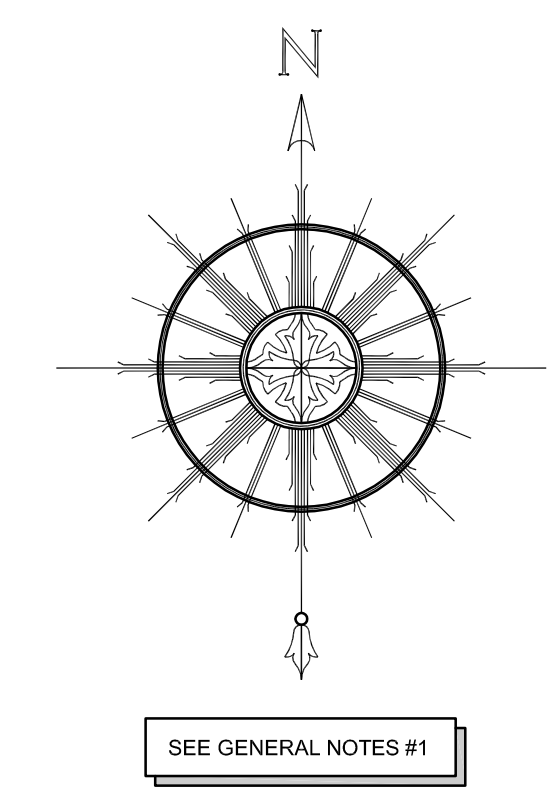
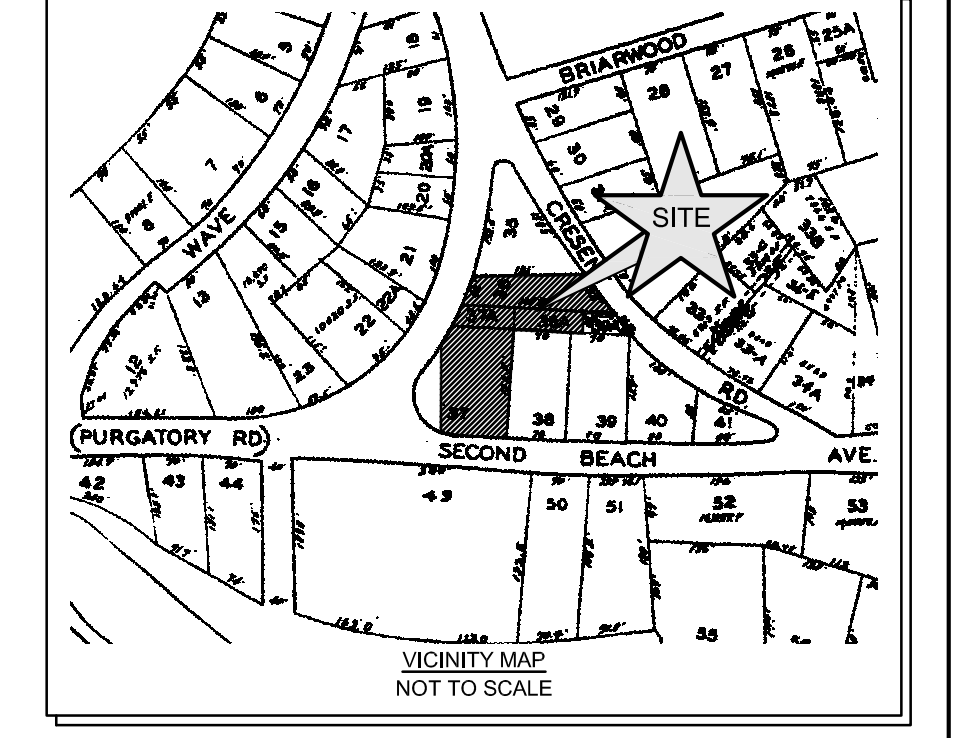


