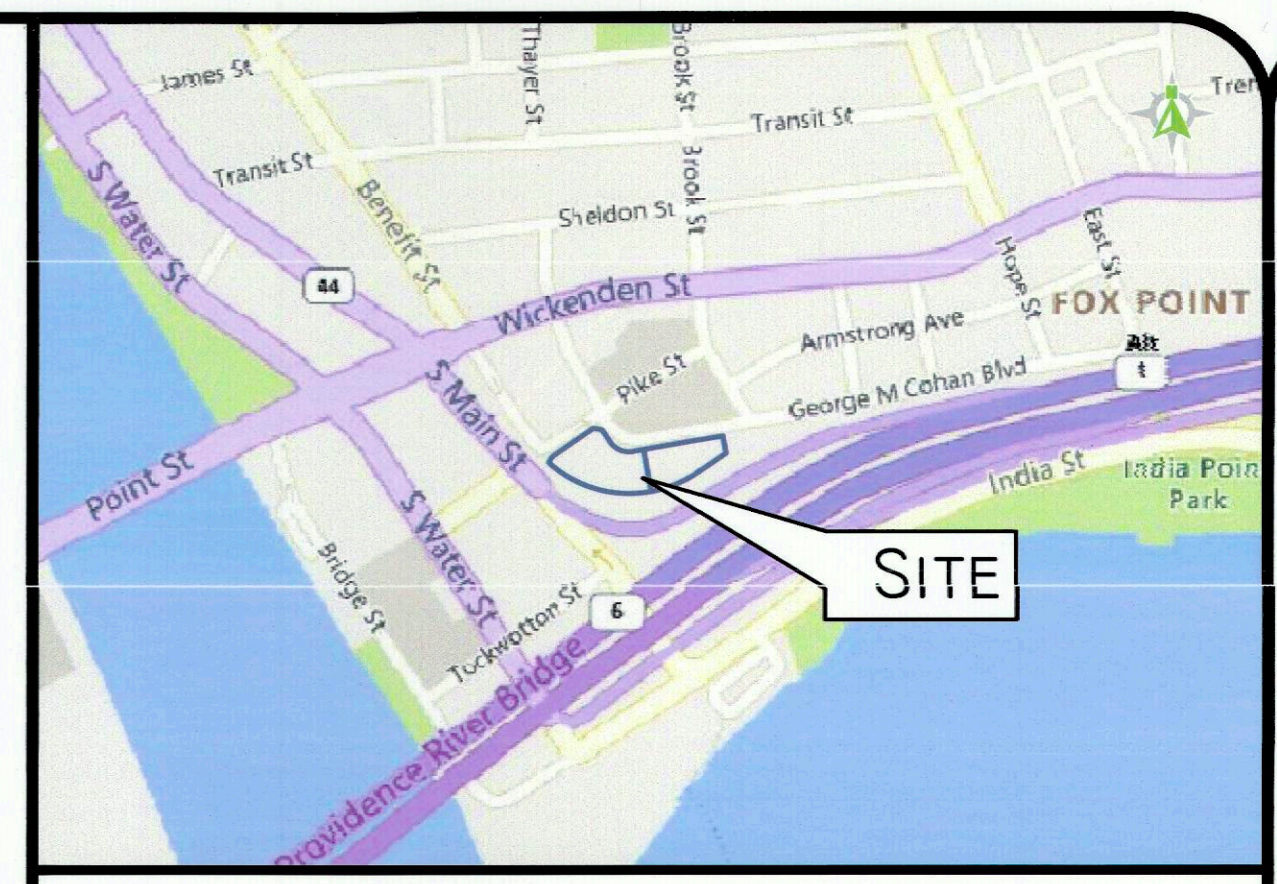


C:\Users\jacob\OneDrive\Documents\Projects\Subdivision\Drawings\02802130\road.dwg Plotmed, 1/9/23

