

*City of East Providence  
Department of Public Works  
Engineering Division*



***PLATT & WATTERS SUBDIVISION***  
*(11 Parcel Major Subdivision)*  
***Map 411 Block 17 Parcels 1 & 5***  
***33 Hoppin Avenue/80 Burnside Avenue***  
***East Providence, Rhode Island***

*Applicant & Owner*  
***THE CITY OF EAST PROVIDENCE***  
***145 Taunton Avenue***  
***East Providence, Rhode Island 02914***

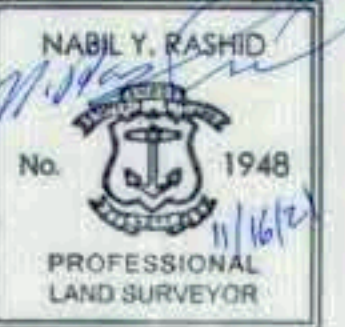
***INDEX OF DRAWINGS***

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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)

***COVER PAGE***  
***PLATT & WATTERS SUBDIVISION***  
***Map 411 Block 17 Parcels 1 & 5***  
***33 Hoppin Avenue***  
***& 80 Burnside Avenue***  
***East Providence, Rhode Island***

|                       |             |
|-----------------------|-------------|
| EX. COND. DRAWN BY:   | EGIV        |
| EX. COND. CHECKED BY: | NYR         |
| DATE DRAWN:           | 21 AUG 2019 |
| DESIGNED BY:          | N/A         |
| DESIGN DRAWN BY:      | N/A         |
| DESIGN CHECKED BY:    | N/A         |
| APPROVED BY:          | EGS         |
| DATE SURVEYED:        | 19 AUG 2019 |
| SURVEYED BY:          | EGIV        |
| SCALE:                | As Noted    |
| FILENAME:             | 2019014     |

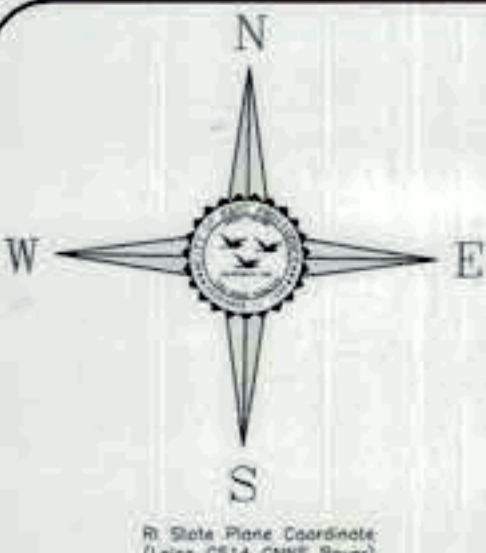
| # | Date    | Revision                | By   |
|---|---------|-------------------------|------|
| 1 | 7/27/21 | Planning Dept. Comments | EGIV |
|   |         |                         |      |
|   |         |                         |      |
|   |         |                         |      |
|   |         |                         |      |
|   |         |                         |      |
|   |         |                         |      |
|   |         |                         |      |
|   |         |                         |      |
|   |         |                         |      |

**1**

SHEET NUMBER 1 OF 5  
PROJECT NUMBER 2019014

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





Map 311 Block 14 Parcel 8  
(57 Smith Street)  
Now or Formerly  
William & Wendy Convals  
57 Smith Street  
Riverside, RI 02915

Map 312 Block 10 Parcel 10  
(61 Smith Street)  
Now or Formerly  
Kenneth M. & Emma L. Ascoli  
61 Smith Street  
Riverside, RI 02915

Map 312 Block 10 Parcel 9  
(63 Smith Street)  
Now or Formerly  
Robert A. King Jr.  
63 Smith Street  
Riverside, RI 02915

Map 312 Block 10 Parcel 8  
(44 Burnside Avenue)  
Now or Formerly  
Patricia A. Vinthaire  
78 Road Street  
Riverside, RI 02915

Map 312 Block 11 Parcel 6  
(77 Smith Street)  
Now or Formerly  
Anthony Bochichio III  
77 Smith Street  
Riverside, RI 02915

**PLAN LEGEND**

|  |                   |  |                        |  |                       |
|--|-------------------|--|------------------------|--|-----------------------|
|  | PROPERTY LINE     |  | CATCH BASIN            |  | SIGN                  |
|  | DWELLING/BUILDING |  | DRYWELL                |  | R-1 HIGHWAY BOUND     |
|  | CONTOURS          |  | DROP INLET             |  | STONE BOUND           |
|  | SPOT GRADE        |  | SANITARY SEWER SERVICE |  | GRANITE BOUND         |
|  | CURBING           |  | STORM DRAIN LINE       |  | IRON PIPE or IRON ROD |
|  | EDGE OF ASPHALT   |  | GAS SERVICE            |  | MAGNETIC NAIL         |
|  | SEWER MANHOLE     |  | WATER SERVICE          |  | DRILL HOLE            |
|  | DRAINAGE MANHOLE  |  | TELEPHONE DUCT         |  | CHAINLINK FENCE       |
|  | ELECTRIC MANHOLE  |  | OVERHEAD WIRE          |  | STOCKADE/WOOD FENCE   |
|  | WATER GATE        |  | UTILITY POLE           |  | RETAINING WALL        |
|  | GAS GATE          |  | HYDRANT                |  | HEDGES/EDGE OF BRUSH  |

PLAT CARD BK PG DATE:            TIME:           



**ZONING INFORMATION**  
THE PARCELS DEPICTED IN THIS SURVEY ARE SHOWN AS BEING IN ZONE R-3 (RESIDENTIAL 3). PER SEC. 19-423, MAY BE EXEMPT. (SEE GENERAL NOTE 5)

**MINIMUM LOT REQUIREMENTS**  
AREA = 7,500 S.F.  
WIDTH = 75 FT.  
DEPTH = 100 FT.

**MINIMUM SETBACKS**  
FRONT YARD = 20 FT.  
SIDE YARD = 15 FT.  
REAR YARD = 25 FT.

**MAXIMUM HEIGHT OF BUILDING(S)**  
STORY = 2  
FEET = 35

**MAXIMUM PERCENT OF COVERAGE = 25 (INCLUDING ACCESSORY BUILDING)**

IN ADDITION TO LOT BUILDING COVERAGE, EVERY PARCEL SHALL ALSO BE SUBJECT TO A MAXIMUM PERCENTAGE OF IMPERMEABLE SURFACE COVERAGE. THE MAXIMUM AMOUNT OF THE SITE THAT MAY BE COVERED BY AN IMPERMEABLE SURFACE SHALL BE DETERMINED BY ADDING 20 PERCENT OF THE SITE AREA TO THE MAXIMUM PERCENT OF THE LOT BUILDING COVERAGE AS ESTABLISHED BY SECTION 19-145.

**FLOOD INFORMATION**  
A REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 440070338H, CITY OF EAST PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, DATED SEPTEMBER 18, 2013, 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 FOLLOWS:

BURNSIDE AVENUE  
ARNOLD STREET  
PADELFORD STREET

HOPPIN AVENUE  
TURNER AVENUE  
HARRIS STREET

SMITH STREET  
ALLEN AVENUE  
READ STREET

**ACQUISITION OF LAND**  
(as depicted by hexagon symbols)

Map 411 Block 17 Parcel 1

A. Deed Book 166 Page 33, Resolution by Town Council setting aside land for schools, Dated June 7, 1956

B. Deed Book 92 Page 436, Margaret T. Tolbet to The Town of East Providence, Dated September 3, 1926

Map 411 Block 17 Parcel 5

A. Deed Book 171 Page 355, George F. & Mildred E. King to The Town of East Providence, Dated January 2, 1958

B. Deed Book 92 Page 436, Margaret T. Tolbet to The Town of East Providence, Dated September 3, 1926

C. Deed Book 107 Page 295, Horace W. Bowen to The Town of East Providence, Dated July 18, 1928

D. Deed Book 101 Page 258, Joseph Allenson to The Town of East Providence, Dated September 8, 1926

E. Deed Book 105, Page 153, Joseph Allenson to The Town of East Providence, Dated October 18, 1927

**GENERAL NOTES**

1. THE STATE PLANE COORDINATES USED ON THIS PLAN WERE PRODUCED USING A LEICA GS14 GNSS 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. \*ALL LOCATIONS OF NATIONAL GRID'S FACILITIES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BEFORE ANY DIGGING COMMENCES. AS ALWAYS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE BY DIALING 811 OR 1-888-DIG-SAFE PRIOR TO ANY EXCAVATIONS. THIS APPLIES TO BOTH GAS AND ELECTRIC.

**SURVEY NOTES**

1. THE FIELD SURVEY FOR THIS PROJECT WAS COMPLETED BY THE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION ON AUGUST 19, 2019. CONDITIONS SHOWN ON THIS PLAN REFLECT THE FIELD CONDITIONS AT THE TIME OF THE SURVEY.

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

3. 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 120 PAGE 60.

