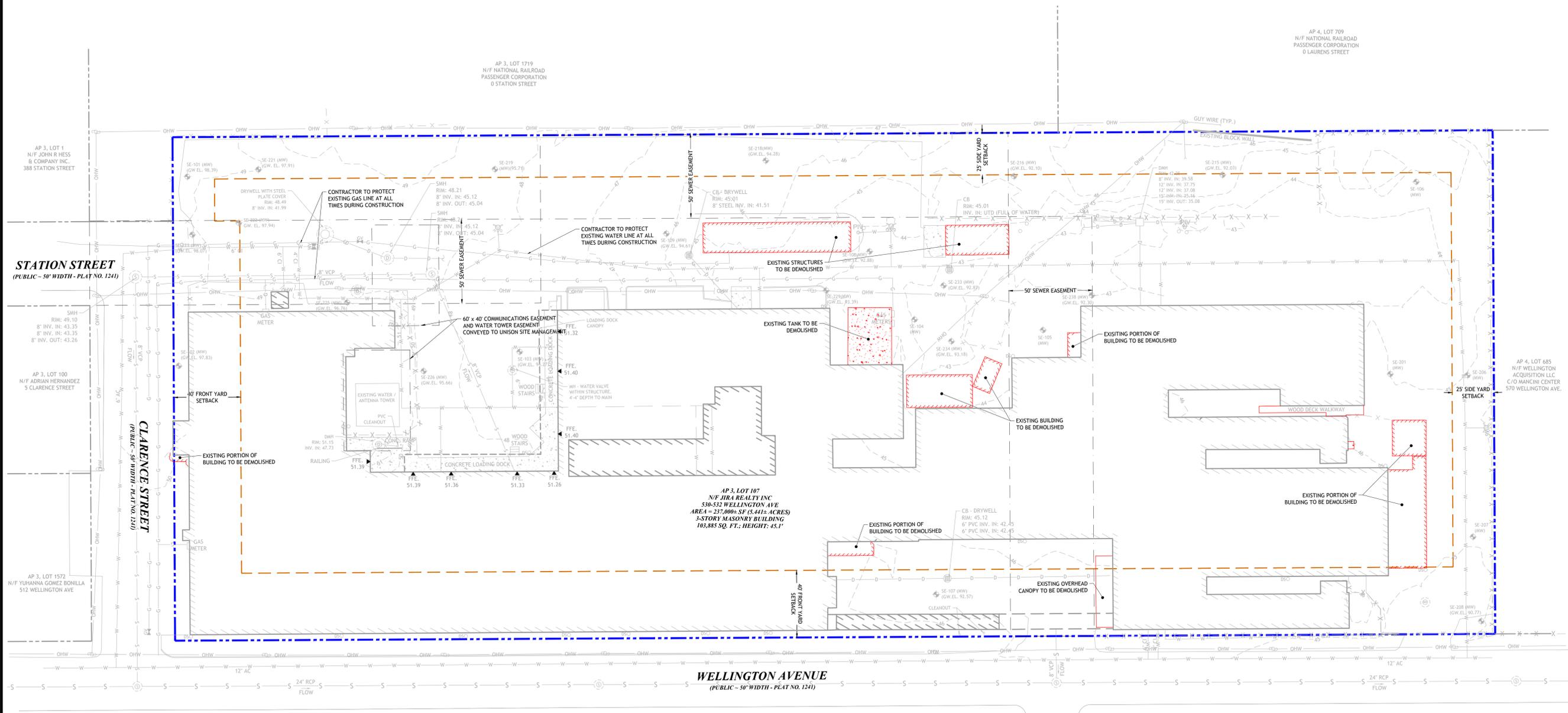


ZONING DIMENSIONAL REQUIREMENTS:

ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	M-2	M-2
MINIMUM LOT AREA	60,000 SF	237,000 SF
MINIMUM FRONTAGE	200 FT	249 FT
MINIMUM LOT WIDTH	200 FT	249 FT
MINIMUM FRONT YARD	40 FT	0 FT ⁽¹⁾
MINIMUM SIDE YARD	25 FT	42.6 FT
MINIMUM REAR YARD	30 FT	NA
MAXIMUM BUILDING HEIGHT	35 FT	45.1 FT ⁽¹⁾
MAXIMUM LOT COVERAGE	60%	43.8%

- NOTES:
 1. THE PROPOSED USE - SELF-STORAGE - IS ALLOWED BY RIGHT IN THE M-2 ZONE.
 2. PRE-EXISTING, NON-CONFORMING CONDITION.



