

LOCUS NOT TO SCALE

ZONING REQUIREMENTS:

ZONING DISTRICT: RESIDENTIAL DISTRICT R-40

	REQUIRED
LOT AREA	40,000 S.F.
LOT FRONTAGE	150 FT.
FRONT YARD SETBACK	40 FT.
SIDE YARD SETBACK	30 FT.
REAR YARD SETBACK	60 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. LOT COVERAGE	15%

CURRENT OWNER

FACING PARADISE, LLC
C/O MICHELLE SULLIVAN
46 MILLER STREET
MIDDLETOWN, RI 02842

TITLE REFERENCE:
DEED BK.1412/P.G.213

PLAN REFERENCES:
PLAN BK.16/P.G.42

SITE LOCATION:
970 GREEN END AVENUE
MIDDLETOWN, RHODE ISLAND

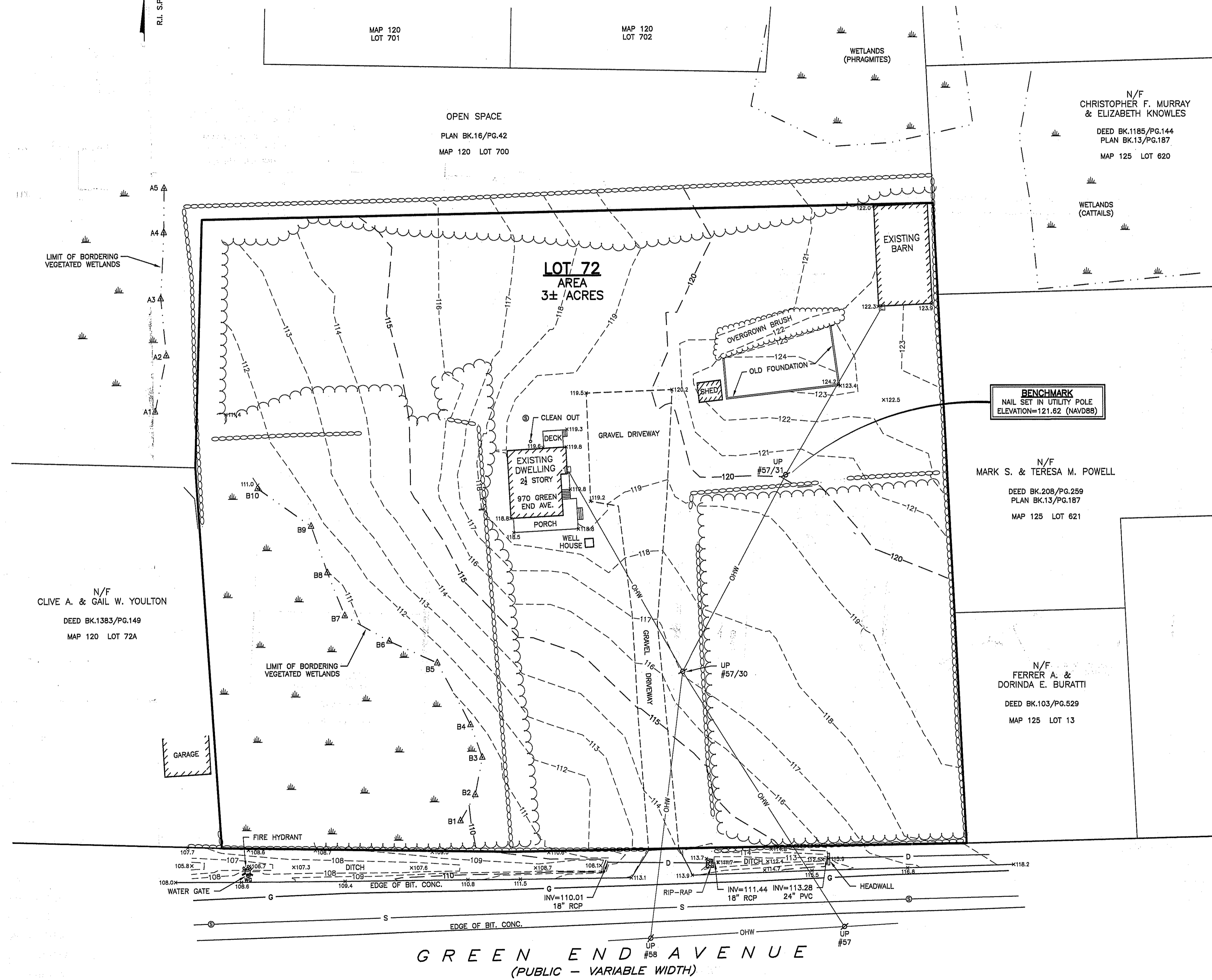
ASSESSORS REFERENCE:
MAP 120 LOT 72

NOTES:

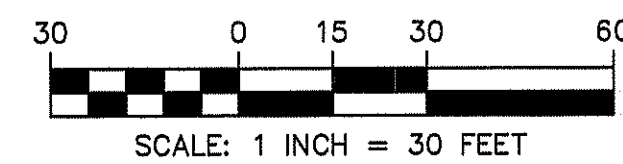
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ON DECEMBER 15-17, 2015 AND JANUARY 8, 2016.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 0094 H (EFFECTIVE DATE APRIL 5, 2010).
- 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 INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

LEGEND

- ELECTRIC METER
- OHW— OVERHEAD WIRES
- ⊙ SEWER MANHOLE
- ⊗ SPOT ELEVATION
- x—x—x— STONE WALL
- TREE LINE
- ⊕ UP UTILITY POLE
- G— UNDERGROUND GAS
- D— UNDERGROUND DRAIN
- S— UNDERGROUND SEWER
- ▲ WETLAND FLAG
- WETLANDS



GREEN END AVENUE
(PUBLIC - VARIABLE WIDTH)



1700 West Main Road, Suite 8
Middletown, RI 02842
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mrussell@ldecinc.com

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JANUARY 20, 2016

DRAWN BY:	COMPS BY:	CHECK BY:
RLM	RLM	RLM/MMR

PROJECT NO. 15181

ISSUED FOR: REVIEW

EXISTING CONDITIONS PLAN
970 GREEN END AVENUE
MIDDLETOWN, RHODE ISLAND
PREPARED FOR
FACING PARADISE, LLC

DRAWING TITLE:

EXISTING CONDITIONS

SCALE: 1" = 30'

SHEET NO.

1 of 1

JAN 27 2016