

BENCHMARK
NAIL IN U.P. 47-8
ELEV. = 50.15
(DATUM = NAVD83)

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES)

ZONING DATA TABLE
R30 RESIDENCE DISTRICT
SINGLE-FAMILY DWELLING

MINIMUM LOT AREA	30,000 SQ. FT.
MINIMUM LOT WIDTH/FRONTAGE	130 FT.
MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED	20%
MAXIMUM HEIGHT OF PRINCIPAL BUILDING	35 FT.
MAXIMUM HEIGHT OF ACCESSORY BUILDING	20 FT.
MINIMUM YARD DIMENSIONS	
FRONT	40 FT.
SIDE	20 FT.
REAR	20 FT.
ACCESSORY BUILDINGS MINIMUM DISTANCE	20 FT.
SIDE LOT LINES	20 FT.
REAR LOT LINES	15 FT.

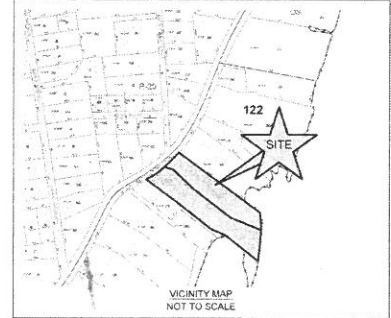
- GENERAL NOTES:
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN NOVEMBER 2017 AND JULY 2018.
 - TOPOGRAPHIC CONTOURS ON A.P. 122, LOT 144 WERE TAKEN FROM THE TOWN OF MIDDLETOWN'S INTERACTIVE GEOGRAPHIC INFORMATION SYSTEM (GIS) AND SHOULD BE CONSIDERED APPROXIMATE. THESE ARE REPRESENTED IN 2-FOOT CONTOURS.
 - BASE OF ELEVATION NAVD 1989 BY GNS5 - RTK.
 - NORTH ARROW REFERENCE GRID NORTH (RISP AND 83).
 - MEAN HIGH WATER LINE DIGITIZED FROM THE NARRAGANSETT BAY, RHODE ISLAND MIDDLETOWN, EASTON POINT SHORELINE CHANGE 1939-2003 MAP, 2003 WATER LINE.
 - SUBJECT PARCEL FALLS WITHIN THE R30 ZONING DISTRICT.
 - SUBJECT PARCEL LIES WITHIN FEMA FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND VE ZONE (EL. 5); COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATIONS DETERMINED PER FEMA FLOOD INSURANCE RATE MAP NUMBER 400602102J, REVISION DATE SEPTEMBER 4, 2013.
 - DRAINAGE FROM TUCKERMAN AVENUE CROSSES PROPERTY LINE THROUGH UNDERGROUND PIPE.
 - COASTAL FEATURE FLAGS CP1 THROUGH CP16 FLAGGED BY NATURAL RESOURCE SERVICES ON DECEMBER 21, 2011 AND SURVEYED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. ON DECEMBER 22, 2017. COASTAL FEATURE FLAGS CP18 THROUGH CP19 FLAGGED BY NATURAL RESOURCE SERVICES ON JULY 24, 2018 AND SURVEYED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. ON JULY 25, 2018.
 - ANY EXISTING UTILITIES CONFLICTING WITH THE PROPOSED STRUCTURE ON PROPOSED PARCEL 1 SHALL BE RELOCATED.
 - AT THE TIME OF DEVELOPMENT OF THE NEW BUILDING LOT, PARCEL 1, THE OWNER IS REQUIRED TO COMPLY WITH THE PROVISIONS OF THE TOWN'S STORM WATER MANAGEMENT ORDINANCE (CHAPTER 153), AND CONSTRUCTION SITE RUNOFF AND EROSION CONTROL ORDINANCE (CHAPTER 151).

NORTHEAST ENGINEERS & CONSULTANTS, INC.

A KNOWLEDGE CORPORATION

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



- PLAN REFERENCES:
- PLAN ENTITLED "SUBDIVISION PLAN, JAMES W. KIRBY, TUCKERMAN AVENUE, MIDDLETOWN, RI, A.P. 122 LOT 143, 11-14-08 BY NARRAGANSETT ENGINEERING, INC.
 - PLAN ENTITLED "PLAN OF LAND, A.P. 122 LOT 128, TUCKERMAN AVENUE, MIDDLETOWN, RHODE ISLAND, L-1, 11-30-08 DATE: NOV 18, 1959 BY NORTHEAST ENGINEERS & CONSULTANTS, INC.

CERTIFICATION:

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 BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHIC SURVEY ACCURACY	CLASS T-2

STATEMENT OF PURPOSE:

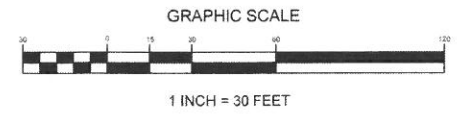
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 122, LOTS 129 AND 144, AND TO SHOW EXISTING PHYSICAL FEATURES AND TOPOGRAPHY.

ROGER F. LIZOTTE
No. 1826
PROFESSIONAL LAND SURVEYOR

LEGEND:

- PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - ABUTTER'S PROPERTY LINE
- TOPOGRAPHIC CONTOUR
- - - FEMA ZONE LINE
- - - APPROXIMATE MEAN HIGH WATER (MHW)
- - - BUILDING SETBACK LINE
- STONE WALL
- APPROXIMATE EDGE OF VEGETATION
- DRAIN LINE
- SEWER LINE
- WATER LINE
- DRAIN MANHOLE
- CATCH BASIN
- MANHOLE
- SEWER MANHOLE
- WATER GATE
- WATER METER
- UTILITY POLE
- GUY
- LIGHT
- BOUND
- IRON ROD
- COASTAL FEATURE LINE
- COASTAL FEATURE FLAG 2017
- COASTAL FEATURE FLAG 2018



6	ADDED TREHERNE-THOMAS LOT	21AUG18		
5	ADDED AREA FROM TREHERNE-THOMAS	06JUN18		
4	REVISED LOT LINES AND AREAS	23FEB18		
3	ADDED DRAINAGE EASEMENT	05JAN18		
2	ADDED FLAGGED COASTAL FEATURE	27DEC17		
1	REVISED EASEMENTS	05DEC17		
No.	Revision	Date	App	
Designed By	Drawn by	JDC/VAL	Checked by	RFL
Scale	1"=30'	Date	20NOV17	

TUCKERMAN AVENUE
A.P. 122, LOTS 129 & 144
535 & 527 TUCKERMAN AVENUE
MIDDLETOWN, RHODE ISLAND

Client/Owner:
STEVEN SHELTON
2 STEWARD AVE
POINTE-CLAIRE, QC H9S 5T5

Issued for:
PERMITTING

Drawing Title:
MINOR SUBDIVISION PLAN

Drawing Number:	L-2
Sheet	2 of 2
Project Number:	17240.0
Survey Index:	13 - 122 - 129

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