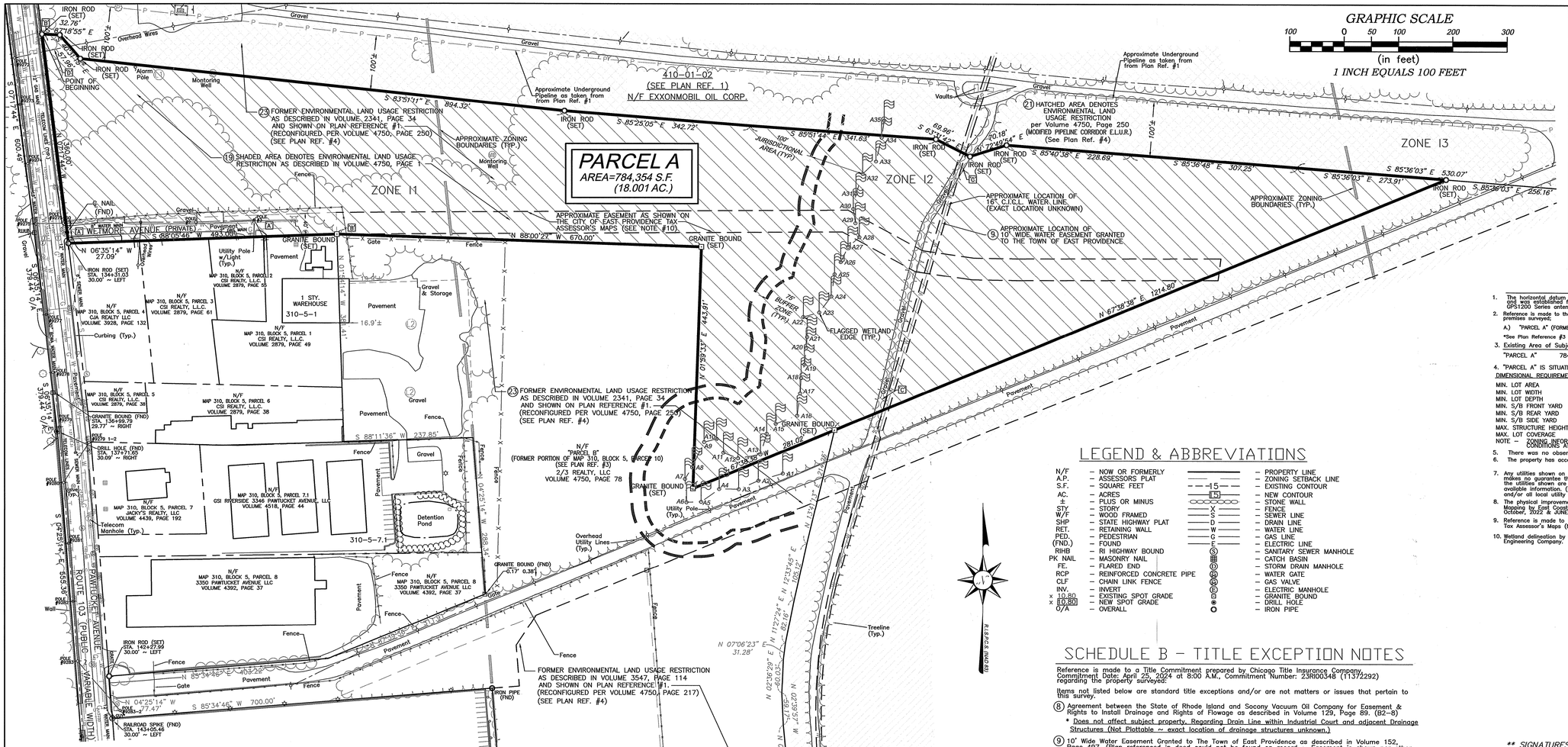

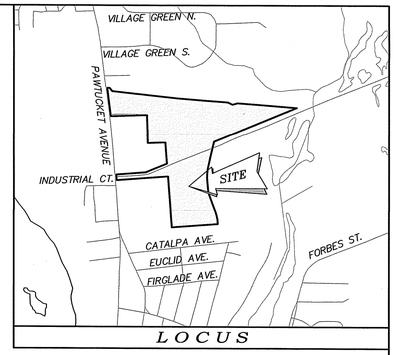

GRAPHIC SCALE

100 0 50 100 200 300

(in feet)

1 INCH EQUALS 100 FEET

GENERAL NOTES:

1. The horizontal datum for this project is the Rhode Island State Plane Coordinate System (R.I.S.P.C.S. – NAD 83) and was established from data transmitted from MTS reference stations using the MTS RTK Network via Leica GPS1200 Series antennas / receivers.
2. Reference is made to the following City of East Providence Land Evidence Records regarding recorded Title to the premises surveyed:

   A.) "PARCEL A" (FORMER PORTION OF MAP 310, BLOCK 5, PARCEL 10) – 2/3 Realty, LLC ~ Vol. 4750, Page 78

   *See Plan Reference #3 in regards to the approved subdivision creating "PARCEL A" as shown.
3. Existing Area of Subject Property:

   "PARCEL A" 784,354 S.F. 18.001 AC.
4. "PARCEL A" IS SITUATED IN AN 'I-1', 'I-2' & 'I-3' ZONE.

