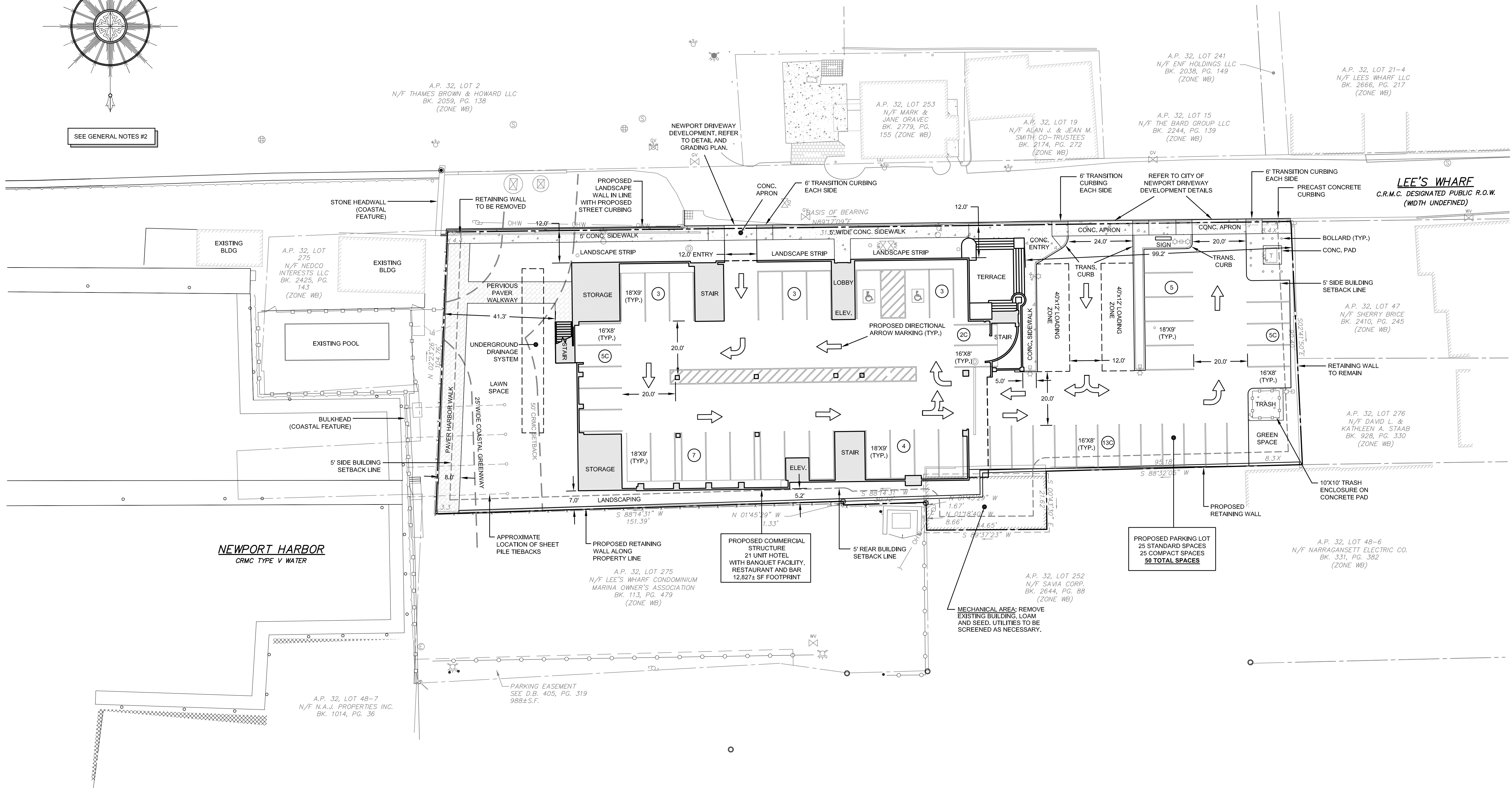


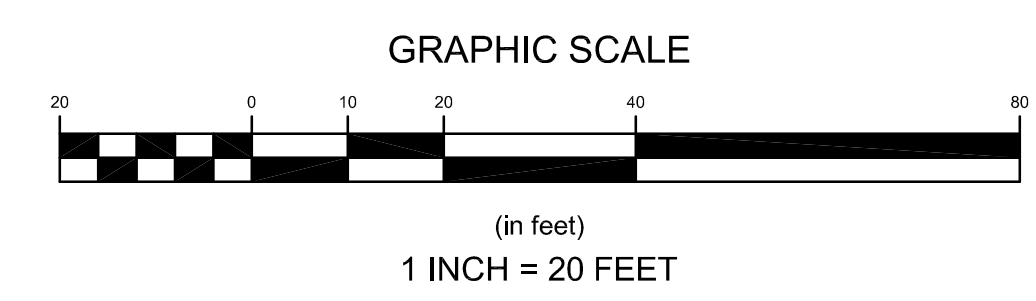
SEE GENERAL NOTES #2



ZONING DATA: WB (WATERFRONT BUSINESS)			
	REQUIRED	PROPOSED	
MINIMUM LOT AREA:	5,000 SF	32,069 SF	
MINIMUM LOT WIDTH:	50 FT	313.24 FT	
BUILDING SETBACKS:			
FRONT	0 FT	12.0 FT	
SIDE	5 FT	41.3 / 101.2 FT	
REAR	5 FT	5.0 FT	
MAXIMUM BUILDING HEIGHT:	47 FT	47 FT	
MAXIMUM LOT COVERAGE:	40%	40%	
* MAX BUILDING HEIGHT = FLOOD ELEVATION + 5 FT FREEBOARD			
- AVG. EX. GRADE + MAX HEIGHT PER ZONING			
= 13 FT + 5 FT + 6 FT + 36 FT = 47 FT			

LEGEND:	
	PROPERTY LINE
	ABUTTER'S PROPERTY LINE
	WOOD FENCE
	OVERHEAD WIRE
	UTILITY POLE
	HYDRANT
	WATER GATE
	WATER SHUTOFF
	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	GAS GATE

- GENERAL NOTES:
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN JULY 2019.
  - NORTH ARROW BASED ON RTK/GNSS OBSERVATION.
  - BASE OF ELEVATIONS: NAVD88. CONVERSION TO MEAN SEA LEVEL: (MSL = NAVD88 - 0.30)
  - ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES).
