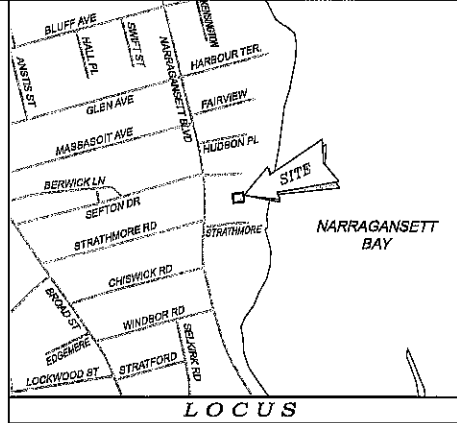
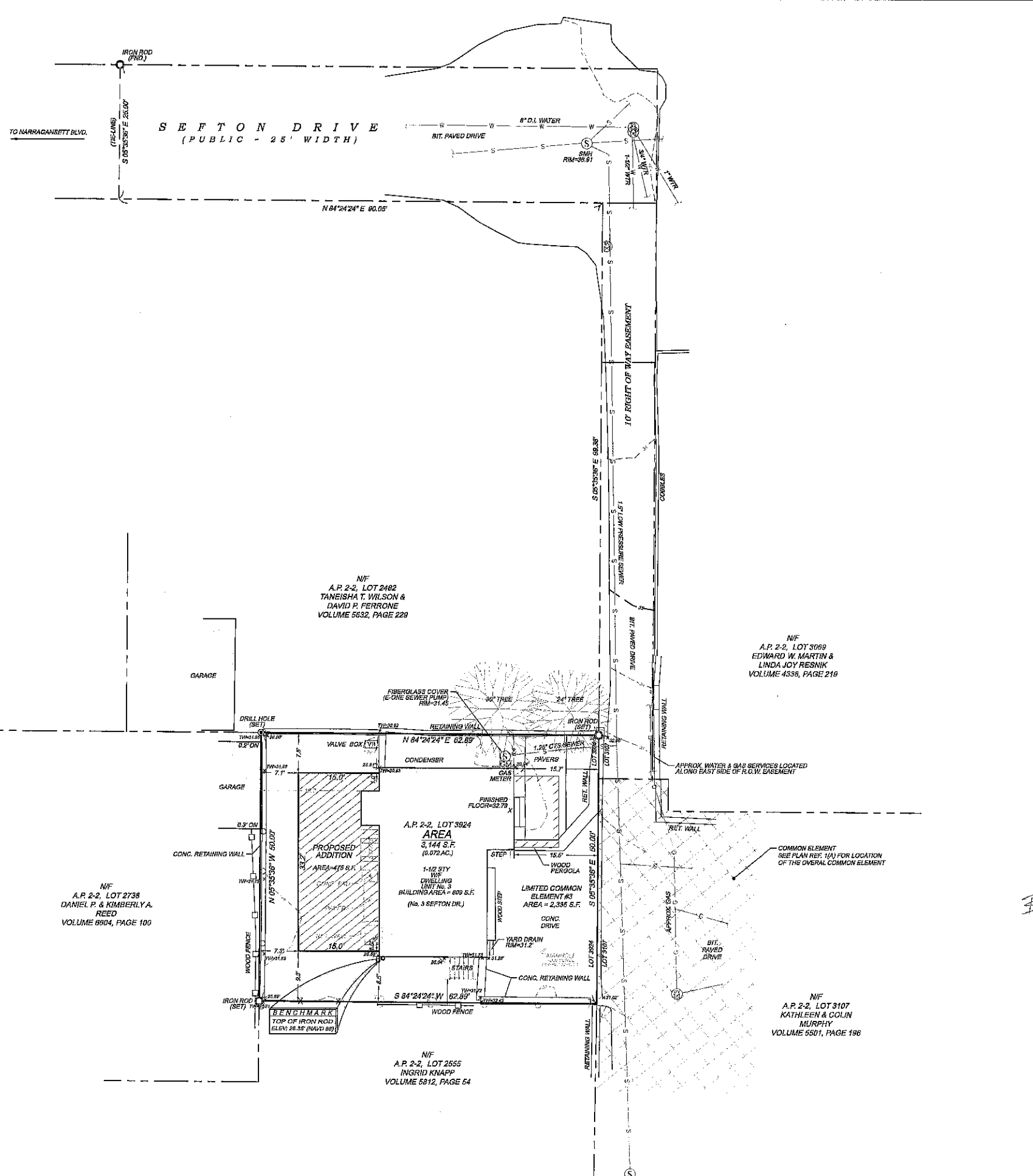


