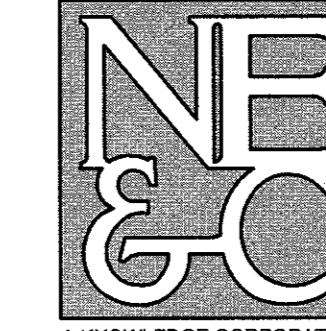


# WELCH SUBDIVISION

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

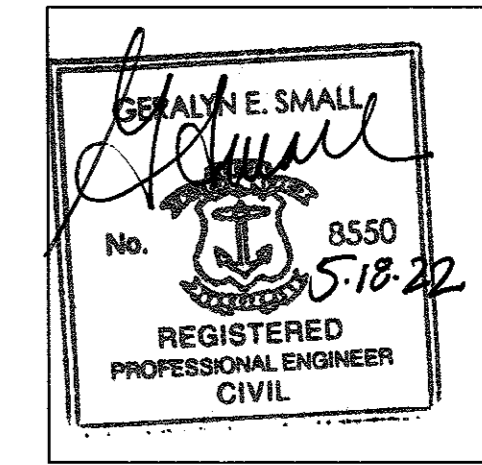
CIVIL ENGINEER:

NORTHEAST ENGINEERS  
& CONSULTANTS, INC.



SITE/CIVIL LAND  
PLANNING  
WATERFRONT  
SURVEYING  
GEO TECHNICAL  
ENVIRONMENTAL  
TRANSPORTATION  
STRUCTURAL  
MATERIALS TESTING

A KNOWLEDGE CORPORATION  
6 VALLEY ROAD MIDDLETOWN RI 02842  
PHONE (401) 849-0810 FAX (401) 846-4169  
WWW.NORTHEASTENGINEERS.COM



ENGINEER CERTIFICATION

APPLICANT:

THOMAS WELCH  
536 MITCHELL'S LANE  
MIDDLETOWN, RI 02842

OWNER:

