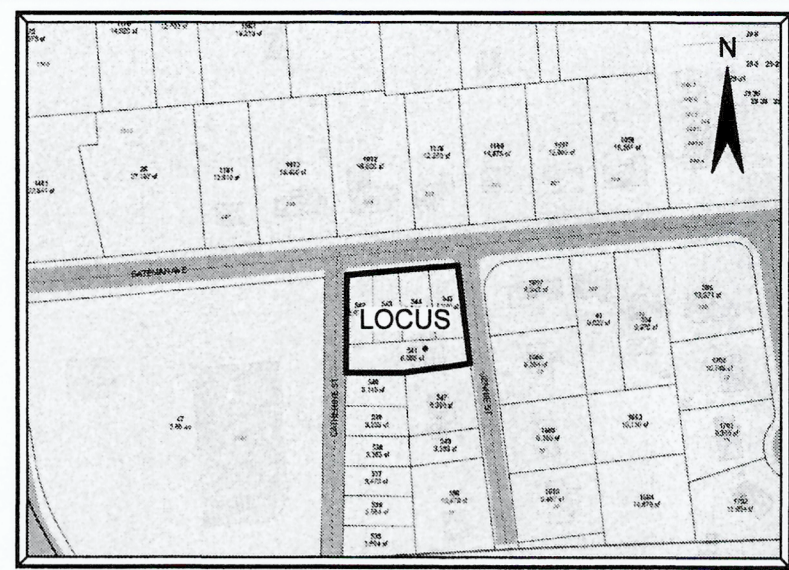
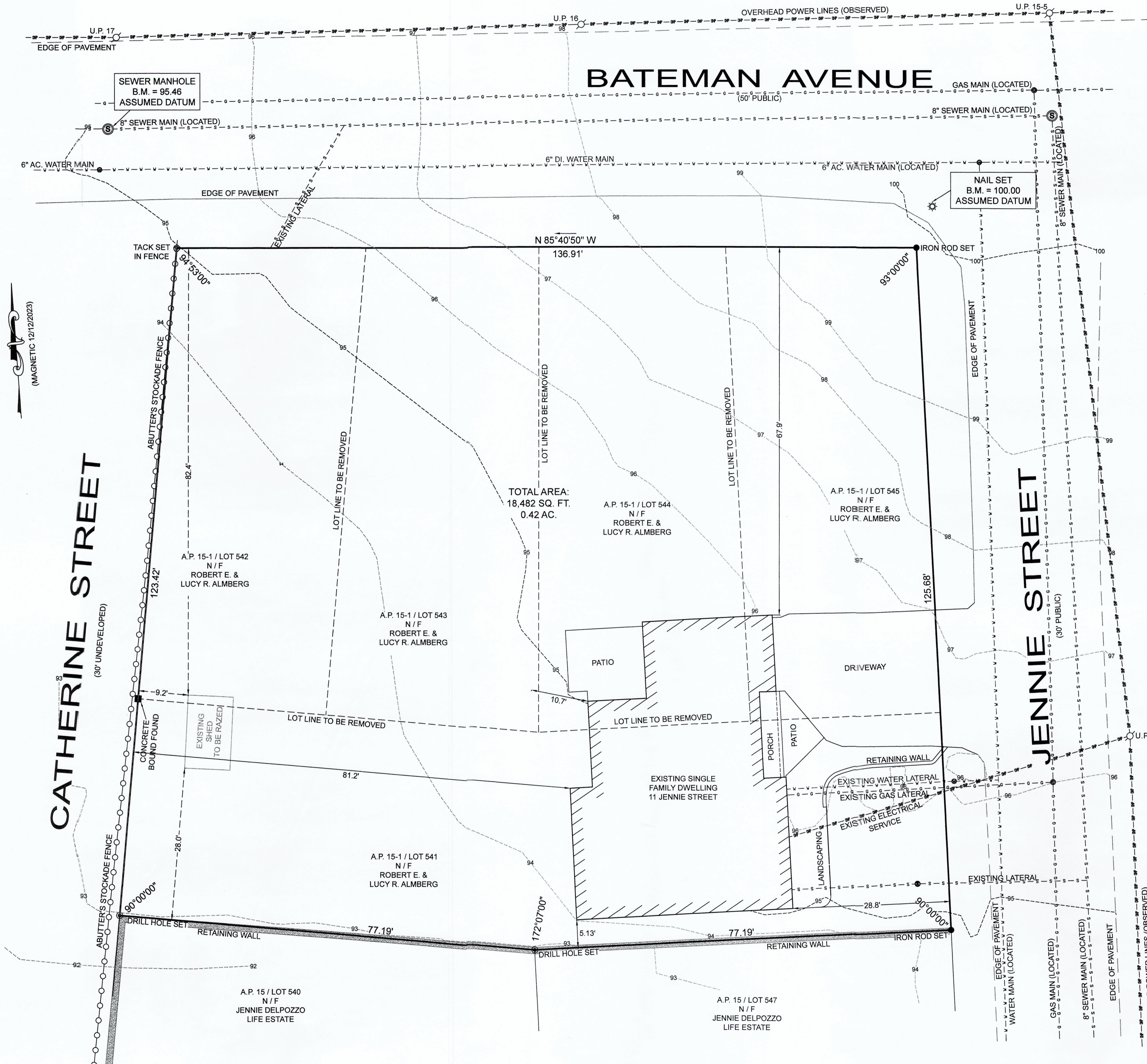


