

ZONING DATA:

DIMENSIONAL REQUIREMENTS:

ZONE: R-30 - RESIDENTIAL	REQUIRED	EXISTING
MINIMUM LOT SIZE	30,000 sf	19,845 sf *
LOT WIDTH / FRONTAGE	130	208.6'
SETBACKS - PRINCIPAL BUILDINGS:		
FRONT YARD	40'	12.9' *
SIDE YARD	20'	21.3'
REAR YARD	50'	143.0'
MAXIMUM BUILDING LOT COVERAGE	20 %	9.3% **
MAXIMUM BUILDING HEIGHT	35'	< REQUIRED
SETBACKS - ACCESSORY BUILDINGS:		
SIDE YARD	20'	2.3' *
REAR YARD	15'	25.9'
MAXIMUM BUILDING HEIGHT	20'	< REQUIRED

* EXISTING NON-CONFORMING CONDITION
 ** 144 + 1137 + 573 = 1,854 sf / 19,845 sf = 9.3%

NOTES:

- EXISTING CONDITIONS ESTABLISHED FROM ON-GROUND SURVEY BY MILLSTONE ENGINEERING, P.C., NOVEMBER 2021. FIELD EDIT JANUARY 2024 REVEALED NO CHANGES.
- WETLAND FLAGGING PROVIDED BY NATURAL RESOURCE SERVICES INC. (NRS) NOV. 2022.
- THE ENTIRE DEVELOPED PROPERTY LIES WITHIN WETLAND BUFFER ZONES.
- THE FACILITY IS SERVICED BY PUBLIC SEWER AND WATER AS WELL AS OVERHEAD ELECTRIC. LOCATION OF SERVICES AND UTILITY MAINS IS APPROXIMATE AND PLOTTED FROM THE BEST AVAILABLE INFORMATION, CONTRACTOR IS TO VERIFY UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- VERTICAL DATUM IS NAVD 88.
- FLOOD ZONE LINE IS GRAPHICAL TAKEN FROM FIRM 44005C094H.
- THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOODWAY AS WELL AS FLOOD ZONE AE, AREAS WITHIN THE 1% CHANCE FLOOD HAZARD (100 YR STORM), SEE PLAN FOR ELEVATIONS, BASED UPON INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR NEWPORT COUNTY COMMUNITY PANEL NUMBER 44005C094H, MAP REVISED 4/5/2010.

REFERENCES:

- PROPERTY LINE INFORMATION TAKEN FROM THAT PLAN ENTITLED: "EXISTING CONDITIONS PLAN THORNTON RESIDENCE A.P. 120, LOT 60 1 PROSPECT AVENUE MIDDLETOWN, RI" PREPARED FOR ROBERT & SUSAN THORNTON, SCALE 1"=20', DATED JANUARY 2022, PREPARED BY MILLSTONE ENGINEERING, P.C., SHEET 1 OF 1.
- RECORD DEEDS FOR THE SUBJECT LOT AND ABUTTING LOTS.

