

# Site Plans

Issued for: **Permitting**

Date Issued: June 6, 2008

Latest Issue: October 16, 2008

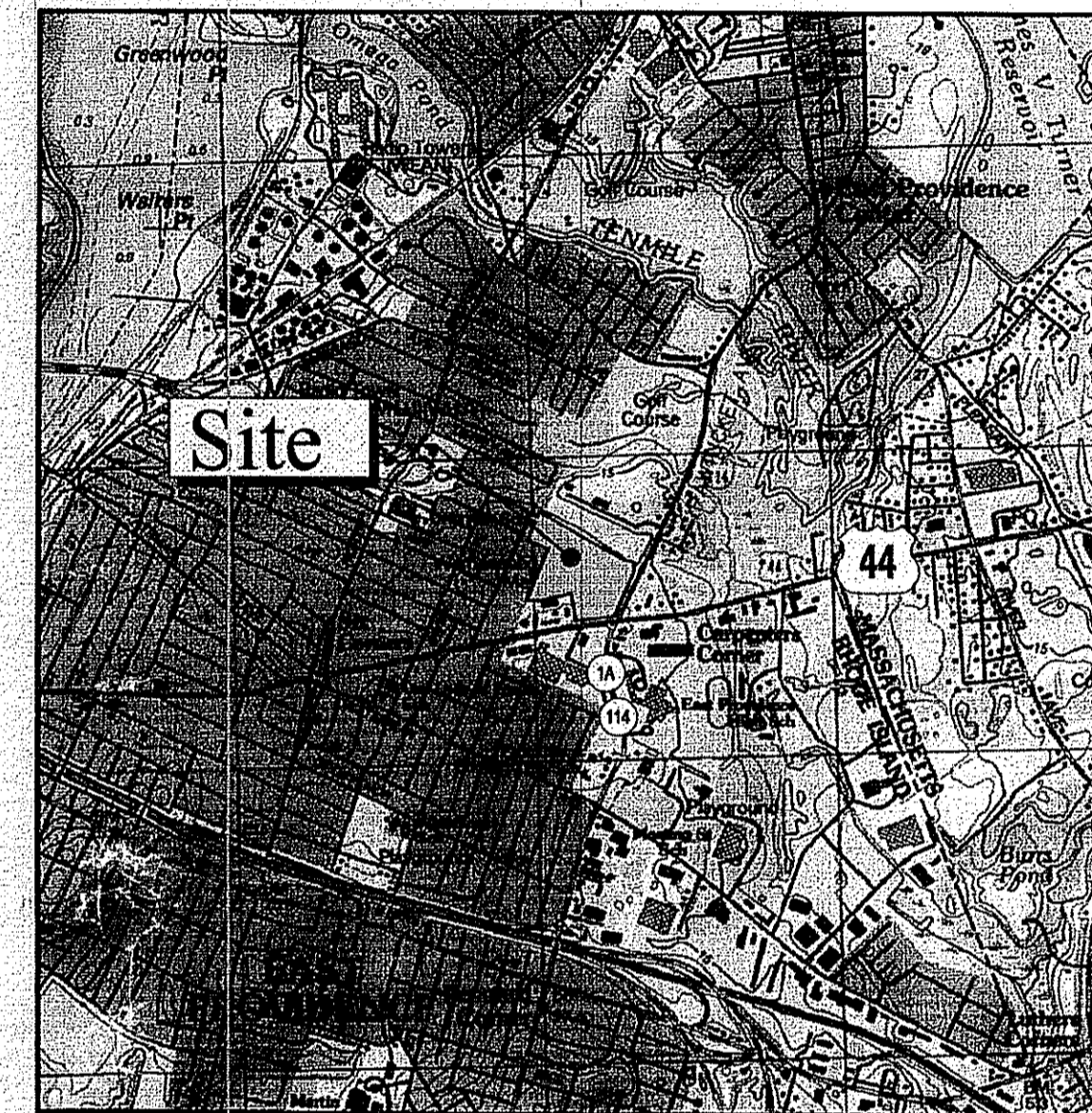
## Index

No.	Drawing Title	Latest Issue
C-1	Legend and General Notes	10/16/08
C-2	Layout and Materials Plan	10/16/08
C-3	Grading, Drainage, & Erosion Control Plan	10/16/08
C-4	Utility Plan	10/16/08
C-5	Landscape Plan	6/6/08
C-6	Landscape Plan	6/6/08
C-7	Details	6/6/08
C-8	Details	6/6/08
C-9	Details	6/6/08
<b>Reference Drawings</b>		
Sv-1	Existing Conditions Plan	6/6/08

# Wampanoag Plaza

1925 Pawtucket Avenue

East Providence, Rhode Island



Site Location Map

## Property Information

Owner:

**Gateway Midland Inc. c/o Emmes Asset Management Company, LLC**  
420 Lexington Avenue  
New York, NY 10170

Applicant:

**Gateway Midland Inc. c/o Emmes Asset Management Company, LLC**  
420 Lexington Avenue  
New York, NY 10170

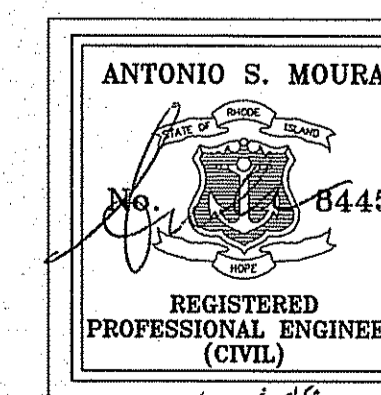
**Assessor's Plat: 405**  
**Block: 4 Lot: 28**

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED **JAN 16 2009** FILE # **08-0201**  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Charles A. Habel*  
RECEIVED  
OCT 23 2008  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES

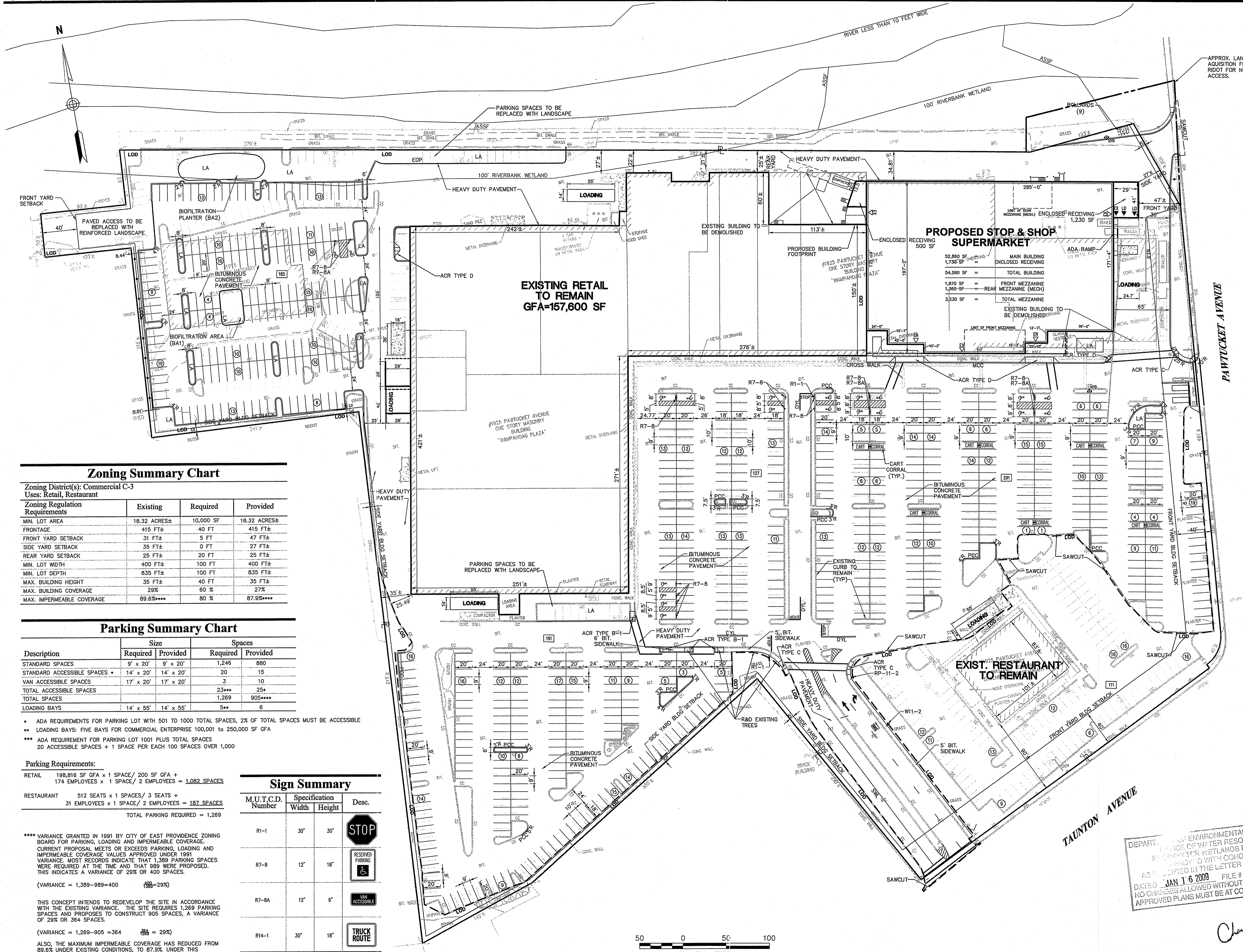


**Vanasse Hangen Brustlin, Inc.**  
Transportation  
Land Development  
Environmental Services  
10 Dorrance Street, Suite 400  
Providence, RI 02903  
401.272.8100 FAX 401.273.9694



VHB Project No. 71905-00  
Wampanoag Plaza East Providence, RI  
Issued for: RIDEM Permitting 10/16/08





### Zoning Summary Chart

Zoning District(s): Commercial C-3  
Uses: Retail, Restaurant

Zoning Regulation Requirements	Existing	Required	Provided
MIN. LOT AREA	18.32 ACRES±	10,000 SF	18.32 ACRES±
FRONTAGE	415 FT±	40 FT	415 FT±
FRONT YARD SETBACK	31 FT±	5 FT	47 FT±
SIDE YARD SETBACK	35 FT±	0 FT	27 FT±
REAR YARD SETBACK	25 FT±	20 FT	25 FT±
MIN. LOT WIDTH	400 FT±	100 FT	400 FT±
MIN. LOT DEPTH	835 FT±	100 FT	835 FT±
MAX. BUILDING HEIGHT	35 FT±	40 FT	35 FT±
MAX. BUILDING COVERAGE	29%	60 %	27%
MAX. IMPERMEABLE COVERAGE	89.6%***	80 %	87.9%***

### Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9' x 20'	9' x 20'	1,246	880
STANDARD ACCESSIBLE SPACES *	14' x 20'	14' x 20'	20	15
VAN ACCESSIBLE SPACES	17' x 20'	17' x 20'	3	10
TOTAL ACCESSIBLE SPACES			23***	25+
TOTAL SPACES			1,269	905***
LOADING BAYS	14' x 55'	14' x 55'	5**	6

- \* ADA REQUIREMENTS FOR PARKING LOT WITH 501 TO 1000 TOTAL SPACES, 2% OF TOTAL SPACES MUST BE ACCESSIBLE
- \*\* LOADING BAYS: FIVE BAYS FOR COMMERCIAL ENTERPRISE 100,001 TO 250,000 SF GFA
- \*\*\* ADA REQUIREMENT FOR PARKING LOT 1001 PLUS TOTAL SPACES  
20 ACCESSIBLE SPACES + 1 SPACE PER EACH 100 SPACES OVER 1,000

### Parking Requirements:

RETAIL 198,816 SF GFA x 1 SPACE / 200 SF GFA +  
174 EMPLOYEES x 1 SPACE / 2 EMPLOYEES = 1,082 SPACES

RESTAURANT 512 SEATS x 1 SPACES / 3 SEATS +  
31 EMPLOYEES x 1 SPACE / 2 EMPLOYEES = 187 SPACES  
TOTAL PARKING REQUIRED = 1,269

\*\*\*\* VARIANCE GRANTED IN 1991 BY CITY OF EAST PROVIDENCE ZONING BOARD FOR PARKING, LOADING AND IMPERMEABLE COVERAGE. CURRENT PROPOSAL MEETS OR EXCEEDS PARKING, LOADING AND IMPERMEABLE COVERAGE VALUES APPROVED UNDER 1991 VARIANCE. MOST RECORDS INDICATE THAT 1,389 PARKING SPACES WERE REQUIRED AT THE TIME AND THAT 989 WERE PROVIDED. THIS INDICATES A VARIANCE OF 29% OR 400 SPACES.

(VARIANCE = 1,389-989=400  $\frac{400}{989}=29\%$ )

THIS CONCEPT INTENDS TO REDEVELOP THE SITE IN ACCORDANCE WITH THE EXISTING VARIANCE. THE SITE REQUIRES 1,269 PARKING SPACES AND PROPOSES TO CONSTRUCT 905 SPACES, A VARIANCE OF 29% OR 364 SPACES.

(VARIANCE = 1,269-905 = 364  $\frac{364}{905} = 29\%$ )

ALSO, THE MAXIMUM IMPERMEABLE COVERAGE HAS REDUCED FROM 89.6% UNDER EXISTING CONDITIONS, TO 87.9% UNDER THIS CONCEPT.

### Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R7-8	12"	18"	RESERVED PARKING
R7-8A	12"	6"	VAN ACCESSIBLE
R14-1	30"	18"	TRUCK ROUTE

No.	Revision	Date	Apprv.
1	RIDEM COMMENTS	10-16-08	

Designed by: \_\_\_\_\_ Drawn by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
CAD checked by: \_\_\_\_\_ Approved by: \_\_\_\_\_  
Scale 1"=50' Date June 6, 2008  
Project Title

### Wampanoag Plaza

1925 Pawtucket Avenue  
East Providence, Rhode Island

### Permitting

Not Approved for Construction  
Drawing Title

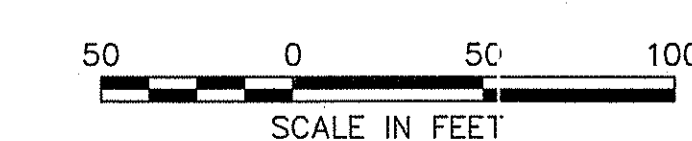
DEPT. OF ENVIRONMENTAL MANAGEMENT  
DIVISION OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
AS SHOWN IN THE LETTER OF APPROVAL  
DATED JAN 16 2009 FILE # 08-0201  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

RECEIVED  
OCT 23 2008

### Layout and Materials Plan

ANTONIO S. MOURA  
REG. NO. 6445  
REGISTERED PROFESSIONAL ENGINEER  
(CIVIL)

