

NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 1, LOT 25, SPRINGWOOD STREET & ABORN STREET, CRANSTON, RHODE ISLAND, PREPARED FOR ALBACO, LLC, 2204 BROAD STREET, CRANSTON, RHODE ISLAND 02905, PROJECT NO. 18-077, SCALE: 1"=10', DATE: 10/15/16, PREPARED BY WATERMAN ENGINEERING COMPANY."
 - PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 1, LOT 41, SHELDON ST., SPRINGWOOD ST. & GEORGE ST. CRANSTON, RHODE ISLAND 02905, PREPARED FOR BRIDGE GROUP, L.L.C., 11 KRISTEN DRIVE, NORTH PROVIDENCE, RHODE ISLAND 02911, PROJECT NO. 15-041, SCALE: 1"=10', DATE: 06/15/15 BY WATERMAN ENGINEERING COMPANY."
 - PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 1, LOTS 33, 34 & 36, BROAD ST., GEORGE ST., SPRINGWOOD ST. & ABORN ST. CRANSTON, RHODE ISLAND 02905, PREPARED FOR ALBACO, LLC, 2204 BROAD STREET, CRANSTON, RHODE ISLAND 02911, PROJECT NO. 13-034, SCALE: 1"=20', DATE: 01/05/15 REVISED: 02/27/15 BY WATERMAN ENGINEERING CO."
 - PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PLAN A.P. 1, LOT 215, 2206 BROAD STREET, CRANSTON, RHODE ISLAND 02911, BRIDGE GROUP, L.L.C., 11 KRISTEN DRIVE, NORTH PROVIDENCE, RHODE ISLAND 02911, PROJECT NO. 13-034, SCALE: 1"=20', DATE: 06/15/15, REVISED: 12/01/14 & 01/07/15 BY WATERMAN ENGINEERING CO."
 - PLAN ENTITLED "SURVEY PLAN ABANDONMENT OF GANGWAYS ABORN STREET - CRANSTON, RHODE ISLAND PREPARED FOR ALBACO, INC. 2189 - 2188 BROAD STREET - CRANSTON, RHODE ISLAND 02905, PROJECT NO. 02-118, SCALE: 1"=20' DATE: DEC. 1, 2002 BY WATERMAN ENGINEERING CO."
 - PLAN ENTITLED "PLAT OF LAND IN PAWTUXET, CRANSTON, R.I. BELONGING TO MURRAY S. UPHAM BY WATERMAN ENGINEERING CO. 1965, SCALE: 1"=8'-0"
 - PLAN ENTITLED "MAP OF LAND IN PAWTUXET, CRANSTON, R.I. BELONGING TO BEACON OIL COMPANY BY WATERMAN ENGINEERING CO. JAN. 1930, SCALE: 10 FT. TO AN INCH."
 - PLAN ENTITLED "LAND OF GEORGE SHELDON LAD OUT ON THE 22ND OF OCTOBER, 1831, SCALE: 30 FEET TO AN INCH, RECORDED ON PLAT CARD 117."
- REFERENCE IS MADE TO THE FOLLOWING CITY OF CRANSTON LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
 - A.P. 1, LOT 30 - BRIDGE GROUP, L.L.C. - VOLUME 4964, PAGE 31
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
 - ABANDONMENT OF GANGWAYS ABUTTING ABORN STREET (SEE PLAN REF. 102)
- THESE PREMISES ARE SITUATED IN AN 'X-3' ZONE.