LEGEND & ABBREVIATIONS

N.F.	- 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	X	- FENCE
W.F.	- WOOD FRAMED	S	- SEWER LINE
SHR	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET.	- RETAINING WALL	W	- WATER LINE
PEB.	- PEDESTRIAN	G	- GAS LINE
(FND.)	- FOUND	E	- ELECTRIC LINE
R.H.B.	- RI HIGHWAY BOUND	SM	- SANITARY SEWER MANHOLE
PK.NAIL	- MASONRY NAIL	CB	- CATCH BASIN
FE.	- FLARED END	WG	- STORM DRAIN MANHOLE
RCP.	- REINFORCED CONCRETE PIPE	WV	- WATER GATE
CLF.	- CHAIN LINK FENCE	GV	- GAS VALVE
INV.	- INVERT	EM	- ELECTRIC MANHOLE
X 10.80	- EXISTING SPOT GRADE	GR	- GRANITE BOUND
X 10.80	- NEW SPOT GRADE	DR	- DRILL HOLE
		IR	- IRON PIPE



NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - A.) PLAN ENTITLED "CONDOMINIUM SITE PLAN, SEFTON HEIGHTS, ASSESSORS PLAT 2-2, LOTS 3107 & 3924, CRANSTON, RHODE ISLAND, PREPARED BY DIPRETE ENGINEERING ASSOCIATES, INC., PREPARED FOR: CHEVY, BRADY AND SAVED VALUERS, JOB No. 0303-001, SCALE: 1" = 20', DATED: DECEMBER, 2009, LAST REVISED: DECEMBER 18, 2009."
 - B.) PLAN ENTITLED "ABERDEEN, PREPARED BY: J.A. LATHAM, SCALE: 60 FT. PER INCH., DATED: JUNE, 1991."
 - C.) PLAN ENTITLED "PLAT OF LAND IN CRANSTON, R.I., BELONGING TO LESTER F. MORSE, ET. UX., PREPARED BY: WATERMAN ENGINEERING CO., SCALE: 1" = 20', DATED: JUNE, 1948."
- REFERENCE IS MADE TO THE FOLLOWING CITY OF CRANSTON LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
 - A.) ASSESSORS PLAT 2-2, LOT 3924 - ELLEN M. MCBREEN & IDR BEN BOUJAZA - VOLUME 6760, PAGE 130
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
 - A.) ALL MATTERS AS DESCRIBED IN THE DECLARATION OF SEFTON HEIGHTS CONDOMINIUMS AND AS RECORDED IN VOLUME 6888, PAGE 394.
 - B.) ALL MATTERS AS SHOWN ON PLAN REFERENCE 1(A).
- THESE PREMISES ARE SITUATED IN AN "S-1 ZONE" (RESIDENTIAL S-1)

DIMENSIONAL REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	= 6,000 SQ. FT.	= 3,144 SQ. FT.	= 3,144 SQ. FT.
MIN. FRONTAGE / WIDTH	= 60 FT.	= 60.0 FT.	= 50.0 FT.
MIN. SIB FRONT YARD	= 25 FT.	= 15.6 FT.	= 15.6 FT.
MIN. SIB REAR YARD	= 20 FT.	= 18.7 FT.	= 7.1 FT.
MIN. SIB SIDE YARD	= 8 FT.	= 8.4 FT.	= 8.4 FT.
MAX. LOT COVERAGE	= 25%	= 25.7%	= 40.8%
MAX. STRUCTURE HEIGHT	= 30 FT.	= 22.8 FT.	= 22.8 FT.

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 PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 315 OF 491 CITY OF CRANSTON, MAP NUMBER 4407003191, EFFECTIVE DATE: OCTOBER 2, 2016, 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 CONDUCT DIG SAFE TO LOCATIONS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
- THE HORIZONTAL DATUM FOR THIS PROJECT IS R.I.S.P.C.S. (MAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 83. THE PROJECT DATUMS WERE ESTABLISHED FROM REFERENCE STATIONS AND GNSD CORRECTIONS RECEIVED FROM THE LEICA SMARTNET NORTH AMERICA RTK NETWORK VIA CARLSON BOX GNSD ANTENNA / RECEIVERS.

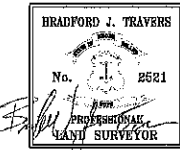
CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-06-06-1.8 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT / ACCURACY SPECIFICATION: 1"

OTHER TYPE OF SURVEY: DATA ACCUMULATION III
TOPOGRAPHIC SURVEY 1"

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
BOUNDARY & TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY.



BY: *Bradford J. Travers* 1521 06/05/2024
BRADFORD J. TRAVERS, P.L.S. REG. NO. 1521
WATERMAN ENGINEERING COMPANY (COA No. LS.000489) DATE

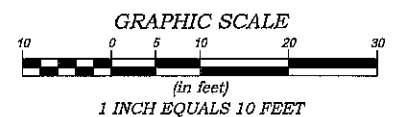
NO.	DATE	REVISION	CHECKED BY
1	06/05/2024	ADDED LOCATION OF PROPOSED ADDITION	BJT

BOUNDARY & TOPOGRAPHIC SURVEY PLAN
A.P. 2-2, LOT 3924
SEFTON DRIVE
CRANSTON, RHODE ISLAND

ELLEN MCBREEN
3 SEFTON DRIVE
CRANSTON, RI 02905

Waterman
ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894

40 Sutton Avenue
East Providence, RI
Phone: (401)-438-5775
Fax: (401)-438-5771
www.watermanengineering.net



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