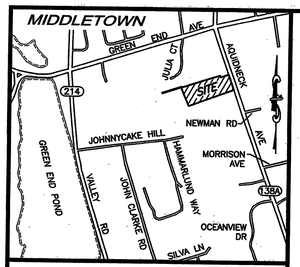


LOCUS NOT TO SCALE

NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ON OCTOBER 5, 2021.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 445401 0093 J (MAP EFFECTIVE DATE SEPTEMBER 4, 2013).
4. 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.
5. 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.

TRAFFIC SENSITIVE LIMITED BUSINESS (LBA) ZONING DISTRICT

REGULATION	REQUIREMENT
MIN. LOT AREA	20,000 SQ. FT.
LOT FRONTAGE	300 FT.
FRONT SETBACK	10 FT.
SIDE SETBACK	20 FT.
REAR SETBACK	50 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. LOT COVERAGE	35%

CURRENT OWNER

SAMUEL'S REALTY CO., INC.
678 AQUIDNECK AVENUE
MIDDLETOWN, RI 02842

TITLE REFERENCE:
DEED BK.123/PG.425

PLAN REFERENCE:
PLAN FILE 2018–55
(HANGING FILE D–496)

SITE LOCATION:
656 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND

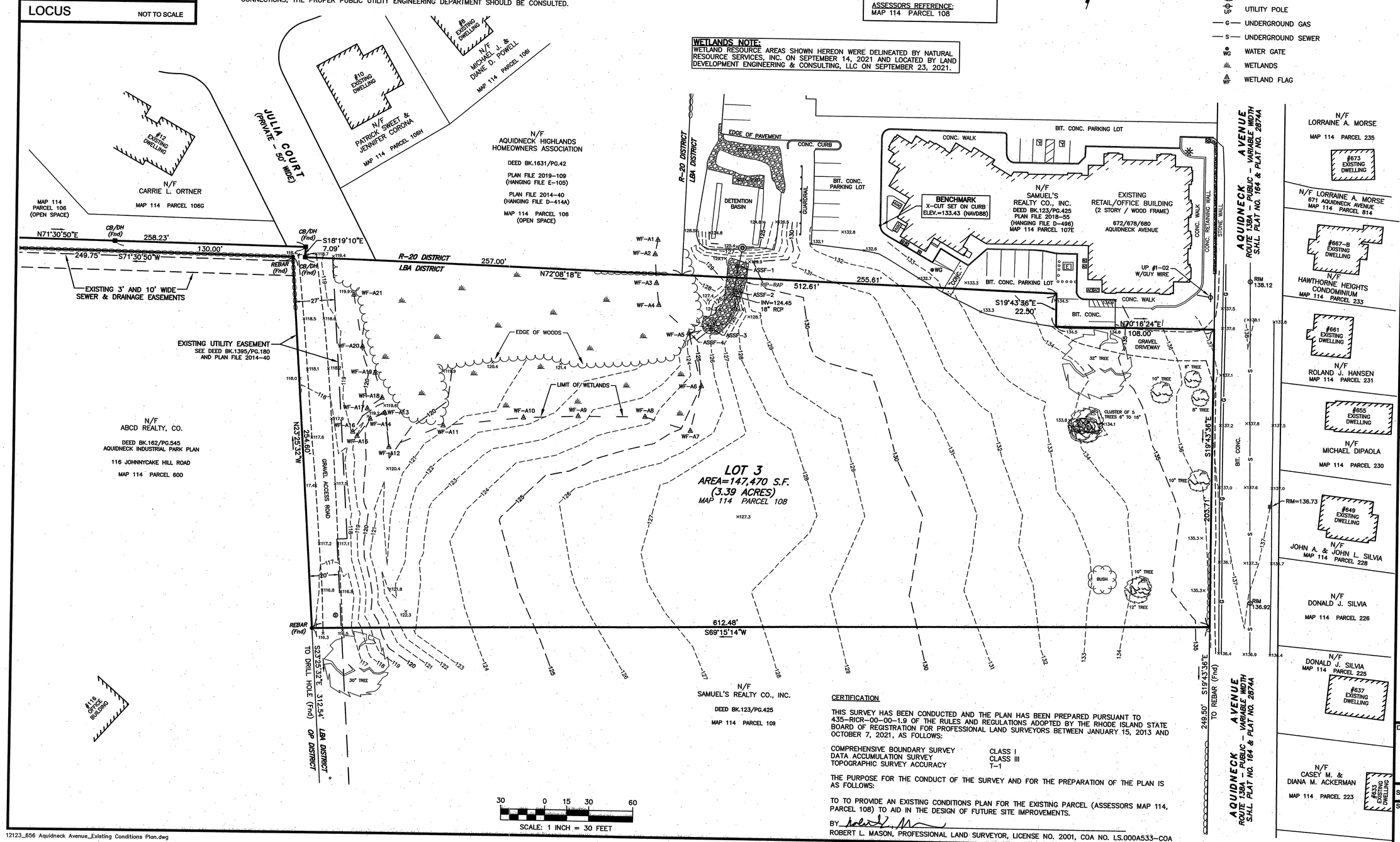
ASSESSORS REFERENCE:
MAP 114 PARCEL 108

WETLANDS NOTE:

WETLAND RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. ON SEPTEMBER 14, 2021 AND LOCATED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ON SEPTEMBER 23, 2021.

LEGEND

- CATCH BASIN
- DRAIN MANHOLE
- LIGHT POLE
- SEWER MANHOLE
- 132.5 SPOT ELEVATION
- STONE WALL
- TREE LINE
- TREE
- UP UTILITY POLE
- —G— UNDERGROUND GAS
- —S— UNDERGROUND SEWER
- WG WATER GATE
- WETLANDS
- WF WETLAND FLAG



SCALE: 1 INCH = 30 FEET

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 BETWEEN JANUARY 15, 2013 AND OCTOBER 7, 2021, AS FOLLOWS:

COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHIC SURVEY ACCURACY	T–1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO TO PROVIDE AN EXISTING CONDITIONS PLAN FOR THE EXISTING PARCEL (ASSESSORS MAP 114, PARCEL 108) TO AID IN THE DESIGN OF FUTURE SITE IMPROVEMENTS.

BY _____
ROBERT L. MASON, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 2001, COA NO. LS.000A533–COA

LDEC
Land Development Engineering & Consulting, LLC
680 Aquidneck Avenue
Middletown, RI 02842
T:401-354-2050 F: 401-369-9775
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: OCTOBER 7, 2021
DRAWN BY: RLM | COMPS. BY: RLM | CHECK BY: RLM/MER
PROJECT NO. 12123
ISSUED FOR:

ROBERT L. MASON
No. 2001
PROFESSIONAL LAND SURVEYOR

EXISTING CONDITIONS PLAN
656 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 114, PARCEL 108

PREPARED FOR
SAMUEL'S REALTY CO., INC.

DRAWING TITLE:
EXISTING CONDITIONS

Environmental Management
OCT 19 2021
Office of Water Resources

SCALE: 1" = 30'
SHEET NO. 1 OF 1

12123_656 Aquidneck Avenue_Existing Conditions Plan.dwg