

N/F
NANCY M &
ARMAND MAZZULLI III
AP 128 LOT 6
ZONE: R40

- GENERAL NOTES:**
- DEED REFERENCE: BK 77, PAGE 539.
 - THIS PROPERTY FALLS WITHIN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X AS MAPPED BY FIRM #440900113J DATED 9/4/2013.
 - THERE ARE AREAS OF STATEWIDE IMPORTANT AND PRIME AGRICULTURAL SOIL AND/OR FARMLAND SOILS ON THE PROPERTY.
 - THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
 - THE SUBJECT PARCEL IS LOCATED WITHIN A NATURAL HERITAGE AREA AS DEFINED BY RIDEM.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE GROUNDWATER PROTECTION OVERLAY DISTRICT.
 - THE SUBJECT PARCEL IS LOCATED WITHIN A WELLHEAD PROTECTION AREA (NON COMMUNITY).
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
 - THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
 - THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

LEGEND

---x 123.4	EXISTING STONE WALL	⊗	EXISTING WATER GATE
---x 123.4	EXISTING SPOT GRADE	⊙	EXISTING BOULDER/ROCK
---	EXISTING CONTOUR LINE	⊕	EXISTING UTILITY POLE
---	PROPOSED CONTOUR LINE	⊖	PROPOSED WELL
---	EXISTING TREE LINE	⊗	PROPOSED CATCH BASIN
---	EXISTING FENCE LINE	⊙	PROPOSED DRAIN MANHOLE
---	EXISTING BUILDING	⊕	PROPOSED UNDERGROUND ELECTRIC
---	EXISTING SEWER MANHOLE	⊖	PROPOSED STORM DRAIN
---	EXISTING SEWER LINE	---	PROPOSED WATER MAIN
---	EXISTING DRAIN MANHOLE	---	PROPOSED PROPERTY LINE
---	EXISTING DRAIN LINE	---	PROPOSED LIMIT OF DISTURBANCE
---	EXISTING CATCH BASIN	---	PROPOSED HYDRANT
---	EXISTING WATER LINE	---	PROPOSED WATER GATE
---	EXISTING HYDRANT	---	PROPOSED FINISH GRADE
---	EXISTING WETLAND FLAG	---	
---	EXISTING 2/1 (TO BE REMOVED)	---	
---	EXISTING STONE WALL	---	
---	EXISTING TEST HOLE	---	
---	EXISTING LEDGE TEST	---	

