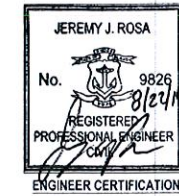


# PROSPECT AVE SUBDIVISION

**PROPOSED MAJOR CONSERVATION SUBDIVISION  
ASSESSOR'S PLAT 121NW LOT 66-A  
PROSPECT AVENUE  
MIDDLETOWN, RHODE ISLAND 02842**

CIVIL ENGINEER:

NORTHEAST ENGINEERS  
& CONSULTANTS, INC.



OWNER:

GENE GOLDSTEIN  
GOLDSTEIN ASSOCIATES, LLC  
244 GANO STREET  
PROVIDENCE, RI 02906

## AUGUST 22, 2017 PERMIT SET

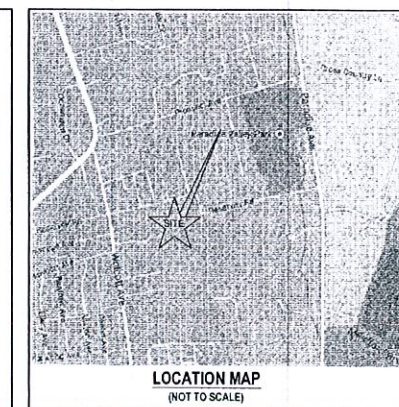
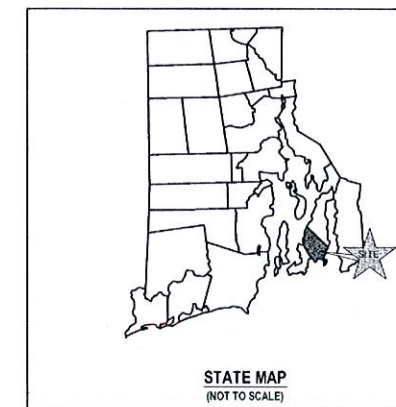
### PLAN INDEX

#### SITE/CIVIL ENGINEERING PLANS

TITLE SHEET	SHEET 1
NOTES	SHEET 2
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PROPOSED LAYOUT PLAN	SHEET 4
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PROPOSED UTILITIES	SHEET 6
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PROPOSED ROAD CROSS SECTIONS AND DETAILS	SHEETS 9-11

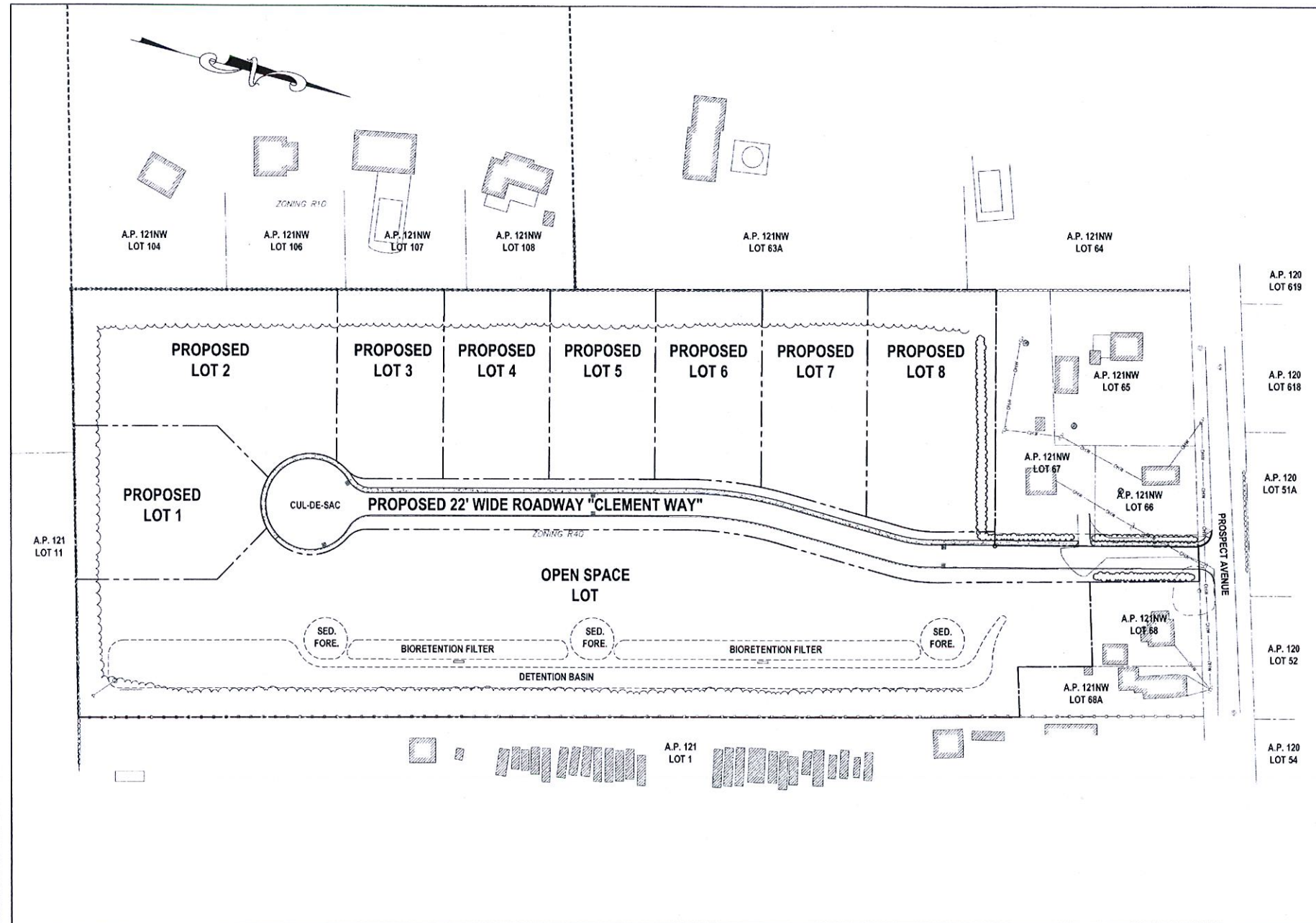
#### SURVEY PLANS (BY OTHERS)