OWNER / APPLICANT

ROBERT P & SUSAN THORNTON REV. TRUST
 7 HUCKLEBERRY ROAD
 HOPKINTON, MA 01748

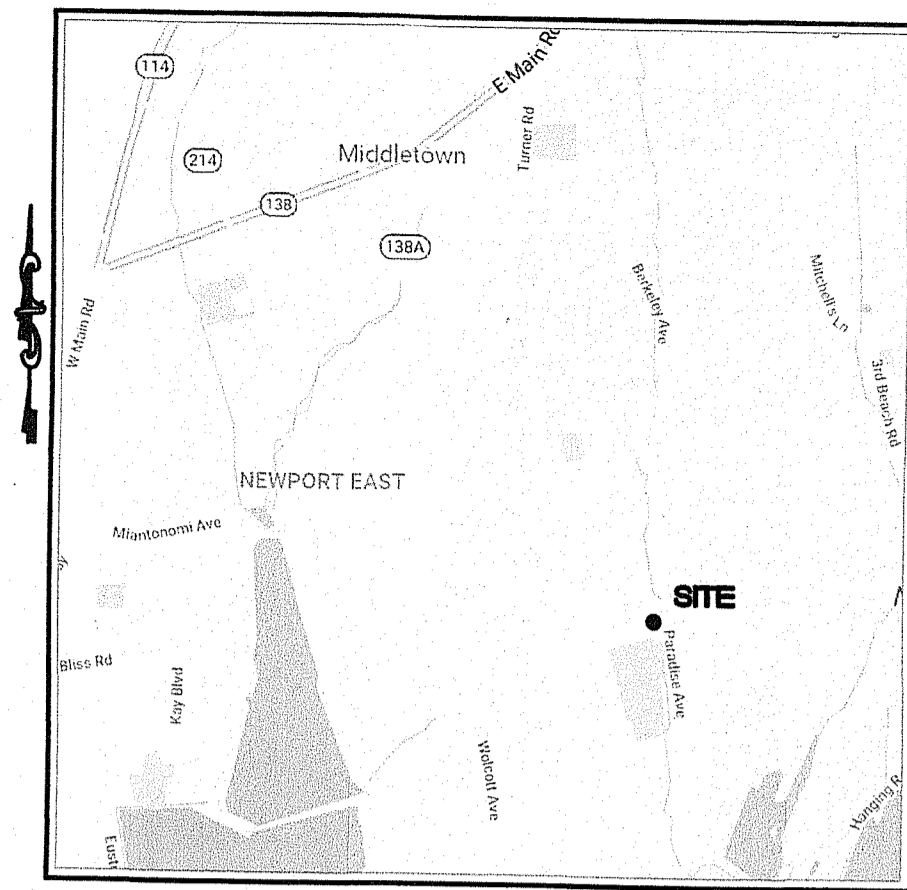
**RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM**

NOTE PER DEM:

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site

LEGEND:

- IP IRON PIPE
- IR IRON ROD
- ⊙ DH DRILL HOLE
- SUBJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- EXISTING STONEWALL (MASONRY)
- EXISTING CONTOUR
- EXISTING EDGE OF VEGETATION (LOD)
- EXISTING EDGE OF PAVEMENT
- EXISTING FLOOD PLAN BOUNDARY
- EXISTING WETLAND FLAG
- EXISTING WETLAND EDGE
- EXISTING WETLAND BUFFER ZONE
- EXISTING FLOOD PLAIN ELEVATION



**LOCATION MAP
 NOT TO SCALE**

GENERAL NOTES:

- ALL WORK WITHIN THE STATES ROW WILL CONFORM TO THE RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED MARCH 2018, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, 1998 EDITION, WITH ALL REVISIONS.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.
- ALL UTILITY WORK PROPOSED WITHIN THE STATE'S ROW MUST BE APPLIED FOR UNDER A SEPARATE PERMIT APPLICATION THROUGH THE RIDOT.
- ALL REQUIRED SITE IMPROVEMENTS SHALL BE INSPECTED BY THE TOWN ENGINEER TO ENSURE SATISFACTORY COMPLETION. IN NO CASE SHALL THE INSTALLATION OF ANY IMPROVEMENTS BE STARTED UNTIL PRIOR NOTIFICATION IS GIVEN TO THE TOWN ENGINEER. AT LEAST A 48-HOUR NOTICE SHALL BE GIVEN TO THE TOWN ENGINEER PRIOR TO ANY SUCH START OF CONSTRUCTION. A FINAL INSPECTION OF ALL SITE IMPROVEMENTS, UTILITIES AND GRADING WILL BE MADE TO DETERMINE WHETHER THE WORK IS SATISFACTORY AND IN SUBSTANTIAL AGREEMENT WITH THE APPROVED FINAL CONSTRUCTION DRAWING AND THE TOWN SPECIFICATIONS.
- LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 72-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-888-344-7233) A MINIMUM OF 72 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND, FEDERAL GOVERNMENT, AND THE TOWN OF MIDDLETOWN PRIOR TO COMMENCING ANY WORK.
- CONTRACTOR TO EXCAVATE TEST PITS TO CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS, WETLANDS, OR ADJACENT TO DRAINAGE STRUCTURES.
- ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.
- FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).
- VERTICAL DATUM: NAVD 1988.
- WORK SHOWN ON THE PLANS FOR WHICH THERE ARE NO PARTICULAR DETAILS OR SPECIFICATIONS DOES NOT RELIEVE THE CONTRACTOR FROM FINISHING AND INSTALLING THE WORK. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE CONTRACT DOCUMENTS AND PLANS AND INSPECT THE SITE, AND THE BID PRICE SHALL INCLUDE ALL SERVICES AND MATERIALS NECESSARY TO COMPLETE THE PROJECT. ANY CHANGES TO THE PROJECT OR THE INSTALLATION OF AN ITEM FOR WHICH NO PARTICULAR DETAIL OR SPECIFICATION WAS PROVIDED MUST BE REVIEWED BY AND ACCEPTABLE TO THE ENGINEER.