LEGEND

- | | | | | | |
|-------------|--------------------|----------|------------------|---|--------------------|
| --- W --- | WATER LINE | 123/1234 | DEED BOOK/PAGE | ○ | BOLLARD |
| --- S --- | SEWER LINE | AP | ASSESSOR'S PLAT | ⊗ | SOIL EVALUATION |
| --- SFM --- | SEWER FORCE MAIN | HC | HANDICAPPED | ⊕ | CATCH BASIN |
| --- G --- | GAS LINE | N/F | NOW OR FORMERLY | ⊕ | DOUBLE CATCH BASIN |
| --- E --- | ELECTRIC LINE | LC | LANDSCAPING | ⊕ | WATER VALVE |
| --- OW --- | OVERHEAD WIRES | (R) | RECORD | ⊕ | GAS VALVE |
| --- D --- | DRAINAGE LINE | (CA) | CHORD ANGLE | ⊕ | WETLAND FLAG |
| --- MCL --- | MINOR CONTOUR LINE | △ | NAIL/SPIKE | ⊕ | DRAINAGE MANHOLE |
| --- MCL --- | MAJOR CONTOUR LINE | ⊙ | DRILL HOLE | ⊕ | FLARED END SECTION |
| --- | PROPERTY LINE | ⊙ | IRON ROD/PIPE | ⊕ | GUY POLE |
| --- | ASSESSORS LINE | ⊕ | BOUND | ⊕ | ELECTRIC MANHOLE |
| --- | TREELINE | ⊕ | SIGN POST | ⊕ | UTILITY/POWER POLE |
| --- | GUARDRAIL | ⊕ | SEWER MANHOLE | ⊕ | LIGHTPOST |
| --- | FENCE | ⊕ | SEWER CLEANOUT | ⊕ | WELL |
| --- | RETAINING WALL | ⊕ | HYDRANT | ⊕ | MONITORING WELL |
| --- | STONE WALL | ⊕ | IRRIGATION VALVE | ⊕ | BENCH MARK |
| | | ⊕ | UNKNOWN MANHOLE | ⊕ | TREE |



LOCUS MAP NOT TO SCALE

GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 18, LOT 355 IN THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 10559, PAGE 52 IS I-195 REDEVELOPMENT DISTRICT.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0309K, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
5. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON SEPTEMBER 1, 2022. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
6. THE SITE IS SUBJECT TO A BLANKET UTILITY EASEMENT AND OTHER RESTRICTIONS PER DEED BOOK 10559, PAGE 52.
7. THERE WERE NO WETLANDS OBSERVED AT THE TIME OF THE FIELD SURVEY.

PLAN REFERENCES

1. RHODE ISLAND STATE HIGHWAY PLAT NO. 2798.
2. ALTA/ACSM LAND TITLE SURVEY, STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS, ASSESSORS PLAT 18 LOT 355, 55 GEORGE M. COHEN BOULEVARD, PROVIDENCE, RHODE ISLAND, SCALE 1"=20', DATED SEPTEMBER, 2019, PLAN BY NATIONAL SURVEYORS-DEVELOPER INC.