JOSEPH A. CASALI
 No. 7250
 REGISTERED PROFESSIONAL ENGINEER
 05/02/2024

PROPOSED SELF-STORAGE BUILDING
 530-532 WELLINGTON AVENUE
 CRANSTON, RHODE ISLAND
 AP 3, LOT 107

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY: DRD
 DRAWN BY: JAS
 CHECKED BY: JAC/MCG
 DATE: MAY 2024
 PROJECT NO: 24-25

PRELIMINARY, NOT FOR CONSTRUCTION

EXISTING CONDITIONS PLAN

SHEET 2 OF 3

02-24-25 Mike-Jobba/CAD/Wellington Ave Self-Storage [MASTER PLAN].dwg, May, 03, 2024, 8:53am



- SCHEDULE B-II ITEMS**
- 7 Sewer Easements recorded in Book 220 at Pages 37 and 38. (AFFECTS, PLOTTED AS SHOWN)
 - 9 Matters cited in deed from The General Tire & Rubber Company to Five Thirty Wellington, Inc. recorded in Book 344 at Page 288. (AFFECTS, BLANKET IN NATURE)
 - 9 City Council Resolution recorded in Council Records Book 17 of Page 386 being Resolution #368. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
 - 10 Restrictions, Covenants and Agreements set forth in deeds recorded in Book 261 at Page 431 and in Book 270 at Page 243. (UNABLE TO DETERMINE, ARTHUR STREET REFERENCED WITHIN APPEARS TO BE WEST OF I-95)
 - 11 Fence Agreement recorded in Book 295 at Page 45. (UNABLE TO DETERMINE, PLAT BOOK 2, PAGE 74 REFERENCED WITHIN NOT PROVIDED)
 - 12 Violation recorded in Book 788 at Page 636; as affected by Order recorded in Book 829 at Page 853 and Consent Agreement recorded in Book 829 at Page 855. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
 - 13 Zoning Board of Review Decisions recorded in Book 911 at Page 494, Book 2201 at Page 145 and in Book 3345 at Page 204. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
 - 14 Terms of Option and Lease Agreement as referenced in Memorandum of Option and Lease Agreement recorded in Book 915 at Page 85; as affected by Easement and Lease Assignment Agreement recorded in Book 3293 at Page 2; as amended by Amendment to Memorandum of Option and Lease Agreement recorded in Book 4589 at Page 269. (AFFECTS, PLOTTED AS SHOWN)
 - 15 Lease by and between JRA Realty and Omnicomm Communications Enterprises, Inc. dated October 18, 1997 as evidenced by Memorandum/Notice of Lease recorded in Book 1001 at Page 4; as assigned by Assignment recorded in Book 3293 at Page 2, it still in force and effect. (AFFECTS, PLOTTED AS SHOWN)
 - 16 Easement and Lease Assignment by and between JRA Realty, Inc. and Union Site Management (S) L.L.C. dated January 25, 2006 and recorded in Book 3293 at Page 2; as affected by Assignment of Easement to Call Tower Lease Acquisition, L.L.C. recorded in Book 3293 at Page 19 and as affected by Assignment and Assumption Agreement recorded in Book 5302 at Page 54. (AFFECTS, PLOTTED AS SHOWN)
 - 17 Bill of Sale recorded in Book 3293 at Page 16. (AFFECTS, APPARENT LOCATION PLOTTED AS SHOWN)
 - 18 Grant of Easement from JRA Realty, Inc. to The Narragansett Electric Company and Verizon New England Inc. dated January 15, 2008 in Book 3824 at Page 50. (UNABLE TO DETERMINE, POLE #39 REFERENCED WITHIN NOT LOCATED)
 - 19 Matters set forth on RI Condemnation Plat 1241 and Ross 531 for the layout of I-95. (DOES NOT AFFECT, EFFECTS LIE WEST OF THE SUBJECT PROPERTY IN THE I-95 RIGHT-OF-WAY)