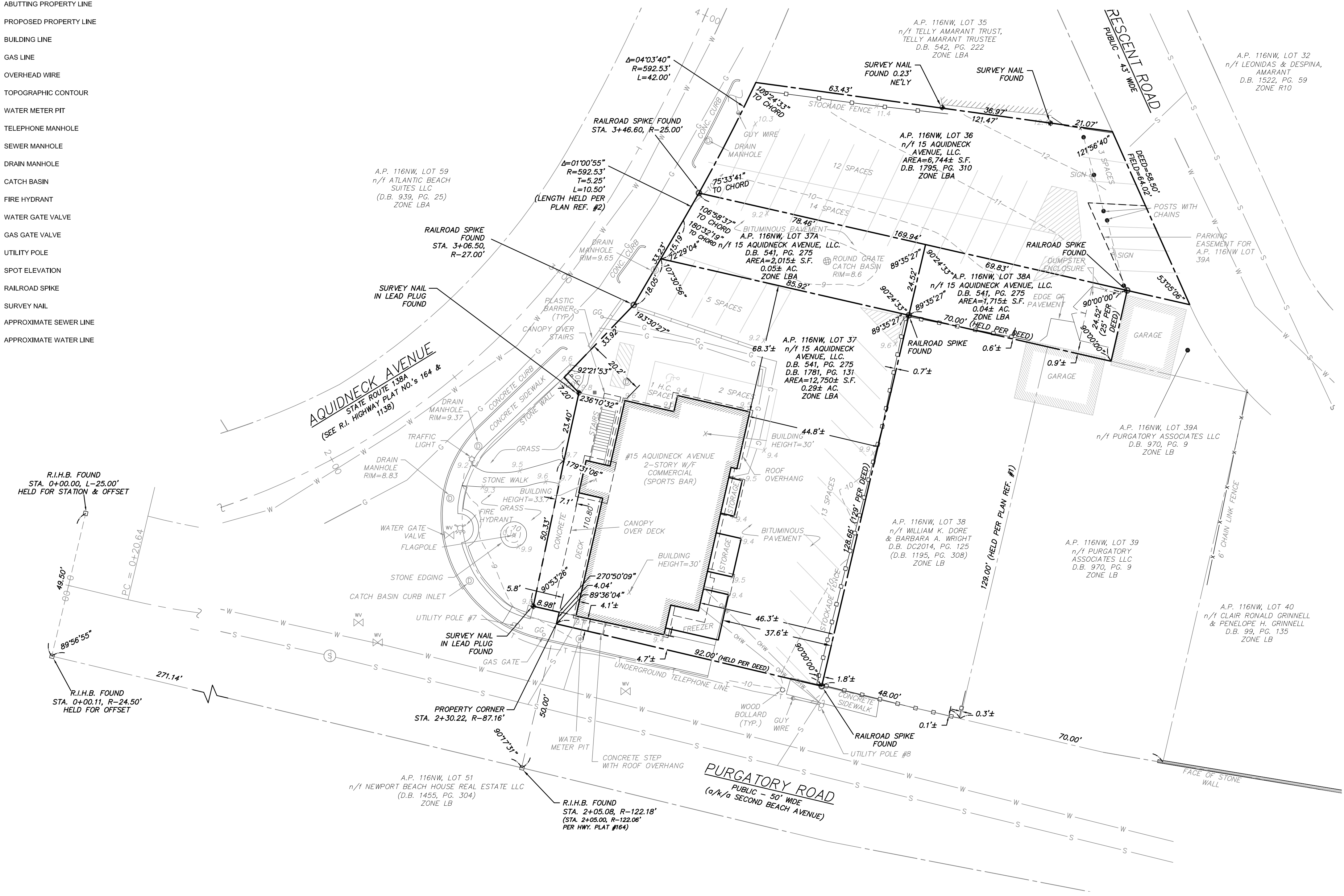
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LEGEND

---	PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	BUILDING LINE
G	GAS LINE
OHW	OVERHEAD WIRE
-10	TOPOGRAPHIC CONTOUR
⊙	WATER METER PIT
⊙	TELEPHONE MANHOLE
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	CATCH BASIN
⊙	FIRE HYDRANT
⊙	WATER GATE VALVE
⊙	GAS GATE VALVE
⊙	UTILITY POLE
9.2 X	SPOT ELEVATION
○	RAILROAD SPIKE
⊙	SURVEY NAIL
S	APPROXIMATE SEWER LINE
W	APPROXIMATE WATER LINE



1 SHOW LOTS 37A AND 38A				4-2-24
No.	Revision	Date	App.	
Designed By:	Drawn by:	JJR	Checked by:	SML
Scale:	1"=20'	Date:	03APR24	

A.P. 116NW, LOTS 36, 37, 37A & 38A
15 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND

Owner:
15 AQUIDNECK AVENUE LLC
C/O CARRIAGE HOUSE INN
93 MANTONOMI AVE.
MIDDLETOWN, RI 02842

Issued for:

Drawing Title:

COMPREHENSIVE BOUNDARY SURVEY
WITH TOPOGRAPHY

Drawing Number:	L-1
Sheet	1 of 1
Project Number:	05248.0
Survey Index:	13 -116NW - 36, 37 37A, 38A

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.

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
DATA ACCUMULATION (EXISTING CONDITIONS)
TOPOGRAPHIC SURVEY ACCURACY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III
CLASS T-2

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. 116NW, LOTS 36, 37, 37A & 38A AND TO SHOW EXISTING PHYSICAL FEATURES AND TOPOGRAPHY.

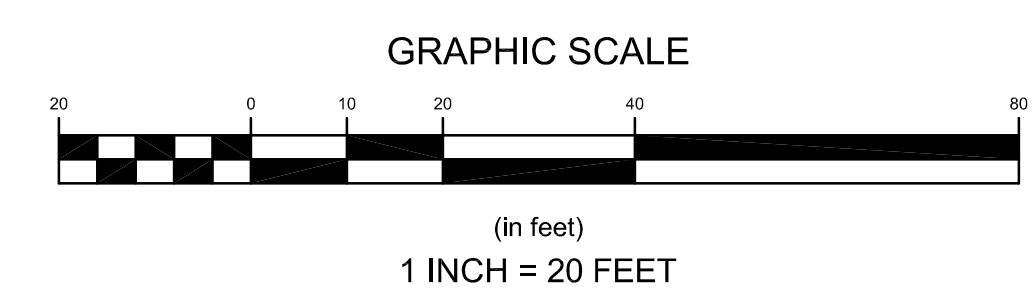
SEAN M. LEACH NO. 1907
DATE: COA NO. A356

