

**PLAN NOTES:**

1. AT THE TIME OF DEVELOPMENT OF LOT 514 THE OWNER IS REQUIRED TO COMPLY WITH THE PROVISIONS OF THE TOWN'S STORM WATER MANAGEMENT ORDINANCE (CHAPTER 150) AND CONSTRUCTION SITE RUNOFF AND EROSION CONTROL ORDINANCE (CHAPTER 151)
2. AT THE TIME OF DEVELOPMENT OF LOT 514 IMPACT FEES CONSISTENT WITH THE TOWN'S IMPACT FEE ORDINANCE (CHAPTER 150) MUST BE PAID FOUR TO THE ISSUANCE OF BUILDING PERMITS
3. ELEVATIONS SHOWN ON THIS PLAN AREA BASED ON NAVD 83 DATUM
4. THIS SITE IS LOCATED ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 44026003A - LATEST REVISION - SEPTEMBER 4, 2018. THE PROJECT IS NOT WITHIN A FLOOD HAZARD ZONE.
5. THERE ARE NO FRESHWATER WETLANDS WITHIN THE PROJECT AREA
6. THIS SITE IS SERVED BY MUNICIPAL WATER & SEWER
7. SOILS THROUGHOUT THE SITE ARE IDENTIFIED AS NEWPORT & T1, URBAN DEVELOPMENT.

**PLAN REFERENCES:**

1. TOWN OF MIDDLETOWN, RHODE ISLAND - PLATE NO. 106 - SCALE 1" = 200' - JULY, 1993 PREPARED BY VERNA GRAPHICS, INC. - REVISED FEB. 2001
2. PLAN SHOWING CONVEYANCE OF LOTS BELONGING TO PETER R. & ELIZABETH G. GANNAY - SCALE 1" = 20' AP 107th LOTS 26 & 27 - DONALD DRIVE - MIDDLETOWN, RHODE ISLAND - OCTOBER, 1993
3. PLAN OF PART OF THE RUTH G. WHITE ESTATE - CHASES LANE MIDDLETOWN, RHODE ISLAND - NOW TO BE CONVEYED TO WILLIAM CHASE, ET AL - ALBERT, 196 - SCALE 1" = 40' - G. ROBERT LYNN
4. ATLAS OF NEWPORT, RHODE ISLAND - SWIRNS BARBORN MAP CO.
5. "SURVEY PLAN - NORTHSTATE ASSOCIATES - PLATE 106 LOT 5 & 6 - MIDDLETOWN, RHODE ISLAND - NORTHSTATE ASSOCIATES, PORTSMOUTH, RHODE ISLAND - SCALE 1" = 40' - 5/17/92
6. CHASES ESTATES - CHASES LANE MIDDLETOWN, RHODE ISLAND - OWNED BY ORVILLE C. SMITH - SCALE 1" = 40' JAN. 1957 - SECTION D - REVISED OCTOBER 1961 LOTS 10 & 11
7. CERTAIN LAND OF ROBERT G. LEMIS - MIDDLETOWN, RHODE ISLAND - SCALE 1" = 40' - DATE MAY 1, 1961 - G. ROBERT LYNN

PERTINENT ZONING INFORMATION (TWO FAMILY):		PERTINENT ZONING INFORMATION (SINGLE FAMILY):	
ZONING DISTRICT:	R-40	ZONING DISTRICT:	R-40
MINIMUM LOT SIZE:	8,000 SF	MINIMUM LOT SIZE:	10,000 SF
MINIMUM LOT WIDTH:	100'	MINIMUM LOT WIDTH:	100'
MAXIMUM HEIGHT (PRINCIPAL):	35'	MAXIMUM HEIGHT (PRINCIPAL):	35'
<b>BUILDING SETBACKS (PRINCIPAL STRUCTURE)</b>		<b>BUILDING SETBACKS (PRINCIPAL STRUCTURE)</b>	
MINIMUM FRONT YARD:	25'	MINIMUM FRONT YARD:	25'
MINIMUM SIDE YARD:	10'	MINIMUM SIDE YARD:	15'
MINIMUM REAR YARD:	30'	MINIMUM REAR YARD:	20'
MAXIMUM LOT COVERAGE:	25%	MAXIMUM LOT COVERAGE:	25%
<b>BUILDING SETBACKS (ACCESSORY STRUCTURE)</b>		<b>BUILDING SETBACKS (ACCESSORY STRUCTURE)</b>	
MINIMUM REAR YARD:	10'	MINIMUM REAR YARD:	10'
MINIMUM SIDE YARD:	5'	MINIMUM SIDE YARD:	5'

