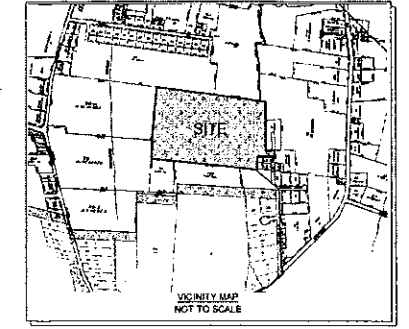


SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

A KNOWLEDGE CORPORATION

55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM



SITE INFORMATION

TOTAL LAND AREA *	1,186,283 SF
WETLAND AREA *	0 SF
AREAS OF PUBLIC UTILITY EASEMENTS *	0 SF
TOTAL DEVELOPABLE AREA *	1,186,283 SF
YIELD FORMULA	
LOTS/UNIT = (1,186,283 SF / 0.8) / (40,000)	23.7 LOTS
NUMBER OF PROPOSED LOTS *	24 LOTS
40% OPEN SPACE REQUIRED *	474,505 SF
AREA OF OPEN SPACE LOTS *	484,300 SF
OPEN SPACE PROPOSED *	49.9%
AREA OF DRAINAGE IN OPEN SPACE *	40,000 SF
20% OF REQUIRED OPEN SPACE *	94,901 SF
DRAINAGE AREA AS % OF REQ. OPEN SPACE *	84%

ZONING DATA TABLE

R-49 ZONE (STANDARD SUBDIVISION)	
MINIMUM LOT AREA	40,000 SQ. FT.
MINIMUM LOT WIDTH	150 FT.
MINIMUM SETBACKS	
FRONT LINE	40 FT.
SIDE LINE	30 FT.
REAR LINE	50 FT.
ACCESSORY SIDE	30 FT.
ACCESSORY REAR	15 FT.
MAXIMUM LOT COVERAGE	15%
MAXIMUM BUILDING HEIGHT	35 FT.

ZONING DATA TABLE

R-10 ZONE (CONSERVATION SUBDIVISION)	
MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT.
MINIMUM SETBACKS	
FRONT LINE	30 FT.
SIDE LINE	20 FT.
REAR LINE	30 FT.
ACCESSORY SIDE	20 FT.
ACCESSORY REAR	15 FT.
MAXIMUM LOT COVERAGE	20%
MAXIMUM BUILDING HEIGHT	35 FT.



PROPOSED A.P. 124 LOT 105
REMAINING AREA: 118,902 S.F.
(57,699 S.F. ADMINISTRATIVELY ADDED TO LOT 104 PRIOR TO SUBDIVISION)

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 8 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:
LIMITED CONTENT BOUNDARY SURVEY TOPOGRAPHIC SURVEY ACCURACY	CLASS IV CLASS IV

STATEMENT OF PURPOSE

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

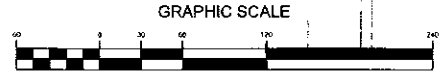
TO SHOW THE APPROXIMATE BOUNDARY AND TOPOGRAPHY OF LOTS 39, 105 AND A PORTION OF LOT 105 OF TAX ASSESSOR'S PLAT 124 AND TO DELINEATE A CONCEPT 23 LOT MAJOR SUBDIVISION FOR A TOWN MASTER PLAN SUBMISSION.

BY: *Roger P. Lizotte*
ROGER P. LIZOTTE
COA NO. A368
10/18/17



NOTES

- PROPERTY LINES SHOWN FOR A.P. 124 LOT 39 ARE BASED ON A PRELIMINARY BOUNDARY SURVEY ASSESSMENT AND ARE NOT THE RESULT OF A CLASS I SURVEY. PROPERTY LINES FOR A.P. 124 LOTS 105 AND 106 TAKEN FROM MIDDLETOWN TAX MAPS.
- TOPOGRAPHIC INFORMATION FOR A.P. 124 LOT 29 GENERATED FROM A GROUND SURVEY PERFORMED BY NESC IN MAY OF 2017. TOPOGRAPHIC INFORMATION FOR A.P. 124 LOTS 105 AND 106 TAKEN FROM AVAILABLE LIDAR DATA.
- OFF-SITE WETLAND AREA WAS DELINEATED AND LOCATED BY NATURAL RESOURCE SERVICES, INC.
- ENTIRETY OF SITE IS LOCATED WITHIN A FEMA "X" ZONE (AREA OF MINIMAL FLOODING) AS SHOWN ON MAP PANEL 4405C09954H (REVISED 4/5/2010).
- SOILS WERE OBTAINED FROM RIDEM ENVIRONMENTAL RESOURCE MAP AND CONSIDERED APPROXIMATE.
- EXISTING FEATURES ON ABUTTING PROPERTIES HAVE BEEN SCALED FROM AERIAL PHOTOGRAPHS.
- THE SITE LIES WITHIN R-40 ZONING DISTRICTS IN MIDDLETOWN.



GRAPHIC SCALE

(in feet)
1 inch = 60 feet

No.	Revision	Date	App.
Designed By:	GES/JJR	Drawn by:	JJR
Checked by:	GES	Date:	19OCT17
Scale:	1"=60'		
Project Title:			
PECKHAM LANE SUBDIVISION A.P. 124 LOTS 39, 105 & 106 PECKHAM LANE MIDDLETOWN, RHODE ISLAND			
Client(s)/Owner(s):			
TINGLES LLC 20 COUNTY STREET NEWPORT, RI 02840	RI NURSERIES, INC. 736 EAST MAIN ROAD MIDDLETOWN, RI 02842		
Issued for:			
MIDDLETOWN MASTER PLAN			
Drawing Title:			
PROPOSED SUBDIVISION PLAN			
Drawing Number:		C-2	
Sheet		2 of 4	
Project Number:		17070.0	
Survey Index:		13 - 39	
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