Drawing Number  
**C-2**  
Sheet of 9  
Project Number  
71905.00



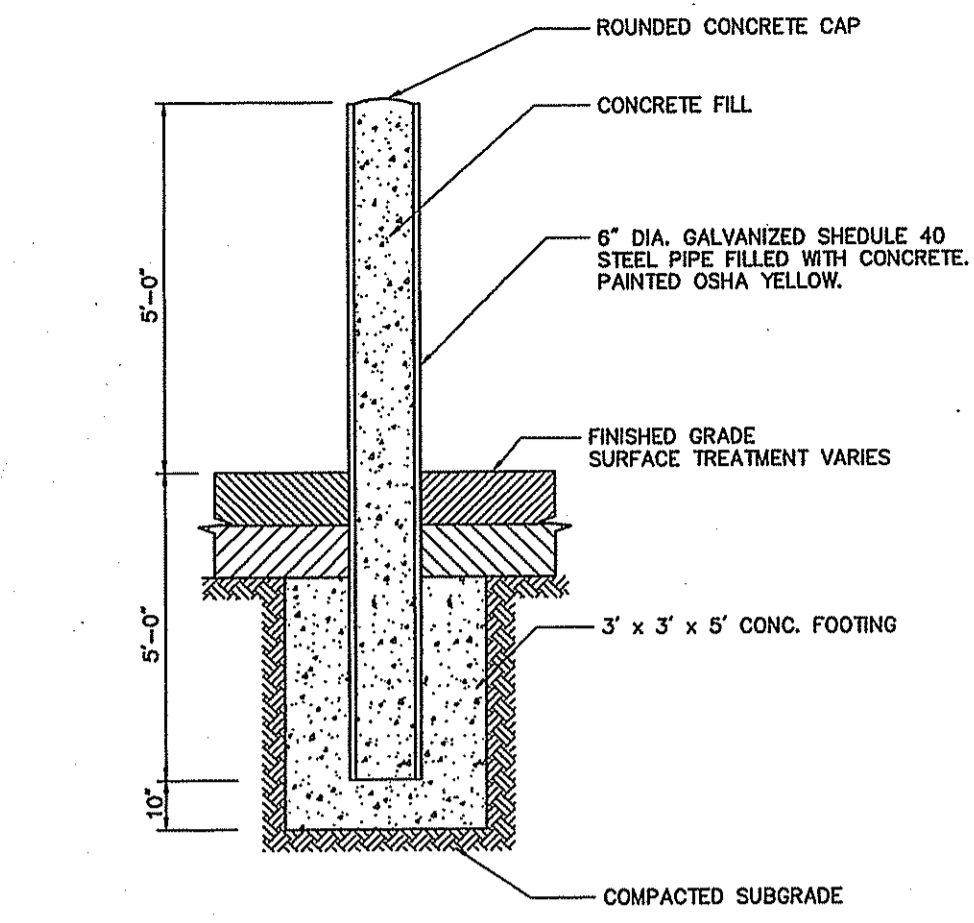




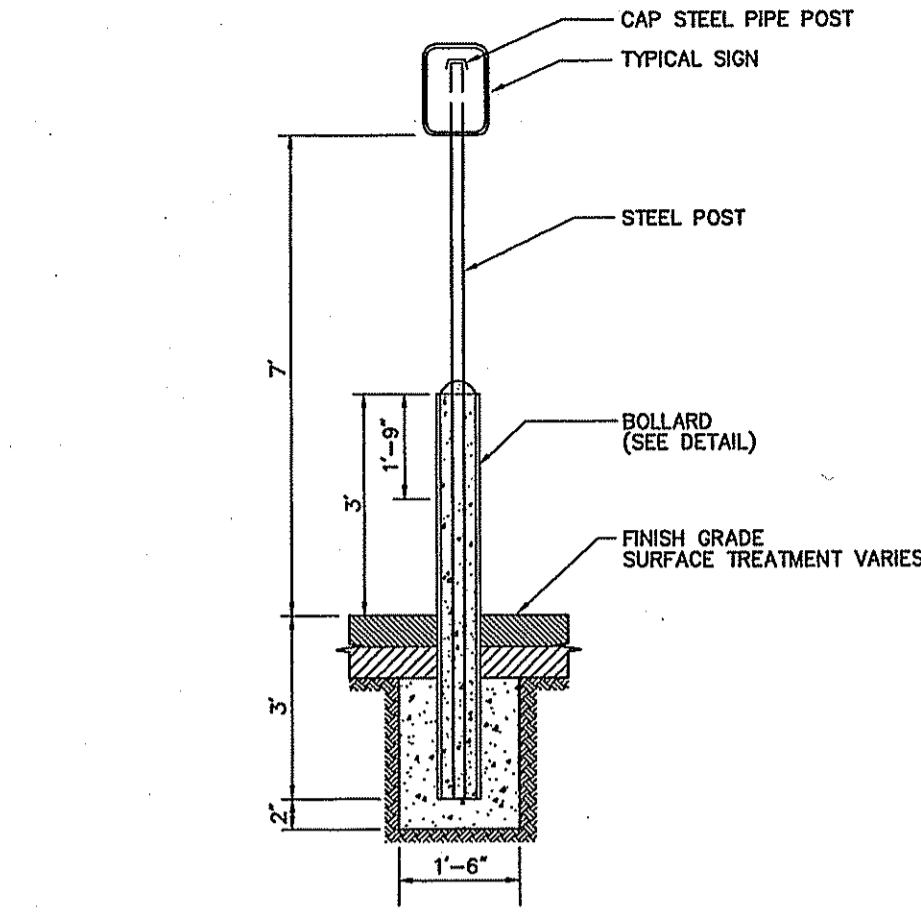




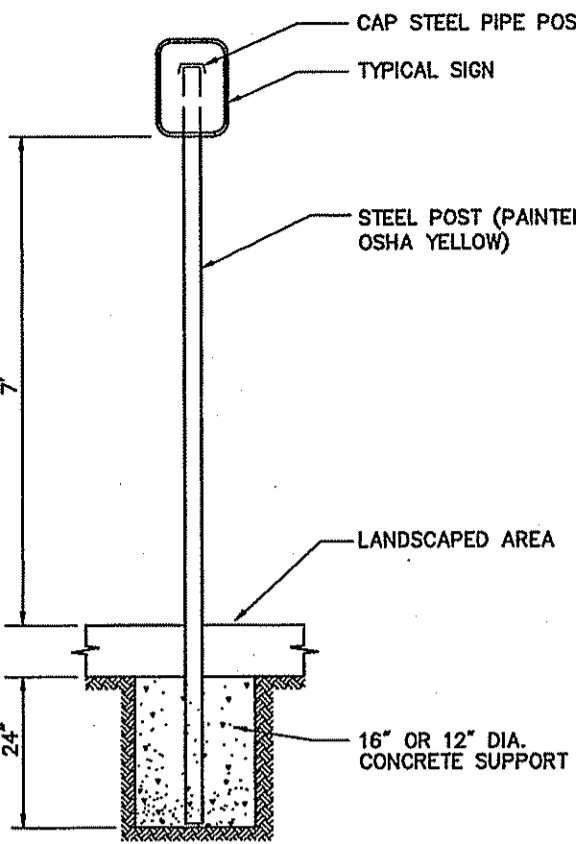




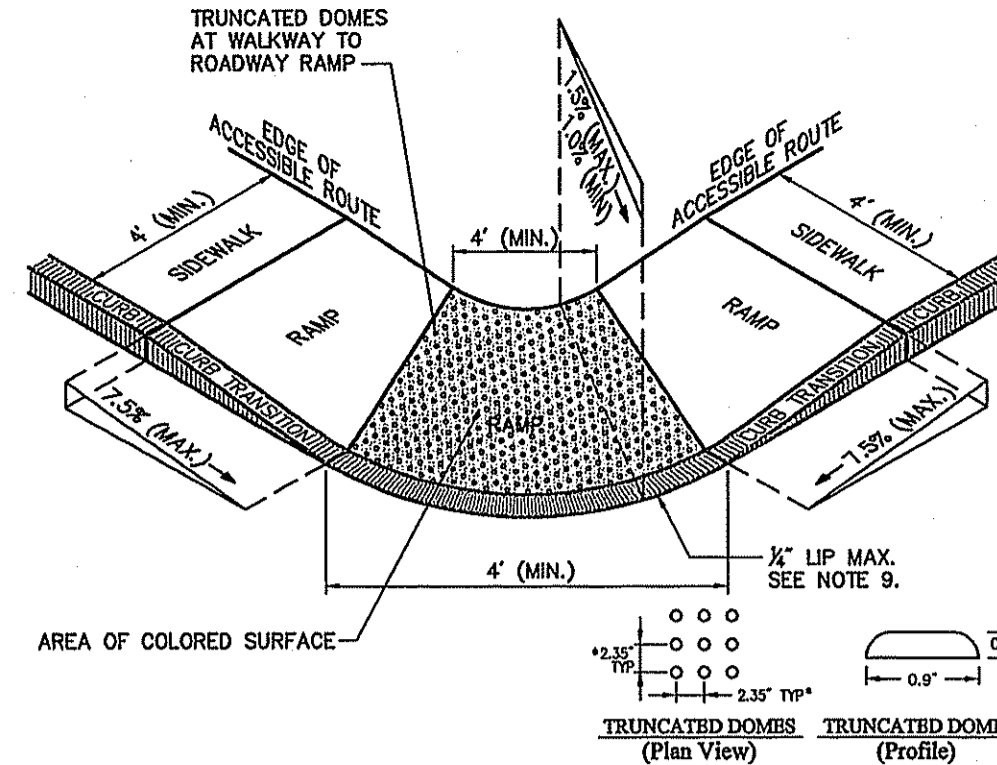
**Bollard** 6/03  
N.T.S. Source: VHIB REV LD\_700



