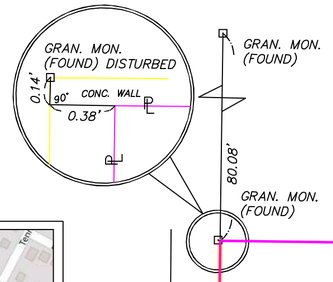
LOCUS PLAN

(NOT TO SCALE)

LEGEND

CB	CATCH BASIN	WG	WATER GATE
POLE #1	UTILITY POLE	GG	GAS GATE
SIGN	STREET SIGN	CO	CLEAN OUT
SMH	SEWER MANHOLE	HH	HAND HOLE
DMH	DRAIN MANHOLE	HYD	FIRE HYDRANT
EMH	ELECT MANHOLE	10	EXISTING CONTOURS
TMH	TELEPHONE MANHOLE	75.20	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		
AG	ABANDONED GAS LINE		
DSYL	DOUBLE SOLID YELLOW LINE		
SWL	SOLID WHITE LINE		
DWL	DASHED WHITE LINE	10	ALTA COMMITMENT EXCEPTIONS REFERENCE
	LIGHT		ZONING LINE
	FENCE		PROPERTY LINE
			EASEMENT LINE

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



AP 9/1 LOT 3199
N/F JOHN A. & STEPHANIE NOTARIANNI

AP 9/1 LOT 3161
N/F LUCILLE C. DYER FAMILY TRUST

N 31°44'28" E
128.07'

70.00'

CONC. WALL

CONC. WALK

PROPOSED PARCEL B
8887.44 Sq.Ft.
0.2040 Acres

70.00'

CONC. WALL

S 58°15'30" E

AP 9/1 LOT 3430
N/F MARION J. HAWKINSON (TRUSTEE)

128.07'

95.61'

N 31°44'30" E
223.68'

PROPOSED 25 PARKING SPACES - 8.5'X 18'

N 58°15'32" W

22.0'

PROPOSED PARCEL A
28,020.67 Sq.Ft.
0.6433 Acres

LOT 146 ON A.P. 9/1
36,908.11 Sq.Ft.

NORMAN AVENUE (PUBLIC - 50.00' WIDE)

24.9'

130.00'

3 STORY BRICK

747

24.9'

25.0'

25.1'

207.40'
S 31°44'28" W

GRAN. MON. (FOUND)

CONC. WALK

GRAN. CURB

PROPOSED 8 PARKING SPACES - 8.5'X 18'

PROPOSED 8 PARKING SPACES - 8.5'X 18'

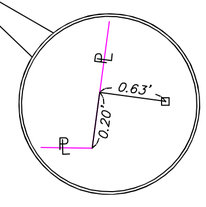
131.02'

S 51°07'05" E

CONC. WALK

GRAN. MON. (FOUND)

MYRTLE AVENUE (PUBLIC - 50.00' WIDE)



PONTIAC (PUBLIC - 60.00' WIDE) AVENUE

1"=20'(1:240)
1"=6.0960m

20 0 20 40 60 80 FEET

10 0 10 20 METERS

FEET & METERS SCALE

PLAN NOTE:

THE INTENT OF THIS PLAN IS TO SHOW PROPOSED IMPROVMENTS. THE PROPERTY SURVEY AND RELATED NOTES ARE BY:

DAVID D. GARDNER & ASSOCIATES, INC.
200 METRO CENTER BOULEVARD
WARWICK, RHODE ISLAND 02886
(401) 738-3200

DOUGLAS DESIGN GROUP ASSUMES NO RESPONSABILLITY FOR THE ACCURACY OR COMPLETNESS OF THE SURVEYED INFORMATION AND RELATED NOTES.

NOTE:
THE INTENT OF THIS PLAN IS TO SUBDIVIED LOT 146 AS FOUND ON ASSESSORS PLAT 9/1 INTO 2 LOTS OR PARCELS OF LAND. PARCEL A TO BE 28,020.67 SQ.FT. AND PARCEL B WITH AN AREA OF 8887.44 SQ.FT.

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	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	N/A
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 06/14/2022

JOHN D. ANDREWS
RHODE ISLAND
No. RI 1836
PROFESSIONAL LAND SURVEYOR
06/14/2022

ZONING: A-6

OWNERS OF RECORD:

OMNI COMBINED W.E.LLC
P.O. BOX 856
EAST GREENWITCH, R.I. 02818

DATE
REVISIONS

ADMINISTRATIVE SUBDIVISION

PREPARED FOR

OMNI COMBINED W.E.,LLC

A.P 9/1 LOT 146

747 PONTIAC AVENUE

CRANSTON, RHODE ISLAND

DATE: FEBRUARY 16, 2022

SCALE 1"= 20'

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01.22.1744
JDA
BSA