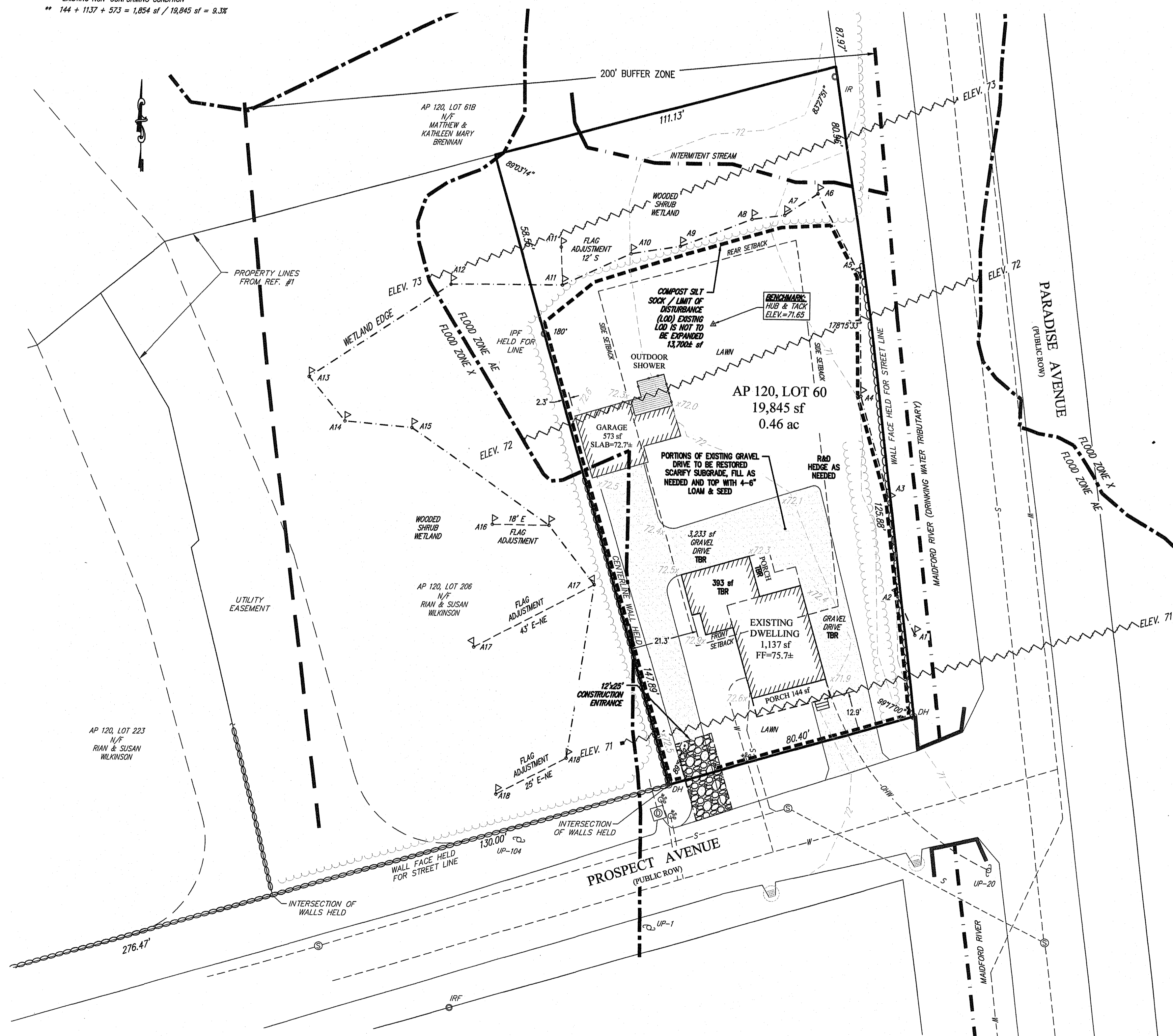
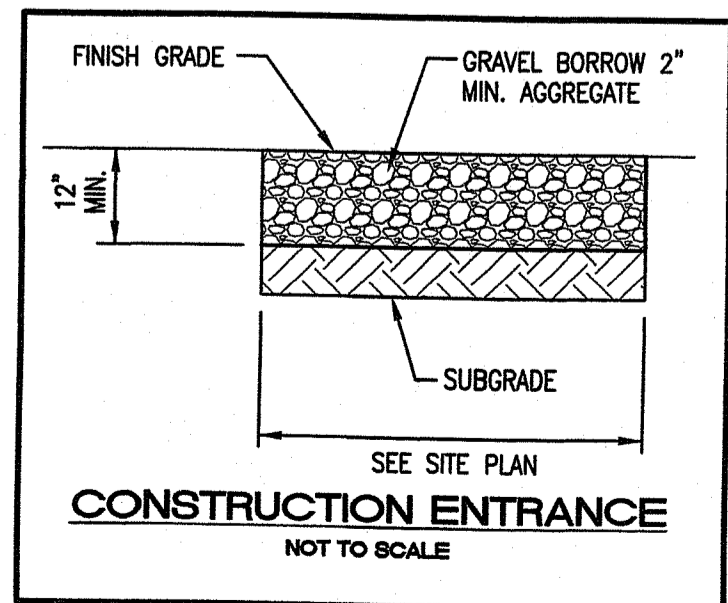
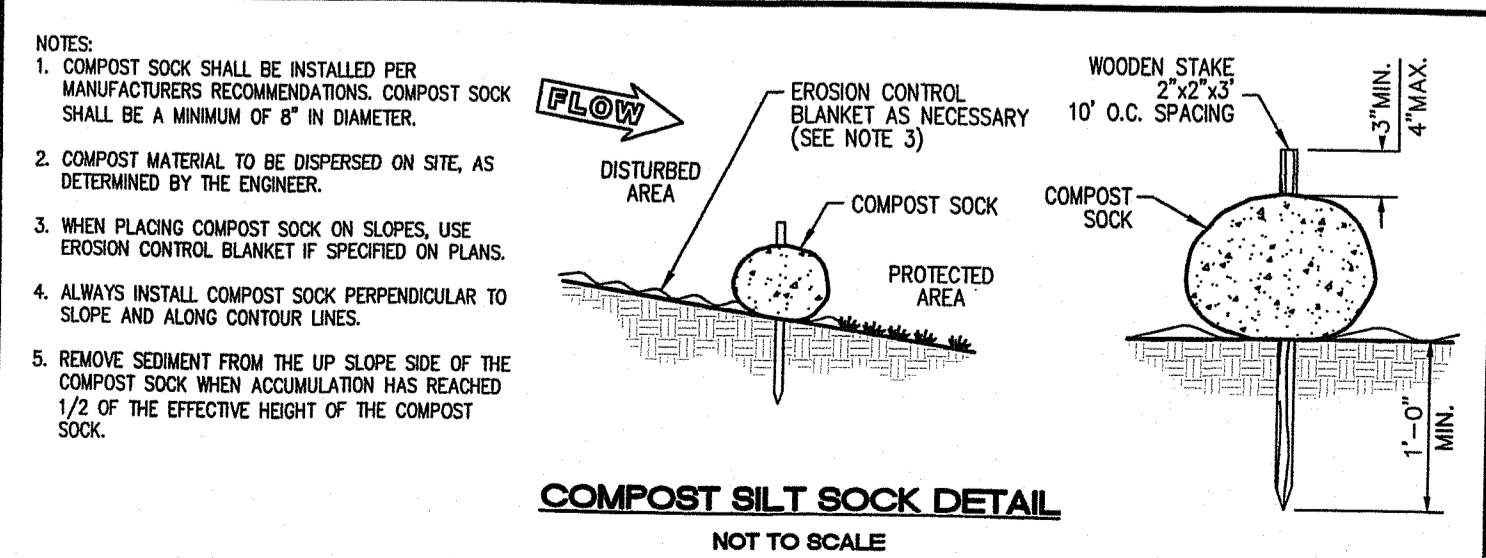