ADMINISTRATIVE SUBDIVISION PLAN 1	SHEET 1
ADMINISTRATIVE SUBDIVISION PLAN 2	SHEET 2



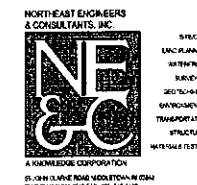
#### SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE	COMMENTS
MIDDLETOWN MASTER PLAN	APR. 22, 2015	
MIDDLETOWN MASTER PLAN	AUG. 19, 2015	
MIDDLETOWN MASTER PLAN	SEP. 28, 2015	
MIDDLETOWN MASTER PLAN	JAN. 13, 2016	
MIDDLETOWN MASTER PLAN	APR. 1, 2016	
MIDDLETOWN MASTER PLAN	NOV. 17, 2016	
MIDDLETOWN MASTER PLAN	FEB. 8, 2017	
RIDEM RIPDES	MAY 5, 2017	
RIDEM RIPDES REVISIONS	JULY 5, 2017	
MIDDLETOWN PRELIMINARY APP	AUG. 22, 2017	



### SITE PLAN

SCALE = 1"=60'



**PROJECT TITLE**  
**PROSPECT AVENUE SUBDIVISION**  
 A.P. 121NW LOT 66-A  
 PROSPECT AVENUE  
 MIDDLETOWN  
 RHODE ISLAND

**CLIENT/OWNER:**  
 GENE GOLDSTEIN  
 GOLDSTEIN ASSOCIATES, LLC  
 244 GANO STREET  
 PROVIDENCE, RI 02906

**DESIGNED BY:** JUR

**DRAWN BY:** JUR

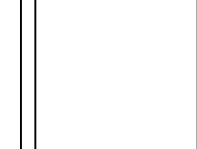
**CHECKED BY:** GES / RL

**DATE:** 07OCT16

**REVISION HISTORY**

DATE	ISSUED FOR
22APR15	TOWN MASTER PLAN
18AUG15	TOWN MASTER PLAN
28SEP15	TOWN MASTER PLAN
8OCT15	TOWN MASTER PLAN
13JAN16	TOWN MASTER PLAN
01APR16	TOWN MASTER PLAN
18AUG16	ADDED ADJUTING RES
17NOV16	TOWN MASTER PLAN
08FEB17	TOWN MASTER PLAN
05MAY17	RIPES RIDGES
05JUL17	RIPES COMMENTS
22AUG17	TOWN PRELIMINARY

