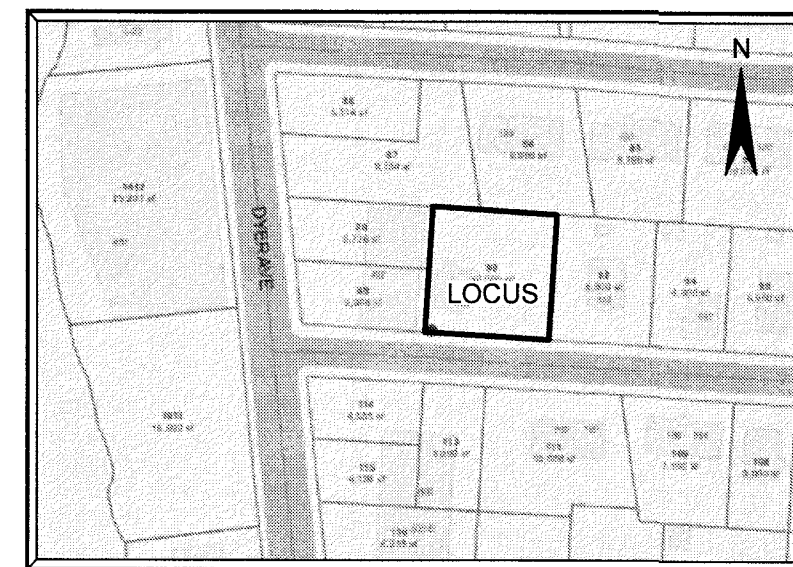


REFERENCE:

- DEED BK. 6713 PG. 245
- LOTS 129 & 132 ON PLAT ENTITLED "THE ST. GEORGE'S HEIGHTS PLAT OF LAND, ON LAURAL HILL AVENUE, CRANSTON R.I. BELONGING TO CHARLES O. BENNETT DRAWN BY J.A. LATHAM, C.E. DEC. A.D. 1887 SCALE 100 FT PER INCH." PLAT CARD 63

300.00'

STONE BOUND FOUND



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT B-1

- SINGLE FAMILY**
- MINIMUM LOT AREA: 6,000 S.F.
 - MINIMUM LOT FRONTAGE: 60 FT.
 - MINIMUM SETBACKS: FRONT: 25 FT.
 - SIDE: 8 FT.
 - REAR: 20 FT.
 - MAXIMUM LOT COVERAGE: 35%
 - MAXIMUM STRUCTURE HEIGHT: 35 FT.

LEGEND

- AP ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- IRON ROD
- ⊙ DRILL HOLE
- ☀ GIN SPIKE / MAG NAIL
- GRANITE BOUND
- ⊕ MANHOLE
- ⊞ CATCH BASIN
- ⊗ GAS GATE
- ⊕ WATER GATE
- ⊕ HYDRANT
- ⊕ SEWER MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊕ UTILITY POLE
- ⊕ SIGN
- * LIGHT POLE

SANCHEZ PLAT

EXISTING CONDITIONS SURVEY

A.P. 8/3 / LOT 90
199 GLADSTONE STREET
CRANSTON, RI 02920
SCALE: 1"=10' DATE: AUGUST 21, 2024

PREPARED FOR:
CONRADO SANCHEZ
121 GLADSTONE STREET
CRANSTON, RI 02920
PHONE: (401) 263-8887

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

JOB NO. 10830 / DWG. NO. 10830 - (AR)

GRAPHIC SCALE: 1" = 10'