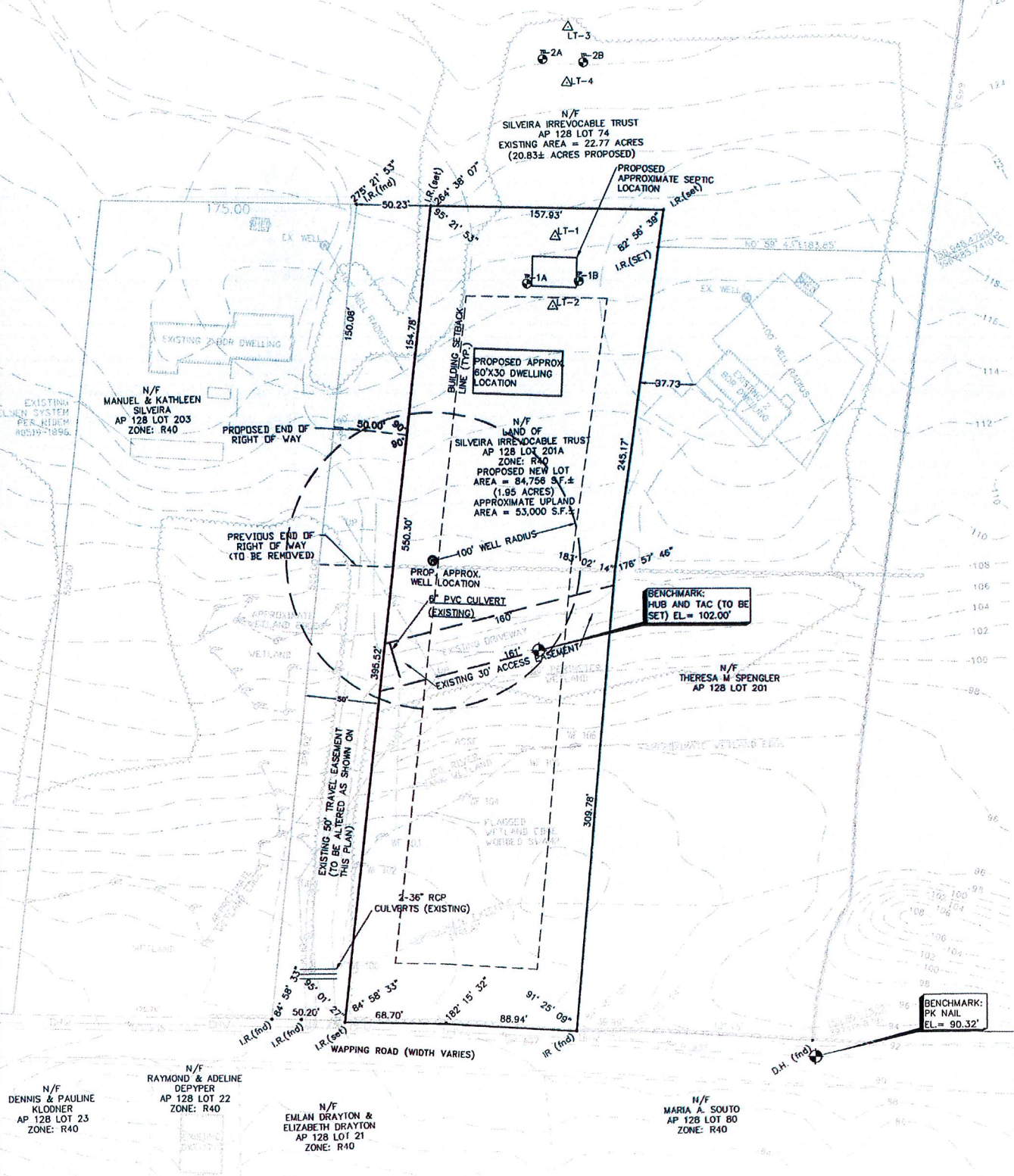
- PLAT REFERENCES:**
- PLAN ENTITLED "SUBDIVISION OF LAND OF MANUEL & GLADYS SILVEIRA" REVISED 8/19/97 BY NE & C ENGINEERS.
 - PLAN ENTITLED "SURVEY PLAN SPENGLER PROPERTY CORRECTIVE PLAT FOR MANUEL & GLADYS SILVEIRA" REVISED 9/22/03 BY NE & C ENGINEERS
 - PLAN ENTITLED "PLAN OF MINOR SUBDIVISION OF LAND PREPARED FOR MANNY SILVEIRA 154 PECKHAM LANE" BY JOHN BRAGA & ASSOCIATES REVISED 4/13/04
 - "SPENGLER PROPERTY - TAX ASSESSORS PLAT 128 LOT 74 - DRAWN BY NORTHEAST ENGINEERS AND CONSULTANTS, INC. - JULY 24, 1997 - SHEET 1 OF 3 - SCALE: 1" = 100' PREPARED FOR MANUEL & GLADYS SILVEIRA
 - "SUBDIVISION OF LAND A.P. 128 LOT 74 - DRAWN BY NORTHEAST ENGINEERS AND CONSULTANTS, INC. PREPARED ON MAY 6, 1997 FOR MANUEL & GLADYS SILVEIRA - SCALE: 1" = 100' - SHEET 1 OF 3
 - "TAX ASSESSORS PLAT 124 - MIDDLETOWN, RHODE ISLAND - REVISED FEB. 2002 - SCALE 1" = 200' PREPARED BY VERNON GRAPHICS INC. - MT. VERNON, NY
 - ADMINISTRATIVE SUBDIVISION PLAN FOR THERESA M. SPENGLER BY PRINCIPE COMPANY INC. PROJECT NO. LD-2021-14 DATED 7/12/21.
- ZONING REFERENCE: R-40**

REQUIREMENT

MINIMUM LOT SIZE	= 40,000 S.F.
LOT WIDTH	= 150'
MAXIMUM LOT COVERAGE	= 15%
BUILDING SETBACK	
FRONT	= 40'
SIDE	= 30'
REAR	= 60'

STREET INDEX:
WAPPING ROAD
(TOWN-PUBLIC)

PREPARED FOR & OWNED BY:
A.P. 128 LOT 74 SILVEIRA IRREV TRUST
A.P. 128 LOT 201 THERESA M. SPANGLER
SILVEIRA & THERESA SPENGLER TRUSTEES
132 PECKHAM LANE
MIDDLETOWN, RI 02845



GENERAL NOTES:

*TOPOGRAPHICAL SURVEY (CONTOURS), WETLANDS LOCATION & SOIL TESTING WERE DONE BY PRINCIPE COMPANY INC. (ENGINEERING DIVISION).

