

LOCUS NOT TO SCALE

**NOTES:**

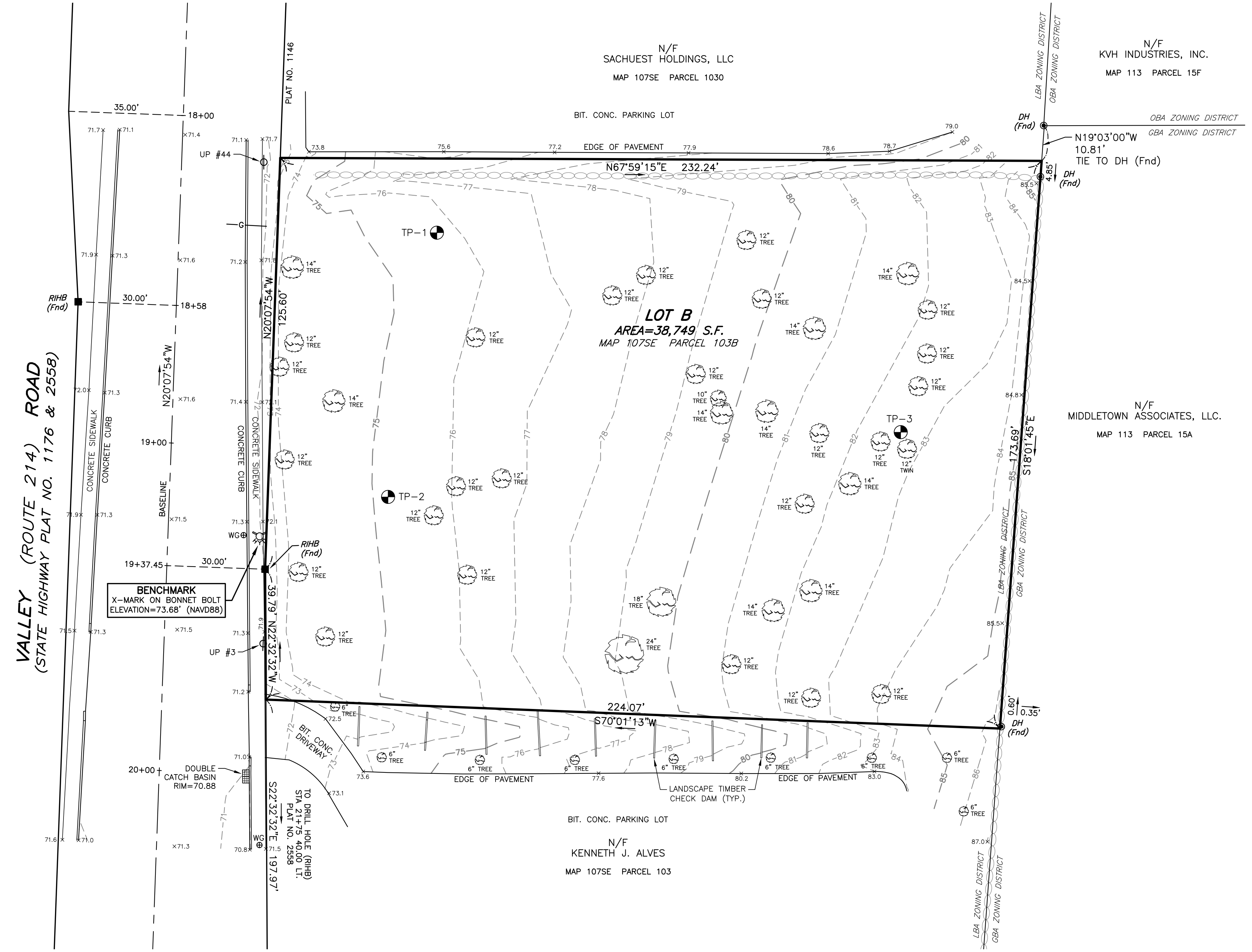
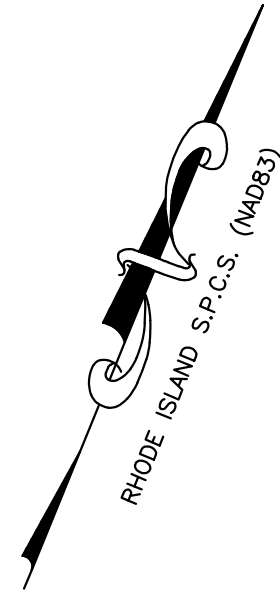
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC BETWEEN JULY 29, 2022 AND APRIL 12, 2023.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED 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).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- 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.

