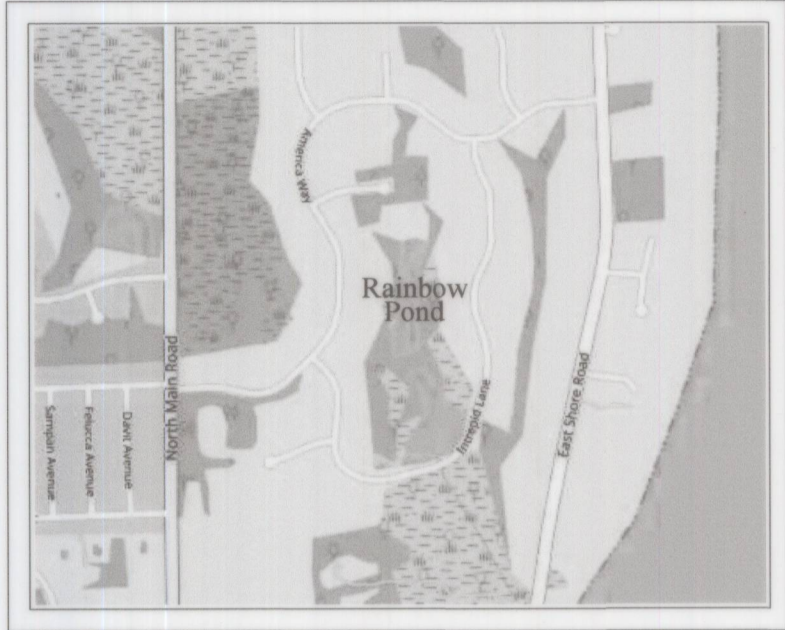
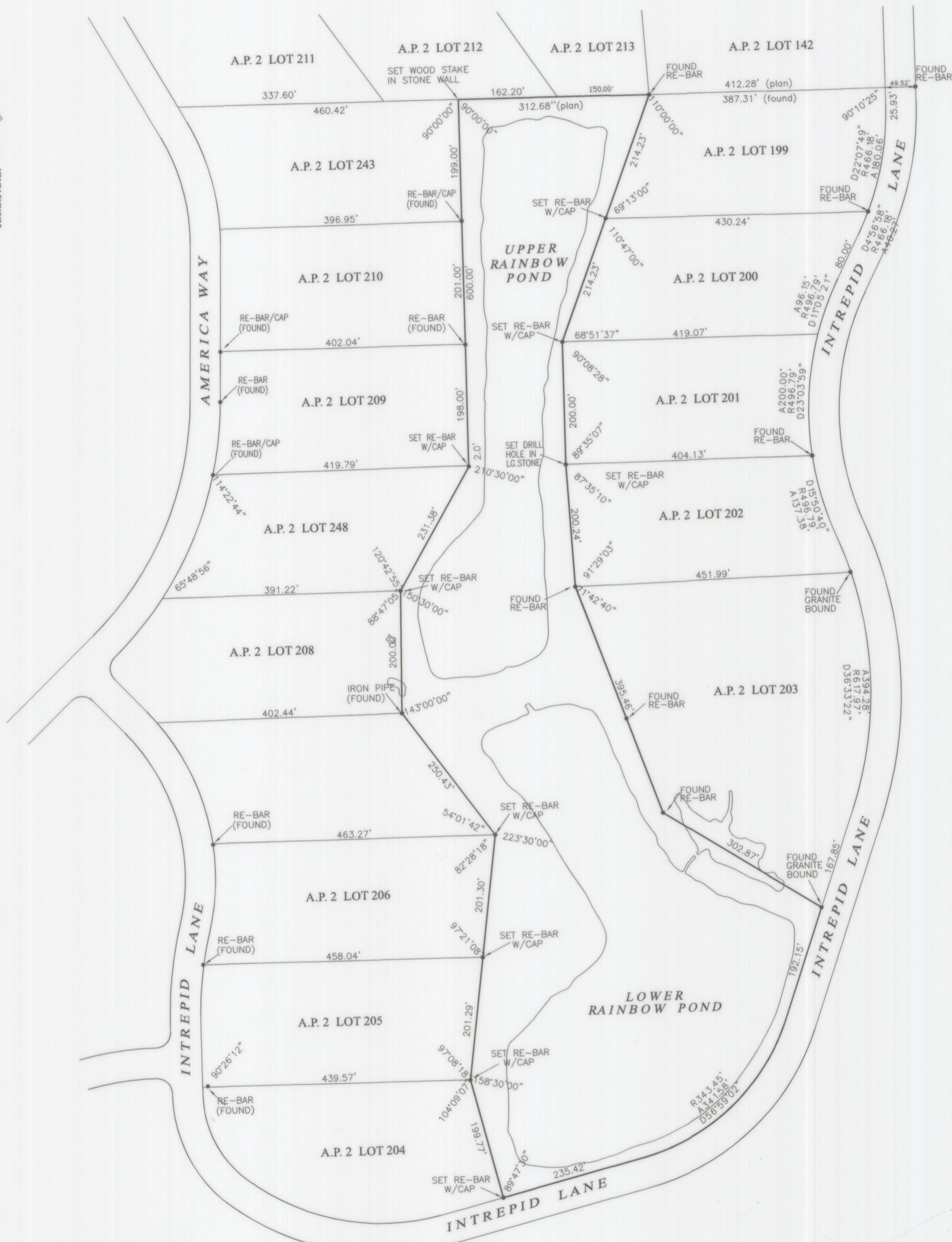


