 AND FULLY LOCATED WITHIN WATERSHED PROTECTION DISTRICT ZONE 2.
 - DOWNSTREAM RECEIVING WATER IS IDENTIFIED AS "PARADISE BROOK". WATERBODY CONDITIONS ARE:
STREAM ORDER: 01
WATERBODY ID: RI0007035R-02
WB DESCRIPTION: PARADISE BROOK, MIDDLETOWN, FECAL COLIFORM, TURBIDITY, PHOSPHORUS, TOTAL FECAL COLIFORM
TMDL WATER QUALITY STANDARD: 303D CATEGORY AA
FISHERY TYPE: WARM
SRPW: DRINKING WATER SUPPLY
STORMWATER POT. IMPAIR: YES
STORMWATER CONFIRM IMPAIR: NO
 - SUBJECT PROPERTY IS NOT LOCATED IN AN GROUNDWATER AQUIFER.
 - SUBJECT PROPERTY IS NOT LOCATED IN A RECHARGE AQUIFER.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA AS SHOWN.
 - SUBJECT PROPERTY IS NOT CURRENTLY USED FOR AGRICULTURAL USED.
 - SUBJECT PROPERTY IS NOT CONSIDERED A GREENWAY OR GREENSPACE PROPERTY.
 - SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOODZONE AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 44005C0094H LAST REVISED 04/05/2010.

SOILS INFORMATION:
(REFERENCE USDA NCRS SOIL SURVEY)

SOIL NAME	DESCRIPTION AND DATA
Se	STISSING SILT LOAM SEVERE CONSTRAINTS, GW 0-18 INCHES HYDRIC HYDRAULIC GROUP "T", PERCS SLOWLY POORLY DRAINING NOT PRIME FARMLAND
PmA	PITTSBURY SILT LOAM, 0 TO 3% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY MODERATELY WELL DRAINING PRIME FARMLAND
PmB	PITTSBURY SILT LOAM, 3 TO 8% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY MODERATELY WELL DRAINING PRIME FARMLAND

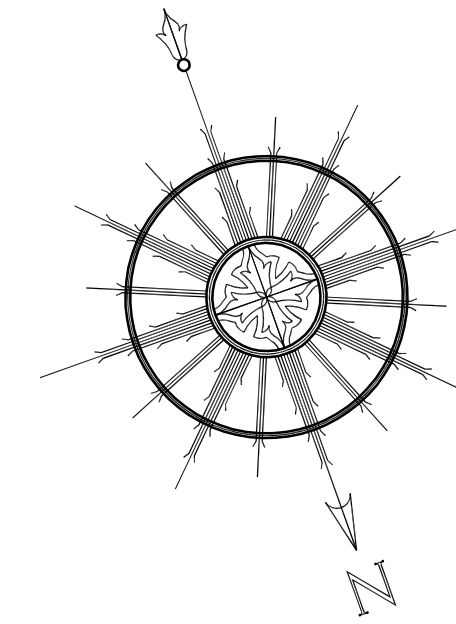
- REFERENCES:**
- PLAN ENTITLED "A.P. 124 LOTS 19 & 101, MITCHELL'S LANE & CARDOZA TERRACE, MIDDLETOWN, RHODE ISLAND, ADMINISTRATIVE SUBDIVISION PLAN". A CLASS I PLAN OF SURVEY PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. LAST REVISED 7/7/17 AND CERTIFIED BY AN RI REGISTERED PROFESSIONAL LAND SURVEYOR ON 7/7/17.



