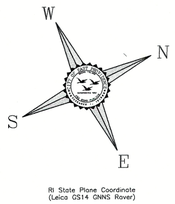
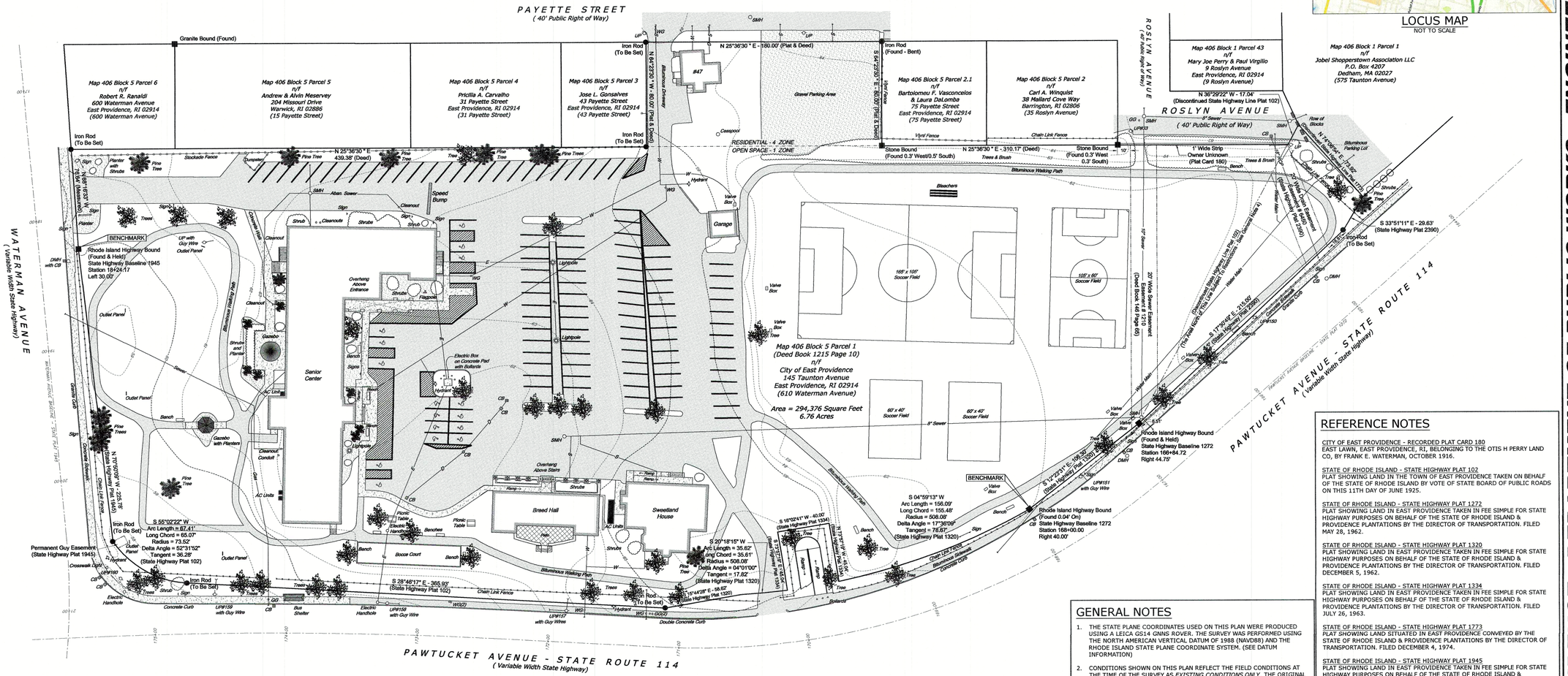
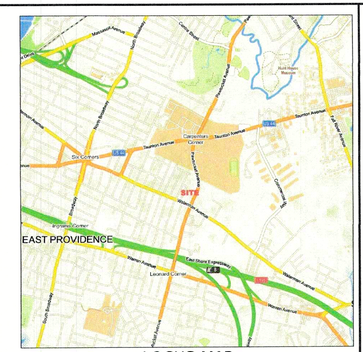


RI State Plane Coordinate
(Leica GS14 GNNS Rover)





LOCUS MAP
NOT TO SCALE

REFERENCE NOTES

CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 180
EAST LAWN, EAST PROVIDENCE, RI, BELONGING TO THE OTIS H PERRY LAND CO, BY FRANK E. WATERMAN, OCTOBER 1916.

