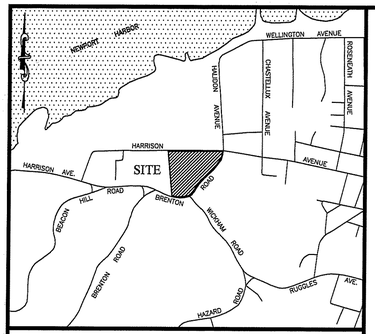


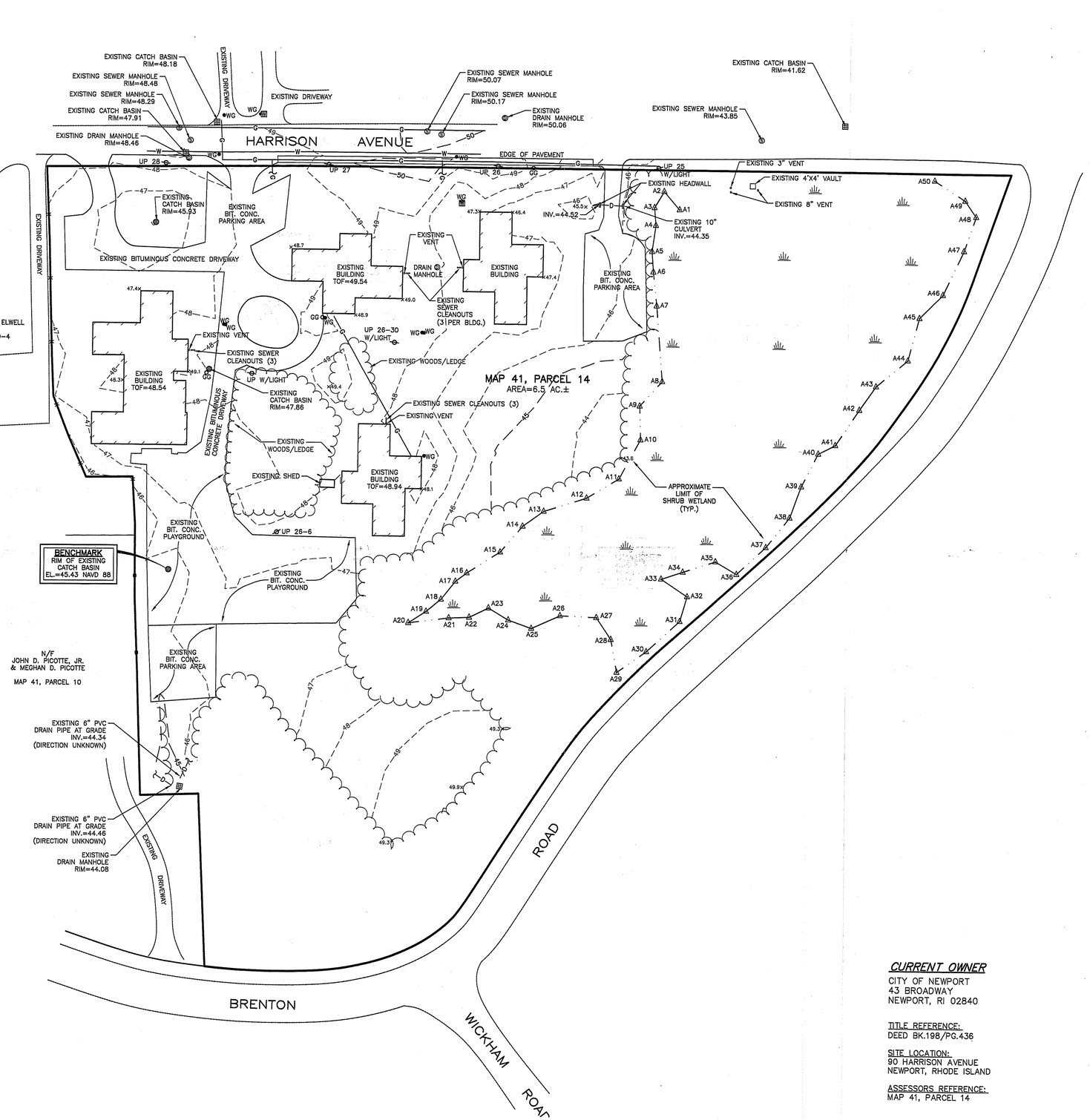
LOCUS NOT TO SCALE

LEGEND

- APPROXIMATE PROPERTY LINE
- 48 TOPOGRAPHIC CONTOUR
- 47.4× SPOT ELEVATION
- X FENCE
- TREE LINE
- WG WATER GATE VALVE
- WATER METER
- W WATER MAIN
- GG GAS GATE VALVE
- G GAS MAIN
- UP # UTILITY POLE

GENERAL NOTES:

1. PROPERTY LINES SHOWN ARE APPROXIMATE AND ARE NOT THE RESULT OF A FIELD SURVEY.
2. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ON JULY 9, 2015.
3. ELEVATIONS ARE REFERENCED TO NAVD 88.
4. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 445403 0177 J, DATED SEPTEMBER 4, 2013.
5. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
6. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.



40 0 20 40 80

SCALE: 1 INCH = 40 FEET

CURRENT OWNER

CITY OF NEWPORT
43 BROADWAY
NEWPORT, RI 02840

TITLE REFERENCE:
DEED BK.198/PG.436

SITE LOCATION:
90 HARRISON AVENUE
NEWPORT, RHODE ISLAND

ASSESSORS REFERENCE:
MAP 41, PARCEL 14

LDEC
Land Development Engineering & Consulting, LLC
1700 West Main Road, Suite 8
Middletown, RI 02842
T:401-354-2050 F: 401-369-9775
mrussell@ldecllc.com

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JULY 15, 2015

DRAWN BY:	DESIGN BY:	CHECK BY:
RLM/SKD	MER	MER

PROJECT NO. 15032

ISSUED FOR: REVIEW

EXISTING CONDITIONS SITE PLAN

90 HARRISON AVENUE
ASSESSOR'S MAP 41, PARCEL 14
NEWPORT, RHODE ISLAND

PREPARED FOR CITY OF NEWPORT

OCT 30 2015

DRAWING TITLE: EXISTING CONDITIONS PLAN

SCALE: 1"=40'

SHEET NO. 1 OF 1