**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:

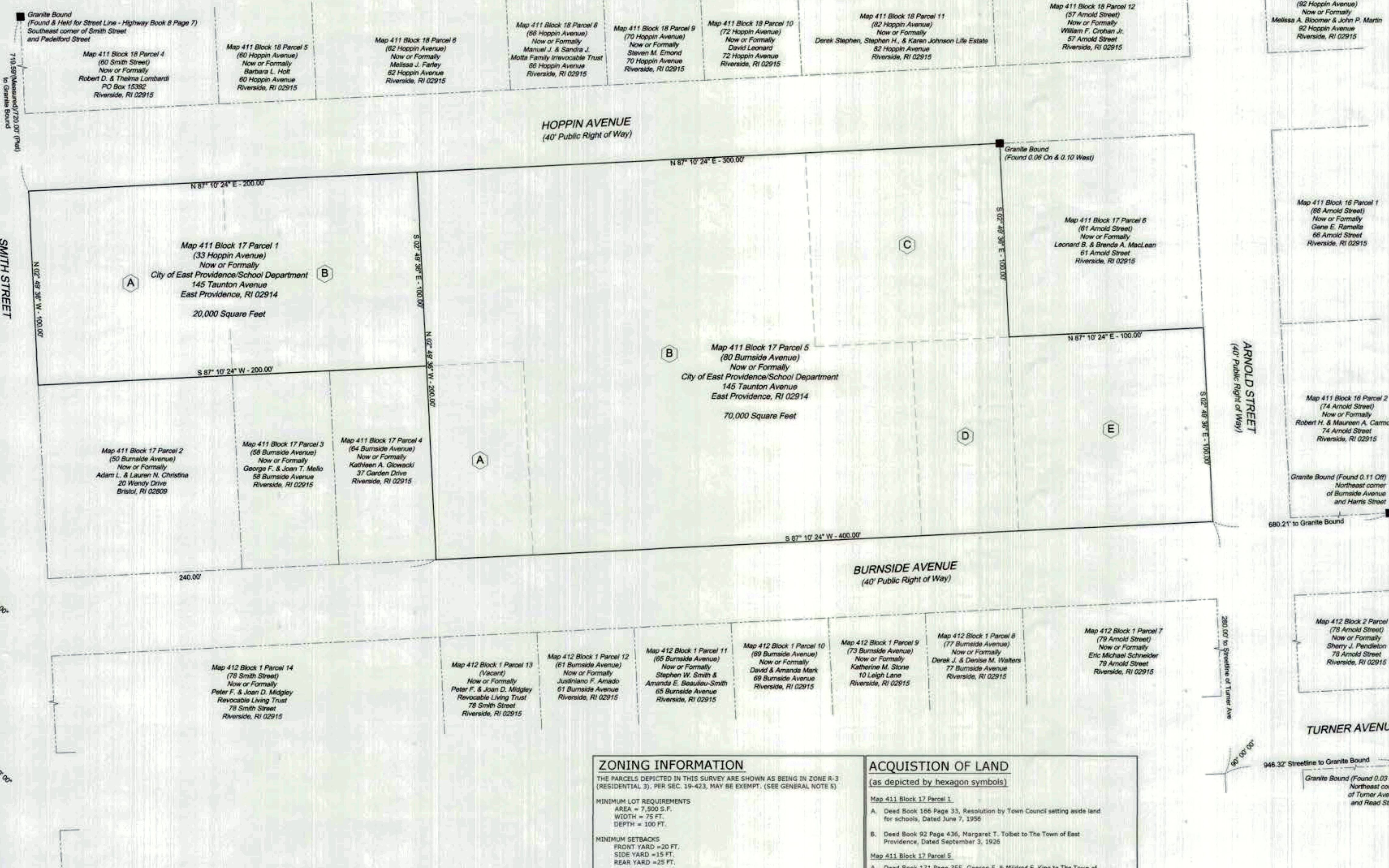
TYPE OF BOUNDARY SURVEY: Limited Boundary  
MEASUREMENT SPECIFICATION: Class I

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

STATEMENT OF PURPOSE:  
The purpose for the conduct of the survey and for the preparation of this plan is as follows: Proposed Major Subdivision.

By: Nabil Y. Rashid 11/16/21  
Signature Date  
By: NABIL RASHID 11/16/21  
Printed name License number 1948

MEASUREMENT SPECIFICATION:  
Class I  
Class III  
T-2  
Registered Professional Land Surveyor



**REFERENCE NOTES**

CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 21  
PLAT OF LEWIS FARM VILLA LOTS NEAR CEDAR GROVE.  
DATED NOVEMBER 28, 1871.

CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 24  
PLAT OF VILLA LOTS ON THE MEDBURY AND LAWTON FARMS NEAR CEDAR GROVE.  
DATED MARCH 1, 1872.

CITY OF EAST PROVIDENCE - HIGHWAY BOOK 1 PAGE 14  
PLAT OF LINCOLN AND TURNER AVENUES AT CEDAR GROVE, EAST PROV. RI. MADE FOR THE USE OF THE COMMISSIONERS AND THE TOWN OF EAST PROVIDENCE.  
DATED JULY 1876.

CITY OF EAST PROVIDENCE - HIGHWAY BOOK 8 PAGE 7  
PLAN OF SMITH STREET FROM PADELFORD AVENUE ON THE LEWIS FARM PLAT TO ALLEN AVENUE ON THE MEDBURY AND LAWTON FARM PLAT, MADE FOR THE USE OF THE COMMITTEE.  
DATED MARCH 1893.

CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 219  
PLAT OF LAND IN RIVERSIDE, EAST PROVIDENCE, RI, TAKEN FOR SCHOOL PURPOSES BY THE SCHOOL COMMITTEE OF THE TOWN OF EAST PROVIDENCE, BY FRANK E. WATERMAN.  
DATED OCTOBER 1926.

CITY OF EAST PROVIDENCE - HIGHWAY BOOK 15 PAGE 10  
PLAN AND PROFILE ARNOLD STREET FROM HOPPIN AVE TO TURNER AVE, BY WATERMAN ENGINEERING CO.  
DATED JANUARY 1927.

CITY OF EAST PROVIDENCE - HIGHWAY BOOK 15 PAGE 11  
PLAN AND PROFILE BURNSIDE AVENUE FROM SMITH ST TO ARNOLD ST, BY WATERMAN ENGINEERING CO.  
DATED JANUARY 1927.

CITY OF EAST PROVIDENCE - HIGHWAY BOOK 15 PAGE 12  
PLAN AND PROFILE HOPPIN AVENUE FROM SMITH ST TO ARNOLD ST, BY WATERMAN ENGINEERING CO.  
DATED JANUARY 1927.

CITY OF EAST PROVIDENCE - HIGHWAY BOOK 12 PAGE 11  
PLAN AND PROFILE BURNSIDE AVENUE FROM ARNOLD ST TO HARRIS ST, BY CHARLES A. MAGUIRE & ASSOCIATES.  
DATED OCTOBER 1958.

CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 391  
SUBDIVISION PLAN, MAP 312 BLOCK 12 PARCELS 12 & 13, TURNER AVENUE & SMITH STREET, PLAN PREPARED FOR ST. MARKS CHURCH, 10 TURNER AVENUE, EAST PROVIDENCE, RI 02915, BY SEVEN TWENTY ONE ASSOCIATES, 37 VALLETTE STREET, CRANSTON, RI, 02920.  
DATED AUGUST 30, 1996.

**DATUM INFORMATION**

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

VERTICAL DATUM  
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BENCHMARKS  
CHISEL SQUARE SOUTHEAST CORNER CONCRETE CURB OF MANHOLE STRUCTURE WITH DROP INLET IN FRONT OF HOUSE 72 HOPPIN AVENUE.  
ELEVATION = 41.58

NAIL IN UTILITY POLE 5, BURNSIDE AVENUE AT ARNOLD STREET.  
ELEVATION = 39.25

NAIL IN UTILITY POLE 6, HOPPIN AVENUE AT SMITH STREET.  
ELEVATION = 44.34

**SIGNATURE BLOCK**

EX. COND. DRAWN BY: EGV  
EX. COND. CHECKED BY: NYR  
DATE DRAWN: 21 AUG 2019  
DESIGNED BY: N/A  
DESIGN DRAWN BY: N/A  
DESIGN CHECKED BY: N/A  
APPROVED BY: EGS  
DATE SURVEYED: 19 AUG 2019  
SURVEYED BY: EGV  
SCALE: 1"=30'  
FILENAME: 2019014

1. I do hereby certify that this record plat has met the requirements of the East Providence Land Development and Subdivision Review Rules and Regulations, and is now eligible for recording.

2. I do hereby certify that the lots shown on subdivision plat meet the Schedule of Area and other dimensional provisions of Chapter 19 Zoning, of the Revised Ordinances of East Providence.

3. I do hereby certify that this record plat was prepared under my direction and that, to the best of my knowledge and belief, the boundaries of the property being subdivided are true and accurate.

**LOCUS MAP**  
NOT TO SCALE

Map 411 Block 15 Parcel 14  
(92 Hoppin Avenue)  
Now or Formerly  
Melissa A. Bloomer & John P. Martin  
92 Hoppin Avenue  
Riverside, RI 02915

Map 411 Block 16 Parcel 1  
(66 Arnold Street)  
Now or Formerly  
Gene E. Ramella  
66 Arnold Street  
Riverside, RI 02915

Map 411 Block 16 Parcel 2  
(74 Arnold Street)  
Now or Formerly  
Robert H. & Maureen A. Cammone  
74 Arnold Street  
Riverside, RI 02915

Map 412 Block 2 Parcel 15  
(78 Arnold Street)  
Now or Formerly  
Sherry J. Pendleton  
78 Arnold Street  
Riverside, RI 02915

Map 412 Block 1 Parcel 14  
(78 Smith Street)  
Now or Formerly  
Anthony Bochichio III  
77 Smith Street  
Riverside, RI 02915

Map 412 Block 1 Parcel 13  
(Vacant)  
Now or Formerly  
Peter F. & Joan D. Midgley  
Revocable Living Trust  
78 Smith Street  
Riverside, RI 02915

Map 412 Block 1 Parcel 12  
(61 Burnside Avenue)  
Now or Formerly  
Justiniano F. Amadio  
61 Burnside Avenue  
Riverside, RI 02915

Map 412 Block 1 Parcel 11  
(65 Burnside Avenue)  
Now or Formerly  
Stephen W. Smith & Amanda E. Boskovic-Smith  
65 Burnside Avenue  
Riverside, RI 02915

Map 412 Block 1 Parcel 10  
(69 Burnside Avenue)  
Now or Formerly  
David & Amanda Mark  
69 Burnside Avenue  
Riverside, RI 02915

Map 412 Block 1 Parcel 9  
(73 Burnside Avenue)  
Now or Formerly  
Katherine M. Stone  
10 Leigh Lane  
Riverside, RI 02915

Map 412 Block 1 Parcel 8  
(77 Burnside Avenue)  
Now or Formerly  
Derek J. & Denise M. Walters  
77 Burnside Avenue  
Riverside, RI 02915

Map 412 Block 1 Parcel 7  
(79 Burnside Avenue)  
Now or Formerly  
Eric Michael Schneider  
79 Burnside Avenue  
Riverside, RI 02915

Map 411 Block 18 Parcel 12  
(57 Arnold Street)  
Now or Formerly  
William F. Crohan Jr.  
57 Arnold Street  
Riverside, RI 02915

Map 411 Block 18 Parcel 11  
(82 Hoppin Avenue)  
Now or Formerly  
Derek Stephen, Stephen H., & Karen Johnson Life Estate  
82 Hoppin Avenue  
Riverside, RI 02915

Map 411 Block 18 Parcel 10  
(72 Hoppin Avenue)  
Now or Formerly  
David Leonard  
72 Hoppin Avenue  
Riverside, RI 02915