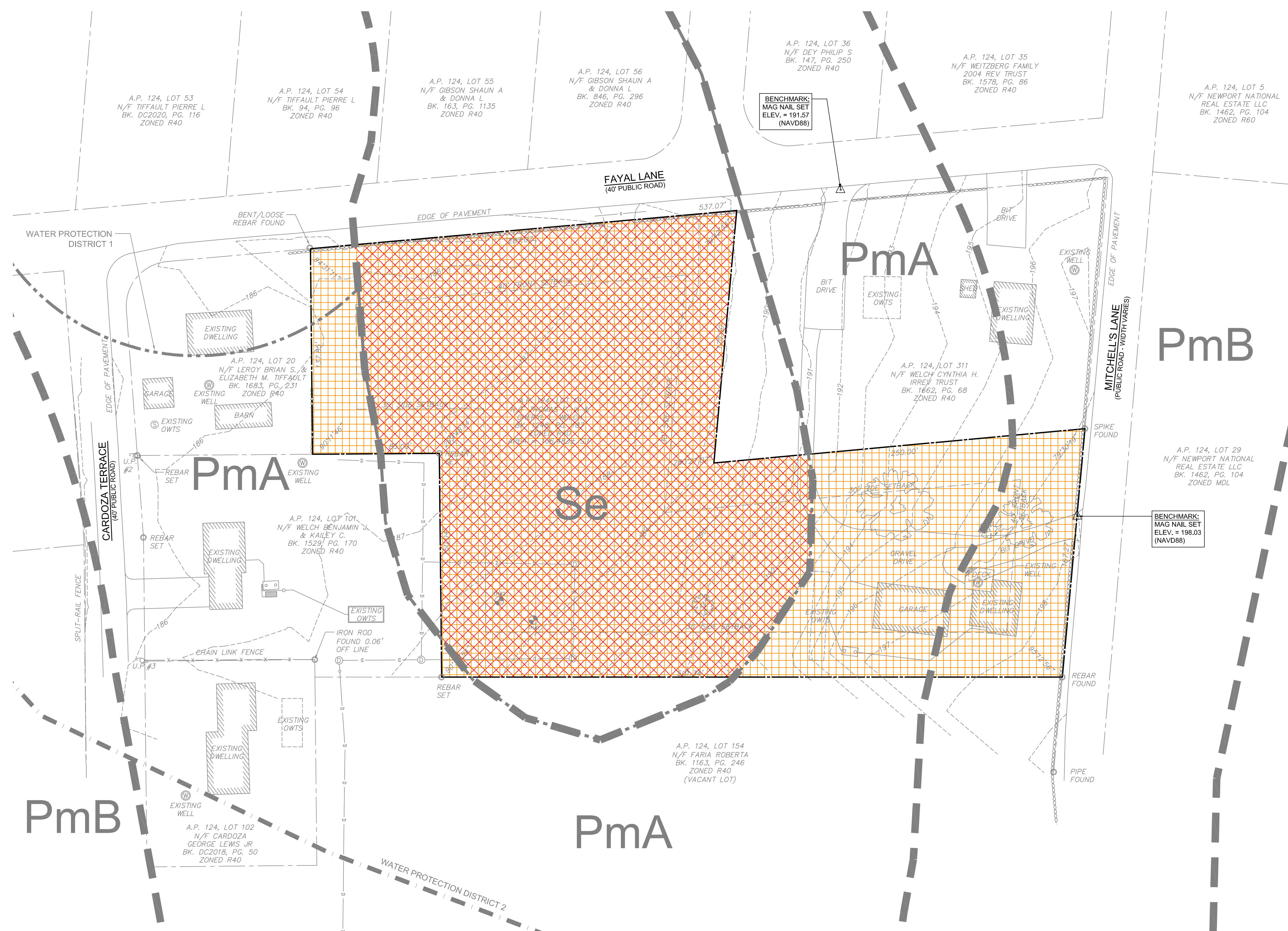


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SEE GENERAL NOTES #4



- GENERAL NOTES:**
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 - SOIL EVALUATIONS PERFORMED BY DANIEL WELCH ON OCTOBER 9, 2019.
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IMPAIRMENTS	FECAL COLIFORM, TURBIDITY, PHOSPHORUS, TOTAL FECAL COLIFORM
TMDL	
WATER QUALITY STANDARD	AA
303D CATEGORY	S
FISHERY TYPE	WARM
SRPW	DRINKING WATER SUPPLY
STORMWATER POT. IMPAIR.	YES
STORMWATER CONFIRM IMPAIR.	NO
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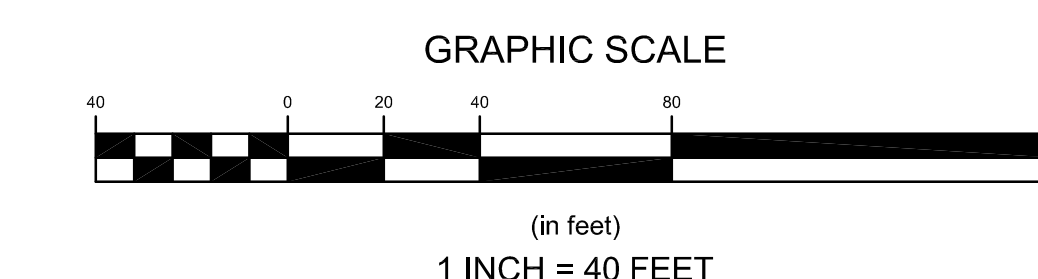
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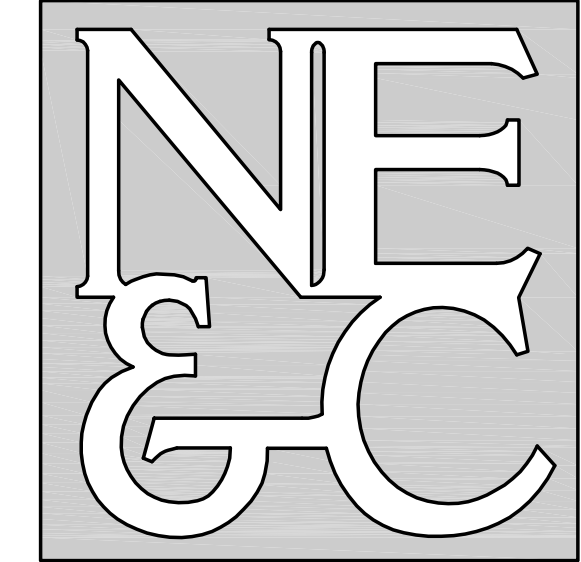
- WETLANDS AND VERNAL POOLS
- STATE REGULATED WETLAND SETBACKS
- HYDRIC SOILS
- SLOPES BETWEEN 15-25%
- SOILS WITH SEASONAL HIGH GROUNDWATER LESS THAN 3.5 FEET (ENTIRE SITE)
- EXISTING UTILITY / DRAINAGE EASEMENTS OR POWER LINE RIGHT OF WAY

ON THE SUBJECT PROPERTY THERE ARE NO:

- SURFACE WATERS.
- 100-YEAR FLOOD PLAIN LINES.
- NATURAL RESOURCE AREAS.
- CULTURAL RESOURCE AREAS.
- RECREATIONAL RESOURCES.
- AREAS OF EXPOSED LEDGE.
- PRIVATE RIGHTS OF WAY.
- SLOPES GREATER THAN 25%.