THOMAS WELCH  
536 MITCHELL'S LANE  
MIDDLETOWN, RI 02842

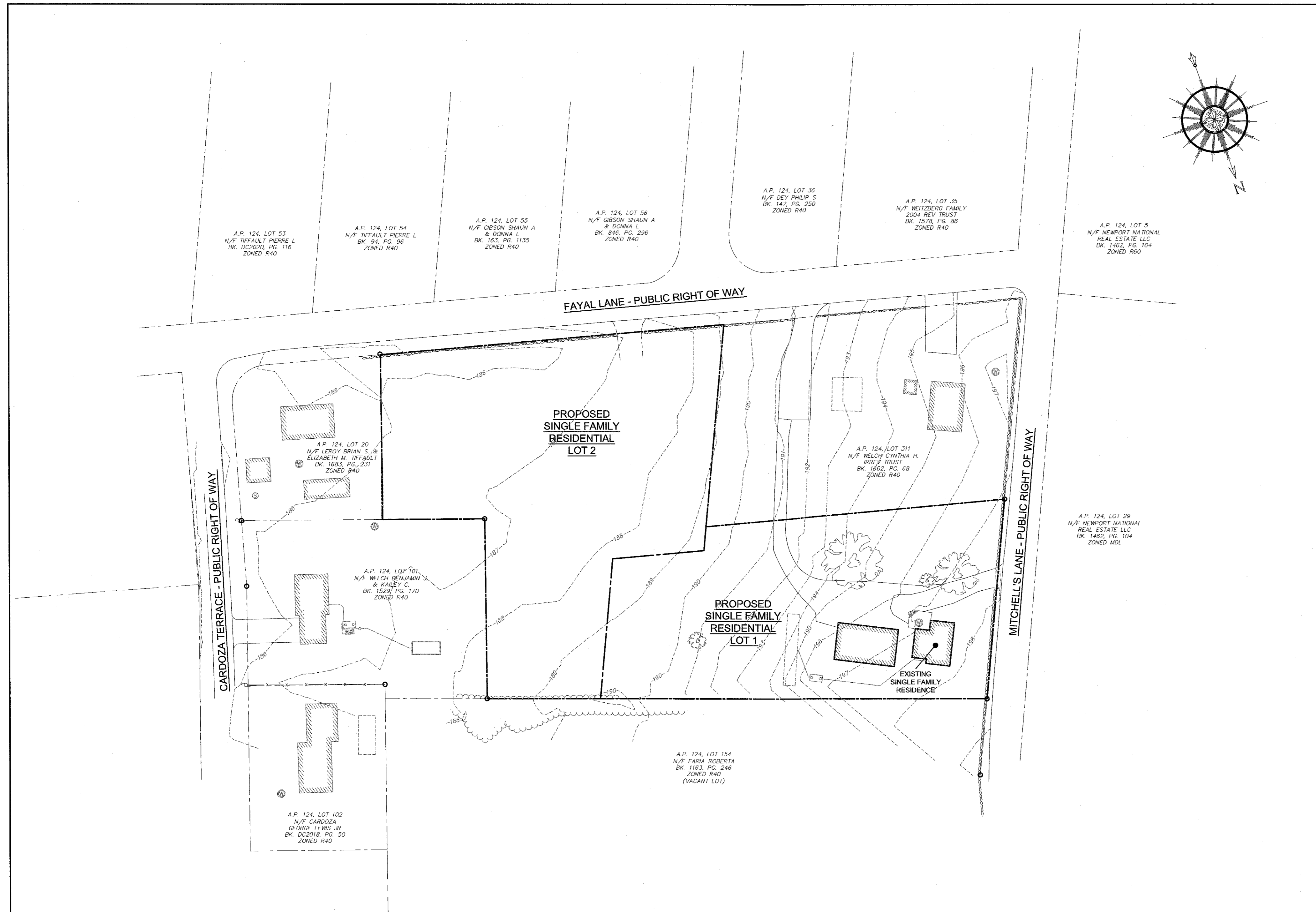
## MAY 16, 2022 PERMIT SET

### PLAN INDEX

#### SITE/CIVIL ENGINEERING PLANS

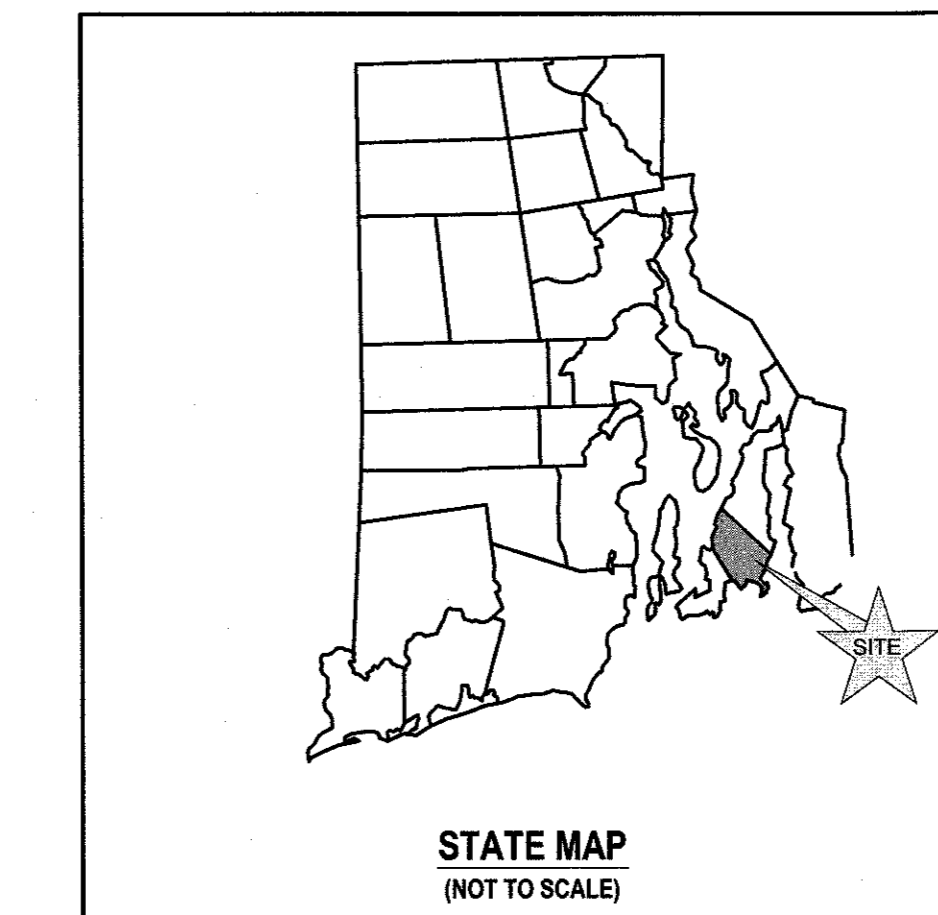
TITLE SHEET  
EXISTING CONDITIONS  
PROPOSED SUBDIVISION PLAN  
PROPOSED CONDITIONS PLAN

