

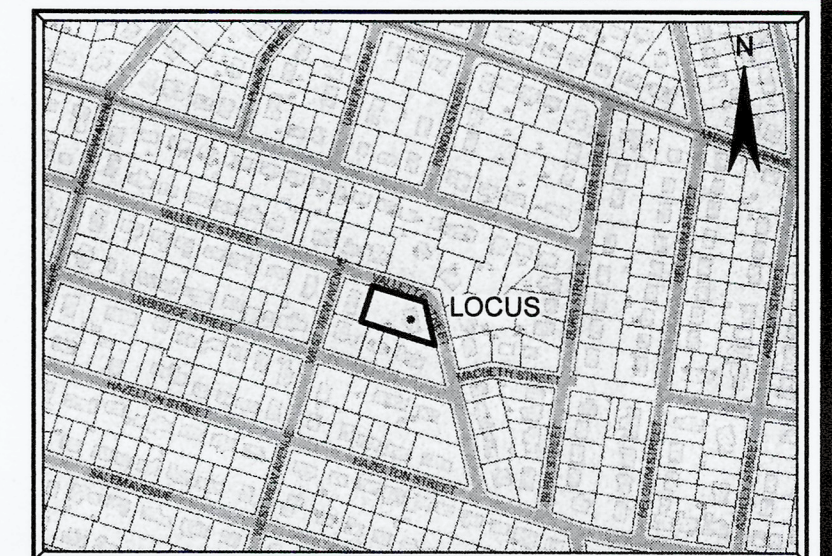
VALLETTE STREET  
STREET INDEX

REFERENCE:  
1. DEED BK 4614 PG. 113  
2. NEW LOT 1 "RE-PLAT GARDEN PARK NO. 3" P.C. 846

NOTE:  
1. ALL UTILITY LOCATIONS ARE DETERMINED USING OBSERVED FIELD DATA AND AVAILABLE RESEARCH.  
2. FEMA ZONE X / MAP: 44007C0314H / DATE: 10-02-15  
3. NO PREVIOUS ZONING RELIEF REQUESTED.  
4. NO ZONING RELIEF TO BE REQUESTED.  
5. SITE CONSISTS OF ENTIRELY PAXTON-URBAN LAND COMPLEX (PD), WHICH IS SUITABLE FOR DEVELOPMENT.  
6. NO KNOWN NATURAL OR HISTORICAL MONUMENTS EXIST ON SITE.  
7. NO ENVIRONMENTAL HAZARDS ON SITE.  
8. NO ABUTTING RECORD PLATS.  
9. NO EASEMENTS OR COVENANTS TO LOT OR ABUTTING LOTS.  
10. SITE IS NOT WITHIN A NATURAL HERITAGE AREA.  
11. NO KNOWN WETLANDS OR WATER COURSES ON SITE.  
12. NO CEMETERIES ON OR ABUTTING SITE.

A.P. 11 / LOT	OLD AREA	NEW AREA
LOT 1599	14,332 S.F. (0.33 AC.)	0 S.F. (0 AC.)
PARCELA	0 S.F. (0 AC.)	8,302 S.F. (0.19 AC.)
PARCEL B	0 S.F. (0 AC.)	6,030 S.F. (0.14 AC.)

TOTAL UPLAND AREA = 14,332 S.F. (0.33 AC.)

