

LOCUS MAP  
(NOT TO SCALE)

**REFERENCES**

- 1.) "STREET AND GRADE PLAN MYRTLE AVENUE TO PLAT, PONTIAC AVENUE TO PLAT LINE MARCH 1927" SEE ENGINEERING FILE D-7
- 2.) "STREET AND GRADE PLAN NORMAN AVENUE PONTIAC AVENUE TO PLAT LINE MARCH 1927" SEE ENGINEERING FILE D-11
- 3.) "PLAN OF SURVEY IN GRANSTON, R.I. FOR WILLIAM DISTEFANO, LOT 146 ON A.P. 9/1." BY DAVID D. GARDNER & ASSOCIATES, INC. 200 METRO CENTER BOULEVARD, WARWICK, R.I., 02886

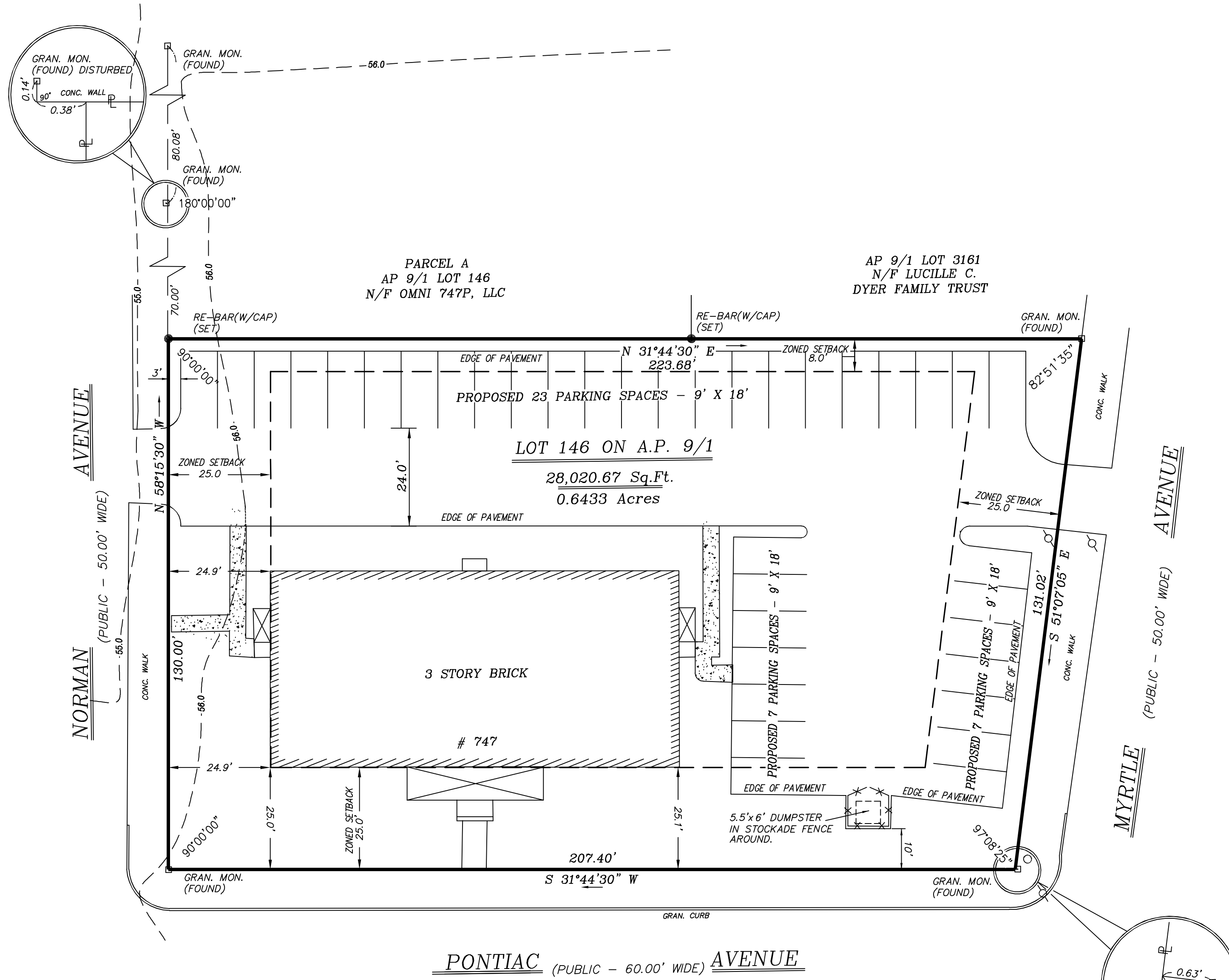
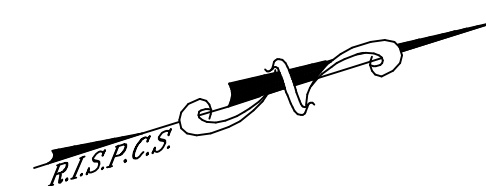
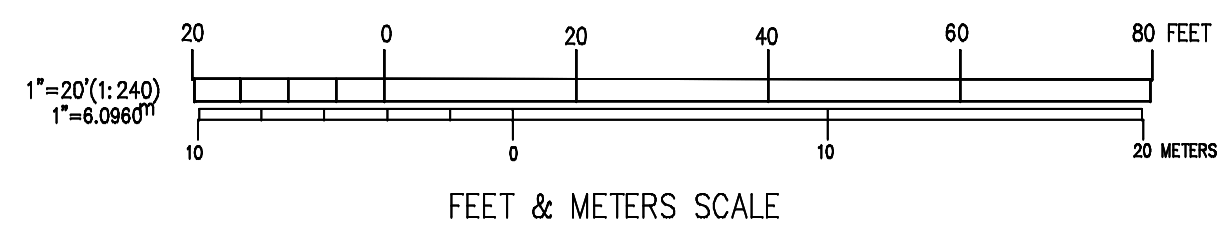
**LOCUS PLAN**