**SURVEYOR'S CERTIFICATION:**

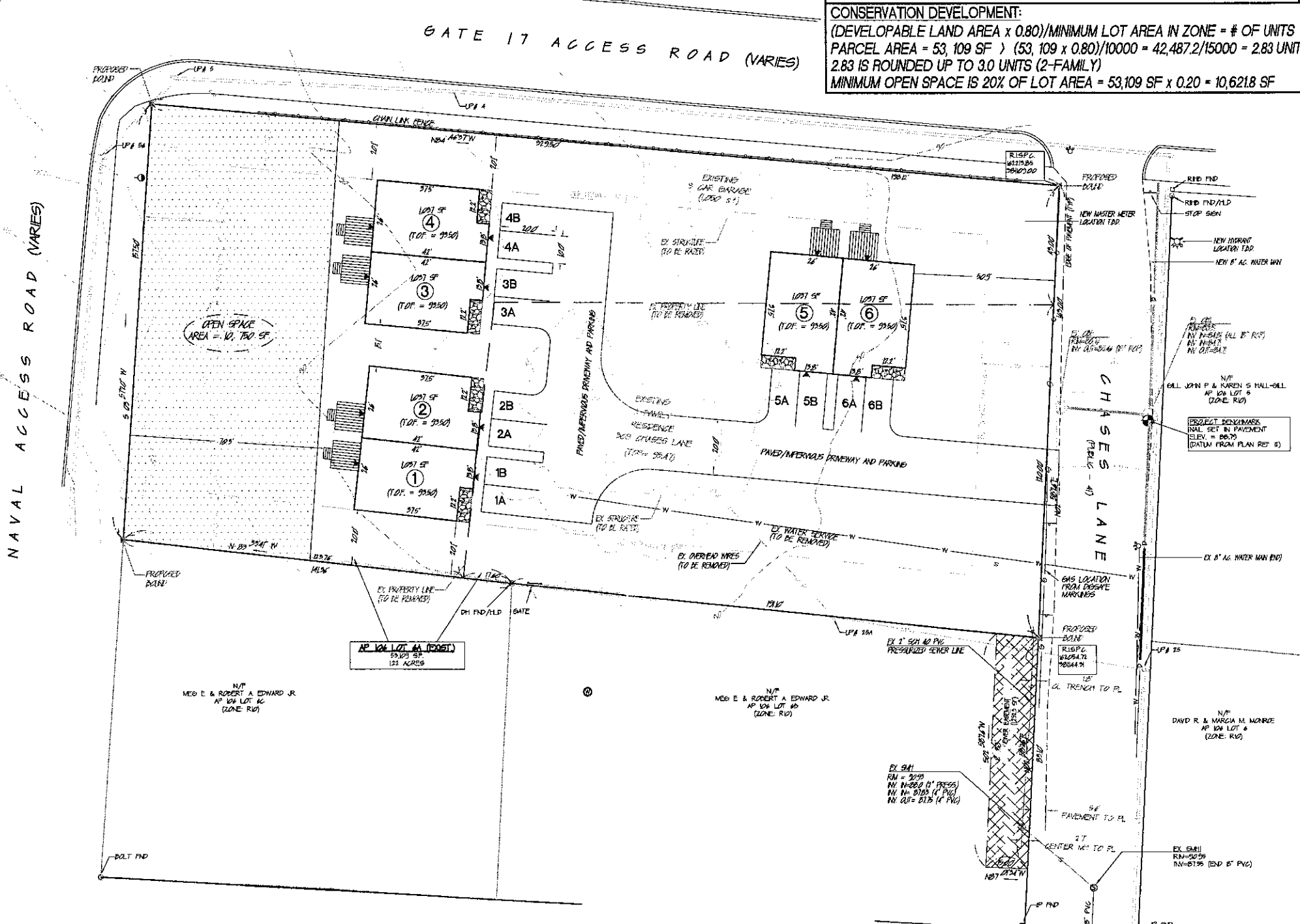
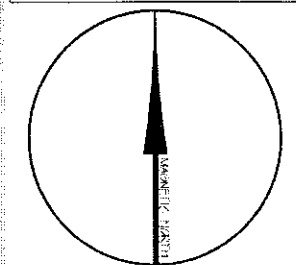
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 1985 AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS 1
DATA ACQUISITION SURVEY	CLASS 1
TOPOGRAPHICAL SURVEY ACCURACY	1-1

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

THIS SURVEY WAS CONDUCTED TO PREPARE A DEED PLAN FOR THE PURPOSES OF DETAILED SITE DESIGN AND FORMING OF THE PARCEL.

**CONSERVATION DEVELOPMENT:**  
 (DEVELOPABLE LAND AREA x 0.80)/MINIMUM LOT AREA IN ZONE = # OF UNITS  
 PARCEL AREA = 53,109 SF > (53,109 x 0.80)/10000 = 42,487.2/10000 = 2.83 UNITS  
 2.83 IS ROUNDED UP TO 3.0 UNITS (2-FAMILY)  
 MINIMUM OPEN SPACE IS 20% OF LOT AREA = 53,109 SF x 0.20 = 10,621.8 SF



REGISTERED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- GATE GOD BERM
- OVERHEAD WIRES
- TEL TELEPHONE LINE
- ELECTRIC/CABLE/PHONE
- GAS LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- STONE WALL
- BOUND (EXISTING)
- BOUND (PROPOSED)
- REDAR
- DRILL HOLE
- CHAIN LINK FENCE
- WATER SHUTOFF
- HYDRANT
- SLT FENCING
- CATCH BASIN
- DRAINAGE MANHOLE
- SEWER MANHOLE
- EXISTING TREE LINE
- TREE
- SOIL EVALUATION
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING GUY POLE
- ELECTRIC METER/UTILITY PAD

DRAWN BY: JD	DATE: 12/15/17	
CREATED BY: JD	DRAWING NO: 15035-01	
JOB NO: 15035	SHEET 1 OF 3	
NO. DATE	DESCRIPTION	BY

**MINOR SUBDIVISION**

**PRELIMINARY SITE PLAN**

**PREPARED FOR:**  
 2ND STREET CONSTRUCTION LLC  
 C/O MATTHEW ZALAMIS  
 315 RIGGS STREET - SUITE 6A  
 OXFORD CT 06478

**PROJECT LOCATION:**  
 300 CHASES LANE  
 MIDDLETOWN TAX ASSESSOR'S  
 PLAT 106, LOTS 6A & 6B

**JOHN BRAGA & ASSOCIATES, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 P.O. BOX 344  
 PORTSMOUTH, R.I. 02871-0344  
 PHONE (401) 683-0101

