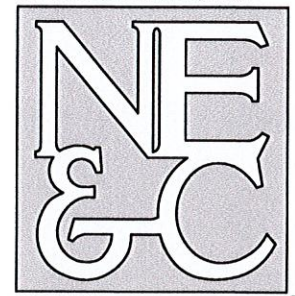


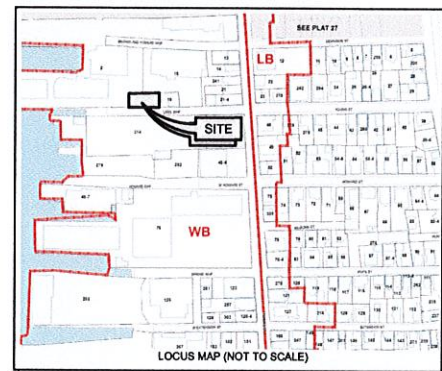
NORTHEAST ENGINEERS & CONSULTANTS, INC.



A KNOWLEDGE CORPORATION®

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- SITE/CIVIL
- LAND PLANNING
- WATERFRONT
- SURVEYING
- GEOTECHNICAL
- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL



No.	Revision	Date	App.

Designed By: JJR Drawn by: JJR Checked by: SML
 Scale: 1"=10' Date: 07DEC20

Project Title:
A.P. 32 LOT 253
9 LEE'S WHARF
 NEWPORT, RHODE ISLAND

Client/Owner:
 MARK ORAVEC
 51 DIVISION STREET #401
 SAG HARBOR, NY 11963

Drawing Title:
ZONING PLAN

Drawing Number: Z-1
Sheet 1 of 1
Project Number: 18182.0
Survey Index: 14 - 32 - 253

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.



BENCHMARK SURVEY NAIL
 NAVD 88 DATUM
 ELEV. = 6.43

CERTIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RIGR-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:

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

STATEMENT OF PURPOSE:
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 32, LOT 253 IN NEWPORT, RHODE ISLAND, TO SHOW EXISTING PHYSICAL FEATURES, AND TO SHOW THE RELATIONSHIP BETWEEN THE EXISTING AND PROPOSED STRUCTURAL IMPROVEMENTS WITH RESPECT TO THE PROPERTY BOUNDARIES.

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

ZONING DATA TABLE
 WB - WATERFRONT BUSINESS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 SQ. FT.	3,426± SQ. FT.	3,426± SQ. FT.
MINIMUM LOT WIDTH/FRONTAGE	50 FT.	82 FT.	82 FT.
MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED	40%	30.8%	44.5%
MAXIMUM BUILDING HEIGHT (ABOVE MEAN SEA LEVEL)	45 FT.		
MINIMUM YARD DIMENSIONS			
FRONT	0 FT.	1.6 FT.	3.9 FT.
SIDE	5 FT.	1.8 FT.	5.0 FT.
REAR	5 FT.	10.3 FT.	5.0 FT.

LEGEND:

---	PROPERTY LINE	WV	WATER GATE
---	ABUTTER'S PROPERTY LINE	⊕	WATER SHUTOFF
○-○-○-○	STONE WALL	⊕	CATCH BASIN
---	FEMA ZONE	⊕	DRAIN MANHOLE
---	CRMC JURISDICTIONAL LINE	⊕	SEWER MANHOLE
⊕	UTILITY POLE	⊕	GAS GATE
X	CHAIN LINK FENCE	⊕	SURVEY NAIL
OHW	OVERHEAD WIRE	○	IRON ROD/PIPE
⊕	HYDRANT		

- GENERAL NOTES:**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN OCTOBER 2018 AND JANUARY 2019.
 - NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
 - DEED 198/291 HAS A DISTANCE OF 82' ALONG LEE'S WHARF BUT REFERS TO DEED 174/374 WHICH HAS 65' ON LEE'S WHARF. A SUBSEQUENT TRANSFER OF 17' ALONG LEE'S WHARF TOOK PLACE IN BK 215/205.
 - BASE OF ELEVATIONS: NAVD88.