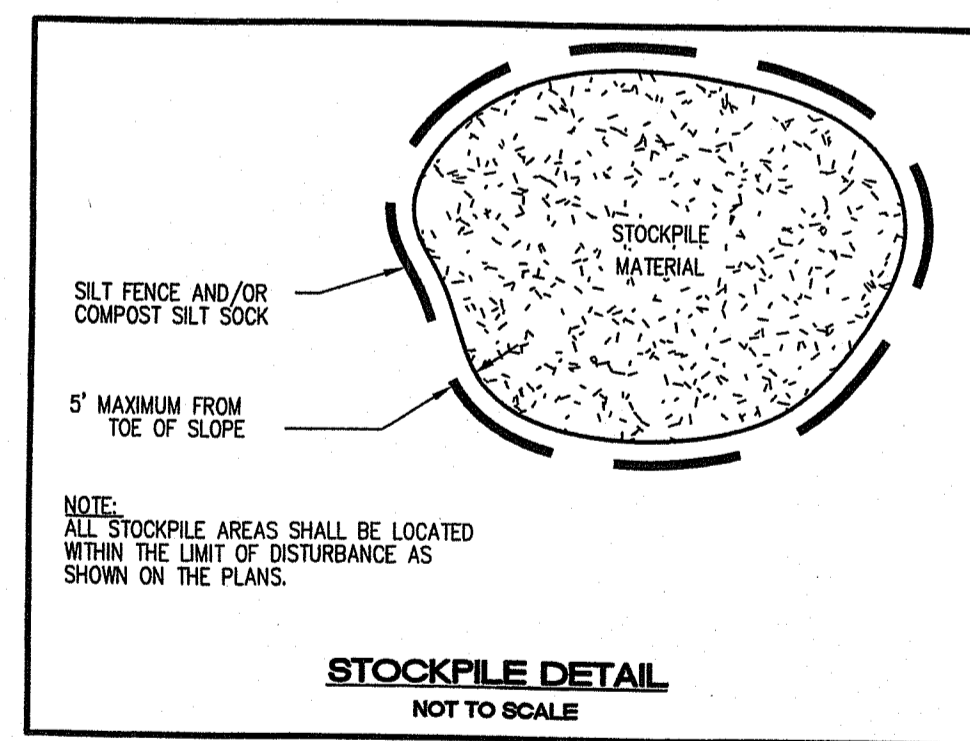
EROSION CONTROL and SOIL STABILIZATION PROGRAM:

- DENuded SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME.
 - ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15 SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
 - TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
 - ALL TEMPORARY EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
 - THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, BRUSH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH RHODE ISLAND STANDARD SPECIFICATION M.18.02.
 - THE SEED MIX SHALL BE INOCULATED WITHIN TWENTY FOUR (24) HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
 - THE DESIGN MIX FOR TEMPORARY EROSION CONTROL AND SOIL STABILIZATION SHALL BE COMPRISED OF THE FOLLOWING:
- | TYPE | % BY WEIGHT |
|---------------------|-------------|
| CREeping RED FESCUE | 70 |
| ASTORIA BENTGRASS | 5 |
| BIRDFOOT TREEOFIL | 15 |
| PERENNIAL RYEGRASS | 10 |
- APPLICATION RATE 100 LBS/ACRE
- LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR, AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
 - THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
 - STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
 - STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR FLOOD PLAINS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED AND COMPLETELY ENCLOSED WITH A CONTINUOUS LINE OF STAKED HAYBALES AND/OR SILT FENCE. (SEE DETAIL)
 - ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.

SEDIMENTATION CONTROL PROGRAM:

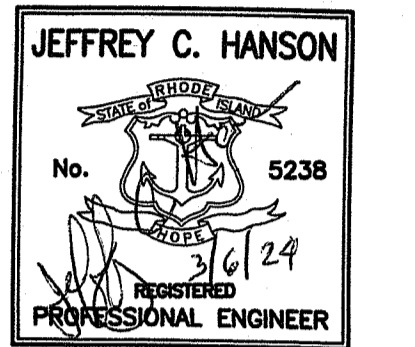
- EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY SEDIMENTS FROM ENTERING THE ROADWAY OR ADJOINING PROPERTIES.
- BANKS OR SLOPES OVER 5% SHALL BE SEEDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH A HAY, STRAW OR FIBER MULCH.
- DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
- CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.
- ADDITIONAL HAYBALES, SILT FENCE OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- REFERENCE THE "R.I. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, AS REVISED (JULY 2016), AS A GUIDE.

