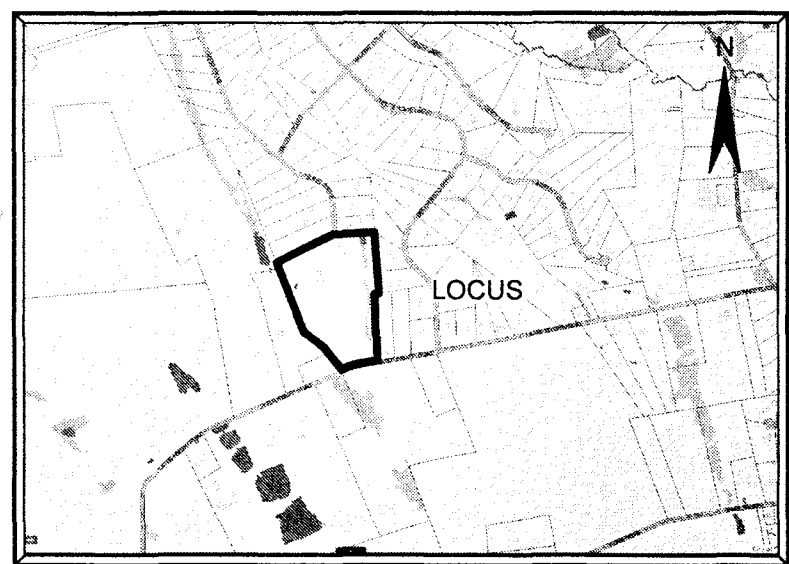


LATEN KNIGHT ROAD  
CREST DRIVE  
STREET INDEX

- REFERENCE:
- DEED BK 5814 PG. 268
  - RECORD LOT 3 ON "RIDGWOOD SECTION 9, FINAL SUBDIVISION PLAN, ASSESSORS PLAT 29 LOT 5, CREST DRIVE AND LATEN KNIGHT ROAD, CRANSTON, RHODE ISLAND" P.C. 640
  - "REMAINING PORTION" ON "LAWTON ESTATES DIVISION OF LAND PLAN FOR: FRED & ADA LAWTON" P.C. 593
  - ABUTTING "RIDGWOOD SECTION 4" P.C. 546

- NOTE:
- FLOOD ZONE: X / MAP: 44007C0295G / DATE: 03-02-2009
  - SITE SOILS ARE CONSIST OF RIDGEBURY FINE SANDY LOAMS (Re), RIDGEBURY LEICESTER AND WHITMAN SOILS (Rf) AND WOODBRIDGE FINE SANDY LOAMS (WhA, WhB & WhB) OF WHICH, WOODBRIDGE FINE SANDY LOAMS (WhA, WhB & WhB) ARE NOT CONSIDERED HYDRIC.
  - NO KNOWN ZONING RELIEF PREVIOUSLY GRANTED.
  - NO ZONING RELIEF TO BE REQUESTED.
  - NO KNOWN EXISTING EASEMENTS ON SITE.
  - TOTAL AREA: 1,006,469 S.F.
  - TOTAL UPLAND AREA: 815,372 S.F.
  - NO KNOWN CEMETERIES ON OR ABUTTING SITE.
  - NO KNOWN ENVIRONMENTAL HAZARDS ON SITE.
  - SITE IS NOT LOCATED WITHIN A KNOWN NATURAL HERITAGE AREA.



