

NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - A.) PLAN ENTITLED "PLAN OF SURVEY AP 1, LOTS 21 & 22 EAST GREENWICH, RHODE ISLAND PREPARED FOR: JOHN & TERESA ROMANO PREPARED BY: ALPMA ASSOCIATES SCALE: 1" = 20' DATE: SEPT. 7, 1986."
- REFERENCE IS MADE TO THE FOLLOWING TOWN OF EAST GREENWICH LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
 - A.) A.P. 1, LOT 20 - HORIZON BICKNELL, L.L.C. - VOLUME 1048, PAGE 283
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
 - A.) NONE FOUND RECORDED
- THESE PREMISES ARE SITUATED IN AN R-6 ZONE:

DIMENSIONAL REQUIREMENTS	TWO FAMILY DWELLING
MIN. LOT AREA	= 10,000 SQ. FT.
MIN. FRONTAGE	= 60 FT.
MIN. S/B FRONT YARD	= 10 FT.
MIN. S/B REAR YARD	= 20 FT.
MIN. S/B SIDE YARD	= 10 FT.
MAX. STRUCTURE HEIGHT	= 35 FT.
MAX. LOT COVERAGE (STRUCTURE)	= 30%
MAX. LOT COVERAGE (PAVEMENT)	= 60%

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 KENT COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 137 OF 251 TOWN OF EAST GREENWICH MAP NUMBER 4400001370 EFFECTIVE DATE: DECEMBER 3, 2010. 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 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 ITS REFERENCED STATIONS USING THE MTS RTK NETWORK VIA LEICA GPS 1200 SERIES & CARLSON SURVEYOR+ SERIES GPS ANTENNAS / RECEIVERS.
- DUE TO LACK OF MONUMENTATION & QUALITY OF THE RECORD DESCRIPTIONS IN THIS AREA, THE BOUNDARIES WERE ESTABLISHED BASED ON THE MONUMENTATION FOUND & OCCUPATION.

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



CERTIFICATION

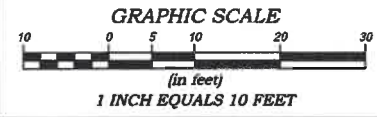
THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2008.

BOUNDARY SURVEY - CLASS II
 TOPOGRAPHIC SURVEY - CLASS II

1837
 RICHARD S. LIPSITZ
 WATERMAN ENGINEERING COMPANY
 REG. NO. DATE

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 |
| WF | - WOOD FRAMED | --- | - SEWER LINE |
| SHP | - STATE HIGHWAY PLAT | --- | - DRAIN LINE |
| RET. | - RETAINING WALL | --- | - WATER LINE |
| PED. | - PEDESTRIAN | --- | - GAS LINE |
| (FND.) | - FOUND | --- | - ELECTRIC LINE |
| RMB | - RI HIGHWAY BOUND | --- | - SANITARY SEWER MANHOLE |
| PK NAIL | - MASONRY NAIL | --- | - CATCH BASIN |
| FE. | - FLARED END | --- | - STORM DRAIN MANHOLE |
| RCP | - REINFORCED CONCRETE PIPE | --- | - WATER GATE |
| CLP | - CHAIN LINK FENCE | --- | - GAS VALVE |
| INH. | - INVERT | --- | - ELECTRIC MANHOLE |
| x 10.80 | - EXISTING SPOT GRADE | --- | - GRANITE BOUND |
| 10.80 | - NEW SPOT GRADE | --- | - DRILL HOLE |
| TW+ | - TOP OF WALL | --- | - IRON PIPE |



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WATERMAN ENGINEERING CO.
 46 SUTTON AVENUE
 EAST PROVIDENCE, RI 02914-2046

NO.	DATE	REVISION	CHECKED BY
1	10/16/13	ADJUSTED PROPERTY LINE	RSL

BOUNDARY & TOPOGRAPHIC SURVEY PLAN
 A.P. 1, LOT 20
 DIVISION STREET & BICKNELL AVENUE
 EAST GREENWICH, RHODE ISLAND

HORIZON BICKNELL, L.L.C.
 469 CENTERVILLE ROAD
 WARWICK, RHODE ISLAND 02886

13-062
 SCALE: 1" = 10'
 DATE: 09/06/13
 DRAWN BY: BJT
 CHECKED BY: RSL
 PREPARED: 13-062_SUI
 SHEETS: 1 of 1 SHEETS
 DRAWING: SUI

Waterman
 ENGINEERING COMPANY
 Engineers & Surveyors - Est. 1894

46 Sutton Avenue
 East Providence, RI
 Phone: (401) 438-5775
 Fax: (401) 438-5773
 www.watermaneng.com