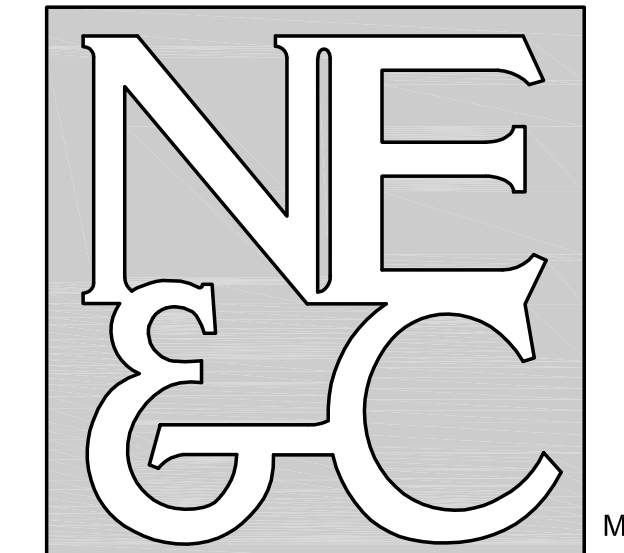
- PLAN REFERENCES:**
- "PLAT OF FIRST BEACH LAND CO.," BY J.P. COTTON, C.E.; DATED JUNE 11, 1907; RECORDED IN P.B. 1, PG. 5-6.
 - "CERTAIN LAND OF ANTHONY CAPPUCILLI, JR.," BY H.E. SLJOHN; DATED MAY 1954; SCALE: 1"=20'; DRAWING #S-2-131; RECORDED IN P.B. 7, PG. 9.
 - "PLOT OF LAND AND BUILDING ACQUIRED BY GEORGE H. & GLADYS B. COTTLE," BY PAUL E. TUBLEY, C.E.; DATED DEC. 9, 1944; SCALE: 1"=10'; RECORDED IN P.B. 2, PG. 32.
 - RHODE ISLAND STATE HIGHWAY PLAT NO.'s 164 & 1138.
- NOTES:**
- NORTH ARROW BASED ON GNSS/RTK OBSERVATION.
 - STREET LINE OF PURGATORY ROAD ESTABLISHED BY FENCE AND STONE WALL OCCUPATION.
 - EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS AND CONSULTANTS, INC. IN JUNE 2021 AND OCTOBER 2022.
 - SUBJECT PARCEL FALLS WITHIN THE LBA ZONING DISTRICT.
 - SUBJECT PARCEL LIES WITHIN FEMA FLOOD ZONE AE (EL15), SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATION DETERMINED TO BE ELEVATION 15 PER FIRM MAP NUMBER 440502161J, MAP REVISED SEPTEMBER 4, 2013.
 - BASE OF ELEVATIONS: NAVD88.
 - UTILITIES IN ADJACENT ROADWAYS TAKEN FROM AVAILABLE TOWN GIS INFORMATION.

ZONING DATA TABLE

REQUIRED	EXISTING (LOT 37)
MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM LOT WIDTH/FRONTAGE	300 FT./120 FT.
MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED	25%
MAXIMUM HEIGHT OF PRINCIPAL BUILDING	35 FT.
MAXIMUM HEIGHT OF ACCESSORY BUILDING	20 FT.
MINIMUM YARD DIMENSIONS	
FRONT	10 FT.
SIDE	20 FT.
REAR	50 FT.
ACCESSORY BUILDINGS MINIMUM DISTANCE	
SIDE LOT LINES	25 FT.
REAR LOT LINES	5 FT.