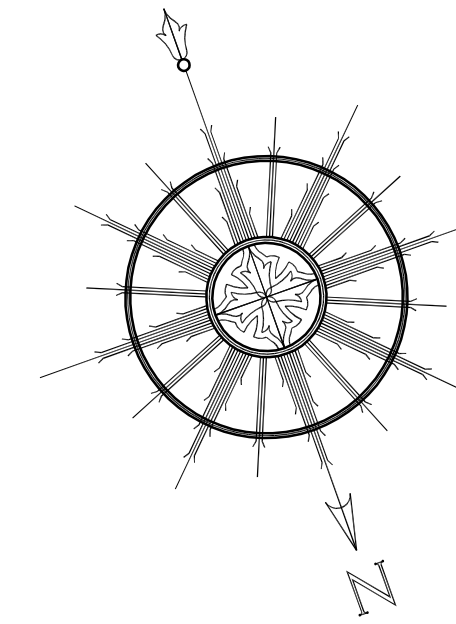


No.	Revision	Date	App.
Designed By:	DJW	Drawn by:	DJW
Checked by:	JJR	Date:	15NOV21
Project Title:			
WELCH SUBDIVISION A.P. 124, LOT 19 MITCHELL'S LANE AND FAYAL LANE MIDDLETOWN, RHODE ISLAND			
Client/Owner:			
THOMAS WELCH 536 MITCHELL'S LANE MIDDLETOWN, RI 02842			
Issued for:			
PERMITTING			
Drawing Title:			
POTENTIAL CONSERVATION AREA MAP			
Drawing Number:		C-5	
Sheet		5 of 8	
Project Number:		14178.2	
Survey Index:		-	
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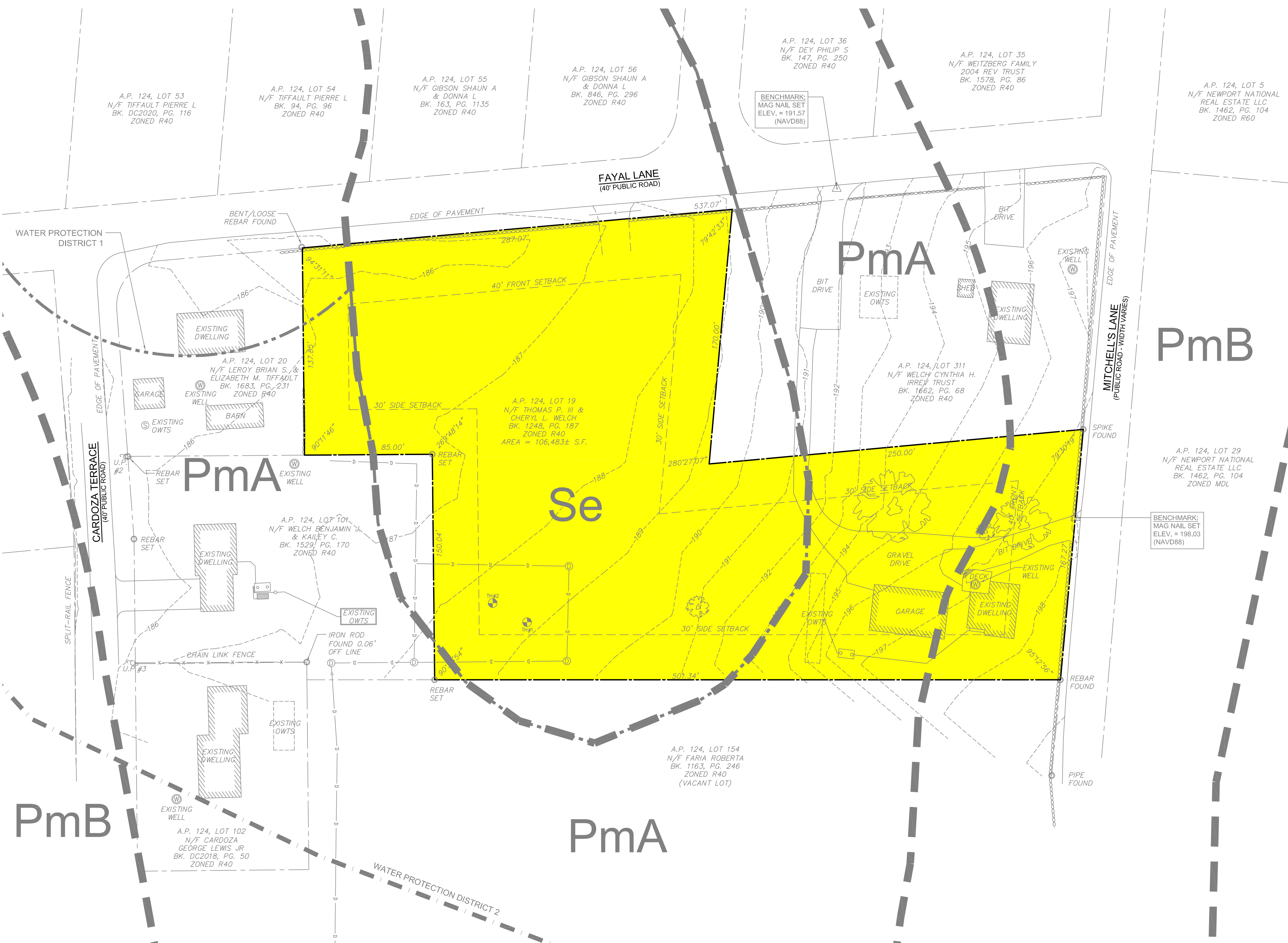


