

LOCUS MAP
(NOT TO SCALE)

REFERENCES

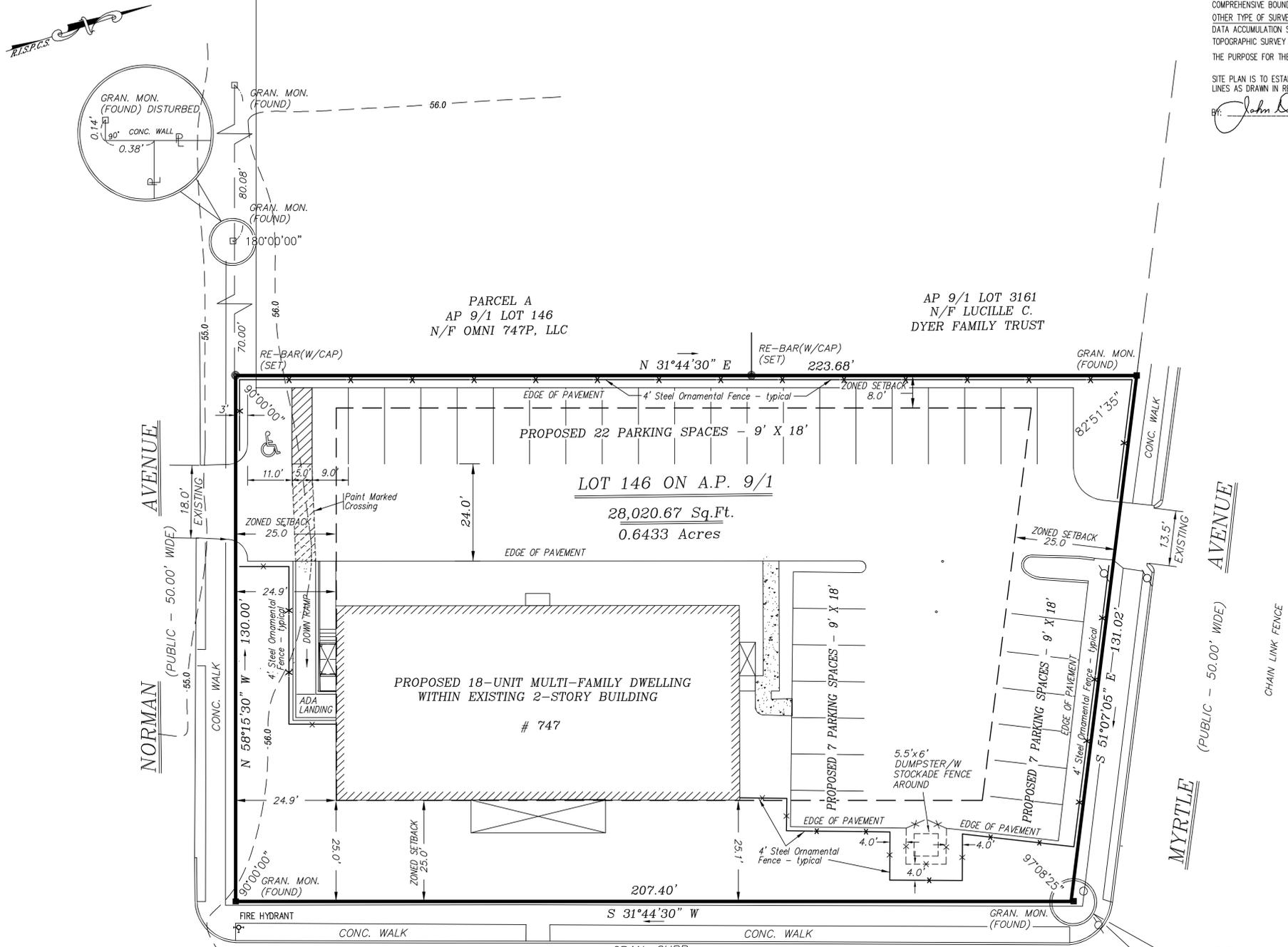
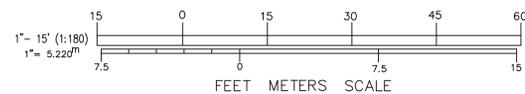
- 1.) "STREET AND GRADE PLAN MYRTLE AVENUE TO PLAT, PONTIAC AVENUE TO PLAT LINE MARCH 1927" SEE ENGINEERING FILE D-7
- 2.) "STREET AND GRADE PLAN NORMAN AVENUE PONTIAC AVENUE TO PLAT LINE MARCH 1927" SEE ENGINEERING FILE D-11
- 3.) "PLAN OF SURVEY IN CRANSTON, R.I. FOR WILLIAM DISTEFANO, LOT 146 ON A.P.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

LOCUS PLAN
(NOT TO SCALE)

LEGEND

- | | | | |
|-----------|--------------------------|-------|--------------------------------------|
| □ CB | CATCH BASIN | ○ WG | WATER GATE |
| ○ POLE #1 | UTILITY POLE | ○ GG | GAS GATE |
| ○ SIGN | STREET SIGN | ○ CO | CLEAN OUT |
| ○ SMH | SEWER MANHOLE | □ HH | HAND HOLE |
| ○ DMH | DRAIN MANHOLE | ○ HYD | FIRE HYDRANT |
| ○ EMH | ELECT MANHOLE | -10- | EXISTING CONTOURS |
| ○ TMH | 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 | ○ | LEDGE OUT CROP |
| -S- | SANITARY LINE | ○ | ALTA COMMITMENT EXCEPTIONS REFERENCE |
| -G- | GAS LINE | ○ | ZONING LINE |
| -AG- | ABANDONED GAS LINE | ○ | PROPERTY LINE |
| DSYL | DOUBLE SOLID YELLOW LINE | ○ | NEW LOT LINE |
| SWL | SOLID WHITE LINE | | |
| DWL | DASHED WHITE LINE | | |

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 CONSISTANT WITH APPROVED ORDINANCE 9-22-01, TO CHANGE THE ZONE OF SUBJECT PROPERTY TO C2 WITH CONDITIONS. FINAL CITY COUNCIL APPROVAL DATE OF 11/28/22.
- 3) THE PERCENT OF LANDSCAPED AREA TO THE TOTAL LOT SQUARE FOOTAGE = 30 +/- % (8,436 +/- SQ. FT. / 28,020.67 SQ. FT. = 30 +/- %)

ZONING C-2

ZONING SETBACKS: (C-2 WITH CONDITIONS)
 Max Height: 30 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:

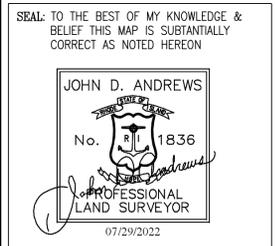
TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY	III
DATA ACCUMULATION SURVEY	N/A
TOPOGRAPHIC SURVEY	III

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
2	10/24/2022	PARKING AND DUMPSTER REVISIONS
3	2/06/2023	H.C. PARKING SPACES & HYDRANT & REMOVE C.L. FENCE
4	2/23/2023	ADD, FENCE, REALIGN PARKING AND ADD NOTES.

DRAWN BY: BSA
 CHECK BY: JDA



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" = 15'

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