

PARK AVENUE
OLD PARK AVENUE

STREET INDEX

REFERENCE:

- DEED BK. 5788 PG. 167
- "PLAN OF LAND LOCATED IN CRANSTON, RHODE ISLAND OF ASSESSOR'S LOT 139 ON PLAT 11 - PAGE 1 BELONGING TO JOHN E. ET UX FABIOLA M. LANNI SCALE: 1"=30' DECEMBER 29, 1995" BK. 919 PG. 725
- "LAND OF GEORGE N. FOSTER, SURVEYED AND PLATTED BY ROBERT WILSON, MAY 11TH, 1875" P.C. 89
- "OMEGA ADMINISTRATIVE SUBDIVISION PLAN FOR ASSESSORS PLAT 11 LOT 754 SITUATED AT 1315 PARK AVENUE CRANSTON R.I. PREPARED FOR AYOUB ENGINEERING, INC." P.C. 951

NOTE:

- NO EASEMENTS KNOWN ON PROPERTY.
- NO PREVIOUS ZONING RELIEF FOR SITE FOUND.
- NO KNOWN WETLANDS ON SITE.
- FLOOD ZONES: AE, D, & X / FEMA MAP: 44007C0312H / EFFECTIVE DATE: 10-02-2015
- NOT LOCATED WITHIN A NATURAL HERITAGE AREA.
- NO KNOWN HISTORICAL SITES OR CEMETERIES ON OR ABUTTING SITE.
- NO SIGNIFICANT NATURAL OR MAN-MADE FEATURES ON SITE.
- NO KNOWN ENVIRONMENTAL HAZARDS ON SITE.
- NO CHANGES TO EXISTING DRAINAGE.

OWNER:

THREE KIDS, LLC.
P.O. BOX 2, EAST GREENWICH, R.I. 02818
PHONE: (401) 339-7975

TOTAL AREA = 14,211 S.F. (0.33 AC.)
TOTAL UPLAND AREA = 14,211 S.F. (0.33 AC.)
TOTAL FRONTAGE = 136.49 FT.

ZONING DISTRICT B-1

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%

ZONING DISTRICT C-1

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: 60%

MAGNETIC 05-13-21

A.P. 11 / LOT 4058
N/F
S&P REALTY MANAGEMENT, LLC.
C/O PAUL J. MATRULLO D.D.S.

EXISTING
COMMERCIAL
STRUCTURE
1280 PARK AVENUE

A.P. 11 / LOT 145
N/F
THREE KIDS, LLC.
14,211 S.F.
0.3262 AC.

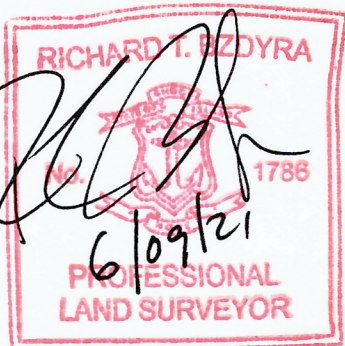
EXISTING TWO
FAMILY DWELLING
1299 PARK AVENUE

A.P. 11 / LOT 2990
N/F
UNDERWOOD REALTY CORP.

A.P. 11 / LOT 281
N/F
THREE KIDS, LLC.

LEGEND

- A.P. ASSESSOR'S PLAT
N/F NOW OR FORMERLY
● IRON ROD
■ GRANITE BOUND
⊕ MANHOLE
⊙ GAS GATE
⊙ WATER GATE
⊙ HYDRANT
○ UTILITY POLE
- SIGN



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:

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, TO DETERMINE EXISTING GRADES AND UTILITIES, AND PROPOSE A SUBDIVISION OF THE PARCEL.