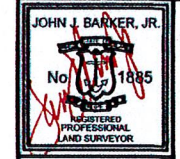
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO CREATE A R-40 BUILDABLE LOT FRONTING ON WAPPING ROAD & ADJUST THE WEST END OF THE EXISTING RIGHT OF WAY (TRAVEL EASEMENT).

JOHN J. BARKER, JR. PLS #1885
C.O.A # LS-A302

DEED REFERENCE: BOOK 77 PAGE 539
PLAN REFERENCE: BOOK 10 PAGE 45



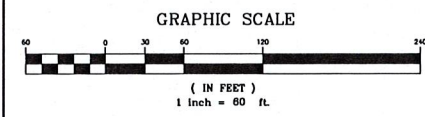
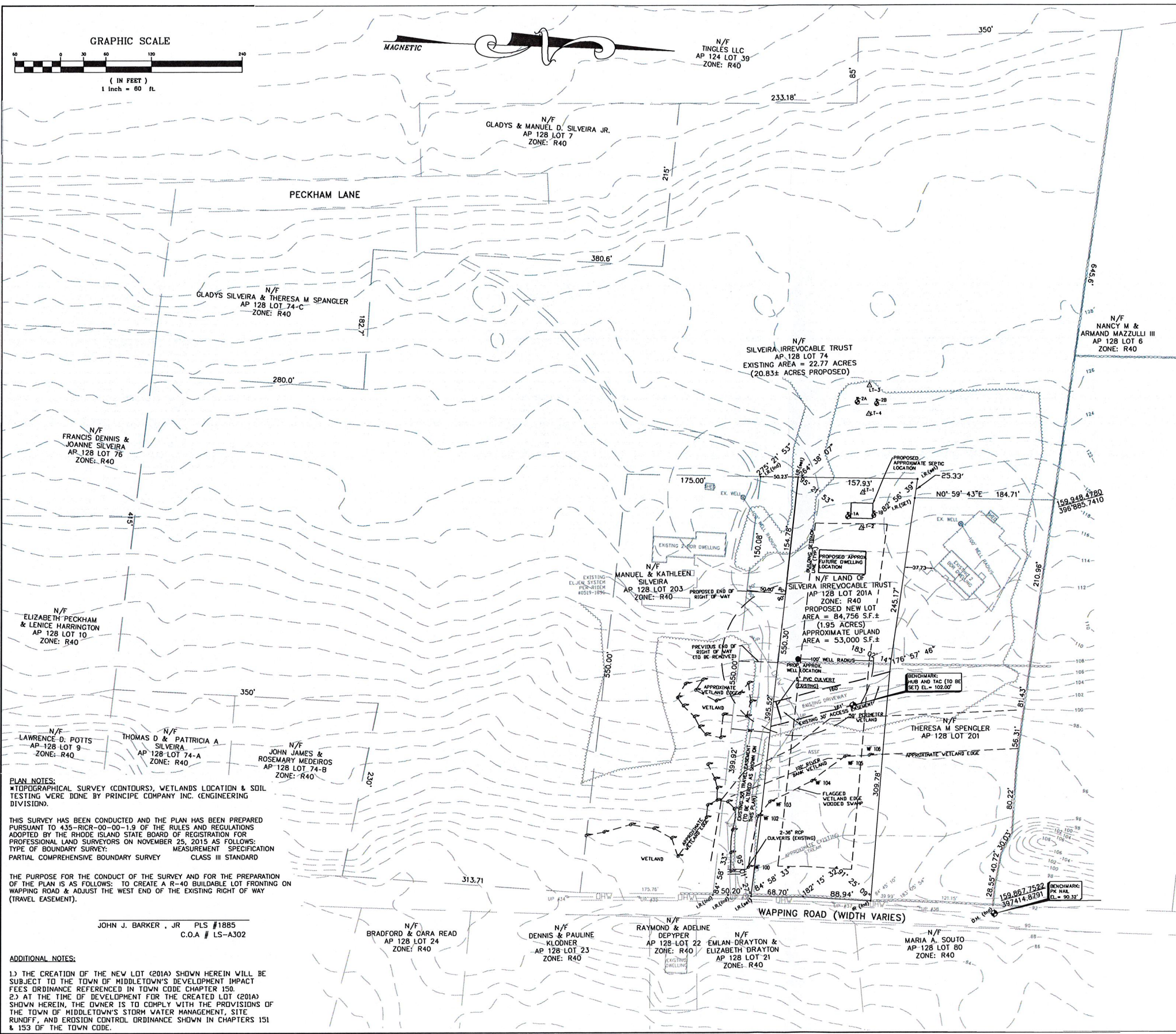
BARKER LAND SURVEYING, INC.
168 HIGH STREET
BRISTOL, RI 02809
401-254-0824