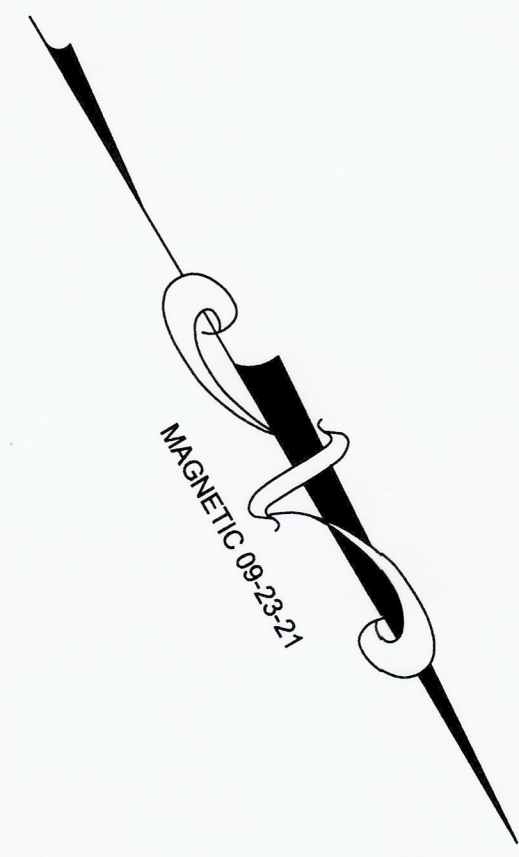
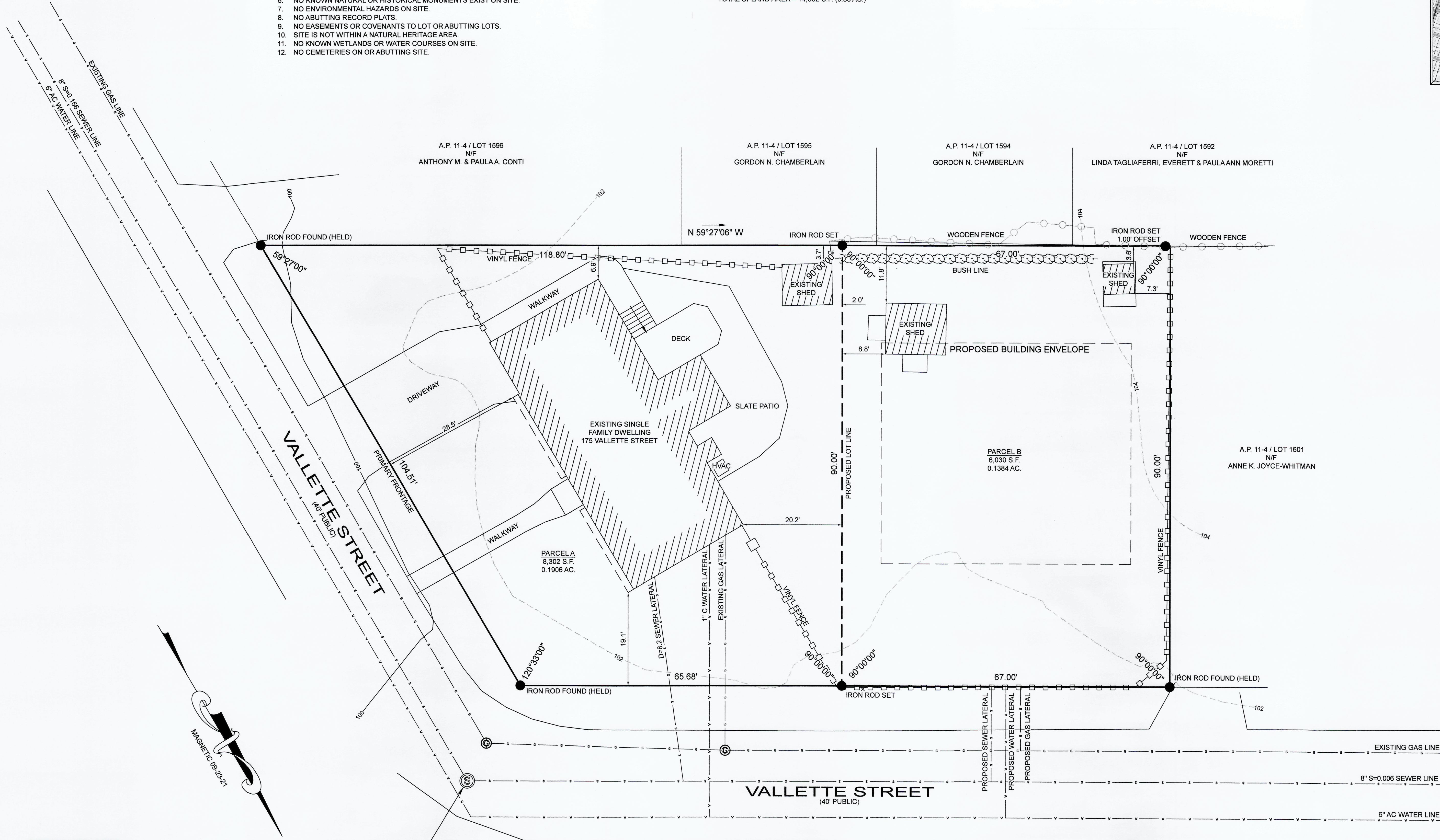


LOCUS MAP  
NOT TO SCALE

ZONING DISTRICT A-6  
MINIMUM LOT AREA: 6,000 S.F.  
MINIMUM LOT FRONTAGE: 60 FT.  
MINIMUM SETBACKS: FRONT: 25 FT.  
SIDE: 8 FT.  
REAR: 20 FT.  
MAXIMUM STRUCTURE HEIGHT: 35 FT.  
MAXIMUM LOT COVERAGE: 30%

LEGEND

- AP ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- IRON ROD
- ⊙ GAS GATE
- ⊕ SEWER MANHOLE



SEWER MANHOLE  
B.M. 100.71  
ASSUMED DATUM

REPLAT OF "GARDEN  
PARK NO. 3" LOTS 75-78  
MINOR SUBDIVISION  
PRELIMINARY PLAN  
PROPOSED PLAN

A.P. 11-4 / LOT 1599  
175 VALETTE STREET  
CRANSTON, R.I. 02920  
SCALE: 1"=10' DATE: SEPTEMBER 28, 2021  
REVISION: SEPTEMBER 28, 2021

PREPARED FOR:  
COSMO PROPERTIES, LLC.  
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PREPARED BY:  
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PHONE: (401) 463-9696 info@osplanners.com  
JOB NO. 10119 / DWG. NO. 10119 - EC - (A)B  
SHEET: 2 OF 2  
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  
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: *Richard T. Bzdyra* DATE: 9/21/21  
RICHARD T. BZDYRA, PLS. LICENSE #1786 COA #LS-A60