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I
DATA ACCUMULATION SURVEY: CLASS III

BY: RICHARD T. BZDYRA, PLS. LICENSE #1786; COA # LS-A60
DATE: 6/09/21

1299 PARK AVENUE PLAT
PRELIMINARY PLAN
EXISTING CONDITIONS PLAN

A.P. 11 / LOT 145
1299 PARK AVENUE
CRANSTON, R.I. 02910
SCALE: 1"=10' DATE: MAY 18, 2021

PREPARED FOR:
DWIGHT LEIGH
P.O. BOX 2, EAST GREENWICH, R.I. 02818
PHONE: (401) 339-7975

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com
JOB NO. 9554 / DWG. NO. 9554 - EC - (AJB)

GRAPHIC SCALE: 1"=10'

0 10 20 30

PARK AVENUE
OLD PARK AVENUE

STREET INDEX

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NOTE:

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- NO KNOWN ENVIRONMENTAL HAZARDS ON SITE.
- NO CHANGES TO EXISTING DRAINAGE.
- NO PROPOSED DEVELOPMENT ON SITE.

OWNER:

THREE KIDS, LLC.
P.O. BOX 2, EAST GREENWICH, R.I. 02818
PHONE: (401) 339-7975

A.P. 11 / LOT	OLD AREA	NEW AREA
LOT 145	14,211 S.F. (0.33 AC.)	0 S.F. (0 AC.)
PARCELA	0 S.F. (0 AC.)	7,087 S.F. (0.16 AC.)
PARCEL B	0 S.F. (0 AC.)	7,124 S.F. (0.16 AC.)

AREA TO BE CONVEYED = 14,211 S.F. (0.33 AC.)
TOTAL AREA = 14,211 S.F. (0.33 AC.)
AREA DEDICATED TO OPEN SPACE = 0 S.F. (0 AC.)
UPLAND AREA ON PARCELA = 7,087 S.F. (0.16 AC.)
UPLAND AREA ON PARCEL B = 7,124 S.F. (0.16 AC.)

ZONING DISTRICT B-1

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%

ZONING DISTRICT C-1

MINIMUM LOT AREA: 6,000 S.F.
MINIMUM LOT FRONTAGE: 60 FT.
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MAGNETIC 05-13-21

A.P. 11 / LOT 4058
N/F
S&P REALTY MANAGEMENT, LLC.
C/O PAUL J. MATRULLO D.D.S.

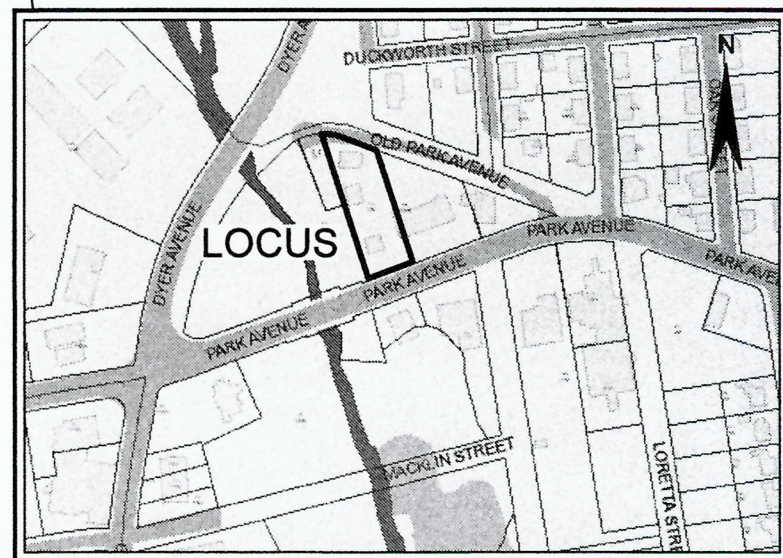
EXISTING
COMMERCIAL
STRUCTURE
1280 PARK AVENUE

PARCEL B
7,124 S.F.
0.1635 AC.

PARCELA
7,087 S.F.
0.1627 AC.

A.P. 11 / LOT 2990
N/F
UNDERWOOD REALTY CORP.

A.P. 11 / LOT 281
N/F
THREE KIDS, LLC.



