

LOCATION MAP

- GENERAL NOTES:**
- THE PARCELS OF LAND DESIGNATED AS LOTS 8 & 9 ON TAX ASSESSOR'S MAP 111 ARE LOCATED IN THE TOWN OF MIDDLETOWN, COUNTY OF NEWPORT & STATE OF RHODE ISLAND.
 - THE CURRENT OWNER OF A.P. 111 / LOT 8 IS CVDD II, LLC BY VIRTUE OF THE DEED RECORDED IN BOOK 1632 AT PAGE 238 IN THE TOWN OF MIDDLETOWN, RHODE ISLAND. THE CURRENT OWNER OF A.P. 111 / LOT 9 IS CVDD CORP. BY VIRTUE OF THE DEED RECORDED IN BOOK 1409 AT PAGE 10 IN THE TOWN OF MIDDLETOWN, RHODE ISLAND.
 - THE PARCEL FALLS IN AN X ZONE (OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FEMA MAP NUMBER 440500091J EFFECTIVE DATE 09/04/2013.
 - THE CURRENT ZONING FOR THESE PARCELS IS L1 & L1A DIMENSIONAL REGULATIONS (L1):
 - MINIMUM LOT AREA: 40,000 SQ FT
 - MINIMUM FRONTAGE: 150 FEET
 - MINIMUM FRONT YARD: 10 FEET
 - MINIMUM REAR YARD (SOLAR): 35 FEET
 - MINIMUM SIDE YARD (MAIN STRUCTURE): 25 FEET
 - MINIMUM SIDE YARD (ACCESSORY): 25 FEET
 - MINIMUM REAR YARD (ACCESSORY): 40 FEET
 - MINIMUM REAR YARD (SOLAR): 10 FEET
 - MINIMUM REAR YARD (MAIN STRUCTURE): 25 FEET
 - MINIMUM REAR YARD (ACCESSORY): 20 FEET
 - MAXIMUM HEIGHT (MAIN STRUCTURE): 40 FEET
 - MAXIMUM HEIGHT (ACCESSORY): 20 FEET
 - MAXIMUM HEIGHT (SOLAR): 12 FEET
 - MAXIMUM BUILDING COVERAGE: 35%
 - A.P. 111 / LOT 8 CONTAINS 12.11 ACRES. A.P. 111 / LOT 9 CONTAINS 3.45 ACRES.
 - TOPOGRAPHY SHOWN ON THIS PLAN IS LIDAR AND WAS OBTAINED BY RIGIS DATABASE. ELEVATIONS ARE REFERENCED TO NAVD83 DATUM.
 - THE APPROXIMATE WETLAND AREAS SHOWN WERE DELINEATED BY OTHERS, REFERENCE RIDEM APPLICATIONS NO. 14-0028 & NO. 18-0326.
 - THERE ARE NO HISTORICAL CEMETERIES LOCATED ON SITE BASED ON THE RHODE ISLAND HISTORICAL CEMETERY COMMISSION WEBSITE AND RESOURCES.
 - THIS PARCEL IS NOT LOCATED IN A CONSERVATION OR PRESERVATION EASEMENT AND DOES NOT HAVE ANY DEED RESTRICTIONS.
 - A.P. 111 / LOT 8 IS SUBJECT TO AN ENVIRONMENT LAND USE RESTRICTION AS REFERENCED IN DEED BOOK 599, PAGES 113-121
 - A.P. 111 / LOT 8 IS SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:
 - DEED BOOK 245, PAGES 250-258
 - DEED BOOK 228, PAGES 194-196
 - DEED BOOK 197, PAGES 130-132

- REFERENCES:**
- "ADMINISTRATIVE SUBDIVISION - 'OMNI ESTATES' A.P. 111, LOTS 8, 9, 9A & 10, WEST MAIN ROAD, MIDDLETOWN, RI, PREPARED FOR CVDD II LLC, PREPARED BY LIDDY LAND SURVEYING COMPANY, 1"=80', JULY, 2012"
 - "EXISTING CONDITIONS PLAN-OMNI DRIVE, A.P. 111, LOTS 8, 9, 9A & 10, WEST MAIN ROAD, MIDDLETOWN, RI, APPLICANT: OMNI LAND COMPANY, PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., 1"=80', MARCH 2004"
 - "PROPOSED PURCHASE OF LAND FOR NEWPORT ELECTRIC CORPORATION PORTSMOUTH-MIDDLETOWN, R.I. MAY 1983 1"=80' BY BIBEALTY & FLORENTZ ENGINEERING CO."
 - "NEWPORT ELECTRIC CORPORATION: PROPOSED 37 FOOT WIDE EASEMENT ACROSS OF JENNIE WALSH NEVILLE, JEPSON LANE, 1"=200', JAN. 1955" (DB 56 PG 475).
 - STATE OF RHODE ISLAND HIGHWAY PLAT NO. 952.
 - TOWN OF MIDDLETOWN RI DEED BOOK 1409, PAGE 10.
 - TOWN OF MIDDLETOWN GIS WEBSITE.
 - WWW.BING.COM

LEGEND

DHF/P	DRILL HOLE FOUND/PROPOSED	—OHV—	EXISTING OVERHEAD WIRES
RIHB	EXISTING RI HWY BOUND	⊗	EXISTING HYDRANT
—	EXISTING STONE WALL	⊗	EXISTING WATER GATE
~	APPROXIMATE TREE LINE	⊗	EXISTING SEWER MANHOLE
—	EXISTING WETLAND AREA	⊗	EXISTING GAS GATE
φ UP ##	EXISTING UTILITY POLE	⊗	EXISTING DRAIN MANHOLE
—W—	EXISTING WATER LINE	⊗	EXISTING CATCH BASIN
—S—	EXISTING SEWER LINE		

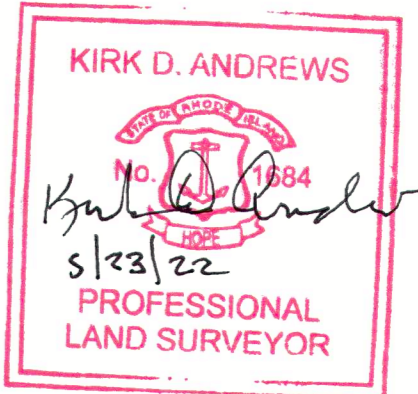
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

TITLE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION: CLASS I CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE BOUNDARY AND TO DEPICT THE EXISTING CONDITIONS OF THE SITE.

BY: *Kirk D. Andrews*
 KIRK D. ANDREWS PLS NO. 1684
 COA NO.: 000A555



SURVEY & LOCATION PLAN
 PREPARED FOR
CVDD II, LLC & CENZ CORP.
 LOCATION
WEST MAIN ROAD (R.I. ROUTE 114)
A.P. 111 / LOTS 8 & 9
MIDDLETOWN, RI

Checked By: K.D.A. Drawn By: E.J.I. Date: 10-9-2020
 Scale: 1" = 50'

NO.	REVISION	DATE	BY
1	TOWN COMMENTS	5-15-21	E.J.I.
2	TOWN COMMENTS	5-15-21	E.J.I.
3	TOWN COMMENTS	5-20-22	E.J.I.
4	ABILITIES	5-20-22	E.J.I.

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