**Bollard Mounted Sign** 6/03  
N.T.S. Source: VHIB REV LD\_703

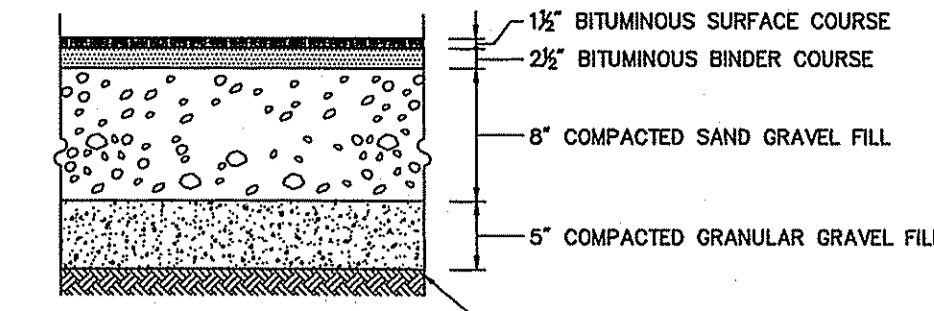


**Sign Post - Type 'A'** 6/03  
N.T.S. Source: VHIB REV LD\_701

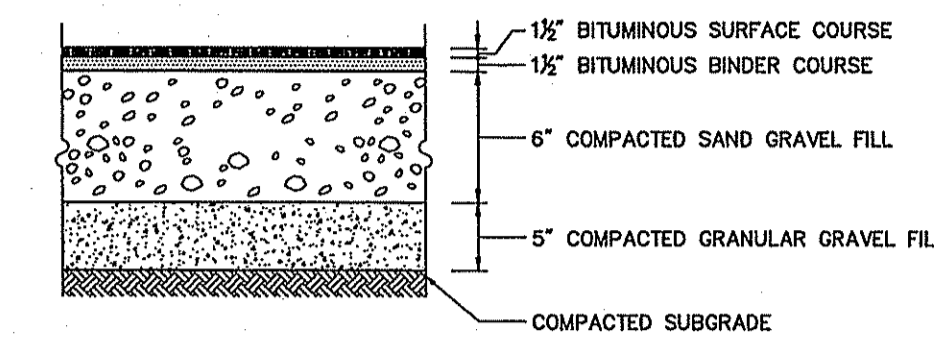


- Notes:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1 1/2 MIN.).
  2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
  3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 7.5%.
  4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
  5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
  6. RAMP, CURB, AND ADJACENT PAVING SHALL BE GRADED TO PREVENT PONDING.
  7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
  8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
  9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
  10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.

**Accessible Curb Ramp (ACR) Type 'C'** 6/03  
N.T.S. Source: VHIB REV LD\_502



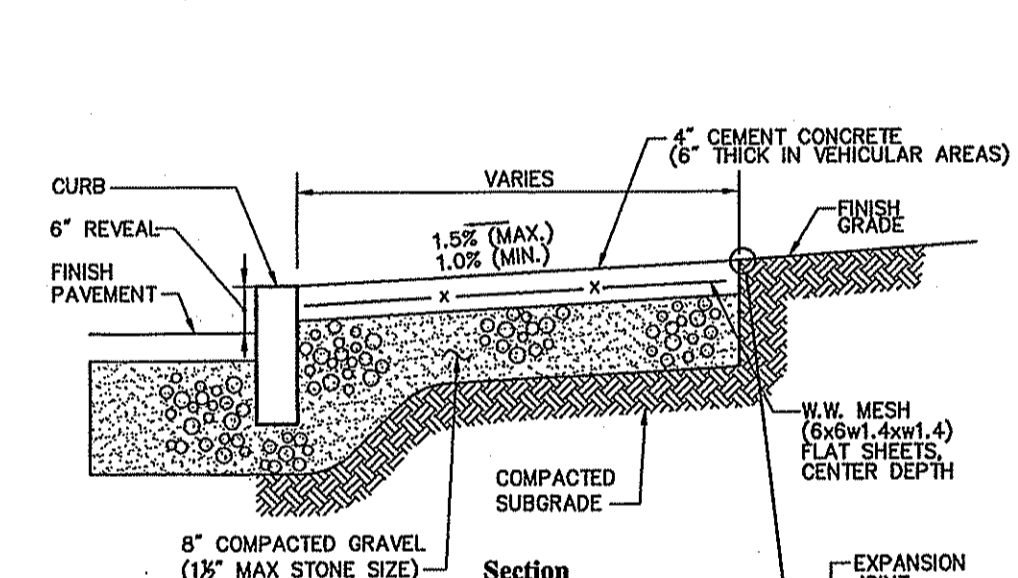
**Heavy Duty Flexible Pavement**



**Standard Duty Flexible Pavement**

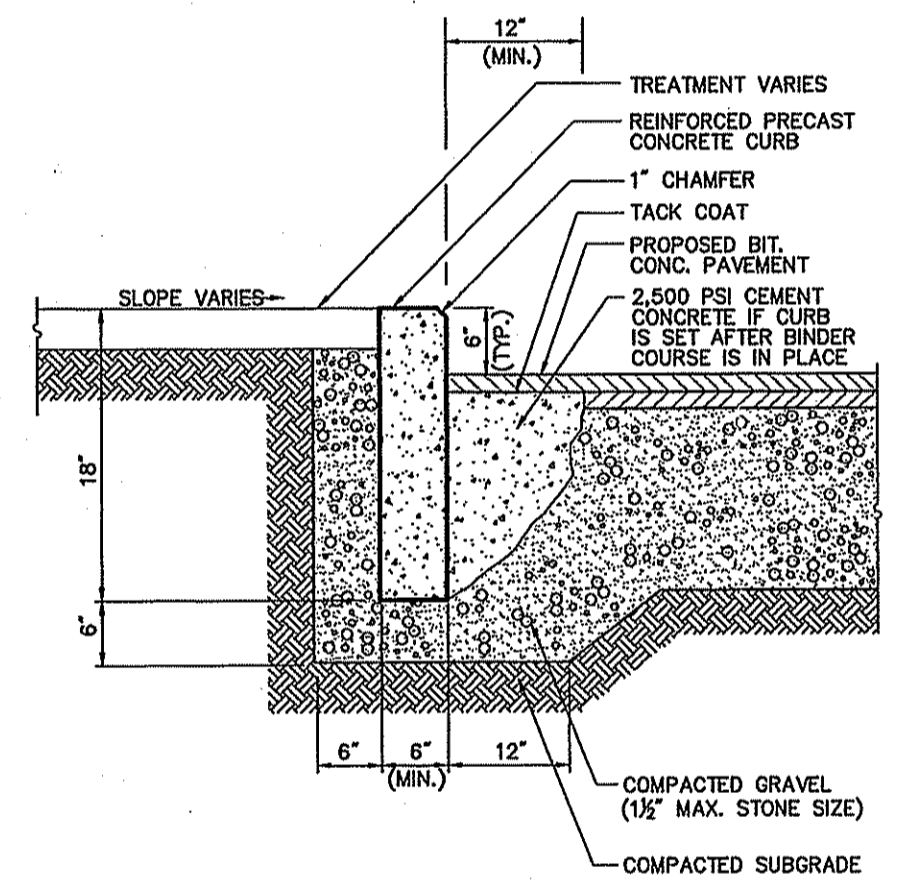
**Notes:**  
PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

