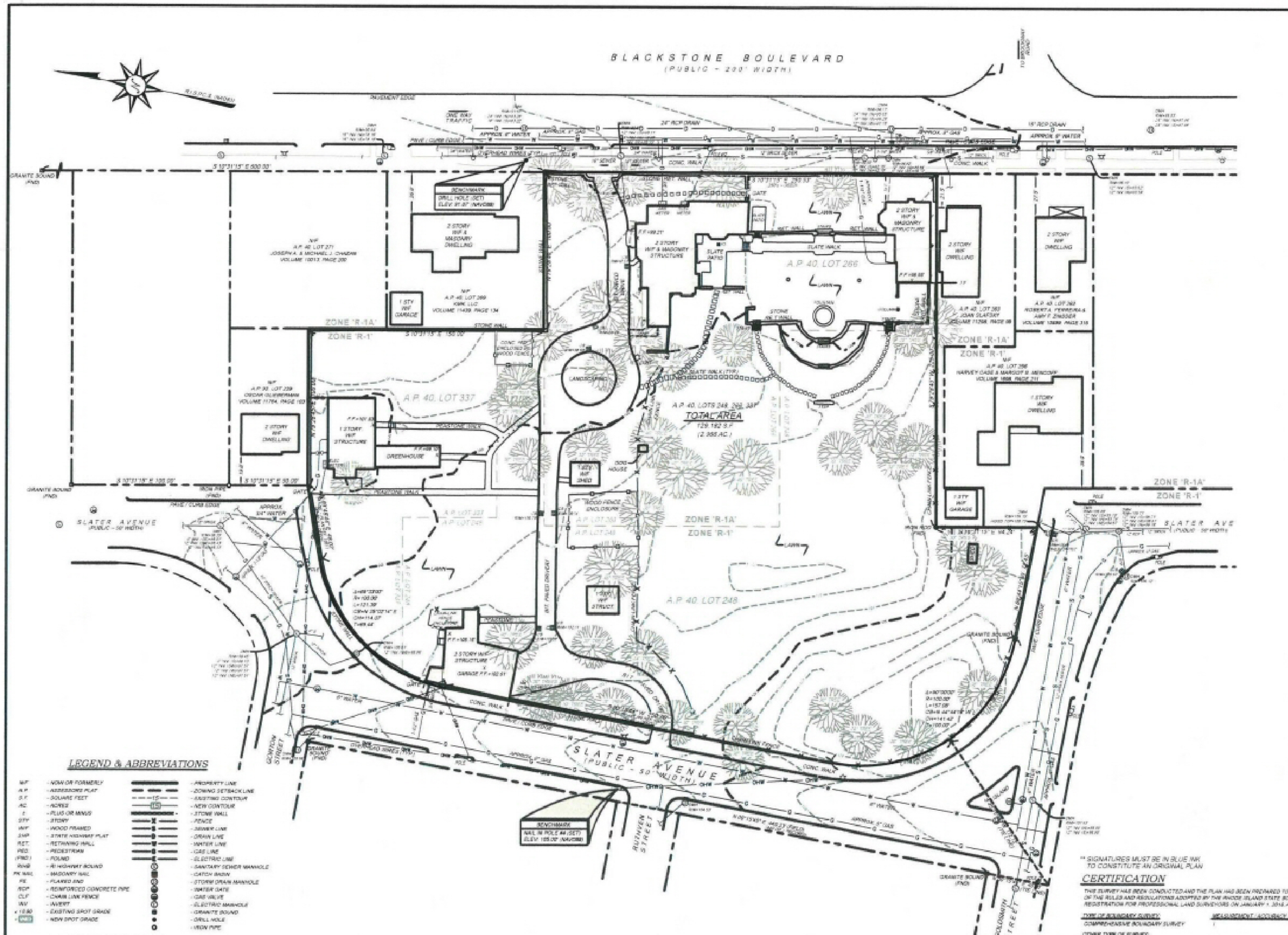


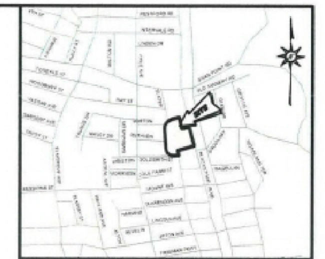

LOCUS

## NOTES / REFERENCES

1. REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
   - A.) PLAN ENTITLED "PARTITION PLAT OF THE MARTHA L. PRITT LOT RETURNED BY THE COMMISSIONERS WITH THEIR REPORT IN THE SUIT IN EQUITY - ELIZABETH A. GAMMELL ET AL. VS. CHARLOTTE H.B. TYLER ET AL. - NO. 3770 - TO THE APPELLATE DIVISION OF THE SUPREME COURT IN THE COUNTY OF PROVIDENCE MADE BY WM. D. TEMPLE, SCALE 40 FEET TO AN INCH, DATED APRIL 1920," WHICH PLAT IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN THE CITY OF PROVIDENCE IN PLAT BOOK 22 AT PAGE 21 AND (COPY) ON PLAT CARD 104.
   - B.) PLAN ENTITLED "PLAT OF SLATER AVENUE FROM ROCHAMBEAU AVE. TO SOUTH LINE OF GORTON ST. SCALE 50 FEET PER INCH DECLARED AND ESTABLISHED A PUBLIC HIGHWAY BY RESOLUTION OF THE BOARD OF ALDERMEN FEBRUARY 17, 1927."
   - C.) PLAN ENTITLED "PLAT OF SLATER AVENUE FROM GORTON ST. TO GOLDSMITH ST. BOARD OF ALDERMAN DATED JULY 17, 1929," WHICH PLAT IS RECORDED IN THE PROVIDENCE, R.I. CITY ENGINEER'S OFFICE.
   - D.) PLAN ENTITLED "PLAT OF SLATER AVENUE FROM MOUNT AVE. TO GOLDSMITH ST. BOARD OF ALDERMEN DATED JULY 31, 1930," WHICH PLAT IS RECORDED IN THE PROVIDENCE, R.I. CITY ENGINEER'S OFFICE.
   - E.) PLAN ENTITLED "MAP OF LAND IN PROVIDENCE, R.I. - BELONGING TO MAURICE L. SILVER ET UX. PREPARED BY WATERMAN ENGINEERING CO., SCALE: 1"=20', DATED: NOV. 1953."
   - F.) PLAN ENTITLED "PLAN OF LAND IN PROVIDENCE, R.I. - BELONGING TO PAUL C. NICHOLSON, PREPARED BY WATERMAN ENGINEERING CO., SCALE: 1"=40', DATED: MAR. 1955."