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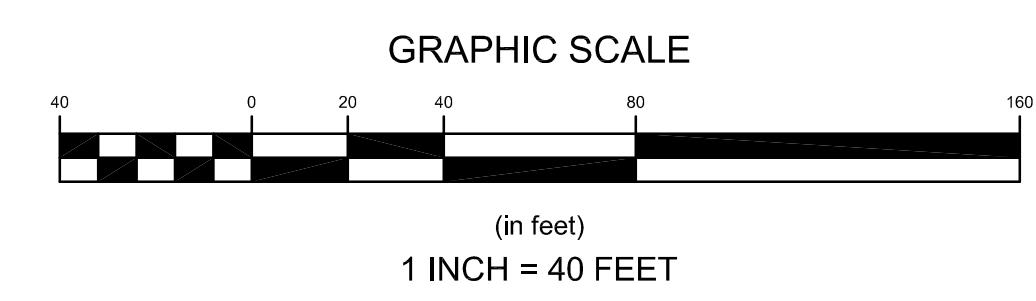
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 - ABUTTING WELLS & OWTS LOCATED VIA FIELD RECONNAISSANCE AND PLANS PROVIDED BY RIDEM & SHOULD BE CONSIDERED APPROXIMATE.
 - SOILS INFORMATION TAKEN FROM USDA NCRS SOIL SURVEY.
 - THE SITE IS LOCATED IN THE RI HUC 12 SAKONNET RIVER SUB-WATERSHED BOUNDARY.
 - GROUNDWATER CLASSIFICATION IS "GA". SITE IS LOCATED WITHIN REGIONAL NON-COMMUNITY WELLHEAD PROTECTION AREA. SITE IS PARTIALLY LOCATED WITHIN THE TOWN OF MIDDLETOWN WATERSHED PROTECTION DISTRICT ZONE 1 AND FULLY LOCATED WITHIN WATERSHED PROTECTION DISTRICT ZONE 2.
 - DOWNSTREAM RECEIVING WATER IS IDENTIFIED AS "PARADISE BROOK". WATERBODY CONDITIONS ARE:

STREAM ORDER	01
WATERBODY ID	R10007035R-02
WB DESCRIPTION	PARADISE BROOK, MIDDLETOWN
IMPAIRMENTS	FECAL COLIFORM, TURBIDITY, PHOSPHORUS, TOTAL PHOSPHORUS, FOCAL COLIFORM
TMDL	NO
WATER QUALITY STANDARD	AA
303D CATEGORY	5
FISHERY TYPE	WARM
SRPW	DRINKING WATER SUPPLY
STORMWATER POT. IMPAIR.	YES
STORMWATER CONFIRM IMPAIR.	NO
 - SUBJECT PROPERTY IS NOT LOCATED IN AN GROUNDWATER AQUIFER.
 - SUBJECT PROPERTY IS NOT LOCATED IN A RECHARGE AQUIFER.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA AS SHOWN.
 - SUBJECT PROPERTY IS NOT CURRENTLY USED FOR AGRICULTURAL USED.
 - SUBJECT PROPERTY IS NOT CONSIDERED A GREENWAY OR GREENSPACE PROPERTY.
 - SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOODZONE AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 44005C0094H LAST REVISED 04/05/2010.

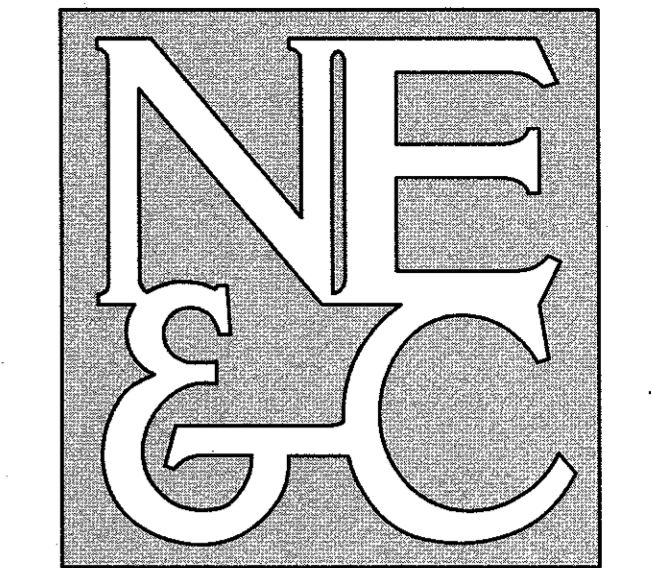
SOILS INFORMATION:
(REFERENCE USDA NCRS SOIL SURVEY)

SOIL NAME	DESCRIPTION AND DATA
Se	STISSING SILT LOAM SEVERE CONSTRAINTS, GW 0-18 INCHES HYDRIC HYDRAULIC GROUP "D", PERCS SLOWLY POORLY DRAINING NOT PRIME FARMLAND
PmA	PITTSWON SILT LOAM, 0 TO 3% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY MODERATELY WELL DRAINING PRIME FARMLAND
PmB	PITTSWON SILT LOAM, 3 TO 8% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY MODERATELY WELL DRAINING PRIME FARMLAND