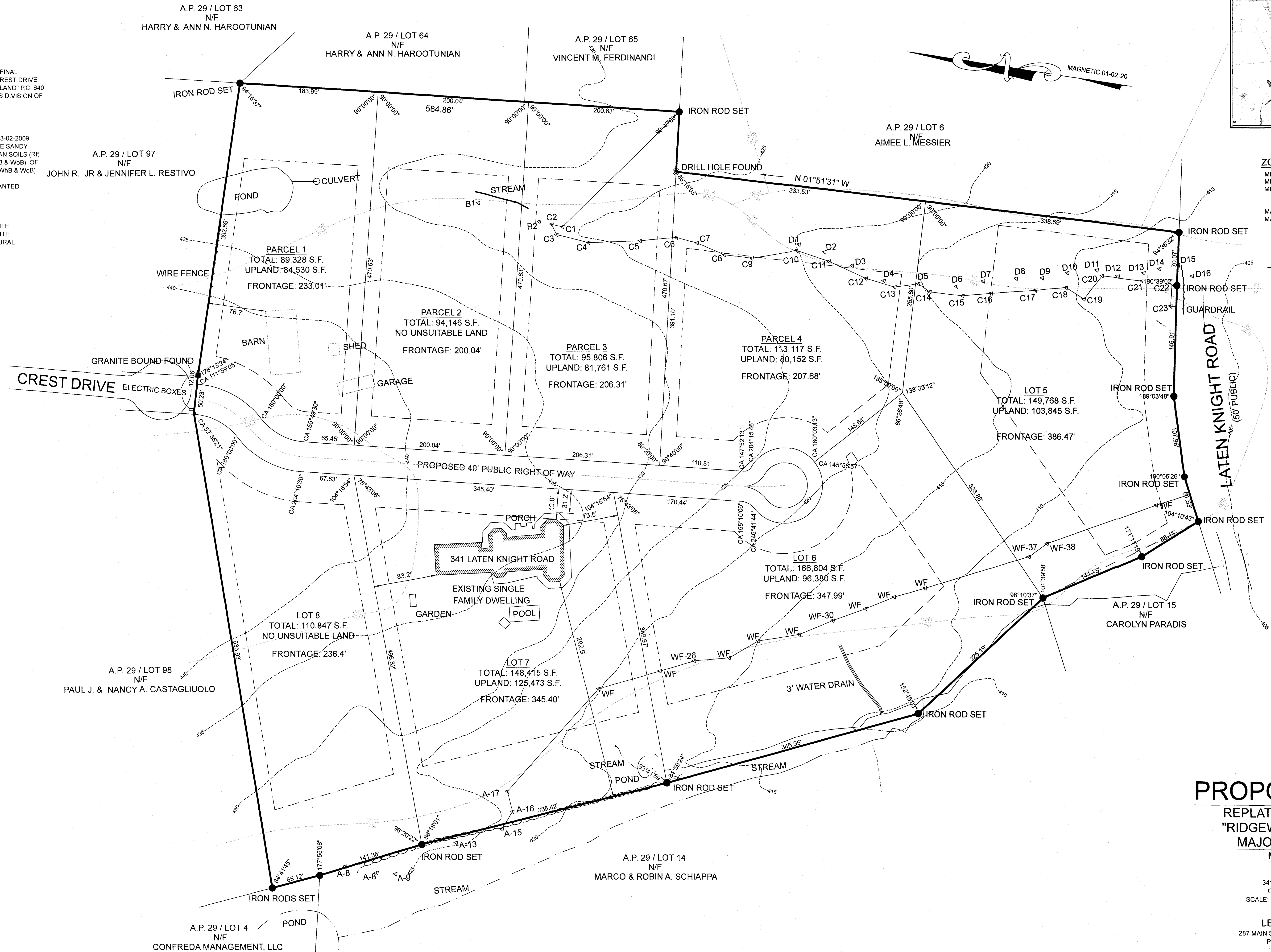
LOCUS MAP  
NOT TO SCALE

ZONING DISTRICT S-1/A-80

MINIMUM LOT AREA: 60,000 S.F.  
MINIMUM LOT FRONTAGE: 200 FT.  
MINIMUM SETBACKS: FRONT: 40 FT.  
SIDE: 20 FT.  
REAR: 100 FT.  
MAXIMUM STRUCTURE HEIGHT: 35 FT.  
MAXIMUM LOT COVERAGE: 10%

LEGEND

- A.P. ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- IRON ROD
- ⊙ DRILL HOLE
- GRANITE BOUND
- ⊕ MANHOLE



PROPOSED PLAN

REPLAT OF PARCEL 5 ON  
"RIDGWOOD SECTION 9"  
MAJOR SUBDIVISION  
MASTER PLAN

A.P. 29 / LOT 5  
341 LATEN KNIGHT ROAD  
CRANSTON, R.I. 02921  
SCALE: 1"=60' DATE: JULY 21, 2022

PREPARED FOR:  
LEE BEAUSOLEIL  
287 MAIN STREET, CRANSTON, R.I. 02831  
PHONE: (401) 632-0203

PREPARED BY:  
OCEAN STATE PLANNERS, INC.  
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 6310 / DWG. NO. 6310 - MP - (AJB)  
SHEET 1 OF 1

GRAPHIC SCALE: 1" = 60'

0 60 120 180

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, TOPOGRAPHY AND UTILITY LOCATIONS.

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

OWNER (N/F):  
LEE & JENNIFER BEAUSOLEIL  
341 LATEN KNIGHT ROAD,  
CRANSTON, R.I. 02831  
PHONE: (401) 632-0203

TOTAL AREA OF PROPERTY: 1,006,469 S.F. (23.11 AC.)  
TOTAL PROPOSED LOTS/UNITS: 8 LOTS  
TOTAL AREA OF PROPOSED LOTS: 1,006,469 S.F. (23.11 AC.)  
TOTAL LENGTH OF PROPOSED ROAD: 806.79 L.F.

TYPE OF BOUNDARY SURVEY:  
LIMITED CONTENT BOUNDARY SURVEY  
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:  
CLASS I  
CLASS III

BY: [Signature] DATE: 10/14/22  
RICHARD T. BZDYRA, P.L.S. LICENSE #1786, COA # LS-A60

