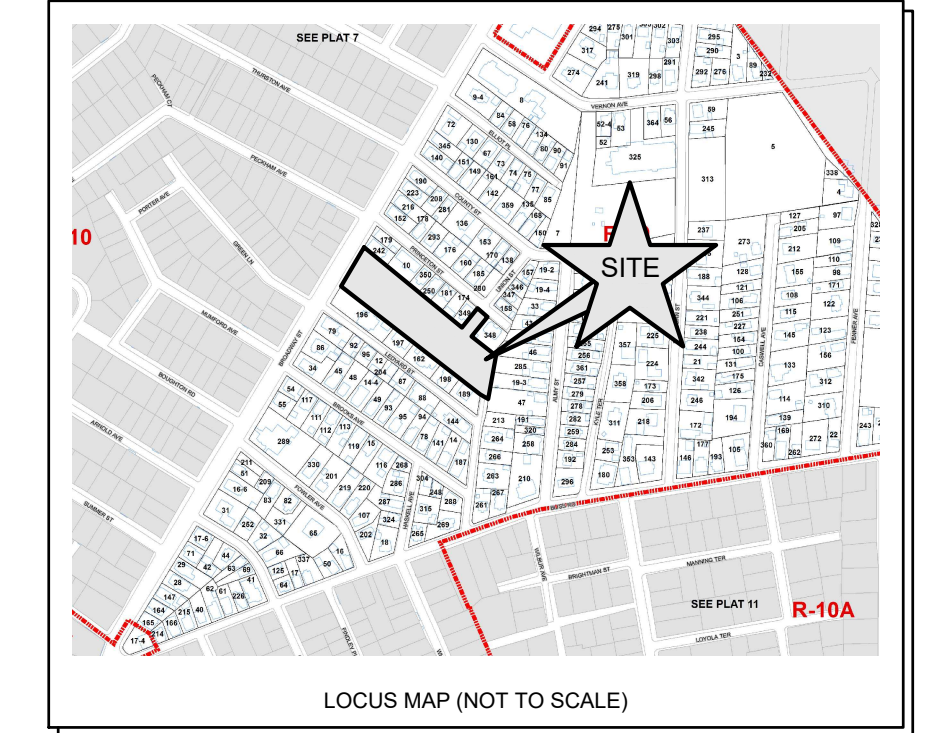


A KNOWLEDGE CORPORATION®

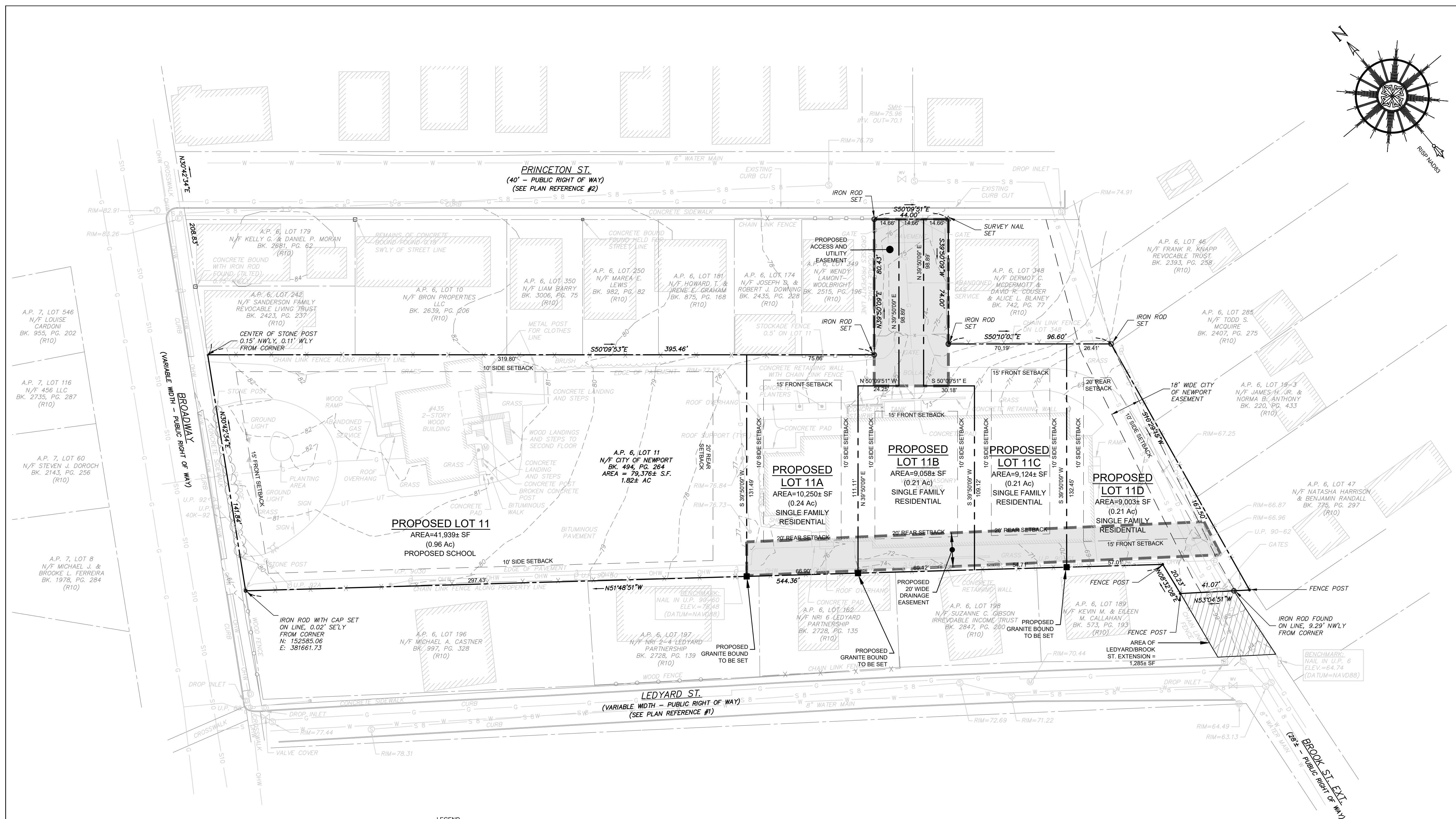
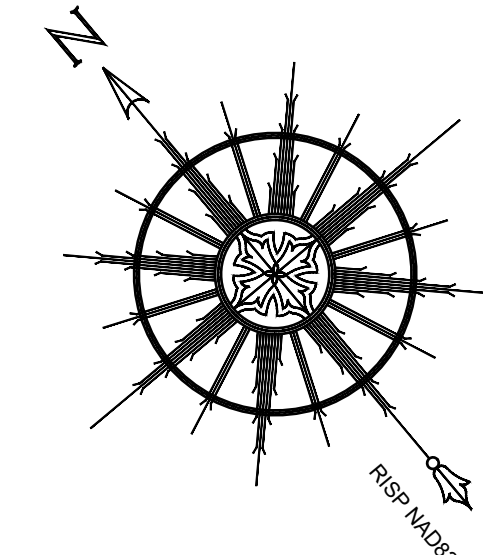
6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM



LOCUS MAP (NOT TO SCALE)

STREET INDEX:

PRINCETON STREET
BROADWAY
LEDYARD STREET



SURVEYOR'S 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 SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO DETERMINE AND INDICATE THE LOCATION OF THE PROPERTY BOUNDARIES OF A SUBDIVISION OF A.P. 6, LOT 11

