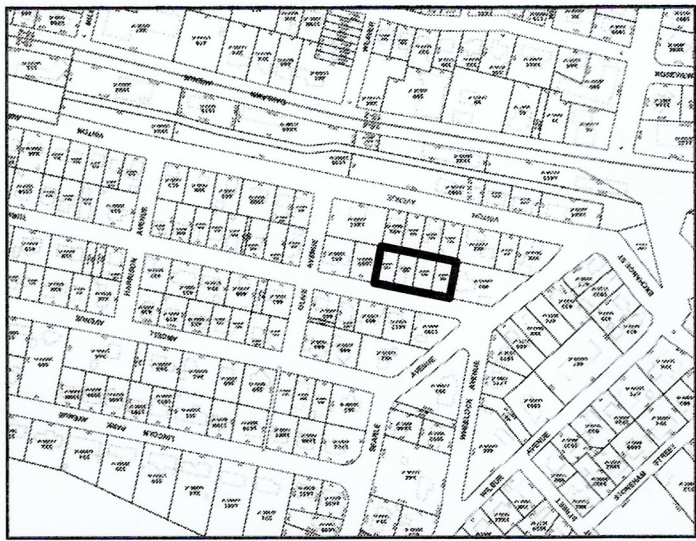


TURNER AVENUE
OLIVE AVENUE
STREET INDEX

REFERENCE:
DEED BK. 5809 / PG. 55 DESIGNATED AS LOTS 86, 87, 88 & 89
ON THAT PLAT ENTITLED: "OAKLAWN PLAT CRANSTON, R.I.
R.B. HOLDEN, E.R. HOLDEN, GEO. A. ANGELL, R.H. BLANDING,
BY J.A. LATHAM, MARCH 1873" PLAT CARD 4