REVISIONS

No.	DATE	DRWN	CHKD

**MINOR SUBDIVISION
FINAL PLAN**
for
A.P. 128 LOTS 74 & 201
in
MIDDLETOWN, RHODE ISLAND

SCALE: 1"=40'	SHEET NO: 1 OF 1
DRAWN BY: MNG	DESIGN BY: MNG
CHECKED BY: TJP	PROJECT NO.: LD-2021-14
DATE: 12/13/21	



LEGEND

	EXISTING STONE WALL		EXISTING WATER GATE
	EXISTING SPOT GRADE		EXISTING BOULDER/ROCK
	EXISTING CONTOUR LINE		EXISTING UTILITY POLE
	PROPOSED CONTOUR		PROPOSED WELL
	EXISTING TREE LINE		PROPOSED CATCH BASIN
	EXISTING FENCE LINE		PROPOSED DRAIN MANHOLE
	EXISTING BUILDING		PROPOSED UNDERGROUND ELECTRIC
	EXISTING SEWER MANHOLE		PROPOSED STORM DRAIN
	EXISTING SEWER LINE		PROPOSED WATER MAIN
	EXISTING DRAIN MANHOLE		PROPOSED PROPERTY LINE
	EXISTING DRAIN LINE		PROPOSED HYDRANT
	EXISTING CATCH BASIN		PROPOSED WATER GATE
	EXISTING WATER LINE		PROPOSED FINISH GRADE
	EXISTING HYDRANT		
	EXISTING WETLAND FLAG		
	EXISTING P/L (TO BE REMOVED)		
	EXISTING TEST HOLE		
	EXISTING LEDGE TEST		

- ### GENERAL NOTES:
- DEED REFERENCE: BK 77, PAGE 539.
 - THIS PROPERTY FALLS WITHIN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X AS MAPPED BY FIRM #44009C0113J DATED 9/4/2013.
 - THERE ARE AREAS OF STATEWIDE IMPORTANT AND PRIME AGRICULTURAL SOIL AND/OR FARMLAND SOILS ON THE PROPERTY.
 - THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
 - THE SUBJECT PARCEL IS LOCATED WITHIN A NATURAL HERITAGE AREA AS DEFINED BY RIDEM.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE GROUNDWATER PROTECTION OVERLAY DISTRICT.
 - THE SUBJECT PARCEL IS LOCATED WITHIN A WELLHEAD PROTECTION AREA (NON COMMUNITY).
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
 - THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
 - THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "BIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

