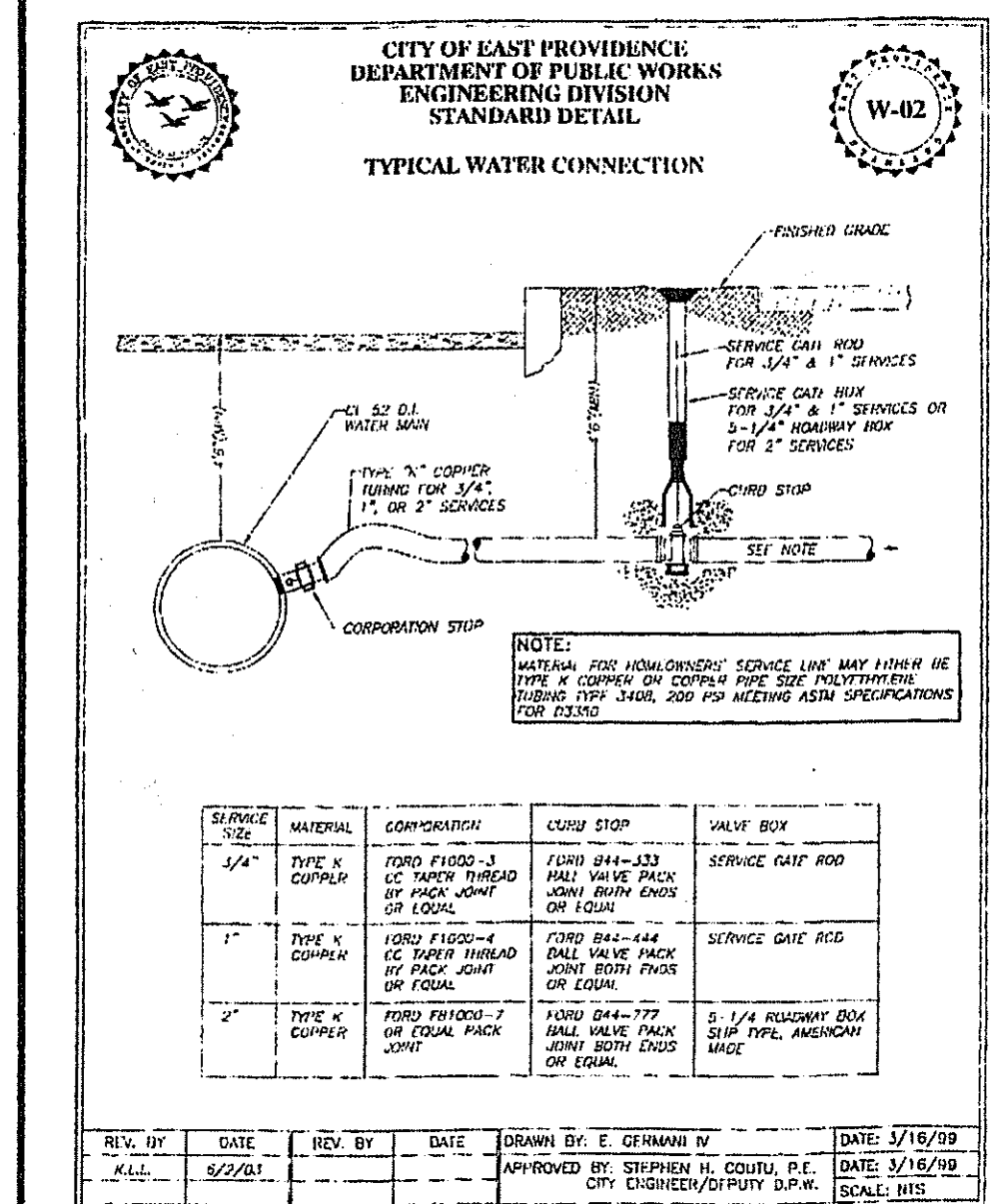
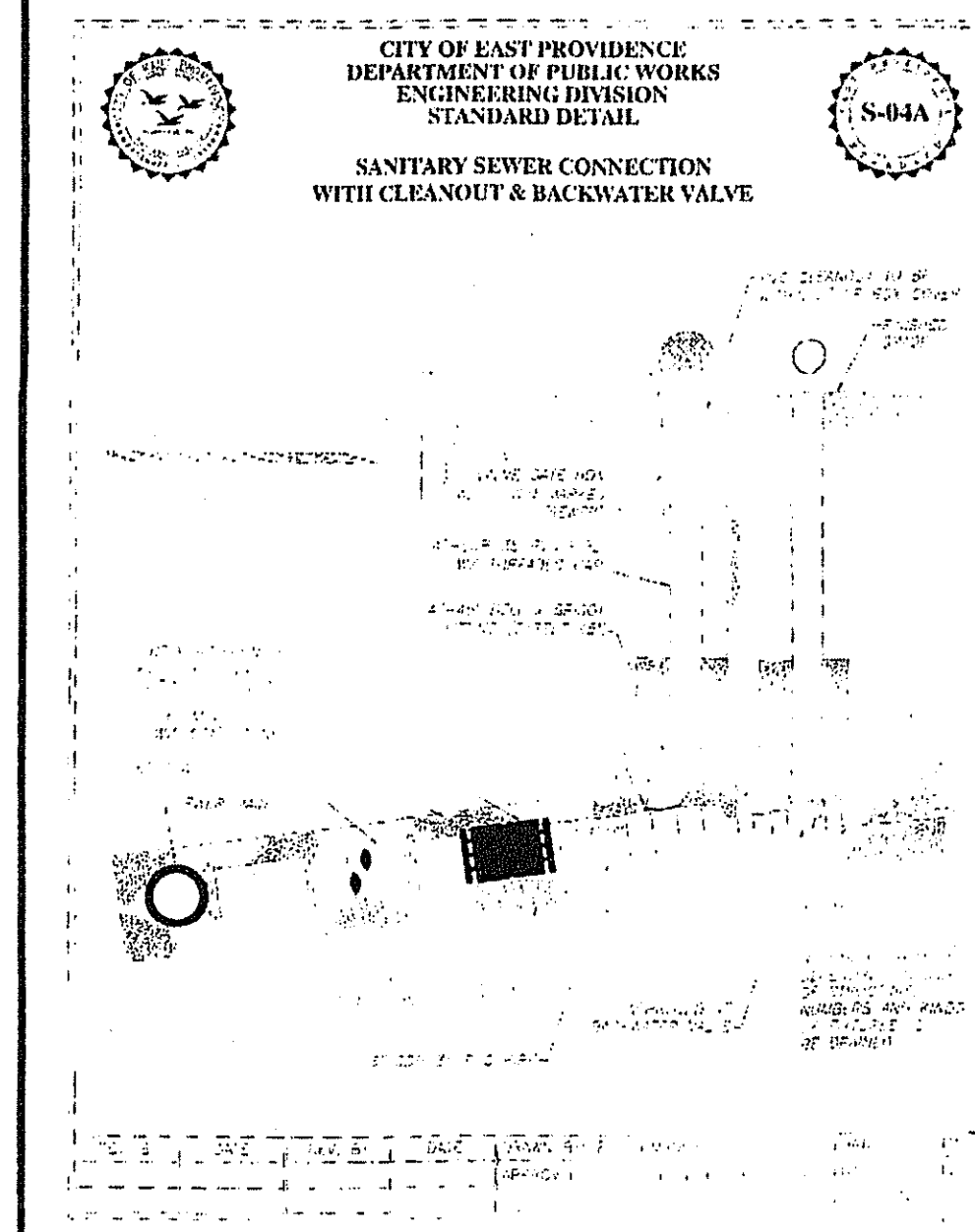