Map 411 Block 18 Parcel 9  
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Now or Formerly  
Steven M. Emond  
70 Hoppin Avenue  
Riverside, RI 02915

Map 411 Block 18 Parcel 8  
(66 Hoppin Avenue)  
Now or Formerly  
Manuel J. & Sandra J. Motta Family Irrevocable Trust  
66 Hoppin Avenue  
Riverside, RI 02915

Map 411 Block 18 Parcel 5  
(60 Hoppin Avenue)  
Now or Formerly  
Barbara L. Holt  
60 Hoppin Avenue  
Riverside, RI 02915

Map 411 Block 18 Parcel 4  
(60 Smith Street)  
Now or Formerly  
Robert D. & Thelma Lombardi  
PO Box 15382  
Riverside, RI 02915

Map 411 Block 17 Parcel 1  
(33 Hoppin Avenue)  
Now or Formerly  
City of East Providence/School Department  
145 Taunton Avenue  
East Providence, RI 02914  
20,000 Square Feet

Map 411 Block 17 Parcel 5  
(80 Burnside Avenue)  
Now or Formerly  
City of East Providence/School Department  
145 Taunton Avenue  
East Providence, RI 02914  
70,000 Square Feet

Map 411 Block 17 Parcel 2  
(50 Burnside Avenue)  
Now or Formerly  
Adam L. & Lauren N. Christina  
20 Wendy Drive  
Bristol, RI 02809

Map 411 Block 17 Parcel 3  
(58 Burnside Avenue)  
Now or Formerly  
George F. & Joan T. Mello  
58 Burnside Avenue  
Riverside, RI 02915

Map 411 Block 17 Parcel 4  
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Now or Formerly  
Kathleen A. Glowacki  
37 Garden Drive  
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City of East Providence/School Department  
145 Taunton Avenue  
East Providence, RI 02914  
20,000 Square Feet

Map 411 Block 17 Parcel 5  
(80 Burnside Avenue)  
Now or Formerly  
City of East Providence/School Department  
145 Taunton Avenue  
East Providence, RI 02914  
70,000 Square Feet

Map 411 Block 17 Parcel 2  
(50 Burnside Avenue)  
Now or Formerly  
Adam L. & Lauren N. Christina  
20 Wendy Drive  
Bristol, RI 02809

Map 411 Block 17 Parcel 3  
(58 Burnside Avenue)  
Now or Formerly  
George F. & Joan T. Mello  
58 Burnside Avenue  
Riverside, RI 02915

Map 411 Block 17 Parcel 4  
(64 Burnside Avenue)  
Now or Formerly  
Kathleen A. Glowacki  
37 Garden Drive  
Riverside, RI 02915

Map 411 Block 16 Parcel 1  
(61 Arnold Street)  
Now or Formerly  
Gene E. Ramella  
66 Arnold Street  
Riverside, RI 02915

Map 411 Block 16 Parcel 2  
(74 Arnold Street)  
Now or Formerly  
Robert H. & Maureen A. Cammone  
74 Arnold Street  
Riverside, RI 02915

Map 412 Block 2 Parcel 15  
(78 Arnold Street)  
Now or Formerly  
Sherry J. Pendleton  
78 Arnold Street  
Riverside, RI 02915

Map 412 Block 1 Parcel 14  
(78 Smith Street)  
Now or Formerly  
Anthony Bochichio III  
77 Smith Street  
Riverside, RI 02915

Map 412 Block 1 Parcel 13  
(Vacant)  
Now or Formerly  
Peter F. & Joan D. Midgley  
Revocable Living Trust  
78 Smith Street  
Riverside, RI 02915

Map 412 Block 1 Parcel 12  
(61 Burnside Avenue)  
Now or Formerly  
Justiniano F. Amadio  
61 Burnside Avenue  
Riverside, RI 02915

Map 412 Block 1 Parcel 11  
(65 Burnside Avenue)  
Now or Formerly  
Stephen W. Smith & Amanda E. Boskovic-Smith  
65 Burnside Avenue  
Riverside, RI 02915

Map 412 Block 1 Parcel 10  
(69 Burnside Avenue)  
Now or Formerly  
David & Amanda Mark  
69 Burnside Avenue  
Riverside, RI 02915

Map 412 Block 1 Parcel 9  
(73 Burnside Avenue)  
Now or Formerly  
Katherine M. Stone  
10 Leigh Lane  
Riverside, RI 02915

Map 412 Block 1 Parcel 8  
(77 Burnside Avenue)  
Now or Formerly  
Derek J. & Denise M. Walters  
77 Burnside Avenue  
Riverside, RI 02915

Map 412 Block 1 Parcel 7  
(79 Burnside Avenue)  
Now or Formerly  
Eric Michael Schneider  
79 Burnside Avenue  
Riverside, RI 02915

Map 411 Block 18 Parcel 12  
(57 Arnold Street)  
Now or Formerly  
William F. Crohan Jr.  
57 Arnold Street  
Riverside, RI 02915

Map 411 Block 18 Parcel 11  
(82 Hoppin Avenue)  
Now or Formerly  
Derek Stephen, Stephen H., & Karen Johnson Life Estate  
82 Hoppin Avenue  
Riverside, RI 02915

Map 411 Block 18 Parcel 10  
(72 Hoppin Avenue)  
Now or Formerly  
David Leonard  
72 Hoppin Avenue  
Riverside, RI 02915

Map 411 Block 18 Parcel 9  
(70 Hoppin Avenue)  
Now or Formerly  
Steven M. Emond  
70 Hoppin Avenue  
Riverside, RI 02915

Map 411 Block 18 Parcel 8  
(66 Hoppin Avenue)  
Now or Formerly  
Manuel J. & Sandra J. Motta Family Irrevocable Trust  
66 Hoppin Avenue  
Riverside, RI 02915

Map 411 Block 18 Parcel 5  
(60 Hoppin Avenue)  
Now or Formerly  
Barbara L. Holt  
60 Hoppin Avenue  
Riverside, RI 02915

Map 411 Block 18 Parcel 4  
(60 Smith Street)  
Now or Formerly  
Robert D. & Thelma Lombardi  
PO Box 15382  
Riverside, RI 02915

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20,000 Square Feet

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City of East Providence/School Department  
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Now or Formerly  
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74 Arnold Street  
Riverside, RI 02915

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Now or Formerly  
Sherry J. Pendleton  
78 Arnold Street  
Riverside, RI 02915

Map 412 Block 1 Parcel 14  
(78 Smith Street)  
Now or Formerly





State Plane Coordinate (Leica CS14 3945 River)

Map 311 Block 14 Parcel 8 (57 Smith Street) Now or Formerly William & Wendy Gervais 57 Smith Street Riverside, RI 02915

Map 411 Block 18 Parcel 4 (60 Smith Street) Now or Formerly Robert D. & Thelma Lombardi PO Box 15392 Riverside, RI 02915

Map 411 Block 18 Parcel 5 (60 Hoppin Avenue) Now or Formerly Melissa J. Farley 62 Hoppin Avenue Riverside, RI 02915

Map 411 Block 18 Parcel 6 (62 Hoppin Avenue) Now or Formerly Manuel J. & Sandra J. Motta Family Irrevocable Trust 66 Hoppin Avenue Riverside, RI 02915

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Map 411 Block 18 Parcel 11 (87 Arnold Street) Now or Formerly William F. Crohan Jr. 57 Arnold Street Riverside, RI 02915

Map 411 Block 18 Parcel 12 (87 Arnold Street) Now or Formerly Melissa A. Bloomer & John P. Martin 52 Hoppin Avenue Riverside, RI 02915

Map 411 Block 18 Parcel 14 (82 Hoppin Avenue) Now or Formerly Melissa A. Bloomer & John P. Martin 52 Hoppin Avenue Riverside, RI 02915

Map 312 Block 10 Parcel 10 (61 Smith Street) Now or Formerly Kenneth M. & Emma L. Ascoli 61 Smith Street Riverside, RI 02915

Map 312 Block 10 Parcel 8 (63 Smith Street) Now or Formerly Robert A. King Jr. 63 Smith Street Riverside, RI 02915

Map 312 Block 10 Parcel 8 (44 Burnside Avenue) Now or Formerly Patricia A. Vintalero 78 Road Street Riverside, RI 02915

Map 411 Block 17 Parcel 2 (50 Burnside Avenue) Now or Formerly Adam L. & Lauren N. Christina 30 Wendy Drive Bristol, RI 02809

Map 411 Block 17 Parcel 3 (58 Burnside Avenue) Now or Formerly George F. & Joan T. Mello 58 Burnside Avenue Riverside, RI 02915

Map 411 Block 17 Parcel 4 (64 Burnside Avenue) Now or Formerly Katherine A. Glowacki 37 Garden Drive Riverside, RI 02915

Map 412 Block 1 Parcel 14 (78 Smith Street) Now or Formerly Anthony Bochichio III 77 Smith Street Riverside, RI 02915

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Map 412 Block 2 Parcel 4 (78 Arnold Street) Now or Formerly Sherry J. Pendleton 78 Arnold Street Riverside, RI 02915

