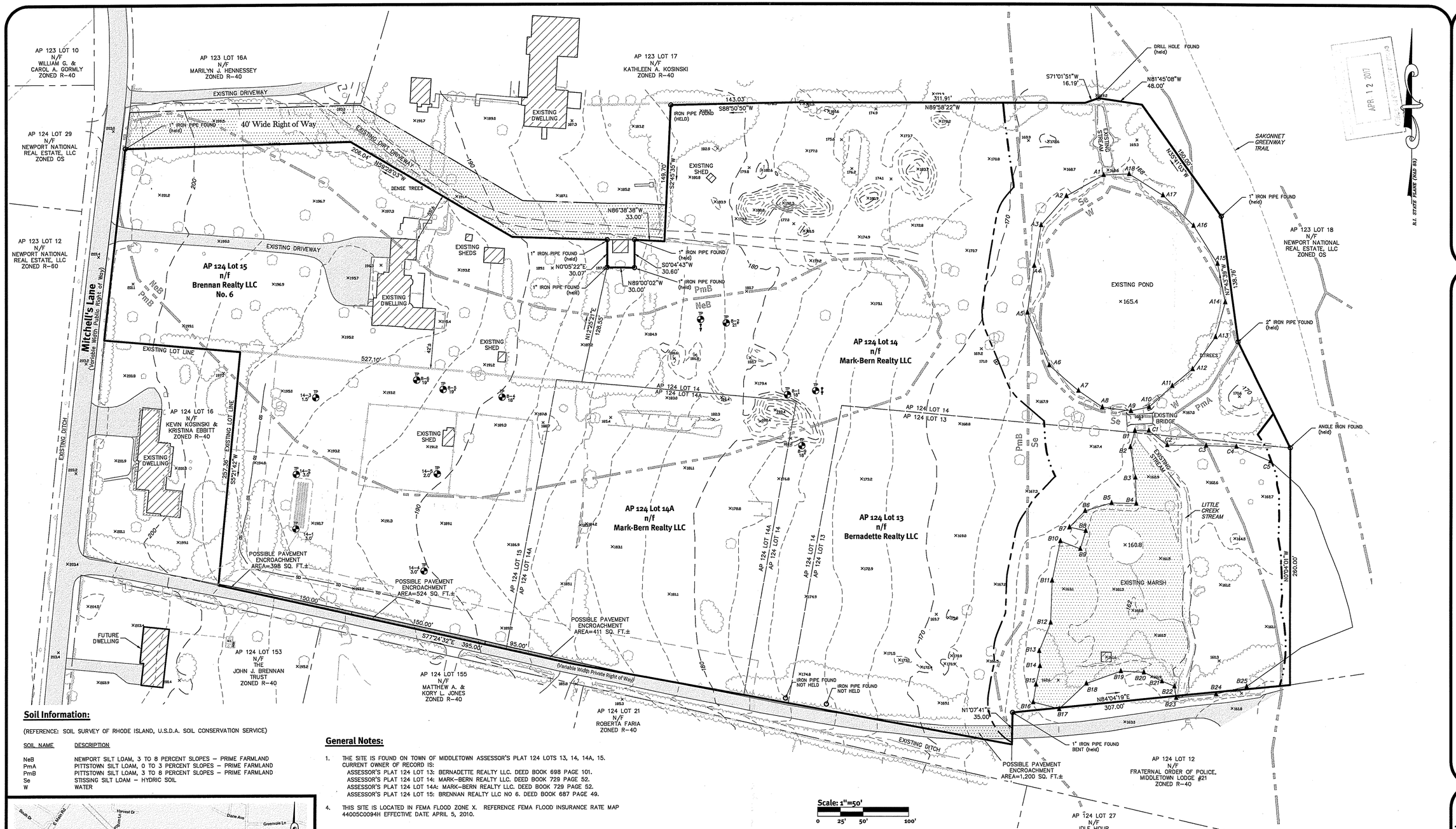
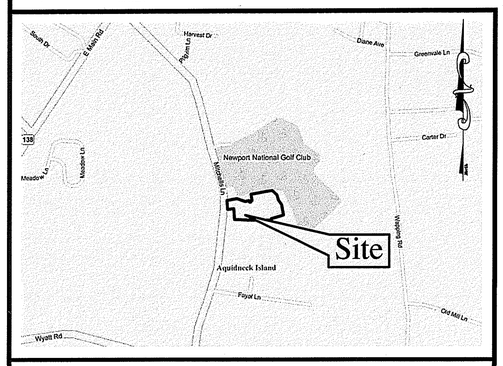