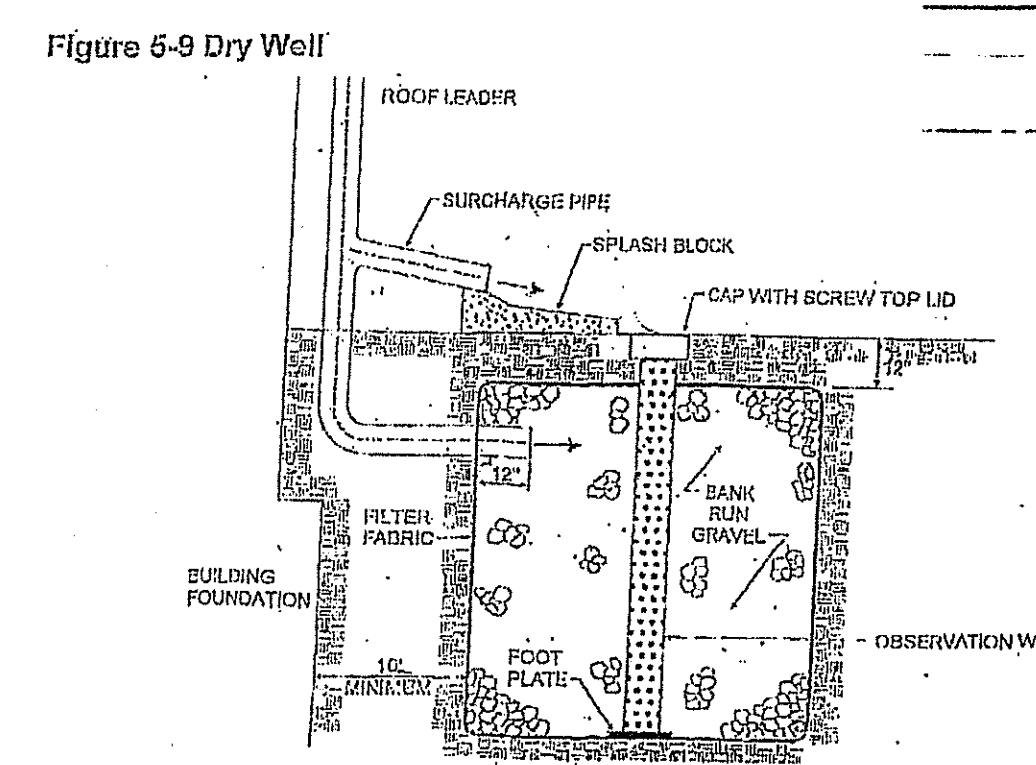