- NON-BUILDABLE AREAS
- PARTIALLY CONSTRAINED AREAS
- IMPORTANT NATURAL, CULTURAL, AND RECREATIONAL RESOURCE AREAS

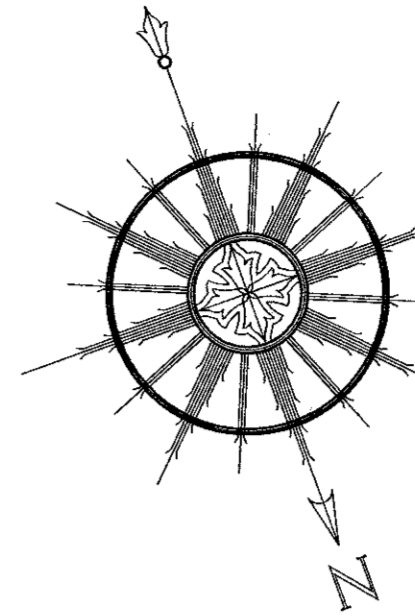


No.	Revision	Date	App.
Designed By: DJW	Drawn by: DJW	Checked by: JJR	
Scale: 1" = 40'	Date: 15NOV21		
Project Title: WELCH SUBDIVISION A.P. 124, LOT 19 MITCHELL'S LANE AND FAYAL LANE MIDDLETOWN, RHODE ISLAND			
Client/Owner: THOMAS WELCH 536 MITCHELL'S LANE MIDDLETOWN, RI 02842			
Issued for: PERMITTING			
Drawing Title: POTENTIAL CONSERVATION AREA SUMMARY MAP			
Drawing Number: C-6		Sheet 6 of 8	
Project Number: 14178.2		Survey Index: -	
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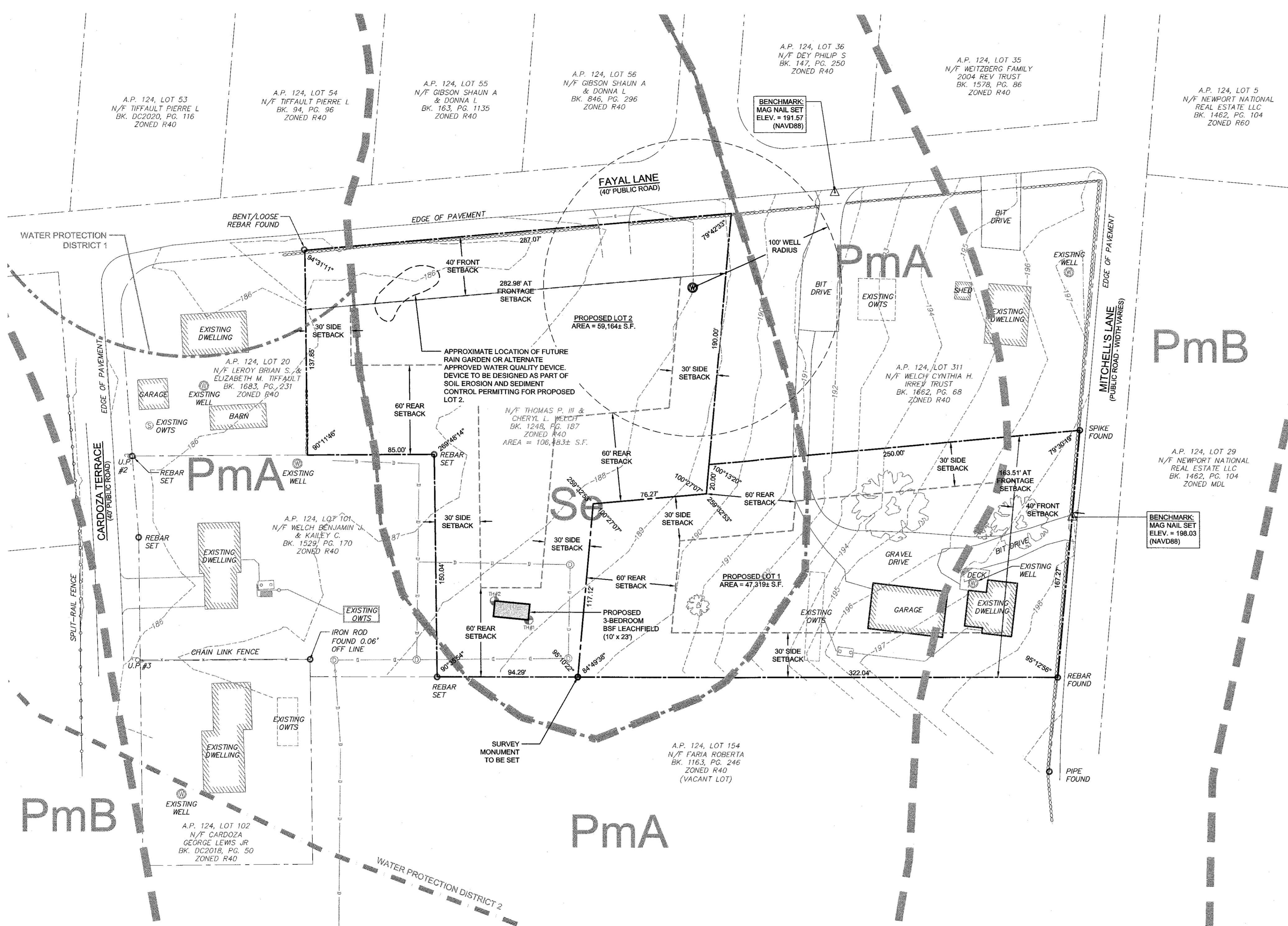


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SEE GENERAL NOTES #4



CULTURAL RESOURCE INVENTORY NOTES:

- SUBJECT PROPERTY IS NOT IDENTIFIED AS A STATE OR LOCALLY DESIGNATED HISTORIC SITE DISTRICT, CEMETERY OR LANDSCAPE.
- 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 ON AN ADJACENT PROPERTY.

UTILITIES & INFRASTRUCTURE NOTES:

- PUBLIC WATER SERVICES ARE NOT AVAILABLE.
- PUBLIC SEWER SERVICES ARE NOT AVAILABLE.
- NATURAL GAS SERVICES ARE NOT AVAILABLE.
- ELECTRIC SERVICES ARE AVAILABLE.
- TELEPHONE, CABLE, AND OTHER COMMUNICATION SERVICES ARE AVAILABLE.

PROPOSED RESIDENCE NOTES:

- IT IS ANTICIPATED THAT THE HOUSE TYPE WILL BE SINGLE 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.

PROPOSED DRAINAGE NOTES:

- SUBJECT TO SEASONAL HIGH GROUNDWATER TABLES, INDIVIDUAL LOTS WILL BE PROVIDED WITH A RAIN GARDEN OR OTHER PERMISSIBLE SINGLE FAMILY DEVELOPMENT STORMWATER DEVICE TO TREAT AND INFILTRATE ROOFTOP RUNOFF.

