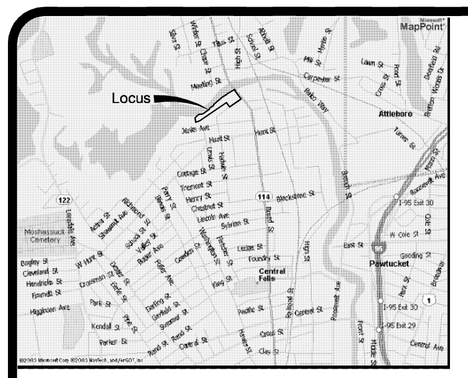


Locus
Not to Scale

References:

1.) Plan and Profile Showing Proposed Widening of Broad Street from Grove Street to The River, May 1915, Esten & Black Engineers.

2.) Replat of Streets through land belonging to James H. & Jonathan Chace And The Heirs Of George W. Gardner & Others Situated north of Hunt Street. Central Falls, R.I. W.F. Keene, Civil Engineer May 1906.

3.) The Bayland Plat, Central Falls, R.I. February 1926, R.Z. Macomber, Eng'r.

4.) Plat Showing Perpetual And Temporary Easements In Land in Central Falls Taken on behalf of The State of Rhode Island and Providence Plantations by the Blackstone Valley Sewer District Commission Upon Authorization for Condemnation Proceedings by the State Properties Committee on the 9th day of June, 1955 Pursuant to Section 18 of Chapter 1837, Public Laws of 1947 as Amended and Chapter 3105, Public Laws of 1953, File No. 29094–Z–10517.

5.) For Detail on Lots See "Existing Conditions W/Topography for A.P. 3, Lots 62 & 69" situated on Broad Street & Madeira Avenue Central Falls, R.I. by Garofalo & Associates, Inc. Dated July 24, 2003 Dwg. No. 5998esc Job No. 5998.

6.) Administrative Subdivision Central Falls landing for A.P. 3, Lots 62 & 69 situated on Broad St. & Madeira Ave. Central falls, R.I. prepared for The City of Central Falls by Garofalo & Associates, Inc. dated July 24, 2004 latest revision August–2008.

PARCEL DATA (OLD)	PARCEL DATA (OLD)
A.P.3, Lot 69 N/F The City of Central Falls Deed Bk.382, Page 294 Madeira Avenue Central Falls, Rhode Island Lot Area: 73,203 S.F.± or 1.68 Ac.±	A.P.3, Lot 62 N/F The City of Central Falls Deed Bk.312, Page 140 Broad St./Madeira Ave. Central Falls, Rhode Island Lot Area: 40,968 S.F.± or .94Ac.±

Combined Lot Area:
114,171 S.F.± or
2.62 Ac.±

ZONING DATA	ZONING DATA
"R–1" One Household District Min. Lot Size: 5,000 sf. Min. frontage: 40' Max. Lot Coverage: 35% Min. Front Yard: 15% x Depth (Maximum: 18') Min. Side Yard: 6' Min. Rear Yard: 25% x Depth (Maximum: 25') Max. Bldg. Height: 30'/2 story * Please refer to Zoning Regs. for additional information.	"C–2" General Commercial Please contact Cental Falls Building Offical for specific Dimensional Regulations as these vary based on use and location.

