

NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ON BETWEEN JULY 28, 2017 AND SEPTEMBER 18, 2017.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 0094 H (EFFECTIVE DATE APRIL 5, 2010).
- THE EXISTING PUBLIC WATER AND SEWER CONNECTIONS TO THE DWELLING ON LOT 2 ARE SHOWN APPROXIMATELY REFERENCING RECORDS ON FILE WITH THE TOWN OF MIDDLETOWN DEPARTMENT OF PUBLIC WORKS.
- THE SITE IS LOCATED WITHIN WATER PROTECTION DISTRICT 2.
- AT THE TIME OF DEVELOPMENT OF LOT 1 THE OWNER IS REQUIRED TO COMPLY WITH THE PROVISIONS OF THE TOWN'S STORM WATER MANAGEMENT ORDINANCE (CHAPTER 153) AND CONSTRUCTION SITE RUNOFF AND EROSION CONTROL ORDINANCE (CHAPTER 151).
- AT THE TIME OF DEVELOPMENT OF LOT 1, IMPACT FEES CONSISTENT WITH THE TOWN'S IMPACT FEE ORDINANCE (CHAPTER 150) MUST BE PAID.
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.



LEGEND

- BUSH/SHRUB
- CATCH BASIN
- CONCRETE BOUND W/DRILL HOLE
- ELECTRIC METER
- ⊕ FIRE HYDRANT
- ⊕ GAS GATE
- LANDSCAPED AREA
- PROPOSED MONUMENT (TO BE SET)
- OVERHEAD WIRES
- ⊕ SEWER MANHOLE
- ⊕ SPOT ELEVATION
- TREE LINE
- UTILITY POLE
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND SEWER
- UNDERGROUND WATER
- ⊕ WATER GATE

ZONING REQUIREMENTS:

MEDIUM DENSITY RESIDENTIAL DISTRICT (R-20)

REQUIRED	REQUIRED
LOT AREA	20,000 S.F.
LOT FRONTAGE	120 FT.
FRONT YARD SETBACK	40 FT.
SIDE YARD SETBACK	20 FT.
REAR YARD SETBACK	50 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. LOT COVERAGE	20%

CURRENT OWNER

DAVID A. JORDAN & DONNA M. SHOPPELL
7 WESTLAND STREET
WORCESTER, MA 01602

TITLE REFERENCES:

DEED BK.1520/Pg.172
DEED BK.1528/Pg.24

SITE LOCATION:
493 GREEN END AVENUE
MIDDLETOWN, RHODE ISLAND

ASSESSORS REFERENCE:
MAP 114 PARCEL 185

NO.	DATE	DESCRIPTION
1	3/20/18	MONUMENTS TO BE SET & UTILITY INFO.