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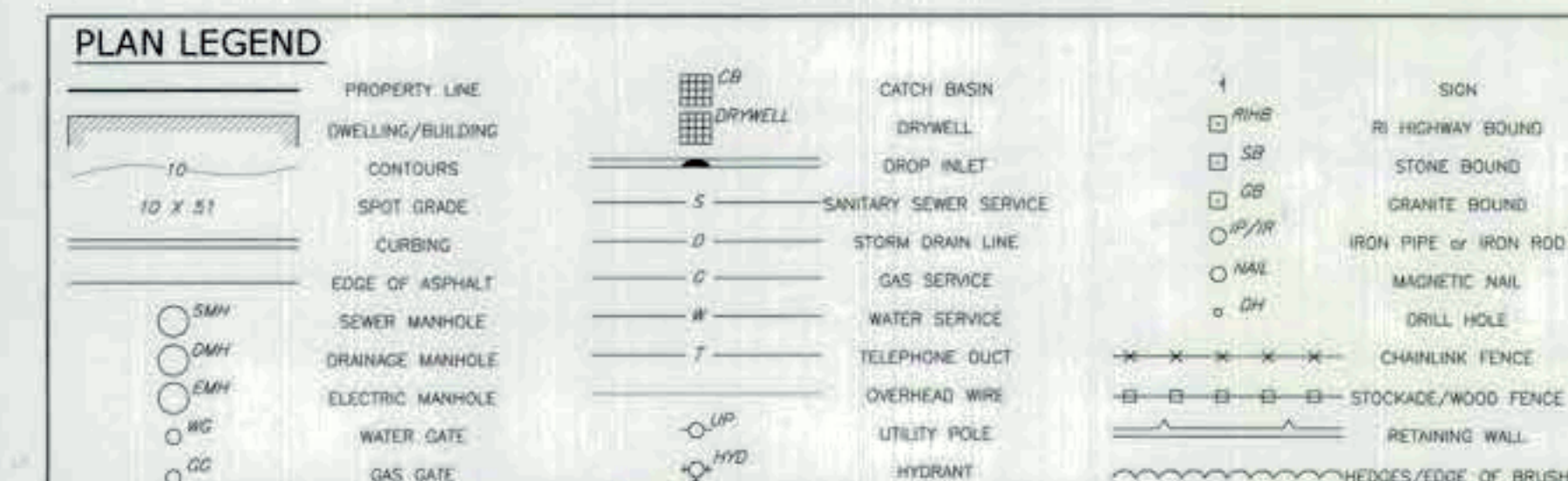
Map 412 Block 2 Parcel 1 (78 Arnold Street) Now or Formerly Sherry J. Pendleton 78 Arnold Street Riverside, RI 02915

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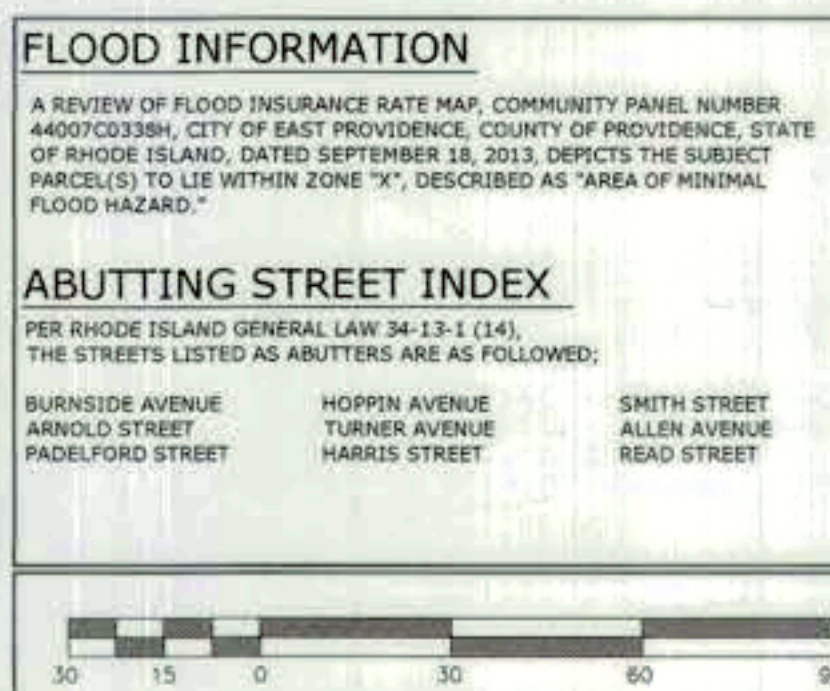
Map 412 Block 2 Parcel 1 (78 Arnold Street) Now or Formerly Sherry J. Pendleton 78 Arnold Street Riverside, RI 02915

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PLAT CARD BK PG DATE: TIME:



GENERAL NOTES  
1. THE STATE PLANE COORDINATES USED ON THIS PLAN WERE PRODUCED USING A LEICA GS14 GNSS 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. ALL LOCATIONS OF NATIONAL GRID'S FACILITIES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BEFORE ANY DIGGING COMMENCES. AS ALWAYS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY 811 OR 1-888-DIG-SAFE PRIOR TO ANY EXCAVATIONS. THIS APPLIES TO BOTH GAS AND ELECTRIC.  
5. THE DRAIN LINE ON THE EASTERLY SIDE OF 80 BURNSIDE IS APPROXIMATE ONLY AND IS BELIEVED TO BE TIED INTO THE SEWER LATERAL IN THE FRONT OF THE BUILDING. ITS SIZE AND TYPE IS UNKNOWN.  
6. THE DRAIN LINE FROM THE CATCH BASIN TO THE MAINHOLE IS BELIEVED TO HAVE A BEND IN IT. THIS CAN NOT BE CONFIRMED. ALSO THE MAINHOLE APPEARS TO BE A CHIMNEY. NO OTHER PIPES COULD BE OBSERVED.

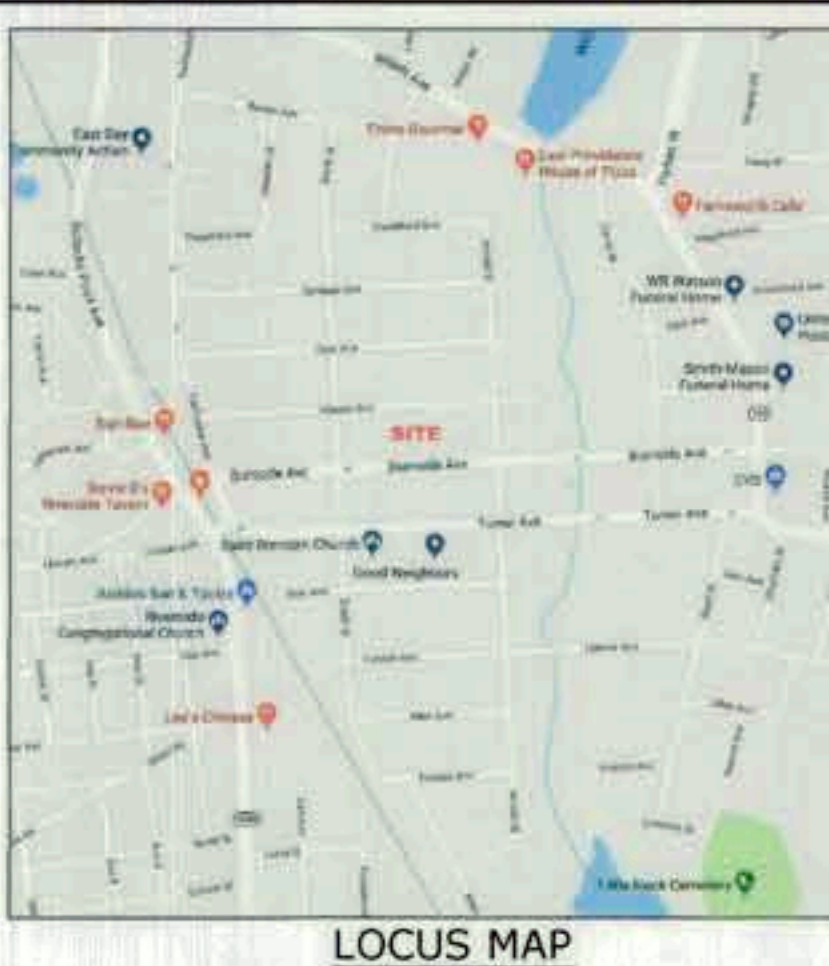
SURVEY NOTES  
1. THE FIELD SURVEY FOR THIS PROJECT WAS COMPLETED BY THE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION ON AUGUST 19, 2019. CONDITIONS SHOWN ON THIS PLAN REFLECT THE FIELD CONDITIONS AT THE TIME OF THE SURVEY.  
2. ALL OTHER ADDITIONS TO THIS PLAN AFTER THE INITIAL FIELD SURVEY ARE NOTED IN THE REVISION BOX.  
3. 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 120 PAGE 60.  
4. AT THE TIME OF THIS SURVEY, NATIONAL GRID WAS IN THE PROCESS OF INSTALLING NEW GAS MAINS AND SERVICES ON BURNSIDE AVENUE AND ARNOLD STREET. THE MAINS AND SERVICES SHOWN ON THIS PLAN REFLECT THE EXISTING CONDITIONS OF THE DATE OF SURVEY. ANY CHANGES THEREAFTER MADE BY NATIONAL GRID TO SERVICES AFTER THAT DATE MAY NOT BE REFLECTED ON THIS SURVEY.  
5. SEWER AS-BUILT NOT AVAILABLE FOR SMITH STREET FROM BURNSIDE AVENUE NORTHERLY TO TURNER AVENUE. THEREFORE EXISTING SEWER LATERALS ARE NOT SHOWN ON THIS PLAN FOR THAT AREA.  
6. THE DRAIN LINE ON THE EASTERLY SIDE OF 80 BURNSIDE IS APPROXIMATE ONLY AND IS BELIEVED TO BE TIED INTO THE SEWER LATERAL IN THE FRONT OF THE BUILDING. ITS SIZE AND TYPE IS UNKNOWN.  
7. THE DRAIN LINE FROM THE CATCH BASIN TO THE MAINHOLE IS BELIEVED TO HAVE A BEND IN IT. THIS CAN NOT BE CONFIRMED. ALSO THE MAINHOLE APPEARS TO BE A CHIMNEY. NO OTHER PIPES COULD BE OBSERVED.