VICINITY MAP
NOT TO SCALE

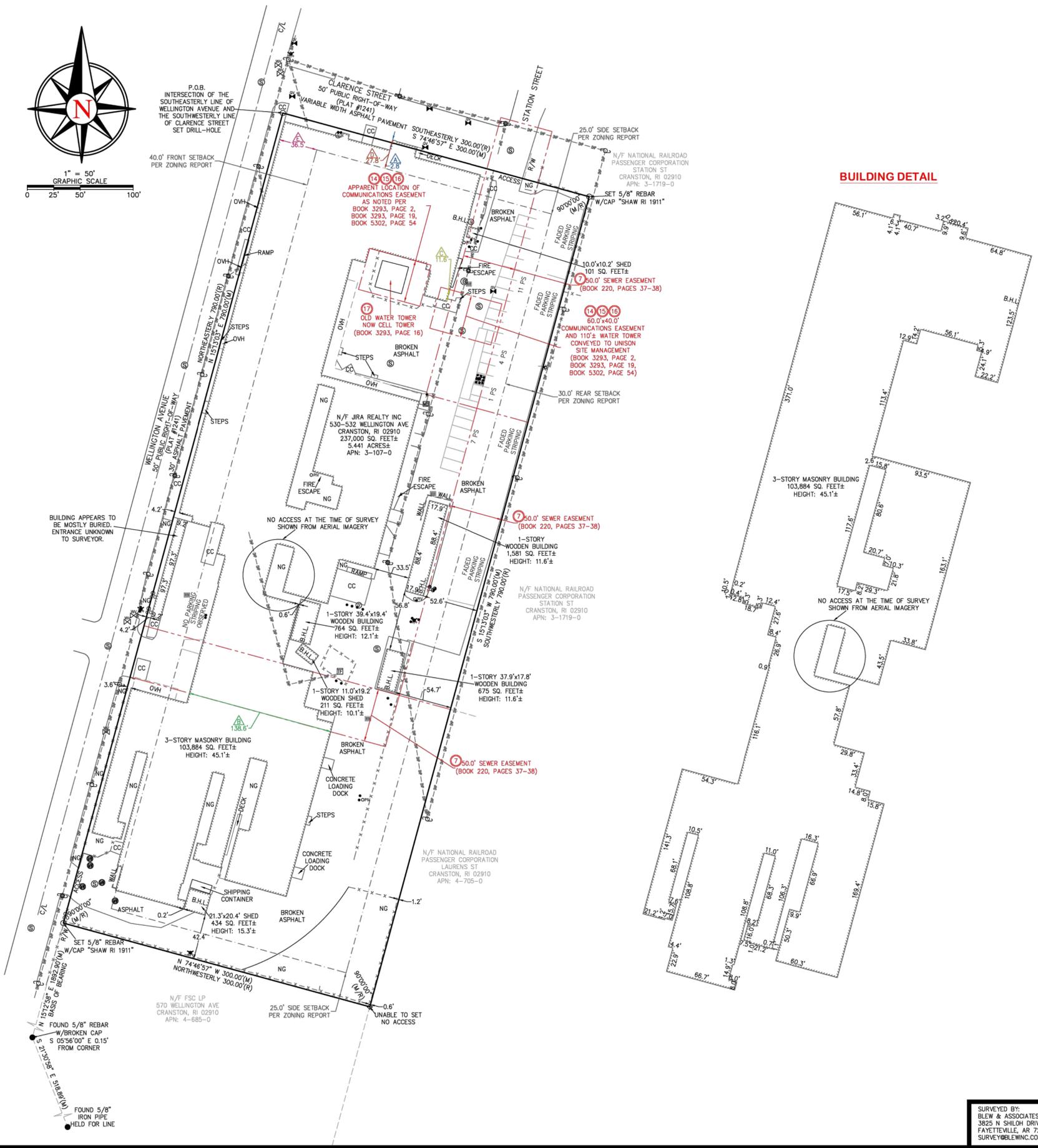
LAND AREA
237,000 SQUARE FEET±
5.441 ACRES±

