

LOCUS MAP  
NOT TO SCALE

PLAN REFERENCES  
PLAT BOOK 19 PAGE 15

MILBURN ROAD  
(PUBLIC ~ 50' WIDE)

EXISTING BUILDING COVERAGE AREA = ±15%  
EXISTING IMPERVIOUS COVERAGE AREA = ±53%

MAP 408 BLOCK 10 LOT 14  
N/F  
FITZPATRICK FAMILY REVOCABLE TRUST-2024  
D.B. 4795 PG. 150

MAP 408 BLOCK 10 LOT 13  
N/F  
MARGARET M PEARSON REVOCABLE TRUST  
D.B. 3933 PG. 168

MAP 408 BLOCK 10 LOT 15  
N/F  
LANA FERREIRA  
D.B. 3359 PG. 288

MAP 408 BLOCK 10 LOT 23  
N/F  
LISA C. DUCLOS  
D.B. 1355 PG. 109

MAP 408 BLOCK 10 LOT 24  
N/F  
RUDD ISLAND HOLDINGS LLC  
DEED BOOK 4260 PAGE 20

LOT AREA:  
65,397± SQ.FT.  
1.501± ACRES

#100  
EXISTING BUILDING  
9,292± SQ.FT.  
FINISHED 1st FLOOR ELEV.=115.96' (BASEMENT)  
FINISHED 2nd FLOOR ELEV.=124.77'

MAP 408 BLOCK 10 LOT 25  
N/F  
HOPE CONGREGATIONAL CHURCH

WAMPANOAG TRAIL  
RIDOT PLAT 1005  
(PUBLIC ~ 60' WIDE)

RT.114

- NOTES:
- 1) BENCH MARK INFORMATION:  
TEMPORARY BENCH MARKS SET:  
TBM-#1: NAIL SET IN BASE OF POLE 9012 - ELEVATION = 122.42'  
TBM-#2: NAIL SET IN BASE OF LARGE EVERGREEN TREE - ELEVATION = 114.29'
  - 2) THE HORIZONTAL DATUM IS BASED ON THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM (NAD83) AS DERIVED FROM GPS OBSERVATIONS.
  - 3) THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18) AS DERIVED FROM GPS OBSERVATIONS.
  - 4) THE BUILDING SQUARE FOOTAGE AND DIMENSION OFFSETS SHOWN WERE MEASURED AT GROUND LEVEL AND DO NOT ACCOUNT FOR ANY OVERHANGS, GUTTERS, CONCRETE PADS, DECKS, COVERED PORCHES, ETC. THAT MAY BE OVER THE PROPERTY LINES OR SETBACKS.
  - 5) BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED-AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR PROVIDENCE COUNTY, RHODE ISLAND, MAP NUMBER 44007C0336H, CITY OF EAST PROVIDENCE, HAVING AN EFFECTIVE DATE OF SEPTEMBER 18, 2013.
  - 6) THE SITE DETAIL AND SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN ON-THE-GROUND INSTRUMENT SURVEY CONDUCTED BY STATE LINE LAND SURVEYORS AUGUST 8, 2024.
  - 7) THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED AND CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
  - 8) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT AND IS SUBJECT TO ANY AND ALL ENCUMBRANCES, EASEMENTS, RIGHTS OF WAYS, UNWRITTEN OR OTHER UNKNOWN RIGHTS THAT MAY EXIST.

ZONING CRITERIA	
ZONING DISTRICT	R3
MINIMUM LOT AREA	7,500 SF
MINIMUM LOT WIDTH	75'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	15'
MINIMUM REAR YARD SETBACK	25'
MAXIMUM BUILDING HEIGHT	35' (2 STORY)
MAXIMUM LOT COVERAGE	25%

REFER TO CURRENT ZONING ORDINANCE FOR ADDITIONAL REGULATIONS THAT MAY APPLY



LEGEND

- BIT..... BITUMINOUS
- CONC..... CONCRETE
- DB..... DEED BOOK
- IP FND..... IRON PIPE FOUND
- N/F..... NOW OR FORMERLY
- UNK..... UNKNOWN
- CLF..... CHAIN LINK FENCE
- PB..... PLAN BOOK
- PG..... PAGE
- HYD..... HYDRANT
- UP..... UTILITY POLE
- SMH..... SEWER MANHOLE
- VCC..... VERTICAL CONC CURB
- DMH..... DRAIN MANHOLE
- EM..... ELECTRIC METER
- CO..... CLEAN OUT
- GV..... GAS VALVE
- WV..... WATER VALVE
- W..... WATER LINE
- S..... SEWER LINE
- J..... DRAIN LINE
- G..... GAS LINE
- E..... ELECTRIC LINE
- OHW..... OVER-HEAD WIRES
- GM..... GAS METER
- ☆..... LIGHT POLE
- x00.0'..... SPOT ELEVATION

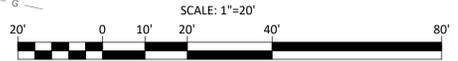
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON OR AFTER NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY (CLASS I)  
MEASUREMENT SPECIFICATION: (CLASS I)

OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (CLASS III)  
MEASUREMENT SPECIFICATION: (CLASS III)

PURPOSE OF SURVEY: EXISTING CONDITIONS PLAN FOR SITE IMPROVEMENTS

BY: *Jason E. Smith* DATE: AUGUST 13, 2024  
JASON E. SMITH, RI PLS #2535  
L.S.CO.#779



OWNERS MAILING ADDRESS:  
RUDD ISLAND HOLDINGS, LLC  
1351 Sawgrass Corporate Pkwy  
Sunrise, FL 33323

RUDD ISLAND HOLDINGS LLC  
MAP 408 BLOCK 10 LOT 24  
100 WAMPANOAG TRAIL  
EAST PROVIDENCE, RHODE ISLAND  
**EXISTING CONDITIONS**

AUGUST 13, 2024 | JOB No. 2024-702 | SHEET 1 OF 1