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES)

AREA TABLE:	
A.P. 124 LOT 19	106,483± SF
PROPOSED LOT 1	47,319± SF
PROPOSED LOT 2	59,164± SF
TOTAL	106,483± SF

ZONING DATA TABLE: (R-40 WITHOUT WATER AND SEWER)	CONVENTIONAL		CONSERVATION	
	MINIMUM LOT AREA:	150 FT.	20,000 SQ. FT.	100 FT.
MINIMUM LOT WIDTH:	40 FT.	30 FT.	30 FT.	20 FT.
MINIMUM SETBACKS:	40 FT.	30 FT.	30 FT.	20 FT.
FRONT LINE	40 FT.	30 FT.	30 FT.	20 FT.
SIDE LINE	40 FT.	30 FT.	30 FT.	20 FT.
REAR LINE	40 FT.	30 FT.	30 FT.	20 FT.
ACCESSORY SIDE	15 FT.	15 FT.	15 FT.	15 FT.
ACCESSORY REAR	15 FT.	15 FT.	15 FT.	15 FT.
MAXIMUM LOT COVERAGE:	15%	20%	15%	20%
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.	35 FT.	35 FT.

GENERAL NOTES:

- PROPERTY LINE INFORMATION TAKEN FROM PLAN ENTITLED, "A.P. 124 LOTS 19 & 101, MITCHELL'S LANE & CARDOZA TERRACE, MIDDLETOWN, RHODE ISLAND, ADMINISTRATIVE SUBDIVISION PLAN" PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., DATED JUNE 16, 2017.
- EXISTING CONDITIONS ARE THE RESULT OF GROUND SURVEYS PERFORMED BY NE&C IN DECEMBER OF 2016 AND JANUARY OF 2017.
- VERTICAL DATUM NAVD83, ESTABLISHED BY GNSS RTK OBSERVATION.
- NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
- SOIL EVALUATIONS PERFORMED BY DANIEL WELCH ON OCTOBER 9, 2019.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NE&C IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS, OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- LOCATIONS OF ABUTTING BUILDINGS SCALED FROM AERIAL PHOTOGRAPHY AND SHOULD BE CONSIDERED APPROXIMATE.
- ABUTTING WELLS & OWTS LOCATED VIA FIELD RECONNAISSANCE AND PLANS PROVIDED BY RIDEM & SHOULD BE CONSIDERED APPROXIMATE.
- SOILS INFORMATION TAKEN FROM USDA NCRS SOIL SURVEY.
- THE SITE IS LOCATED IN THE RI HUC 12 SAKONNET RIVER SUB-WATERSHED BOUNDARY.
- GROUNDWATER CLASSIFICATION IS "C": SITE IS LOCATED WITHIN RIDEM NON-COMMUNITY WELLHEAD PROTECTION AREA. SITE IS PARTIALLY LOCATED WITHIN THE TOWN OF MIDDLETOWN WATERSHED PROTECTION DISTRICT ZONE 1 AND FULLY LOCATED WITHIN WATERSHED PROTECTION DISTRICT ZONE 2.

- SUBJECT PROPERTY IS NOT LOCATED IN AN GROUNDWATER AQUIFER.
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- SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOODZONE AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 44005C0094H LAST REVISED 04/05/2010.
- NO NEW ROADS OR ROAD EXTENSIONS ARE PROPOSED.
- THE SUBJECT PROPERTY IS ZONED R40 RESIDENTIAL AND IS SUBJECT TO THE DIMENSIONAL STANDARDS FOR SINGLE FAMILY DWELLINGS SHOWN ON THIS PLAN.
- THIS PLAN HAS BEEN DESIGNED TO A PRELIMINARY PLAN LEVEL STANDARD AND SHALL BE SUBJECT TO FINAL PLAN APPLICATION STANDARDS.
- THE PROPOSED PROPERTIES SHOWN ON THIS PLAN ARE TO SERVED BY OWTS AND PRIVATE WELLS.
- THE CONSTRUCTION OF THIS SUBDIVISION IS NOT INTENDED TO BE PHASED.

DEVELOPABLE LAND AREA	
TOTAL LAND AREA	106,483 SF
AREA TO BE EXCLUDED	
WETLAND AREA	0 SF
FLOOD ZONE	0 SF
STREET R.O.W. EASEMENTS	0 SF
TOTAL	0 SF
DEVELOPABLE LAND AREA	106,483 SF
MAXIMUM YIELD	
DEVELOPABLE AREA	106,483 SF
MAXIMUM NUMBER OF UNITS (CONVENTIONAL)	106,483 / 40,000 SF = 2.6 UNITS
NUMBER OF LOTS PROPOSED	2 UNITS

CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
COMPREHENSIVE BOUNDARY SURVEY
DATA ACCUMULATION SURVEY
TOPOGRAPHIC SURVEY ACCURACY

