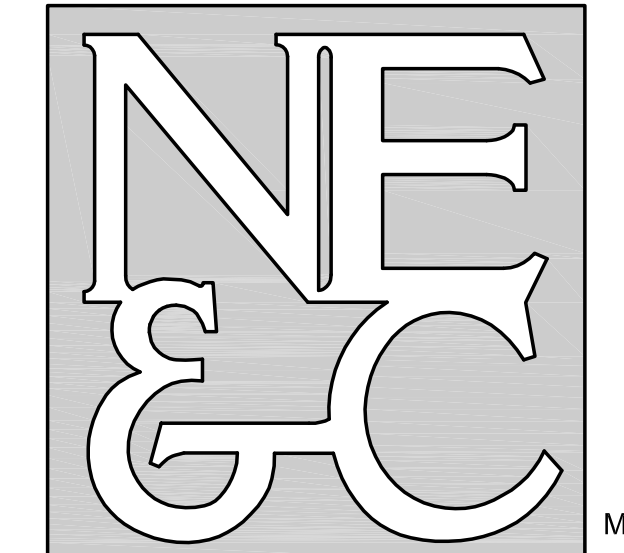
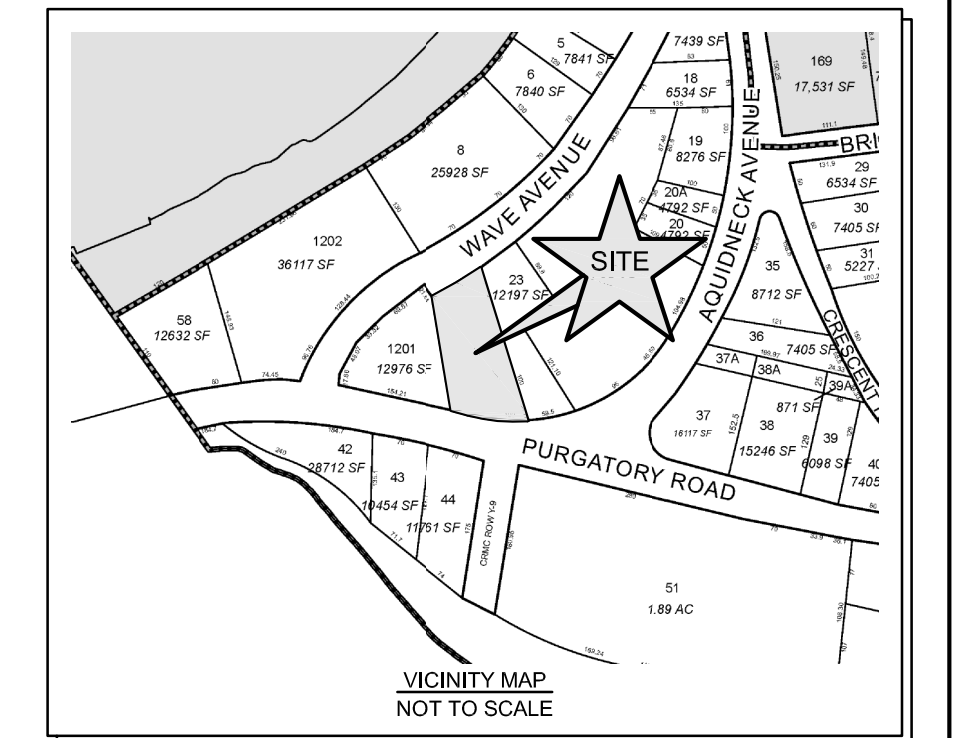


NORTHEAST ENGINEERS & CONSULTANTS, INC.



- SITE/CIVIL
- LAND PLANNING
- WATERFRONT
- SURVEYING
- GEOTECHNICAL
- ENVIRONMENTAL
- TRANSPORTATION
- STRUCTURAL
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 6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842  
 PHONE (401) 849-0810 FAX (401) 846-4169  
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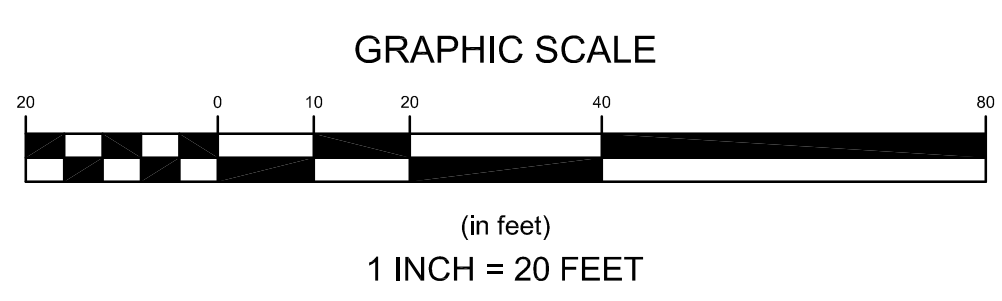
**LEGEND**

|         |                            |
|---------|----------------------------|
| ---     | PROPERTY LINE              |
| - - - - | ABUTTERS PROPERTY LINE     |
| □ □ □ □ | WOOD FENCE                 |
| x x x x | CHAIN LINK FENCE           |
| ○       | IRON PIPE / ROD            |
| □       | RHODE ISLAND HIGHWAY BOUND |
| ⊕       | UTILITY POLE               |
| ---     | ZONING DISTRICT BOUNDARY   |