0 10 20 30

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

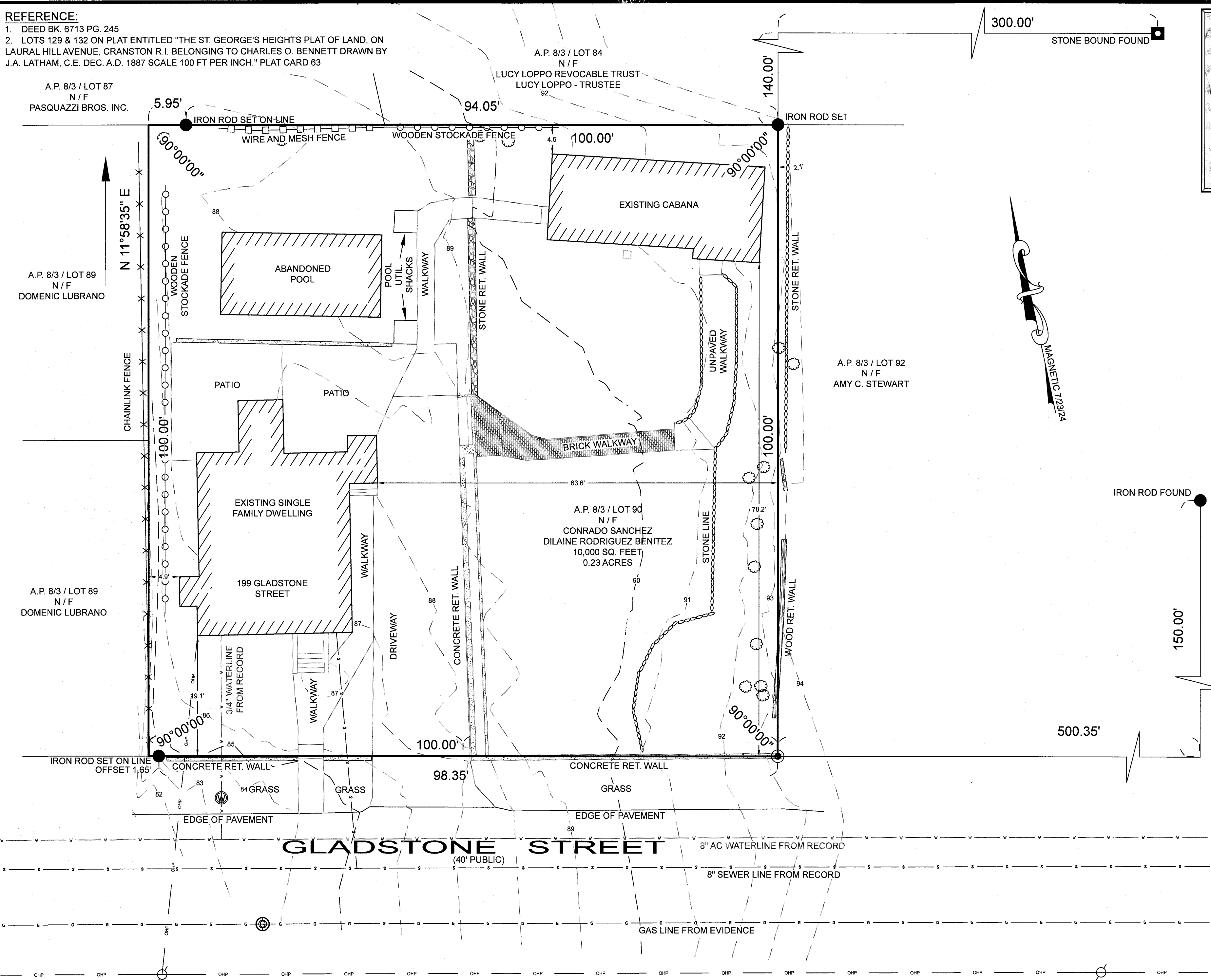
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO ESTABLISH LOCATION OF EXISTING STRUCTURES AND FEATURES ON THE SITE.

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.

BY: *[Signature]* DATE: 9/03/24
RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

[Signature]
9/03/24



GLADSTONE STREET
(40' PUBLIC)

8" AC WATERLINE FROM RECORD

8" SEWER LINE FROM RECORD

GAS LINE FROM EVIDENCE

500.35'

IRON ROD FOUND

MAGNETIC 7123124

A.P. 8/3 / LOT 92
N / F
AMY C. STEWART

A.P. 8/3 / LOT 90
N / F
CONRADO SANCHEZ
DILAINE RODRIGUEZ BENITEZ
10,000 SQ. FEET
0.23 ACRES

A.P. 8/3 / LOT 84
N / F
LUCY LOPPO REVOCABLE TRUST
LUCY LOPPO - TRUSTEE

A.P. 8/3 / LOT 87
N / F
PASQUAZZI BROS. INC.

A.P. 8/3 / LOT 89
N / F
DOMENIC LUBRANO

A.P. 8/3 / LOT 89
N / F
DOMENIC LUBRANO

N 11°58'35" E

5.95'

94.05'

140.00'

90°00'00"

100.00'

90°00'00"

WOODEN STOCKADE FENCE

ABANDONED POOL

EXISTING CABANA

PATIO

EXISTING SINGLE FAMILY DWELLING

199 GLADSTONE STREET

BRICK WALKWAY

STONE LINE

DRIVEWAY

3/4" WATERLINE FROM RECORD

100.00'

CONCRETE RET. WALL

90°00'00"

90°00'00"

19.1'

86

85

84 GRASS

83

82

81

80

79

78

77

76

75

74

73

72

71

70

69

68

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REFERENCE:

- DEED BK. 6713 PG. 245
- LOTS 129 & 132 ON PLAT ENTITLED "THE ST. GEORGE'S HEIGHTS PLAT OF LAND, ON LAURAL HILL AVENUE, CRANSTON R.I. BELONGING TO CHARLES O. BENNETT DRAWN BY J.A. LATHAM, C.E. DEC. A.D. 1887 SCALE 100 FT PER INCH." PLAT CARD 63

A.P. 8/3 / LOT 87
N / F
PASQUAZZI BROS. INC.