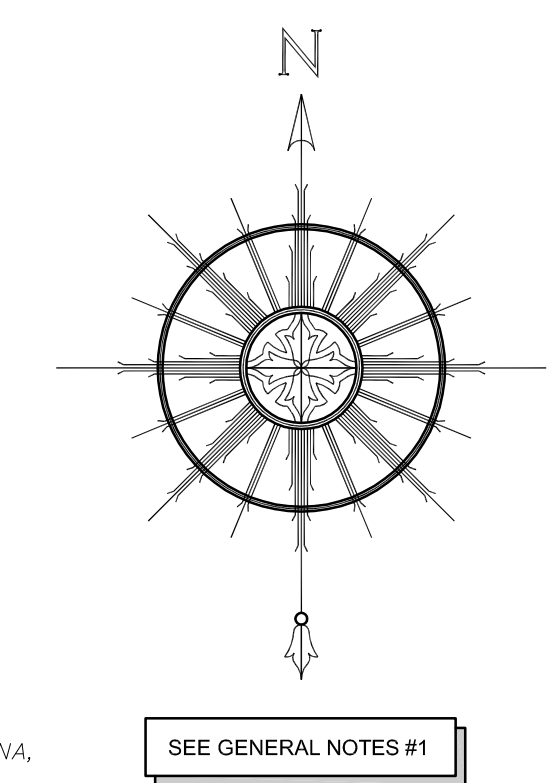
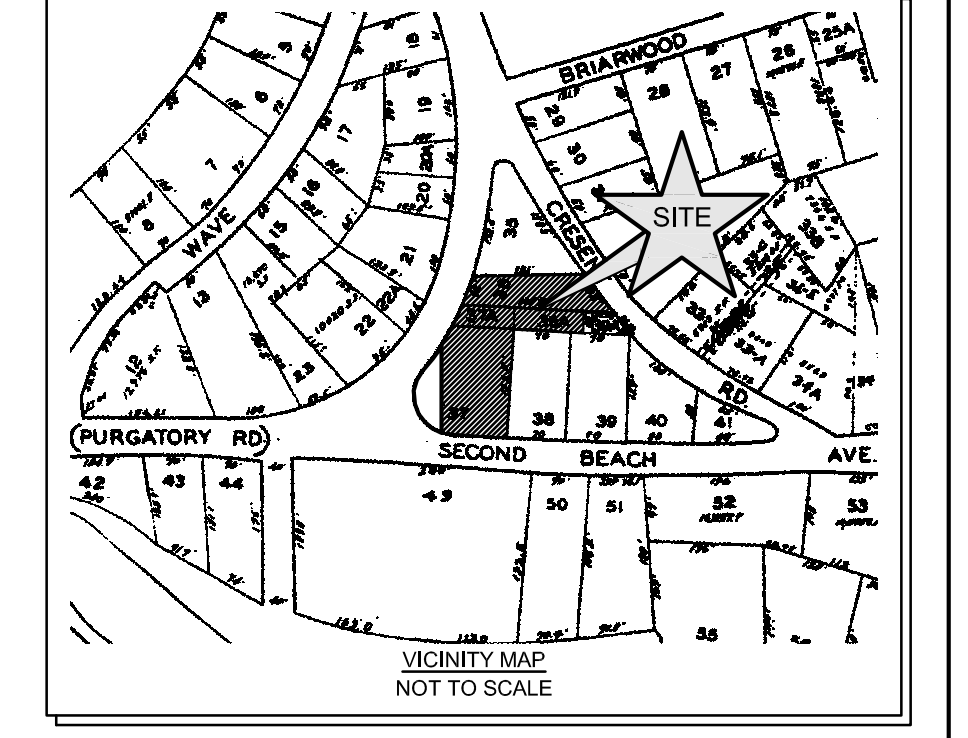
ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND 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)





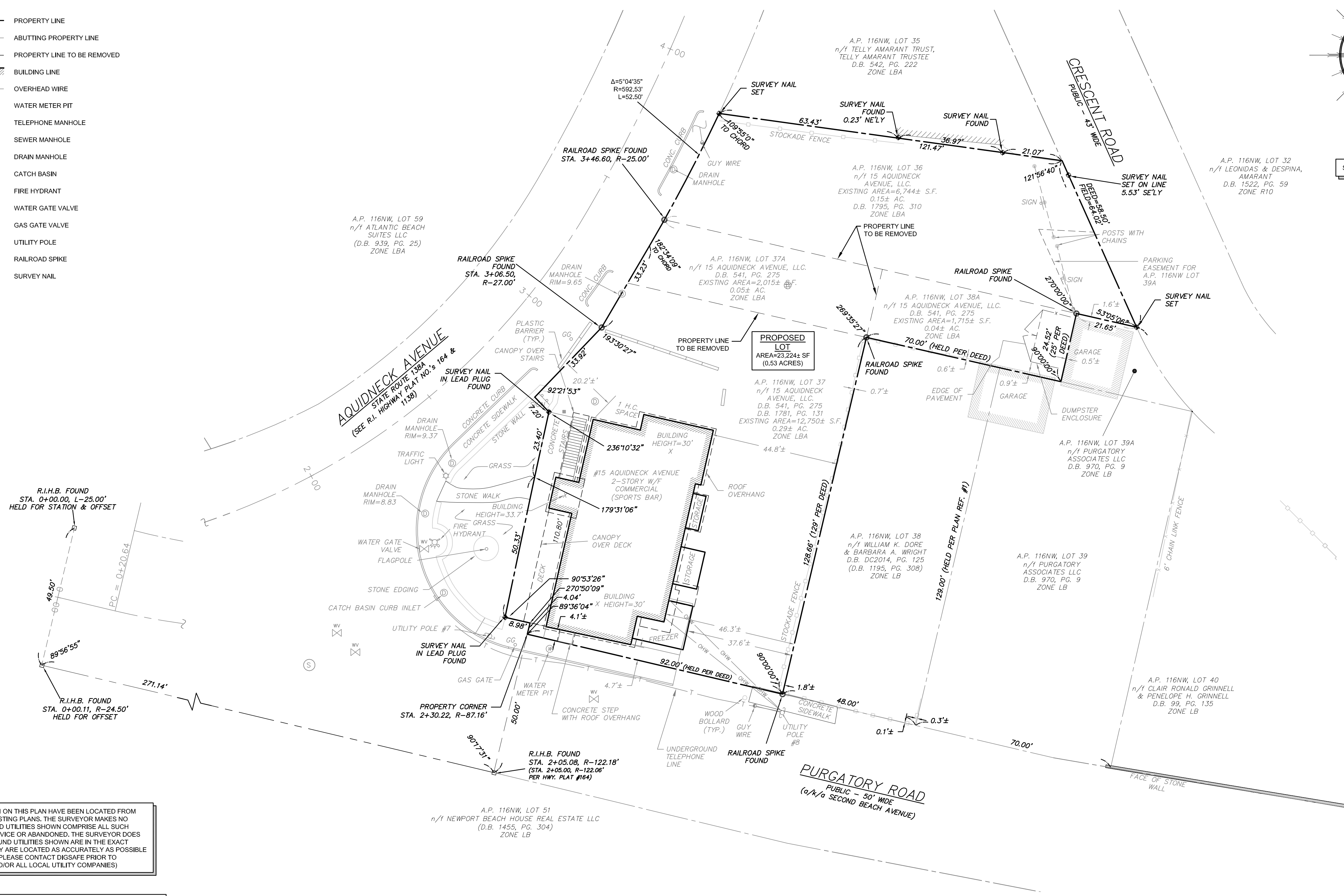
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LEGEND

