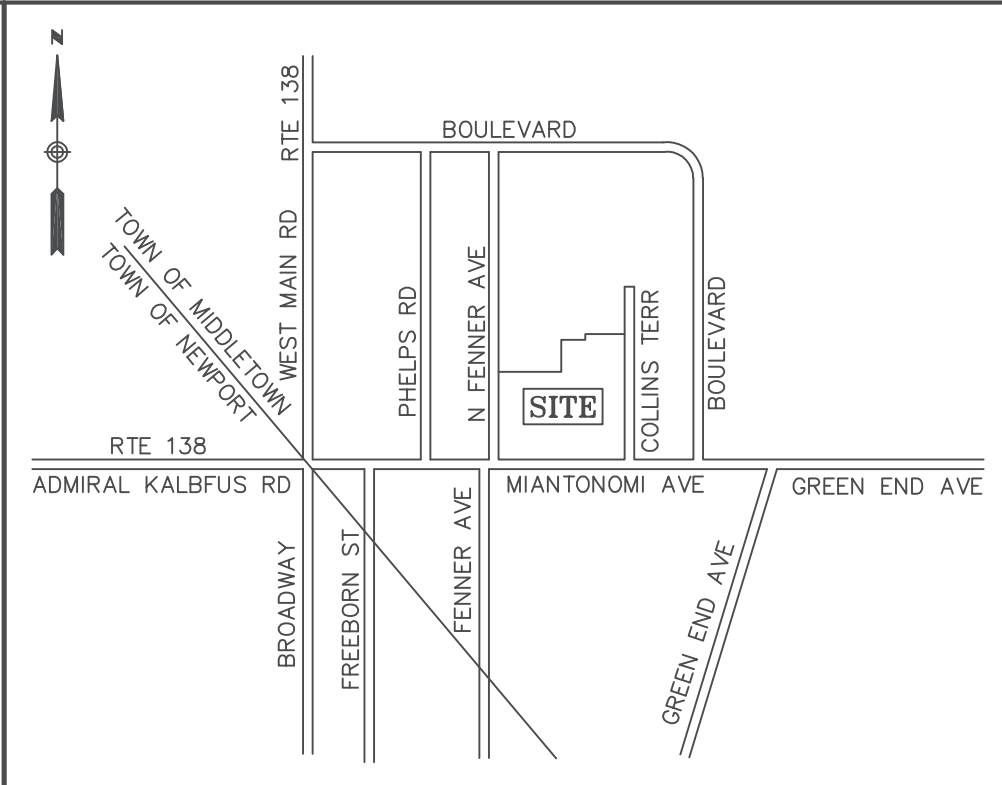


LEGEND

- IPF () IRON PIPE FOUND
- IRF () IRON ROD FOUND
- SB () STONE BOUND
- () CATCH BASIN
- () DRAIN MANHOLE
- () NO LABEL MANHOLE
- () SEWER MANHOLE
- () ELECTRIC MANHOLE
- () GAS METER
- () GAS VALVE
- () WATER GATE
- () IRRIGATION CONTROL VALVE
- () UTILITY POLE
- () UTILITY POLE WITH RISER
- () UTILITY POLE WITH TRANSFORMER
- () DECIDUOUS TREE
- () CONIFER TREE
- () SHRUB
- () SIGN (SINGLE POSTED)
- () POST
- () MAILBOX
- () LIGHT POLE
- () GROUND LIGHT
- () BENCHMARK
- EOP EDGE OF PAVEMENT
- BIT BITUMINOUS PAVEMENT
- CWW CONCRETE WINDOW WELL
- LSA LANDSCAPED AREA
- FFE FINISHED FLOOR ELEVATION
- SWL SOLID WHITE LINE
- SYL SINGLE YELLOW LINE
- ABUTTERS LOT LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING OFFSET LINE
- EASEMENT
- WOOD FENCE
- TREE OVERHANG LINE
- TRIMMED HEDGE LINE
- SHRUBLINE
- INTERMEDIATE CONTOURS
- INDEX CONTOURS



LOCUS MAP (N.T.S.)

NOTES

1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP IN SEPTEMBER OF 2021.
2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, RHODE ISLAND STATE PLANE COORDINATE SYSTEM AND WAS ESTABLISHED UTILIZING RTK GPS SURVEY TECHNIQUES.
3. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WAS ESTABLISHED ON SITE UTILIZING RTK GPS SURVEY TECHNIQUES.
4. THE SURVEYED PROPERTY IS LOCATED IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP, NEWPORT COUNTY, RHODE ISLAND, PANEL 93 OF 226, COMMUNITY NUMBER 445401 PANEL 0093 SUFFIX J, WITH A MAP REVISED DATE OF SEPTEMBER 4, 2013.
5. THE LOCATION OF THE UTILITIES AS SHOWN ARE FROM VISIBLE STRUCTURES ONLY. NO RECORD INFORMATION WAS REQUESTED OR OBTAINED FROM ANY PRIVATE SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
6. THE SUBJECT PARCEL IS LOCATED IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP, NEWPORT COUNTY, RHODE ISLAND, PANEL 93 OF 226, COMMUNITY NUMBER 445401 PANEL 0093 SUFFIX J, WITH A MAP REVISED DATE OF SEPTEMBER 4, 2013.
7. NO CONSTRUCTION ON THE PROPOSED LOTS IS PRESENTLY BEING PROPOSED AND THE STORMWATER REQUIREMENTS WILL BE MET AT THE BUILDING PERMIT STAGE.

