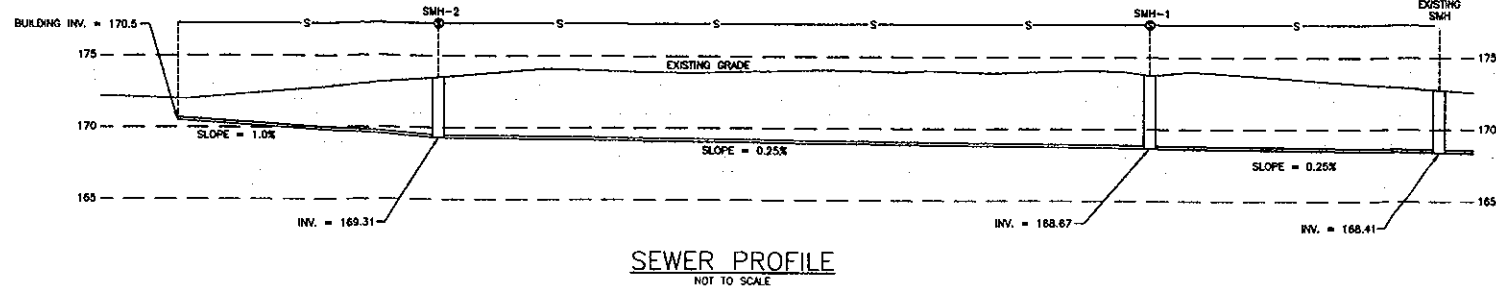


**REFERENCES:**

- 1.) MINOR SUBDIVISION OF LAND FREDERICK T. KIRBY TRUST PROPERTY ASSESSOR'S PLATE 113 LOT 227 TURNER ROAD MIDDLETOWN MAY 29, 2012 (REVISED JULY 10, 2012) BY MJ GASTON & ASSOCIATES.
- 2.) LAND OF C.B. WARD IN MIDDLETOWN, R.I. SCALE 1 INCH = 60 FEET MARCH 18, 1950 BY CB WARD (PB#7, PG#56).
- 3.) PLAT OF DIVISION ON LAND OF GRACE C.W. FARNUM AND CLIFTON B. WARD (PB#1, PG#24).
- 4.) FINAL PLAN SECTION 1A OF ELLEN PARK WARD AVENUE AND HONEYMAN AVENUE, MIDDLETOWN, RHODE ISLAND SCALE 1 INCH = 60 FEET OCTOBER, 1960 C. ROBERT LYNCH, PE.
- 5.) DEEDS: VOL/P.G. 1090/19, 47/304, 105/57, 1201/255, 1215/1, 720/291, 518/182, 1193/237, 113/570.
- 6.) TAX ASSESSOR'S PLATE 113 & 119.

**GENERAL NOTES**

1. MUNICIPAL SEWER DESIGN AND SPECIFICATIONS TO BE IN ACCORDANCE WITH THE TOWN OF MIDDLETOWN'S PUBLIC WORKS REGULATIONS.
2. WATER MAIN/SERVICE DESIGN AND SPECIFICATIONS TO BE IN ACCORDANCE WITH THE CITY OF NEWPORT UTILITIES DIVISION.