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED: MAR 25 2024 FILE #: 24-0015
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE



**EXISTING CONDITIONS PLAN
 SCALE 1"=20'**

NO.	DATE	REVISION
1	JAN 2024	DEM COMMENTS



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 CIVIL ENGINEERING • LAND PLANNING
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 Warwick, Rhode Island 02886
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EXISTING CONDITIONS / SITE PREPARATION PLAN
THORNTON RESIDENCE
 A.P. 120, LOT 60
 1 PROSPECT AVENUE
 MIDDLETOWN, RI

PREPARED FOR:
ROBERT & SUSAN THORNTON

SCALE: 1"=20'
 JANUARY 2024

Drawn By: MJV
 Checked By: JHK
 Sheet 1 of 2
 RI Environmental Management Agency
 MAR 06 2024
 Office of Water Resources
 FILE NO: 21.457.687

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 MILLSTONE ENGINEERING, P.C.
 110 PROSPECT AVENUE
 MIDDLETOWN, RI 02842
 P. (401) 921-3344 F. (401) 921-3303

ZONING DATA:

DIMENSIONAL REQUIREMENTS:

ZONE: R-30 - RESIDENTIAL	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	30,000 sf	19,845 sf *	NO CHANGE
LOT WIDTH / FRONTAGE	130	206.8'	N/C
SETBACKS - PRINCIPAL BUILDINGS:			
FRONT YARD	40'	12.9' *	N/C
SIDE YARD	20'	21.3'	22.9'
REAR YARD	50'	N/A	N/A
MAXIMUM BUILDING LOT COVERAGE	20 %	9.3%	17.8% **
MAXIMUM BUILDING HEIGHT	35'	< REQUIRED	< REQUIRED
SETBACKS - ACCESSORY BUILDINGS:			
SIDE YARD	20'	2.3' *	2.3' ***
REAR YARD	15'	85.9'	54.5'
MAXIMUM BUILDING HEIGHT	20'	< REQUIRED	< REQUIRED

* EXISTING NON-COMFORMING CONDITION
 ** 144 + 744 + 1057 + 32 + 199 + 278 + 573 + 56 + 450 = 3,533 sf / 19,845 sf = 17.8%
 *** EXPANSION OF NON-COMFORMING

NOTES:

- EXISTING CONDITIONS ESTABLISHED FROM ON-GROUND SURVEY BY MILLSTONE ENGINEERING, P.C., NOVEMBER 2021. FIELD EDIT JANUARY 2024 REVEALED NO CHANGES.
- WETLAND FLAGGING PROVIDED BY NATURAL RESOURCE SERVICES INC. (NRS) NOV. 2022.
- THE ENTIRE DEVELOPED PROPERTY LIES WITHIN WETLAND BUFFER ZONES. NO EXPANSION OF THE LIMIT OF DISTURBANCE (LOD) IS PROPOSED.
- THE FACILITY IS SERVICED BY PUBLIC SEWER AND WATER AS WELL AS OVERHEAD ELECTRIC. LOCATION OF SERVICES AND UTILITY MAINS IS APPROXIMATE AND PLOTTED FROM THE BEST AVAILABLE INFORMATION, CONTRACTOR IS TO VERIFY UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- VERTICAL DATUM IS NAVD 88.
- FLOOD ZONE LINE IS GRAPHICAL TAKEN FROM FIRM 44005C094H.
- THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOODWAY AS WELL AS FLOOD ZONE AE, AREAS WITHIN THE 1% CHANCE FLOOD HAZARD (100 YR STORM). SEE PLAN FOR ELEVATIONS, BASED UPON INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR NEWPORT COUNTY COMMUNITY PANEL NUMBER 44005C094H, MAP REVISED 4/5/2010.

