

# WAYSIDE DRIVE

STREET INDEX

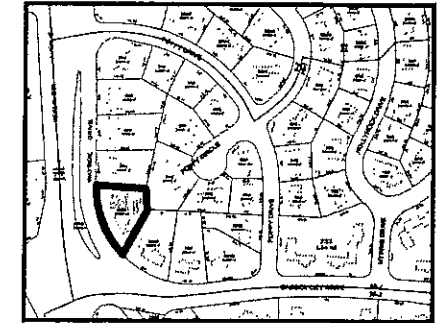
### REFERENCE:

- DEED BK. 6019 / PG. 23
- \*GARDEN CITY SECTION No. 1 CRANSTON, R.I. BELONGING TO R.I. HOME BUILDERS, INC. PETER V. CIPOLLA, ENGR AUGUST 2, 1947\* PLAT CARD 359
- \*GARDEN CITY SECTION No. 2 CRANSTON, R.I. BELONGING TO R.I. HOME BUILDERS, INC. PETER V. CIPOLLA, ENGR., JUNE 1948\* PLAT CARD 362

### NOTE:

- FEMA MAP 44007C0314H / 10/02/2015 / ZONE - X
- SOIL SURVEY OF R.I. MU - MERRIMAC-URBAN LAND COMPLEX
- RIDEM ENVIORIMENTAL MAP THERE ARE NO WETLANS WITHIN OR AROUND THIS PROPERTY.

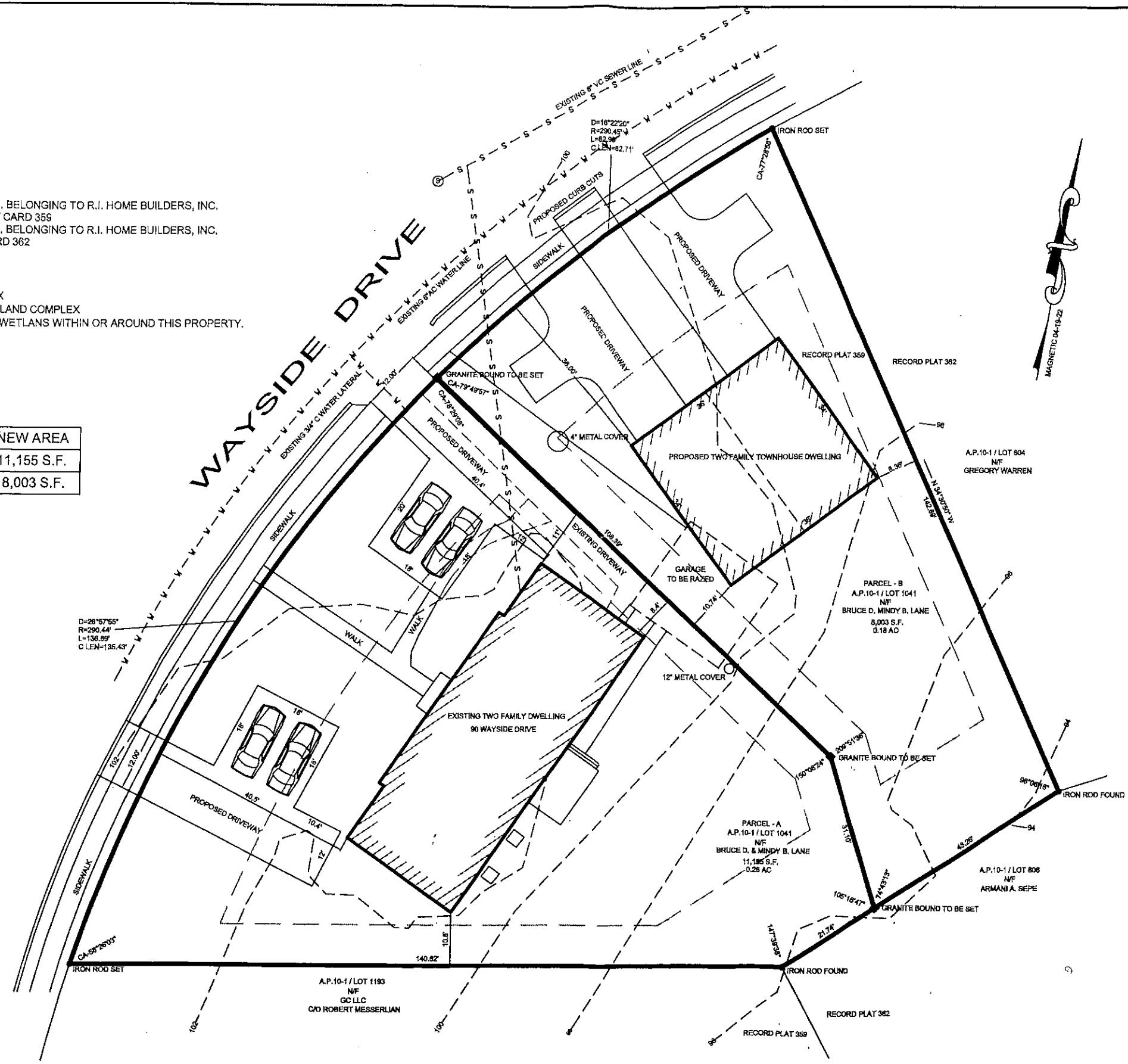
LOT 1041 / PARCEL	OLD AREA	NEW AREA
PARCEL - A	0	11,155 S.F.
PARCEL - B	0	8,003 S.F.



LOCUS MAP

### ZONING DISTRICT B-2

TWO FAMILY  
 MINIMUM LOT AREA: 8,000 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: 50%



### MINOR SUBDIVISION PLAN

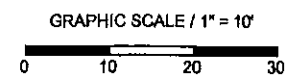
PRELIMINARY PLAN  
 WAYSIDE DRIVE PLAT  
 A.P. 10-1 / LOT 1041  
 90 WAYSIDE DRIVE  
 CRANSTON, R.I.

SCALE: 1"=10' DATE: JULY 25, 2022

PREPARED FOR:  
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JOB NO. 10247 / DWG. NO. 10247 - (JNP)



### 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: MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY CLASS I  
 DATA ACCUMULATION SURVEY CLASS II

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: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: RICHARD T. BZDYRA, PLS.; LICENSE #1789; CQA #18-AND

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.