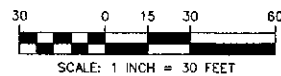
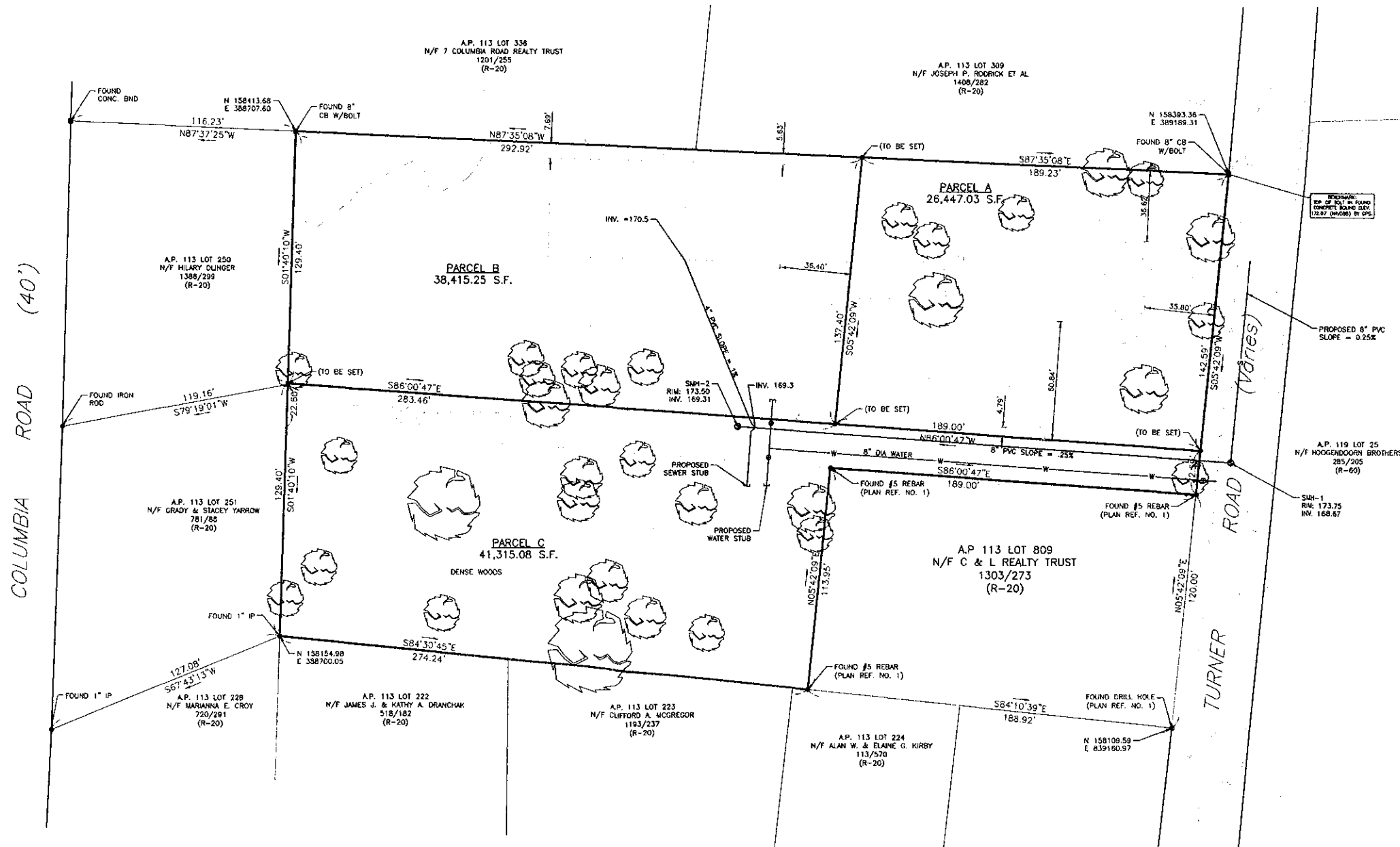
**NOTES:**

**OWNER OF RECORD:**  
Turner Road Realty, LLC  
15 Ward Avenue  
Middletown, R.I. 02842

**LAND SPACE REQUIREMENTS:**  
ZONING DISTRICT: R-20  
USE: Single-family dwelling  
MIN. LOT AREA: 20,000 s.f.  
MIN. YARD DIMENSIONS:  
front: 40'  
side: 20'  
rear: 50'  
MIN. LOT FRONTAGE: 120'  
MAX. LOT COVERAGE: 20%

**LEGEND**

- CB/DH CONCRETE BOUND W/DRILL HOLE
- LIGHT POST
- SPOT ELEVATION
- TEST PIT
- FENCE (WOOD RAIL)
- TREELINE
- UNDERGROUND COMMUNICATION
- UNDERGROUND DRAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND WATER
- WATER GATE
- SEWER
- SEWER FORCE MAIN



**IDEAL LDEC**  
Land Development Engineering & Consulting, LLC  
1700 West Main Road, Suite 8  
Middletown, RI 02842  
T: 401-354-2050 F: 401-368-8775  
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

DATE: DECEMBER 13, 2017  
DRAWN BY: AME DESIGN BY: AME CHECK BY: DCM  
PROJECT NO. 17168  
ISSUED FOR: PLANNING BOARD APPROVAL  
MICHAEL E. RUSSELL  
REGISTERED PROFESSIONAL ENGINEER (CIVIL)  
No. 7858

**PROPOSED UTILITY PLAN**  
305 TURNER ROAD  
ASSESSOR'S MAP 113, PARCEL 227  
MIDDLETOWN, RHODE ISLAND  
PREPARED FOR TURNER ROAD REALTY LLC.

DRAWING TITLE: **CONCEPT PLAN**  
SCALE: 1" = 30'  
SHEET NO. **1 OF 1**