---	PROPERTY LINE
- - -	ABUTTING PROPERTY LINE
- - - -	PROPERTY LINE TO BE REMOVED
▬▬▬	BUILDING LINE
—○—	OHW
⊗	WATER METER PIT
⊕	TELEPHONE MANHOLE
⊙	SEWER MANHOLE
⊖	DRAIN MANHOLE
⊞	CATCH BASIN
⊠	FIRE HYDRANT
⊡	WATER GATE VALVE
⊢	GAS GATE VALVE
⊣	UTILITY POLE
⊤	RAILROAD SPIKE
⊥	SURVEY NAIL



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)

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:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY DATA ACCUMULATION (EXISTING CONDITIONS)	CLASS I CLASS III

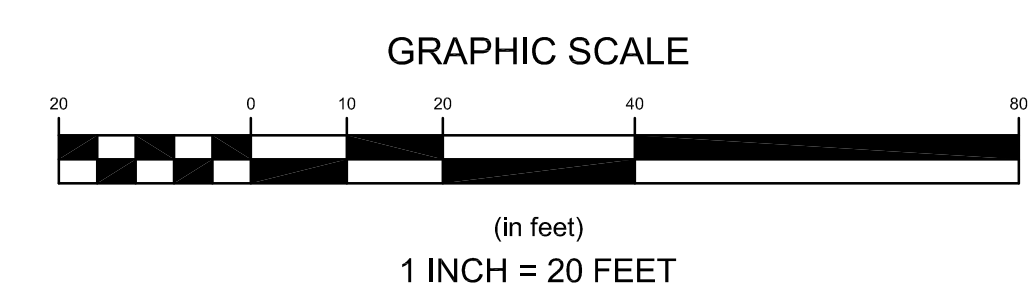
STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ADMINISTRATIVELY MERGE LOTS 36, 37, 37A AND 38A OF MIDDLETOWN TAX ASSESSORS PLAT MAP 116NW AND TO SHOW EXISTING SITE CONDITIONS. NEW LOT AREA SHALL BE 23,224± SQUARE FEET.

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

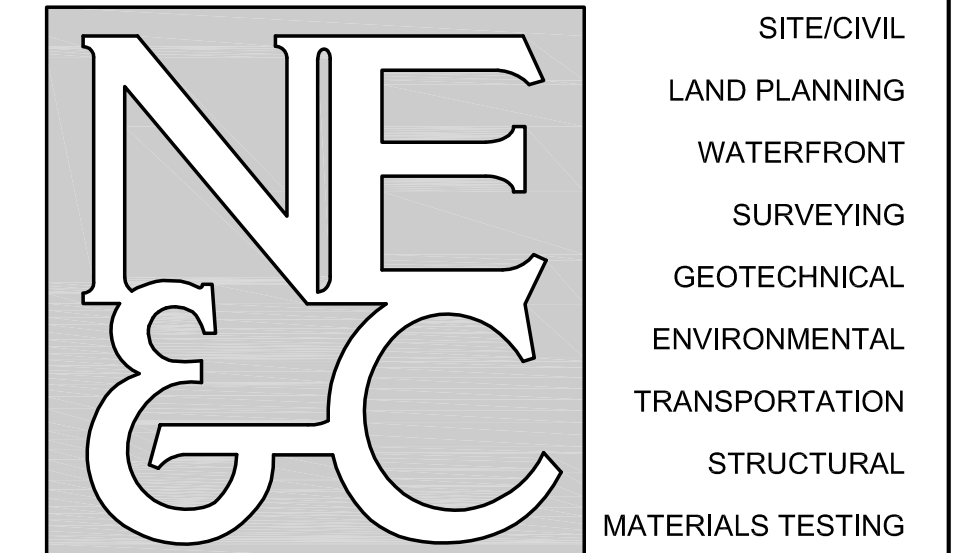
- PLAN REFERENCES:**
- "PLAT OF FIRST BEACH LAND CO., J.P. COTTON, C.E.; DATED JUNE 11, 1907; RECORDED IN P.B. 1, PG. 5-8.
 - "CERTAIN LAND OF ANTHONY CAPPUCILLI, JR., BY H.E. SLOJN; DATED MAY 1954; SCALE: 1"=20'; DRAWING #S-2-131; RECORDED IN P.B. 7, PG. 9.
 - "PLOT OF LAND AND BUILDING ACQUIRED BY GEORGE H. & GLADYS B. COTTLE," BY PAUL E. TUBLEY, C.E.; DATED DEC. 9, 1944; SCALE: 1"=10'; RECORDED IN P.B. 2, PG. 32.
 - RHODE ISLAND STATE HIGHWAY PLAT NO.'S 164 & 1138.
- NOTES:**
- NORTH ARROW BASED ON GNSS/RTK OBSERVATION.
 - STREET LINE OF PURGATORY ROAD ESTABLISHED BY FENCE AND STONE WALL OCCUPATION.
 - EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS AND CONSULTANTS, INC. IN JUNE 2021 AND OCTOBER 2022.
 - SUBJECT PARCEL FALLS WITHIN THE LBA ZONING DISTRICT.
 - SUBJECT PARCEL LIES WITHIN FEMA FLOOD ZONE AE (EL15). SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATION DETERMINED TO BE ELEVATION 15 PER FIRM MAP NUMBER 44005C0181J, MAP REVISED SEPTEMBER 4, 2013.
 - BASE OF ELEVATIONS: NAVD83.