**Bituminous Concrete Pavement Sections** 6/03  
N.T.S. Source: VHIB REV LD\_430

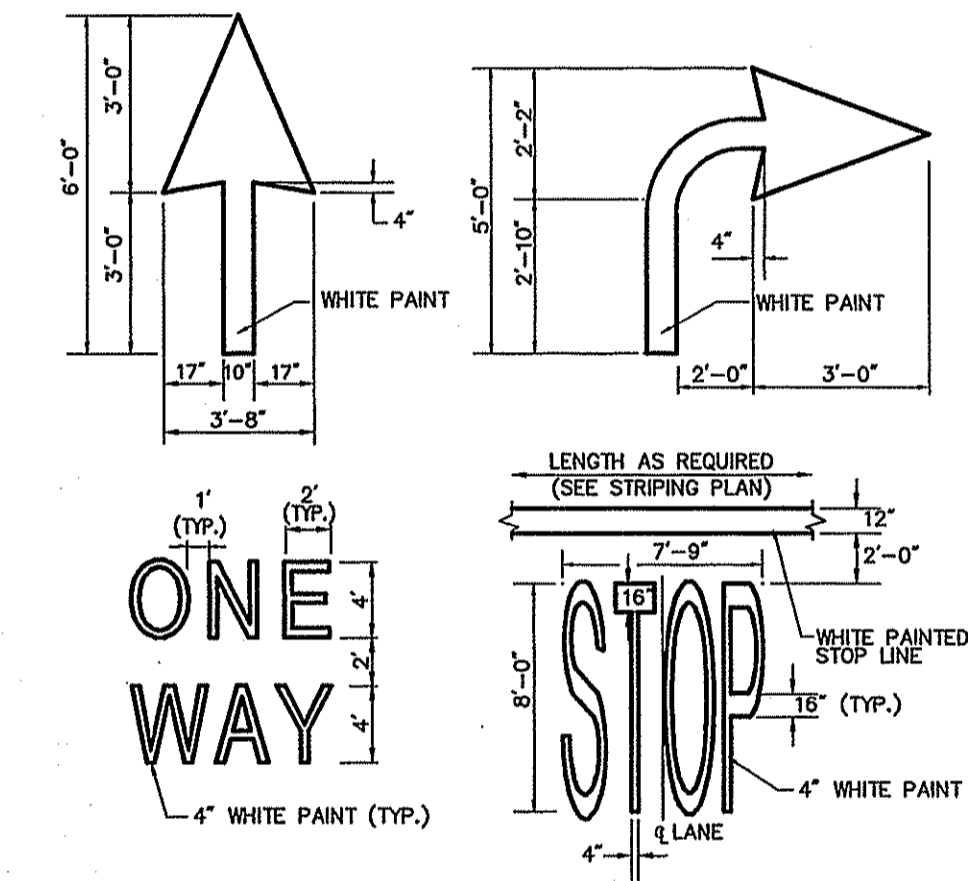


- Notes:**
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED JOINT FILLER.
  2. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
  3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
  4. CEMENT CONCRETE SHALL BE 4000 PSI-TYPE II
  5. ALL JOINTS SEALED PER SPEC

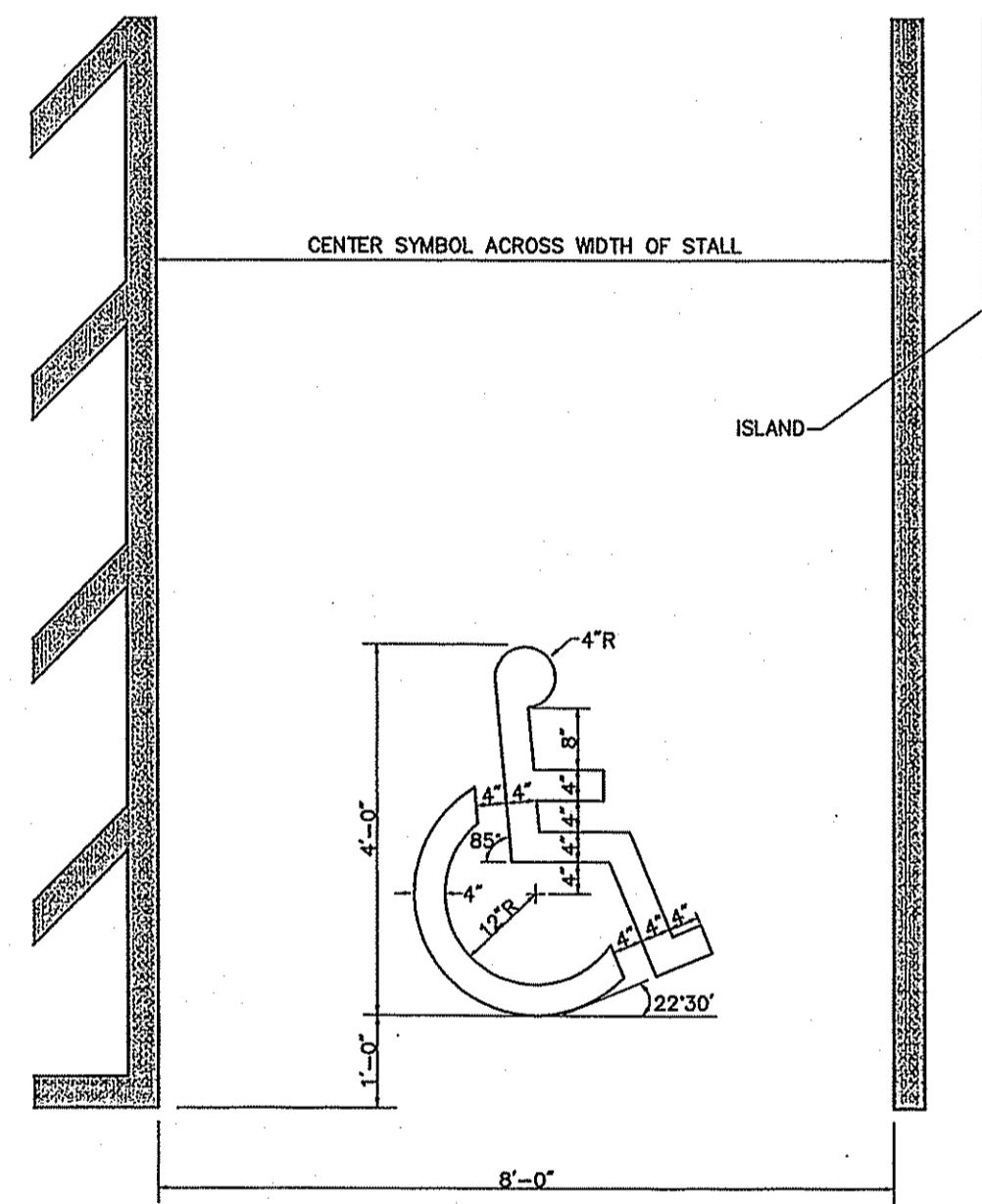
**Concrete Sidewalk** 6/03  
N.T.S. Source: VHIB REV LD\_420



**Precast Concrete Curb (PCC)** 6/03  
N.T.S. Source: VHIB REV LD\_404



**Painted Pavement Markings - On Site** 6/03  
N.T.S. Source: VHIB REV LD\_554

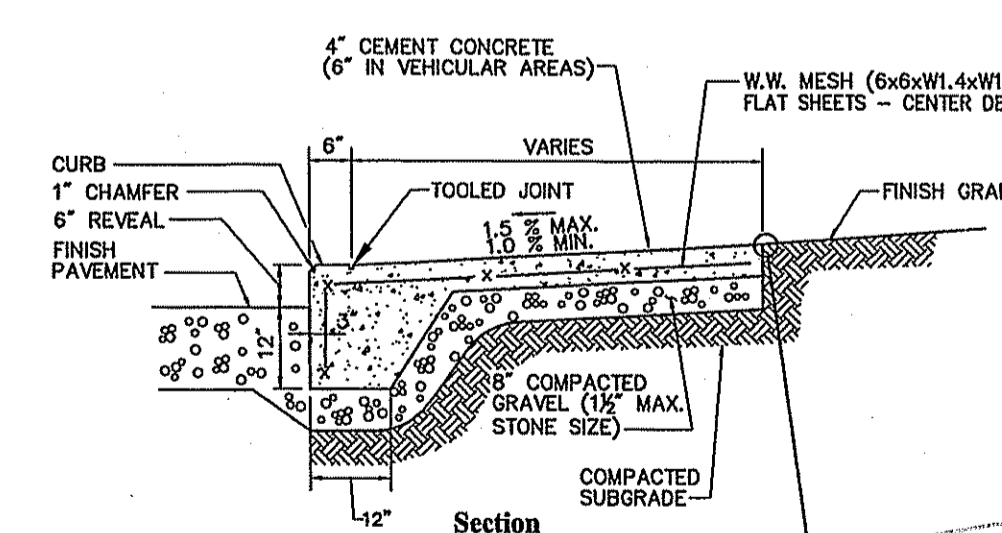


**Accessible Parking Space Symbol** 6/03  
N.T.S. Source: VHIB REV LD\_552a

No.	Revision	Date	Appr.