PARKING SPACES
REGULAR= 23 HANICAP= 0
TOTAL= 23

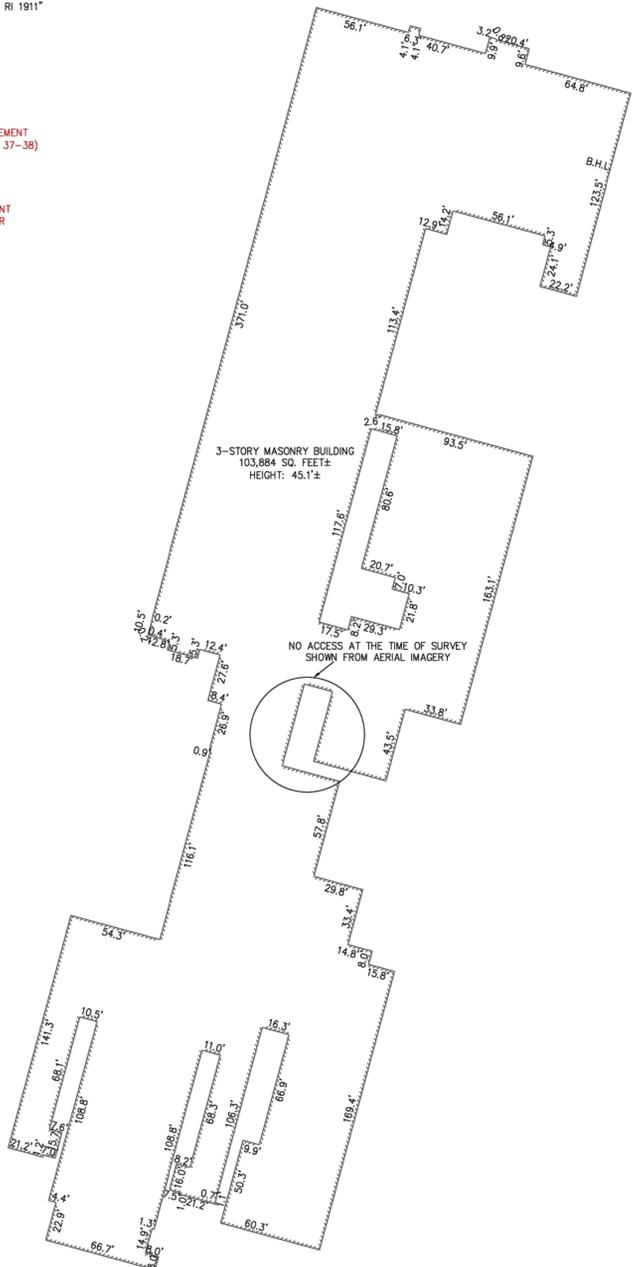
ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	M2 - GENERAL INDUSTRIAL DISTRICT	ONE SPACE FOR EACH EMPLOYEE-USED VEHICLE OR ONE SPACE FOR EACH FOUR EMPLOYEES EMPLOYED AT MAXIMUM EMPLOYMENT, WHICHEVER IS GREATER, PLUS SPACE FOR EVERY COMPANY OWNED AND OPERATED VEHICLE PLAYS SPACE FOR CUSTOMERS' VEHICLES AS DETERMINED APPROPRIATE BY THE INSPECTOR OF BUILDINGS. (ESTIMATED 75 EMPLOYEES EMPLOYED AT MAXIMUM EMPLOYMENT / 4 = 18.75; 19) 19 TOTAL PARKING SPACES
PERMITTED USE	WAREHOUSE WITH MANUFACTURING, OFFICE AND A BREWERY	
MINIMUM LOT AREA (SQ.FT.)	60,000 SQUARE FEET	
MAX BUILDING COVERAGE	60%	
MAX BUILDING HEIGHT	35 FEET	
BUILDING SETBACKS		
FRONT	40 FEET	
SIDE	25 FEET	
REAR	30 FEET	
NOTES:	CONTACT: THE PLANNING & ZONING RESOURCE COMPANY PHONE: 405-840-4344 FAX: 405-840-2608 REPORT DATE: 04/18/2023 PROJECT SITE #: 165540-1	

- SIGNIFICANT OBSERVATIONS**
- ▲ BUILDING APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 2.8'
 - ▲ BUILDING APPEARS TO CROSS SEWER EASEMENT DESCRIBED IN BOOK 220, PAGES 37-38 BY AS MUCH AS 138.6'
 - ▲ BUILDING APPEARS TO CROSS COMMUNICATIONS EASEMENT DESCRIBED IN BOOK 3293, PAGE 2 BY AS MUCH AS 11.6'
 - ▲ BUILDING APPEARS TO CROSS SIDE SETBACK LINE BY AS MUCH AS 27.8'
 - ▲ BUILDING APPEARS TO CROSS FRONT SETBACK LINE BY AS MUCH AS 36.5'
- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET MONUMENT AS NOTED
 - ⊕ COMPUTED POINT
 - (M) MEASURED/CALCULATED DIMENSION
 - (R) RECORD DIMENSION
 - N/F NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - C/L CENTERLINE OF RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - B.H.L. BUILDING HEIGHT LOCATION
 - SQ.FT. SQUARE FEET
 - * LIGHT POLE
 - BOLLARD
 - SIGN
 - MAILBOX
 - OVH OVERHANG
 - NG NATURAL GROUND
 - CC CONCRETE
 - PS PARKING SPACE(S)
 - ♿ HANICAP PARKING SPACE
 - ✖ FIRE HYDRANT
 - ⊕ WATER VALVE
 - OPV POST INDICATOR VALVE
 - ⊕ MONITORING WELL
 - ⊕ GAS VALVE
 - ⊕ GAS METER
 - GRATED INLET
 - ⊕ STORM MANHOLE
 - ⊕ SANITARY MANHOLE
 - ⊕ CLEANOUT
 - ⊕ UTILITY POLE
 - GUY ANCHOR
 - PROPERTY LINE
 - SP — SP OVERHEAD POWER LINE
 - - - - - FENCE LINE
 - - - - - EASEMENT
 - - - - - RIGHT-OF-WAY
 - - - - - CENTERLINE OF ROAD
 - ▨ NO PARKING AREA



