

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

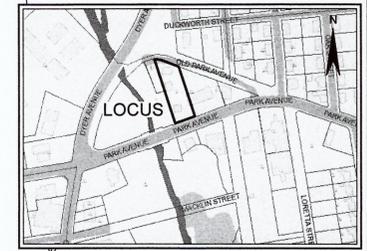
TOTAL AREA = 14,211 S.F. (0.33 AC.)
TOTAL UPLAND AREA = 14,211 S.F. (0.33 AC.)
TOTAL FRONTAGE = 136.49 FT.

ZONING DISTRICT B-1

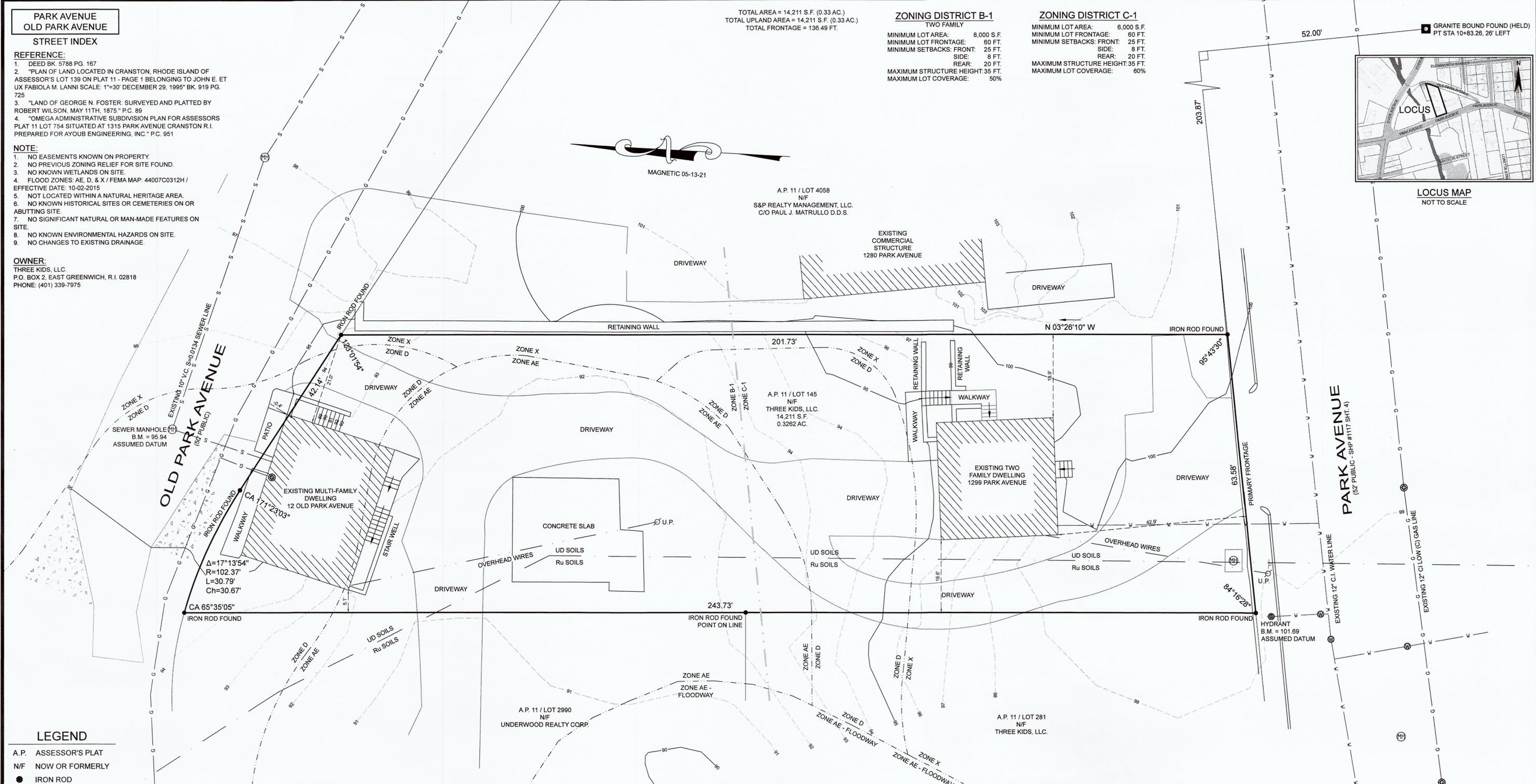
TWO FAMILY
MINIMUM LOT AREA: 8,000 S.F.
MINIMUM LOT FRONTAGE: 60 FT.
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 8 FT.
REAR: 20 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM LOT COVERAGE: 50%

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%



LOCUS MAP
NOT TO SCALE



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

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

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'



**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.
- 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.)
PARCEL A	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.)

