

NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - PLAN ENTITLED "BOUNDARY SURVEY PLAN A.P. 16, LOT 630 PLANET STREET, PROVIDENCE, RHODE ISLAND PREPARED FOR: W. LLOYD & LUCINDA BARNARD 28 PLANET STREET, PROVIDENCE, RHODE ISLAND 02903 PROJECT No. 09-033 SCALE: 1" = 10' DATE: 06/10/09 BY WATERMAN ENGINEERING CO."
 - PLAN ENTITLED "MAP OF LAND IN PROVIDENCE, R.I. SURVEYED FOR GOWER & CO. BY WATERMAN ENG. CO. MARCH, 1981 LAST REVISED, JUNE, 1984."
 - PLAN ENTITLED "MAP OF LAND IN PROV., R.I. SURVEYED FOR GOWER REALTY, INC. BY WATERMAN ENGINEERING CO. MARCH, 1986 SCALE: 1" = 20."
 - PLAN ENTITLED "SURVEY OF LAND IN PROVIDENCE, R.I. FOR RUSSELL GOWER BY WATERMAN ENGINEERING CO. MARCH, 1986 SCALE: 1" = 20."
 - CITY OF PROVIDENCE SECTION MAPS SHOWING STREET LINES AND OFFSETS WHICH ARE ON FILE AT THE CITY OF PROVIDENCE ENGINEERING DEPARTMENT, STREET LINE SECTION.
- REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
 - A.P. 16, LOT 182 - GOWER & COMPANY - VOLUME 1228, PAGE 361
 - A.P. 16, LOT 622 - GOWER & COMPANY - VOLUME 1223, PAGE 248
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
 - ABANDONMENT OF WELL STREET BY THE CITY OF PROVIDENCE CITY COUNCIL RESOLUTION No. 271.
- THESE PREMISES ARE SITUATED IN AN "C-2 ZONE":

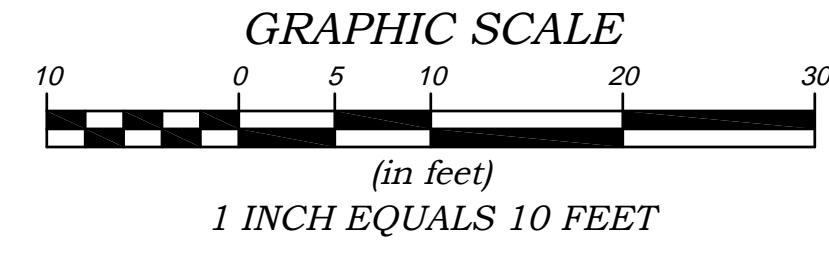
DIMENSIONAL REQUIREMENTS

MIN. LOT AREA	= NONE
MIN. LOT AREA PER DWELLING UNIT	= 1,200 SQ. FT.
MIN. LOT AREA PER ROOMING UNIT	= 400 SQ. FT.
MIN. SB FRONT YARD	= 0 FT.
MIN. SB REAR YARD	= 0 FT.
MIN. SB SIDE YARD	= 0 FT.
MAX. STRUCTURE HEIGHT	= 45 FT. (3 STORIES)
MAX. LOT COVERAGE	= NONE

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
- THESE PREMISES ARE SITUATED IN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 309 OF 451 CITY OF PROVIDENCE MAP NUMBER 44007C0309J EFFECTIVE DATE: SEPTEMBER 18, 2013. 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 DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
- THE LOCATION OF PLANET STREET WAS REPRODUCED USING THE STREET LINE PLANS AND OFFSETS AS REFERENCED IN PLAN REF. 1(B).

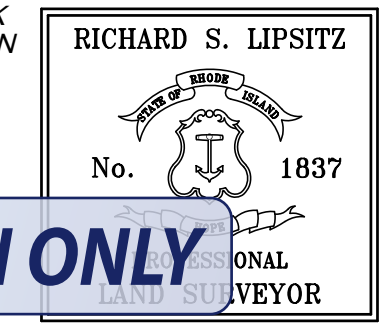
LEGEND & ABBREVIATIONS

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	X	- FENCE
WF	- WOOD FRAMED	S	- SEWER LINE
SHF	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET	- RETAINING WALL	W	- WATER LINE
PEF	- PEDESTRIAN	G	- GAS LINE
(FND)	- FOUND	E	- ELECTRIC LINE
RH/B	- RI HIGHWAY BOUND	⊙	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	⊞	- CATCH BASIN
FE	- FLARED END	⊞	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	⊞	- WATER GATE
CLF	- CHAIN LINK FENCE	⊞	- GAS VALVE
INV.	- INVERT	⊞	- ELECTRIC MANHOLE
x 10.80	- EXISTING SPOT GRADE	⊞	- GRANITE BOUND
⊞ 17.25	- NEW SPOT GRADE	⊞	- DRILL HOLE
		⊞	- IRON PIPE



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



INFORMATION ONLY

CERTIFICATION

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.

BOUNDARY SURVEY - CLASS 1
TOPOGRAPHIC SURVEY - CLASS NA

RICHARD S. LIPSITZ
WATERMAN ENGINEERING COMPANY

1837
REG. NO. DATE

NO.	DATE	REVISION	CHECKED BY
BOUNDARY SURVEY PLAN A.P. 16, LOTS 182 & 622 PLANET STREET PROVIDENCE, RHODE ISLAND			PROJECT NO. 13-106 SCALE: 1" = 10' DATE: 11/26/13 DRAWN BY: BJT CHECKED BY: RSL FILENAME: 13-106_SU1 1 of 1 SHTS DRAWING #: SU1
GOWER & COMPANY 203 SOUTH MAIN STREET PROVIDENCE, RHODE ISLAND 02903			

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