



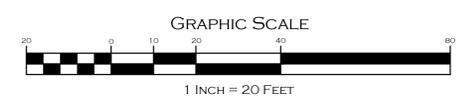
LOCATION (NOT TO SCALE) MAP

- GENERAL NOTES:**
- LOTS SHOWN ARE DESIGNATED AS LOT 269, 2822, AND 2823 ON CRANSTON ASSESSORS MAP II
 - ZONING DISTRICT: COMMERCIAL C-2 (NEIGHBORHOOD BUSINESS)
 - OWNER OF RECORD: - A LISI LLC
21 RIVERDALE COURT
WARWICK, RI 02886
 - SITE IS NOT LOCATED IN FEMA FLOOD ZONE AS SHOWN ON FIRM PANEL 44007C 0309 K EFFECTIVE ON OCTOBER 2, 2015.

- PLAN REFERENCE:**
- PARK AVENUE CONDOMINIUMS - 1455 PARK AVENUE - (A.P. 11/2, LOTS NOS. 269, 2822 & 2823); ENGINEERING BY CIVILTECH ENGINEERING, P.O. BOX 935 DAYVILLE, CT 06241; LAND SURVEY BY FOSTER SURVEY COMPANY, 8 NORTH ROAD FOSTER, RI 02825; DATED MAY 30, 2016

DIMENSIONAL ZONING REQUIREMENTS:

COMMERCIAL C-2 ZONING DISTRICT	
MINIMUM AREA	= 6,000 S.F.
MINIMUM FRONTAGE	= 60'
MINIMUM FRONT YARD SETBACK	= 25'
MINIMUM SIDE YARD SETBACK	= 8'
MINIMUM REAR YARD SETBACK	= 20'
MAXIMUM BUILDING HEIGHT	= 30'
MAXIMUM % COVERAGE	= 60%



LEGEND

BOUND	□	BOLLARD	●
IRON ROD	○	MONITORING WELL	⊙
DRILL HOLE	●	LIGHT POLE	☆
RR SPIKE	●	EXISTING CONTOURS	--- 38 ---
DRAIN MANHOLE	⊙	WATER LINE	— W —
CATCH BASIN	⊙	GAS LINE	— G —
SEWER MANHOLE	⊙	OVERHEAD WIRES	— OHW —
GAS VALVE	⊙	UNDERGROUND UTILITIES	— U — U —
UTILITY POLE	⊙	SEWER MAIN	— S —
HYDRANT	⊙	STONE WALL	— ○ ○ ○ ○ —
WATER VALVE	⊙	WETLANDS	— · · · · —
WATER SHUTOFF	⊙		

DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT (888)344-7233 ((888)DIG-SAFE).

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

EXISTING CONDITIONS PLAN

"PARK AVENUE CONDOMINIUMS
1455 PARK AVENUE, CRANSTON, RI, 02920
ASSESSORS MAP 11, LOTS 269, 2822 & 2823

APPLICANT: A LISI LLC
21 RIVERDALE COURT, WARWICK, RI 02886

JOB # 21-061 SCALE: 1" = 20' DRAWN BY: LJJ DATE: JUNE 6, 2022

REVISED:

INSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.

InSite Professional Complex, Suite 1
1539 Fall River Avenue, Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
Web Address: InSiteEngineers.com

SHEET 1 OF 2

I:\21-061-1455 Park Ave - Cranston RI - Data\CADD\21-061 - ENR\Draw - 000 - 4 Units With Changes.dwg, 6/20/2022, 11:07:22 AM