DIMENSIONAL REQUIREMENTS

MIN. LOT AREA	= 6,000 SQ. FT.
MIN. FRONTAGE WIDTH	= 60 FT.
MIN. SUB FRONT YARD	= 0 FT.
MIN. SUB REAR YARD	= 20 FT.
MIN. SUB SIDE YARD	= 0 FT.
MAX. BUILDING HEIGHT	= 35 FT.
MAX. LOT COVERAGE	= 100%

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
- PORTIONS OF THESE PREMISES ARE SITUATED IN A ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ZONE 'X' (AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND ZONE 'AE' (2% ANNUAL CHANCE FLOODPLAIN ZONE 'AE' (AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND ZONE 'AE' (2% ANNUAL CHANCE FLOOD) DESIGNATED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 219 OF 451 CITY OF CRANSTON MAP NUMBER 44070219U MAP REVISED: OCTOBER 2, 2015, FEDERAL EMERGENCY MANAGEMENT AGENCY"
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIS SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
- THE HORIZONTAL DATUM FOR THIS PROJECT IS THE R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 83. THE PROJECT DATUMS WERE ESTABLISHED FROM DATA TRANSMITTED FROM MTS REFERENCE STATIONS USING THE MTS RTK NETWORK VIA LEICA GPS 1000 SERIES & CARLSON SURVEYOR GENIE GPS ANTENNA / RECEIVERS.
- THE FLOODPLAIN BOUNDARIES DEPICTED HAVE BEEN OVERLAYS & APPROXIMATED USING FEMA'S ONLINE NATIONAL FLOOD HAZARD LAYER (NFHL) DATASET.

LEGEND & ABBREVIATIONS

NF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC	- ACRES	---	- NEW CONTOUR
±	- PLUS OR MINUS	---	- STONE WALL
STY	- STORY	---	- FENCE
WFF	- WOOD FRAMED	---	- SEWER LINE
SHF	- STATE HIGHWAY PLAT	---	- DRAIN LINE
RET.	- RETAINING WALL	---	- WATER LINE
PED.	- PEDESTRIAN	---	- GAS LINE
(FND.)	- FOUND	---	- ELECTRIC LINE
RRB	- RR HIGHWAY BOUND	---	- SANITARY SEWER MANHOLE
M/K/AL	- MASONRY WALL	---	- CATCH BASIN
FE	- FLARED END	---	- STORM DRAIN MANHOLE
RSP	- REINFORCED CONCRETE PIPE	---	- WATER GATE
CLP	- CHAIN LINK FENCE	---	- GAS VALVE
INV	- INVERT	---	- ELECTRIC MANHOLE
x 10.00	- EXISTING SPOT GRADE	---	- GRANITE BOUND
	- NEW SPOT GRADE	---	- DRILL HOLE
		---	- IRON PIPE

RICHARD S. LIPSTIZ
No. 1837
PROFESSIONAL
LAND SURVEYOR

"SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN"

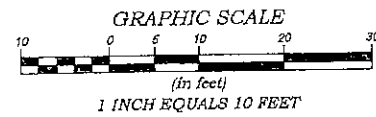
CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: _____ MEASUREMENT / ACCURACY SPECIFICATION: _____
 COMPREHENSIVE BOUNDARY SURVEY: _____
 OTHER TYPE OF SURVEY: _____
 DATA ACQUISITION SURVEY: _____
 TOPOGRAPHIC SURVEY (PARTIAL): _____

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE SUBJECT PARCEL.

BY: *[Signature]* 1837 10/24/18
 RICHARD S. LIPSTIZ, P.L.S. REG. NO. DATE
 WATERMAN ENGINEERING COMPANY (DCA No. 15,0004483)



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WATERMAN ENGINEERING CO.
 1070 LINDSEY AVE SUITE 100
 02910-1000
 401.866.0000

NO.	DATE	REVISION	CHECKED BY
			PROJECT NO. 18-076-SU1-2018
			SCALE 1"=10'
			DATE 10/24/18
			DRAWN BY RSP/BJT
			CHECKED BY RSL
			TITLE 18-076-SU1
			1 of 1 SHEETS
			DRAWING NO. SU1

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PLAN
 A.P. 1, LOT 30
 ABORN STREET
 CRANSTON, RHODE ISLAND

BRIDGE GROUP, L.L.C.
 11 KRISTEN DRIVE
 NORTH PROVIDENCE, RHODE ISLAND 02911

Waterman
 ENGINEERING COMPANY