DATE: OCTOBER 17, 2017

DRAWN BY: RLM COMPS BY: RLM CHECK BY: RLM/AMM

PROJECT NO. 17087

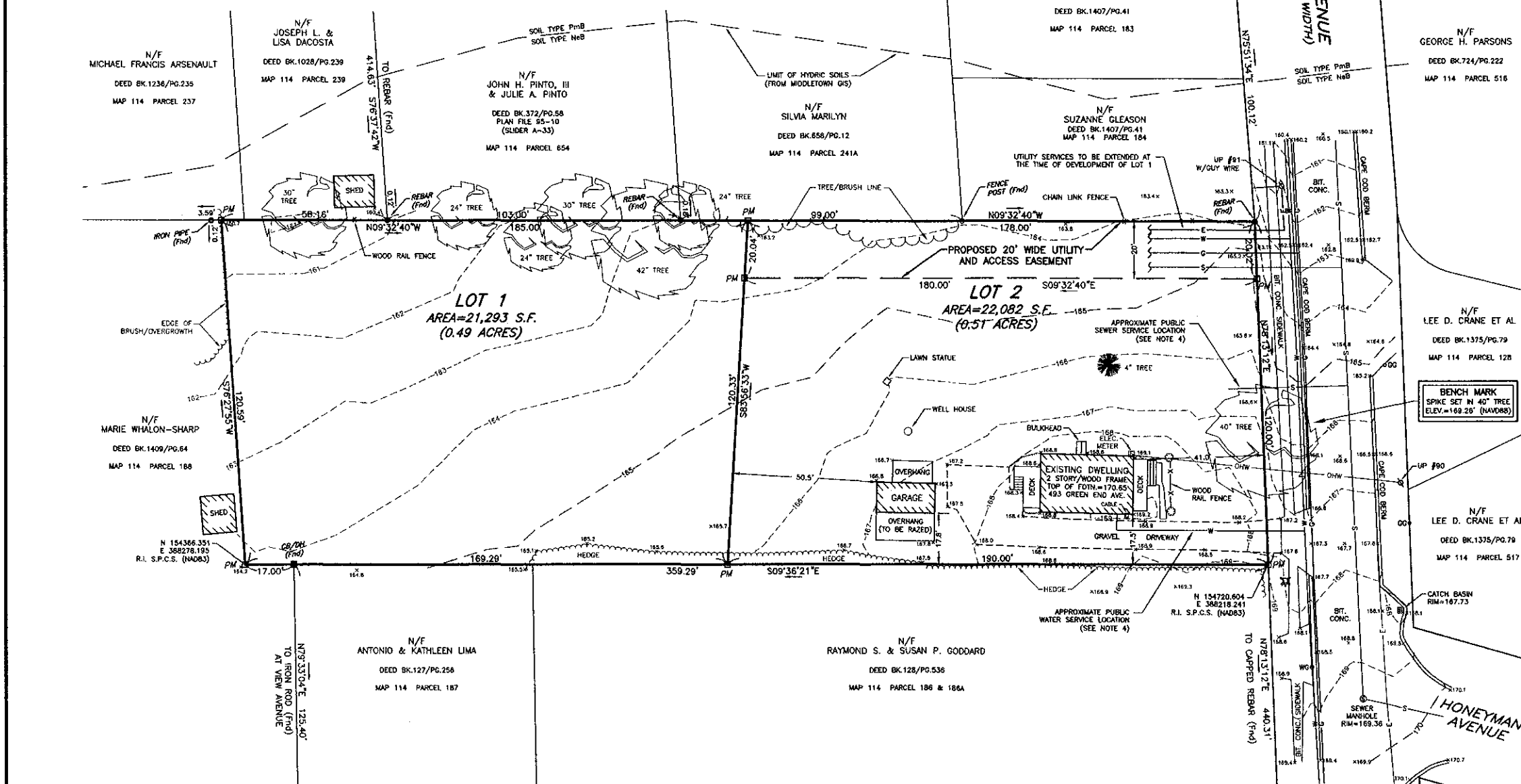
ISSUED FOR: FINAL SUBDIVISION PLAN

MINOR SUBDIVISION PLAN
493 GREEN END AVENUE
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 114, PARCEL 185
PREPARED FOR:
DAVID A. JORDAN & DONNA M. SHOPPELL

DRAWING TITLE: SUBDIVISION PLAN

SCALE: 1" = 20'

SHEET NO. 1 OF 1



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 BETWEEN JULY 28, 2017 AND MARCH 20, 2018, AS FOLLOWS:

COMPREHENSIVE BOUNDARY SURVEY CLASS I
DATA ACCUMULATION SURVEY CLASS III
TOPOGRAPHIC SURVEY ACCURACY T-1

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

TO ESTABLISH THE PROPERTY LINES OF THE EXISTING PARCEL (ASSESSORS MAP 114, PARCEL 185) AND TO SUBDIVIDE THAT PARCEL TO CREATE 2 BUILDABLE LOTS SHOWN AS LOTS 1 AND 2.

BY: *Robert L. Mason*

ROBERT L. MASON, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 2001, COA NO. LS.000A533-COA

