

LOCUS MAP
(NOT TO SCALE)

REFERENCES

- 1.) "STREET AND GRADE PLAN MYRTLE AVENUE TO PLAT, PONTIAC AVENUE TO PLAT LINE MARCH 1927" SEE ENGINEERING FILE D-7
- 2.) "STREET AND GRADE PLAN NORMAN AVENUE PONTIAC AVENUE TO PLAT LINE MARCH 1927" SEE ENGINEERING FILE D-11
- 3.) "PLAN OF SURVEY IN GRANSTON, R.I. FOR WILLIAM DISTEFANO, LOT 146 ON A.P. 9/1." BY DAVID D. GARDNER & ASSOCIATES, INC. 200 METRO CENTER BOULEVARD, WARWICK, R.I., 02886

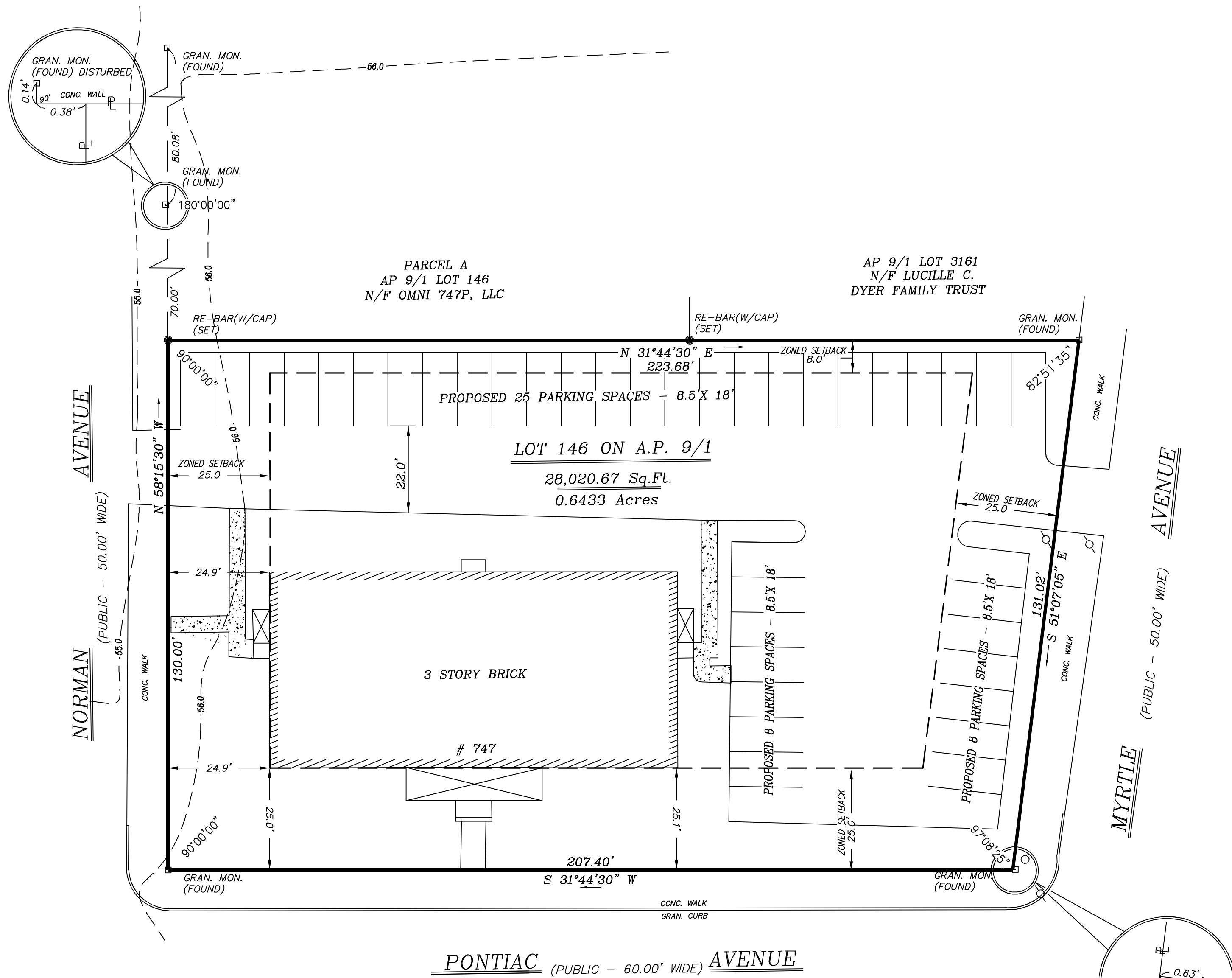
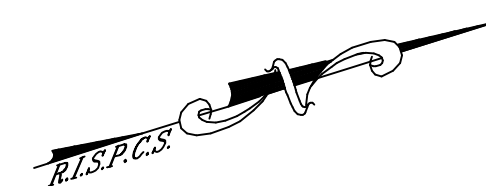
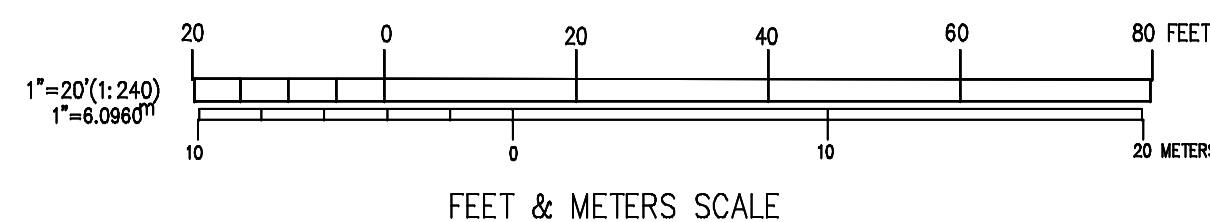
LOCUS PLAN