   - G.) PLAN ENTITLED "MAP OF LAND IN PROVIDENCE, R.I. - BELONGING TO GEORGE L. MINER, TRUSTEE, PREPARED BY WATERMAN ENG. CO., SCALE: 1"=20', DATED: JANUARY, 1957."
   - H.) PLAN ENTITLED "SKETCH SHOWING PROPOSED DIVISION LINE LOCATED IN PROVIDENCE, R.I., PAUL C. NICHOLSON, PREPARED BY STANLEY ENGINEERING, INC., SCALE: 1"=20', DATED: JULY, 1967."
2. REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED.
   - A.) A.P. 40, LOTS 248, 266 & 337 - NICHOLSON 2018 LLC - VOLUME 12090 PAGE 251
3. THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
   - A.) NONE FOUND RECORDED
4. THESE PREMISES ARE SITUATED IN AN "R-1" & "R-1A" ZONE (RESIDENTIAL DISTRICT)

| DIMENSIONAL REQUIREMENTS | R-1 = EXIST. / NEW | R-1A = EXIST. / NEW |
|---|---|---|
| MIN. LOT AREA | = NONE / 5,000 S.F. | = NONE / 7,500 S.F. |
| MIN. WIDTH | = NONE / 50 FT. | = 50 FT. / 75 FT. |
| MIN. S/B FRONT YARD | = AVERAGE FRONT SETBACKS OF DEVELOPED LOTS WITHIN WITHIN 100 FT. ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE SUBJECT LOT. | |
| MIN. S/B REAR YARD | = 25% OF LOT DEPTH OR 25' WHICHEVER IS LESS | |
| MIN. S/B SIDE YARD | = 6 FT. (FOR LOTS 40' OR LESS); 8FT. (FOR LOTS MORE THAN 40') | |
| MAX. STRUCTURE HEIGHT | = 40 FT. (NOT TO EXCEED 3 STORIES) | |
| MAX. BUILDING LOT COVERAGE | = 45 % | = 35 % |
| MAX. FRONT YARD SURFACE COVERAGE | = 33 % | = 33 % |
| MAX. REAR YARD SURFACE COVERAGE | = 50 % | = 50 % |
| TOTAL MAX. SURFACE COVERAGE | = 65 % | = 55 % |

