

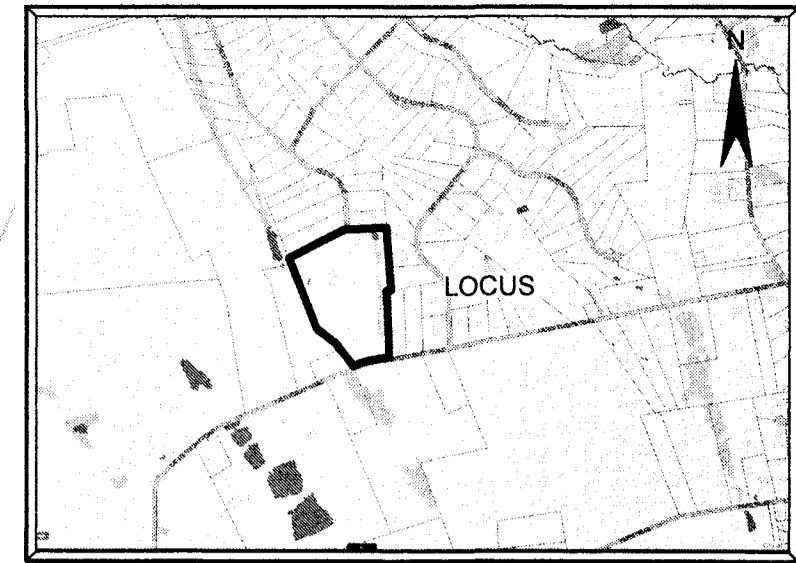
LATEN KNIGHT ROAD
CREST DRIVE
STREET INDEX

REFERENCE:

- DEED BK 5814 PG. 288
- RECORD LOT 3 ON "RIDGEWOOD SECTION 9, FINAL SUBDIVISION PLAN, ASSESSORS PLAT 29 LOT 5, CREST DRIVE AND LATEN KNIGHT ROAD, CRANSTON, RHODE ISLAND" P.C. 640
- "REMAINING PORTION" ON "LAWTON ESTATES DIVISION OF LAND PLAN FOR: FRED & ADA LAWTON" P.C. 593
- ABUTTING "RIDGEWOOD SECTION 4" P.C. 546

NOTE:

- FLOOD ZONE: X / MAP: 44007C0295G / DATE: 03-02-2009
- SITE SOILS ARE CONSIST OF RIDGEBURY FINE SANDY LOAMS (Rf), RIDGEBURY LEICESTER AND WHITMAN SOILS (Rf) AND WOODBRIDGE FINE SANDY LOAMS (WhA, WhB & WhC) OF WHICH, WOODBRIDGE FINE SANDY LOAMS (WhA, WhB & WhC) ARE NOT CONSIDERED HYDRIC.
- NO KNOWN ZONING RELIEF PREVIOUSLY GRANTED.
- NO ZONING RELIEF TO BE REQUESTED.
- NO KNOWN EXISTING EASEMENTS ON SITE.
- TOTAL AREA: 1,006,469 S.F.
- TOTAL UPLAND AREA: 815,372 S.F.
- NO KNOWN CEMETERIES ON OR ABUTTING SITE.
- NO KNOWN ENVIRONMENTAL HAZARDS ON SITE.
- SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE ZONE.