SHEET 1  
SHEET 2  
SHEET 3  
SHEET 4

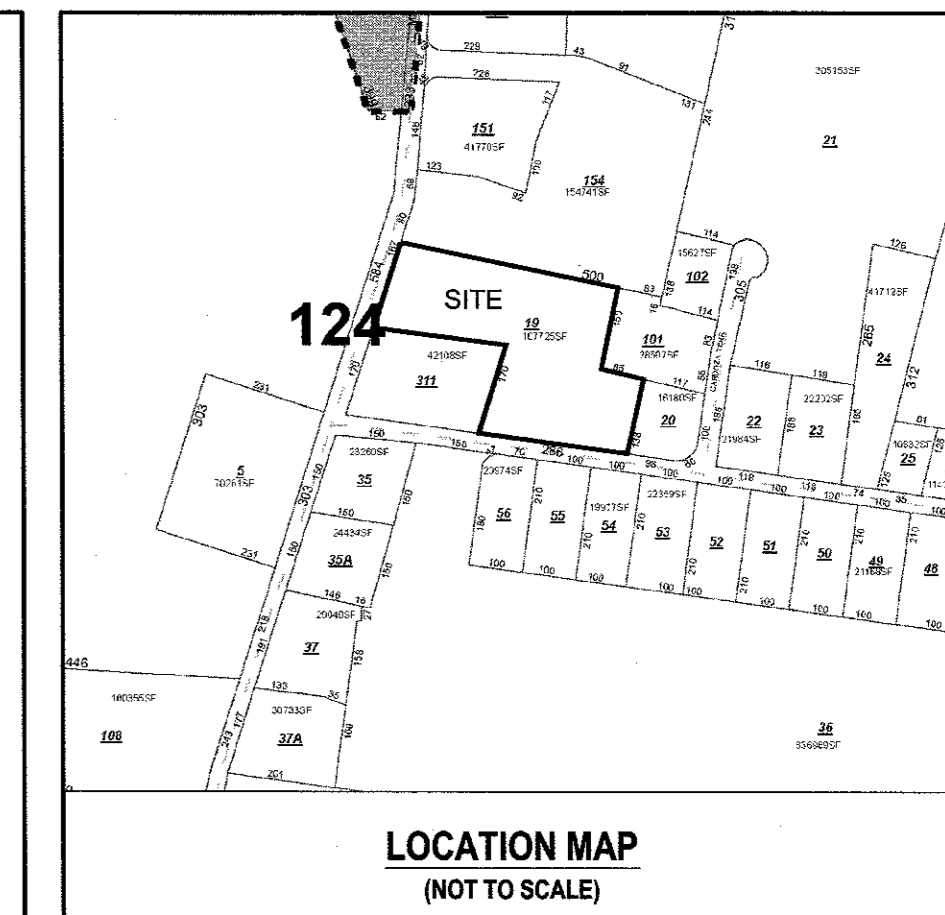


### SITE PLAN

SCALE = 1" = 50'