  - REFER TO SHEET C-2 FOR COMPLETE PROJECT NOTES.



NORTHEAST ENGINEERS  
& CONSULTANTS, INC.

A KNOWLEDGE CORPORATION®

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WWW.NORTHEASTENGINEERS.COM

SITE/CIVIL

LAND PLANNING

WATERFRONT

SURVEYING

GEOTECHNICAL

ENVIRONMENTAL

TRANSPORTATION

STRUCTURAL

6	REVISED COASTAL PATH	03AUG20	
5	REVISED BUILDING	06JUL20	
4	REVISED STAIR LOCATION	28MAY20	
3	REVISED DRAINAGE	24APR20	
2	MISC REVISIONS	31MAR20	
1	REVISED DRAINAGE	19MAR20	
No.	Revision	Date	App.
Designed By:		Drawn by: JJR	Checked by: GES
Scale: 1"=20'		Date:	24FEB20
Project Title:			
MANCHESTER HOUSE A.P. 32, LOT 314 24 LEES WHARF NEWPORT, RHODE ISLAND			
Client/Owner:			
HOWARD WHARF, LP 66 OCEAN AVENUE NEWPORT, RI 02840			
Issued for:			
PERMITTING			
Drawing Title:			
PROPOSED LAYOUT PLAN			
		Drawing Number:	
		C-4	
		Sheet 4 of 10	
		Project Number:	
		19107.0	
		Survey Index:	
		14 - 32 - 314	
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