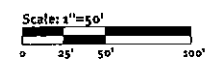


General Notes:

- THE SITE IS LOCATED ON THE TOWN OF MIDDLETOWN ASSESSOR'S PLAT 124 LOTS 13, 14, 14A & 15.
- THE SITE IS APPROXIMATELY 15.72 ACRES AND IS ZONED R-40.
- THE SITE IS FOUND ON TOWN OF MIDDLETOWN ASSESSOR'S PLAT 124 LOTS 13, 14, 14A, 15. CURRENT OWNER OF RECORD IS:
ASSESSOR'S PLAT 124 LOT 13: BERNHETTE REALTY LLC, DEED BOOK 698 PAGE 101.
ASSESSOR'S PLAT 124 LOT 14: MARK-BERN REALTY LLC, DEED BOOK 729 PAGE 52.
ASSESSOR'S PLAT 124 LOT 14A: MARK-BERN REALTY LLC, DEED BOOK 729 PAGE 52.
ASSESSOR'S PLAT 124 LOT 15: BRENNAN REALTY LLC NO 6, DEED BOOK 687 PAGE 49.
- THE CURRENT ZONING OF THE SITE IS R40 RESIDENCE DISTRICT DIMENSIONAL REGULATIONS (SINGLE-FAMILY DWELLING - NO PUBLIC SEWER OR WATER)

ZONE	R-40	CONSERVATION
MINIMUM LOT AREA:	40,000 SQ. FT.	20,000 SQ. FT.
MINIMUM LOT FRONTAGE:	150 FEET	120 FEET
MINIMUM FRONT YARD SETBACK:	40 FEET	30 FEET
MINIMUM SIDE YARD SETBACK:	30 FEET	20 FEET
MINIMUM REAR YARD SETBACK:	80 FEET	50 FEET
MINIMUM OPEN SPACE LOT COVERAGE:	40%	20%
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44050C0094H EFFECTIVE DATE APRIL 5, 2010.
- THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.
- THE BOUNDARY LINE AS SHOWN ON THIS PLAN DEPICTS A CLASS II SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. THE PLAN ITSELF CONFORMS ONLY TO A CLASS II STANDARD AS ADOPTED BY RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD.
- SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- THE SITE IS NOT WITHIN A:
NATURAL HERITAGE AREAS (RIDEM)
NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC)
SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)
GROUNDWATER PROTECTION OVERLAY DISTRICT (TOHM)
- THE SITE IS WITHIN A:
GROUNDWATER PROTECTION AREA (RIDEM - NCHMPA - CA)
- PRELIMINARY DESIGN STAGE AND WILL CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
- THE SITE IS TO BE SERVICED BY PRIVATE WELL PUBLIC WELL AND PRIVATE O&WTS.
- PROPOSED RIGHTS OF WAY ARE TO BE 50' WIDE WITH 24' WIDE PAVEMENT (11' TRAVEL LANES AND 1' BERM ON EACH SIDE).
- THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE.
- SOIL EVALUATIONS WERE COMPLETED BY DIPRETE ENGINEERING IN OCTOBER 2008, JUNE 2014 AND JULY 2015.
- COMMUNITY LEACHFIELD PROPOSED WITH PERC RIVE DRAINFIELD OF 2,500 SF. INDIVIDUAL HOMES TO BE SERVICED WITH INDIVIDUAL DENITRIFICATION TREATMENT SYSTEMS AND INDIVIDUAL WELLS.



Yield Analysis:

TOTAL SITE AREA:	15.73± ACRES
TOTAL UNSUITABLE AREA (WETLANDS):	2.91± ACRES
TOTAL SUITABLE LAND:	12.82± ACRES
REQUIRED SUITABLE OPEN SPACE:	5.13 ACRES (40% OF SUITABLE LAND)
PROPOSED SUITABLE OPEN SPACE:	8.21 ACRES
PROPOSED SUITABLE OPEN SPACE:	5.30 ACRES (41% OF SUITABLE LAND)

Basic Number of Dwelling Units

DEVELOPMENT LAND AREA: 12.82 ACRES
 YIELD FORMULA: (DEVELOPMENT LAND AREA x .08) / MIN. LOT AREA
 (12.82 x 0.08) / (43,520 / 40,000) = 11.2 = 11 UNITS

Legend

- CONCRETE BOUND
- ⊙ DRILL HOLE
- IRON ROD
- UTILITY POLE
- UP
- A.P. ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- NAD 83 NORTH AMERICAN DATUM OF 1983
- SQ. FT. SQUARE FEET
- PERIMETER PROPERTY LINE
- PROPOSED LOT LINE
- STONE WALL
- FENCE
- FORMER LOT LINE
- LIMIT OF WORK
- STAKED SILT FENCE

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CHRISTOPHER A. DUNAWEL
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

This regulatory submission set shall not be used for construction purposes unless stamped/issued for construction and signed by a DiPrete Engineering representative.
 The contractor is responsible for all of the means, methods, safety, precautions and requirements, and OSHA compliance in the implementation of this plan and design.

DATE	NOV 14 2012	NOV 14 2012	NOV 14 2012	NOV 14 2012	NOV 14 2012
BY	JAR	JAR	JAR	JAR	JAR
NO.	1	2	3	4	5
	DATE	DATE	DATE	DATE	DATE
	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Drawn By:	J.A.R.				
Design By:	C.A.D.				

Site Plan / Sketch Plan
Mitchell's Lane
 Assessor's Plat 124 Lots 13, 14, 14A & 15
 Middletown, Rhode Island
Mark Brennan
 95 Long Wharf
 Newport, Rhode Island 02840
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