HPF 411-A



LOCUS PLAN
(NOT TO SCALE)



CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY
TOPOGRAPHIC SURVEY
MEASUREMENT / ACCURACY SPECIFICATIONS: III
T-3
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS
BY: *John D. Andrews* 1836 03/03/2022
JOHN D. ANDREWS, P.L.S. REG. NO. DATE
DOUGLAS DESIGN GROUP (L.S.000A354-CD)

NOT FOR CONSTRUCTION

REVISIONS:

REV	DATE	COMMENT
1	4/21/2022	Reset and checked monumentation
2	4/28/2022	Revision to Lot and A.P. No's
3		
4		
5		

OWNER:
Received for Record
Robert J. Fagan
TOWN CLERK
JAMES TOWN, R.I.
MAY 27, 2022 10:52 AM
Vol: 1021 Pg: 48

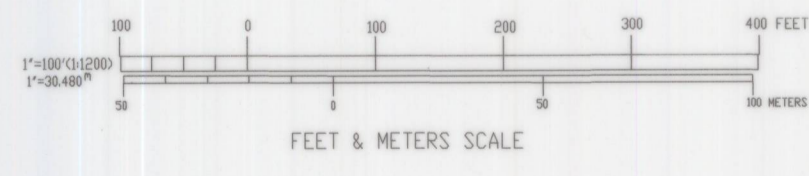
LEGEND

- CB CATCH BASIN
 - ⊕ POLE #1 UTILITY POLE
 - ⊕ SIGN STREET SIGN
 - SMH SEWER MANHOLE
 - DMH DRAIN MANHOLE
 - EMH ELECT MANHOLE
 - TMH TELEPHONE MANHOLE
 - DU — OVERHEAD UTILITIES
 - E — ELECTRIC
 - T — TELEPHONE
 - W — WATER LINES
 - S — STORM DRAIN
 - S — SANITARY LINE
 - G — GAS LINE
 - AG — ABANDONED GAS LINE
 - DSYL DOUBLE SOLID YELLOW LINE
 - SWL SOLID WHITE LINE
 - DWL DASHED WHITE LINE
 - ⊗ LIGHT
 - ⊗ FENCE
 - ⊕ MONITORING WELL
 - VG WATER GATE
 - GG GAS GATE
 - HH HAND HOLE
 - ⊕ HYD FIRE HYDRANT
 - EX — EXISTING CONTOURS
 - ⊕ SPOT ELEVATION (NAVD-88)
 - ⊕ POINT OF APPLICATION
 - ⊕ TREE
 - ⊕ PINE TREE
 - ⊕ TREE LINE
 - ⊕ LDC
 - ⊕ LEDGE OUT CRDP
 - DJH(DRILL HOLE) OR RE-BAR
 - ⊕ PROPERTY LINE (EXISTING OR NEW)
 - ⊕ GRANITE BOUND W/ DRILL HOLE
 - ⊕ PROPERTY CORNER W/ MONUMENT
 - (RBS) TO BE SET
- NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.