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 Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:  
TYPE OF BOUNDARY SURVEY: Limited Boundary  
MEASUREMENT SPECIFICATION: Class I  
OTHER TYPE OF SURVEY: Data Accumulation Survey  
Limited Topographical Survey  
STATEMENT OF PURPOSE: The purpose for the conduct of the survey and for the preparation of this plan is as follows: Proposed Major Subdivision.  
By: [Signature] Date: 11/16/21  
By: Nabil Y. Rashid Date: 11/16/21  
Printed name: Nabil Y. Rashid License number 1948  
Nabil Y. Rashid, C.O.A. #LS-A427  
Registered Professional Land Surveyor

REFERENCE NOTES  
CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 21  
PLAT OF LEWIS FARM VILLA LOTS NEAR CEDAR GROVE.  
DATED NOVEMBER 28, 1871.  
CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 24  
PLAT OF VILLA LOTS ON THE MEDBURY AND LAWTON FARMS NEAR CEDAR GROVE.  
DATED MARCH 1, 1872.  
CITY OF EAST PROVIDENCE - HIGHWAY BOOK 1 PAGE 14  
PLAT OF LINCOLN AND TURNER AVENUES AT CEDAR GROVE, EAST PROV. RI, MADE FOR THE USE OF THE COMMISSIONERS AND THE TOWN OF EAST PROVIDENCE.  
DATED JULY 1876.  
CITY OF EAST PROVIDENCE - HIGHWAY BOOK 8 PAGE 7  
PLAN OF SMITH STREET FROM PADELFOORD AVENUE ON THE LEWIS FARM PLAT TO ALLEN AVENUE ON THE MEDBURY AND LAWTON FARM PLAT, MADE FOR THE USE OF THE COMMITTEE.  
DATED MARCH 1893.  
CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 219  
PLAT OF LAND IN RIVERSIDE, EAST PROVIDENCE, RI, TAKEN FOR SCHOOL PURPOSES BY THE SCHOOL COMMITTEE OF THE TOWN OF EAST PROVIDENCE, BY FRANK E. WATERMAN.  
DATED OCTOBER 1926.  
CITY OF EAST PROVIDENCE - HIGHWAY BOOK 15 PAGE 10  
PLAN AND PROFILE ARNOLD STREET FROM HOPPIN AVE TO TURNER AVE, BY WATERMAN ENGINEERING CO.  
DATED JANUARY 1927.  
CITY OF EAST PROVIDENCE - HIGHWAY BOOK 15 PAGE 11  
PLAN AND PROFILE BURNSIDE AVENUE FROM SMITH ST TO ARNOLD ST, BY WATERMAN ENGINEERING CO.  
DATED JANUARY 1927.  
CITY OF EAST PROVIDENCE - HIGHWAY BOOK 15 PAGE 12  
PLAN AND PROFILE HOPPIN AVENUE FROM SMITH ST TO ARNOLD ST, BY WATERMAN ENGINEERING CO.  
DATED JANUARY 1927.  
CITY OF EAST PROVIDENCE - HIGHWAY BOOK 15 PAGE 11  
PLAN AND PROFILE BURNSIDE AVENUE FROM ARNOLD ST TO HARRIS ST, BY CHARLES A. MAGUIRE & ASSOCIATES.  
DATED OCTOBER 1958.  
CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 391  
SUBDIVISION PLAN, MAP 312 BLOCK 12 PARCELS 12 & 13, TURNER AVENUE & SMITH STREET, PLAN PREPARED FOR ST. MARKS CHURCH, 10 TURNER AVENUE, EAST PROVIDENCE, RI 02915, BY SEVEN TWENTY ONE ASSOCIATES, 37 VALLETTE STREET, CRANSTON, RI, 02920.  
DATED AUGUST 30, 1996.

DATUM INFORMATION  
HORIZONTAL DATUM  
RHODE ISLAND STATE PLANE COORDINATE (RISPC-NAD83)  
VERTICAL DATUM  
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)  
BENCHMARKS  
CHISEL SQUARE SOUTHEAST CORNER CONCRETE CURB OF MAINHOLE STRUCTURE WITH DROP INLET IN FRONT OF HOUSE 72 HOPPIN AVENUE.  
ELEVATION = 41.58  
NAIL IN UTILITY POLE 6, BURNSIDE AVENUE AT ARNOLD STREET.  
ELEVATION = 39.25  
NAIL IN UTILITY POLE 6, HOPPIN AVENUE AT SMITH STREET.  
ELEVATION = 44.34

SIGNATURE BLOCK  
[Signature] 11-16-21  
DATE  
[Signature] 11-16-21  
DATE  
I do hereby certify that this record plat has met the requirements of the East Providence Land Development and Subdivision Review Rules and Regulations, and is now eligible for recording.  
[Signature] 11-16-21  
DATE  
I do hereby certify that the lots shown on subdivision plat meet the Schedule of Area and other dimensional provisions of Chapter 19 Zoning, of the Revised Ordinances of East Providence.  
[Signature] 11/16/21  
DATE  
I do hereby certify that this record plat was prepared under my direction and that, to the best of my knowledge and belief, the boundaries of the property being subdivided are true and accurate.



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) 435-1753

Professional Engineer Stamp

NABIL Y. RASHID  
No. 1948  
PROFESSIONAL  
LAND SURVEYOR

Professional Land Surveyor Stamp

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 SURVEYORS  
Gas-National Grid (1-800-936-7000)  
Water-EPDPW/Water Dept (435-7741)  
Sewer-Suez (433-6363)

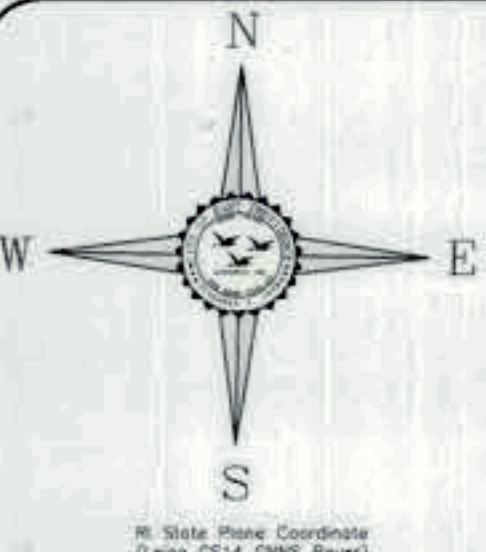
LIMITED CONTENT TOPOGRAPHICAL SURVEY  
PLATT & WATERS SUBDIVISION  
Map 411 Block 17 Parcels 1 & 5  
33 Hoppin Avenue  
& 80 Burnside Avenue  
East Providence, Rhode Island

EX. COND. DRAWN BY: EGV  
EX. COND. CHECKED BY: HYR  
DATE DRAWN: 21 AUG 2019  
DESIGNED BY: N/A  
DESIGN DRAWN BY: N/A  
DESIGN CHECKED BY: N/A  
APPROVED BY: EGS  
DATE SURVEYED: 19 AUG 2019  
SURVEYED BY: EGV  
SCALE: 1"=30'  
FILENAME: 2019014

# Date Revision By

3  
SHEET NUMBER 3 OF 5  
PROJECT NUMBER 2019014





State Plane Coordinate  
(NAD 83 5214 GNS Rover)

Map 311 Block 14 Parcel 8  
(57 Smith Street)  
Now or Formerly  
William & Wendy Cervais  
57 Smith Street  
Riverside, RI 02915

Map 312 Block 10 Parcel 10  
(61 Smith Street)  
Now or Formerly  
Kenneth M. & Emma L. Ascoli  
61 Smith Street  
Riverside, RI 02915

Map 312 Block 10 Parcel 9  
(63 Smith Street)  
Now or Formerly  
Robert A. King Jr.  
63 Smith Street  
Riverside, RI 02915

Map 312 Block 10 Parcel 8  
(44 Burnside Avenue)  
Now or Formerly  
Patricia A. Vinhaloro  
78 Road Street  
Riverside, RI 02915

Map 312 Block 11 Parcel 6  
(77 Smith Street)  
Now or Formerly  
Anthony Bochichio III  
77 Smith Street  
Riverside, RI 02915

Granite Bound  
(Found & Held)  
Angle Point Turner Avenue

**PLAN LEGEND**

|                   |             |                        |                       |
|-------------------|-------------|------------------------|-----------------------|
| PROPERTY LINE     | DRYWELL     | CATCH BASIN            | IRON PIPE OR IRON ROD |
| DWELLING/BUILDING | STONE BOUND | DROP INLET             | MAGNETIC NAIL         |
| CONTOURS          | GR          | SANITARY SEWER SERVICE | DRILL HOLE            |
| "SPOT" GRADE      | GR/WH       | STORM DRAIN LINE       | CHARLIEK FENCE        |
| CURBING           | GR          | GAS SERVICE            | STOCKADE/WOOD FENCE   |
| EDGE OF ASPHALT   | D           | WATER SERVICE          | RETAINING WALL        |
| SEWER MANHOLE     | W           | TELEPHONE DUCT         | HEDGES/EDGE OF BRUSH  |
| DRAINAGE MANHOLE  | T           | OVERHEAD WIRE          |                       |
| ELECTRIC MANHOLE  | NYC         | UTILITY POLE           |                       |
| WATER GATE        |             | HYDRANT                |                       |
| GAS GATE          |             |                        |                       |

PLAT CARD BK PG DATE: TIME:



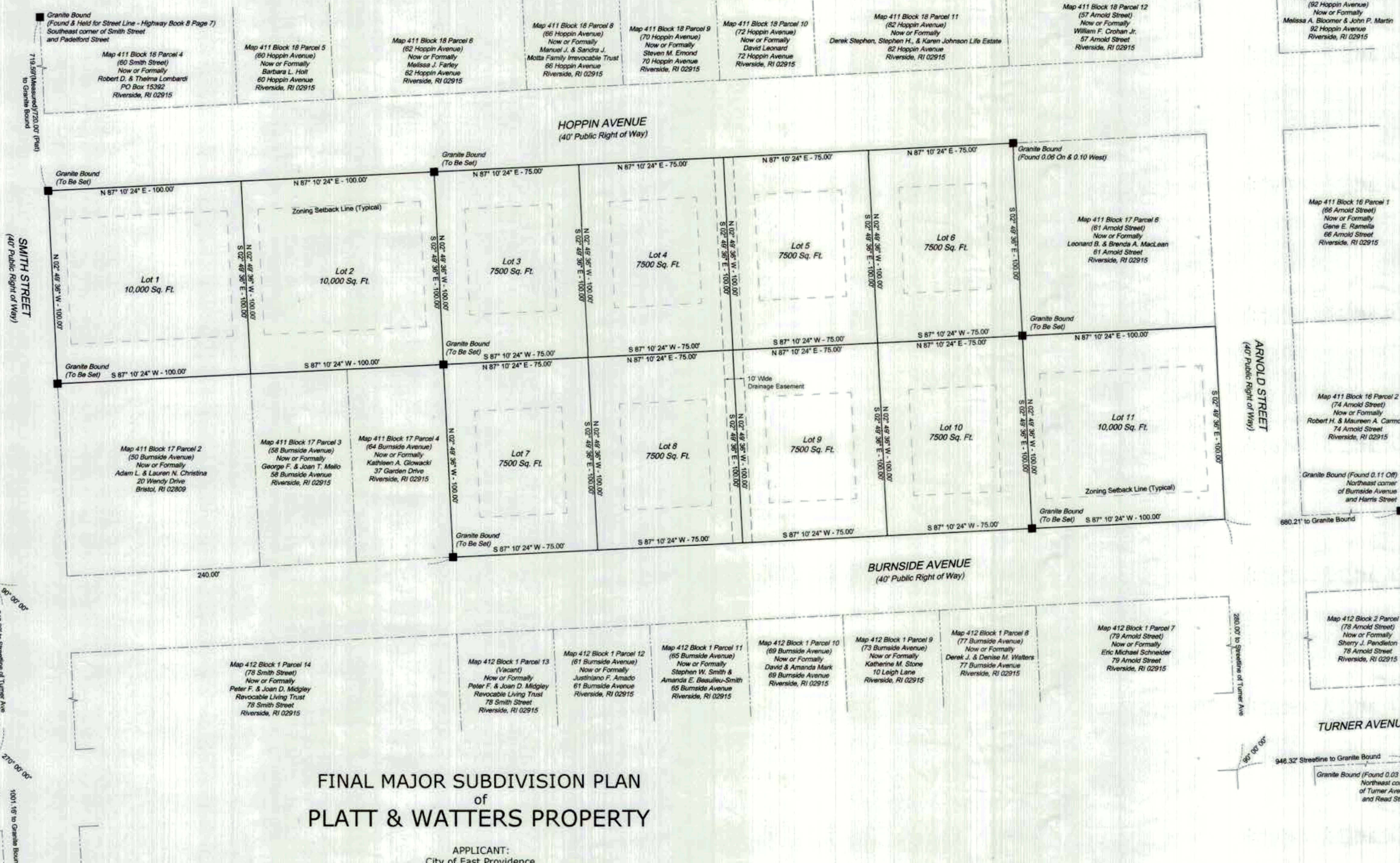
**FLOOD INFORMATION**

A REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 44007033BH, CITY OF EAST PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, DATED SEPTEMBER 18, 2013, DEPICTS THE SUBJECT PARCELS(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 FOLLOWS:

|                  |               |              |
|------------------|---------------|--------------|
| BURNSIDE AVENUE  | HOPPIN AVENUE | SMITH STREET |
| ARNOLD STREET    | TURNER AVENUE | ALLEN AVENUE |
| PADELFORD STREET | HARRIS STREET | READ STREET  |



**FINAL MAJOR SUBDIVISION PLAN  
of  
PLATT & WATTERS PROPERTY**

APPLICANT:  
City of East Providence  
145 Taunton Avenue  
East Providence, Rhode Island 02914

OWNER:  
City of East Providence  
145 Taunton Avenue  
East Providence, Rhode Island 02914

**ZONING INFORMATION**

THE PARCELS DEPICTED IN THIS SURVEY ARE SHOWN AS BEING IN ZONE R-3 (RESIDENTIAL 3). PER SEC. 19-423, MAY BE EXEMPT. (SEE GENERAL NOTE 5)

|                          |                 |                 |
|--------------------------|-----------------|-----------------|
| MINIMUM LOT REQUIREMENTS | R3 - 7,500 S.F. | R4 - 5,000 S.F. |
| AREA =                   | R3 - 75 FT.     | R4 - 50 FT.     |
| WIDTH =                  | R3 - 100 FT.    | R4 - 100 FT.    |
| DEPTH =                  |                 |                 |

MINIMUM SETBACKS

|              |             |             |
|--------------|-------------|-------------|
| FRONT YARD = | R3 - 20 FT. | R4 - 15 FT. |
| SIDE YARD =  | R3 - 15 FT. | R4 - 5 FT.  |
| REAR YARD =  | R3 - 25 FT. | R4 - 20 FT. |

MAXIMUM HEIGHT OF BUILDING(S)

|         |         |         |
|---------|---------|---------|
| STORY = | R3 - 2  | R4 - 2  |
| FEET =  | R3 - 35 | R4 - 35 |

MAXIMUM PERCENT OF COVERAGE = 25 (INCLUDING ACCESSORY BUILDING)

IN ADDITION TO LOT BUILDING COVERAGE, EVERY PARCEL SHALL ALSO BE SUBJECT TO A MAXIMUM PERCENTAGE OF IMPERMEABLE SURFACE COVERAGE. THE MAXIMUM AMOUNT OF THE SITE THAT MAY BE COVERED BY AN IMPERMEABLE SURFACE SHALL BE DETERMINED BY ADDING 20 PERCENT OF THE SITE AREA TO THE MAXIMUM PERCENT OF THE LOT BUILDING COVERAGE AS ESTABLISHED BY SECTION 19-145.

**SURVEY NOTES**

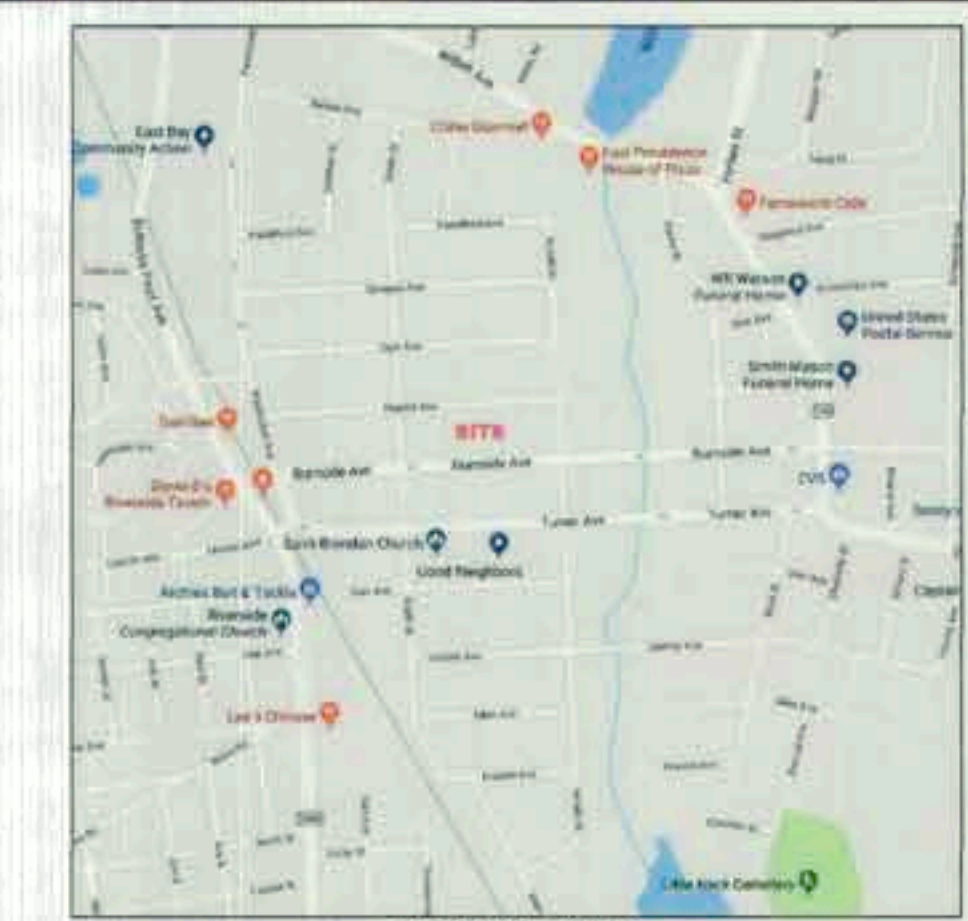
- THE FIELD SURVEY FOR THIS PROJECT WAS COMPLETED BY THE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION ON AUGUST 19, 2019. CONDITIONS SHOWN ON THIS PLAN REFLECT THE FIELD CONDITIONS AT THE TIME OF THE SURVEY.
- ALL OTHER ADDITIONS TO THIS PLAN AFTER THE INITIAL FIELD SURVEY ARE NOTED IN THE REVISION 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 120 PAGE 60.

**GENERAL NOTES**

- THE STATE PLANE COORDINATES USED ON THIS PLAN WERE PRODUCED USING A LEICA GS14 GNS 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)
- 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.
- 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.
- "ALL LOCATIONS OF NATIONAL GRID'S FACILITIES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BEFORE ANY DIGGING COMMENCES. AS ALWAYS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY **DIG SAFE** BY DIALING 811 OR 1-888-DIG-SAFE PRIOR TO ANY EXCAVATIONS. THIS APPLIES TO BOTH GAS AND ELECTRIC.

**ZONING NOTES**

- PARCELS 3, 4, 5, 6, 7, 8, 9, AND 10 ARE RESTRICTED TO SINGLE FAMILY DWELLINGS AND ACCESSORY USES IN PERPETUITY, AND SHALL BE ZONED R3.
- PARCELS 1, 2, AND 11 ARE RESTRICTED TO TWO FAMILY DWELLINGS AND ACCESSORY USES IN PERPETUITY, AND SHALL BE ZONED R4.



**REFERENCE NOTES**

CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 21  
PLAT OF LEWIS FARM VILLA LOTS NEAR CEDAR GROVE.  
DATED NOVEMBER 28, 1871.

CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 24  
PLAT OF LINCOLN AND TURNER AVENUES AT CEDAR GROVE, EAST PROV. RI, MADE FOR THE USE OF THE COMMISSIONERS AND THE TOWN OF EAST PROVIDENCE.  
DATED JANUARY 1927.

CITY OF EAST PROVIDENCE - HIGHWAY BOOK 1 PAGE 14  
PLAN AND PROFILE BURNSIDE AVENUE FROM SMITH ST. TO ARNOLD ST., BY WATERMAN ENGINEERING CO.  
DATED JANUARY 1927.

CITY OF EAST PROVIDENCE - HIGHWAY BOOK 15 PAGE 12  
PLAN AND PROFILE HOPPIN AVENUE FROM SMITH ST. TO ARNOLD ST., BY WATERMAN ENGINEERING CO.  
DATED JANUARY 1927.

CITY OF EAST PROVIDENCE - HIGHWAY BOOK 15 PAGE 11  
PLAN AND PROFILE BURNSIDE AVENUE FROM ARNOLD ST. TO HARRIS ST., BY CHARLES A. MAGUIRE & ASSOCIATES.  
DATED OCTOBER 1958.

CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 391  
SUBDIVISION PLAN, MAP 312 BLOCK 12 PARCELS 12 & 13, TURNER AVENUE & SMITH STREET, PLAN PREPARED FOR ST. MARKS CHURCH, 10 TURNER AVENUE, EAST PROVIDENCE, RI 02915, BY SEVEN TWENTY ONE ASSOCIATES, 37 VALLETTE STREET, CRANSTON, RI, 02920.  
DATED AUGUST 30, 1996.