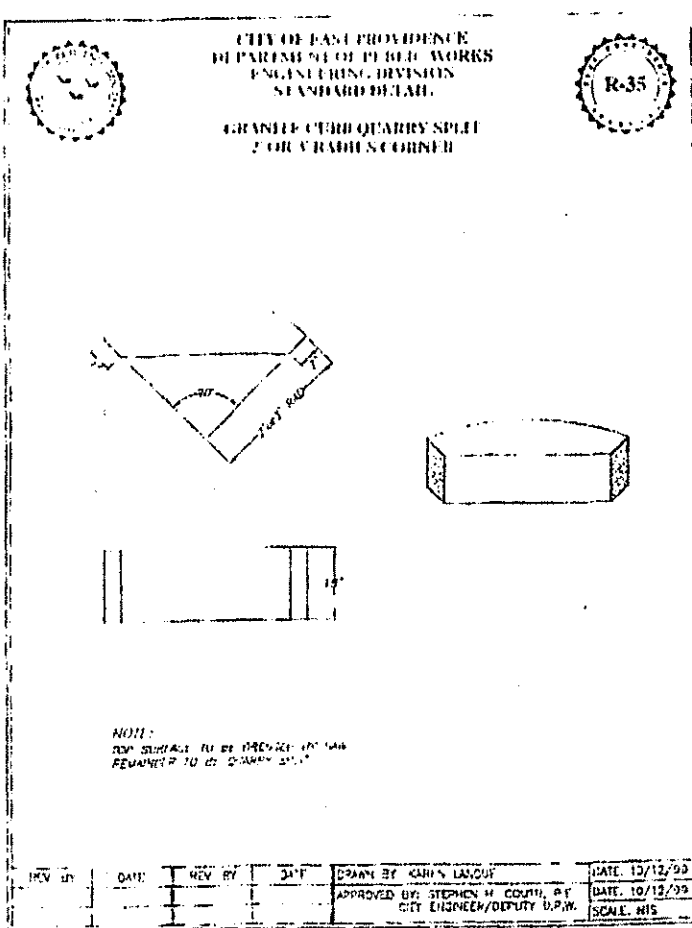
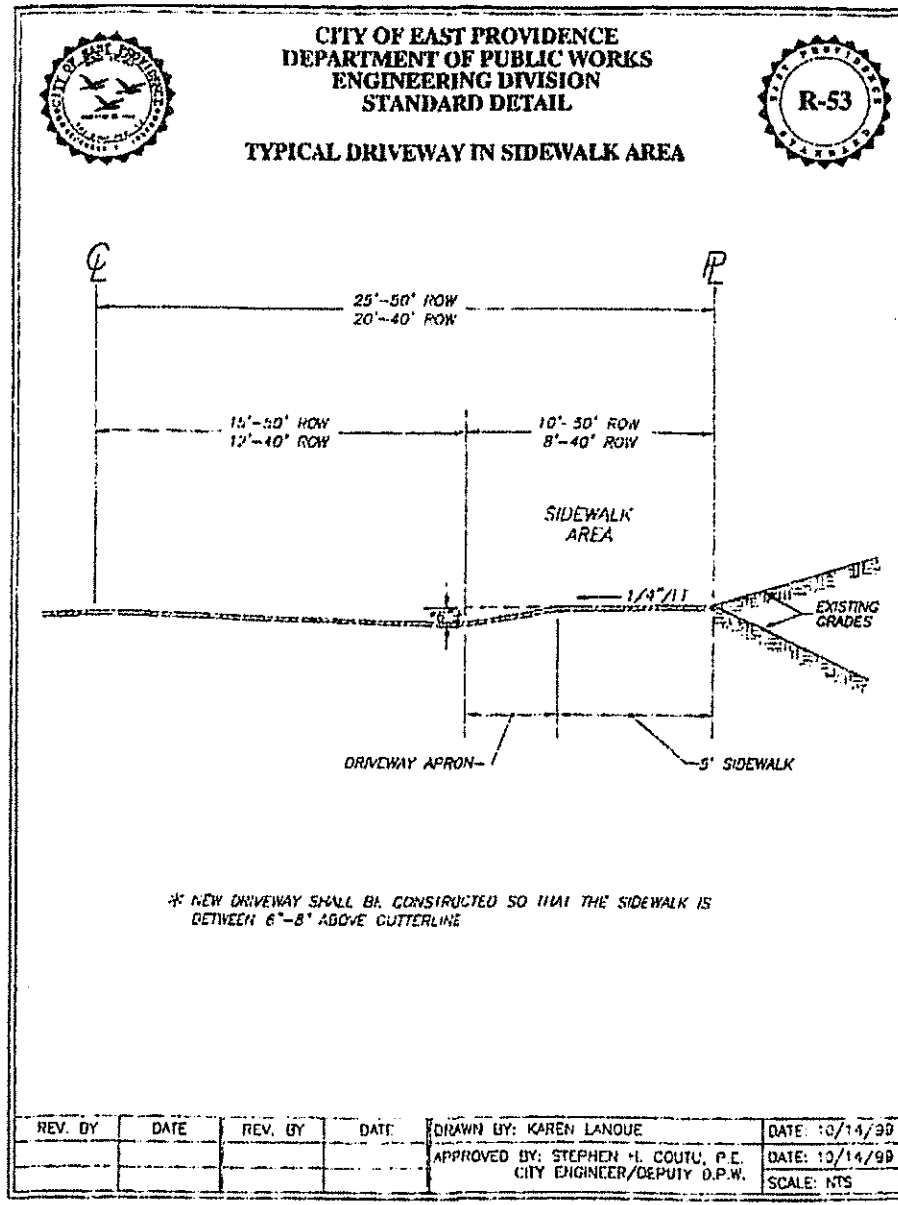