DIMENSIONAL REQUIREMENTS	I-1 ZONE	I-2 ZONE	I-3 ZONE
MIN. LOT AREA	= 30,000 SQ.FT.	= 40,000 SQ.FT.	= 60,000 SQ.FT.
MIN. LOT WIDTH	= 150 FT.	= 175 FT.	= 200 FT.
MIN. LOT DEPTH	= 150 FT.	= 200 FT.	= 250 FT.
MIN. S/B FRONT YARD	= 25 FT.	= 30 FT.	= 30 FT.
MIN. S/B REAR YARD	= 25 FT.	= 20 FT.	= 20 FT.
MIN. S/B SIDE YARD	= 20 FT.	= 20 FT.	= 20 FT.
MAX. STRUCTURE HEIGHT	= 30 FT. (2 STY's)	= 40 FT. (3 STY's)	= 40 FT. (3 STY's)
MAX. LOT COVERAGE	= 40%	= 60%	= 60%

NOTE – ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.

5. There was no observable evidence of cemeteries found at the time of this survey.
6. The property has access via: Pawtucket Avenue (R.I. Route 103), which is a public right of way, & Wetmore Avenue, which is a private right of way. (No City Acceptance Found)
7. 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 of 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 any construction at phone number 1-888-DIG-SAFE and/or all local utility companies.)
8. The physical improvements, mean high water and center of the Runnins River are shown from Aerial Photogrammetric Mapping by East Coast Mapping Dated: April, 2010 as shown on Plan Reference #1 with field edits completed in October, 2022 & JUNE, 2024.
9. Reference is made to a possible easement off Wetmore Avenue as shown delineated on the City of East Providence Tax Assessor's Maps (No Records Provided – See Plan Ref. #2.)
10. Wetland delineation by Natural Resource Services, Inc. in September, 2024 and flags were field located by Waterman Engineering Company.

LEGEND & ABBREVIATIONS

N/F – NOW OR FORMERLY
A.P. – ASSESSORS PLAT
S.F. – SQUARE FEET
AC. – ACRES
± – PLUS OR MINUS
STY. – STORY
W/F – WOOD FRAMED
SHP – STATE HIGHWAY PLAT
RET. – RETAINING WALL
(PED.) – PEDESTRIAN
(FND.) – FOUND
RIHB – RI HIGHWAY BOUND
PK NAIL – MASONRY NAIL
FE. – FLARED END
RCP – REINFORCED CONCRETE PIPE
CLF – CHAIN LINK FENCE
INV. – INVERT
× 10.80 – EXISTING SPOT GRADE
× 10.80 – NEW SPOT GRADE
O/A – OVERALL

– PROPERTY LINE
– ZONING SETBACK LINE
– 15 – EXISTING CONTOUR
– 15 – NEW CONTOUR
– STONE WALL
– X – FENCE
– S – SEWER LINE
– D – DRAIN LINE
– W – WATER LINE
– G – GAS LINE
– E – ELECTRIC LINE
– SANITARY SEWER MANHOLE
– CATCH BASIN
– STORM DRAIN MANHOLE
– WATER GATE
– GAS VALVE
– ELECTRIC MANHOLE
– GRANITE BOUND
– DRILL HOLE
– IRON PIPE

SCHEDULE B – TITLE EXCEPTION NOTES

Reference is made to a Title Commitment prepared by Chicago Title Insurance Company, Commitment Date: April 25, 2024 at 8:00 A.M., Commitment Number: 23R00348 (11372292) regarding the property surveyed:

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

(8) Agreement between the State of Rhode Island and Socony Vacuum Oil Company for Easement & Rights to Install Drainage and Rights of Flowage as described in Volume 129, Page 89. (B2–8)
   * Does not affect subject property. Regarding Drain Line within Industrial Court and adjacent Drainage Structures (Not Plottable ~ exact location of drainage structures unknown.)

(9) 10' Wide Water Easement Granted to The Town of East Providence as described in Volume 152, Page 497. (Plan referenced in deed could not be found on record ~ Easement is shown per other plans of record.) (B2–9)
   * Affects property, as shown on survey.