**CURRENT OWNER**  
 48 VRM, LLC  
 130 BELLEVUE AVENUE  
 NEWPORT, RI 02840  
**TITLE REFERENCES:**  
 DEED BK.806/PG.135  
**PLAN REFERENCE:**  
 PLAN BK.15/PG.26 (LOT B)  
**SITE LOCATION:**  
 48 VALLEY ROAD  
 MIDDLETOWN, RHODE ISLAND  
**ASSESSORS REFERENCE:**  
 MAP 107SE PARCEL 103B

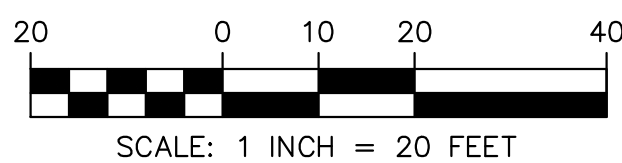
TRAFFIC SENSITIVE LIMITED BUSINESS (LBA) ZONING DISTRICT	
REGULATION	REQUIREMENT
MIN. LOT AREA	20,000 SQ. FT.
LOT FRONTAGE	300 FT.
FRONT SETBACK	10 FT.
SIDE SETBACK	20 FT.
REAR SETBACK	50 FT.
MAX. BUILDING HEIGHT	35 FT.
MAX. LOT COVERAGE	35%

**LEGEND**

- BIT. CONC BITUMINOUS CONCRETE
- DH DRILL HOLE
- G GAS SERVICE
- HYDRANT
- RHIB RHODE ISLAND HIGHWAY BOUND
- 85.5 SPOT ELEVATION
- STONE WALL
- TP TEST PIT
- TREE
- UP UTILITY POLE
- WG WATER GATE



**CERTIFICATION**  
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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 JULY 29, 2022 AND APRIL 12, 2023, 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 PROVIDE AN EXISTING CONDITIONS PLAN FOR THE EXISTING PARCEL (ASSESSORS MAP 107SE, PARCEL 103B) TO AID IN THE DESIGN OF FUTURE SITE IMPROVEMENTS.  
 BY *Robert L. Mason*  
 ROBERT L. MASON, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 2001, COA NO. LS.000A533-COA



NO.	DATE	DESCRIPTION
1	4/12/23	TREE LOCATIONS AND ZONING DISTRICTS

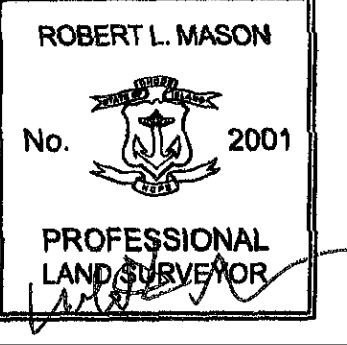
PLAN REVISIONS

DATE: OCTOBER 20, 2022

DRAWN BY: RLM/SKD    COMPS. BY: RLM    CHECK BY: RLM/MER

PROJECT NO. 22061

ISSUED FOR:



**EXISTING CONDITIONS PLAN**  
 48 VALLEY ROAD  
 MIDDLETOWN, RHODE ISLAND  
 ASSESSORS MAP 107SE, PARCEL 103B  
 PREPARED FOR  
 48 VRM, LLC

DRAWING TITLE:

EXISTING CONDITIONS

SCALE: 1"=20'

SHEET NO.

2 OF 8