LOCUS MAP
N.T.S.



SERVICE SIZE	MATERIAL	CONDUIT	CONDUIT STOP	VALVE BOX
1/4"	PVC S	1/2" RIGID	1/2" RIGID	SERVICE CAP BOX
1/2"	PVC S	1/2" RIGID	1/2" RIGID	SERVICE CAP BOX
3/4"	PVC S	1/2" RIGID	1/2" RIGID	SERVICE CAP BOX
1"	PVC S	1/2" RIGID	1/2" RIGID	SERVICE CAP BOX
1 1/2"	PVC S	1/2" RIGID	1/2" RIGID	SERVICE CAP BOX
2"	PVC S	1/2" RIGID	1/2" RIGID	SERVICE CAP BOX



ZONING:
THESE PREMISES ARE LOCATED IN RESIDENTIAL DISTRICT R-4.
R-4 DISTRICT REQUIREMENTS:
MIN. AREA: 5,000 S.F.
MIN. WIDTH: 50 FT.
MIN. DEPTH: 100 FT.
MIN. FRONT YARD: 15 FT.
MIN. REAR YARD: 20 FT.
MIN. SIDE YARD: 8 FT.
MAX. STRUCTURE HEIGHT: 35 FT.
MAX. BUILDING COVERAGE: 25%