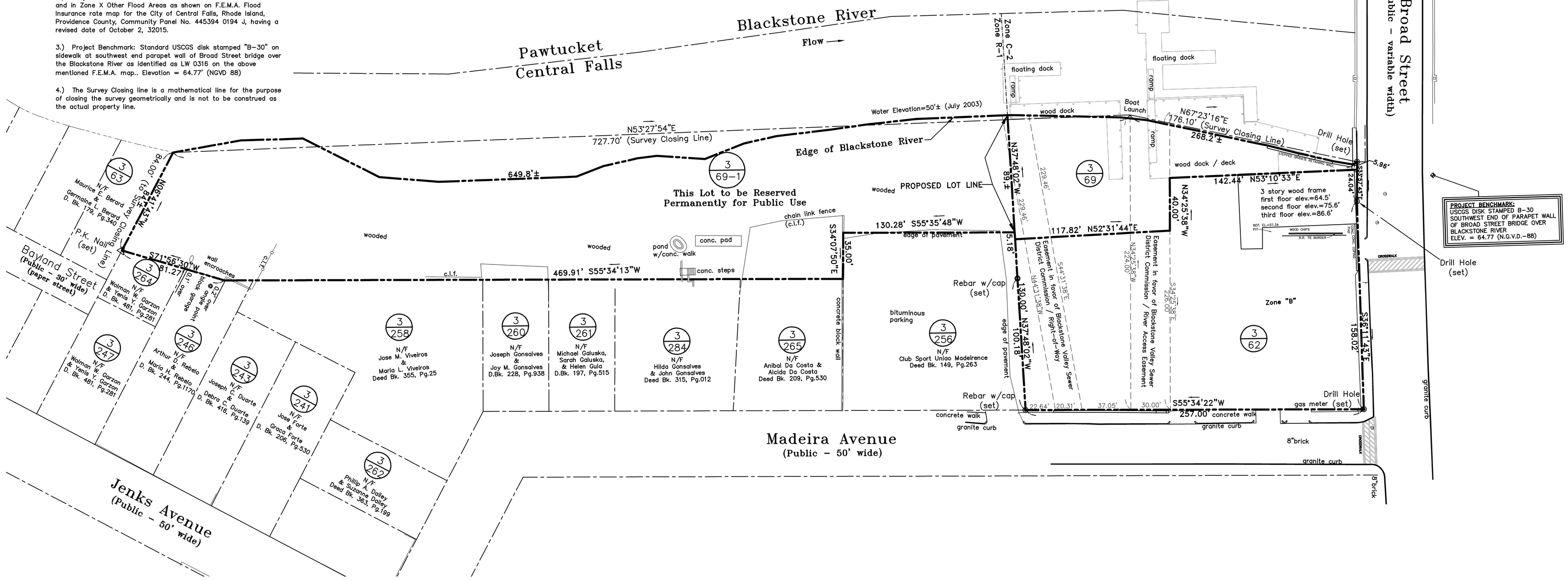
Notes:

1.) The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DIGSAFE prior to construction @ 1–888–344–7233.)

2.) Project site is located within "Zones AE with Elevations 59–60 and in Zone X Other Flood Areas as shown on F.E.M.A. Flood Insurance rate map for the City of Central Falls, Rhode Island, Providence County, Community Panel No. 445394 0194 J, having a revised date of October 2, 32015.

3.) Project Benchmark: Standard USCGS disk stamped "B–30" on sidewalk at southwest end parapet wall of Broad Street bridge over the Blackstone River as identified as LW 0316 on the above mentioned F.E.M.A. map.. Elevation = 64.77' (NGVD 88)

4.) The Survey Closing line is a mathematical line for the purpose of closing the survey geometrically and is not to be construed as the actual property line.



Certification:

This Survey and Plan conforms to the following class standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

Boundary Survey – Class I
Topographic Survey – Class III

By: _____
Professional Land Surveyor Reg. No. Date

PARCEL DATA (NEW)	PARCEL DATA (NEW)
A.P.3, Lot 69 N/F The City of Central Falls Madeira Avenue Central Falls, Rhode Island Lot Area: 59,362 S.F.± or 1.36 Ac.±	A.P.3, Lot 62–1 N/F The City of Central Falls Broad St./Madeira Ave. Central Falls, Rhode Island Lot Area: 13,841 S.F.± or 0.32 Ac.±

THE INTENT OF THIS PLAN:

Is to take aportion of Assessor's Lot 69 Plat 3 and Make a New Lot 69–1 Plat 3 thereby creating two (2) new Lots.

1" = 40' feet 0 20 40 80 160 240 / meters 0 5 10 20 40 60

ADMINISTRATIVE SUBDIVISION CENTRAL FALLS LANDING

FOR

A.P. 3, LOT 69

SITUATED ON

BROAD ST. & MADEIRA AVE.
CENTRAL FALLS, R. I.

PREPARED FOR

THE CITY OF CENTRAL FALLS

NO.	REVISION	BY	DATE

GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS\SURVEYORS
LAND PLANNERS\ENVIRONMENTAL SCIENTISTS

85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL 401–273–6000

JOB NO. 6125 DWG. NO. 6125 ecs.dwg	DRAWN BY: M.A.F. CHECKED: S.A.W.
SCALE: 1"=40'	APPROVED: S.A.W. DATE: December 1, 2015

SHEET: 1

1 OF 1 SHEETS