ZONING DATA TABLE
LBA TRAFFIC SENSITIVE LIMITED BUSINESS DISTRICT
OTHER PERMITTED USES

	REQUIRED	EXISTING LOT 36	EXISTING LOT 37	EXISTING LOT 37A	EXISTING LOT 38A	PROPOSED LOT
MINIMUM LOT AREA	20,000 SQ. FT. 300 FT. X 120 FT.	6,744 SQ. FT.	12,750 SQ. FT.	2,015 SQ. FT.	1,715 SQ. FT.	23,224 SQ. FT.
MINIMUM LOT WIDTH/FRONTAGE	25%	42.00 FT./58.50 FT	209.57 FT./92.00 FT.	0%	0 FT	209.57 FT./92.00 FT./64.02 FT.
MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED	25%	N/A	28.6%	N/A	N/A	18.7%
MAXIMUM HEIGHT OF PRINCIPAL BUILDING	35 FT.	N/A	33.7 FT.	N/A	N/A	33.7 FT.
MAXIMUM HEIGHT OF ACCESSORY BUILDING	20 FT.	N/A	N/A	N/A	N/A	N/A
MINIMUM YARD DIMENSIONS						
FRONT	10 FT.	N/A	7.1 FT./4.7 FT	N/A	N/A	7.1 FT./4.7 FT.
SIDE	20 FT.	N/A	68.3 FT./37.6 FT.	N/A	N/A	110.5 FT./37.6 FT.
REAR	50 FT.	N/A	N/A	N/A	N/A	N/A
ACCESSORY BUILDINGS MINIMUM DISTANCE	25 FT.	N/A	N/A	N/A	N/A	N/A
SIDE LOT LINES	5 FT.	N/A	N/A	N/A	N/A	N/A
REAR LOT LINES						



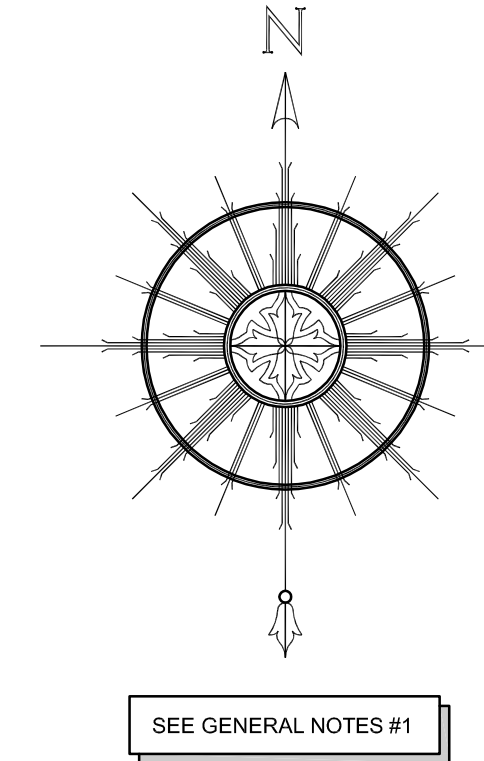
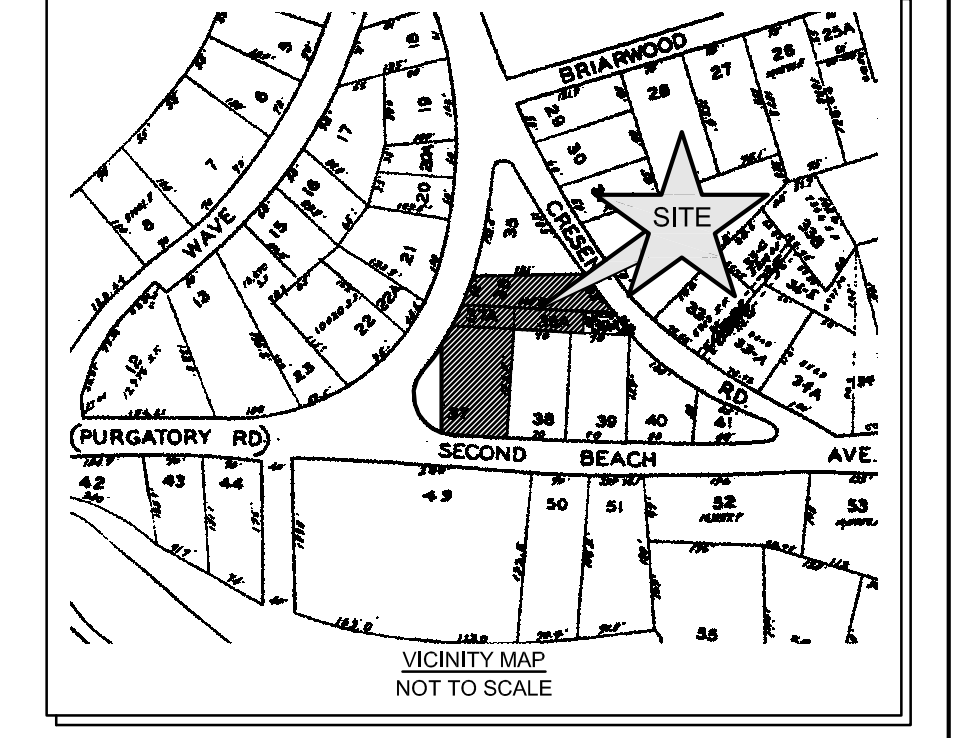
No.	Revision	Date	App.
Designed By:	Drawn by: JJR	Checked by: SML	
Scale:	1"=20'	Date: 03APR24	
Project Title:			
15 AQUIDNECK AVE LLC ADMINISTRATIVE SUBDIVISION A.P. 116NW, LOTS 36, 37, 37A & 38A 15 AQUIDNECK AVENUE MIDDLETOWN, RHODE ISLAND			
Owner:			
15 AQUIDNECK AVENUE LLC C/O CARRIAGE HOUSE INN 93 MANTONOMI AVANUE MIDDLETOWN, RI 02842			
Issued for:			
PERMITTING			
Drawing Title:			
ADMINISTRATIVE SUBDIVISION			
Drawing Number:			
L-2			
Sheet 1 of 1			
Project Number:			
05248.0			
Survey Index:			
13 - 116NW - 36,37 37A, 38A			
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MATERIALS TESTING