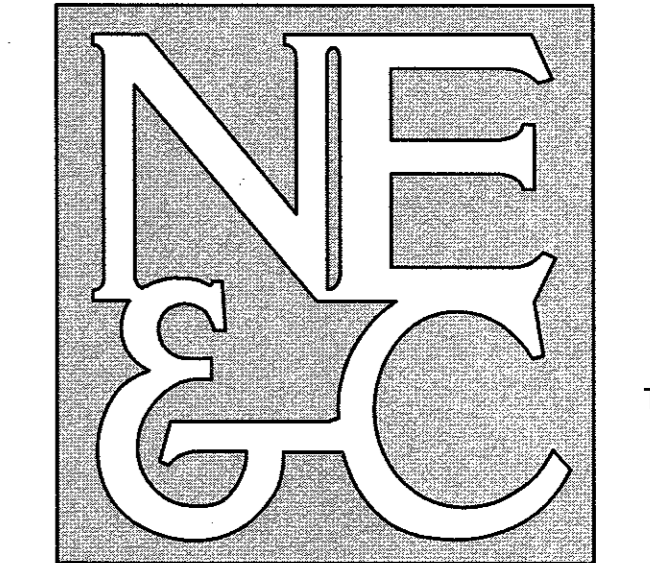
STATE MAP  
(NOT TO SCALE)



LOCATION MAP  
(NOT TO SCALE)

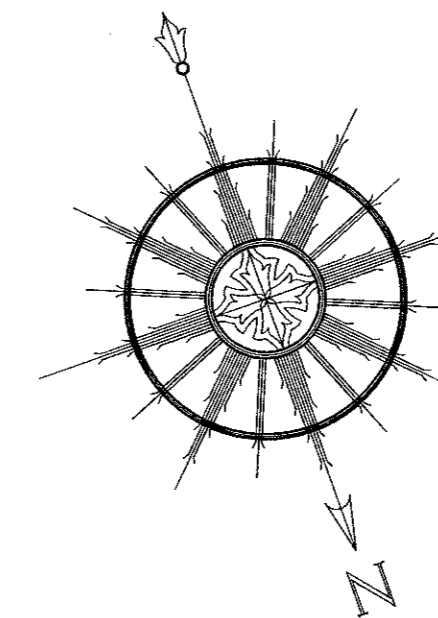
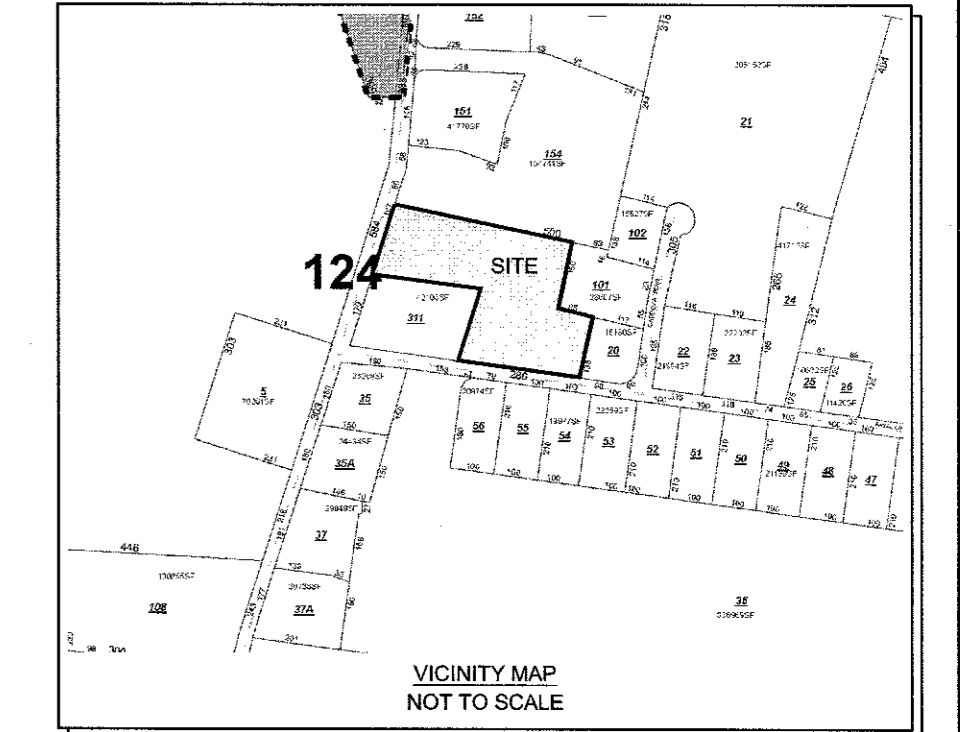
#### SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE:	COMMENTS:
TOWN OF MIDDLETOWN	NOV 17, 2021	PRELIMINARY PLAN SUBMISSION
TOWN OF MIDDLETOWN	MAY 16, 2022	FINAL PLAN SUBMISSION