STATE OF RHODE ISLAND - STATE HIGHWAY PLAT 102
PLAT SHOWING LAND IN THE TOWN OF EAST PROVIDENCE TAKEN ON BEHALF OF THE STATE OF RHODE ISLAND BY VOTE OF STATE BOARD OF PUBLIC ROADS ON THIS 11TH DAY OF JUNE 1925.

STATE OF RHODE ISLAND - STATE HIGHWAY PLAT 1272
PLAT SHOWING LAND IN EAST PROVIDENCE TAKEN IN FEE SIMPLE FOR STATE HIGHWAY PURPOSES ON BEHALF OF THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS BY THE DIRECTOR OF TRANSPORTATION. FILED MAY 28, 1962.

STATE OF RHODE ISLAND - STATE HIGHWAY PLAT 1320
PLAT SHOWING LAND IN EAST PROVIDENCE TAKEN IN FEE SIMPLE FOR STATE HIGHWAY PURPOSES ON BEHALF OF THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS BY THE DIRECTOR OF TRANSPORTATION. FILED DECEMBER 5, 1962.

STATE OF RHODE ISLAND - STATE HIGHWAY PLAT 1334
PLAT SHOWING LAND IN EAST PROVIDENCE TAKEN IN FEE SIMPLE FOR STATE HIGHWAY PURPOSES ON BEHALF OF THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS BY THE DIRECTOR OF TRANSPORTATION. FILED JULY 26, 1963.

STATE OF RHODE ISLAND - STATE HIGHWAY PLAT 1773
PLAT SHOWING LAND SITUATED IN EAST PROVIDENCE CONVEYED BY THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS BY THE DIRECTOR OF TRANSPORTATION. FILED DECEMBER 4, 1974.

STATE OF RHODE ISLAND - STATE HIGHWAY PLAT 1945
PLAT SHOWING LAND IN EAST PROVIDENCE TAKEN IN FEE SIMPLE FOR STATE HIGHWAY PURPOSES ON BEHALF OF THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS BY THE DIRECTOR OF TRANSPORTATION. FILED AUGUST 17, 1983.

STATE OF RHODE ISLAND - STATE HIGHWAY PLAT 2390
PLAT SHOWING LAND SITUATED IN EAST PROVIDENCE CONVEYED BY THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS BY THE DIRECTOR OF TRANSPORTATION. FILED AUGUST 23, 1994.

CITY OF EAST PROVIDENCE - RECORDED PLAT BOOK 30 PAGE 15
SURVEY OF LAND, PROVIDENCE COUNTRY DAY, A.P. 406 BLOCK 5 LOT 1, EAST PROVIDENCE, RHODE ISLAND, BY WATERMAN ENGINEERING CO, EAST PROVIDENCE, RHODE ISLAND, PROJ NO. P96.071, SCALE 1"=40', DATE MAY 1996. SHEET 1 OF 1.

MANCINO ASSOCIATES ARCHITECTS - UNRECORDED SET OF PLANS
EAST PROVIDENCE SENIOR CENTER, RENOVATIONS TO P.C.D. MEMORIAL HALL, EAST PROVIDENCE, RI, DATE APRIL 10, 1997