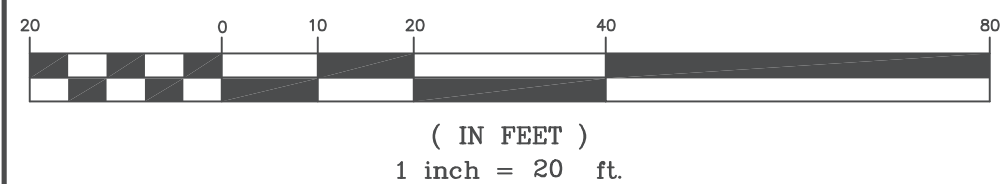
PLAN REFERENCES

PLAN ENTITLED "SUBDIVISION OF 'SHADOW LAWN' OWNED BY MR. & MRS. JOHN P. COLLINS, MIANTONOMI AND FENNER AVENUES, MIDDLETOWN, RHODE ISLAND, DECEMBER 23, 1959", FILED IN THE OFFICE OF THE TOWN CLERK OF THE TOWN OF MIDDLETOWN IN PLAN BOOK 6 PAGES 16-19.

OWNER OF RECORD

HOPPIN HOUSE, LLC
120 MIANTONOMI AVENUE
DEED BOOK 1729, PAGE 141

GRAPHIC SCALE



REVISION	DATE	DESCRIPTION

HAMILTON HOPPIN HOUSE SUBDIVISION
120 MIANTONOMI AVE
MIDDLETOWN, RHODE ISLAND
PREPARED FOR
HOPPIN HOUSE, LLC

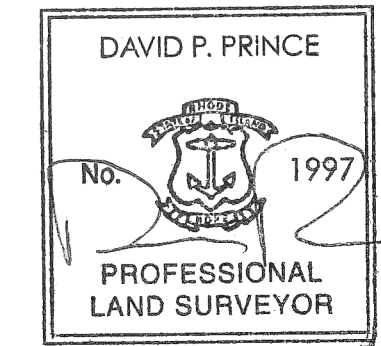
Drawn By	RBP	Date	JUNE 14, 2022	Job No.	30901315.001
Surveyed By	DP	Scale	1" = 20'	Sheet No.	1 OF 1
Checked By	DPP	Book No.	CHA-84, 87		

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 SURVEY: COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION: CLASS 1

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



06/14/2022
DATE:

WSP USA, Inc. COA NO. LS-A486
DAVID P. PRINCE RPLS NO. 1997

30901315-2-SUB.dwg

N/F OLIVER BASHAN DEED BOOK 1572, PAGE 97 PLAT 108SW LOT 163 79 MIANTONOMI AVENUE DOMINANT ZONE R10	N/F MARK P. CAPPELLARI DEED BOOK 1344, PAGE 3 PLAT 108SW LOT 146 80 MIANTONOMI AVENUE DOMINANT ZONE RM	N/F SAMUELS REALTY CO. INC. DEED BOOK 66, PAGE 96 PLAT 108SW LOT 145 44+ FENNER AVENUE DOMINANT ZONE RM	N/F DAVID J. & CHRISTA E. ROBINSON DEED BOOK 625, PAGE 113 PLAT 108SE LOT 52 193 FENNER AVE NORTH DOMINANT ZONE R10	N/F NORTH FENNER CONDO ASSN DEED BOOK 1055, PAGE 28 PLAT 108SE LOT 5100 203 FENNER AVE NORTH DOMINANT ZONE R10	N/F HEATHER H. STROUT DEED BOOK 1633, PAGE 121 PLAT 108SE LOT 59 9 COLLINS TERR DOMINANT ZONE R10	N/F ROGER W. & ELAINE T. JEPSON DEED BOOK 1312, PAGE 51 PLAT 108SE LOT 60 7 COLLINS TERR DOMINANT ZONE R10	N/F COLLEEN E. MURPHY DEED BOOK 1198, PAGE 120 PLAT 108SE LOT 61 5 COLLINS TERR DOMINANT ZONE R10	N/F HELEN M. CROWLEY LIFE ESTATE DEED BOOK 583, PAGE 325 PLAT 108SE LOT 62 3 COLLINS TERR DOMINANT ZONE R10	N/F STEVEN R. & JENNIFER K. MANTOSH DEED BOOK 1535, PAGE 196 PLAT 108SE LOT 63 1 COLLINS TERR DOMINANT ZONE R10	N/F WILLIAM J. SCHMIDT DEED BOOK DC 2019, PAGE 140 PLAT 108SE LOT 76 109 MIANTONOMI AVENUE DOMINANT ZONE R10	N/F STEPHEN A. & CHRISTINE P. REDES DEED BOOK 1627, PAGE 38 PLAT 108SE LOT 77 115 MIANTONOMI AVENUE DOMINANT ZONE R10	N/F DAVID J. & BEVERLEY CARLISLE DEED BOOK 505, PAGE 165 PLAT 108SE LOT 73 105 MIANTONOMI AVENUE DOMINANT ZONE R10	N/F 93 MIANTONOMI AVENUE, LLC DEED BOOK 589, PAGE 171 PLAT 108SE LOT 73 93 MIANTONOMI AVENUE DOMINANT ZONE R10
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