SEAN M. LEACH NO. 1907
DATE: COA NO. A356

LEGEND

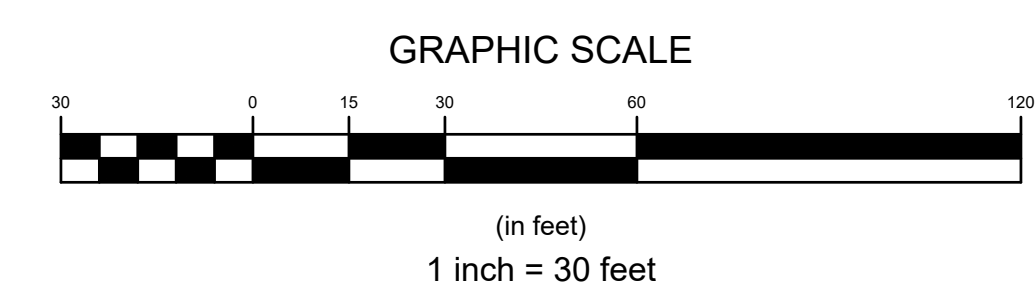
---	PROPERTY LINE	---	PROPOSED SUBDIVISION LINE
---	ABUTTER'S PROPERTY LINE	---	PROPOSED BUILDING SETBACK
---	TOPOGRAPHIC CONTOUR	---	PROPOSED GRANITE BOUND
X	CHAIN LINK FENCE	---	PROPOSED EASEMENT
---	STOCKADE FENCE		
---	WOOD FENCE		
---	HEDGE		
---	BRUSH/BUSHES		
C	NATURAL GAS LINE		
M	MANHOLE		
S	SEWER MANHOLE		
●	CATCH BASIN		
+	SIGN		
+	HYDRANT		
+	WATER GATE		
+	LIGHT		
+	UTILITY POLE		
+	GUY WIRE		
○	IRON ROD		
△	SURVEY NAIL		

- GENERAL NOTES:**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. (NE&C) IN SEPTEMBER 2018. PROPERTY LINE INFORMATION TAKEN FROM A CLASS 1 COMPREHENSIVE BOUNDARY SURVEY PREPARED BY NE&C DATED NOVEMBER 7, 2018.
 - BASE OF ELEVATIONS: NAVD83.
 - NORTH REFERENCES GRID NORTH (RISP NAD83) BY RTK GPS OBSERVATION.
 - SUBJECT PROPERTY AND ALL ABUTTING PROPERTIES ARE ZONED R-10 (HIGH DENSITY RESIDENTIAL).
 - STRUCTURES ON ABUTTING PROPERTIES SCALED FROM ARCHITECTURAL RENDERINGS AND SHOULD BE CONSIDERED APPROXIMATE.
 - 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. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES).
 - THIS SUBMISSION SURVEY PLAN SHOWS THE DIVISION OF LOT 11 ON THE NEWPORT TAX ASSESSOR'S PLAT 6, AS PRESENTLY CONSTITUTED, CONSISTING OF 79,376 S.F. INTO 5 SEPARATE LOTS OF VARYING SQUARE FOOTAGE AS SHOWN ON THIS SUBDIVISION SURVEY PLAN.
 - STORM WATER DRAINAGE EASEMENT TO CITY OF NEWPORT IN BOOK 201 AT PAGE 506.

ZONING DATA: R-10

MINIMUM LOT AREA:	10,000 SF
MINIMUM LOT WIDTH:	80 FT
BUILDING SETBACKS:	
FRONT	15 FT
SIDE	10 FT
REAR	20 FT
MAXIMUM BUILDING HEIGHT:	30 FT
MAXIMUM LOT COVERAGE:	20%

ZBR ZONING DECISION BOOK 3015, PAGE 240.



No.	Revision	Date	App.
Designed By:	Drawn by: JJR/VAL	Checked by: SML	
Scale:	1"=30'	Date:	06AUG2021
Project Title:	<p>PROPOSED DANCE SCHOOL AND RESIDENTIAL SUBDIVISION A.P. 6, LOT 11 435 BROADWAY NEWPORT, RHODE ISLAND</p>		
Client/Owner:	<p>CITY OF NEWPORT CITY HALL 43 BROADWAY NEWPORT, RI 02840</p>		
Issued for:	<p>FINAL SUBDIVISION PLAN</p>		
Drawing Title:	<p>TRIPLETT SCHOOL SUBDIVISION PLAN</p>		
Drawing Number:	<p>L-2</p>		
Sheet	<p>1 of 1</p>		
Project Number:	<p>17062.2</p>		
Survey Index:	<p>14 - 6 - 11</p>		
<p>OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.</p>			