**DATUM INFORMATION**

HORIZONTAL DATUM  
RHODE ISLAND STATE PLANE COORDINATE (RISPC-NAO83)

VERTICAL DATUM  
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BENCHMARKS  
CHISEL SQUARE SOUTHEAST CORNER CONCRETE CURB OF MANHOLE STRUCTURE WITH DROP INLET IN FRONT OF HOUSE 72 HOPPIN AVENUE.  
ELEVATION = 41.53

NAIL IN UTILITY POLE 6, BURNSIDE AVENUE AT ARNOLD STREET.  
ELEVATION = 39.25

NAIL IN UTILITY POLE 6, HOPPIN AVENUE AT SMITH STREET.  
ELEVATION = 44.34

**SIGNATURE BLOCK**

ADMINISTRATIVE OFFICER: *[Signature]* DATE: 11-16-21

I do hereby certify that this record plat has met the requirements of the East Providence Land Development and Subdivision Review Rules and Regulations, and is now eligible for recording.

SURVEYED BY: *[Signature]* DATE: 16 NOV 21

ZONING OFFICERS SIGNATURE: *[Signature]* DATE: 11/16/21

LAND SURVEYORS SIGNATURE: *[Signature]* DATE: 11/16/21

I do hereby certify that this record plat was prepared under my direction and that, to the best of my knowledge and belief, the boundaries of the property being subdivided are true and accurate.

**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 Boundary  
MEASUREMENT SPECIFICATION: Class I

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

STATEMENT OF PURPOSE:  
The purpose for the conduct of the survey and for the preparation of this plan is as follows: Proposed Major Subdivision.

By: *[Signature]* Date: 11/16/21  
Nabil Y. Rashid, C.O.A. #LS-A427  
Registered Professional Land Surveyor

1862-2012 150 YEARS

CITY OF EAST PROVIDENCE  
DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
145 TAUNTON AVENUE  
EAST PROVIDENCE, RHODE ISLAND 02914  
(401) 435-7700

Professional Engineer Stamp

NABIL Y. RASHID  
No. 1948  
PROFESSIONAL  
LAND SURVEYOR

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.  
EMERGENCY NUMBERS:  
Gas-National Grid (1-800-936-7000)  
Water-EPDPW/Water Dept (435-7741)  
Sewer-Suez (433-6363)

FINAL PLAN - MAJOR SUBDIVISION  
PLATT & WATTERS SUBDIVISION  
Map 411 Block 17 Parcels 1 & 5  
33 Hoppin Avenue  
& 80 Burnside Avenue  
East Providence, Rhode Island

|                       |             |
|-----------------------|-------------|
| EX. COND. DRAWN BY:   | EGV         |
| EX. COND. CHECKED BY: | NYR         |
| DATE DRAWN:           | 21 AUG 2019 |
| DESIGNED BY:          | N/A         |
| DESIGN DRAWN BY:      | N/A         |
| DESIGN CHECKED BY:    | N/A         |
| APPROVED BY:          | EGS         |
| DATE SURVEYED:        | 19 AUG 2019 |
| SURVEYED BY:          | EGV         |
| SCALE:                | 1"=30'      |
| FILENAME:             | 2019014     |

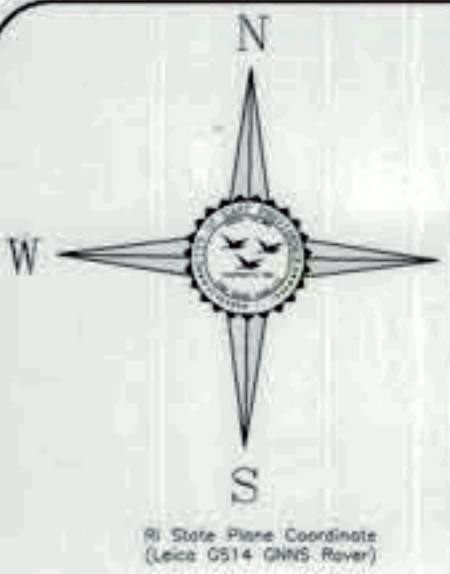
| # | Date    | Revision                | By  |
|---|---------|-------------------------|-----|
| 1 | 7/27/21 | Planning Dept. Comments | EGV |

**4**

SHEET NUMBER 4 OF 5

PROJECT NUMBER 2019014





© State Plane Coordinates  
(NAD83 5014 0000 River)

Map 311 Block 14 Parcel 8  
(57 Smith Street)  
Now or Formerly  
William & Wendy Gervais  
57 Smith Street  
Riverside, RI 02915

Map 312 Block 10 Parcel 10  
(61 Smith Street)  
Now or Formerly  
Kenneth M. & Emma L. Ascoli  
61 Smith Street  
Riverside, RI 02915

Map 312 Block 10 Parcel 9  
(63 Smith Street)  
Now or Formerly  
Robert A. King Jr.  
63 Smith Street  
Riverside, RI 02915

Map 312 Block 10 Parcel 8  
(44 Burnside Avenue)  
Now or Formerly  
Patricia A. Vrhovc  
78 Road Street  
Riverside, RI 02915

Map 312 Block 11 Parcel 6  
(77 Smith Street)  
Now or Formerly  
Anthony Boichich III  
77 Smith Street  
Riverside, RI 02915

TURNER AVENUE



PLAT CARD BK PG DATE: TIME:

Map 411 Block 18 Parcel 4  
(60 Smith Street)  
Now or Formerly  
Robert D. & Thelma Lombardi  
PO Box 15362  
Riverside, RI 02915

Map 411 Block 18 Parcel 5  
(60 Hoppin Avenue)  
Now or Formerly  
Barbara L. Holt  
60 Hoppin Avenue  
Riverside, RI 02915

Map 411 Block 17 Parcel 2  
(50 Burnside Avenue)  
Now or Formerly  
Adam L. & Lauren N. Christina  
37 Wendy Drive  
Bristol, RI 02809

**DRYWELL CALCULATIONS (LOTS 1, 2, & 11)**  
IMPERVIOUS ROOF COVERAGE = 1,200 SQUARE FEET  
THE PROPOSED DRYWELLS ARE DESIGNATED TO STONE THE FIRST ONE INCH OF RAINFALL FROM THE PROPOSED DWELLINGS.  
REQUIRED DRYWELL STORAGE = (1200 SF) (1 FT/12 IN) (1 IN) = 100 CF  
ASSUME VOID RATIO OF STONE = 0.30  
PROPOSED DRYWELL = 12" X 10' X 3' X 0.3 = 108 CF > 100 CF

**DRYWELL CALCULATIONS (LOTS 3 - 10)**  
IMPERVIOUS ROOF COVERAGE = 720 SQUARE FEET  
THE PROPOSED DRYWELLS ARE DESIGNATED TO STONE THE FIRST ONE INCH OF RAINFALL FROM THE PROPOSED DWELLINGS.  
REQUIRED DRYWELL STORAGE = (720 SF) (1 FT/12 IN) (1 IN) = 60 CF  
ASSUME VOID RATIO OF STONE = 0.30  
PROPOSED DRYWELL = 10" X 8' X 3' X 0.3 = 72 CF > 60 CF

**PROPOSED SIDEWALK IMPROVEMENTS**  
• STREET TREES TO BE INSTALLED AT INTERVALS OF 35 FEET ALONG THE FRONTAGE OF THE PROPOSED PARCELS ALONG ARNOLD STREET, SMITH STREET, BURNSIDE AVENUE AND HOPPIN AVENUE.  
• HANDICAP RAMPS TO BE INSTALLED AT THE INTERSECTION OF BURNSIDE AVENUE AND ARNOLD STREET, AND THE INTERSECTION OF SMITH STREET AND HOPPIN AVENUE.  
• CONCRETE SIDEWALKS TO BE INSTALLED ALONG THE FRONTAGE OF PROPOSED PARCEL 11 ON ARNOLD STREET.  
• EXISTING CURB OPENINGS ALONG HOPPIN AVENUE TO BE CLOSED AS NECESSARY.

**PROPOSED UTILITY INFORMATION**  
• ALL GAS SERVICES SHALL HAVE A GATE JUST BEHIND THE CURB.  
• ALL WATER SERVICES SHALL HAVE A GATE JUST BEHIND THE CURB.  
• ALL SEWER SERVICES SHALL HAVE A CLEANOUT AT THE PROPERTY LINE AND A BACKFLOW PREVENTER AT THE FOUNDATION.  
• ALL SEWER SERVICES SHALL BE 6" PVC.  
• ALL PIPES FROM DOWNSPOUTS TO DRYWELLS SHALL BE 4" PVC.

**ZONING INFORMATION**

THE PARCELS DEPICTED IN THIS SURVEY ARE SHOWN AS BEING IN ZONE R-3 (RESIDENTIAL), PER SEC. 19-42.3, MAY BE EXEMPT.

| MINIMUM LOT REQUIREMENTS                                        | AREA - 5,000 S.F. | R4 - 5,000 S.F. |
|-----------------------------------------------------------------|-------------------|-----------------|
| WIDTH =                                                         | R3 - 75 FT.       | R4 - 50 FT.     |
| DEPTH =                                                         | R3 - 100 FT.      | R4 - 100 FT.    |
| MINIMUM SETBACKS                                                |                   |                 |
| FRONT YARD =                                                    | R3 - 20 FT.       | R4 - 15 FT.     |
| SIDE YARD =                                                     | R3 - 15 FT.       | R4 - 5 FT.      |
| REAR YARD =                                                     | R3 - 25 FT.       | R4 - 20 FT.     |
| MAXIMUM HEIGHT OF BUILDING(S)                                   |                   |                 |
| STORY FEET =                                                    | R3 - 35           | R4 - 2          |
|                                                                 |                   | R4 - 35         |
| MAXIMUM PERCENT OF COVERAGE = 25 (INCLUDING ACCESSORY BUILDING) |                   |                 |

IN ADDITION TO LOT BUILDING COVERAGE, EVERY PARCEL SHALL ALSO BE SUBJECT TO A MAXIMUM PERCENTAGE OF IMPERMEABLE SURFACE COVERAGE. THE MAXIMUM AMOUNT OF THE SITE THAT MAY BE COVERED BY AN IMPERMEABLE SURFACE SHALL BE DETERMINED BY ADDING 20 PERCENT OF THE SITE AREA TO THE MAXIMUM PERCENT OF THE LOT BUILDING COVERAGE AS ESTABLISHED BY SECTION 19-44.5.

