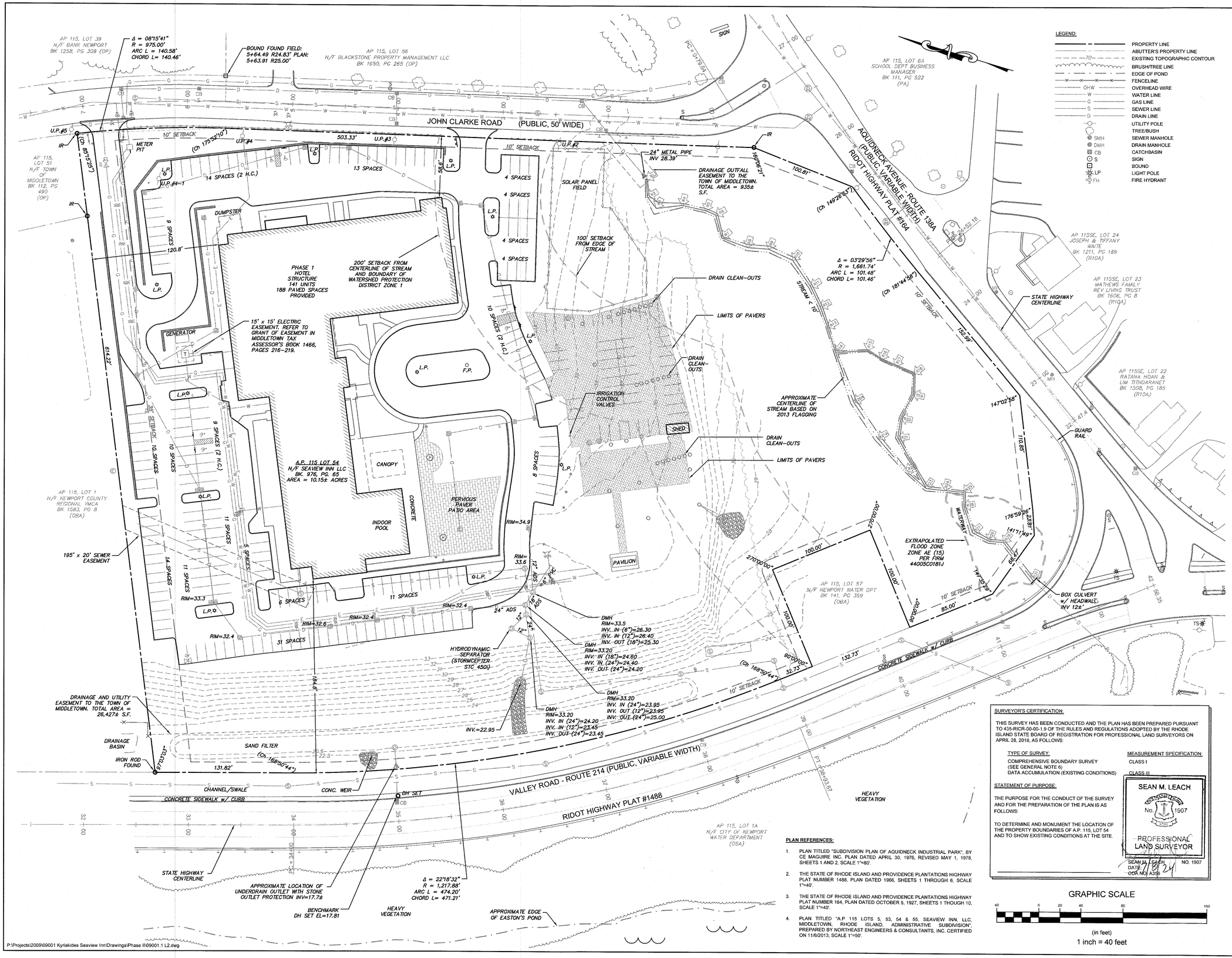

LEGEND:

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- 70 EXISTING TOPOGRAPHIC CONTOUR
- BRUSH/TREE LINE
- EDGE OF POND
- FENCELINE
- OHW OVERHEAD WIRE
- W WATER LINE
- G GAS LINE
- S SEWER LINE
- D DRAIN LINE
- UTILITY POLE
- TREE/BUSH
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- CB CATCHBASIN
- S SIGN
- BOUND
- LP LIGHT POLE
- FH FIRE HYDRANT

NORTHEAST ENGINEERS & CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
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A KNOWLEDGE CORPORATION®

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

GENERAL NOTES:

1. PROPERTY LINE, NORTH ARROW, AND EDGE OF ROADS TAKEN FROM PLAN ENTITLED, "A.P 115 LOTS 5, 53, 54 & 55, SEAVIEW INN, LLC, MIDDLETOWN, RHODE ISLAND, ADMINISTRATIVE SUBDIVISION", PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. CERTIFIED ON 11/6/2013.
2. TOPOGRAPHIC CONTOURS REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. EXISTING CONDITIONS WERE FIELD LOCATED BY NE&C IN OCTOBER AND NOVEMBER OF 2017 AND JULY OF 2024. BRUSH LINE ADJACENT TO STREAM FIELD LOCATED BY NE&C ON 4/19/23.
4. THE ENTIRE SITE IS LOCATED WITHIN FEMA ZONE X, AREA OF MINIMAL FLOODING, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM 44005C0181J. THE ADJACENT GREEN END POND HAS A ZONE AE FLOOD ELEVATION OF 15 AND IS CONNECTED TO THE SITE VIA A CULVERT SITUATED BELOW THIS FLOOD ELEVATION. IT CAN BE EXPECTED THAT DURING A 100-YEAR FLOOD EVENT THE FLOODING WILL SURCHARGE THIS CULVERT AND FLOOD THE SITE UP TO THIS ELEVATION. THIS FLOODLINE HAS BEEN SHOWN ON THE PLANS AS A ZONE AE (EL 15).
5. THE UNDERGROUND UTILITIES KNOWN TO EXIST BY THE ENGINEER FROM HIS SEARCH OF RECORDS ARE INDICATED ON THE PLANS. CONTRACTOR SHALL VERIFY THE LOCATIONS AND DEPTHS OF THE FACILITIES AND EXERCISE PROPER CARE IN EXCAVATING IN THE AREA. ALL DAMAGED PORTIONS SHALL BE REPLACED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AFFECTED UTILITY COMPANY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERSONAL INJURY RESULTING FROM CONTACT WITH EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. WHEREVER CONNECTION OF NEW UTILITIES TO EXISTING UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR SHALL EXPOSE THE EXISTING LINES AT THE PROPOSED CONNECTIONS TO VERIFY THEIR LOCATIONS AND DEPTHS PRIOR TO EXCAVATION FOR NEW LINES. (PLEASE CALL DIG SAFE PRIOR TO CONSTRUCTION AT 1-888-DIG-SAFE AND ALL LOCAL UTILITY COMPANIES.)
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, NORTHEAST ENGINEERS & CONSULTANTS, INC. IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

PLAN REFERENCES:

1. PLAN TITLED "SUBDIVISION PLAN OF AQUIDNECK INDUSTRIAL PARK", BY CE MAGUIRE INC. PLAN DATED APRIL 30, 1976, REVISED MAY 1, 1978, SHEETS 1 AND 2, SCALE 1"=80'.
2. THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS HIGHWAY PLAT NUMBER 1488, PLAN DATED 1966, SHEETS 1 THROUGH 6, SCALE 1"=40'.
3. THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS HIGHWAY PLAT NUMBER 164, PLAN DATED OCTOBER 5, 1927, SHEETS 1 THOUGH 10, SCALE 1"=40'.
4. PLAN TITLED "A.P 115 LOTS 5, 53, 54 & 55, SEAVIEW INN, LLC, MIDDLETOWN, RHODE ISLAND, ADMINISTRATIVE SUBDIVISION", PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. CERTIFIED ON 11/6/2013, SCALE 1"=50'.

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:
COMPREHENSIVE BOUNDARY SURVEY
(SEE GENERAL NOTE 6)
DATA ACCUMULATION (EXISTING CONDITIONS)

MEASUREMENT SPECIFICATION:
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 DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 115, LOT 54 AND TO SHOW EXISTING CONDITIONS AT THE SITE.

SEAN M. LEACH
No. 1907
PROFESSIONAL LAND SURVEYOR
SEAN M. LEACH NO. 1907
DATE: 7/8/24
COA NO. A358

GRAPHIC SCALE

40 0 20 40 80 160

(in feet)
1 inch = 40 feet

No.	Revision	Date	App.

Designed By:	Drawn by: JJR	Checked by:	SML
Scale:	1"=40'	Date:	08JUL24

Project Title:

WYNDHAM NEWPORT HOTEL (PHASE II)

A.P. 115 LOT 54
#240 AQUIDNECK AVENUE
(JOHN CLARKE ROAD & VALLEY ROAD)
MIDDLETOWN, RHODE ISLAND

Client/Owner:

SEAVIEW INN LLC
240 AQUIDNECK AVENUE
MIDDLETOWN, RI 02842

Issued for:

PERMITTING

Drawing Title:

COMPREHENSIVE BOUNDARY SURVEY

Drawing Number: L-2

Sheet 1 of 1

Project Number: 09001.0

Survey Index: — —

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