BUILDING DETAIL



That certain lot or parcel of land, with all the buildings and improvements thereon, situated on the southeasterly side of Wellington Avenue and the southwesterly side of Clarence Street, in the City of Cranston, County of Providence and State of Rhode Island and bounded and described as follows:

Beginning at the intersection of the southeasterly line of Wellington Avenue and the southwesterly line of Clarence Street, which point is the most northerly corner of the parcel hereby conveyed;

Thence running southeasterly along said southwesterly line of Clarence Street, three hundred (300.0) feet to a corner;

Thence turning an interior angle of ninety degrees (90°-00') and running southwesterly bounded southeasterly by land of National Railroad Passenger Corp., seven hundred and ninety (790.0) to a granite bound to a corner;

Thence turning an interior angle of ninety degrees (90°-00') and running northwesterly, bounded southwesterly by other land now or formerly of Five Thirty Wellington, Inc., three hundred (300.0) feet to a granite bound set in the said southeasterly line of Wellington Avenue to a corner;

Thence turning an interior angle of ninety degrees (90°-00') and running northeasterly along said southeasterly line of Wellington Avenue, seven hundred and ninety (790.0) feet to the first mentioned point and place of beginning, the last course forming an interior angle of ninety degrees (90°-00') with the first course.

Property address: 530-532 Wellington Avenue, Cranston, RI 02910
Plat: 3-2 Lot(s): 107

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 440703038H, WHICH BEARS AN EFFECTIVE DATE OF 10/02/2015 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 23R100075 (10988070), WITH A COMMITMENT DATE OF FEBRUARY 24, 2023 AT 8:00 AM.

GENERAL SURVEY NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS.
- AT THE TIME OF SURVEY, THERE WAS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESTONES.
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER RHODE ISLAND STATE PLANE COORDINATE SYSTEM, NAD83-2011, AS MEASURED ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WELLINGTON AVENUE, WHICH BEARS N 15°12'58" E PER GPS COORDINATE OBSERVATIONS
LATITUDE: 41°46'23.3873"
LONGITUDE: -71°25'33.5564"
CONVERGENCE ANGLE: 00°02'57.5003"
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WELLINGTON AVENUE AND CLARENCE STREET, BOTH BEING A DEDICATED PUBLIC RIGHT-OF-WAY.
- AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON WAS UNKNOWN TO THIS SURVEYOR.
- CONCERNING TABLE "A" ITEM 2, THE ADDRESS ON SITE WAS 530 WELLINGTON AVENUE PER RECORD DOCUMENTS.
- CONCERNING TABLE "A" ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
- CONCERNING TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREETS IS THAT OF WELLINGTON AVENUE & CLARENCE STREET LOCATED ABUTTING THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- CONCERNING TABLE "A" ITEM 16, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- CONCERNING TABLE "A" ITEM 17, AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION & THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

ALTA/NSPS LAND TITLE SURVEY

CRANSTON INDUSTRIAL
530-532 WELLINGTON AVENUE

PROVIDENCE COUNTY CRANSTON, RHODE ISLAND 02910

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY; and GRS GROUP on NV5 COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/10/2023.
DATE OF PLAT OR MAP: 04/14/2023

HOLLAND E. SHAW
No. 1911
PROFESSIONAL LAND SURVEYOR

DATED: 07/31/2023

HOLLAND E. SHAW, PLS, NO. 1911
COA NO. 769
435-RICR-00-001.9, LIMITED CONTENT, CLASS 1,
2021 ALTA/NSPS LAND TITLE SURVEY

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703
SURVEY@BLEWNC.COM

DATED 2023 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY GRS GROUP AN NV5 COMPANY