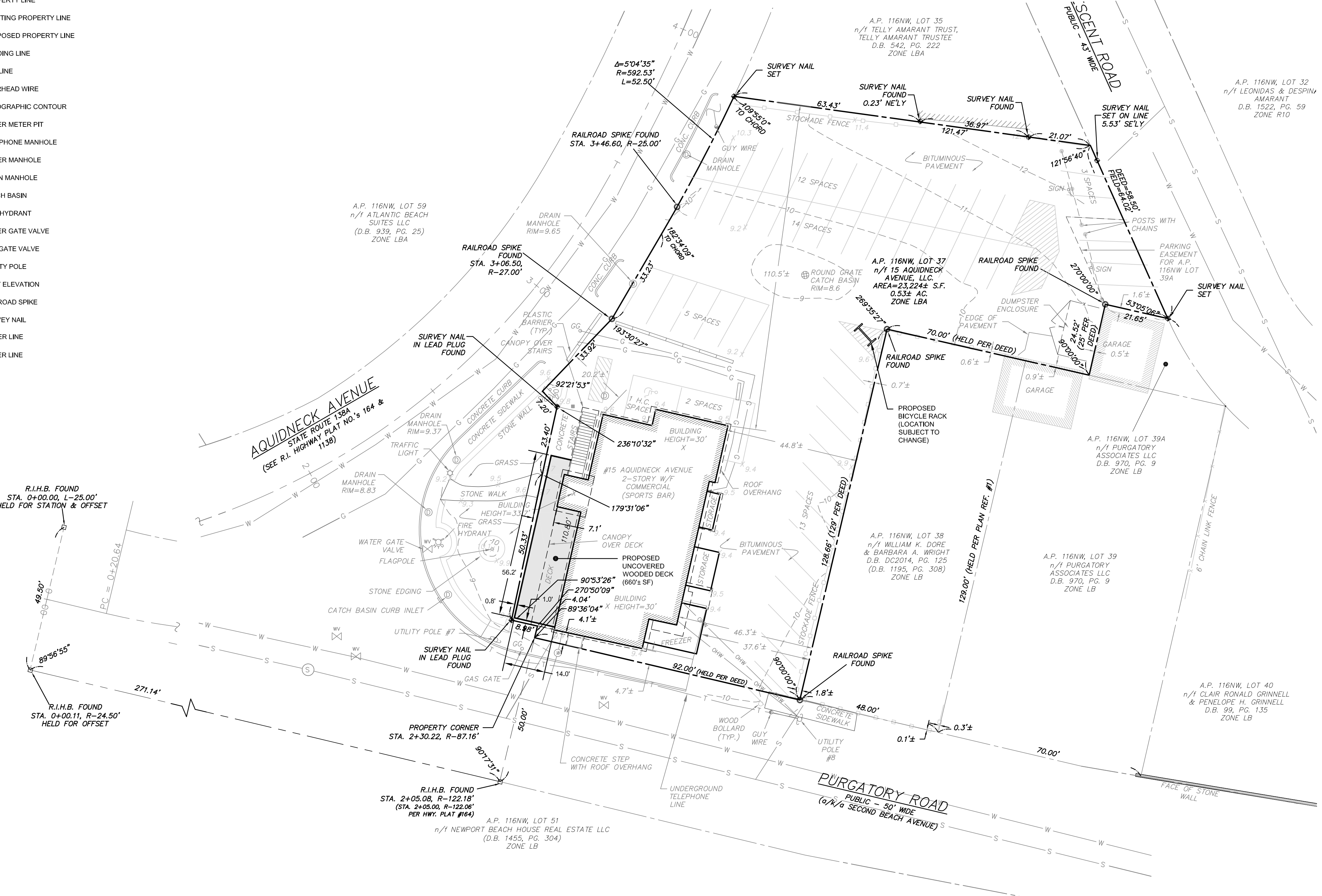
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LEGEND