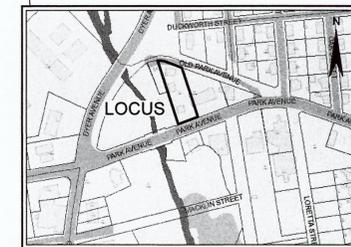
AREA TO BE CONVEYED = 14,211 S.F. (0.33 AC.)
TOTAL AREA = 14,211 S.F. (0.33 AC.)
AREA DEDICATED TO OPEN SPACE = 0 S.F. (0 AC.)
UPLAND AREA ON PARCEL A = 7,087 S.F. (0.16 AC.)
UPLAND AREA ON PARCEL B = 7,124 S.F. (0.16 AC.)

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

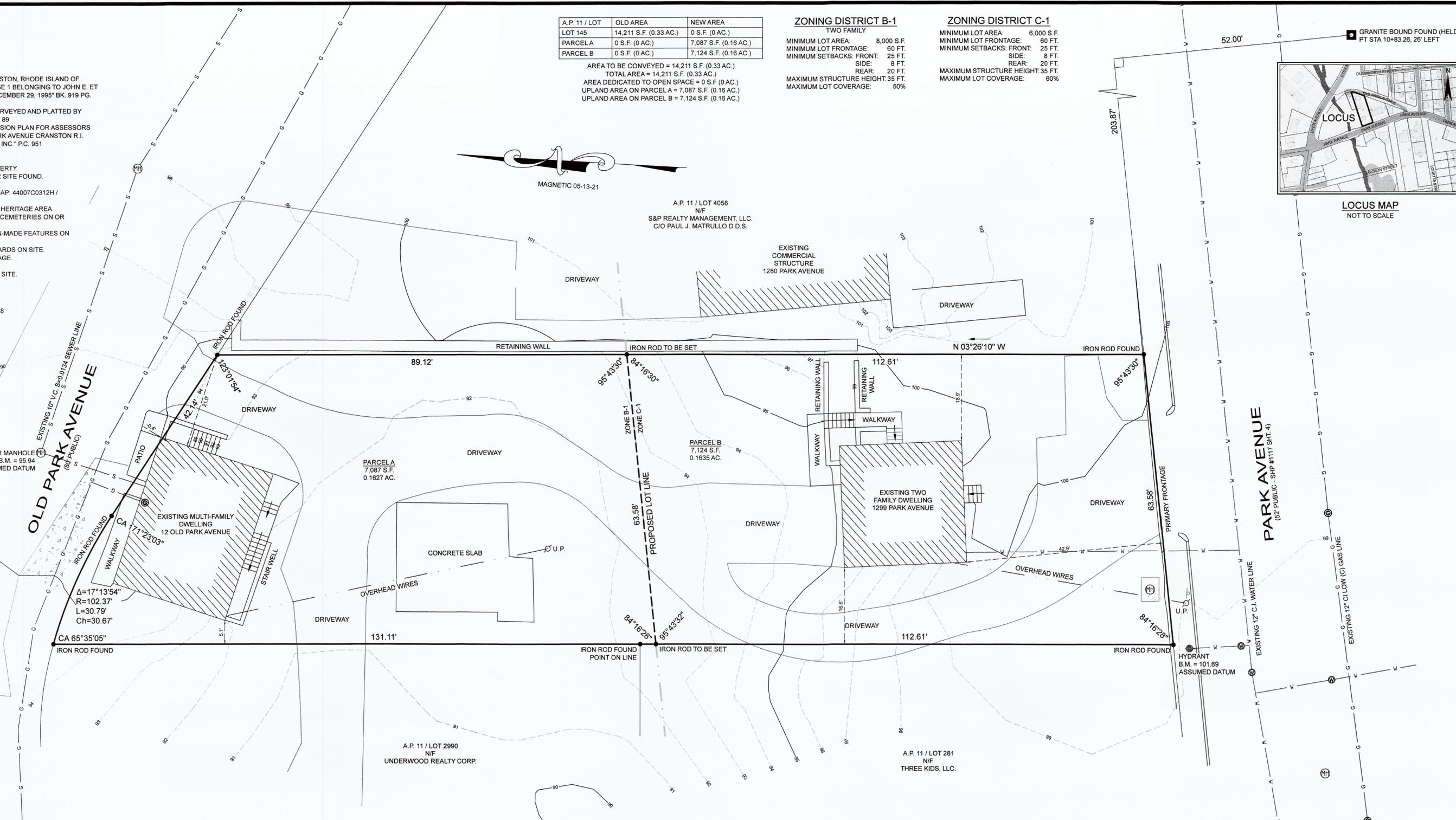
MINIMUM LOT AREA: 6,000 S.F.
MINIMUM LOT FRONTAGE: 60 FT.
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 8 FT.
REAR: 20 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM LOT COVERAGE: 60%



LOCUS MAP
NOT TO SCALE

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

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



LEGEND

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

RICHARD T. BZDYRA
PLS. 1786
6/09/21

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: *[Signature]* DATE: 6/09/21
RICHARD T. BZDYRA, PLS. LICENSE #1786, COA # LS-A60