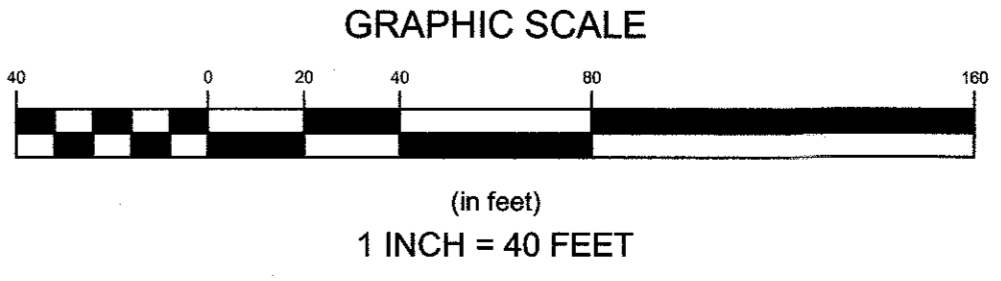
MEASUREMENT SPECIFICATION:
CLASS I (SEE GENERAL NOTE #6)
CLASS III
CLASS T-2

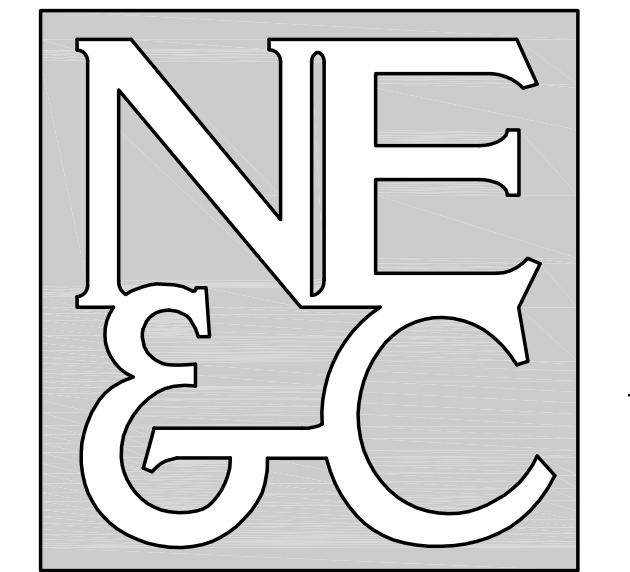
STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO CREATE A TWO (2) LOT SUBDIVISION BASED ON A COMPREHENSIVE BOUNDARY SURVEY PREPARED BY NE&C.

SEAN M. LEACH
No. 1507
PROFESSIONAL LAND SURVEYOR
SEAN M. LEACH 11/15/2019
COA NO. A356

LEGEND:

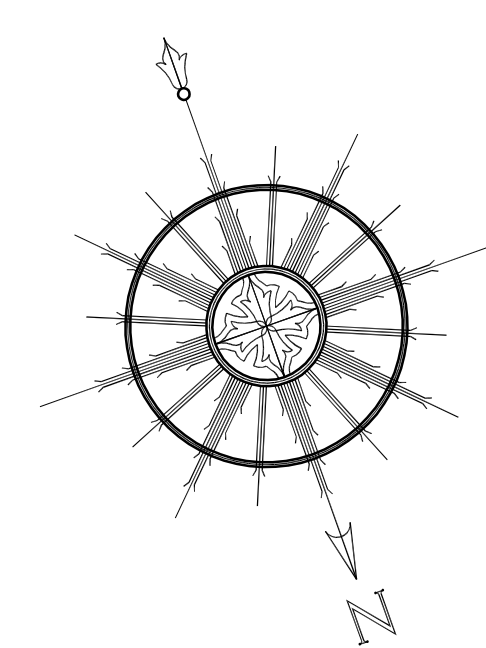
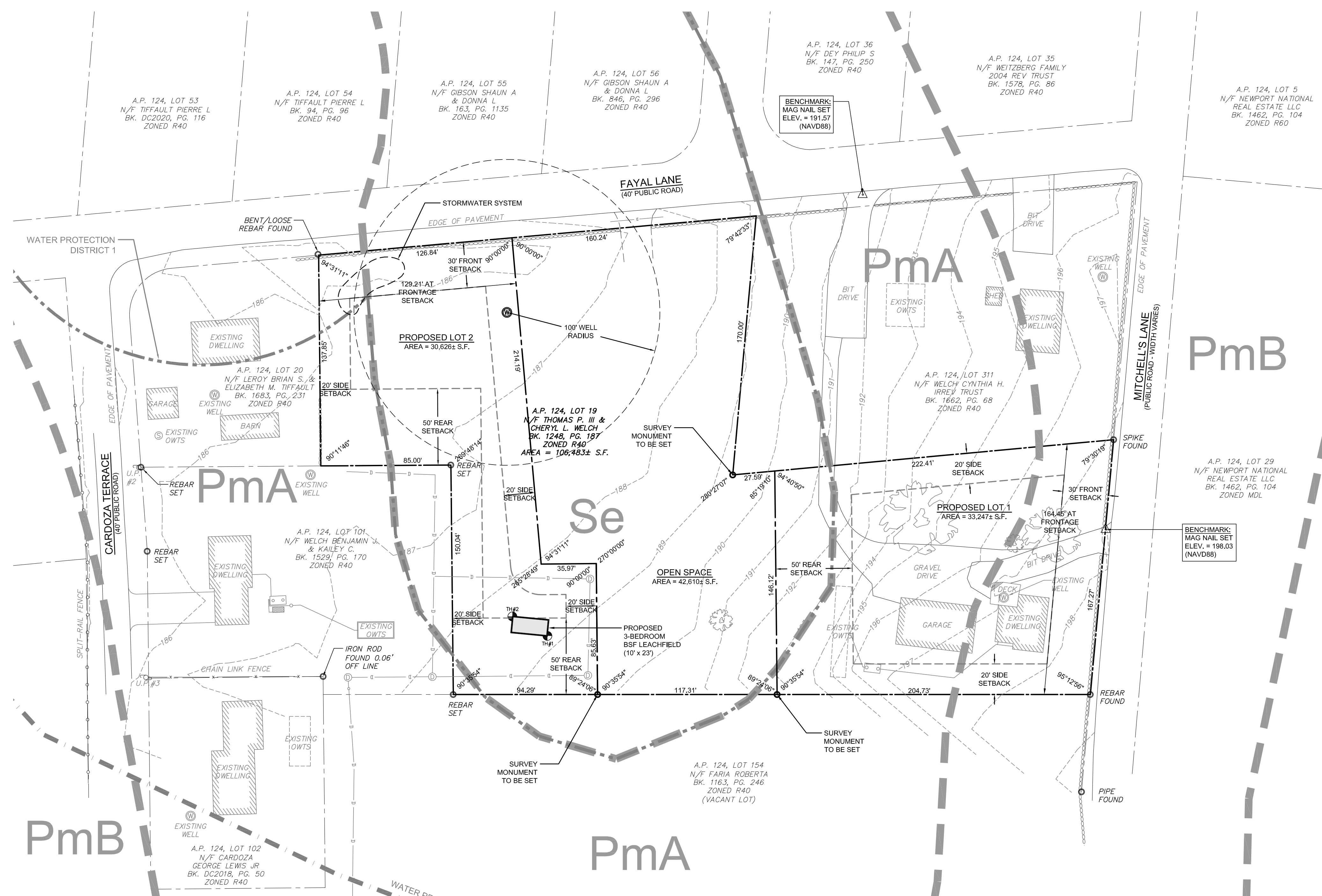
- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- EDGE OF PAVEMENT
- EXISTING CONTOUR
- STONE WALL
- CHAIN LINK FENCE
- SPLIT RAIL FENCE
- EXISTING SUBSURFACE DRAIN
- BUILDING SETBACKS
- PROPOSED SUBDIVISION LINE
- WATER PROTECTION DISTRICT 1
- WATER PROTECTION DISTRICT 2
- SOIL TYPE BOUNDARY
- EXISTING DRAIN MANHOLE
- EXISTING CESSPOOL
- EXISTING WELL
- PROPOSED WELL
- REBAR / PIPE / SPIKE
- MAG NAIL
- TEST PIPE





