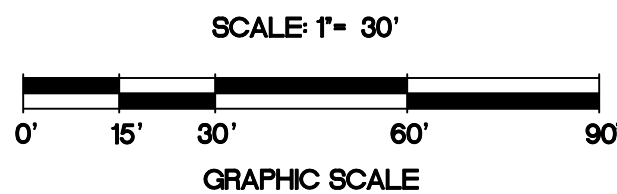


AQUIDNECK AVENUE  
PUBLIC - R.O.W. VARIES



LEGEND:

- SUBJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK
- IRON ROD FOUND
- STREAM
- WETLAND EDGE (REF 1)
- 50' PERIMETER WETLAND
- 100' RIVERBANK WETLAND
- EXISTING BUILDING
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING EDGE OF VEGETATION
- PROPOSED EASEMENT
- ZONE LINE

OWNER/APPLICANT:

AP 120, LOT 46

KARMIK, LLC  
81 BEAGLE DRIVE  
MIDDLETOWN, RI 02842

PLAT INDEX:

THIS PLAN SHALL BE INDEXED BY THE  
FOLLOWING STREETS:

AQUIDNECK AVENUE  
PROSPECT AVENUE

ZONING:

ZONE: R20A	REQUIRED	EXISTING	PROPOSED					
			PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4	PARCEL 5	PARCEL 6
MINIMUM LOT AREA	20,000 S.F.	146,664.79 S.F.	20,561.83 S.F.	24,169.92 S.F.	20,562.83 S.F.	40,715.03 S.F.	20,185.65 S.F.	20,489.53 S.F.
MINIMUM LOT WIDTH AND FRONTAGE	120 FT	497.3 FT	78.15 FT*	20.45 FT*	20.00 FT*	133.64 FT	123.15 FT	121.91 FT
MINIMUM FRONT YARD SETBACK	40 FT	58.3 FT	>40 FT	>40 FT	>40 FT	>40 FT	58.3 FT	>40 FT
MINIMUM REAR YARD SETBACK	50 FT	193.1 FT	>50 FT	>50 FT	>50 FT	>50 FT	58.7 FT	>50 FT
MINIMUM SIDE YARD SETBACK	20 FT	128.2 FT	>20 FT	>20 FT	>20 FT	>20 FT	26.0 FT	>20 FT
MAXIMUM LOT COVERAGE	20%	3.3%	N/A	N/A	N/A	N/A	7.8%	N/A
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT.	<35 FT	<35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.

\* APPROVED SUBDIVISION PLAN (SEE REFERENCE 3)

CERTIFICATION:

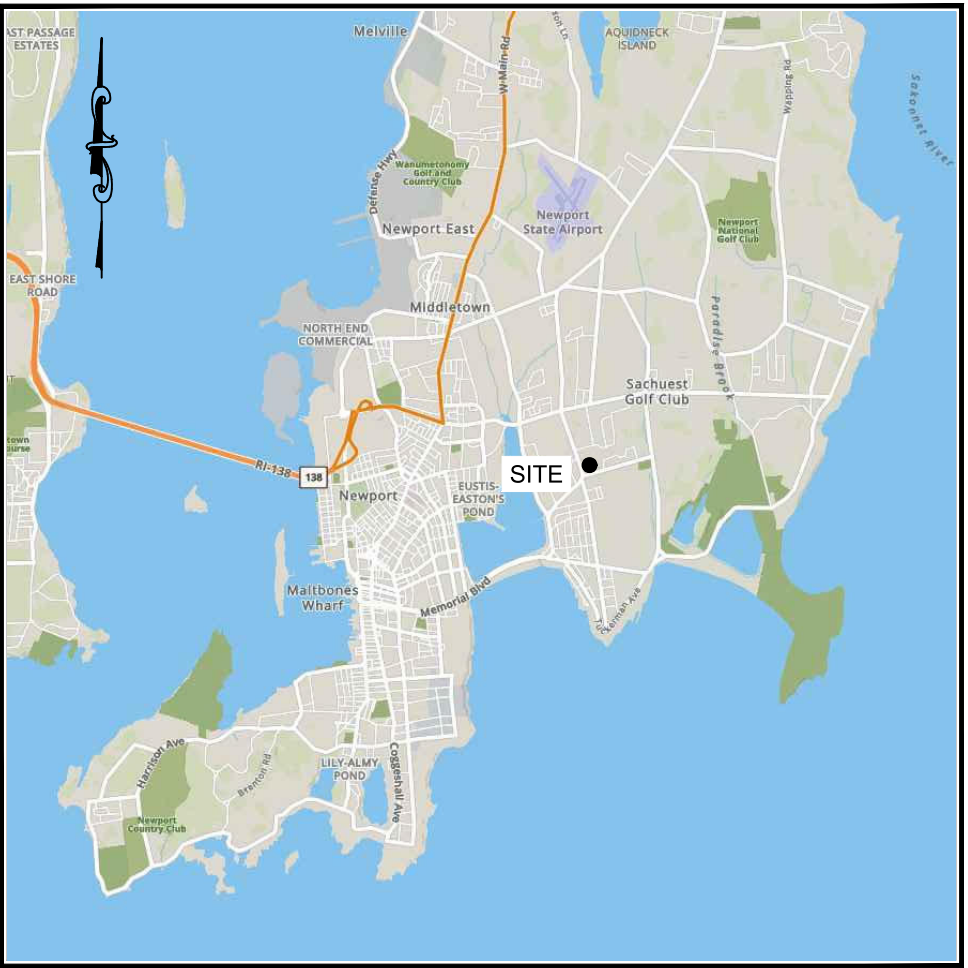
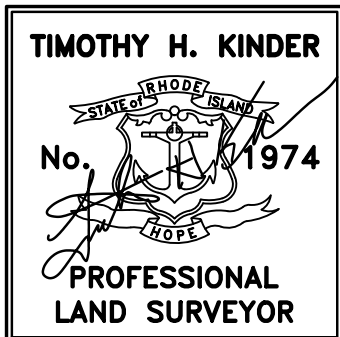
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: DATA ACCUMULATION SURVEY

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

TO PROVIDE A PLAN SHOWING THE SUBDIVISION OF THE PROPERTY AS SHOWN ON REFERENCED PLANS.

BY: TIMOTHY H. KINDER, PLS LICENSE NO. 1974 COA. NO. A-534 DATE: 11/08/2023



LOCATION MAP  
NOT TO SCALE

FLOOD NOTE:

THE SUBJECT PROPERTIES ARE LOCATED WITHIN FLOOD ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED UPON INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR NEWPORT COUNTY COMMUNITY PANEL NUMBER 4400SC01824, EFFECTIVE DATE: SEPTEMBER 4, 2013, AND COMMUNITY PANEL NUMBER 4400SC0094H, EFFECTIVE DATE: APRIL 5, 2010.

NOTES:

- WETLANDS SHOWN PER REFERENCED PLANS.
- EXISTING BUILDINGS SHOWN WITH A CROSS HATCH MUST BE REMOVED AS PART OF THE SUBDIVISION.
- PARCELS 1 AND 2 SHALL BE ACCESSED VIA AQUIDNECK AVE. PARCELS 3-6 SHALL BE ACCESSED VIA PARADISE AVE.
- PARCELS 1, 2, 3, 4, AND 6 WILL BE SUBJECT TO PAYMENT OF DEVELOPMENT IMPACT FEES PER MIDDLETOWN TOWN CODE CHAPTER 150.
- VERTICAL DATUM: NAVD 1988.
- PRIOR TO ANY BUILDING PERMIT BEING ISSUED OR ANY CONSTRUCTION ACTIVITY OR ANY DISTURBANCE TO THE TERRAIN (AND ITS CONTOURS) AND TOPSOIL OR VEGETATIVE GROUND COVER, A SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE APPROVED BY THE TOWN OF MIDDLETOWN PURSUANT TO CHAPTER 151: CONSTRUCTION SITE RUNOFF CONTROL, AND A STORMWATER MANAGEMENT PLAN SHALL BE APPROVED BY THE TOWN OF MIDDLETOWN PURSUANT TO CHAPTER 153: STORMWATER MANAGEMENT, OF THE CODE OF ORDINANCES.
- ALL CONSTRUCTION ACTIVITY OR ANY DISTURBANCE TO THE TERRAIN (AND ITS CONTOURS) AND TOPSOIL OR VEGETATIVE GROUND COVER SHALL BE IN CONFORMANCE WITH RIDEM INSIGNIFICANT ALTERATION PERMIT FOR APPLICATION NO. 22-0411, DATED APRIL 7, 2023, AND RECORDED IN THE MIDDLETOWN LAND EVIDENCE RECORDS ON APRIL 14, 2023, IN BOOK 1796 AT PAGE 88.

