

ZONING CRITERIA

ZONING DISTRICT	R10
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT FRONTAGE	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	15'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35'

PLAN NOTES:

- CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF MIDDLETOWN AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO MIDDLETOWN'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.
- SEE ADDITIONAL NOTES ON SHEET 2 OF 2, WHICH NEED TO BE STRICTLY ADHERED TO AS WELL.

ROOF DRAINAGE CALCULATION:

LOT 1 TOTAL ROOF AREA (HOUSE) = 4,388 S.F. (PROPOSED ROOF)
 TOTAL 8" DEEP RAIN GARDEN REQUIRED = 703 S.F.
 RAIN GARDEN 8" DEEP = 705 S.F. PROVIDED

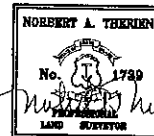
LOT 2 TOTAL ROOF AREA (HOUSE) = 2,700 S.F. (PROPOSED ROOF)
 TOTAL 8" DEEP RAIN GARDEN REQUIRED = 432 S.F.
 RAIN GARDEN 8" DEEP = 440 S.F. PROVIDED

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 REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

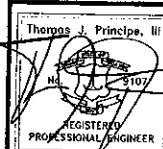
TYPE OF SURVEY: TOPOGRAPHIC SURVEY
 MEASUREMENT SPECIFICATION: CLASS # STANDARD

PURPOSE OF SURVEY: TOPOGRAPHIC SURVEY

BY: *Robert A. Therien* DATE: 1/7/18
 NORBERT A. THERIEN, PLS NO. 1739



NATIONAL
 Surveyors-Developers
 Inc
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PRINCE COMPANY, INC.
 ENGINEERING DIVISION
 PO BOX 298
 TIVERTON, RI 02878
 401-265-1090
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REVISIONS

No.	DATE	DRAWN	CHKD

SITE PLAN
 for
A.P. 21NW LOT 4
24 WOLCOTT AVENUE
 in
 MIDDLETOWN, RHODE ISLAND

SCALE: 1"=20' SHEET NO. 2 OF 3
 DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP
 DATE: 1/10/18 PROJECT NO.: DRAINAGE 24