JENNIE STREET  
BATEMAN AVENUE  
CATHERINE STREET  
STREET INDEX

REFERENCE:

- DEED BK 372 / PG. 805
- DEED BK 375 / PG. 774
- LOTS 18-21 ON P.C. 194 ENTITLED, "REPLAT OF A PORTION OF THE MAYFIELD PLAT, CRANSTON, R.I. BELONGING TO P. J. CURRAN, BY FRANK E. WATERMAN, JUNE, 1911."



LOCUS MAP  
NOT TO SCALE

ZONING DISTRICT A-8

- MINIMUM LOT AREA: 8,000 S.F.
- MINIMUM LOT FRONTAGE: 80 FT.
- MINIMUM SETBACKS: FRONT: 25 FT.  
SIDE: 10 FT.  
REAR: 20 FT.
- MAXIMUM STRUCTURE HEIGHT: 35 FT.
- MAXIMUM LOT COVERAGE: 30%
- EXISTING LOT COVERAGE: 10.4%

NOTE:

- FEMA ZONE X / MAP: 44007C0426H / DATE: 10-02-15
- NO PREVIOUS ZONING RELIEF REQUESTED.
- ZONING RELIEF WILL BE REQUESTED FOR THE REAR SETBACK ON PARCEL-A, AND THE RIGHT SIDE SETBACK ON PARCEL-B.
- SITE CONSISTS OF ENTIRELY PAXTON-URBAN LAND COMPLEX (PD), WHICH IS SUITABLE FOR DEVELOPMENT.
- NO KNOWN NATURAL OR HISTORICAL MONUMENTS EXIST ON SITE.
- NO ENVIRONMENTAL HAZARDS ON SITE.
- NO ABUTTING RECORD PLATS.
- NO EASEMENTS OR COVENANTS TO LOT OR ABUTTING LOTS.
- SITE IS NOT WITHIN A NATURAL HERITAGE AREA.
- NO KNOWN WETLANDS OR WATER COURSES ON SITE.
- NO CEMETERIES ON OR ABUTTING SITE.

LEGEND

- AP ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- IRON ROD
- DRILL HOLE
- ⊙ GIN SPIKE / MAG NAIL
- ⊙ TACK SET
- IRON PIPE
- ⊙ MANHOLE
- ⊙ CATCH BASIN
- ⊙ GAS GATE
- ⊙ WATER GATE
- ⊙ HYDRANT
- ⊙ SEWER MANHOLE
- UTILITY POLE

CATHERINE STREET  
(30' UNDEVELOPED)

JENNIE STREET  
(30' PUBLIC)

BATEMAN AVENUE  
(50' PUBLIC)

TOTAL AREA:  
18,482 SQ. FT.  
0.42 AC.