REFERENCES:

- PLAN ENTITLED, "EXISTING CONDITIONS PLAN FOR KARMIK, LLC.; PLAT 120, LOT 46; 265 PROSPECT AVE; MIDDLETOWN, RHODE ISLAND" BY DARVEAU LAND SURVEYING, INC. DATED MAY 2011.
- PLAN ENTITLED, "PROPOSED WATER LINE PLAN FOR KARMIK, LLC.; C/O FRANK PIMENTAL; AQUIDNECK AVENUE; MIDDLETOWN, RHODE ISLAND" BY DARVEAU & ASSOCIATES, INC. DATED MAY 2009.
- PLAN ENTITLED, "FINAL MAJOR SUBDIVISION PLAN PLAN" BY NARRAGANSETT ENGINEERING, INC. DATED MARCH 8, 2007, LAST REVISED 8-15-07.
- PLAN ENTITLED, "PROPOSED CONDITIONS PLAN" BY NARRAGANSETT ENGINEERING, INC. DATED MARCH 8, 2007.

SUBDIVISION PLAN - 1  
PARADISE PLAT  
ASSESSOR'S PLAT 120  
LOT 46  
265 PROSPECT AVENUE

SITUATED IN  
MIDDLETOWN, RHODE ISLAND

PREPARED FOR:  
KARMIK, LLC

AUGUST 2023  
REVISED NOVEMBER 8, 2023

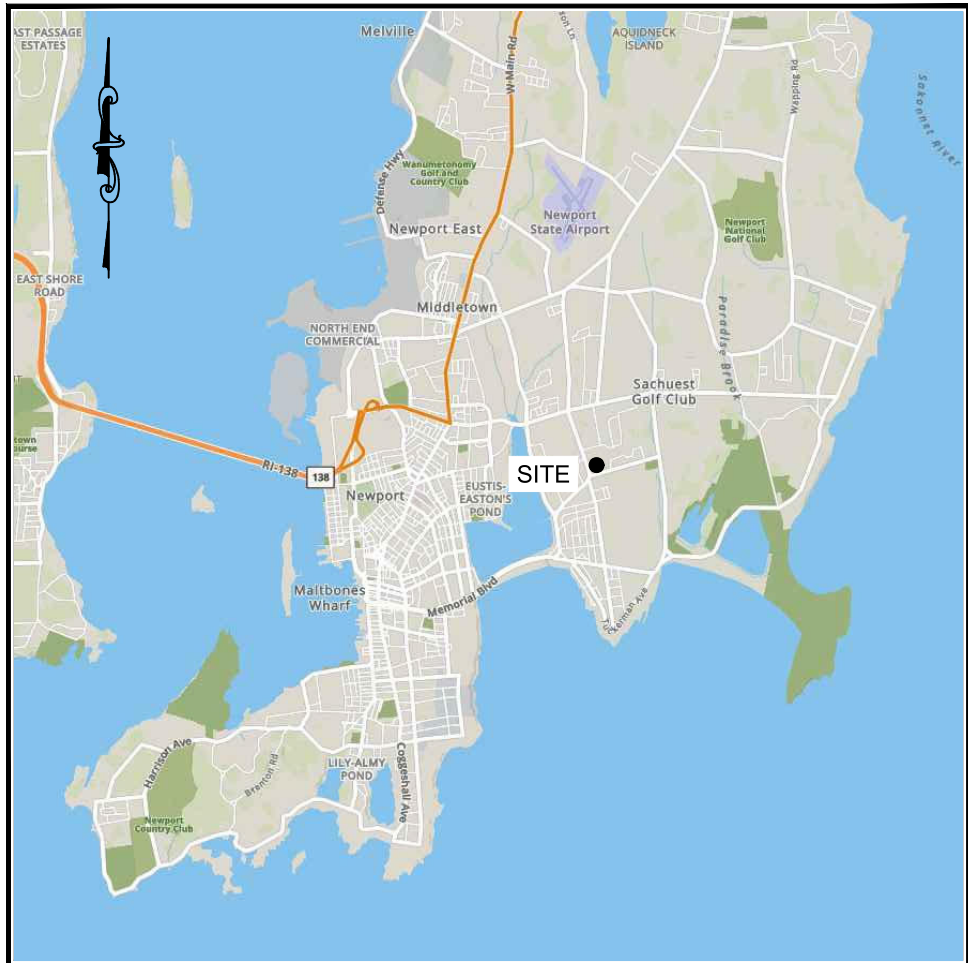
PREPARED BY:



250 Centerville Road, Building E-12 Warwick, Rhode Island 02886 790 Aquidneck Avenue, Building B Middletown, Rhode Island 02842

www.MillstoneEng.com  
p. (401) 921-3344 f. (401) 921-3303





LOCATION MAP  
NOT TO SCALE

**FLOOD NOTE:**  
THE SUBJECT PROPERTIES ARE LOCATED WITHIN FLOOD ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED UPON INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR NEWPORT COUNTY COMMUNITY PANEL NUMBER 44005C0182J, EFFECTIVE DATE: SEPTEMBER 4, 2013, AND COMMUNITY PANEL NUMBER 44005C0094H, EFFECTIVE DATE: APRIL 5, 2010.

- NOTES:**
- WETLANDS SHOWN PER REFERENCED PLANS.
  - PARCELS 1 AND 2 SHALL BE ACCESSED VIA AQUIDNECK AVE. PARCELS 3-6 SHALL BE ACCESSED VIA PARADISE AVE.
  - VERTICAL DATUM: NAVD 1988.

- REFERENCES:**
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  - PLAN ENTITLED, "FINAL MAJOR SUBDIVISION PLAN PLAN" BY NARRAGANSETT ENGINEERING, INC. DATED MARCH 8, 2007, LAST REVISED 8-15-07.
  - PLAN ENTITLED, "PROPOSED CONDITIONS PLAN" BY NARRAGANSETT ENGINEERING, INC. DATED MARCH 8, 2007.