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SEE GENERAL NOTES #4

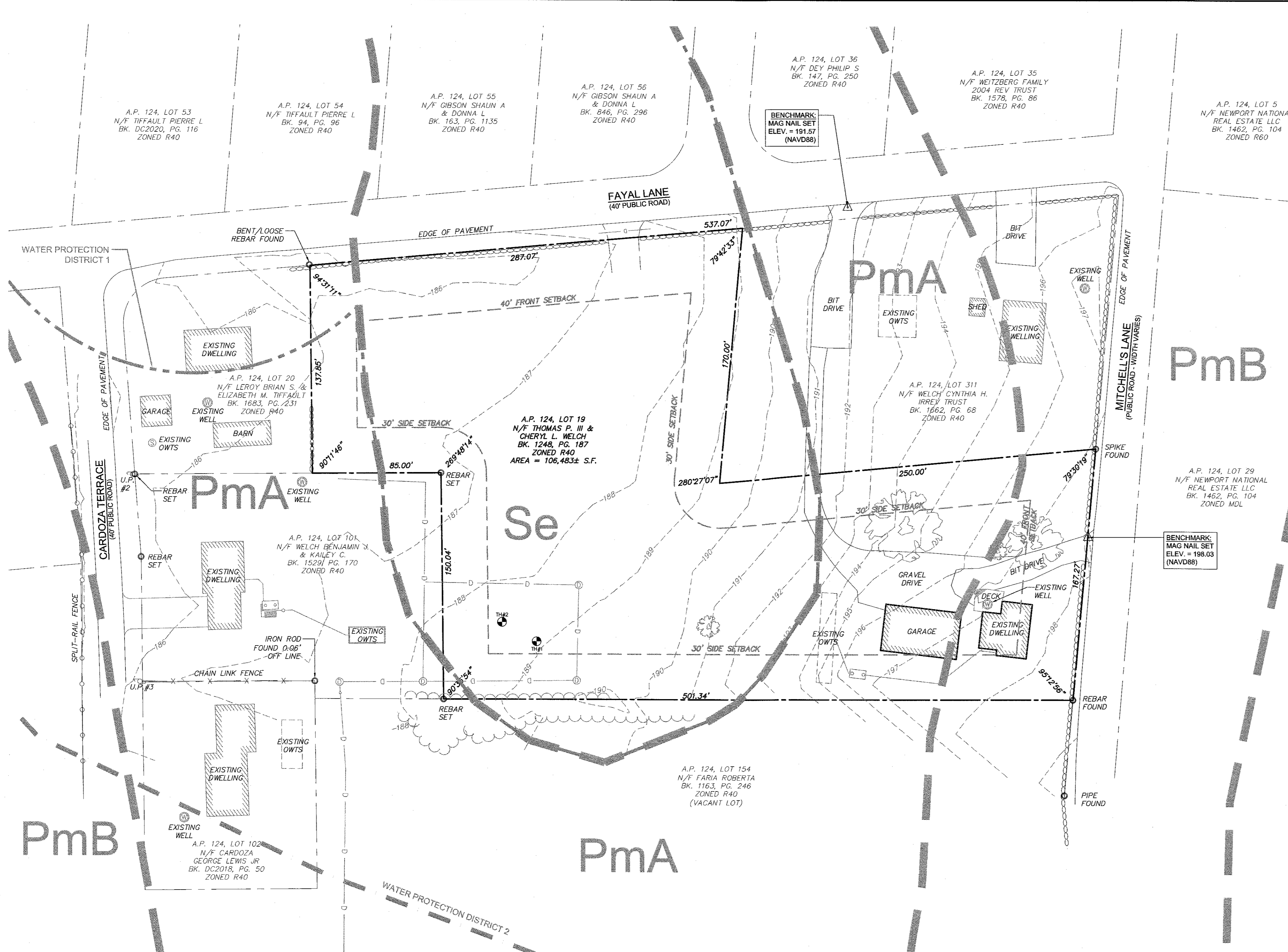
LEGEND:

- 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	60 FT.
ACCESSORY SIDE	30 FT.
ACCESSORY REAR	15 FT.
MAXIMUM LOT COVERAGE	15%
MAXIMUM BUILDING HEIGHT	35 FT.