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- RECORD DEEDS FOR THE SUBJECT LOT AND ABUTTING LOTS.

OWNER / APPLICANT

ROBERT P & SUSAN THORNTON
 REV. TRUST
 7 HUCKLEBERRY ROAD
 HOPKINTON, MA 01748

LEGEND:

- IP IRON PIPE
- IR IRON ROD
- ⊙ DH DRILL HOLE
- SUBJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- EXISTING STONEMASS (MASONRY)
- - - 72 EXISTING CONTOUR
- ~ ~ ~ EXISTING EDGE OF VEGETATION (LOD)
- EXISTING EDGE OF PAVEMENT
- EXISTING FLOOD PLAN BOUNDARY
- EXISTING STREAM
- ⊠ A6 EXISTING WETLAND FLAG
- EXISTING WETLAND EDGE
- EXISTING WETLAND BUFFER ZONE
- EXISTING FLOOD PLAIN ELEVATION
- PROPOSED COMPOST SILT SOCK / LIMIT OF DISTURBANCE (LOD)
- PROPOSED EDGE OF PAVEMENT

STORMWATER MANAGEMENT:

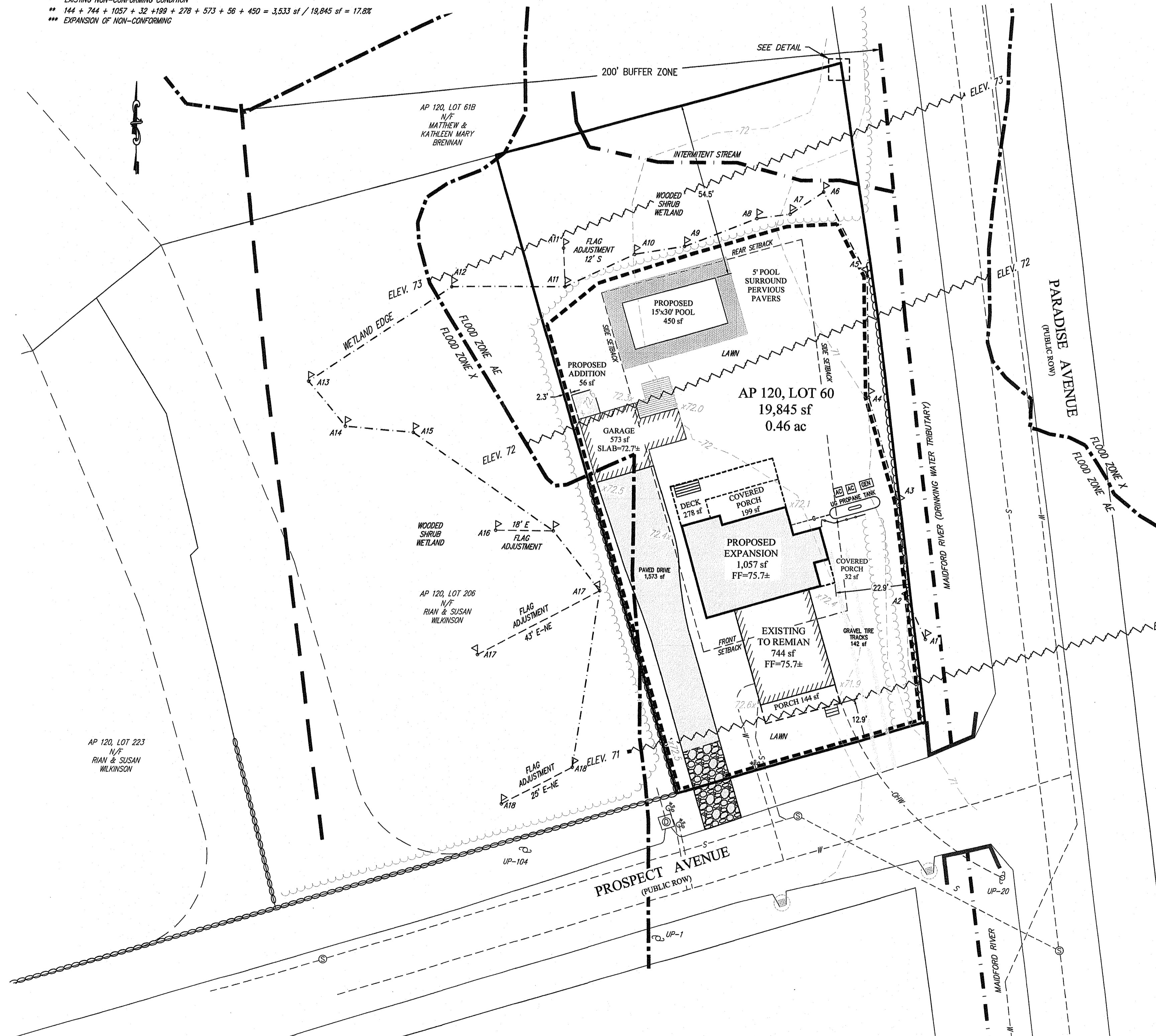
EXISTING IMPERVIOUS SURFACES:		PROPOSED IMPERVIOUS SURFACES:	
COMPACTED GRAVEL DRIVE:	3,233 sf	PAVED DRIVE:	1,573 sf
MAIN DWELLING ROOFTOP:	1,291 sf	REMAINING MAIN ROOFTOP:	889 sf
GARAGE ROOFTOP:	573 sf	NEW MAIN ROOFTOP:	1,247 sf
TOTAL:	5,097 sf	GARAGE ROOFTOP:	629 sf
		POOL:	450 sf
		TOTAL:	4,767 sf