- PLAN REFERENCES:**
- "PLAT OF LAND OF FIRST BEACH LAND CO., NEWPORT, R.I." SURVEYED BY J.P. COTTON, DATED JUNE 11, 1907, RECORDED IN PLAN BOOK 1, PAGES 5 & 6.
  - "LAND OF JOSEPH J. CHAVES & AUGUSTINE J. GARCIA" BY HAROLD ST. JOHN, DATED MAY 5, 1976, RECORDED IN DEED BOOK 120, PAGE 208.
  - "PLAN OF LAND NOW OR FORMERLY OF PURGATORY ASSOCIATES" BY LEON M. SHAW, R.L.S. DATED 6/12/84, RECORDED IN BOOK 13, MAP 180.
  - "ADMINISTRATIVE SUBDIVISION, A.P. 116NEW, LOTS 15, 16, 17, 21, 22 & 22A, MIDDLETOWN, R.I." BY NORTHEAST ENGINEERS & CONSULTANTS, INC., LAST REVISED 4/28/05, RECORDED IN THE TOWN OF MIDDLETOWN CLERKS' OFFICE.
  - RHODE ISLAND STATE HIGHWAY PLAT NO. 164, DATED OCTOBER 5, 1927.
  - RHODE ISLAND STATE HIGHWAY PLAT NO. 652, DATED MAY 3, 1940.
  - RHODE ISLAND STATE HIGHWAY PLAT NO. 1138, DATED JUNE 28, 1960.

- GENERAL NOTES:**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN MARCH, 2015. SURVEY SUPPLEMENTED WITH ADDITIONAL INFORMATION AND CONVERTED TO NAVD88 VERTICAL DATUM IN NOVEMBER OF 2017.
  - NORTH ARROW TAKEN FROM RHODE ISLAND STATE HIGHWAY PLAT NO. 164.
  - BASE OF ELEVATIONS: NAVD88.
  - THIS PROPERTY IS IN ZONE "AE (EL 14)" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 44005C0181, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 4, 2013, AND IS IN A SPECIAL FLOOD HAZARD AREA.
  - REFER TO COMPLETE PROJECT NOTES ON SHEET C-2.

- PLAN PURPOSE:**
- THE PURPOSE OF THIS PLAN IS TO ADDRESS SECTION 4.F OF THE TOWN OF MIDDLETOWN PLANNING DEPARTMENT DEVELOPMENT PLAN REVIEW SUBMISSION CHECKLIST.
  - REFER TO PLAN SET ENTITLED "NEWPORT BEACH SUITES, ASSESSORS PLAT 116NW LOT 13, 38 PURGATORY ROAD (AQUIDNECK AND WAVE AVENUES), MIDDLETOWN, RHODE ISLAND, JANUARY 30, 2024 PERMIT SET", PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. FOR ALL OTHER REQUIRED SECTIONS OF THE CHECKLIST.



|  |          |                 |                 |
|--|----------|-----------------|-----------------|
| No.  | Revision | Date            | App.            |
| Designed By:   | ---      | Drawn by: JJR   | Checked by: GES |
| Scale:   | 1"=20'   | Date:           | 06FEB24         |
| Project Title:   |          |                 |                 |
| <b>NEWPORT BEACH SUITES</b>  |          |                 |                 |
| A.P. 116 NW LOT 13   |          |                 |                 |
| 38 PURGATORY ROAD  |          |                 |                 |
| AQUIDNECK AND WAVE AVENUES   |          |                 |                 |
| MIDDLETOWN, RHODE ISLAND   |          |                 |                 |
| Client/Owner:  |          |                 |                 |
| WAVE POND HOTEL, LLC<br>1140 RESERVOIR AVENUE<br>CRANSTON, RI 02920-6320   |          |                 |                 |
| Issued for:  |          |                 |                 |
| PERMITTING   |          |                 |                 |
| Drawing Title:   |          |                 |                 |
| <b>ABUTTER AND ZONING PLAN</b>   |          |                 |                 |
| Drawing Number:  |          | C-10            |                 |
| Sheet 1 of 1   |          | Project Number: |                 |
|  |          | 15018.3         |                 |
| Survey Index:  |          | 13 -116NW- 13   |                 |
|  |          |                 |                 |
| <small>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.</small> |          |                 |                 |