**Wampanoag Plaza**  
1925 Pawtucket Avenue  
East Providence, Rhode Island  
Issued for

**Permitting**  
Not Approved for Construction  
Drawing Title



- Notes:**
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED EXPANSION JOINT FILLER & SEALER.
  2. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
  3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
  4. CEMENT CONCRETE SHALL BE 4000 PSI-TYPE II.

**Monolithic Concrete Curb (MCC) & Sidewalk** 6/03  
N.T.S. Source: VHIB REV LD\_421

**Details**

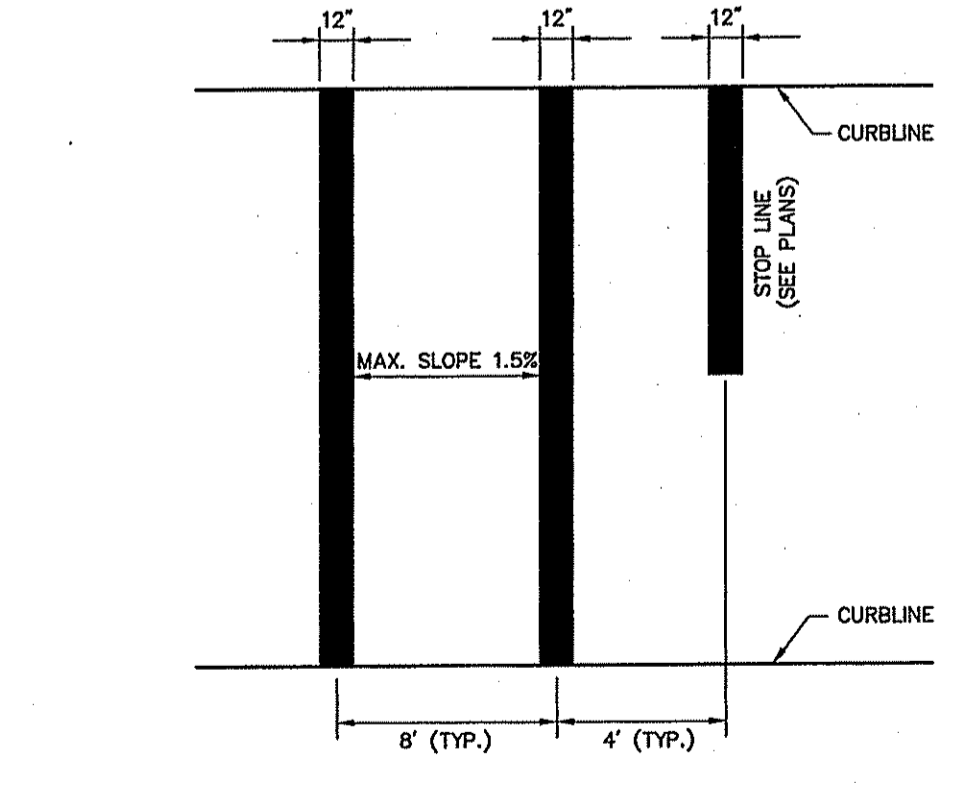
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
OFFICE OF WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
FOR THE LETTER OF APPROVAL

JAN 15 2008

FILE # 08-020

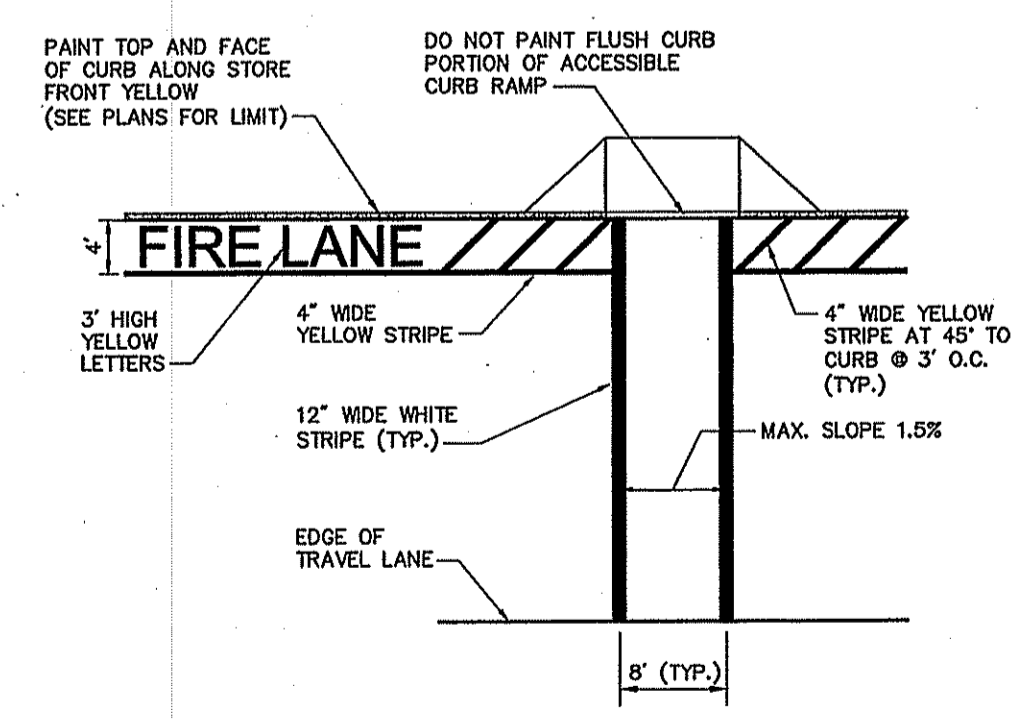
ANTONIO S. MOURA  
No. 158445  
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

C-8  
Sheet of 8 9  
Project Number 71905.00



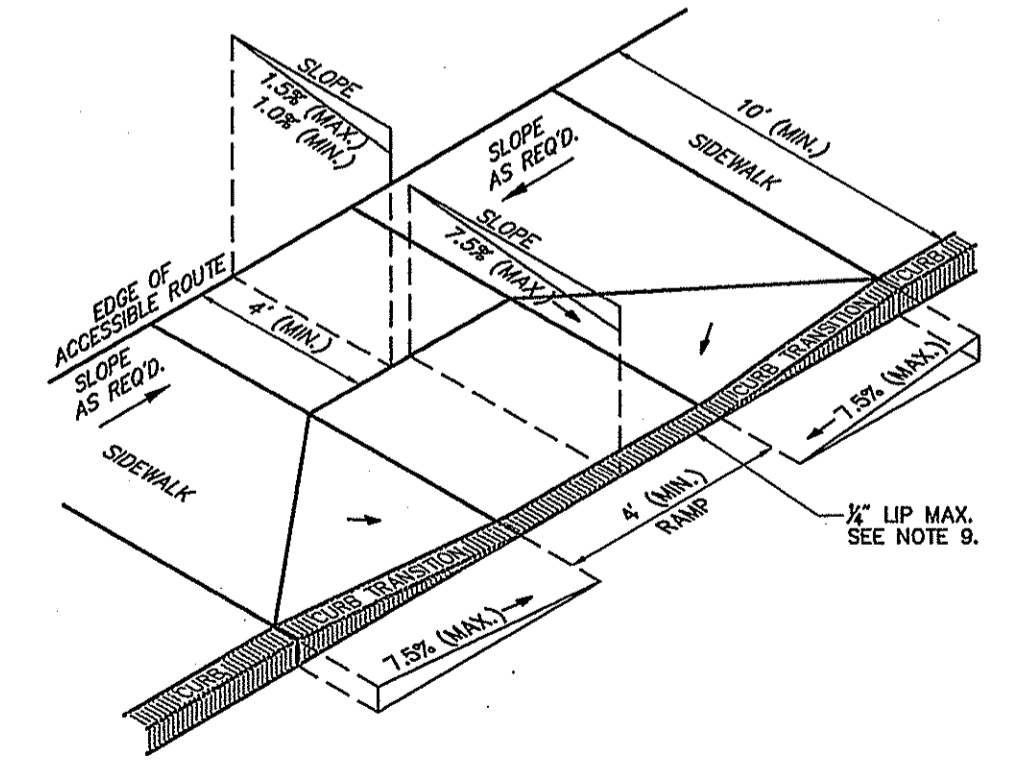
- Notes:**
1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
  2. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