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 7/17/17 AND CERTIFIED BY AN RI REGISTERED PROFESSIONAL LAND SURVEYOR ON 7/17/17.



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 NESC IN DECEMBER OF 2016 AND JANUARY OF 2017.
- VERTICAL DATUM NAVD88, 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. NESC 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.
- SITE IS LOCATED WITHIN TOWN MIDDLETOWN WATERSHED PROTECTION DISTRICT ZONE 1.
- 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 WELL-HEAD 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:
 

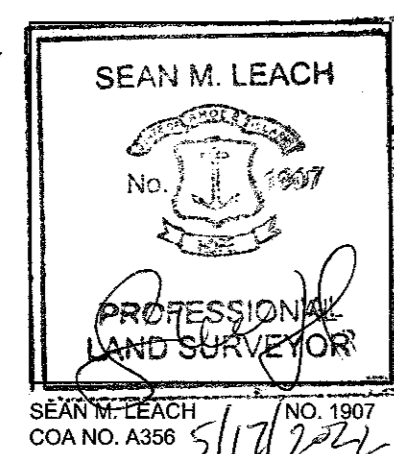
STREAM ORDER	01
WATERBODY ID	R10007035R-02
WB DESCRIPTION	PARADISE BROOK, MIDDLETOWN
IMPAIRMENTS	FECAL COLIFORM, TURBIDITY, PHOSPHORUS, TOTAL Fecal COLIFORM
- WATER QUALITY STANDARD 303D CATEGORY AA 5 WARM DRINKING WATER SUPPLY
- SUBJECT PROPERTY IS NOT LOCATED IN A GROUNDWATER AQUIFER.
- SUBJECT PROPERTY 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 USES.
- 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 4406SC00064H LAST REVISED 04/05/2010.

**CERTIFICATION:**  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-01.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

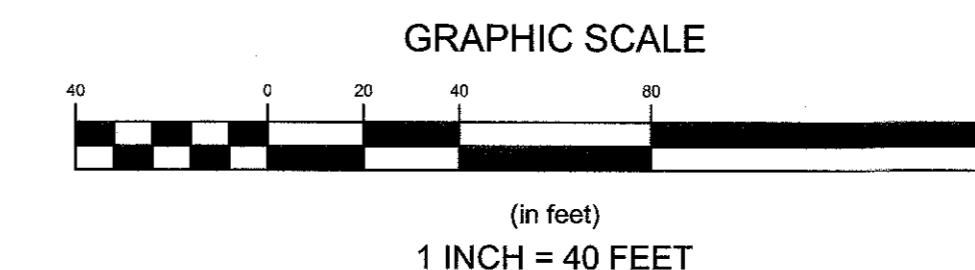
TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY DATA ACCUMULATION SURVEY TOPOGRAPHIC SURVEY ACCURACY	CLASS I (SEE GENERAL NOTE #6) CLASS II CLASS T-2

**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.

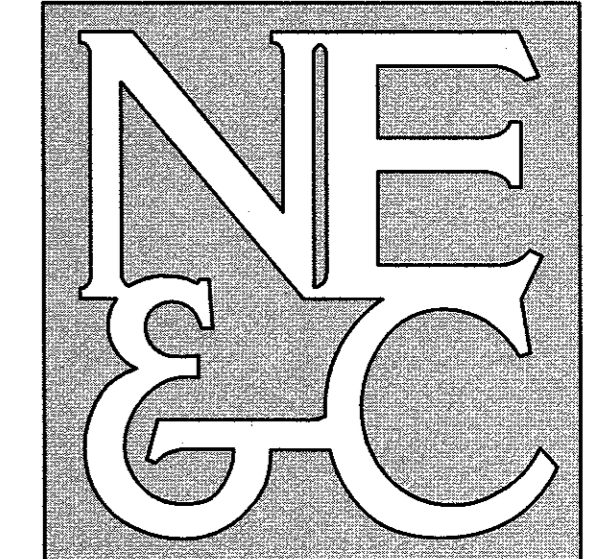


SOILS INFORMATION: (REFERENCE USDA NRCS SOIL SURVEY)	
SOIL NAME	DESCRIPTION AND DATA
Se	STISSING SILT LOAM SEVERE CONSTRAINTS, GW 0-18 INCHES HYDRIC HYDRAULIC GROUP "D", PERCS SLOWLY POORLY DRAINING NOT PRIME FARMLAND
PmA	PITTSBURY SILT LOAM, 0 TO 3% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC 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