A.P. 15-1 / LOT 544  
N/F  
ROBERT E. &  
LUCY R. ALMBERG

A.P. 15-1 / LOT 545  
N/F  
ROBERT E. &  
LUCY R. ALMBERG

A.P. 15-1 / LOT 542  
N/F  
ROBERT E. &  
LUCY R. ALMBERG

A.P. 15-1 / LOT 543  
N/F  
ROBERT E. &  
LUCY R. ALMBERG

A.P. 15-1 / LOT 541  
N/F  
ROBERT E. &  
LUCY R. ALMBERG

A.P. 15 / LOT 540  
N/F  
JENNIE DELPOZZO  
LIFE ESTATE

A.P. 15 / LOT 547  
N/F  
JENNIE DELPOZZO  
LIFE ESTATE

RICHARD T. BZDYRA  
PLANNING & SURVEYING  
2/20/24

**SURVEY CLASSIFICATION:**  
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 ON NOVEMBER 25, 2015, AS FOLLOWS:  
**TYPE OF BOUNDARY SURVEY:**  
LIMITED CONTENT BOUNDARY SURVEY  
DATA ACCUMULATION SURVEY  
**MEASUREMENT SPECIFICATION:**  
CLASS I  
CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES, AS TO PROPOSE A SUBDIVISION TO THE EXISTING PARCELS.  
BY: *[Signature]* DATE: 2/20/24  
RICHARD T. BZDYRA, PLS. LICENSE #1786; COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY NOT BE ACCURATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIGSAFE" AT 1-888-344-7233.

EXISTING CONDITIONS

PRELIMINARY PLAN  
THE ALMBERG PLAT

A.P. 15-1 / LOTS 541-545  
11 JENNIE STREET  
CRANSTON, R.I. 02920  
SCALE: 1"=10' DATE: FEBRUARY 26, 2024

PREPARED FOR:  
**RYAN ALMBERG**  
11 JENNIE STREET  
CRANSTON, R.I. 02920  
PHONE: (401) 598-8036

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
PHONE: (401) 463-9696 info@osplanners.com

OWNER: /  
ROBERT E. ALMBERG  
LUCY R. ALMBERG  
11 JENNIE STREET  
CRANSTON, R.I. 02920

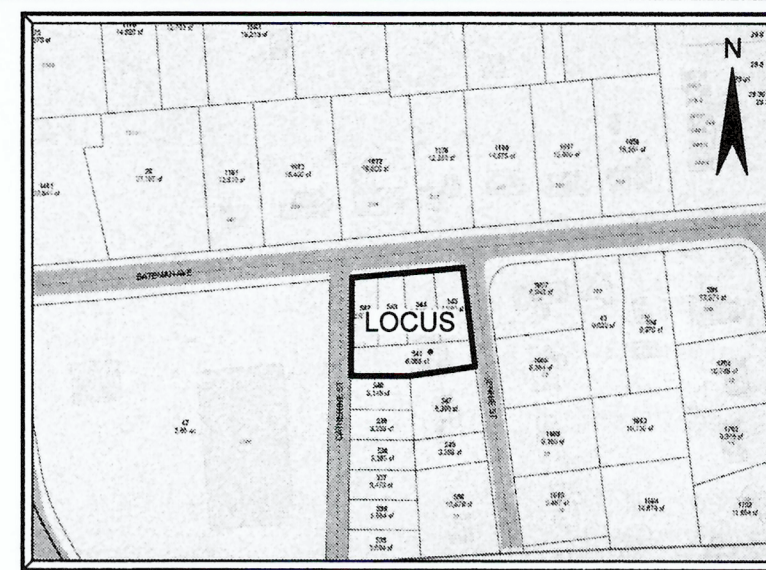
JOB NO. 1309A / DWG. NO. 1309A-(ZTDS)  
SHEET: 1 OF 3  
GRAPHIC SCALE: 1"=10'  
0 10 20 30