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

5. 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 307 OF 451 CITY OF PROVIDENCE MAP NUMBER 44007C0307J MAP REVISED: OCTOBER 2, 2015. FEDERAL EMERGENCY MANAGEMENT AGENCY".
5. 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 307 & 309 OF 451 CITY OF PROVIDENCE MAP NUMBERS 44007C0307J & 44007C0309K, MAPS REVISED: OCTOBER 2, 2015. FEDERAL EMERGENCY MANAGEMENT AGENCY".
6. 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.)
7. 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 88. THE PROJECT DATUMS WERE ESTABLISHED FROM DATA TRANSMITTED FROM MTS REFERENCE STATIONS USING THE MTS RTK NETWORK VIA CARLSON BRX6 GNSS ANTENNAS / RECEIVERS.
8. PER ARTICLE 15 OF THE CITY OF PROVIDENCE ZONING ORDINANCE A SIGNIFICANT TREE IS ANY TREE THAT MEASURES 32 INCHES OR MORE IN DIAMETER AT FOUR AND ONE-HALF FEET ABOVE THE GROUND. NO SIGNIFICANT TREE MAY BE REMOVED WITHOUT THE PERMISSION OF THE CITY FORESTER.

## LEGEND & ABBREVIATIONS

| | | | |
|---|---|---|---|
| N/F | - NOW OR FORMERLY | | - PROPERTY LINE |
| A.P. | - ASSESSORS PLAT | | - ZONING SETBACK LINE |
| S.F. | - SQUARE FEET | 15 | - EXISTING CONTOUR |
| AC. | - ACRES | 15 | - NEW CONTOUR |
| ± | - PLUS OR MINUS | | - STONE WALL |
| STY | - STORY | | - FENCE |
| W/F | - WOOD FRAMED | | - SEWER LINE |
| SHP | - STATE HIGHWAY PLAT | | - DRAIN LINE |
| RET. | - RETAINING WALL | | - WATER LINE |
| PED. | - PEDESTRIAN | | - GAS LINE |
| (FND.) | - FOUND | | - ELECTRIC LINE |
| RIHB | - 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 |
| | - NEW SPOT GRADE | | - DRILL HOLE |
| | | | - IRON PIPE |

### GRAPHIC SCALE

30 0 15 30 60 90

(in feet)

1 INCH EQUALS 30 FEET

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THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/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 ITS DIRECTORS

** 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 8 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 | I |
| OTHER TYPE OF SURVEY: | |
| DATA ACCUMULATION | IV |
| TOPOGRAPHIC SURVEY | T-1 |

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

BOUNDARY & TOPOGRAPHIC SURVEY PLAN FOR THE FUTURE DEVELOPMENT OF THE SUBJECT PARCEL.

RICHARD S. LIPSITZ — PROFESSIONAL LAND SURVEYOR — No. 1837

BY: [signature] 1837 10/5/2018

RICHARD S. LIPSITZ, P.L.S. REG. NO. DATE

WATERMAN ENGINEERING COMPANY (COA No. LS 0004463)

| NO. | DATE | REVISION | CHECKED BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

BOUNDARY & TOPOGRAPHIC SURVEY PLAN
A.P. 40, LOTS 248, 266 & 337
BLACKSTONE BOULEVARD & SLATER AVENUE
PROVIDENCE, RHODE ISLAND

THE BILOTTI GROUP, INC.
941 DYER AVENUE
CRANSTON, RHODE ISLAND 02920

SU1

Waterman ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894

46 Sutton Avenue
East Providence, RI