LOCUS MAP
NOT TO SCALE

PARK AVENUE
(52' PUBLIC - SHP #117 SHT. 4)

1299 PARK AVENUE PLAT
PRELIMINARY PLAN
PROPOSED SUBDIVISION PLAN

A.P. 11 / LOT 145
1299 PARK AVENUE
CRANSTON, R.I. 02910
SCALE: 1"=10' DATE: MAY 18, 2021

PREPARED FOR:
DWIGHT LEIGH
P.O. BOX 2, EAST GREENWICH, R.I. 02818
PHONE: (401) 339-7975

PREPARED BY:
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PHONE: (401) 463-9696 info@osplanners.com
JOB NO. 9554 / DWG. NO. 9554 - EC - (AJB)

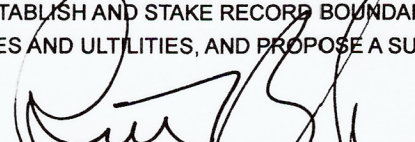
GRAPHIC SCALE 1"=10'
0 10 20 30

LEGEND

- A.P. ASSESSOR'S PLAT
N/F NOW OR FORMERLY
● IRON ROD
■ GRANITE BOUND
⊕ MANHOLE
⊙ GAS GATE
⊙ WATER GATE
⊙ HYDRANT
⊙ UTILITY POLE
▽ SIGN

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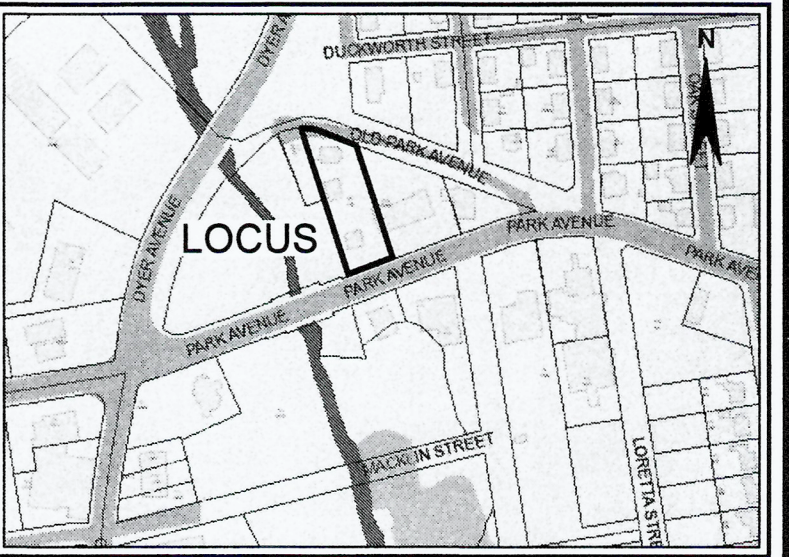
BY:  DATE: 6/09/21
RICHARD T. BZDYRA, PLS. LICENSE #1786, COA #LS-A60

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I
DATA ACCUMULATION SURVEY: CLASS III

PARK AVENUE
OLD PARK AVENUE
STREET INDEX

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LOCUS MAP
NOT TO SCALE



LEGEND

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BY: *Richard T. Bzdrya* DATE: *6/09/21*
RICHARD T. BZDYRA, PLS., LICENSE #1786, COA # LS-A60

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I
DATA ACCUMULATION SURVEY: CLASS III

1299 PARK AVENUE PLAT
TO DWIGHT LEIGH
PRELIMINARY PLAN
100' RADIUS MAP

A.P. 11 / LOT 145
1299 PARK AVENUE
CRANSTON, R.I. 02910
SCALE: 1"=20' DATE: MAY 18, 2021

PREPARED FOR:
DWIGHT LEIGH
P.O. BOX 2, EAST GREENWICH, R.I. 02818
PHONE: (401) 339-7975

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JOB NO. 9554 / DWG. NO. 9554 - EC - (AJB)

GRAPHIC SCALE / 1" = 20'

0 20 40 60