GENERAL NOTES

1. THE STATE PLANE COORDINATES USED ON THIS PLAN WERE PRODUCED USING A LEICA GS14 *GNNS ROVER*. THE SURVEY WAS PERFORMED USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM. (SEE DATUM INFORMATION)
2. CONDITIONS SHOWN ON THIS PLAN REFLECT THE FIELD CONDITIONS AT THE TIME OF THE SURVEY AS *EXISTING CONDITIONS ONLY*. THE ORIGINAL SURVEY DOES NOT SHOW ANY PROPOSED AND/OR PLANNED IMPROVEMENTS.
3. THE LOCATION, DEPTH, AND EXISTENCE OF ANY UTILITIES OR OTHER UNDERGROUND OBJECTS SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. LOCATIONS ARE NOT WARRANTED TO BE EXACT, NOR WARRANTED THAT ALL EXISTING UTILITIES ARE SHOWN.
4. PARCEL "A', BEING 9,881 SQUARE FEET, AS DEPICTED ON RHODE ISLAND ISLAND STATE HIGHWAY PLAT 2390, IS SUBJECT TO RIGHTS OF OTHERS TO MAINTAIN AND REPAIR UNDERGROUND WATER, GAS, AND OTHER UTILITIES THAT MAY BE IN PLACE AS OF THIS DATE.
5. A 1' FOOT SPITE STRIP IS DEPICTED ON PLAT CARD 180 THE LENGTH OF ROSLYN AVENUE. THIS STRIP/PARCEL IS NOT SHOWN ON THE ASSESSOR MAP AND OWNERSHIP COULD NOT BE DETERMINED AFTER A TITLE RESEARCH.

SURVEY NOTES

THE FIELD SURVEY FOR THIS PROJECT WAS COMPLETED BY THE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION ON JUNE 23, 2021. CONDITIONS SHOWN ON THIS PLAN REFLECT THE FIELD CONDITIONS AT THE TIME OF THE SURVEY.

ALL OTHER ADDITIONS TO THIS PLAN AFTER THE INITIAL FIELD SURVEY ARE NOTED IN THE REVISION BOX.

THE FIELD NOTES FOR THIS PROJECT ARE KEPT AT THE CITY OF EAST PROVIDENCE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION, ROOM 204 AT THE EAST PROVIDENCE CITY HALL.
FIELD BOOK 122 PAGE 15.

PLAN LEGEND

PROPERTY LINE
DWELLING/BUILDING
10 CONTOURS
10 X 51 SPOT GRADE
CURBING
EDGE OF ASPHALT
SMH SEWER MANHOLE
DMH DRAINAGE MANHOLE
EMH ELECTRIC MANHOLE
WG WATER GATE
GG GAS GATE
CB CATCH BASIN
DRYWELL
DROP INLET
S SANITARY SEWER SERVICE
D STORM DRAIN LINE
G GAS SERVICE
W WATER SERVICE
E ELECTRICAL DUCT
OVERHEAD WIRE
UP UTILITY POLE
HYD HYDRANT
SIGN
RIHB RI HIGHWAY BOUND
SB STONE BOUND
GB GRANITE BOUND
IP/IR IRON PIPE or IRON ROD
NAIL MAGNETIC NAIL
DH DRILL HOLE
CHAINLINK FENCE
STOCKADE/WOOD FENCE
RETAINING WALL
HEDGES/EDGE OF BRUSH

811 DigSafe MA-ME-NH-RI-VT

DATUM INFORMATION

HORIZONTAL DATUM
RHODE ISLAND STATE PLANE COORDINATE (RISPC-NAD83)

VERTICAL DATUM
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BENCHMARK
TOP OF RHODE ISLAND HIGHWAY BOUND APPROXIMATELY 25 FEET EAST OF SENIOR CENTER SIGN AT MAIN ENTRANCE ALONG WATERMAN AVENUE.
ELEVATION = 61.06

BENCHMARK
TOP OF RHODE ISLAND HIGHWAY BOUND APPROXIMATELY 50 FEET SOUTH OF UTILITY POLE 151 ALONG PAWTUCKET AVENUE, OPPOSITE HIGH SCHOOL STUDENT PARKING LOT ENTRANCE.
ELEVATION = 62.36

40 20 0 40 80 120 FT.

ZONING INFORMATION

THE PARCEL DEPICTED IN THIS SURVEY IS SHOWN AS BEING IN ZONES RESIDENTIAL 4 (R-4) AND OPEN SPACE (O-1).