DIMENSIONAL CRITERIA

R-4 ZONE	REQUIRED	PROPOSED		
		PARCEL A	PARCEL B	PARCEL C
MIN. LOT AREA	5,000 S.F.	5,169 S.F.	5,377 S.F.	5,145 S.F.
MIN. LOT WIDTH	50 FT.	74.00 FT.	56.50 FT.	62.58 FT.
MIN. LOT DEPTH	100 FT.	72.5 FT.	86.07 FT.	80.08 FT.
MIN. FRONT SETBACK	15 FT.	16.5 FT.	28 FT.	20 FT.
MIN. REAR SETBACK	20 FT.	20.6 FT.	28.3 FT.	30 FT.
MIN. SIDE SETBACK	8 FT.	12 FT.	8.5 FT.	9 FT.
MAX. BUILDING HEIGHT	35 FT.	30 FT.	30 FT.	30 FT.
MAX. BUILDING COVERAGE	25%	24.4%	23.4%	24.5%
MAX. IMPERVIOUS COVERAGE	45%	35%	33%	32%

PLANNING BOARD CERTIFICATION:
I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN MET THE REQUIREMENTS OF THE EAST PROVIDENCE LAND DEVELOPMENT AND SUBDIVISION REVIEW RULES AND IS NOW ELIGIBLE FOR RECORDING.
DATE: 10-23-18
PLANNING BOARD CHAIRMAN: [Signature]
ZONING OFFICER: [Signature]

ZONING BOARD CERTIFICATION:
I DO HEREBY CERTIFY THAT THE LOTS SHOWN ON THE SUBDIVISION PLAN MEET THE SCHEDULE OF AREA AND OTHER DIMENSIONAL PROVISIONS OF CHAPTER 156, ZONING, OF THE REVISED ORDINANCES OF EAST PROVIDENCE.
DATE: 3 OCT 2018
ZONING OFFICER: [Signature]

LEGEND:

- PROPERTY LINE
- ABUTTING PROPERTY LINE
- EXISTING DWELLING
- N/F
- EDGE OF ASPHALT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CONCRETE BOUND FOUND
- GRANITE BOUND FOUND
- GRANITE BOUND (SET)
- P.K. NAIL (SET)
- D.H. (FND)
- I.R. (SET)
- I.R. (FND)
- WG
- GG
- HYD
- UP
- SMH
- CATCH BASIN
- TREE
- STOCKADE FENCE

REFERENCE:

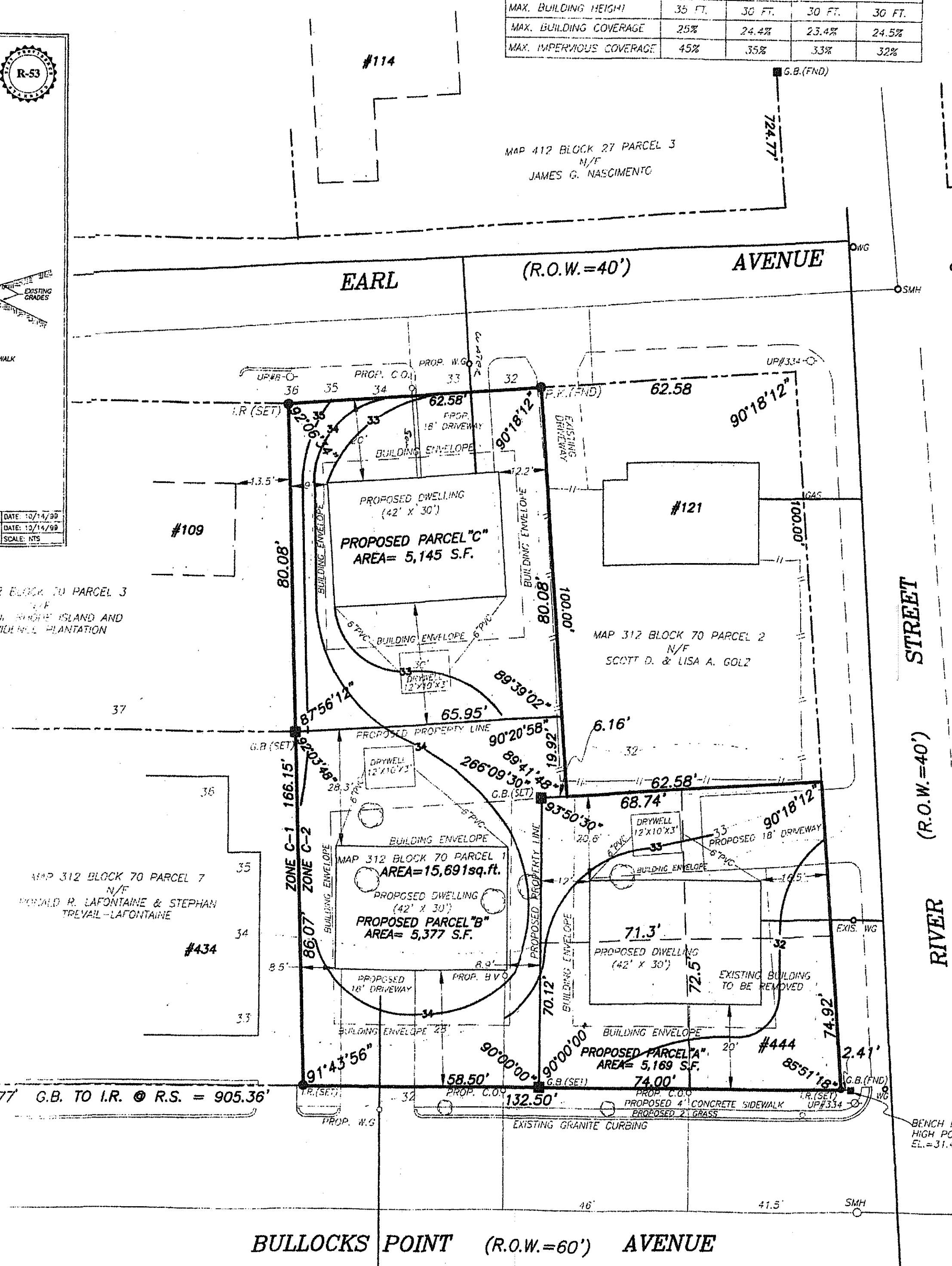
- PLAT ENTITLED "PLAT NO. 2 OF LOTS ON PLEASANT BLUFF NEAR BULLOCKS POINT EAST PROVIDENCE RI MAY 1917" SURVEYED BY CUSHING CO. WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF SAID CITY OF EAST PROVIDENCE ON PLAT CARD 17.
- PLAT ENTITLED "SHERMAN FARM PLAT EAST PROVIDENCE, R.I. BELONGING TO FREDERICK K. GOFF BY F.E. WATERMAN MAY 1917" WHICH PLAT IS RECORDED IN THE RECORDS OF LAND EVIDENCE OF SAID CITY OF EAST PROVIDENCE ON PLAT CARD 167.
- PLAT ENTITLED "PARTITION PLAT IN EQUITY SUIT NO. 2525 LUCY A. BELL ETALS. VS GEORGE W. CASE ETALS. SUPERIOR COURT SURVEYED AND DRAWN BY FRANK E. WATERMAN, JUNE 1912" WHICH PLAT IS RECORDED IN THE CITY CLERK'S OFFICE IN THE LAND EVIDENCE RECORDS ON PLAT CARD NO. 129.
- PLAT ENTITLED "PLAN OF BULLOCKS POINT AVENUE, DATED JUNE 3, 1906, SCALE 40 FT PER INCH SURVEYED BY FRANK E. WATERMAN ENG." WHICH PLAT IS RECORDED IN THE CITY CLERK'S OFFICE IN THE LAND EVIDENCE RECORDS ON HIGHWAY PLAT BOOK 11 PAGE 23.
- PLAN AND PROFILE OF BULLOCKS POINT AVENUE, DATED MARCH 7, 1906, SCALE 40 FT PER INCH SURVEYED BY FRANK E. WATERMAN ENG." WHICH PLAT IS RECORDED IN THE CITY CLERK'S OFFICE OF SAID CITY OF EAST PROVIDENCE ON PLAT BOOK 12 SHEETS 2 & 3.
- DEED BOOKS/PAGES: 3130/37, 2200/165, 495/222, 2980/279, 2326/266, 3444/217 & 3305/93.