(10) Notice of Violation and Order and Penalty issued by the Rhode Island Department of Environmental Management, recorded in Volume 1085, Page 138 (Not Plottable) (B2–10)
   * Affects the Subject Property – Not Plottable ~ Not Survey Related

(11) Order of Approval issued by the Rhode Island Department of Environmental Management, recorded in Volume 1183, Page 221 (Not Plottable) (B2–11)
   * Affects the Subject Property – Not Plottable ~ Not Survey Related

(12) Consent Agreement by and between the Rhode Island Department of Environmental Management and Mobil Oil Corporation, recorded in Volume 1186, Page 189 (Not Plottable) (B2–12)
   * Affects the Subject Property – Not Plottable ~ Not Survey Related

(13) Order of Approval issued by the Rhode Island Department of Environmental Management, recorded in Volume 1372, Page 159 (Not Plottable) (B2–13)
   * Affects the Subject Property – Not Plottable ~ Not Survey Related

(14) Order of Approval issued by the Rhode Island Department of Environmental Management, recorded in Volume 1519, Page 18 (Not Plottable) (B2–14)
   * Affects the Subject Property – Not Plottable ~ Not Survey Related

(15) Order of Approval issued by the Rhode Island Department of Environmental Management, recorded in Volume 1588, Page 1 (Not Plottable) (B2–15)
   * Affects the Subject Property – Not Plottable ~ Not Survey Related

(16) Agreement of Covenants and Restrictions recorded in Volume 3127, Page 160, as amended by that First Amendment of Covenants and Restrictions as described in Volume 4207, Page 255 (Not Plottable) (B2–16)
   * Does not affect the subject property (Not Plottable ~ In regards to the Pomham Rocks Lighthouse)

(17) Subdivision maps: Recorded June 23, 2022 at 11:52 a.m. Proposed Parcel 6 recorded on portions of Plat Card 827 (Sheet# 4 Plat Book 48 at Page 16), Plat Card 828 (Plat Book 48 at Page 17) and Plat Card 829 (Plat Book 48 at Page 18). (B2–17)
   * Affects the Subject Property – Location of property lines as created by this subdivision are shown hereon (See Plan Ref. #1)

(19) Environmental Land Usage Restriction as described in Volume 4750, Page 1. (B2–19)
   * Affects entire "Parcel A", as shown on survey.

(20) Environmental Land Usage Restriction as described in Volume 4750, Page 217. (B2–20)
   * Does not affect the subject property (This E.L.U.R. is located southeasterly of the subject property, as shown.)

(21) Environmental Land Usage Restriction as described in Volume 4750, Page 250. (B2–21)
   * Does not affect the subject property (This E.L.U.R. is located northerly and easterly of the subject property, as shown.)

(22) City of East Providence Zoning Board of Review Decision recorded in Volume 4754, Page 210. (Not Plottable) (B2–22)
   * Affects the Subject Property ~ Not Plottable ~ Not Survey Related

(23) Environmental Land Usage Restriction as described in Volume 2341, Page 34. (B2–23)
   * Does not affect the subject property (This E.L.U.R. was reconfigured to exclude the subject property per Volume 4750, Page 250, as shown) (See Plan Ref. #4)

(24) Conditions and matters set forth or noted on that certain Final Minor Subdivision Plan entitled, "Final Minor Subdivision Plan, Map 310, Block 5, Parcel 10, Pawtucket Avenue, East Providence, Rhode Island, 2/3 Realty LLC, 3340 Pawtucket Avenue, East Providence, Rhode Island-02915, Date: 09/28/2023, by Waterman Engineering, by Bradford J. Travers, P.L.S. No. 2521, File Name: 12-074_CSI_ALTA.dwg, Consisting of 1 Sheet" recorded with the City of East Providence Land Evidence Records on March 11, 2024 at 9:55 a.m. as Plat Card 869, Map Book 48 Page 99: (B2–24)
   * Affects the Subject Property – Location of property lines as created by this subdivision are shown hereon (See Plan Ref. #3)

BRADFORD J. TRAVERS
No. 2521
PROFESSIONAL LAND SURVEYOR

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

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT / ACCURACY SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY	I

OTHER TYPE OF SURVEY:	
DATA ACCUMULATION SURVEY	III

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
WETLAND VERIFICATION PLAN FOR RIDEM TO VERIFY THE WETLAND EDGE AS SHOWN.

BRADFORD J. TRAVERS, P.L.S.	REG. NO.	DATE
WATERMAN ENGINEERING COMPANY (COA No. LS.000A483)	2521	10/10/2024

RIGL 34-13-1
ABUTTING STREET INDEX
1. PAWTUCKET AVE.
2. WETMORE AVE.