Soil Information:

(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
NeB	NEWPORT SILT LOAM, 3 TO 8 PERCENT SLOPES – PRIME FARMLAND
PmA	PITTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES – PRIME FARMLAND
PmB	PITTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES – PRIME FARMLAND
Se	STISSING SILT LOAM – HYDRIC SOIL
W	WATER



General Notes:

1. 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: BERNADETTE 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.
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44005C0094H EFFECTIVE DATE APRIL 5, 2010.
5. THE CURRENT ZONING OF THE SITE IS R40 RESIDENCE DISTRICT
   DIMENSIONAL REGULATIONS (SINGLE–FAMILY DWELLING)

MINIMUM LOT AREA:	40,000 SQ. FT.
MINIMUM LOT FRONTAGE:	150 FEET
MINIMUM FRONT YARD SETBACK:	40 FEET
MINIMUM SIDE YARD SETBACK:	30 FEET
MINIMUM REAR YARD SETBACK:	80 FEET

6. ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS BY OTHERS, OR INFORMATION PROVIDED TO DEA AND ARE SUBJECT TO CHANGE. NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK.
7. THE SITE IS WITHIN RIDEM GROUNDWATER PROTECTION AREA NCWHPA–GA AND THE RI HUC 12 SAKONNET RIVER SUB–WATERSHED BOUNDARY.

Plan References:

1. "CERTAIN LAND OF JOSEPH D. MANCINI MIDDLETOWN, RI8.33 ACRES MITCHELL'S LANE (FORMERLY LOTS 17 & 18 PLATE 124)" DATED 1–5–1972 SCALE 1"=40' PLAT BOOK 11 PAGE 49.
2. "SURVEYED BY – LEON M. SHAW, NOVEMBER 7, 1964, SCALE 1"=50" DEED BOOK 92 PAGE 459.
3. "PLAN OF PROPERTIES OF HAROLD C. & ALLEN S. HARLOW TO BE CONVEYED" SURVEYED BY LEON M. SHAW MARCH 28, 1964. SCALE 1"=50' PLAT BOOK 9 PAGE 54.
4. "CERTAIN LAND OF JOSEPH D. MANCINI MITCHELL'S LANE; LOT 5, 6 & OTHER LAND OF: MIDDLETOWN, RI PLAT BOOK 13 PAGE 39.

Legend

EX MAJOR FOOT CONTOUR	160	SOIL LINE AND DESIGNATION	HkC / CaD
EX MINOR FOOT CONTOUR	158	WETLAND EDGE	
CONCRETE BOUND		WETLAND HATCH	
DRILL HOLE		STREAM	
IRON ROD		ASSF	
UTILITY POLE	UP	50' PERIMETER WETLAND	50' PERIMETER WETLAND
ASSESSOR'S PLAT	A.P.	100' RIVERBANK WETLAND	100' RIVERBANK WETLAND
NOW OR FORMERLY	N/F	WETLAND FLAG	A5
NORTH AMERICAN DATUM OF 1983	NAD 83	EDGE OF PAVEMENT	
SQUARE FEET	SQ. FT.	ASPHALT PAVEMENT	
PERIMETER PROPERTY LINE		RETAINING WALL	
LOT LINE		BUILDING	
STONE WALL		TREELINE	
FENCE	X		
ASSESSORS LINE			

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 JANUARY 1, 2016, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS 1
TOPOGRAPHIC AND DATA ACCUMULATION SURVEY (LIMITED)	CLASS 4

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.

CHRISTOPHER A. DUHAMEL, RIPLS #1844, COA #LS–A160

CHRISTOPHER A. DUHAMEL
No. 1844
4-7-17
PROFESSIONAL LAND SURVEYOR

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com
Boston • Providence • Newport

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 conformance in the implementation of this plan and design.

No.	Date	Description	By
1	4-7-2017	RI DEM Wetland Edge Verification Submission	E.L.T.
0	03-30-2017	Issued for Applications	E.L.T.

Drawn By: E.L.T. Checked By: M.T.L.

Wetland Edge Verification Plan

Mitchell's Lane

Assessor's Plat 124, Lots 13, 14, 14A & 15
Middletown, Rhode Island

Applicant:
Mark Brennan
95 Long Wharf
Newport, Rhode Island 02840

SHEET 1 OF 1

DE Job No: 1046-001

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