

**GENERAL NOTES:**

A DIMENSIONAL VARIANCE IS NEEDED AS THERE IS A SUBSTANDARD AREA FOR ALL FOUR PROPOSED LOTS. LOTS IN A A-6 ZONING DISTRICT ARE REQUIRED TO HAVE A MINIMUM LOT AREA OF 6,000 SQUARE FEET, THE PROPOSAL YIELDS 5,640 +/- SQUARE FEET PER LOT.

PARCELS ARE LOCATED ON ASSESSOR'S PLAT 4/2  
 TOTAL AREA OF SUBDIVISION = 22,560 S.F.  
 NUMBER OF LOTS PRIOR TO SUBDIVISION = 1  
 NUMBER OF LOTS AFTER SUBDIVISION = 4

THE PURPOSE OF THIS SUBDIVISION IS TO SUBDIVIDE THE EXISTING PARCEL INTO 4 LOTS.

THIS SURVEY WAS DETERMINED BY OCCUPATION ONLY.  
 PREVIOUS AREA OF ASSESSOR LOT 300 = 22,560 S.F.±  
 NEW AREA OF PROPOSED LOTS A, B, C & D = 5,640 S.F.±

OWNER/APPLICANT: CITY OF CRANSTON  
 869 PARK AVE., CRANSTON, R.I. 02910

ALL LOTS ARE LOCATED WITHIN A DESIGNATION "X" ( AREAS OF MINIMAL FLOODING ) ZONE PER F.I.R.M. 44007C0318H, Effective 10/02/2015. THERE ARE NO WETLANDS ON SITE.

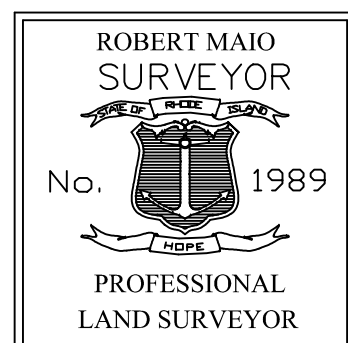
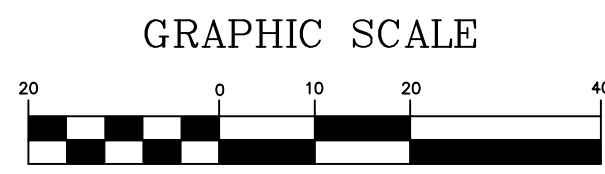
ALL LOTS ARE LOCATED IN AN A-6 ZONED AREA  
 A-6 ZONING REQUIREMENTS:  
 AREA 6,000 S.F. MIN.  
 FRONTAGE 60' MIN.  
 FRONT SETBACK 25' MIN.  
 REAR SETBACK 20' MIN.  
 SIDE SETBACK 8' MIN.  
 ACCESSORY USE SETBACK 5' MIN.  
 BLDG. HEIGHT 35' MAX.  
 LOT COVERAGE 35% MAX.

**LEGEND**

- A.P. ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- OHV OVERHEAD WIRE(S)
- UTILITY POLE
- WATER VALVE
- GAS VALVE
- PROPERTY LINE
- V.C. VETRIFIED CLAY PIPE
- E.P. EDGE OF PAVEMENT
- C.O. CLEAN OUT
- BIT. BITUMINOUS ASPHALT
- BUILDING SETBACK LINE

**REFERENCES:**

CITY OF CRANSTON, CLERK'S OFFICE  
 PLAT CARD 3 ENTITLED  
 "MAP OF SOUTH ELMWOOD"  
 "DIVISION NO.1"  
 AP 4/2 LOT 300  
 OWNER: CITY OF CRANSTON  
 CITY OF CRANSTON DEED  
 BOOK 881 PG.844



By Robert Maio #1989  
 COA No. LS-A527

**Certification**  
 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 Survey** Comprehensive Boundary Survey  
**Measurement Specification** Class I  
 Data Accumulation Class III

The purpose of this survey and plan is to prepare a Minor Subdivision.

OWNER: AP4/2 LOT 300  
 JOSEPH L. SANDERS  
 BUILDING  
 CITY OF CRANSTON  
 41 HEATH AVENUE  
 CRANSTON, R.I. 02920

SURVEYOR:  
 ROBERT MAIO  
 168 HARMON AVENUE  
 CRANSTON, R.I. 02910

| REVISIONS: |      |         |
|------------|------|---------|
| #          | DATE | COMMENT |
|            |      |         |
|            |      |         |
|            |      |         |

**SANDERS SCHOOL MINOR SUBDIVISION  
 PRELIMINARY PLAN - SITE PLAN  
 MAP OF SOUTH ELMWOOD PLAT  
 DIVISION NO.1  
 REPLAT OF AP 4/2 LOT 300  
 BY ROBERT MAIO  
 LOCATED IN  
 CITY OF CRANSTON  
 DECEMBER, 2022**