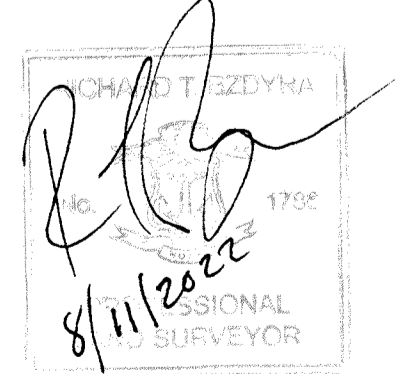
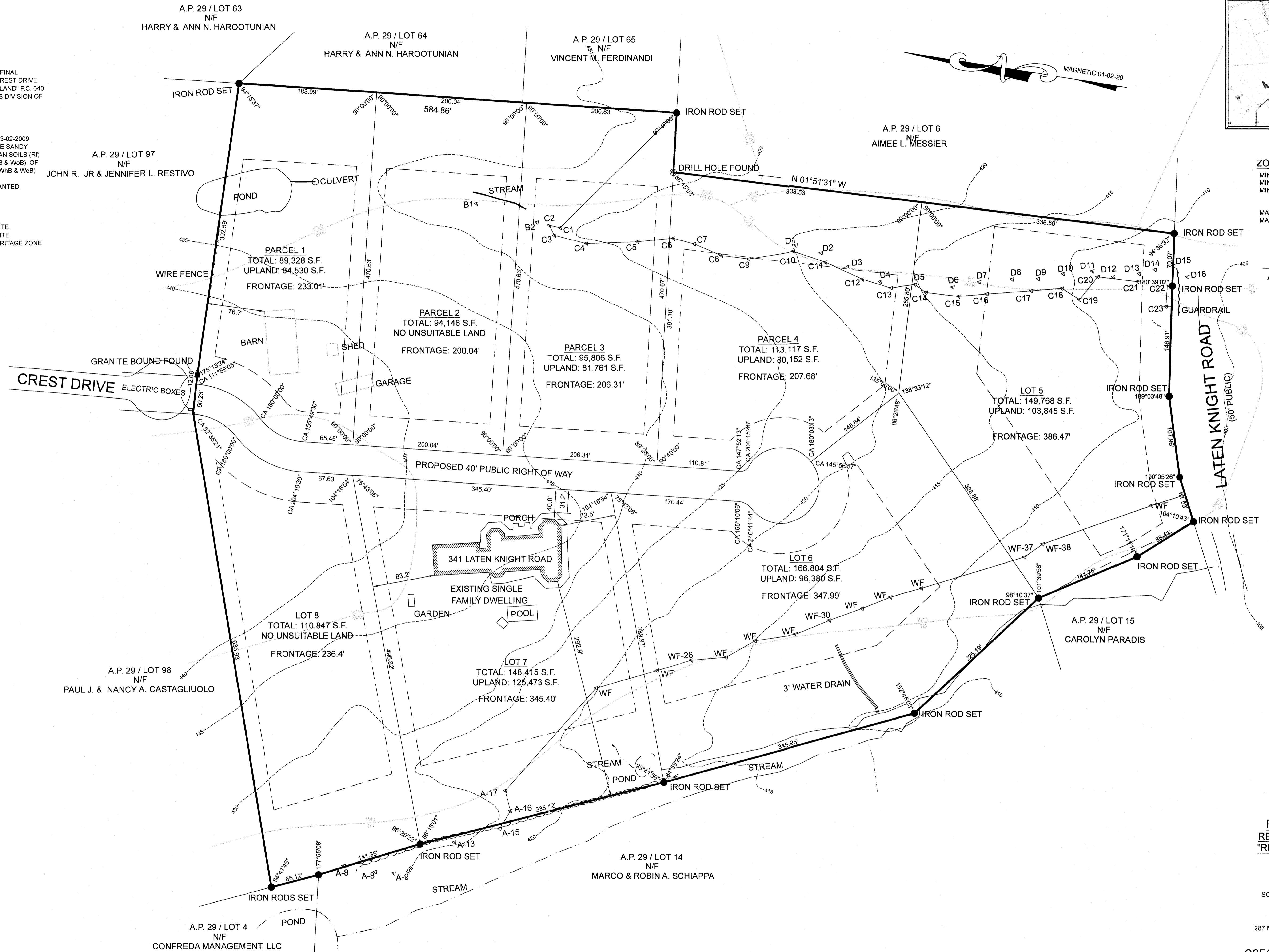
LOCUS MAP
NOT TO SCALE

ZONING DISTRICT S-1/A-80

MINIMUM LOT AREA: 80,000 S.F.
MINIMUM LOT FRONTAGE: 200 FT.
MINIMUM SETBACKS: FRONT: 40 FT.
SIDE: 20 FT.
REAR: 100 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM LOT COVERAGE: 10%

LEGEND

- A.P. ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- IRON ROD
- DRILL HOLE
- GRANITE BOUND
- ⊕ MANHOLE



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
DATE: Aug 11, 2022
BY: RICHARD T. BZDYRA, PLS, LICENSE #1786, COA #LS-A80

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, TOPOGRAPHY AND UTILITY LOCATIONS.

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.

OWNER (N/F):
LEE & JENNIFER BEAUSOLEIL
341 LATEN KNIGHT ROAD,
CRANSTON, R.I. 02831
PHONE: (401) 632-0203

PRE-APPLICATION
REPLAT OF PARCEL 5 ON
"RIDGEWOOD SECTION 9"
PROPOSED PLAN

A.P. 29 / LOT 5
341 LATEN KNIGHT ROAD
CRANSTON, R.I. 02921
SCALE: 1"=60' DATE: JULY 21, 2022

PREPARED FOR:
LEE BEAUSOLEIL
287 MAIN STREET, CRANSTON, R.I. 02831
PHONE: (401) 632-0203

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
PHONE: (401) 463-9896 info@osplanners.com

JOB NO. 6310 / DWG. NO. 6310 - PP - (AJB)
SHEET: 1 OF 1

GRAPHIC SCALE: 1" = 60'
0 60 120 180