JENNIE STREET  
BATEMAN AVENUE  
CATHERINE STREET  
STREET INDEX

REFERENCE:

- DEED BK.372 / PG.805
- DEED BK.375 / PG.774
- LOTS 16-21 ON PC.194 ENTITLED, "REPLAT OF A PORTION OF TH MAYFIELD PLAT, CRANSTON, R.I. BELONGING TO P.J. CURRAN, BY FRANK E. WATERMAN, JUNE, 1911."

A.P. 15-1 / LOT	OLD AREA	NEW AREA
LOT 541	6,065 S.F. (0.14 AC.)	0 S.F. (0 AC.)
LOT 542	2,972 S.F. (0.06 AC.)	0 S.F. (0 AC.)
LOT 543	3,132 S.F. (0.07 AC.)	0 S.F. (0 AC.)
LOT 544	3,278 S.F. (0.08 AC.)	0 S.F. (0 AC.)
LOT 545	3,035 S.F. (0.07 AC.)	0 S.F. (0 AC.)
PARCEL A	0 S.F. (0 AC.)	9,065 S.F. (0.20 AC.)
PARCEL B	0 S.F. (0 AC.)	9,417 S.F. (0.22 AC.)



LOCUS MAP  
NOT TO SCALE

ZONING DISTRICT A-8

MINIMUM LOT AREA: 8,000 S.F.  
MINIMUM LOT FRONTAGE: 80 FT.  
MINIMUM SETBACKS: FRONT: 25 FT.  
SIDE: 10 FT.  
REAR: 20 FT.  
MAXIMUM STRUCTURE HEIGHT: 35 FT.  
MAXIMUM LOT COVERAGE: 30%