No.	Revision	Date	App.
Designed By:	DJW	Drawn by:	DJW
Scale:	1" = 40'	Date:	16MAY22
Checked by:	GES		
Project Title:			
<b>WELCH SUBDIVISION</b> 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:			
<b>EXISTING CONDITIONS PLAN</b>			
Drawing Number:			
<b>C-2</b>			
Sheet 2 of 4			
Project Number:			
<b>14178.2</b>			
Survey Index:			
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.			

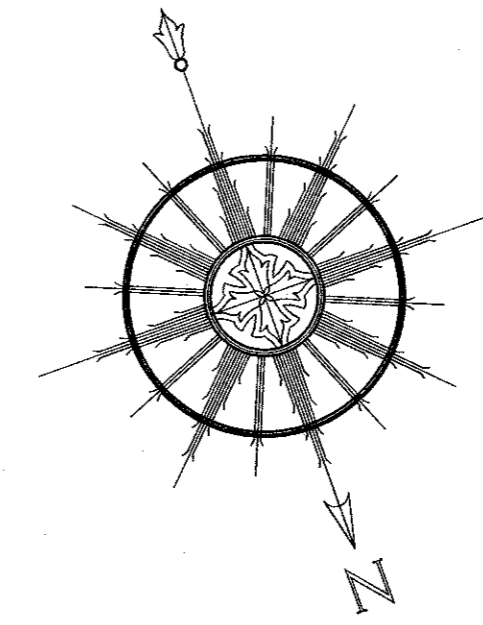




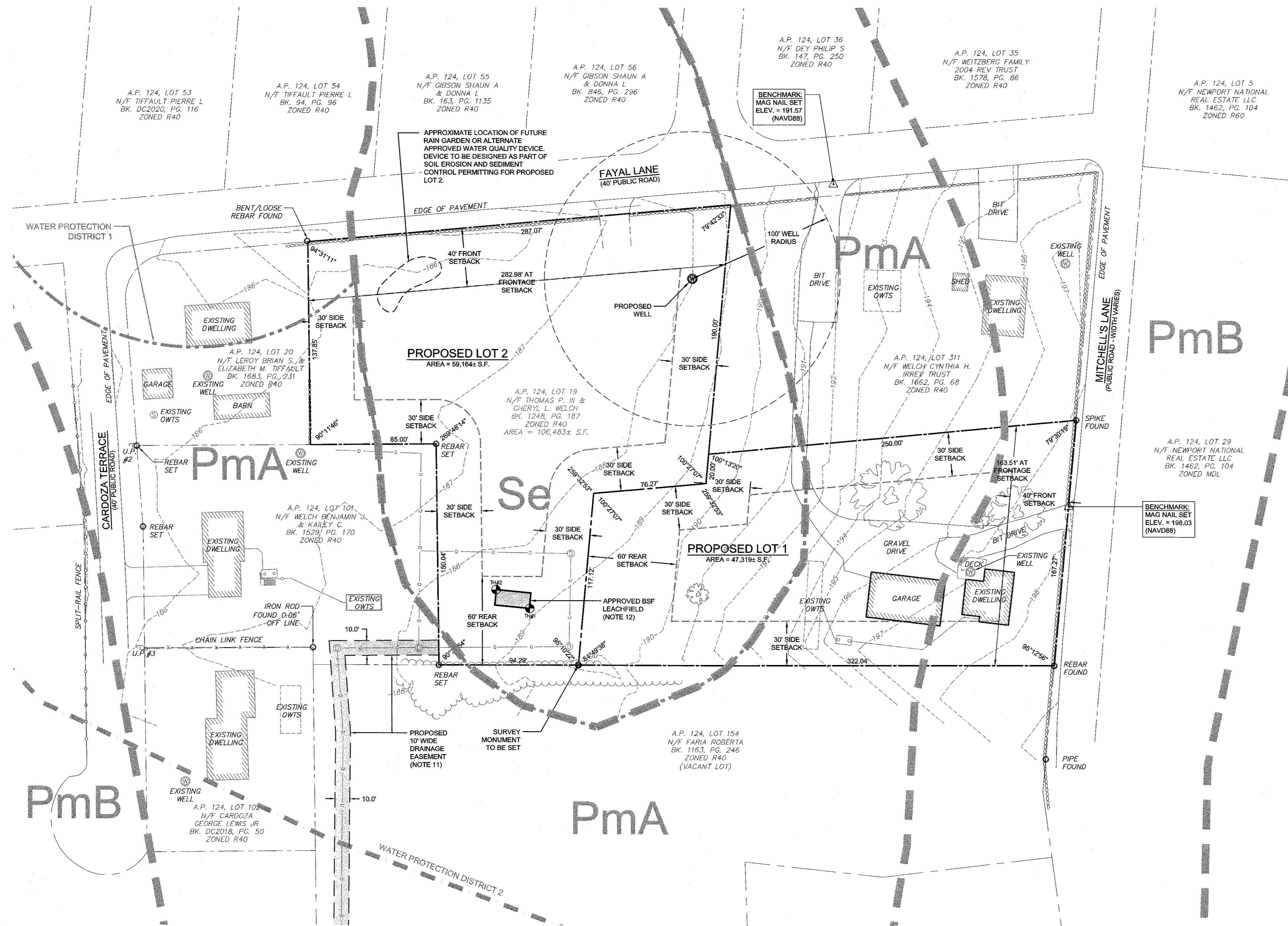
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SEE GENERAL NOTES #4