**SUBDIVISION PLAN - 2  
PARADISE PLAT**  
ASSESSOR'S PLAT 120  
LOT 46  
265 PROSPECT AVENUE

SITUATED IN  
MIDDLETOWN, RHODE ISLAND

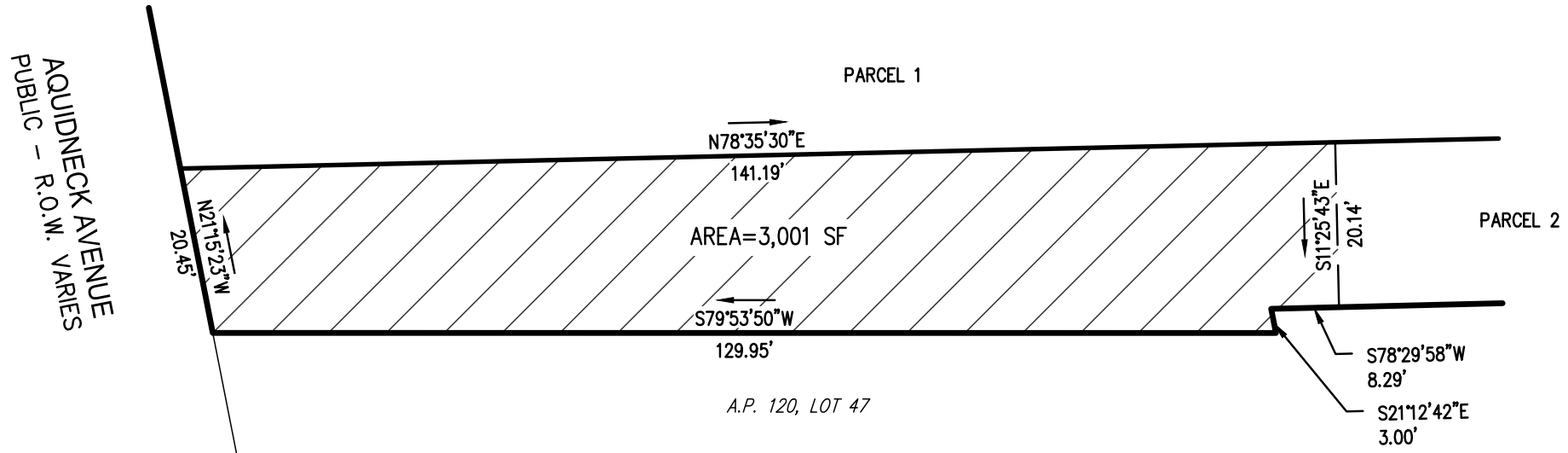
PREPARED FOR:  
**KARMIK, LLC**  
AUGUST 2023  
REVISED NOVEMBER 8, 2023

PREPARED BY:

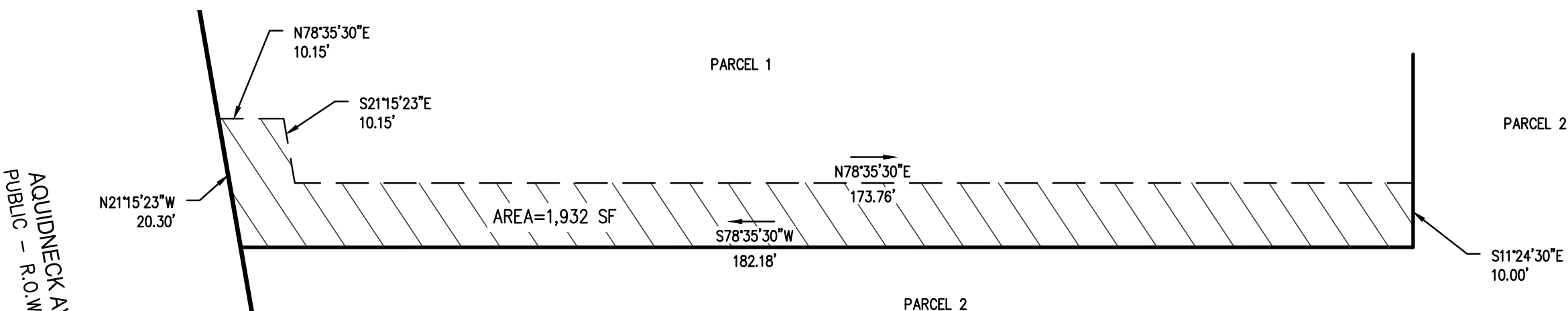


250 Centerville Road, Building E-12 790 Aquidneck Avenue, Building B  
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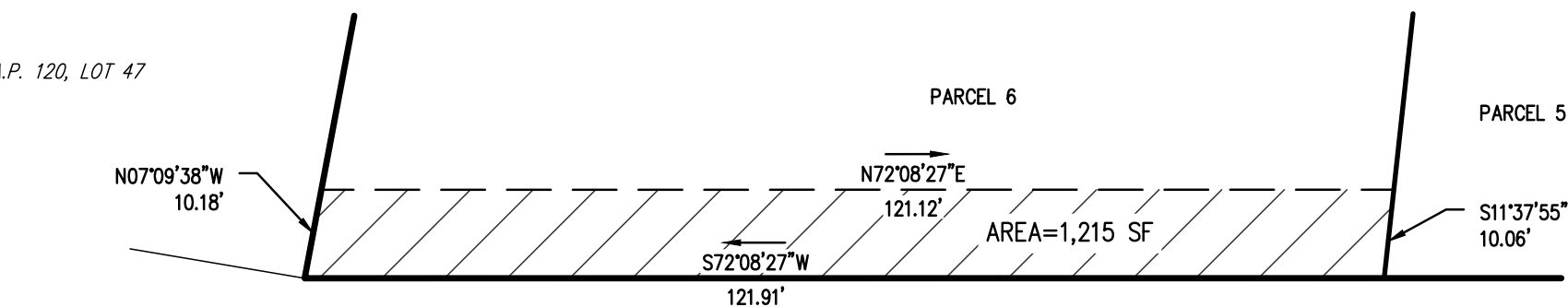
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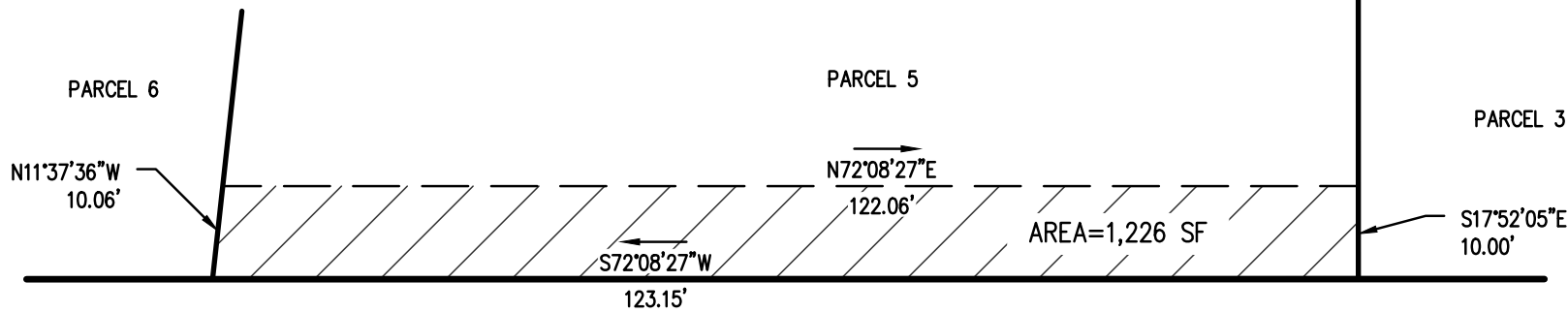
**PROPOSED ACCESS EASEMENT**  
3,001 SF  
SCALE: 1" = 20'



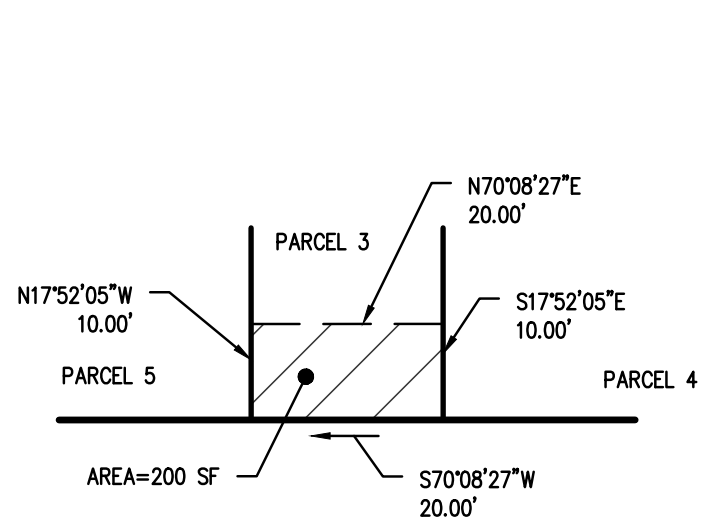
**PROPOSED UTILITY EASEMENT A**  
1,932 SF  
SCALE: 1" = 20'