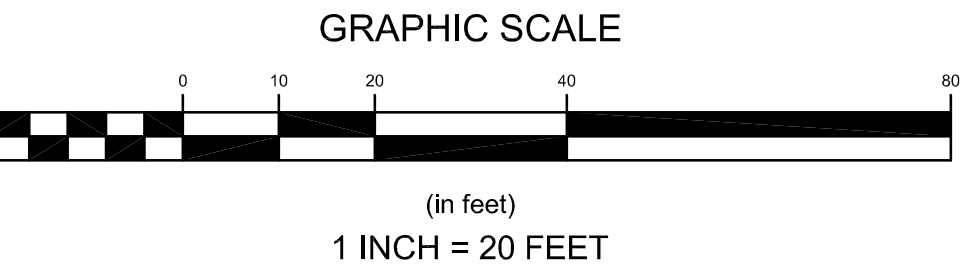
	PROPERTY LINE
	ABUTTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	BUILDING LINE
	GAS LINE
	OVERHEAD WIRE
	TOPOGRAPHIC CONTOUR
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	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	FIRE HYDRANT
	WATER GATE VALVE
	GAS GATE VALVE
	UTILITY POLE
	SPOT ELEVATION
	RAILROAD SPIKE
	SURVEY NAIL
	SEWER LINE
	WATER LINE



ZONING DATA TABLE
LBA TRAFFIC SENSITIVE LIMITED BUSINESS DISTRICT
OTHER PERMITTED USES

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SQ. FT.	23,224 SQ. FT.	23,224 SQ. FT.
MINIMUM LOT WIDTH/FRONTAGE	300 FT./120 FT.	209.57 FT./82.00 FT.	209.57 FT./84.02 FT.
MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED	25%	15.7%	18.5%
MAXIMUM HEIGHT OF PRINCIPAL BUILDING	35 FT.	33.7 FT.	33.7 FT.
MAXIMUM HEIGHT OF ACCESSORY BUILDING	20 FT.	N/A	N/A
MINIMUM YARD DIMENSIONS			
FRONT	10 FT.	7.1 FT./4.7 FT.	0.8 FT./1.0 FT.
SIDE	20 FT.	110.5 FT./37.6 FT.	110.5 FT./37.6 FT.
REAR	50 FT.	N/A	N/A
ACCESSORY BUILDINGS MINIMUM DISTANCE			
SIDE LOT LINES	25 FT.	N/A	N/A
REAR LOT LINES	5 FT.	N/A	N/A

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)



- PLAN REFERENCES:**
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 - "CERTAIN LAND OF ANTHONY CAPPUCCILLI, JR.," BY H.E. SLOJNH; DATED MAY 1854; SCALE: 1"=20'; DRAWING #S-2-131; RECORDED IN P.B. 7, PG. 9.
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- NOTES:**
- NORTH ARROW BASED ON GNSS/RTK OBSERVATION.
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 - SUBJECT PARCEL LIES WITHIN FEMA FLOOD ZONE AE (EL15). SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATION DETERMINED TO BE ELEVATION 15 PER FIRM MAP NUMBER 4405C01813, MAP REVISED SEPTEMBER 4, 2013.
 - BASE OF ELEVATIONS: NAVD88.
 - UTILITIES IN ADJACENT ROADWAYS TAKEN FROM AVAILABLE TOWN GIS INFORMATION.

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, 2016, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY DATA ACCUMULATION (EXISTING CONDITIONS)	CLASS I CLASS III

STATEMENT OF PURPOSE:

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

TO DEMONSTRATE THE DIMENSIONAL ZONING IMPACTS OF A PROPOSED UNCOVERED DECK TO BE CONSTRUCTED ATTACHED TO AN EXISTING STRUCTURE ON LOT 37 OF MIDDLETOWN TAX ASSESSORS PLAT MAP 116NW.

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

No.	Revision	Date	App.

Designed by: _____ Drawn by: JJR Checked by: SML
Scale: 1"=20' Date: 03APR24

Project Title:

**A.P. 116NW, LOT 37
15 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND**

Owner: 15 AQUIDNECK AVENUE LLC
C/O CARRIAGE HOUSE INN
93 MANTONOMI AVENUE
MIDDLETOWN, RI 02842

Issued for: PERMITTING

Drawing Title:

PROPOSED CONDITIONS

Drawing Number: C-1
Sheet 1 of 1
Project Number: 05248.0
Survey Index: 13 - 116NW - 37

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