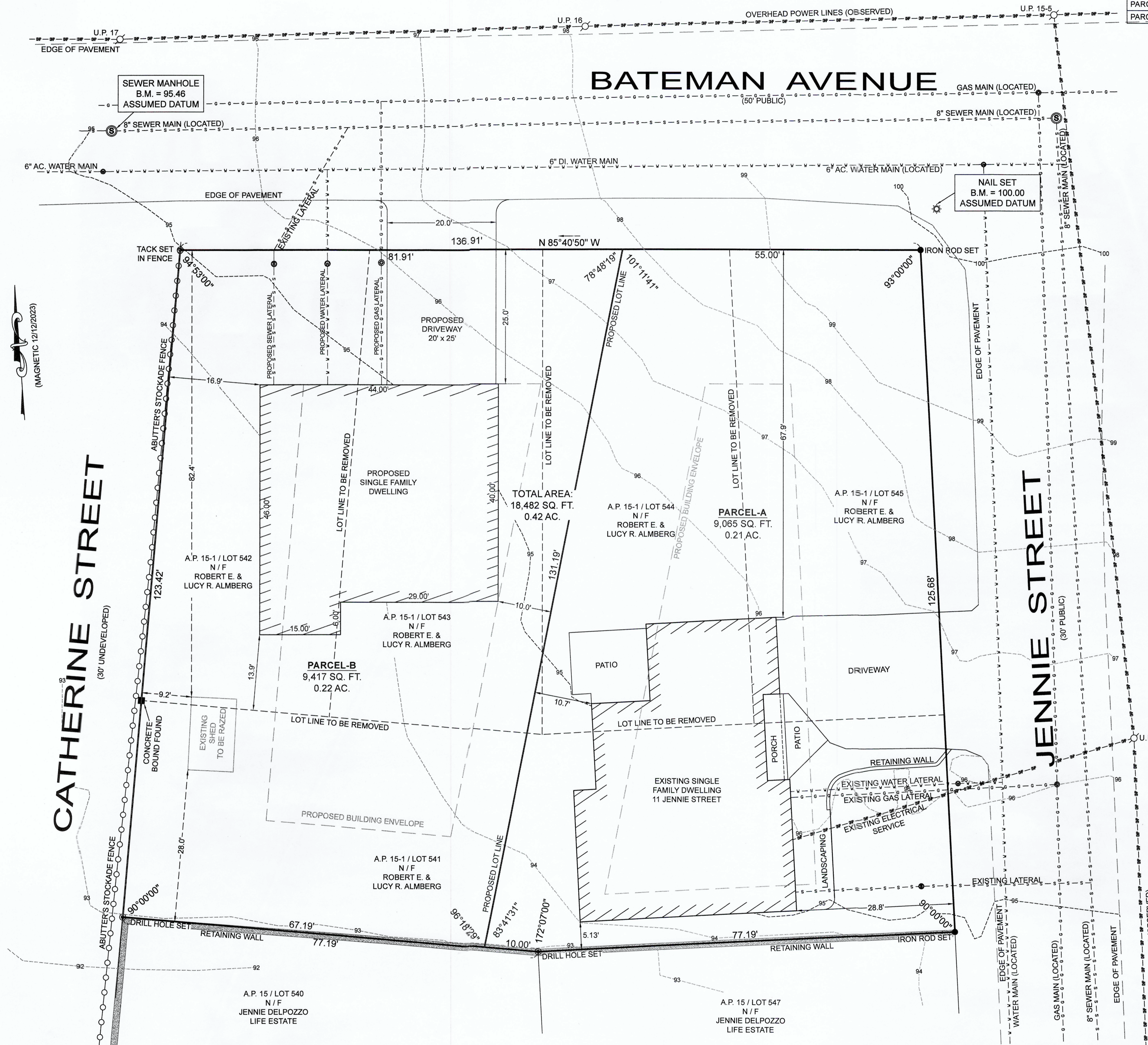
PROPOSED LOT COVERAGE PARCEL-A: 20%  
PROPOSED LOT COVERAGE PARCEL-B: 19.6%

NOTE:

- FEMA ZONE X / MAP: 44007C0426H / DATE: 10-02-15
- NO PREVIOUS ZONING RELIEF REQUESTED.
- ZONING RELIEF WILL BE REQUESTED FOR THE REAR SETBACK ON PARCEL-A, AND THE RIGHT SIDE SETBACK ON PARCEL-B.
- SITE CONSISTS OF ENTIRELY PAXTON-URBAN LAND COMPLEX (PD), WHICH IS SUITABLE FOR DEVELOPMENT.
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LEGEND

- AP ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
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- ⊛ GIN SPIKE / MAG NAIL
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- ⊙ MANHOLE
- ⊙ CATCH BASIN
- ⊙ GAS GATE
- ⊙ WATER GATE
- ⊙ HYDRANT
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ UTILITY POLE
- \* LIGHT POLE



CATHERINE STREET  
(30' UNDEVELOPED)

JENNIE STREET  
(30' PUBLIC)

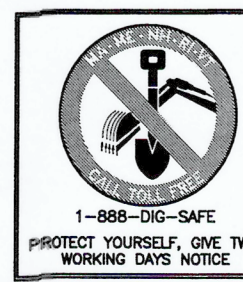
BATEMAN AVENUE

RICHARD T. BZDYRA  
PROFESSIONAL LAND SURVEYOR  
2/20/24

**SURVEY CLASSIFICATION:**  
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**TYPE OF BOUNDARY SURVEY:** LIMITED CONTENT BOUNDARY SURVEY  
**MEASUREMENT SPECIFICATION:** CLASS I  
CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES, AS TO PROPOSE A SUBDIVISION TO THE EXISTING PARCELS.  
BY: RICHARD T. BZDYRA, PLS., LICENSE # 1286, COA # LS-A60 DATE: 2/20/24