A.P. 8/3 / LOT 89
N / F
DOMENIC LUBRANO

A.P. 8/3 / LOT 89
N / F
DOMENIC LUBRANO

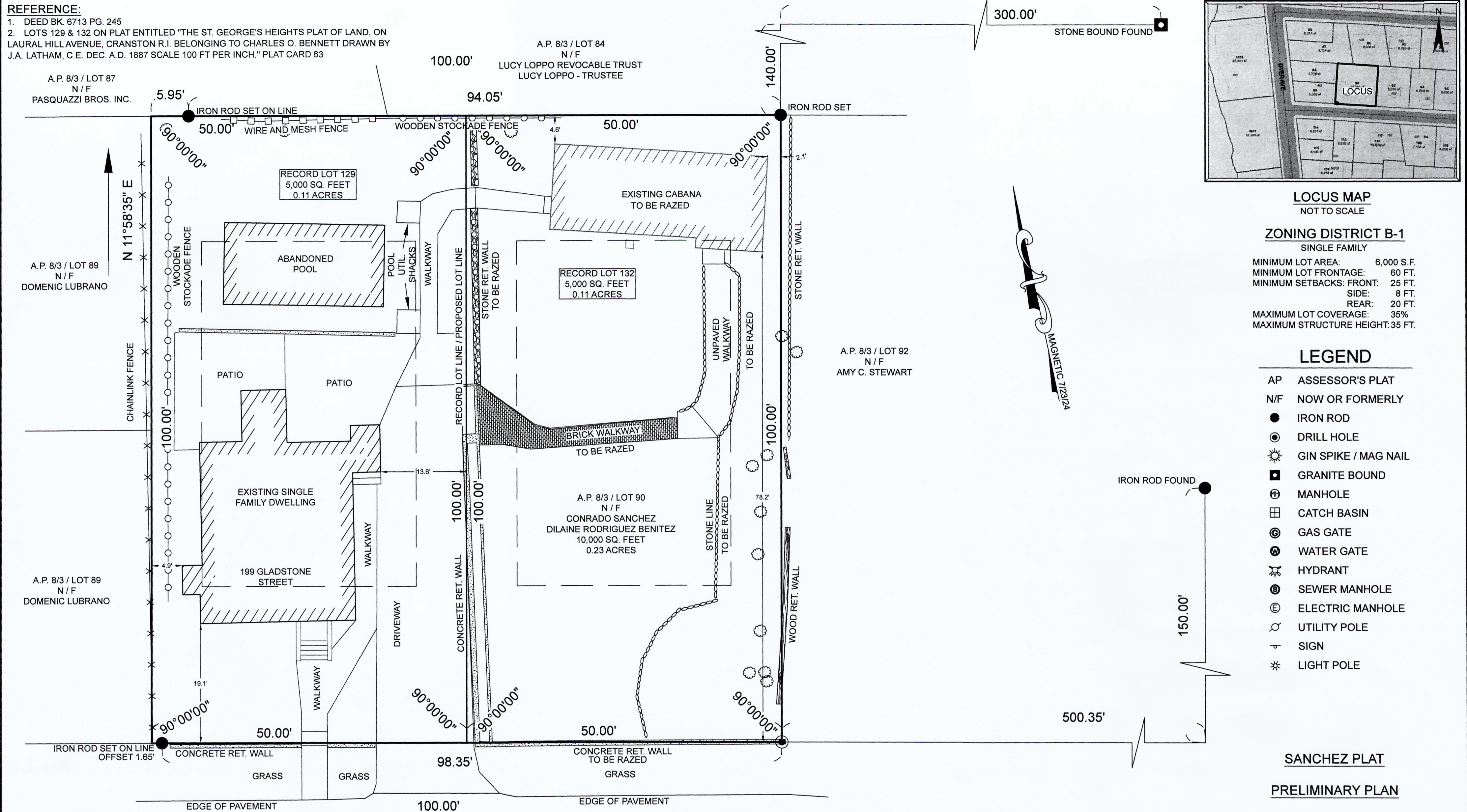
A.P. 8/3 / LOT 84
N / F
LUCY LOPPO REVOCABLE TRUST
LUCY LOPPO - TRUSTEE

A.P. 8/3 / LOT 92
N / F
AMY C. STEWART

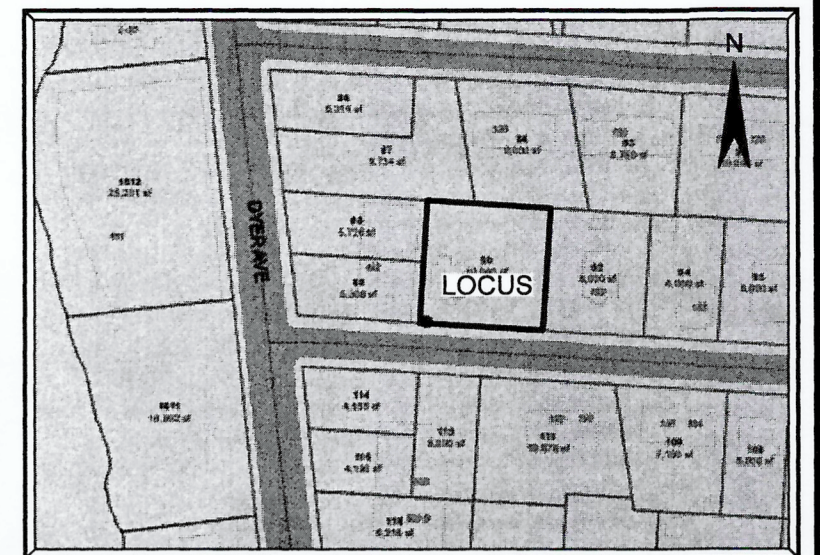
A.P. 8/3 / LOT 90
N / F
CONRADO SANCHEZ
DILAINE RODRIGUEZ BENITEZ
10,000 SQ. FEET
0.23 ACRES

RECORD LOT 129
5,000 SQ. FEET
0.11 ACRES

RECORD LOT 132
5,000 SQ. FEET
0.11 ACRES



GLADSTONE STREET
(40' PUBLIC)



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT B-1
SINGLE FAMILY

- MINIMUM LOT AREA: 6,000 S.F.
 MINIMUM LOT FRONTAGE: 60 FT.
 MINIMUM SETBACKS: FRONT: 25 FT.
 SIDE: 8 FT.
 REAR: 20 FT.
 MAXIMUM LOT COVERAGE: 35%
 MAXIMUM STRUCTURE HEIGHT: 35 FT.

LEGEND

- AP ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- IRON ROD
- ⊙ DRILL HOLE
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- GRANITE BOUND
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- ⊙ WATER GATE
- ⊕ HYDRANT
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ UTILITY POLE
- ⊕ SIGN
- * LIGHT POLE

SANCHEZ PLAT

PRELIMINARY PLAN

MINOR SUBDIVISION

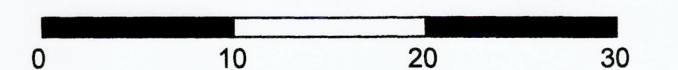