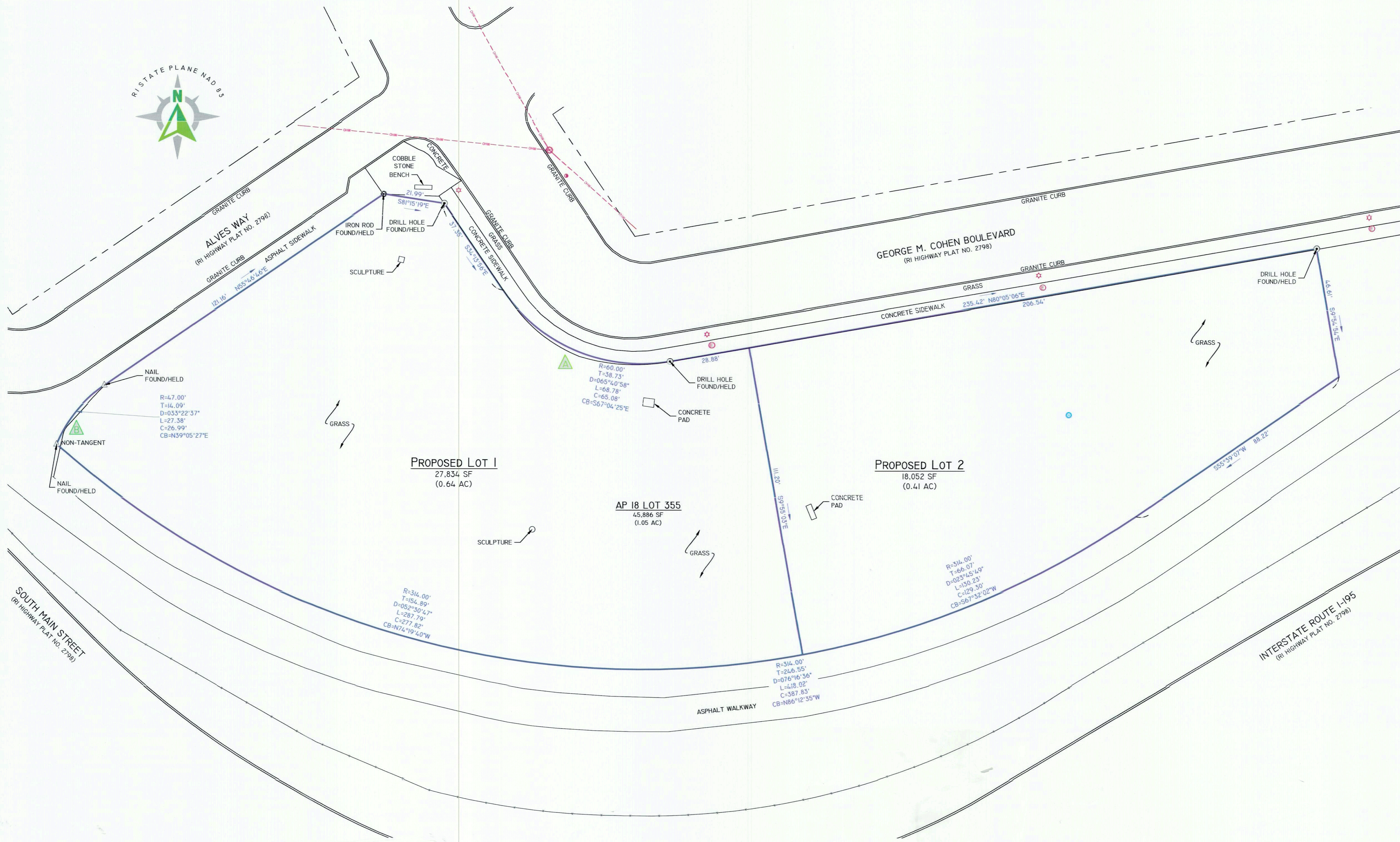
ZONING NOTES

1. THE ZONING I-195 REDEVELOPMENT DISTRICT DEVELOPMENT PLAN LISTS THE DIMENSIONAL REGULATIONS OF PARCEL 9 AS FOLLOWS:

PARCEL AREA	1.05 AC
DISTRICT	EAST SIDE DISTRICT
MINIMUM BUILDING HEIGHT	2 STORIES
MINIMUM GROUND FLOOR HEIGHT	18' FOR NON-RESIDENTIAL USES
MAXIMUM BUILDING HEIGHT	6 STORIES
PRIMARY STREET AND SECONDARY STREET BUILD-TO-LINE	BUILD-TO ZONE OF 0' TO 8' WITH MINIMUM BUILD-TO PERCENTAGE OF 80%
INTERIOR BUILDING-TO-LINE	NONE
REAR SETBACK	NONE
2. ASSESSORS PLAT 18 LOT 355 IS ONLY SUBJECT TO THE EAST SIDE DISTRICT OF THE I-195 REDEVELOPMENT DISTRICT DEVELOPMENT PLAN AND NOT TO ANY OF THE CITY'S BASE OR OVERLAY ZONING.

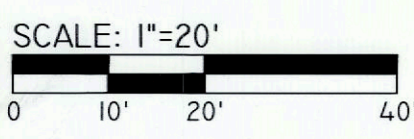
LIST OF POSSIBLE ENCROACHMENTS

- ▲ CONCRETE SIDEWALK 1.5' OVER PROPERTY LINE
- ▲ ASPHALT WALK OVER PROPERTY LINE



THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:

- GEORGE M. COHEN BOULEVARD
- ALVES WAY
- SOUTH MAIN STREET
- INTERSTATE ROUTE I-195



SURVEYOR'S CERTIFICATE

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 NOVEMBER 25, 2015, AS FOLLOWS:

- LIMITED CONTENT BOUNDARY SURVEY (PERIMETER) CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: SUBDIVISION PLAN TO SUBDIVIDE AP 18 LOT 355 INTO TWO LOTS.

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

Robert G. Babcock
ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

1/9/23

SUBDIVISION PLAN

55 GEORGE M. COHEN BOULEVARD
ASSESSOR'S PLAT 18 LOT 355
PROVIDENCE, RHODE ISLAND

PREPARED FOR:
BETA GROUP, INC.
ALBION, RHODE ISLAND 02802

Diprete Engineering
Two Stafford Court, Cranston, RI 02920
tel: 401-943-1000 fax: 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

NO.	DATE	SUBDIVISION PLAN DESCRIPTION	A.J.F. BY:
1	12/15/22		