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:	GES		
Scale:	1" = 40'	Date:	16MAY22
Project Title:			
<b>WELCH SUBDIVISION</b> 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:			
<b>PROPOSED CONDITIONS PLAN</b>			
Drawing Number:		<b>C-4</b>	
Sheet		4 of 4	
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>			

- GENERAL NOTES:**
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  - NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
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  - ABUTTING WELLS & OWTS LOCATED VIA FIELD RECONNAISSANCE AND PLANS PROVIDED BY RIDEM & SHOULD BE CONSIDERED APPROXIMATE.
  - SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOODZONE AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 44005C0094H LAST REVISED 04/05/2010.
  - PROPOSED EASEMENT TO BE RECORDED AT THE MIDDLETOWN TOWN HALL PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
  - THE PROPOSED OWTS FOR LOT 2 SHALL HAVE A PRE-TREATMENT SYSTEM PRECEDING THE LEACHFIELD AS REQUIRED BY THE MIDDLETOWN CONSERVATION COMMISSION. THE PROPOSED OWTS SYSTEM SHOWN HAS BEEN APPROVED BY RIDEM UNDER APPLICATION NUMBER 1919-1316.

- SUBDIVISION FINAL PLAN NOTES:**
- PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR SUBDIVISION LOT 2, A RIDEM APPROVAL OF AN ONSITE WASTEWATER TREATMENT SYSTEM DESIGN FOR THE LOT MUST BE DEMONSTRATED.
  - AT THE TIME OF DEVELOPMENT OF THE NEW BUILDING LOT 2, THE RESPECTIVE OWNERS ARE REQUIRED TO COMPLY WITH THE PROVISIONS OF THE TOWN STORM WATER MANAGEMENT ORDINANCE (CHAPTER 153) AND THE CONSTRUCTION SITE RUNOFF AND EROSION CONTROL ORDINANCE (CHAPTER 151).

**ZONING DATA TABLE:  
(R-40 WITHOUT WATER AND SEWER)**

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

- 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
  - PROPOSED EASEMENT
  - WATER PROTECTION DISTRICT 1
  - WATER PROTECTION DISTRICT 2
  - SOIL TYPE BOUNDARY
  - EXISTING DRAIN MANHOLE
  - EXISTING CESSPOOL
  - EXISTING WELL
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