

**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, 1994:  
 BOUNDARY SURVEY - CLASS 1  
 TOPOGRAPHIC SURVEY - CLASS MA

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

**LEGEND & ABBREVIATIONS**

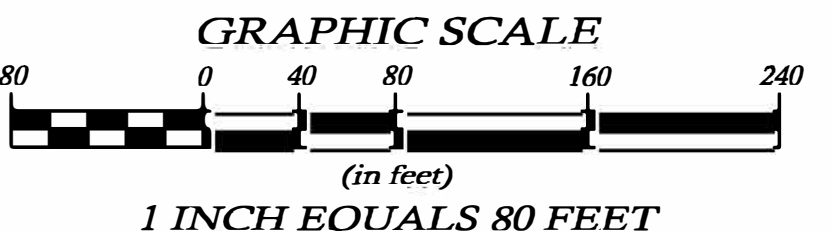
NF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC.	- ACRES	---	- STONE WALL
±	- PLUS OR MINUS	X	- FENCE
STY	- STORY	S	- SEWER LINE
WF	- WOOD FRAMED	D	- DRAIN LINE
SHF	- STATE HIGHWAY PLAT	W	- WATER LINE
RET.	- RETAINING WALL	G	- GAS LINE
PED.	- PEDESTRIAN	E	- ELECTRIC LINE
(FND.)	- FOUND	⊙	- SANITARY SEWER MANHOLE
R.H.B.	- RI HIGHWAY BOUND	⊕	- CATCH BASIN
PK NAIL	- MASONRY NAIL	⊕	- STORM DRAIN MANHOLE
FE	- FLARED END	⊕	- WATER GATE
RCP	- REINFORCED CONCRETE PIPE	⊕	- GAS MANHOLE
CLF	- CHAIN LINK FENCE	⊕	- ELECTRIC MANHOLE
INV.	- INVERT	⊕	- GRANITE BOUND
x 10.80	- SPOT GRADE	⊕	- DRILL HOLE
		⊕	- IRON PIPE
		⊕	- DENOTES 911 ADDRESS

**NOTES / REFERENCES**

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
  - PLAN ENTITLED "PLAN OF SURVEY A.P. 181, LOT 5 DAVISVILLE ROAD, NORTH KINGSTOWN, R.I. FOR CROSSROAD RHODE ISLAND DATE: 04/18/2009 PROJECT NO. 05-019 SCALE: 1" = 80' BY DAVID D. GARDNER & ASSOCIATES, INC."
  - RHODE ISLAND HIGHWAY PLATS No. 2536 & 719
  - PLAN ENTITLED "PLAN SHOWING A PERMANENT EASEMENT IN THE TOWN OF NORTH KINGSTOWN, R.I. TO BE CONVEYED FROM THE UNITED STATES OF AMERICA TO THE STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION AUGUST, 2001 SCALE: 1" = 80' BY GORDON R. ARCHIBALD, INC., WHICH IS RECORDED WITH THE LAND EVIDENCE RECORDS AT THE TOWN OF NORTH KINGSTOWN, RHODE ISLAND IN VOLUME 1475, PAGE 67.
- REFERENCE IS MADE TO THE FOLLOWING TOWN OF NORTH KINGSTOWN LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
  - A.P. 181, LOT 5 - THE UNITED STATES OF AMERICA - PER THE ORDER OF THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF RHODE ISLAND AS RECORDED IN VOLUME 71, PAGE 459
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
  - PERMANENT EASEMENT FOR HIGHWAY PURPOSES GRANTED TO R.I.D.O.T. AS DESCRIBED IN VOLUME 1475, PAGE 61 AND SHOWN ON PLAN REF. 1(C)
  - TERMS AND PROVISIONS OF THE QUONSET-DAVISVILLE ACCESS AND SERVICE AGREEMENT AS DESCRIBED IN VOLUME 348, PAGE 289 AND MODIFIED BY MODIFICATION No. 1 AS DESCRIBED IN VOLUME 1033, PAGE 41 (NOT PLOTTABLE)
- THESE PREMISES MAY BENEFIT BY THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
  - RIGHTS, AGREEMENTS AND RESERVATIONS AS DESCRIBED IN VOLUME 148, PAGE 308 (NOT PLOTTABLE)
- THESE PREMISES ARE SITUATED IN AN "MFR ZONE" (MULTI-FAMILY ZONE)\*\*
 

\*\*SEE TOWN OF NORTH KINGSTOWN ZONING ORDINANCE SECTION 21-40 REGARDING REQUIREMENTS FOR MULTI-FAMILY ZONES.
- THESE PREMISES ARE SITUATED IN A "ZONE C" (AREAS OF MINIMAL FLOODING) AS DESIGNATED ON NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP TOWN OF NORTH KINGSTOWN, RHODE ISLAND WASHINGTON COUNTY, PANEL 4 OF 22 COMMUNITY- PANEL NUMBER 44504 0004 C MAP REVISED: DECEMBER 5, 1989, 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 PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES).
- PROPOSED BUILDINGS & SITE DESIGN BY WILLIAM KITE ARCHITECTS, INC. & JACOBS EDWARDS & KELCEY, INC., RESPECTIVELY, AND PROVIDED TO WATERMAN ENGINEERING CO. FOR USE ON THIS PROJECT. LAYOUT BY A PROFESSIONAL LAND SURVEYOR IS RECOMMENDED PRIOR TO CONSTRUCTION TO HELP ENSURE CORRECT PLACEMENT OF ALL BUILDINGS / IMPROVEMENTS.
- EXISTING NUMBER OF PARCELS: 1  
 PROPOSED NUMBER OF PARCELS: 3
- EXISTING LOT AREA: A.P. 181, LOT 5 - 612,044 S.F. (14,051 AC.)



**COPYRIGHT**  
 THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER. FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.  
 WATERMAN ENGINEERING CO.  
 CIVIL ENGINEERS & SURVEYORS  
 46 SUTTON AVENUE  
 EAST PROVIDENCE, RI 02914-2096

NO.	DATE	REVISION	CHECKED BY
<b>FINAL COMPREHENSIVE SUBDIVISION PLAN</b> <b>"KINGSTOWN CROSSINGS"</b> DEVIL'S FOOT RD, R.I. ROUTE 403 & TRANSFER WAY (Q.D.C.) NORTH KINGSTOWN, RHODE ISLAND			
<b>CROSSROADS RHODE ISLAND</b> 160 BROAD STREET PROVIDENCE, RHODE ISLAND 02903			
<b>WATERMAN ENGINEERING CO.</b> CIVIL ENGINEERS / SURVEYORS - EST. 1894 46 SUTTON AVENUE EAST PROVIDENCE, RHODE ISLAND 02914 PH. - (401) 438-5775 FAX - (401) 438-5773			

PROJECT NO: 09-038  
 SCALE: 1" = 80'  
 DATE: 07/24/09  
 DRAWN BY: BJT  
 CHECKED BY: RSL  
 TITLE: 09-038 SUB  
 OF SHOTS  
 DRAWING: SUB1

RIGL 34-13-1  
 ABUTTING STREET INDEX  
 1. DEVIL'S FOOT ROAD  
 2. R.I. ROUTE 403  
 3. TRANSFER WAY