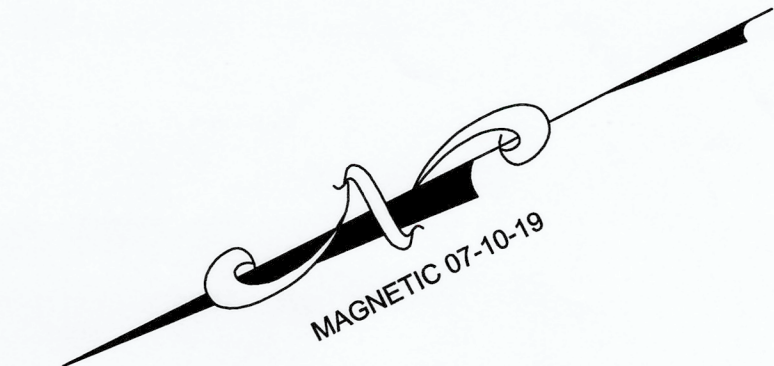
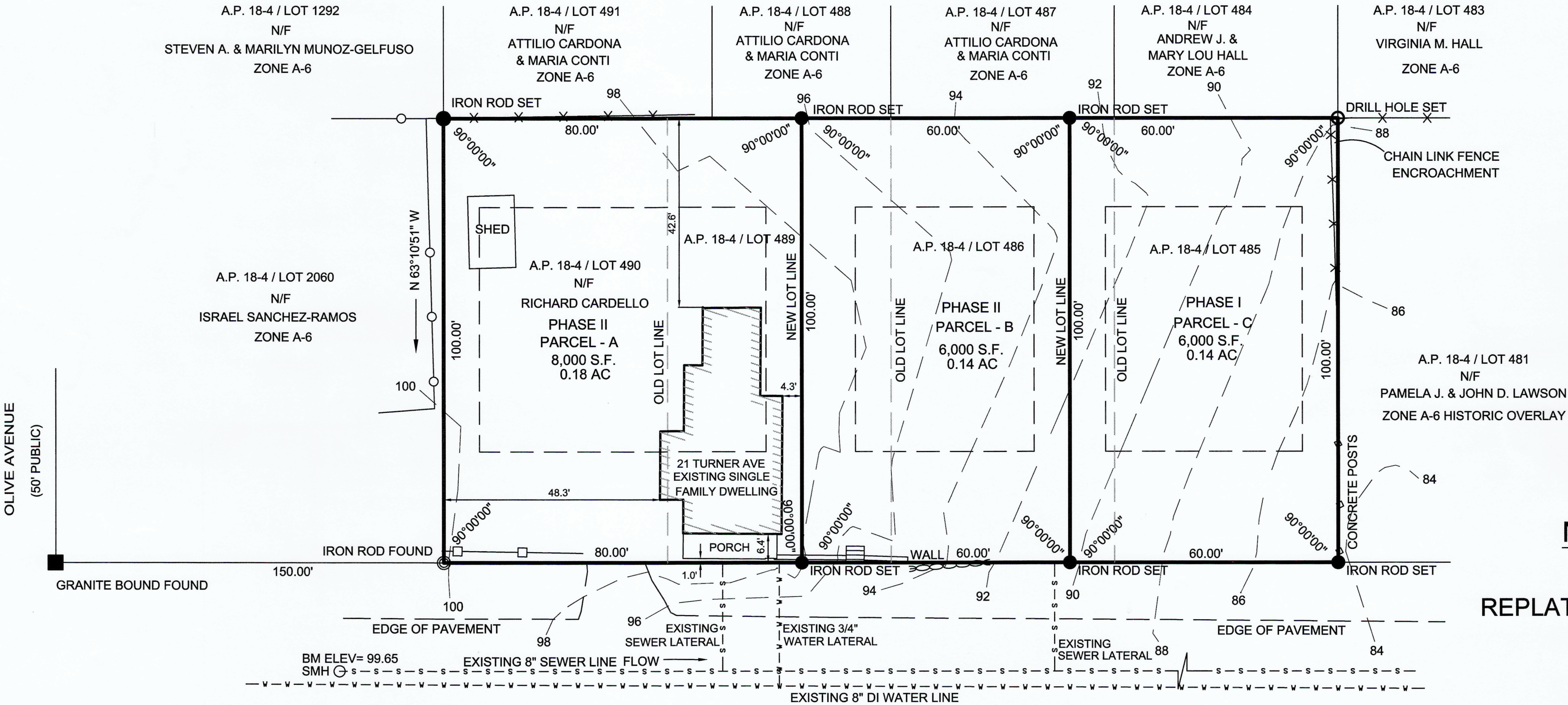
NOTE:
1. FEMA MAP 44007C0304J / 10/02/2015 / ZONE X.
2. NO CURBING OR SIDEWALKS EXISTING ON TURNER STREET.
3. PHASE I / PARCEL - C / FUTURE PHASE II / PARCELS - A & B
4. ZONING RELIEF BEING SOUGHT TO ALLOW THE EXISTING
RESIDENCE ON PARCEL A TO BE 4.32' FROM THE SIDE LOT LINE.
5. THE NORTHERN INTERIOR SIDE LOT LINE FOR PARCEL B WILL
BE 12' INSTEAD OF 8' TO MITIGATE THE REDUCED SIDE SETBACK
ON PARCEL A SHOULD RELIEF BE GRANTED. THE SETBACK SHALL
BE 8' SHOULD RELIEF BE DENIED.
6. THE PRELIMINARY PLAN WAS APPROVED BY THE PLAN COMMISSION ON 9/1/2020
7. THE FINAL PLAN WILL BE IN COMPLIANCE WITH THE PRELIMINARY PLAN
CONDITION OF APPROVAL #1 AS STATED IN THE DECISION LETTER DATED 9/3/2020
WHEN THE EXISTING HOUSE ON PARCEL - A IS DEMOLISHED PRIOR TO SUBMITTING
THE FINAL PLAN FOR PHASE 2.



LOCUS

ZONING DISTRICT A-6

MINIMUM LOT AREA	6,000 S.F.
MINIMUM LOT FRONTAGE	60 FT.
MINIMUM SETBACKS: FRONT	25 FT.
SIDE	8 FT.
REAR	20 FT.
MAXIMUM BUILDING HEIGHT 35'	
MAXIMUM LOT COVERAGE 30%	



MINOR SUBDIVISION PLAN
FINAL PHASING PLAN

REPLAT OAKLAWN PLAT LOTS 86, 87, 88 & 89

A.P. 18-4 / LOTS 485, 486, 489 & 490
21 TURNER STREET
CRANSTON, R.I.

SCALE: 1"= 20' DATE: SEPTEMBER 22, 2020

PREPARED FOR:

BARBARA GAGLIONE

36 GRANT WAY

HOPE, R.I. 02831

PREPARED BY:

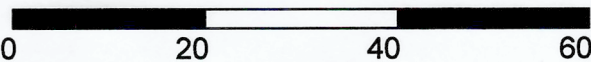
OCEAN STATE PLANNERS, INC.

1255 OAKLAWN AVENUE, CRANSTON, RI 02920

PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9480 / DWG. NO. 9480 - (JNP)

GRAPHIC SCALE / 1" = 20'



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 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.

BY: *[Signature]* DATE: 9.22.20

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

A.P. 18-4 / LOT / PARCEL	OLD AREA	NEW AREA
LOTS 485, 486, 489 & 490	20,000 S.F.	0
PARCEL - A	0	8,000 S.F.
PARCEL - B	0	6,000 S.F.
PARCEL - C	0	6,000 S.F.

