

LOCUS
NOT TO SCALE
LEGEND

- | | |
|-------|----------------------------|
| PL | PROPERTY LINE |
| IP | IRON PIPE |
| MAG | MAG NAIL |
| GB | GRANITE BOUND |
| RIHB | R.I. HIGHWAY BOUND |
| STA. | STATION |
| FND | FOUND |
| N/F | NOW OR FORMERLY |
| S.F. | SQUARE FEET |
| ASSF | AREA SUBJECT TO STORM FLOW |
| UP | UTILITY POLE |
| GW | GUY WIRE |
| ELEV. | ELEVATION |
| CB | CATCH BASIN |
| DMH | DRAIN MANHOLE |
| SMH | SEWER MANHOLE |
| HYD | FIRE HYDRANT |
| WV | WATER VALVE |
| GV | GAS VALVE |

GENERAL NOTES:

1. THE PARCEL IS PLAT 115-SE, LOTS 145, 146 & 147.
2. THE TOTAL PARCEL AREA IS 19,441 S.F. OR 0.4463 ACRES.
3. THE EXISTING BUILDING ADDRESS IS 170 AQUIDNECK AVENUE.
4. THE PARCEL IS ZONED: LBA
5. THE PARCEL IS LOCATED WITHIN THE TOWN OF MIDDLETOWN TRAFFIC SENSITIVE OVERLAY AREA.
6. SEE DEED BOOK 1709 AT PAGE 270 FOR TITLE REFERENCE.
7. BASED ON THE CLASS III DATA ACCUMULATION SURVEY, THE ASSUMED DATUM BASE ELEVATION OF 100.00 CONVERTS TO AN APPROXIMATE ELEVATION OF 22.6 FOR FEMA AND/OR CRMC FLOOD ELEVATION DETERMINATIONS.
8. BY GRAPHIC PLOTTING ONLY, THE PARCEL APPEARS TO BE LOCATED WITHIN FLOOD ZONES VE (ELEV. 16), AE (ELEV. 14), AND X (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON FEMA FLOOD MAP 44005C0181J FOR THE TOWN OF MIDDLETOWN, EFFECTIVE DATE SEPTEMBER 4, 2013.
9. PER THE RI CRMC COASTAL HAZARD VIEWER WEBSITE, THE SUGGESTED DESIGN ELEVATION FOR THE SITE WITH 3- FEET OF SEA LEVEL RISE IS ELEVATION 17.1. BASED ON THE ASSUMED PLAN DATUM, THE SUGGESTED DESIGN ELEVATION FOR THE SITE IS APPROXIMATELY ELEVATION 94.5.
10. THE PARCEL IS LOCATED WITHIN THE 200-FOOT CRMC JURISDICTIONAL SETBACK LINE OF THE COASTAL FEATURE OF EASTON POND.
11. THE COASTAL FEATURE OF EASTON POND AND THE ABUTTING ASSF WERE OBSERVED IN THE FIELD BY AVIZINIS ENVIRONMENTAL SERVICES, INC., AND FIELD LOCATED BY DARVEAU LAND SURVEYING, INC., ON JULY 13, 2021,

PLAN REFERENCES:

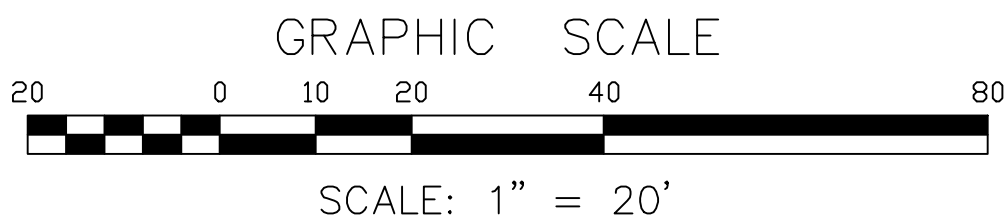
1. PLAN ENTITLED "PLAT OF LAND OF FIRST BEACH LAND CO., NEWPORT, R.I., SCALE: 1" = 100', SURVEYED BY J.P. COTTON, C.E., NEWPORT, R.I., JUNE 11, 1907," WHICH IS RECORDED IN THE TOWN OF MIDDLETOWN REGISTRY OF DEEDS IN PLAN BOOK 1 AT PAGES 5 AND 6.
2. PLAN ENTITLED "LAND OF WILLIAM T. SULLIVAN, AQUIDNECK AVENUE, MIDDLETOWN, R.I., SHOWING PROPOSED CHANGES OF LOTS 137, 138 AND 140, AND ELIMINATION OF LOT 139 ON TAX PLATE 115SE, APRIL 30, 1976, SCALE: 1" = 20', DRAWN BY: F.J. O'LAUGHLIN," WHICH IS RECORDED IN THE TOWN OF MIDDLETOWN REGISTRY OF DEEDS IN PLAN BOOK 13 AT PAGE 4.
3. RHODE ISLAND STATE HIGHWAY PLAT NO. 164.
4. RHODE ISLAND STATE HIGHWAY PLAT NO. 1138.
5. RHODE ISLAND STATE HIGHWAY PLAT NO. 1488.

EXISTING WATER LINE AT TIME OF SURVEY

EXISTING COASTAL FEATURE IS TOP OF SLOPE

EASTON POND

LIMIT OF FLOOD ZONE VE (EL. 16)



EXISTING ASSF

PLAT 115, LOT 8
N/F CITY OF NEWPORT
WATER DEPARTMENT

PLAT 115-SE,
LOT 146

PLAT 115-SE,
LOT 145

PLAT 115-SE, LOT 144
N/F SEA WHALE MOTEL, INC.
(DEED BOOK 719 AT PAGE 88)

PLAT 115, LOT 8
N/F CITY OF NEWPORT
WATER DEPARTMENT

PLAT 115-SE,
LOT 147

PLAT 115-SE,
LOT 19
N/F DANIEL J.
MCCARTHY
(DEED BOOK 1436
AT PAGE 224)

PLAT 115-SE,
LOT 18
N/F VERACITY
ASSETS, LLC
(DEED BOOK 1640
AT PAGE 71)

BENCH MARK:
TOP OF RIHB
ELEV. 100.00
(ASSUMED BASE)

RIHB(FND&HELD)
30.00' RIGHT OF
STA. 19+02.66

PLAT 115-SE,
LOT 16
N/F ELLEN
WHELAN ET AL.
(DEED BOOK 1577
AT PAGE 69)

AQUIDNECK AVENUE
(R.I. STATE HIGHWAY PLAT NO. 1138)

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:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY DATA ACCUMULATION SURVEY TOPOGRAPHIC ACCURACY	MEASUREMENT SPECIFICATION: CLASS I CLASS III T-2
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STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

- 1) PREPARE AN EXISTING CONDITIONS PLAN.



BY: *Michael R. Darveau*
MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE: 7/24/21
COA #LS-A497

EXISTING CONDITIONS PLAN FOR		DARVEAU LAND SURVEYING, INC.	
BUILDINGS OF TASTE, LLC		P.O. BOX 7918 CUMBERLAND, R.I. 02864 PHONE 401-475-5700 E-MAIL: MIKE@DARVEAUSURVEY.COM	
PLAT 115-SE, LOTS 145, 146 & 147 170 AQUIDNECK AVENUE MIDDLETOWN, RHODE ISLAND		PROJECT NO: 2021_018	
SCALE: 1" = 20'	REVISED: JULY 21, 2021	DRAWN BY: S.A.K.	DATE: JUNE 10, 2021
SHEET NO: 1 OF 1			