**CERTIFICATION**



**PROJECT NUMBER:**  
 14043.0

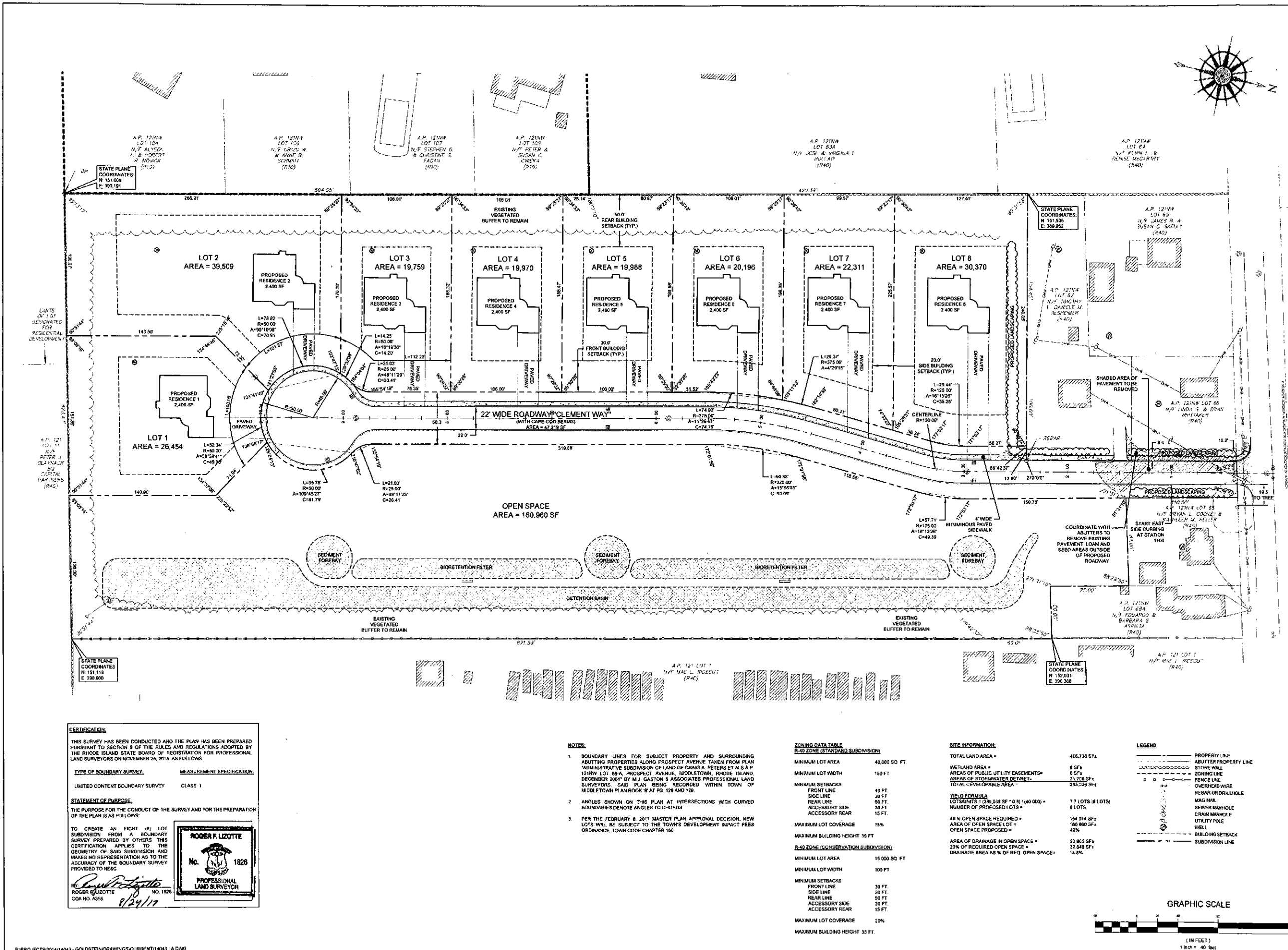
**SCALE:** 1" = 40'

**DRAWING TITLE:**  
 PROPOSED LAYOUT

**DRAWING NUMBER:**  
 C-4

**SHEET 4 OF 11**

OWNER'S REVIEW OF DOCUMENTS DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE IS THE RESPONSIBILITY OF THE CLIENT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES, THAN THOSE SPECIFICALLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.