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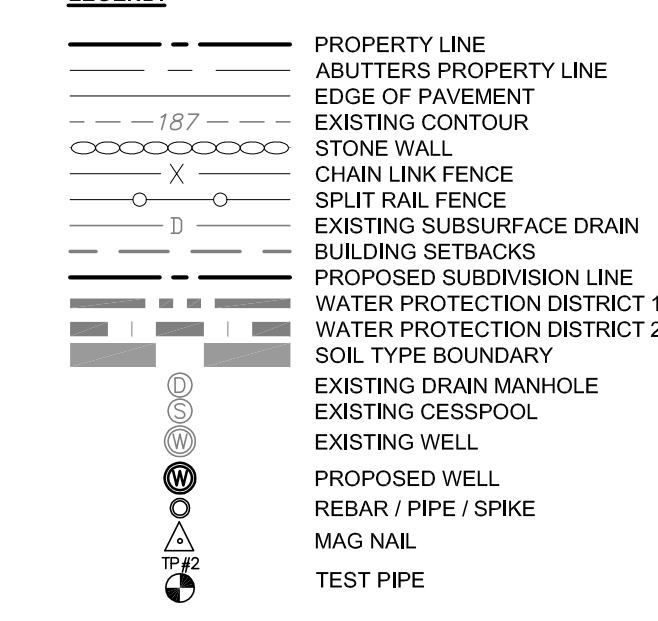
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PROPOSED DRAINAGE NOTES:

- SUBJECT TO SEASONAL HIGH GROUNDWATER TABLES, SUBVISION LOT 2 WILL BE PROVIDED WITH A RAIN GARDEN OR OTHER PERMISSIBLE SINGLE FAMILY DEVELOPMENT STORMWATER DEVICE TO TREAT AND INFILTRATE ROOFTOP RUNOFF.

LEGEND:



GENERAL NOTES:

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- THE PROPOSED PROPERTIES SHOWN ON THIS PLAN ARE TO SERVED BY OWT'S AND PRIVATE WELLS.
- THE CONSTRUCTION OF THIS SUBDIVISION IS NOT INTENDED TO BE PHASED.

SUBDIVISION YIELD ANALYSIS:

TOTAL LAND AREA=	106,483 SF±
WETLANDS AREA =	0 SF±
AREAS OF PUBLIC UTILITY EASEMENTS=	0 SF±
AREAS OF STORMWATER DETENT=	0 SF±
AREAS OF PUBLIC/PRIVATE RIGHTS OF WAY=	0 SF±
TOTAL DEVELOPABLE AREA =	106,483 SF±
YIELD FORMULA LOTS/UNITS = (106,483 SF - PROPOSED RIGHT OF WAY) / (48,000) =	2.22 LOTS 2 LOTS
40 % OPEN SPACE REQUIRED =	42,593 SF±
DEVELOPABLE AREA OF OPEN SPACE LOT =	42,610 SF±
DEVELOPABLE OPEN SPACE PROPOSED =	40.02%
AREA OF DRAINAGE IN OPEN SPACE =	0 SF ±
20% OF REQUIRED OPEN SPACE =	0 SF±
DRAINAGE AREA AS % OF OPEN SPACE =	0.0%

ZONING DATA TABLE:

(R-40 WITHOUT WATER AND SEWER)	CONVENTIONAL	CONSERVATION
MINIMUM LOT AREA:	40,000 SQ. FT.	20,000 SQ. FT.
MINIMUM LOT WIDTH:	150 FT.	100 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.

No.	Revision	Date	App.
Designed By:	DJW	Drawn by:	DJW
Checked by:	JJR	Scale:	1" = 40'
Date:	15NOV21	Project Title:	
WELCH SUBDIVISION			
A.P. 124, LOT 19			
MITCHELL'S LANE AND FAYAL LANE			
MIDDLETOWN, RHODE ISLAND			
Client/Owner:			
THOMAS WELCH 536 MITCHELL'S LANE MIDDLETOWN, RI 02842			
Issued for:			
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