CONCLUSION: SINCE THE PROJECT WILL REDUCE IMPERVIOUS SURFACES BY 300 sf (INCLUDING THE POOL) THERE ARE NO STORMWATER MITIGATIVE MEASURES REQUIRED FOR THE PROJECT.

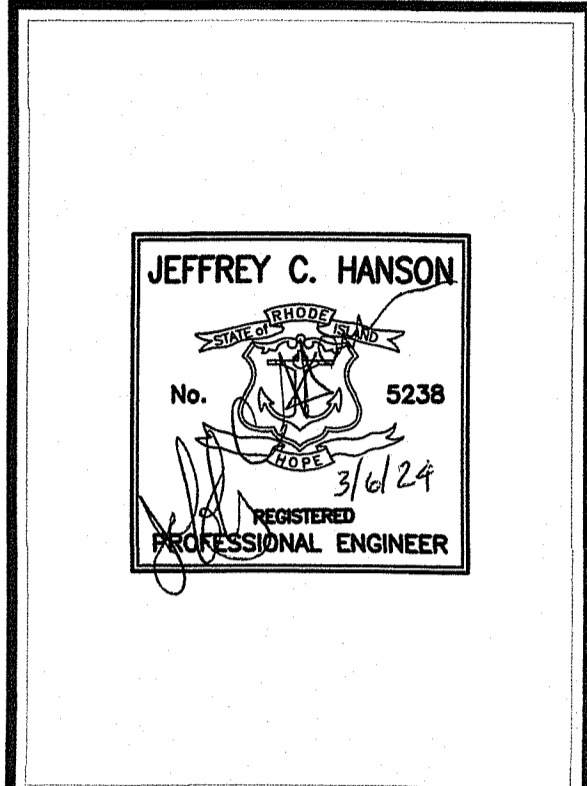
FRESHWATER WETLANDS JURISDICTIONAL NOTE:

JURISDICTIONAL AREA:
 THE SUBJECT PROPERTY IS ENTIRELY WITHIN THE TWO HUNDRED FOOT (200') JURISDICTIONAL AREA ASSOCIATED WITH THE EDGE OF THE MAIDFORD RIVER.

BUFFER ZONE:
 THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN RIVER PROTECTION REGION 2 AND HAS A DESIGNATED ONE HUNDRED FIFTY FOOT (150') BUFFER ZONE.



NO.	DATE	REVISION
1	1/6/2024	DEM COMMENTS



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SITE PLAN

THORNTON RESIDENCE

A.P. 120, LOT 60
 1 PROSPECT AVENUE
 MIDDLETOWN, RI

PREPARED FOR:
ROBERT & SUSAN THORNTON

SCALE: 1"=20'
 JANUARY 2024

Drawn By: MJV
 Checked By: JHK

Sheet
2
 of 2

FILE NO: 21.457.687

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