**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, 2015 AS FOLLOWS

**TYPE OF BOUNDARY SURVEY:** LIMITED CONTENT BOUNDARY SURVEY  
**MEASUREMENT SPECIFICATION:** CLASS 1

**STATEMENT OF PURPOSE:**  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 TO CREATE AN EIGHT (8) LOT SUBDIVISION FROM A BOUNDARY SURVEY PREPARED BY OTHERS THIS CERTIFICATION APPLIES TO THE GEOMETRY OF SAID SUBDIVISION AND MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE BOUNDARY SURVEY PROVIDED TO NEAC

**ROGER F. LIZOTTE**  
 No. 1826  
 PROFESSIONAL LAND SURVEYOR  
 8/24/17

- NOTES:**
- BOUNDARY LINES FOR SUBJECT PROPERTY AND SURROUNDING ADJUTING PROPERTIES ALONG PROSPECT AVENUE TAKEN FROM PLAN "ADMINISTRATIVE SUBDIVISION OF LAND OF CRAIG A. PETERS ET AL A.P. 121NW LOT 66-A, PROSPECT AVENUE, MIDDLETOWN, RHODE ISLAND, DECEMBER 2017" BY M.J. GASTON & ASSOCIATES PROFESSIONAL LAND SURVEYORS, SAID PLAN BEING RECORDED WITHIN TOWN OF MIDDLETOWN PLAN BOOK # AT PG. 128 AND 129.
  - ANGLES SHOWN ON THIS PLAN AT INTERSECTIONS WITH CURVED BOUNDARIES DENOTE ANGLES TO CHORDS.
  - PER THE FEBRUARY 8, 2017 MASTER PLAN APPROVAL DECISION, NEW LOTS WILL BE SUBJECT TO THE TOWN'S DEVELOPMENT IMPACT FEES ORDINANCE, TOWN CODE CHAPTER 160.

**ZONING DATA TABLE**  
**R-40 ZONE (STANDARD SUBDIVISION)**

MINIMUM LOT AREA	40,000 SQ. FT.
MINIMUM LOT WIDTH	160 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.

**R-40 ZONE (CONSERVATION SUBDIVISION)**

MINIMUM LOT AREA	15,000 SQ. FT.
MINIMUM LOT WIDTH	100 FT.
MINIMUM SETBACKS	
FRONT LINE	30 FT.
SIDE LINE	20 FT.
REAR LINE	50 FT.
ACCESSORY SIDE	20 FT.
ACCESSORY REAR	15 FT.
MAXIMUM LOT COVERAGE	20%
MAXIMUM BUILDING HEIGHT	35 FT.

**SITE INFORMATION:**

TOTAL LAND AREA = 466,738 SF  
 WETLAND AREA = 0 SF  
 AREAS OF PUBLIC UTILITY EASEMENTS = 0 SF  
 AREAS OF STORMWATER DETAINMENT = 31,239 SF  
 TOTAL DEVELOPABLE AREA = 365,332 SF

**YIELD FORMULA:**  
 LOTS/ACRES = (365,332 SF / 0.8) / (40,000) = 7.7 LOTS (8 LOTS)  
 NUMBER OF PROPOSED LOTS = 8 LOTS

48% OPEN SPACE REQUIRED = 154,014 SF  
 AREA OF OPEN SPACE LOT = 180,900 SF  
 OPEN SPACE PROPOSED = 42%

AREA OF DRAINAGE IN OPEN SPACE = 32,865 SF  
 20% OF REQUIRED OPEN SPACE = 32,865 SF  
 DRAINAGE AREA AS % OF REQ. OPEN SPACE = 14.8%

**LEGEND**

- PROPERTY LINE
- ADJUTING PROPERTY LINE
- ZONING LINE
- FENCE LINE
- OVERHEAD WIRE
- REBAR OR DRINK LINE
- MAG. NAIL
- SEWER MANHOLE
- DRAIN MANHOLE
- UTILITY POLE
- WELL
- BUILDING SETBACK
- SUBDIVISION LINE

