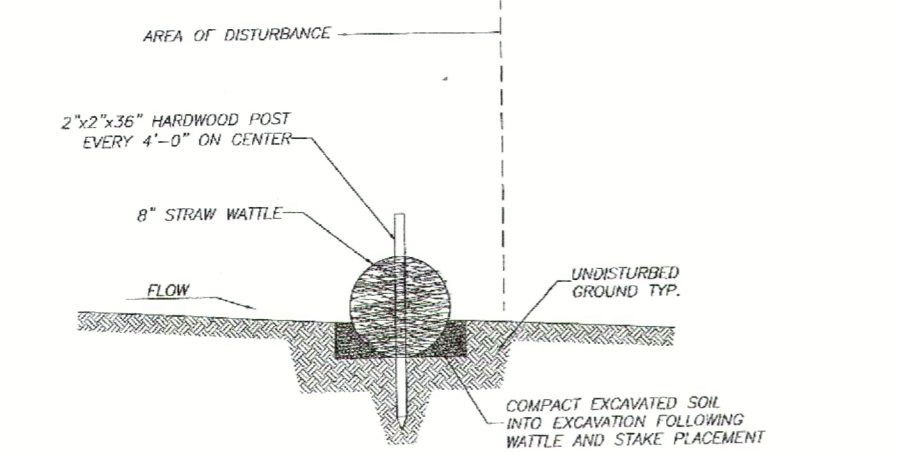
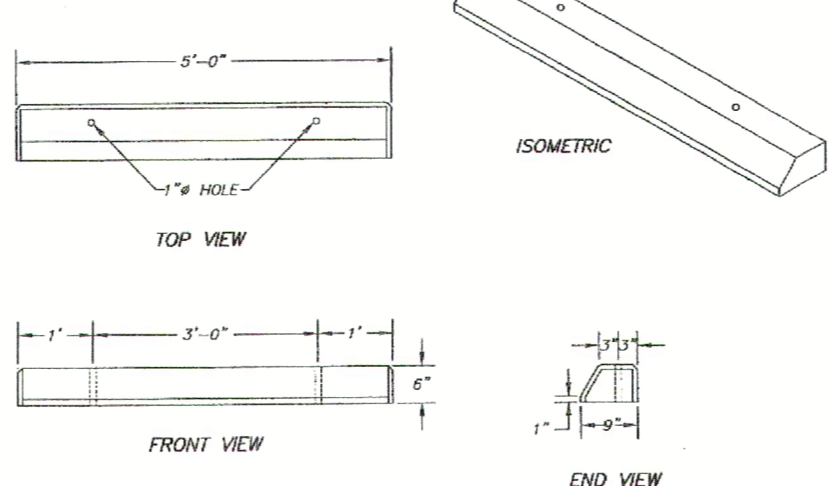


STRAW WATTLE EROSION CONTROL

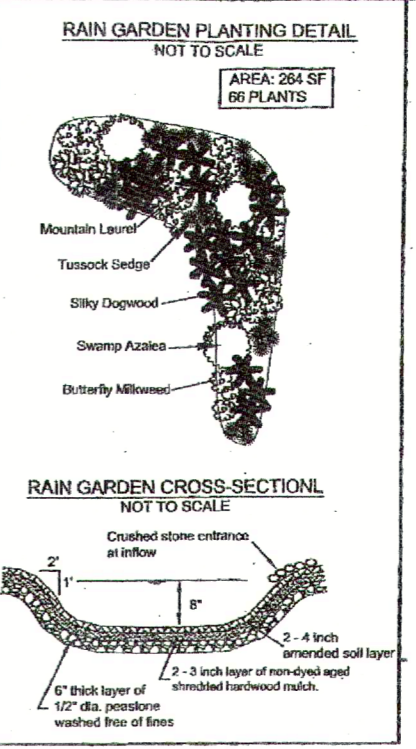
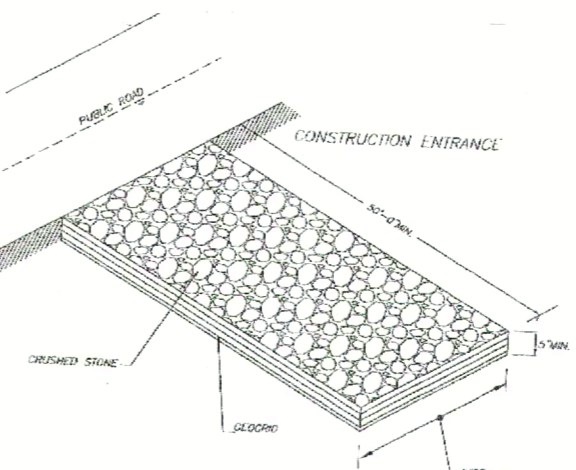
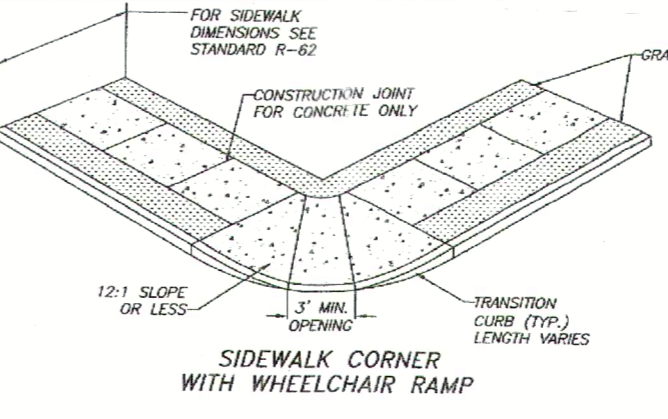


- BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" DEEP X 9" WIDE TRENCH. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
- PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT THE SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UP-HILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ADJUT.
- SECURE THE WATTLE WITH 36" STAKES EVERY 3-4' WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLES LEAVING AT LEAST 2-3" OF STAKE EXTENDING ABOVE THE WATTLE STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.

PRECAST CONCRETE CAR STOPS



- NOTES:**
- ALL SURFACES TO HAVE A SPONGE FLOAT FINISH.
 - PRECAST CONCRETE CAR STOPS SHALL BE MEASURED BY THE UNIT EACH WHICH INCLUDES FURNISHING AND DRIVING 3/4"x18" STEEL RODS.
 - ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
 - SEE SPECIFICATIONS FOR ALLOWABLE TOLERANCES.



LEGEND

---	PROPERTY LINE
- - - -	ABUTTING PROPERTY LINE
	EXISTING DWELLING
---	NOW OR FORMERLY
---	EDGE OF ASPHALT
---	STOCKADE FENCE
■ R.I.H.B. (FND)	RHODE ISLAND HIGHWAY BOUND FOUND
■ G.B. (FND)	GRANITE BOUND FOUND
○ I.R. (SET)	IRON ROD SET
○ U.P.	UTILITY POLE
○ D.H. (SET)	DRILL HOLE SET
● PK SET	P.K. NAIL SET
○ SMH	SEWER MANHOLE
○ F.H.	FIRE HYDRANT
○ W.G.	WATER GATE
○ D.M.H./D.INLET	DRAINAGE MANHOLE /W D.INLET
○ G.G.	GAS GATE
○ 61.1	ELEVATION SPOTS
62.5	PROPOSED ELEVATION

ZONING:
THIS PARCEL IS SITUATED IN RESIDENTIAL ZONE C-3:
MIN. AREA: 6,000 S.F.
MIN. FRONTAGE: 60 FT.
MIN. LOT WIDTH: 60 FT.
MIN. FRONT YARD: 0 FT.
MIN. REAR YARD: 20 FT.
MIN. SIDE YARD: 0 FT.
MAX. BUILDING HEIGHT: 35 FT.
MAX. LOT COVERAGE: 100%

REFERENCE:

- PLAT ENTITLED: "OAKLAWN PARK CRANSTON RI OWNED BY JW WILBER MARCH 20TH 1900 A.L. ELIOT ENG. BOSTON MASS." WHICH SAID PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE CITY OF CRANSTON ON PLAT CARD 124.
- PLAT ENTITLED: "OAKLAND PARK PLAT REPLAT OF LOTS 307 THRU 312 INCLUSIVE AN ADMINISTRATIVE SUBDIVISION BY W.P. SKORUPSKI LOCATED IN CITY OF CRANSTON JUNE 2005" WHICH SAID PLAT WAS RECORDED IN THE LAND EVIDENCE RECORDS OF THE CITY OF CRANSTON ON PLAT CARD 727.
- STATE HIGHWAY PLAT NO. 616 (SHEET 6 OF 12).

