



LEGEND

- LOCALS BOUNDARY LINE
- ADJUTING BOUNDARIES AND STREETLINE
- EDGE OF PAVEMENT
- FENCE TYPE AS LABELED
- ☼ ARSICRYTILE
- UTILITY POLE
- EDGE OF HEDGE

THE PURPOSE OF THIS PLAN IS TO TRANSFER 1,981 SF FROM AP 1155E LOT 282 TO AP 1155E LOT 283.

ID	OLD AREA	NEW AREA
AP 1155E LOT 282	12,266 SF±	10,306 SF±
AP 1155E LOT 283	9,000 SF±	10,960 SF±
TOTALS:	21,266 SF±	21,266 SF±

PLAN REFERENCES

- "REPLAT OF LAND IN MIDDLETOWN, RI OF LOTS 276, 278A, 277, 278, AP 1155E" BY GRYER, PLAN DATED AUGUST 1986, BOOK 13, MAP 502.
- "PLAT OF 1ST BEACH LAND COMPANY" BY COTTON, PLAN DATED JUNE 11, 1907, BOOK 1, MAP 5-B.

NOTES

- EXISTING CONDITIONS ARE A RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN APRIL, 2012, AND UPDATED IN SEPTEMBER 2021.

ZONING INFORMATION
 ZONE - R10 RESIDENCE DISTRICT
 MIN. LOT AREA: 10,000 S.F.
 MIN. LOT WIDTH: 100'

SETBACKS:

PRIMARY STRUCTURE	
FRONT	25'
SIDE	15'
REAR	30'
HEIGHT	35'
ACCESSORY STRUCTURES	
SIDE	15'
REAR	10'
HEIGHT	15'

MAX. LOT COVERAGE: 25%

SURVEYOR'S CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 8 OF THE R.I. PS AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2019, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE 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 MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 108NN, LOT 261 FOR SUBDIVISION PURPOSES.

BY: *Sean M. Leach* (Signature) NO. 1507
 SEAN M. LEACH
 PROFESSIONAL LAND SURVEYOR

NORTHEAST ENGINEERS & CONSULTANTS, INC.

NE & C

A KNOWLEDGE CORPORATION

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SITE/CIVIL
 LAND PLANNING
 WATERFRONT
 SURVEYING
 GEOTECHNICAL
 ENVIRONMENTAL
 TRANSPORTATION
 STRUCTURAL
 MATERIALS TESTING



No	Revision	Date	App.

Designed By: _____ Drawn by: GT Checked by: JC
 Scale: 1"=10' Date: OCTOBER 14, 2021

Project Title:
A.P. 155E, LOT 282 & 283
 183 WOLCOTT AVENUE
 MIDDLETOWN, RHODE ISLAND

Client/Owner:
 BENJAMIN CONTESSA
 244 MARCELLIS ROAD
 MINEOLA, NY 11501

Issued for:

Drawing Title:
**ADMINISTRATIVE
 SUBDIVISION**

Drawing Number:
L-2C

Sheet: 1 of 1

Project Number:
 12026

Survey Index:
 13-1155E-282

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