(NOT TO SCALE)

LEGEND

- | | | | |
|-------|--------------------------|-------|----------------------|
| □ | CATCH BASIN | ○ WG | WATER GATE |
| ○ | UTILITY POLE | ○ GG | GAS GATE |
| ⊕ | STREET SIGN | ○ CO | CLEAN OUT |
| ○ | SEWER MANHOLE | □ HH | HAND HOLE |
| ○ | DRAIN MANHOLE | ○ HYD | FIRE HYDRANT |
| ○ | ELECT MANHOLE | -10- | EXISTING CONTOURS |
| ○ | TELEPHONE MANHOLE | • | SPOT ELEVATION |
| -OU- | OVERHEAD UTILITIES | • | POINT OF APPLICATION |
| -UGU- | UNDER GROUND UTILITY | ○ | TREE |
| -T- | TELEPHONE | ○ | PINE TREE |
| -W- | WATER LINES | ○ | TREE LINE |
| -D- | STORM DRAIN | ○ | L.O.C. |
| -S- | SANITARY LINE | ○ | LEDGE OUT CROP |
| -G- | GAS LINE | ○ | ALTA COMMITMENT |
| -AG- | ABANDONED GAS LINE | ○ | EXCEPTIONS REFERENCE |
| DSYL | DOUBLE SOLID YELLOW LINE | - - - | ZONING LINE |
| SWL | SOLID WHITE LINE | — | PROPERTY LINE |
| DWL | DASHED WHITE LINE | — | NEW LOT LINE |
| ⊗ | LIGHT | | |
| -X-X- | FENCE | | |

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.



NOTES

- 1.) THE PARCEL SHOWN HEREON IS NOT WITHIN THE 100 YEAR FLOODPLAIN BOUNDARY (ZONE X) AS SHOWN ON FLOOD MAP 4007C0314H DATED: OCTOBER 2, 2015.
- 2.) THE PROPOSAL AS SHOWN IN THE SITE PLAN IS CONTINGENT UPON RECEIVING A ZONE CHANGE FROM A-6 TO C-2 WITH CONDITIONS.

NOTE:

THE INTENT OF THIS PLAN IS TO SUBDIVIDE LOT 146 AS FOUND ON ASSESSORS PLAT 9/1 INTO 2 LOTS OR PARCELS OF LAND. PARCEL A TO BE 28,020.67 SQ.FT. AND PARCEL B WITH AN AREA OF 8887.44 SQ.FT.

ZONING A-6

ZONING SETBACKS:
 Max Height: 35 ft
 Max Building Coverage: 30%
 Min. Lot Area: 6,000 Sq.Ft.
 Min. Lot Width: 60 feet (Exist.)
 Front Yard Setback: 25 feet
 Side Yard Setback: 8'
 Min. Rear Yard: 20'

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
 MEASUREMENT / ACCURACY SPECIFICATIONS: I
 OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY III
 TOPOGRAPHIC SURVEY: N/A

THE PURPOSE FOR THE CONDUCT OF THE PLAN IS AS FOLLOWS:

SITE PLAN IS TO ESTABLISH THE LOCATION OF THE PROPERTY LINES AS DRAWN IN RELATION TO THE PROPOSED IMPROVEMENTS

By: *John D. Andrews* 07/29/2022

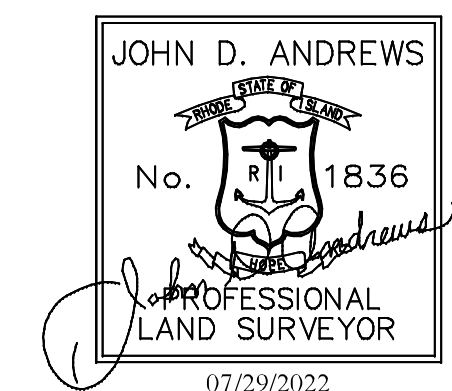
REVISIONS:

REV	DATE	COMMENT
1	10/06/2022	SHEET SIZE D

ZONING: A-6

DRAWN BY: BSA
 CHECK BY: JDA

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



PREPARED FOR:

RESIDENTIAL APARTMENT CONVERSION
 MAJOR LAND DEVELOPMENT
 MASTER PLAN

PREPARED FOR
 OMNI 747P LLC
 747 PONTIAC AVENUE
 A.P.9/1 LOT 146
 CRANSTON, RHODE ISLAND
 DATE: JULY 29, 2022
 SCALE 1" = 20'

PROJECT OWNER:
 OMNI 747P, LLC.
 P.O. BOX 856
 EAST GREENWICH, R.I. 02816-856

PREPARED BY:

Douglas
 DESIGN GROUP
 LAND SURVEYING • CONSULTING
 BAY TOWER • LOWER LEVEL • SUITE C
 101 PLAIN STREET
 PROVIDENCE, RHODE ISLAND 02903
 508-821-8728 774-284-0085
 douglasdesigngroup@gmail.com

SHEET: 1 OF 1

COMPREHENSIVE BOUNDARY & AS-BUILT SURVEY

DDG PROJECT #: 01.22.1744

DATE: 8/24/2022

STREET INDEX:
 MYRTLE AVENUE
 NORMAN AVENUE
 PONTIAC AVENUE