EAST PROVIDENCE ZONING REGULATIONS SEC. 19-423 (GOVERNMENTAL USES), STATES THAT "NOTWITHSTANDING ANY PROVISION OF THIS CHAPTER, STRUCTURES, BUILDINGS AND LAND MAY BE ERECTED OR USED BY THE CITY, OR ANY AGENCY OR DEPARTMENT THEREOF FOR GOVERNMENTAL PURPOSES IN ANY ZONING DISTRICT; AND SUCH STRUCTURES, BUILDINGS AND LAND SO ERECTED OR USED SHALL BE EXEMPT FROM PROVISIONS OF THIS CHAPTER."

	R-4	O-1
MINIMUM LOT REQUIREMENTS		
AREA	5,000 S.F.	100,000 S.F.
WIDTH	50 FT.	250 FT.
DEPTH	100 FT.	300 FT.
MINIMUM SETBACKS		
FRONT YARD	15 FT.	50 FT.
SIDE YARD	8 FT.	50 FT.
REAR YARD	20 FT.	50 FT.
MAXIMUM HEIGHT OF BUILDING(S)		
STORY	2	2
FEET	35	35
MAXIMUM PERCENT OF COVERAGE		
	25%	10%

FLOOD INFORMATION

A REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 44007C0328J, CITY OF EAST PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, DATED OCTOBER 2, 2015, DEPICTS THE SUBJECT PARCEL(S) TO LIE WITHIN ZONE "X", DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD."

ABUTTING STREET INDEX

PER RHODE ISLAND GENERAL LAW 34-13-1 (14),,
THE STREETS LISTED AS ABUTTERS ARE AS FOLLOWED;

WATERMAN AVENUE
PAWTUCKET AVENUE
PAYETTE STREET
ROSLYN AVENUE
TAUNTON AVENUE

SURVEY CERTIFICATION

This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:

TYPE OF BOUNDARY SURVEY: Limited Content Boundary Survey
MEASUREMENT SPECIFICATION: Class 1

OTHER TYPE OF SURVEY:
Data Accumulation Survey — Class III
Limited Topographical Survey — T-2

STATEMENT OF PURPOSE:
The purpose for the conduct of the survey and for the preparation of this plan is as follows: To serve the City Engineer with a plan to make future improvements to the Senior Center property.

By:_____
Signature Date

By:_____
Printed name License number

Nabil Y. Rashid, PLS 1948
Registered Professional Land Surveyor

PLAT CARD _____ BK _____ PG _____ DATE: _____ TIME: _____

CITY OF EAST PROVIDENCE - DEPARTMENT OF PUBLIC WORKS - ENGINEERING DIVISION

1862-2012 150 YEARS

CITY OF EAST PROVIDENCE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
145 TAUNTON AVENUE
EAST PROVIDENCE, RHODE ISLAND 02914
(401) 435-7703

Professional Engineer Stamp

Professional Land Surveyor Stamp

Rhode Island State Law
(Statute Chapter 39-1.2, Section 1) requires that Dig-Safe shall be notified 48 hours prior to any excavation.
1-888-DIG-SAFE / 1-888-344-7233 or 811
EMERGENCY NUMBERS
Gas-National Grid (1-800-936-7000)
Water-EPDPW/Water Dept (435-7741)
Sewer-Suez (433-6363)

LIMITED CONTENT BOUNDARY SURVEY
SENIOR CENTER PROPERTY
Map 406 Block 5 Parcel 1
610 Waterman Avenue
East Providence, Rhode Island

EX. COND. DRAWN BY:	EGIV
EX. COND. CHECKED BY:	NYR
DATE DRAWN:	25 JUN 2021
DESIGNED BY:	N/A
DESIGN DRAWN BY:	N/A
DESIGN CHECKED BY:	N/A
APPROVED BY:	EGS
DATE SURVEYED:	23 JUN 2021
SURVEYED BY:	EGIV
SCALE:	1"=40'
FILENAME:	2019033

#	Date	Revision	By

1

SHEET NUMBER 1 OF 1

PROJECT NUMBER 2019033