**Crosswalk** 02/04  
N.T.S. Source: VHIB REV LD\_553a



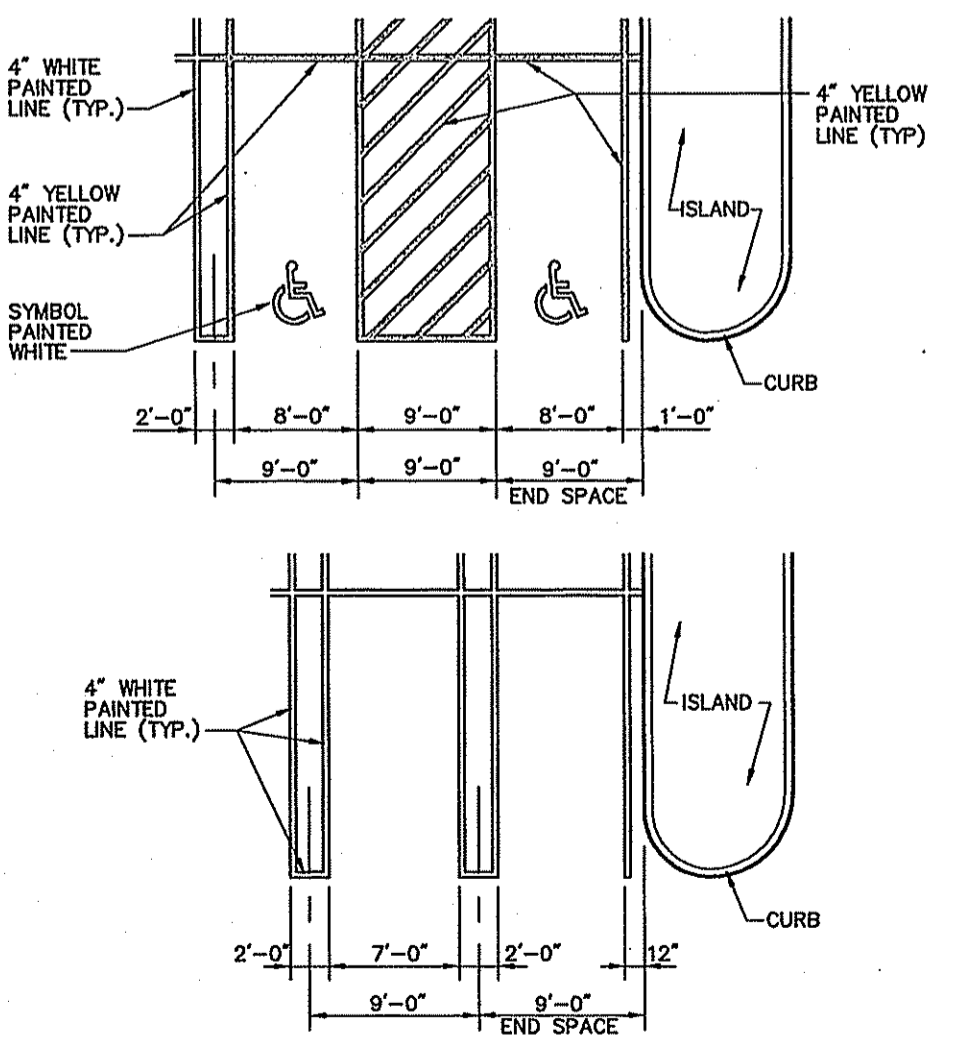
- Notes:**
1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
  2. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.
  3. THE WORDS "NO PARKING FIRE LANE" SHALL BE PAINTED ON THE PAVEMENT IN 3" HIGH LETTERS IN 3 LOCATIONS ALONG THE FRONT DRIVE AISLE ADJACENT TO THE FRONT SIDEWALK (SPACED 150' O.C.).
  4. STRIPED PEDESTRIAN CROSSWALKS SHALL BE LOCATED AT THE FRONT DRIVE AISLE FROM THE FRONT SIDEWALK TO THE ACCESSIBLE PARKING SPACES.

**Crosswalk and Fire Lane Striping** 02/04  
N.T.S. Source: VHIB REV LD\_553a



- Notes:**
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1 1/2 MIN.).
  2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
  3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 7.5%.
  4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
  5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
  6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
  7. TYPICAL SIDEWALK SECTION FOR RAMP SECTION CONSTRUCTION.
  8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
  9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE SET FLUSH.

**Accessible Curb Ramp (ACR) Type 'D'** 6/03  
N.T.S. Source: VHIB REV LD\_503



- Notes:**
1. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M249 TYPE F. PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
  2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

**Pavement Markings - Stall Layout** 10/03  
N.T.S. Source: VHIB REV LD\_551a

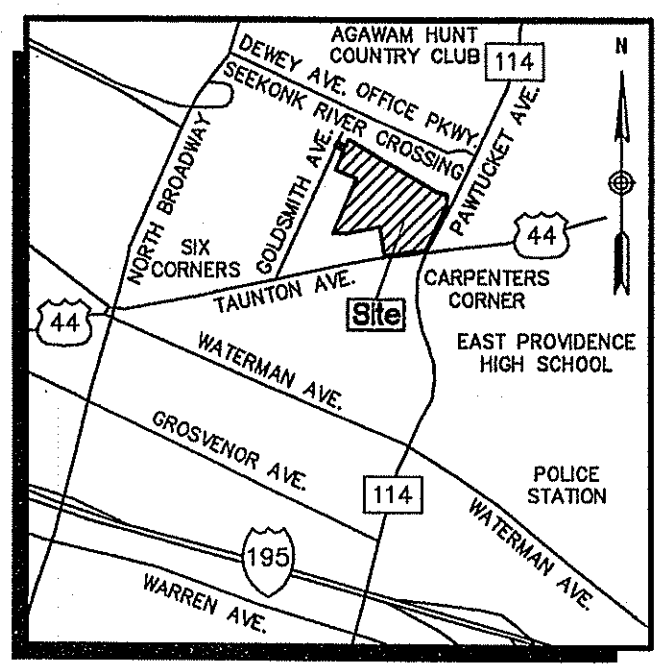




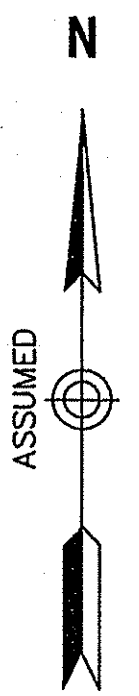
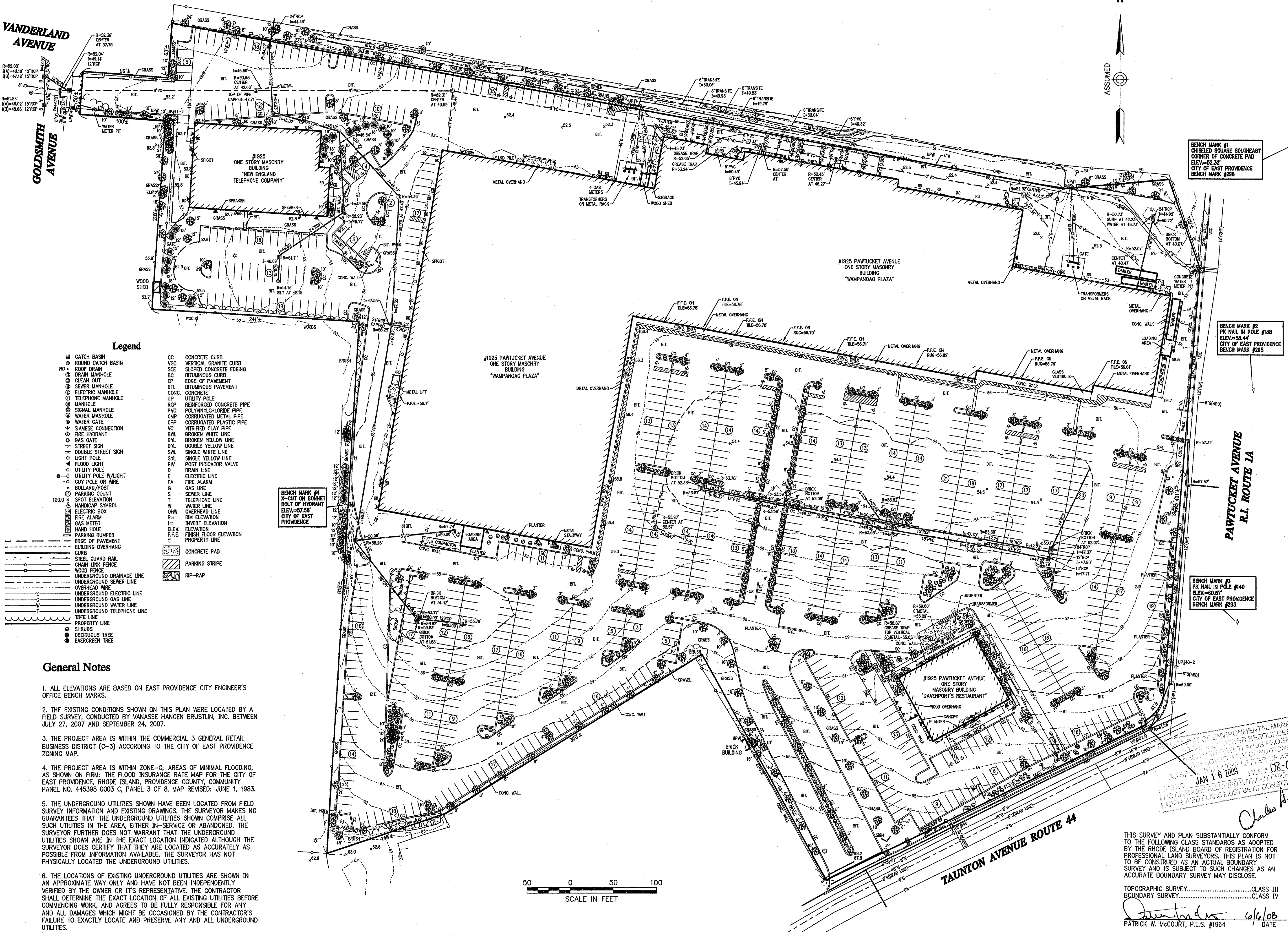
Vanasse Hangen Brustlin, Inc.