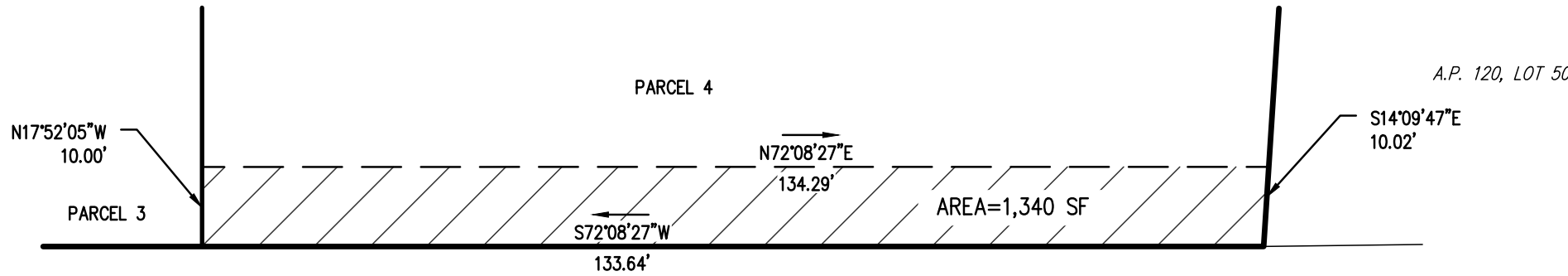
**PROPOSED UTILITY EASEMENT B**  
1,215 SF  
SCALE: 1" = 20'



**PROPOSED UTILITY EASEMENT C**  
1,226 SF  
SCALE: 1" = 20'



**PROPOSED UTILITY EASEMENT D**  
200 SF  
SCALE: 1" = 20'



**PROPOSED UTILITY EASEMENT E**  
1,340 SF  
SCALE: 1" = 20'

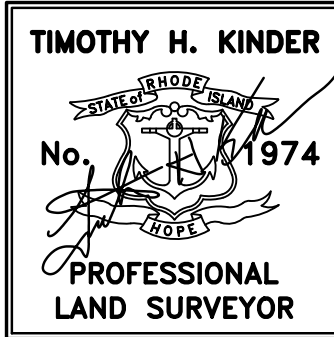
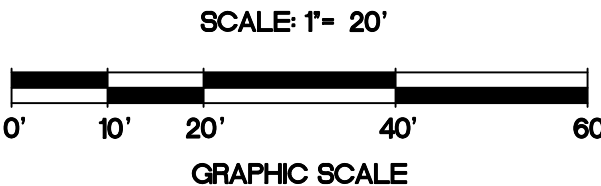
**LEGEND:**  
— SUBJECT PROPERTY LINE  
— ABUTTING PROPERTY LINE  
- - - PROPOSED EASEMENT

**OWNER/APPLICANT:**

AP 120, LOT 46  
KARMIK, LLC  
81 BEAGLE DRIVE  
MIDDLETOWN, RI 02842

**PLAT INDEX:**

THIS PLAN SHALL BE INDEXED BY THE  
FOLLOWING STREETS:  
AQUIDNECK AVENUE  
PROSPECT AVENUE



**CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO  
435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD  
OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY MEASUREMENT SPECIFICATION  
LIMITED CONTENT BOUNDARY SURVEY I  
DATA ACCUMULATION SURVEY III

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

TO PROVIDE A PLAN SHOWING THE SUBDIVISION OF THE PROPERTY AS SHOWN ON REFERENCED PLANS.

BY TIMOTHY H. KINDER 11/08/2023  
TIMOTHY H. KINDER, PLS LICENSE NO. 1974 COA. NO. A-534 DATE