**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

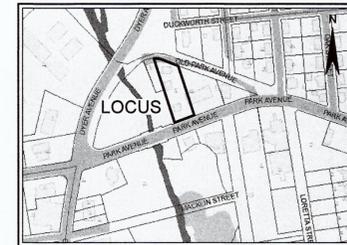
PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com
JOB NO. 9554 / DWG. NO. 9554 - EC - (AJB)

GRAPHIC SCALE: 1"=10'
0 10 20 30

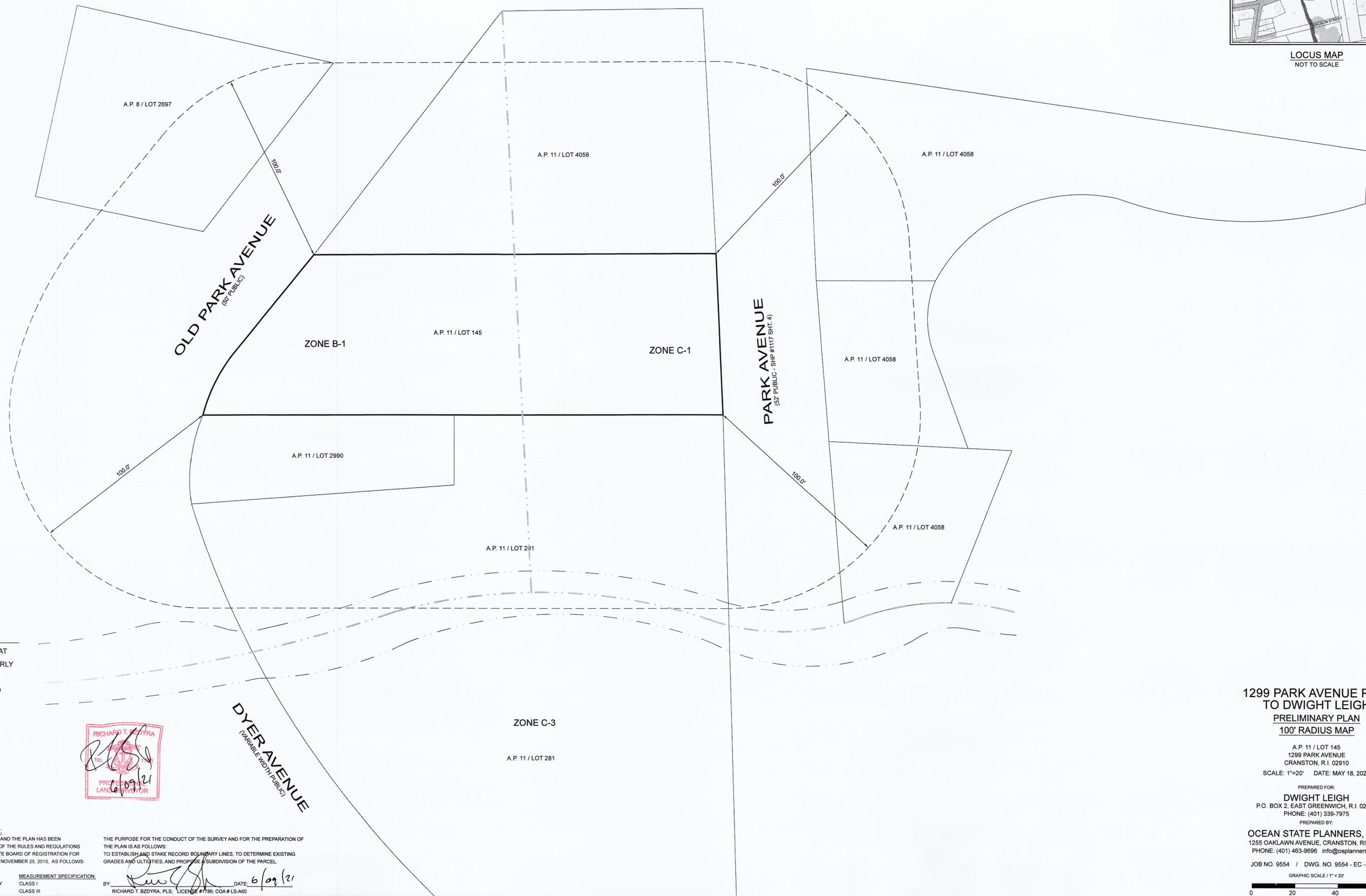
PARK AVENUE
 OLD PARK AVENUE
 STREET INDEX

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%



LOCUS MAP
 NOT TO SCALE



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

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

**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

PREPARED BY:
OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920
 PHONE: (401) 483-9696 info@osplanners.com
 JOB NO. 9554 / DWG. NO. 9554 - EC - (AJB)

GRAPHIC SCALE 1" = 20'
 0 20 40 60