A.P. 8/3 / LOT 90
 199 GLADSTONE STREET
 CRANSTON, RI 02920
 SCALE: 1"=10' DATE: AUGUST 21, 2024
 REVISED: APRIL 10, 2025

PREPARED FOR:
CONRADO SANCHEZ
 121 GLADSTONE STREET
 CRANSTON, RI 02920
 PHONE: (401) 263-8887

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 PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10830 / DWG. NO. 10830 - C1 - (AR)

GRAPHIC SCALE: 1" = 10'



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:

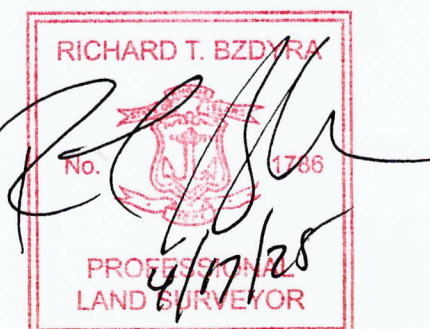
TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION:
CLASS I

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.

BY: *[Signature]* DATE: 4/17/25
 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.



ZONING RELIEF REQUESTED FOR A-6 ZONE SECTION 17.20.120 SCHEDULE OF INTENSITY REGULATIONS

	REG	PROPOSAL
MIN LOT AREA:	6,000 SF.	5,000 SF.
MIN LOT WIDTH:	60'	50'
MIN FRONTAGE:	60'	50'

NOTES:

- FEMA ZONE X / MAP: 44007C0312H / DATE: 10-02-15
- ALL UTILITY LOCATIONS ARE BASED ON AVAILABLE RESEARCH AND ACCUMULATED FIELD DATA.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITION OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.