

**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, BURDETTE AVENUE AND HOPPIN AVENUE.  
• HANDICAP RAMPS TO BE INSTALLED AT THE INTERSECTION OF BURDETTE 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.

**PLAN LEGEND**

PROPERTY LINE	CB	CATCH BASIN	RI HIGHWAY BOUND
DWELLING/BUILDING	DRYWELL	DRYWELL	SB
CONTOURS	DROP INLET	DROP INLET	GRANITE BOUND
SPOT GRADE	S	SANITARY SEWER SERVICE	OP/RR
CURBING	D	STORM DRAIN LINE	IRON PIPE OF IRON ROD
EDGE OF ASPHALT	G	GAS SERVICE	MAGNETIC NAIL
SEWER MANHOLE	W	WATER SERVICE	DRILL HOLE
DRAINAGE MANHOLE	T	TELEPHONE DUCT	CHAINLINK FENCE
ELECTRIC MANHOLE	UP	OVERHEAD WIRE	STOCKADE/WOOD FENCE
WATER GATE	HYD	UTILITY POLE	RETAINING WALL
GAS GATE		HYDRANT	HEDGES/EDGE OF BRUSH

**PLAT CARD** BK PG DATE: TIME:

**811 DigSafe**  
MA-ME-NH-RI-VT

**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 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:  
BURDETTE AVENUE  
ARNOLD STREET  
PADELFORD STREET  
HOPPIN AVENUE  
TURNER AVENUE  
HARRIS STREET  
SMITH STREET  
ALLEN AVENUE  
READ STREET

**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.

**MINIMUM LOT REQUIREMENTS**  
AREA = R3 - 7,500 S.F.  
WIDTH = R3 - 75 FT.  
DEPTH = R3 - 100 FT.

**MINIMUM SETBACKS**  
FRONT YARD = R3 - 20 FT.  
SIDE YARD = R3 - 15 FT.  
REAR YARD = R3 - 25 FT.

**MAXIMUM HEIGHT OF BUILDING(S)**  
STORY = R3 - 2  
FEET = R3 - 35

**MAXIMUM PERCENT OF COVERAGE = 25 (INCLUDING ACCESSORY BUILDING)**  
R4 - 15 FT.  
R4 - 8 FT.  
R4 - 20 FT.  
R4 - 35

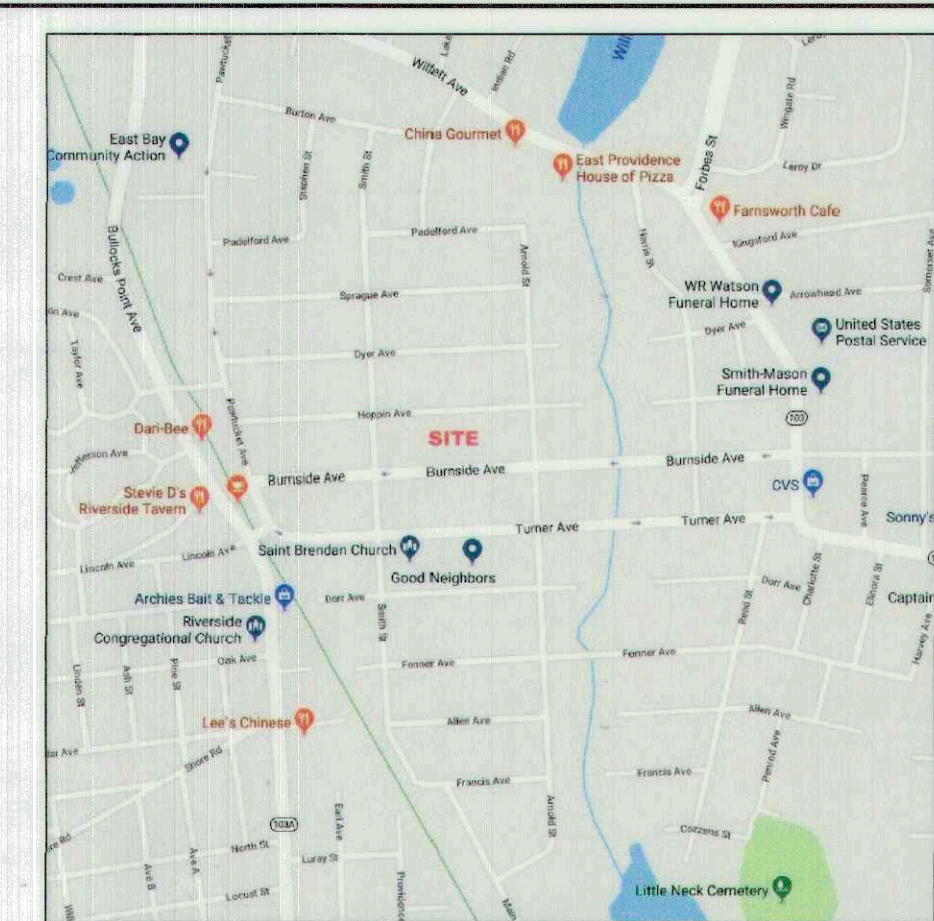
**IN ADDITION TO LOT BUILDING COVERAGE, EVERY PARCEL SHALL ALSO BE SUBJECT TO A MAXIMUM PERCENTAGE OF IMPERMEABLE SURFACE COVERAGE. THE MAXIMUM AMOUNT OF THE SITE THAT MAY BE COVERED BY AN IMPERMEABLE SURFACE SHALL BE DETERMINED BY ADDING 20 PERCENT OF THE SITE AREA TO THE MAXIMUM PERCENT OF THE LOT 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 (NAV88) 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.



LOCUS MAP  
NOT TO SCALE

**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 BURDETTE 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 BURDETTE 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 SEVENTEEN ONE ASSOCIATES, 37 VALLETTE STREET, CRANSTON, RI, 02920.  
DATED AUGUST 30, 1996.

**DATUM INFORMATION**

**HORIZONTAL DATUM**  
RHODE ISLAND STATE PLANE COORDINATE (RISPC-NA88)

**VERTICAL DATUM**  
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

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

**NAIL IN UTILITY POLE 6, BURDETTE 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

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  
ADMINISTRATIVE OFFICER DATE

*[Signature]* 16 NOV 21  
ZONING OFFICERS SIGNATURE 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  
LAND SURVEYORS SIGNATURE 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.

**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

**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]* 11/16/21  
Signature Date  
By: *[Signature]* PLS 1948  
Printed name License number 1948

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) 435-7703

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.  
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)

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

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

SHEET NUMBER 5 OF 5  
PROJECT NUMBER 2019014