

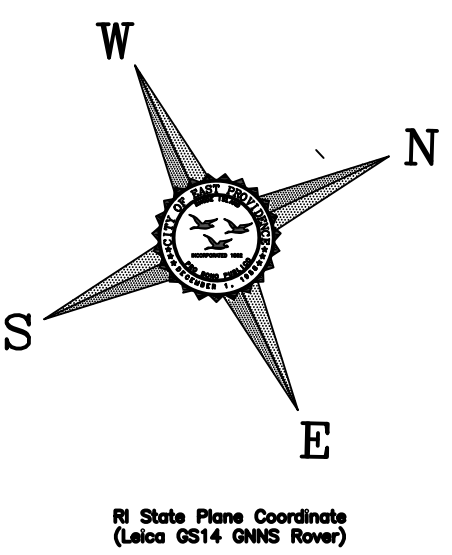
LOCUS MAP



CITY OF EAST PROVIDENCE
MAYOR ROBERTO L. DASILVA

LANDSCAPE IMPROVEMENTS
AT THE
EAST PROVIDENCE SENIOR CENTER
610 WATERMAN AVENUE
EAST PROVIDENCE, RHODE ISLAND
BID SET DOCUMENTS - APRIL 2022

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
1	COVER SHEET & DRAWING INDEX
SURVEY	SURVEY SHEET (CITY OF EAST PROVIDENCE)
LA - 1.0	EXISTING CONDITIONS & SITE PREPARATION
LA - 2.0	LAYOUT WALKWAYS AND GRADING PLAN
LA - 2.1	DETAIL AREAS LAYOUT AND GRADING PLAN
LA - 3.0	PLANTING PLAN AND PLANT LIST
LA - 4.0	DETAILS
LA - 4.1	DETAILS
LA - 4.2	DETAILS
LE -1.0	LOCATIONS OF ELECTRICAL CONDUIT
# OF THE COVER SHEET	
TOTAL SHEETS	
	1
	10



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

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)

LOCUS MAP
 NOT TO SCALE

Map 406 Block 1 Parcel 1
 n/f
 Jobel Shopperstown Association LLC
 P.O. Box 4207
 Dedham, MA 02027
 (575 Taunton Avenue)

Map 406 Block 1 Parcel 43
 n/f
 Mary Joe Perry & Paul Virgilio
 9 Roslyn Avenue
 East Providence, RI 02914
 (9 Roslyn Avenue)

Map 406 Block 5 Parcel 2.1
 n/f
 Bartolomeu F. Vasconcelos
 & Laura Dalomba
 75 Payette Street
 East Providence, RI 02914
 (75 Payette Street)

Map 406 Block 5 Parcel 2
 n/f
 Carl A. Winquist
 38 Hallard Cove Way
 Barrington, RI 02806
 (35 Roslyn Avenue)

Map 406 Block 5 Parcel 3
 n/f
 Jose L. Gonsalves
 43 Payette Street
 East Providence, RI 02914
 (43 Payette Street)

Map 406 Block 5 Parcel 4
 n/f
 Priscilla A. Carvalho
 31 Payette Street
 East Providence, RI 02914
 (31 Payette Street)

Map 406 Block 5 Parcel 5
 n/f
 Andrew & Alvin Meservey
 204 Missouri Drive
 Warwick, RI 02886
 (15 Payette Street)

Map 406 Block 5 Parcel 6
 n/f
 Robert R. Ranaldi
 600 Waterman Avenue
 East Providence, RI 02914
 (600 Waterman Avenue)

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 145
 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

- 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)
- 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.
- 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.
- 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 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 I