Transportation  
Land Development  
Environmental Services

10 Dorrance Street, Suite 400  
Providence, Rhode Island 02903  
401.272.8100 • FAX 401.273.9694



LOCUS MAP  
NOT TO SCALE



BENCH MARK #1  
CHISELED SQUARE SOUTHEAST  
CORNER OF CONCRETE PAD  
ELEV.=52.32  
CITY OF EAST PROVIDENCE  
BENCH MARK #288

BENCH MARK #2  
PK NAIL IN POLE #138  
ELEV.=58.44  
CITY OF EAST PROVIDENCE  
BENCH MARK #295

BENCH MARK #3  
PK NAIL IN POLE #140  
ELEV.=57.49  
CITY OF EAST PROVIDENCE  
BENCH MARK #293

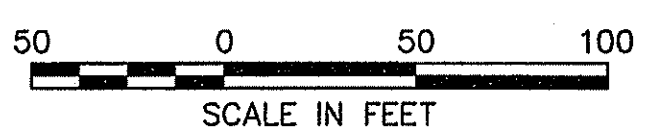
BENCH MARK #4  
X-CUT ON BONNET  
BOLT OF HYDRANT  
ELEV.=57.49  
CITY OF EAST PROVIDENCE

Legend

- CATCH BASIN
  - ROUND CATCH BASIN
  - RD = ROOF DRAIN
  - DRAIN MANHOLE
  - CLEAN OUT
  - SEWER MANHOLE
  - ELECTRIC MANHOLE
  - TELEPHONE MANHOLE
  - MANHOLE
  - SIGNAL MANHOLE
  - WATER MANHOLE
  - WATER GATE
  - SAMESIDE CONNECTION
  - FIRE HYDRANT
  - GAS GATE
  - STREET SIGN
  - DOUBLE STREET SIGN
  - LIGHT POLE
  - FLOOD LIGHT
  - UTILITY POLE
  - UTILITY POLE W/LIGHT
  - GUY POLE OR WIRE
  - BOLLARD/POST
  - PARKING COUNT
  - SPOT ELEVATION
  - HANDICAP SYMBOL
  - B ELECTRIC BOX
  - FIRE ALARM
  - GAS METER
  - HAND HOLE
  - PARKING BUMPER
  - EDGE OF PAVEMENT
  - BUILDING OVERHANG
  - CURB
  - STEEL GUARD RAIL
  - CHAIN LINK FENCE
  - WOOD FENCE
  - UNDERGROUND DRAINAGE LINE
  - UNDERGROUND SEWER LINE
  - OVERHEAD WIRE
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND GAS LINE
  - UNDERGROUND WATER LINE
  - UNDERGROUND TELEPHONE LINE
  - TREE LINE
  - PROPERTY LINE
  - SHRUBS
  - DECIDUOUS TREE
  - EVERGREEN TREE
- VC CONCRETE CURB
  - VCG VERTICAL GRANITE CURB
  - SCE SLOPED CONCRETE EDGING
  - BC BITUMINOUS CURB
  - EP EDGE OF PAVEMENT
  - BIT BITUMINOUS PAVEMENT
  - CONC. CONCRETE
  - UP UTILITY POLE
  - RCP REINFORCED CONCRETE PIPE
  - PVC POLYVINYLCHLORIDE PIPE
  - CMP CORRUGATED METAL PIPE
  - CPV CORRUGATED PLASTIC PIPE
  - VC VITRIFIED CLAY PIPE
  - BWL BROKEN WHITE LINE
  - BYL BROKEN YELLOW LINE
  - DYL DOUBLE YELLOW LINE
  - SWL SINGLE WHITE LINE
  - SYL SINGLE YELLOW LINE
  - PV POST INDICATOR VALVE
  - DL DRAIN LINE
  - E ELECTRIC LINE
  - FA FIRE ALARM
  - GA GAS LINE
  - SL SEWER LINE
  - T TELEPHONE LINE
  - W WATER LINE
  - OHV OVERHEAD LINE
  - RIM RIM ELEVATION
  - I INVERT ELEVATION
  - ELEV. ELEVATION
  - F.F.E. FINISH FLOOR ELEVATION
  - P PROPERTY LINE
- CONCRETE PAD
  - PARKING STRIPE
  - RIP-RAP

General Notes

- ALL ELEVATIONS ARE BASED ON EAST PROVIDENCE CITY ENGINEER'S OFFICE BENCH MARKS.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE LOCATED BY A FIELD SURVEY, CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. BETWEEN JULY 27, 2007 AND SEPTEMBER 24, 2007.
- THE PROJECT AREA IS WITHIN THE COMMERCIAL 3 GENERAL RETAIL BUSINESS DISTRICT (C-3) ACCORDING TO THE CITY OF EAST PROVIDENCE ZONING MAP.
- THE PROJECT AREA IS WITHIN ZONE-C; AREAS OF MINIMAL FLOODING; AS SHOWN ON FIRM: THE FLOOD INSURANCE RATE MAP FOR THE CITY OF EAST PROVIDENCE, RHODE ISLAND, PROVIDENCE COUNTY, COMMUNITY PANEL NO. 445398 0003 C, PANEL 3 OF 6, MAP REVISED: JUNE 1, 1983.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



No.	Revision	Date	Appr.

Designed by: *MB* Drawn by: *MB* Checked by: *MB*  
 CAD checked by: *MB* Approved by: *MB*  
 Scale: 1"=50' Date: June 6, 2008  
 Project Title:

Wampanaug Plaza  
Pawtucket Avenue at  
Taunton Avenue  
East Providence, Rhode Island

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
DIVISION OF WATER RESOURCES  
PERMITTING WITH LANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SHOWN IN THIS LETTER OF APPROVAL  
DATED JAN 16 2009 FILE # D8-0201  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION

Permitting  
Existing Conditions Plan  
Assessor's Map 405  
Block 4 Lot 28  
OCT 23 2008

THIS SURVEY AND PLAN SUBSTANTIALLY CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACTUAL BOUNDARY SURVEY AND IS SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.

TOPOGRAPHIC SURVEY.....CLASS III  
BOUNDARY SURVEY.....CLASS IV

*Patrick W. McCourt* 6/6/08  
PATRICK W. MCCOURT, P.L.S. #1964 DATE

Drawing Number  
**Sa-1**  
Sheet of 11  
Project Number  
71905.00

PATRICK W. MCCOURT  
No. 1964  
PROFESSIONAL LAND SURVEYOR