LEASE / LICENSE AGREEMENT NOTES

Reference is made to the following unrecorded Lease / License Agreement Areas as described in the following documents as provided to Waterman Engineering Company by the client:

(L1) MEMORANDUM OF AGREEMENT MADE SEPTEMBER 2, 2009 BETWEEN MOBIL OIL CORPORATION AND THE CITY OF PROVIDENCE (SIREN WARNING SYSTEM EASTERLY OF PAWTUCKET AVENUE)

(L2) LEASE AGREEMENT MADE NOVEMBER 13, 1995 BETWEEN MOBIL OIL CORPORATION AND CONTRACTORS SUPPLY, INC. (EASTERLY OF PAWTUCKET AVENUE)

POTENTIAL ENCROACHMENT NOTES

[A] – Multiple improvements along Wetmore Avenue including pavement, curbing, utility poles, utilities, driveways and a chain link fence encroach onto the property as shown (No City Acceptance for this street could be found on record.)
[B] – Fence crosses the property line as shown.
[C] – Gravel path crosses the property line as shown.
[D] – Overhead wires cross the property line as shown.

PLAN REFERENCES

Reference is made to the following maps and plans of record;

1. PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN, EXXONMOBIL, PAWTUCKET AVE., WAMPANOAG TRAIL & FORBES STREET, EAST PROVIDENCE, RHODE ISLAND / SCALE: 1"=100' / DATE: 07/19/2012 BY WATERMAN ENGINEERING CO." REFERENCE IS MADE TO THE CITY OF EAST PROVIDENCE PLANNING BOARD OF REVISION ON MAY 23, 2012 APPROVING THE ABOVE-REFERENCED ADMINISTRATIVE SUBDIVISION PLAN)
2. PLAN ENTITLED "MAP SHOWING PARTITION OF THE ESTATE OF THE LATE MARTIN PACE IN CRANSTON & PAWTUCKET, RHODE ISLAND, SURVEYED BY THE REV. SIMEON DORR, SURVEYOR, ENGRAVED & DRAWN, MAY, 1867, BY C.E. PAINE." RECORDED IN PLAT BOOK 1, PAGE 11.
3. PLAN ENTITLED "FINAL MINOR SUBDIVISION PLAN, MAP 310, BLOCK 5, PARCEL 10, PAWTUCKET AVENUE, EAST PROVIDENCE, RHODE ISLAND, 2/3 REALTY LLC, 3340 PAWTUCKET AVENUE, EAST PROVIDENCE, RHODE ISLAND, 02915, PROJECT NO. 12-074, SCALE: 1"=100', DATE: 09/28/2023, REVISED: 12/28/2023 BY BY WATERMAN ENGINEERING CO."
4. PLAN ENTITLED "E.L.U.R. SURVEY PLAN, FORMERLY PORTIONS OF MAP 310, BLOCK 5, LOT 10, MAP 416, BLOCK 1, LOT 2, & MAP 417, BLOCK 1, LOT 1, PAWTUCKET AVE., WAMPANOAG TRAIL, FORBES ST. & PAWTUCKET AVE., EAST PROVIDENCE, RHODE ISLAND, EXXON MOBIL CORPORATION, 22777 SPRINGWOOD VILLAGE PARKWAY, SPRING, TEXAS 77389, PROJECT No. 12–074, SCALE: 1"=300', DATE: 08/22/2023 BY BY WATERMAN ENGINEERING CO."

FLOOD ZONE NOTE

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) Panels 336 of 451 City of East Providence Map Number(s) 44007C0336H Map Revised: September 18, 2013, Federal Emergency Management Agency"

COPYRIGHT

© THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEERS/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER, FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF IT'S DIRECTORS"

WATERMAN ENGINEERING CO.
CIVIL ENGINEERS & SURVEYORS
46 SUTTON AVENUE
EAST PROVIDENCE, RI 02914-3096

NO.	DATE	REVISION	CHECKED BY

WETLAND VERIFICATION PLAN
"PARCEL A"
(FORMER PORTION OF MAP 310, BLOCK 5, PARCEL 10)
PAWTUCKET AVE. ~ EAST PROVIDENCE, RHODE ISLAND

2/3 REALTY LLC
3340 PAWTUCKET AVENUE
EAST PROVIDENCE, RHODE ISLAND 02915

PROJECT NO.	12-074
SCALE:	1" = 100'
DATE:	10/10/2024
DRAWN BY:	BJT
CHECKED BY:	RSL
FILENAME:	12-074_CSI_ALTA
1 of 1 SHTS	
DRAWING #:	VP1

Waterman ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894
46 Sutton Avenue
East Providence, RI
Phone: (401) - 438 - 5775
Fax: (401) - 438 - 5772
www.watermanengineering.net

RI Environmental Management
OCT 25 2024
Office of Water Resources