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

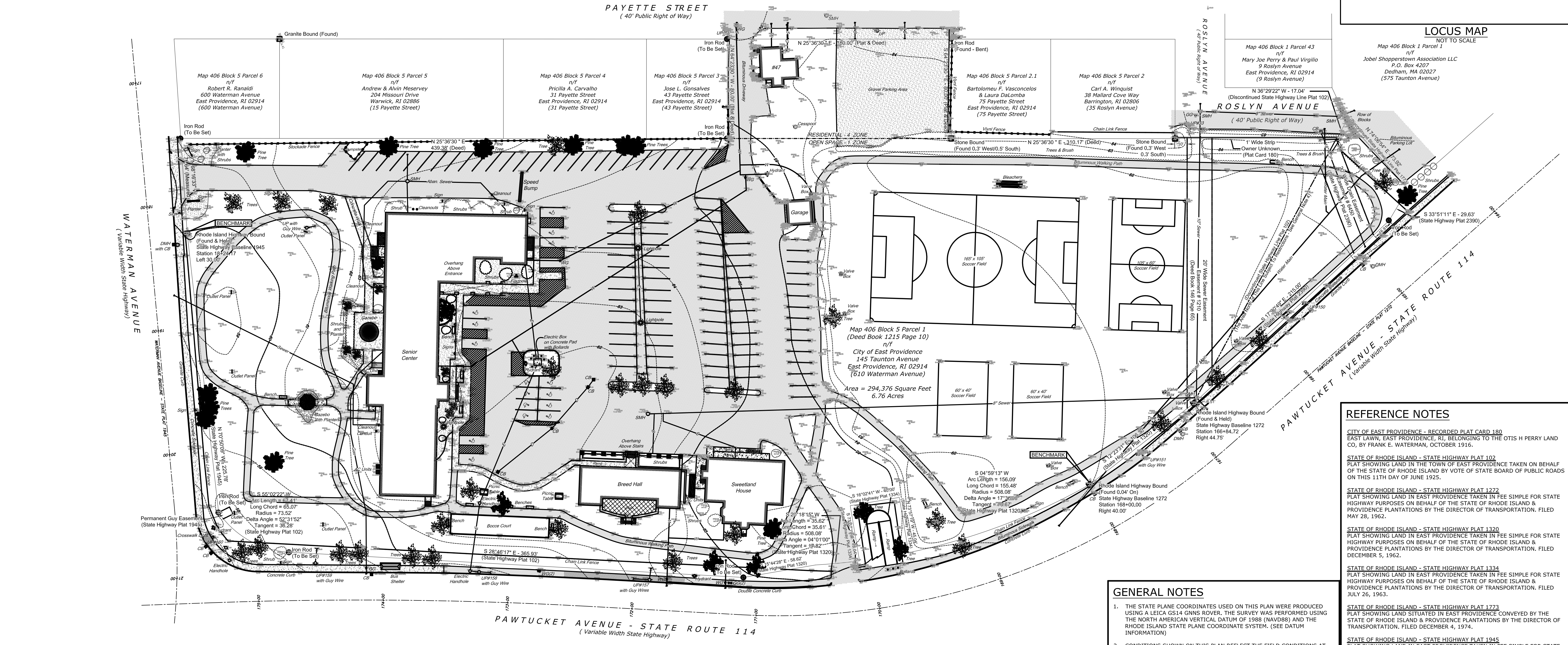
STATEMENT OF PURPOSE:
 The purpose for the conduct of the survey and for the preparation of this plan is as follows: To serve the City Engineer with a plan to make future improvements to the Senior Center property.

By: _____ Date _____
 Signature Date
 Printed name License number
 Nabli Y. Rashid, PLS 1948
 Registered Professional Land Surveyor

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



PLAN LEGEND

	PROPERTY LINE		CATCH BASIN		SIGN
	DWELLING/BUILDING		DRYWELL		RI 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		ELECTRICAL DUCT		CHAINLINK FENCE
	ELECTRIC MANHOLE		OVERHEAD WIRE		STOCKADE/WOOD FENCE
	WATER GATE		UTILITY POLE		RETAINING WALL
	GAS GATE		HYDRANT		HEDGES/EDGE OF BRUSH

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

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 ERRECTED 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 ERRECTED OR USED SHALL BE EXEMPT FROM PROVISIONS OF THIS CHAPTER."

MINIMUM LOT REQUIREMENTS	R-4	O-1
AREA	5,000 S.F.	100,000 S.F.
WIDTH	50 FT.	250 FT.
DEPTH	100 FT.	300 FT.

MINIMUM SETBACKS	R-4	O-1
FRONT YARD	15 FT.	50 FT.
SIDE YARD	8 FT.	50 FT.
REAR YARD	20 FT.	50 FT.

MAXIMUM HEIGHT OF BUILDING(S)	R-4	O-1
STORY	2	2
FEET	35	35

MAXIMUM PERCENT OF COVERAGE	R-4	O-1
	25%	10%

FLOOD INFORMATION

A REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 44007C03281, 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 34-131 (14), THE STREETS LISTED AS ABUTTERS ARE AS FOLLOWS:

WATERMAN AVENUE
 PAWTUCKET AVENUE
 PAYETTE STREET
 ROSLYN AVENUE
 TAUNTON AVENUE