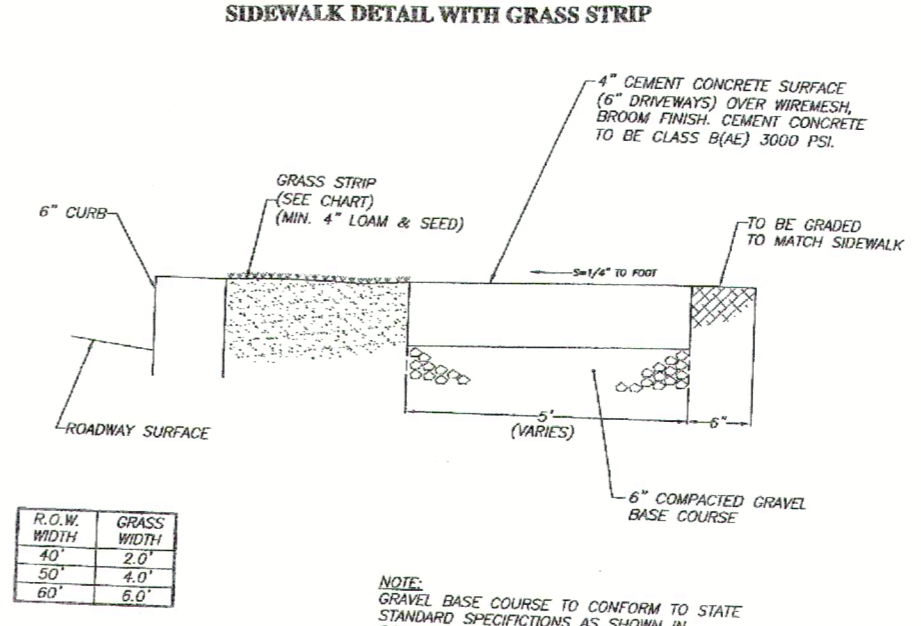
FLOODING:
THIS PARCEL IS LOCATED IN FLOOD ZONE-X, WHICH DETERMINED BY "FIRM" FOR THE CITY OF CRANSTON, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND AS AREAS OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN. MAP NUMBER #4407C0313H. EFFECTIVE DATE: OCTOBER 2, 2015.

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 NOVEMBER 25, 2015 AS FOLLOWS:
TYPE OF BOUNDARY SURVEY- LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION- CLASS I
TOPOGRAPHY SURVEY- T2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
DETERMINE THE PROPERTY LINES AND LOCATE THE EXISTING STRUCTURES ON THE SUBJECT PROPERTY.

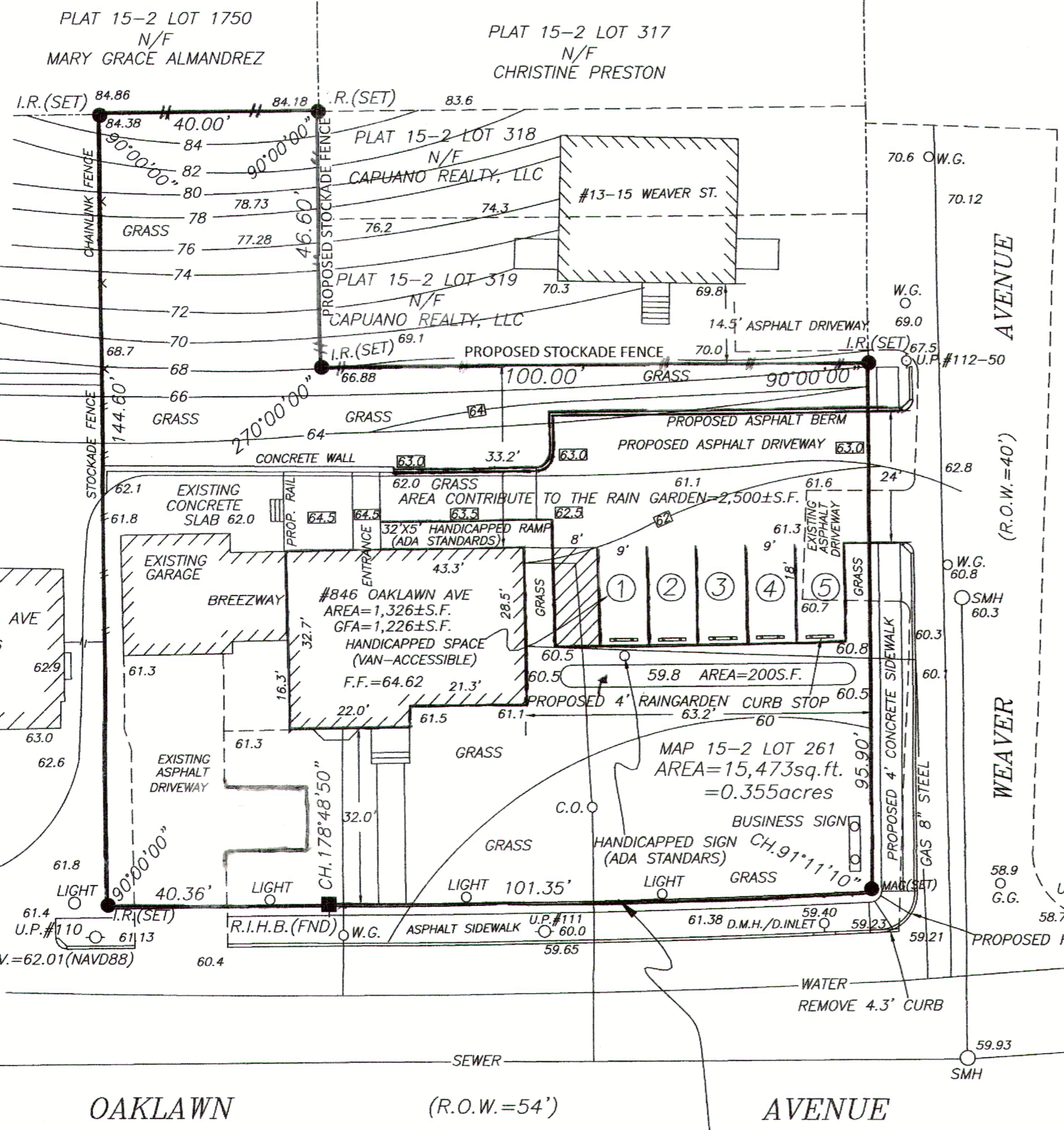
BY: *Nabil Y. Rashid* DATE: 2/14/22
NABIL RASHID PLS#1948, C.O.A.#15-427
REGISTERED PROFESSIONAL LAND SURVEYOR