UTILITY NOTE:
UNDERGROUND UTILITIES SHOWN ARE PLOTTED FROM PLANS FURNISHED TO THIS OFFICE BY THE LOCAL UTILITY AND CITY ENGINEERING DEPARTMENTS. WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. THESE PLANS ARE AND SHOULD BE ASSUMED AS APPROXIMATE. THE APPROPRIATE PUBLIC UTILITY COMPANIES AND "DIG SAFE" SHOULD BE CONSULTED BEFORE ANY WORK IS DONE.

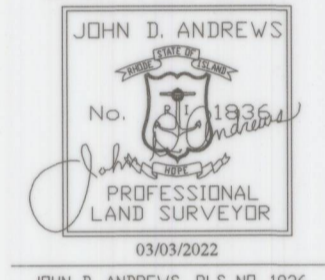
REFERENCES

- ZONED: RESIDENTIAL 4 (R4)**
MINIMUM LOT AREA - 5,000 S.F.
MINIMUM LOT WIDTH - 50 FT
MINIMUM LOT DEPTH - 100 FT
MINIMUM FRONT YARD SETBACK - 15 FT
MINIMUM SIDE YARD SETBACK - 8 FT
MINIMUM YEAR YARD SETBACK - 20 FT
MAXIMUM BUILDING HEIGHT - 35 FT
MAXIMUM BUILDING HEIGHT - 2 STORIES
MAXIMUM BUILDING COVERAGE - 25%
- DEEDS**
MAP 413, BLOCK 1, PARCEL 3: BK 4531, PG 124
MAP 413, BLOCK 1, PARCEL 2: BK 3737, PG 295
MAP 413, BLOCK 1, PARCEL 4: BK 3770, PG 3
MAP 413, BLOCK 1, PARCEL 5: BK 1296, PG 158
MAP 413, BLOCK 1, PARCEL 6: BK 3226, PG 256
MAP 413, BLOCK 1, PARCEL 9: BK 3386, PG 111
MAP 413, BLOCK 1, PARCEL 10: BK 4328, PG 110
MAP 413, BLOCK 1, PARCEL 11: BK 1542, PG 315
MAP 413, BLOCK 1, PARCEL 12: BK 317, PG 249
MAP 413, BLOCK 1, PARCEL 14: BK 3668, PG 21
MAP 413, BLOCK 1, PARCEL 15: BK 4527, PG 173
MAP 413, BLOCK 1, PARCEL 16: BK 4531, PG 124
- PLANS**
① PLAN ENTITLED "PLAT NO. 2 OF LOTS ON PLEASANT BLUFF NEAR BULLDOGS POINT, EAST PROVIDENCE, R.I. WITH QUIT-CLAIM COVENANTS MAY 1871, SURVEYED BY CUSHING & CO." WHICH PLAT IS RECORDED WITH THE RECORDS OF LAND EVIDENCE IN SAID CITY OF EAST PROVIDENCE, IN PLAT BOOK 2 AT PAGE 4 AND (COPY) ON PLAT CARD 17.



DRAWN BY: BSA
CHECK BY: JDA

SEAL: TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



JOHN D. ANDREWS, PLS NO. 1836

PREPARED FOR:

EXISTING CONDITIONS
AND
SURVEY OF LAND

PREPARED FOR

RAINBOW POND
East Passage Estates

JAMESTOWN
RHODE ISLAND

Date: APRIL 4, 2022

Scale: 1" = 100'

PREPARED BY:



SHEET: 1 OF 1

COMPREHENSIVE BOUNDARY AND EXISTING CONDITIONS SURVEY

DDG PROJECT #: 12.21.1735

DATE: 01/12/2022