NOTES:

- 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 IS IT WARRANTED THAT ALL EXISTING UTILITIES ARE SHOWN.
- CONTRACTOR IS REQUIRED TO CALL DIG-SAFE BEFORE ANY EXCAVATION IS COMMENCED 1-888-DIG-SAFE.
- CONTRACTOR IS REQUIRED TO VERIFY WITH THE CITY OF EAST PROVIDENCE ON THE REGULATIONS AND REQUIREMENTS BEFORE THE START OF THE PROJECT.
- THE CONTRACTOR SHALL CONTACT THE ENGINEERING DIVISION AT (401-435-7703) AND THE WATER DEPARTMENT AT (401-435-7741) 48 HOURS PRIOR TO ANY WORK ON THE SEWER AND WATER.
- THE LOWEST FLOOR ELEVATION SHALL BE A MINIMUM OF TWO (2) FEET HIGHER THAN THE SEASONAL HIGH GROUNDWATER ELEVATION.

DRYWELL DESIGN:
IMPERVIOUS ROOF COVERAGE = 1,260 S.F.
PROPOSED DRYWELL IS DESIGNATED TO STORE THE FIRST ONE INCH RAINFALL FROM THE PROPOSED DWELLING.
REQUIRED DRYWELL STORAGE = (1,260 S.F.) (1 IN) (1 FT/12 IN) = 105 S.F.
ASSUMED VOID RATIO OF STONE = 0.30
12' X 10' X 3' X 0.3 = 108 CU. FT.
50 PROPOSED DRYWELL SHALL BE - 12'(LENGTH), 10'(WIDTH) & 3'(DEPTH)

FLOOD NOTE:
THESE PREMISES ARE LOCATED IN FLOOD ZONE X, WHICH DETERMINED BY (FIRM) FOR THE CITY OF EAST PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN HAZARD. MAP NUMBER 4400700338H. MAP REVISED: SEPTEMBER 18, 2013.



PHILIP S. MANCINI JR.
No. 1591
PROFESSIONAL LAND SURVEYOR

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 NOVEMBER 25, 2015 AS FOLLOWS:
TYPE OF SURVEY - COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION - CLASS 1
TOPOGRAPHY SPECIFICATION - CLASS 1-2
THE PURPOSE FOR THE CONDUCT OF THIS SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
PROPOSED MINOR SUBDIVISION
BY: _____ DATE: _____
PHILIP S. MANCINI JR. REG.#1591, C.O.A.#LS-A3
REGISTERED PROFESSIONAL LAND SURVEYOR

R.I.G.L. 34-18-1:
THIS PLAN SHALL BE INDEXED AS:
1. BULLOCKS POINT AVENUE
2. RIVER STREET
3. EARL AVENUE

MINOR SUBDIVISION/FINAL PLAN
FOR
GLEN BREEZE
444 BULLOCKS POINT AVENUE
EAST PROVIDENCE, RHODE ISLAND
MAP 312 BLOCK 70 PARCEL 1

SEVEN TWENTY ONE ASSOCIATES
38 BRIGGS STREET
CRANSTON, RHODE ISLAND 02920
(401)301-8898

DRAWN BY: JSP
CHECKED BY: P.S.M.
APPROVED BY: P.S.M.
SCALE: 1"=20'

NUMBER	DATE	REVISION	BY
1	8/29/18	FINAL PLAN	P.S.M.

DATE: FEB. 15, 2018
FILENAME: BULLOCKS POINT
1 of 1