(NOT TO SCALE)

**LEGEND**

|         |                          |       |                      |
|---------|--------------------------|-------|----------------------|
| □       | CATCH BASIN              | ○ WG  | WATER GATE           |
| ○       | POLE #1                  | ○ GG  | GAS GATE             |
| ⊕       | SIGN                     | ○ CO  | CLEAN OUT            |
| ○       | SMH                      | ○ HH  | HAND HOLE            |
| ○       | DMH                      | ○ HYD | FIRE HYDRANT         |
| ○       | EMH                      | — 10  | EXISTING CONTOURS    |
| ○       | TMH                      | ○     | SPOT ELEVATION       |
| — OU    | OVERHEAD UTILITIES       | ○     | POINT OF APPLICATION |
| — UGU   | UNDER GROUND UTILITY     | ○     | TREE                 |
| — T     | TELEPHONE                | ○     | PINE TREE            |
| — W     | WATER LINES              | ○     | TREE LINE            |
| — D     | STORM DRAIN              | ○     | L.O.C.               |
| — S     | SANITARY LINE            | ○     | LEDGE OUT CROP       |
| — G     | GAS LINE                 | ○     | ALTA COMMITMENT      |
| — AG    | ABANDONED GAS LINE       | ○     | EXCEPTIONS REFERENCE |
| — DSYL  | DOUBLE SOLID YELLOW LINE | — — — | ZONING LINE          |
| — SWL   | SOLID WHITE LINE         | — — — | PROPERTY LINE        |
| — DWL   | DASHED WHITE LINE        | — — — | NEW LOT LINE         |
| ⊗       | LIGHT                    |       |                      |
| — X — X | FENCE                    |       |                      |

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.



**NOTES**

- 1.) THE PARCEL SHOWN HEREON IS NOT WITHIN THE 100 YEAR FLOODPLAIN BOUNDARY (ZONE X) AS SHOWN ON FLOOD MAP 4007C0314H DATED: OCTOBER 2, 2015.
- 2.) THE PROPOSAL AS SHOWN IN THE SITE PLAN IS CONTINGENT UPON RECEIVING A ZONE CHANGE FROM A-6 TO C-2 WITH CONDITIONS.
- 3.) THE PERCENT OF LANDSCAPED AREA TO THE TOTAL LOT SQUARE FOOTAGE = 30 +/- % (8,436 +/- SQ. FT. / 28,020.67 SQ. FT. = 30 +/- %)

**ZONING A-6**

ZONING SETBACKS:  
 Max Height: 35 ft  
 Max Building Coverage: 30%  
 Min. Lot Area: 6,000 Sq.Ft.  
 Min. Lot Width: 60 feet (Exist.)  
 Front Yard Setback: 25 feet  
 Side Yard Setback: 8'  
 Min. Rear Yard: 20'

**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:  
 TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY  
 MEASUREMENT / ACCURACY SPECIFICATIONS: I  
 OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY III  
 TOPOGRAPHIC SURVEY: N/A

THE PURPOSE FOR THE CONDUCT OF THE PLAN IS AS FOLLOWS:

SITE PLAN IS TO ESTABLISH THE LOCATION OF THE PROPERTY LINES AS DRAWN IN RELATION TO THE PROPOSED IMPROVEMENTS

BY: *John D. Andrews* 07/29/2022

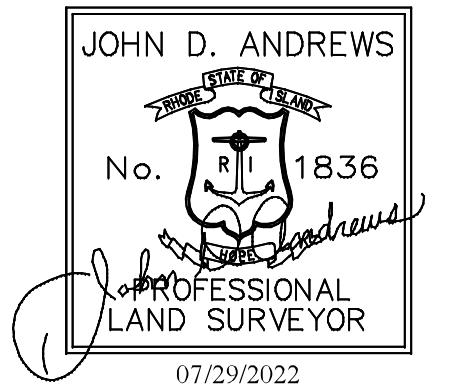
**REVISIONS:**

| REV | DATE       | COMMENT                        |
|-----|------------|--------------------------------|
| 1   | 10/06/2022 | SHEET SIZE D                   |
| 2   | 10/24/2022 | PARKING AND DUMPSTER REVISIONS |

ZONING: A-6

DRAWN BY: BSA  
 CHECK BY: JDA

SEAL: TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



PREPARED FOR:

**RESIDENTIAL APARTMENT CONVERSION**  
 MAJOR LAND DEVELOPMENT  
 MASTER PLAN

PREPARED FOR  
 OMNI 747P LLC  
 747 PONTIAC AVENUE  
 A.P.9/1 LOT 146  
 CRANSTON, RHODE ISLAND  
 DATE: JULY 29, 2022  
 SCALE 1" = 20'

PROJECT OWNER:  
 OMNI 747P, LLC.  
 P.O. BOX 856  
 EAST GREENWICH, R.I. 02816-856

PREPARED BY:

**Douglas DESIGN GROUP**  
 LAND SURVEYING • CONSULTING  
 BAY TOWER • LOWER LEVEL • SUITE C  
 101 PLAIN STREET  
 PROVIDENCE, RHODE ISLAND 02903  
 508-821-8728 774-284-0085  
 douglasdesigngroup@gmail.com

SHEET: 1 OF 1

COMPREHENSIVE BOUNDARY & AS-BUILT SURVEY

DDG PROJECT #: 01.22.1744

DATE: 8/24/2022

STREET INDEX:  
 MYRTLE AVENUE  
 NORMAN AVENUE  
 PONTIAC AVENUE