- ### PLAT REFERENCES:
- PLAN ENTITLED "SUBDIVISION OF LAND OF MANUEL & GLADYS SILVEIRA" REVISED 8/19/97 BY NE & C ENGINEERS.
 - PLAN ENTITLED "SURVEY PLAN SPENGLER PROPERTY CORRECTIVE PLAT FOR MANUEL & GLADYS SILVEIRA" REVISED 9/22/03 BY NE & C ENGINEERS.
 - PLAN ENTITLED "PLAN OF MINOR SUBDIVISION OF LAND PREPARED FOR MANNY SILVEIRA 154 PECKHAM LANE" BY JOHN BRAGA & ASSOCIATES REVISED 4/13/04
 - "SPENGLER PROPERTY - TAX ASSESSORS PLAT 128 LOT 74 - DRAWN BY NORTHEAST ENGINEERS AND CONSULTANTS, INC. - JULY 24, 1997 - SHEET 1 OF 3 - SCALE: 1" = 100' PREPARED FOR MANUEL & GLADYS SILVEIRA
 - "SUBDIVISION OF LAND A.P. 128 LOT 74 - DRAWN BY NORTHEAST ENGINEERS AND CONSULTANTS, INC. PREPARED ON MAY 6, 1997 FOR MANUEL & GLADYS SILVEIRA - SCALE: 1" = 100' - SHEET 1 OF 3
 - "TAX ASSESSORS PLAT 124 - MIDDLETOWN, RHODE ISLAND - REVISED FEB. 2002 - SCALE 1" = 200' PREPARED BY VERNON GRAPHICS INC. - MT. VERNON, NY
 - ADMINISTRATIVE SUBDIVISION PLAN FOR THERESA M. SPENGLER BY PRINCIPE COMPANY INC. PROJECT NO. LD-2021-14 DATED 7/12/21.
 - "SURVEY PLAN" AP 128 LOT 74 - WAPPING ROAD - MIDDLETOWN, RI "SPENGLER PROPERTY - CORRECTIVE PLAT" DATE: JULY 24, 1997 REV. 9/22/03 SCALE: 1" = 100' SURVEY INDEX: 13-128-740 2003-42 SHEET 1 OF 3 ROGER F. LIZOTTE - NORTHEAST ENGINEERS AND CONSULTANTS, INC.

ZONING REFERENCE: R-40

REQUIREMENT	STREET INDEX:
MINIMUM LOT SIZE = 40,000 S.F.	WAPPING ROAD
LOT WIDTH = 150'	(TOWN-PUBLIC)
MAXIMUM LOT COVERAGE = 15%	DEED REFERENCE: BOOK 77 PAGE 539
BUILDING SETBACK	PLAN REFERENCE: BOOK 10 PAGE 45
FRONT = 40'	
SIDE = 30'	
REAR = 60'	

PREPARED FOR & OWNED BY:

A.P. 128 LOT 74 SILVEIRA IRREV TRUST
 THERESA M. SPENGLER
 SPENGLER TRUSTEES
 132 PECKHAM LANE
 MIDDLETOWN, RI 02845

A.P. 128 LOT 201 THERESA M. SPENGLER
 1111 WAPPING ROAD
 MIDDLETOWN, RI 02845

PLAN NOTES:
 *TOPOGRAPHICAL SURVEY (CONTOURS), WETLANDS LOCATION & SOIL TESTING WERE DONE BY PRINCIPE COMPANY INC. (ENGINEERING DIVISION).

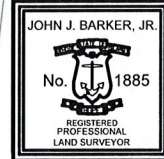
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:
 TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION
 PARTIAL COMPREHENSIVE BOUNDARY SURVEY CLASS III STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO CREATE A R-40 BUILDABLE LOT FRONTING ON WAPPING ROAD & ADJUST THE WEST END OF THE EXISTING RIGHT OF WAY (TRAVEL EASEMENT).

JOHN J. BARKER, JR. PLS #1885
 C.O.A # LS-A302

ADDITIONAL NOTES:

- THE CREATION OF THE NEW LOT (201A) SHOWN HEREIN WILL BE SUBJECT TO THE TOWN OF MIDDLETOWN'S DEVELOPMENT IMPACT FEES ORDINANCE REFERENCED IN TOWN CODE CHAPTER 150.
- AT THE TIME OF DEVELOPMENT FOR THE CREATED LOT (201A) SHOWN HEREIN, THE OWNER IS TO COMPLY WITH THE PROVISIONS OF THE TOWN OF MIDDLETOWN'S STORM WATER MANAGEMENT, SITE RUNOFF, AND EROSION CONTROL ORDINANCE SHOWN IN CHAPTERS 151 & 153 OF THE TOWN CODE.



REVISIONS

No.	DATE	DRWN	CHKD

BARKER LAND SURVEYING, INC.
 168 HIGH STREET
 BRISTOL, RI 02809
 401-254-0824

**MINOR SUBDIVISION
 FINAL PLAN**
 for
A.P. 128 LOTS 74 & 201
 in
 MIDDLETOWN, RHODE ISLAND

SCALE: 1"=60' SHEET NO: 1 OF 1
 DRAWN BY: JRM DESIGN BY: JRM CHECKED BY: TJP
 DATE: 6/15/2022 PROJECT NO.: LD-2021-14