**ZONING NOTES**

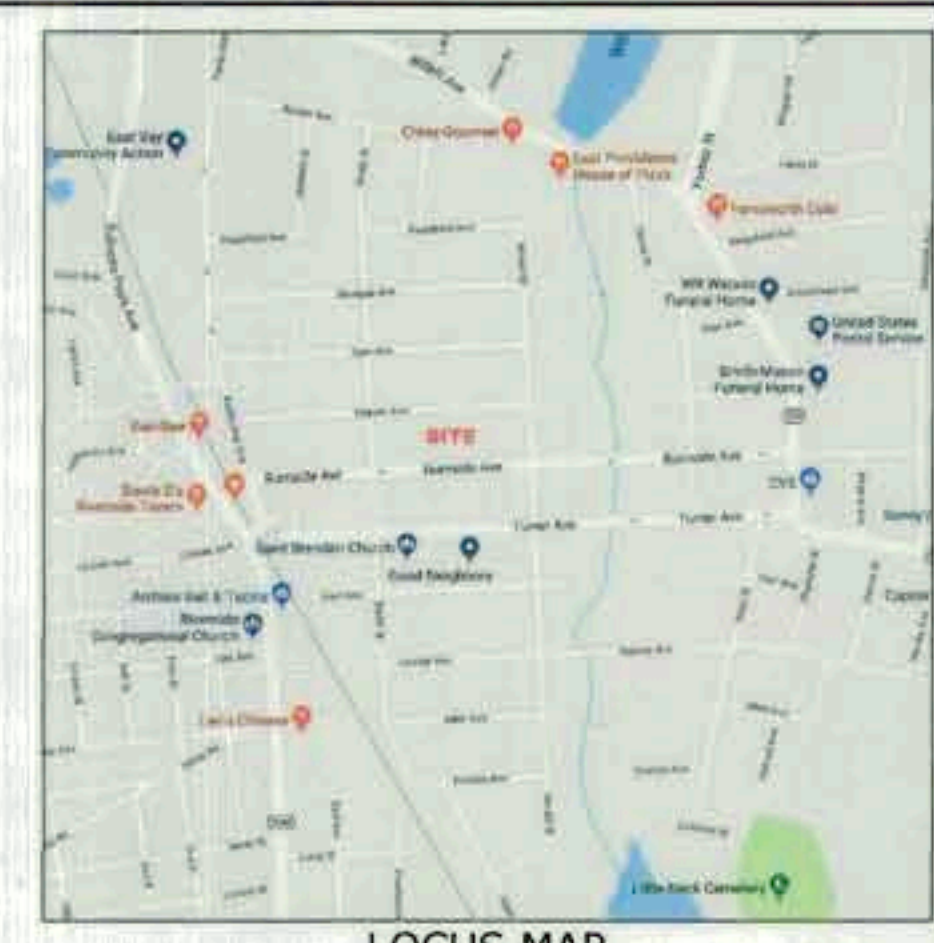
1. PARCELS 3, 4, 5, 6, 7, 8, 9, AND 10 ARE RESTRICTED TO SINGLE FAMILY DWELLINGS AND ACCESSORY USES IN PERPETUITY, AND SHALL BE ZONED R3.
2. PARCELS 1, 2, AND 11 ARE RESTRICTED TO TWO FAMILY DWELLINGS AND ACCESSORY USES IN PERPETUITY, AND SHALL BE ZONED R4.

**FLOOD INFORMATION**

A REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 440070338H, CITY OF EAST PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, DATED SEPTEMBER 18, 2013, 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 FOLLOWS:  
BURNSIDE AVENUE  
ARNOLD STREET  
PADOLFORD STREET  
HOPPIN AVENUE  
TURNER AVENUE  
HARRIS STREET  
SMITH STREET  
ALLEN AVENUE  
READ STREET



**REFERENCE NOTES**

1. CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 21. PLAT OF LEWIS FARM VILLA LOTS NEAR CEDAR GROVE. DATED NOVEMBER 28, 1971.
2. CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 24. PLAT OF VILLA LOTS ON THE MEDBURY AND LAWTON FARMS NEAR CEDAR GROVE. DATED MARCH 1, 1972.
3. CITY OF EAST PROVIDENCE - HIGHWAY BOOK 1 PAGE 14. PLAT OF LINCOLN AND TURNER AVENUES AT CEDAR GROVE, EAST PROV. RI, MADE FOR THE USE OF THE COMMISSIONERS AND THE TOWN OF EAST PROVIDENCE. DATED JULY 1876.
4. CITY OF EAST PROVIDENCE - HIGHWAY BOOK 8 PAGE 7. PLAN OF SMITH STREET FROM PADOLFORD AVENUE ON THE LEWIS FARM PLAT TO ALLEN AVENUE ON THE MEDBURY AND LAWTON FARM PLAT, MADE FOR THE USE OF THE COMMISSIONERS. DATED MARCH 1893.
5. CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 219. PLAT OF LAND IN PROVIDENCE, EAST PROVIDENCE, RI, TAKEN FOR SCHOOL PURPOSES BY THE SCHOOL COMMITTEE OF THE TOWN OF EAST PROVIDENCE, BY FRANK E. WATERMAN. DATED OCTOBER 1926.
6. CITY OF EAST PROVIDENCE - HIGHWAY BOOK 15 PAGE 10. PLAN AND PROFILE ARNOLD STREET FROM HOPPIN AVE TO TURNER AVE, BY WATERMAN ENGINEERING CO. DATED JANUARY 1927.
7. CITY OF EAST PROVIDENCE - HIGHWAY BOOK 15 PAGE 11. PLAN AND PROFILE BURNSIDE AVENUE FROM SMITH ST TO ARNOLD ST, BY WATERMAN ENGINEERING CO. DATED JANUARY 1927.
8. CITY OF EAST PROVIDENCE - HIGHWAY BOOK 15 PAGE 12. PLAN AND PROFILE HOPPIN AVENUE FROM SMITH ST TO ARNOLD ST, BY WATERMAN ENGINEERING CO. DATED OCTOBER 1926.
9. CITY OF EAST PROVIDENCE - HIGHWAY BOOK 15 PAGE 11. PLAN AND PROFILE BURNSIDE AVENUE FROM ARNOLD ST TO HARRIS ST, BY CHARLES A. MAGUIRE & ASSOCIATES. DATED OCTOBER 1928.
10. CITY OF EAST PROVIDENCE - RECORDED PLAT CARD 391. SUBDIVISION PLAN, MAP 312 BLOCK 12 PARCELS 12 & 13, TURNER AVENUE & SMITH STREET, PLAN PREPARED FOR ST. MARKS CHURCH, 10 TURNER AVENUE, EAST PROVIDENCE, RI 02915, BY SEVEN TWENTY ONE ASSOCIATES, 37 VALLETTE STREET, CRANSTON, RI, 02920. DATED AUGUST 30, 1996.

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ELEVATION = 39.25  
NAIL IN UTILITY POLE 6, HOPPIN AVENUE AT SMITH STREET.  
ELEVATION = 44.34

**SIGNATURE BLOCK**

ADMINISTRATIVE OFFICER  
11-16-21  
DATE  
1 do hereby certify that this record plat has met the requirements of the East Providence Land Development and Subdivision Review Rules and Regulations, and is now eligible for recording.  
16 NOV 21  
DATE  
JONING OFFICERS SIGNATURE

1 do hereby certify that the lots shown on subdivision plat meet the Schedule of Area and other dimensional provisions of Chapter 19 Zoning, of the Revised Ordinances of East Providence.

LAND SURVEYORS SIGNATURE  
11/16/21  
DATE

1 do hereby certify that this record plat was prepared under my direction and that, to the best of my knowledge and belief, the boundaries of the property being subdivided are true and accurate.

**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:

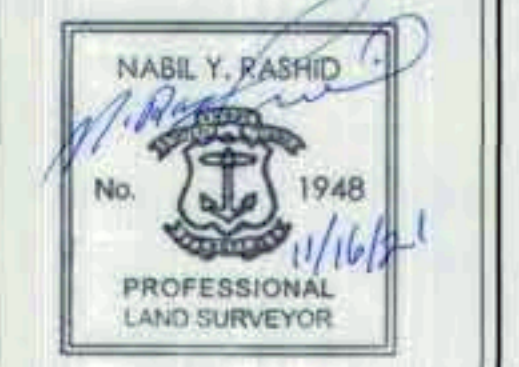
TYPE OF BOUNDARY SURVEY: Limited Boundary  
MEASUREMENT SPECIFICATION: Class I  
OTHER TYPE OF SURVEY: Data Accumulation Survey  
Limited Topographical Survey  
CLASS III: T-2

STATEMENT OF PURPOSE:  
The purpose for the conduct of the survey and for the preparation of this plan is as follows: Proposed Major Subdivision.

By: Nabil Y. Rashid 11/16/21  
Signature Date  
By: NABIL Y. RASHID PLS 1948  
Printed name License number 1948

Nabil Y. Rashid, C.O.A. #15-A427  
Registered Professional Land Surveyor

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-EPD/Water Dept (435-7741)  
Sewer-Suez (433-6363)

UTILITIES & LANDSCAPING PLAN  
PLATT & WATERS SUBDIVISION  
Map 411 Block 17 Parcels 1 & 5  
33 Hoppin Avenue  
& 80 Burnside Avenue  
East Providence, Rhode Island

|                       |             |
|-----------------------|-------------|
| EX. COND. DRAWN BY:   | EGIV        |
| EX. COND. CHECKED BY: | NYR         |
| DATE DRAWN:           | 21 AUG 2019 |
| DESIGNED BY:          | N/A         |
| DESIGN DRAWN BY:      | N/A         |
| DESIGN CHECKED BY:    | N/A         |
| APPROVED BY:          | EGS         |
| DATE SURVEYED:        | 19 AUG 2019 |
| SURVEYED BY:          | EGIV        |
| SCALE:                | 1"=30'      |
| FILENAME:             | 2019014     |

| # | Date    | Revision                | By   |
|---|---------|-------------------------|------|
| 1 | 6/10/21 | Drywells                | NYR  |
| 2 | 7/27/21 | Planning Dept. Comments | EGIV |

|   |         |                         |      |
|---|---------|-------------------------|------|
| 1 | 6/10/21 | Drywells                | NYR  |
| 2 | 7/27/21 | Planning Dept. Comments | EGIV |