OFF STREET PARKING:
SECTION 17.64.010
FOR RETAIL SERVICE & BUSINESS ESTABLISHMENT
REQUIRED 1 PARKING SPACE FOR EVERY 300 GFA
(1,320 GFA)(1SPACE/300GFA) = 4.4 = 5 SPACES
PROPOSED: 1 HANDICAPPED VAN-ACCESSIBLE SPACE
4 REGULAR SPACES

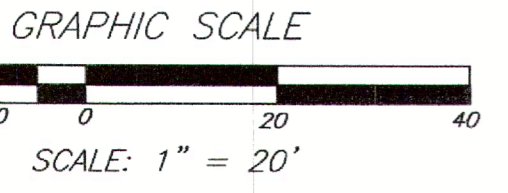
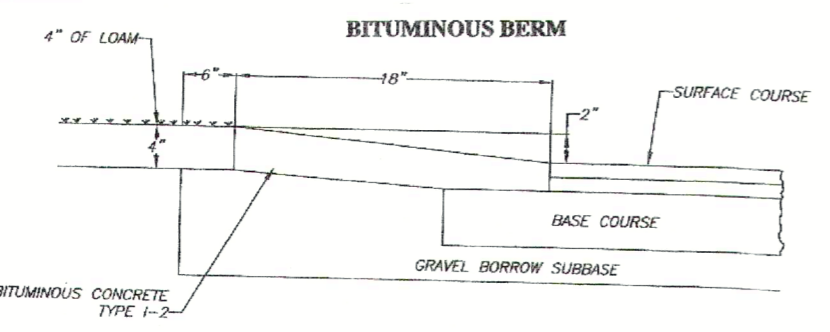


R.O.W. WIDTH	GRASS WIDTH
40'	2.0'
50'	4.0'
60'	6.0'

NOTE: GRAVEL BASE COURSE TO CONFORM TO STATE STANDARD SPECIFICATIONS AS SHOWN IN COLUMN 1, SUBSECTION 11.01.09



$\Delta = 4'37.40"$
 $R = 2447.83'$
 $T = 98.91'$
 $L = 197.71'$
 $C = 197.66'$



SURVEY & PLAN
FOR
MONTECATINI PROPERTIES/ DOMAIN REALTY
846 OAKLAWN AVENUE
CRANSTON, RHODE ISLAND
MAP 15-2 LOT 361

NRC ASSOCIATES
P.O. BOX 14459
EAST PROVIDENCE, RHODE ISLAND 02914
(401)954-0206

NUMBER	DATE	REVISION	BY
1	JAN. 20, 2022	RAINGARDEN	N.Y.R.
1	FEB. 7, 2022	PARKING & HANDICAPPED RAMP	N.Y.R.

DRAWN BY: K.L.L.
CHECKED BY: N.Y.R.
APPROVED BY: N.Y.R.
SCALE: 1" = 20'
DATE: JAN. 5, 2022
FILENAME: OAKLAWN AVE
1 of 1