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



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PROPOSED PLAN  
PRELIMINARY PLAN  
THE ALMBERG PLAT

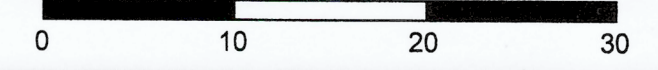
A.P. 15-1 / LOTS 541-545  
11 JENNIE STREET  
CRANSTON, R.I. 02920  
SCALE: 1"=10' DATE: FEBRUARY 26, 2024

PREPARED FOR:  
RYAN ALMBERG  
11 JENNIE STREET  
CRANSTON, R.I. 02920  
PHONE: (401) 598-6036

PREPARED BY:  
OCEAN STATE PLANNERS, INC.  
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 1309A / DWG. NO. 1309A - (ZTDS)

SHEET 2 OF 3  
GRAPHIC SCALE: 1" = 10'

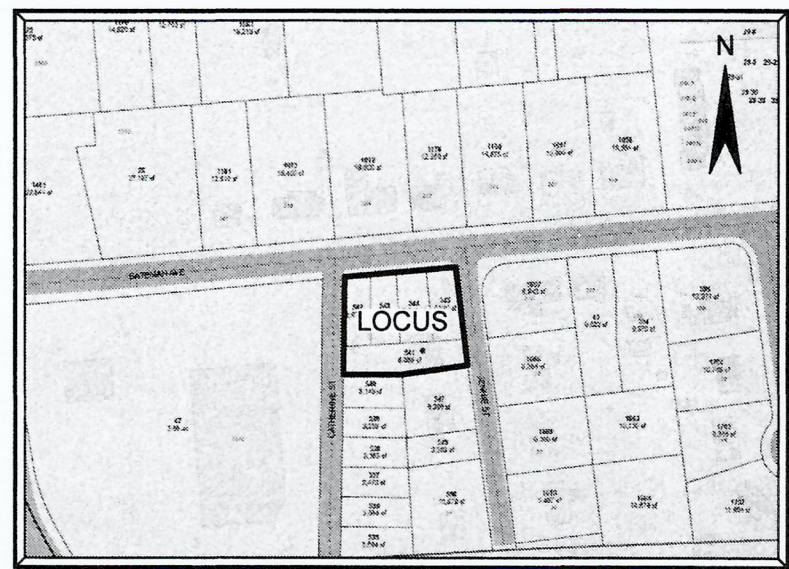


JENNIE STREET  
BATEMAN AVENUE  
CATHERINE STREET  
STREET INDEX

REFERENCE:

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NOT TO SCALE

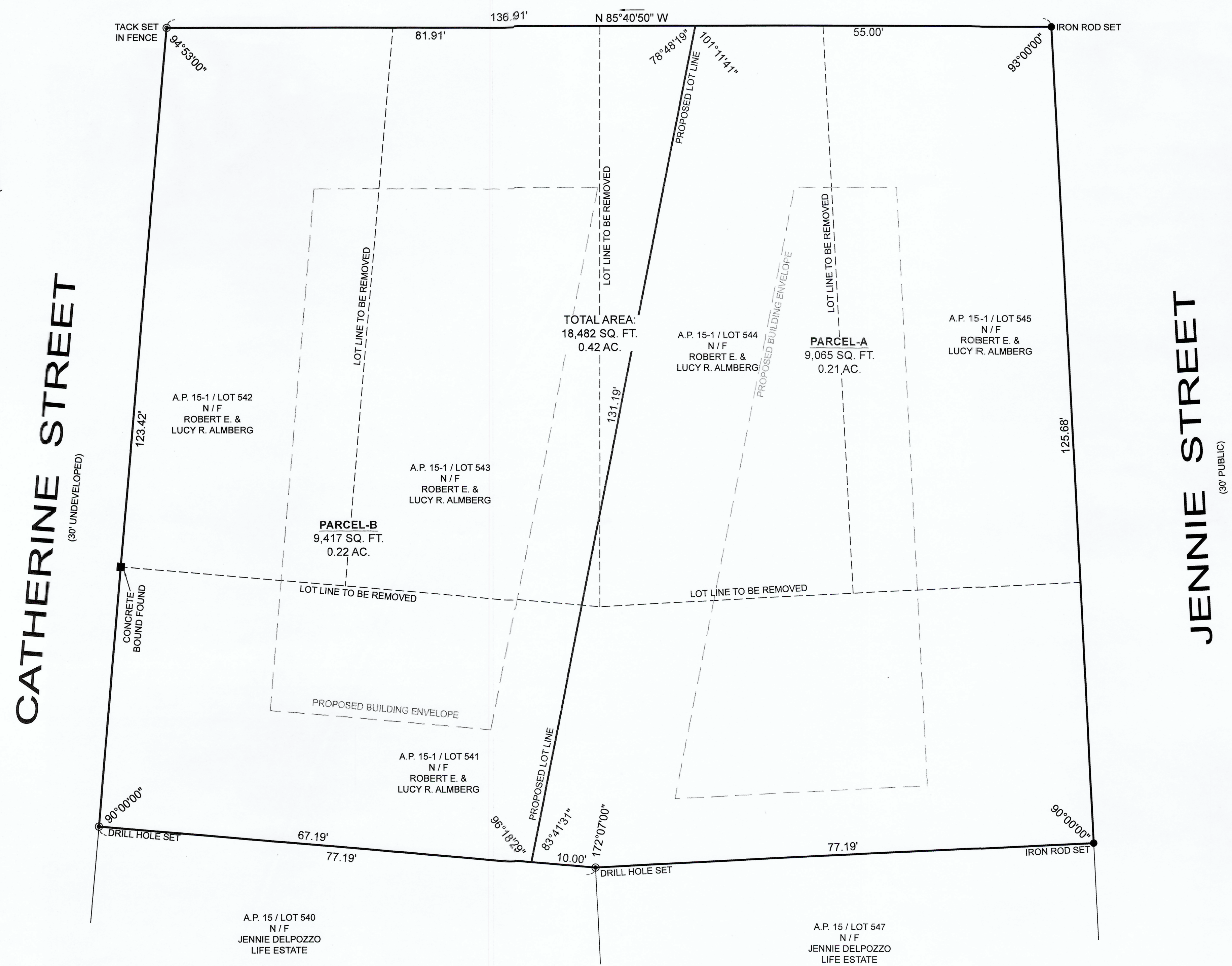
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REAR: 20 FT.  
MAXIMUM STRUCTURE HEIGHT: 35 FT.  
MAXIMUM LOT COVERAGE: 30%

PROPOSED LOT COVERAGE PARCEL-A: 20%  
PROPOSED LOT COVERAGE PARCEL-B: 19.6%

BATEMAN AVENUE

(50' PUBLIC)



CATHERINE STREET  
(30' UNDEVELOPED)

JENNIE STREET  
(30' PUBLIC)

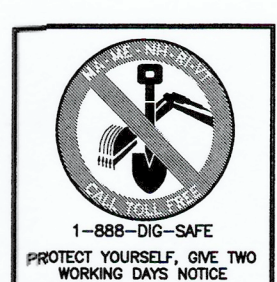


RICHARD T. BZDYRA  
PROFESSIONAL LAND SURVEYOR

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TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS I

BY: RICHARD T. BZDYRA, PLS, LICENSE #1786, COA # LS-A60  
DATE: 2/26/24

MINOR SUBDIVISION  
RECORD PLAN

PRELIMINARY PLAN  
THE ALMBERG PLAT

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11 JENNIE STREET  
CRANSTON, R.I. 02920  
SCALE: 1"=10' DATE: FEBRUARY 26, 2024

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JOB NO. 1309A / DWG. NO. 1309A - (ZTDS)  
SHEET 3 OF 3  
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11 JENNIE STREET  
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