

GENERAL NOTES:

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.

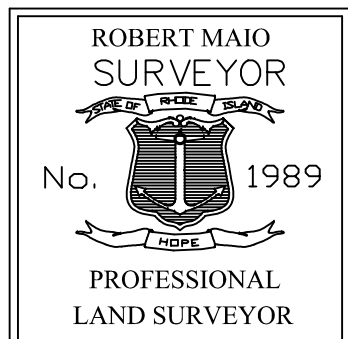
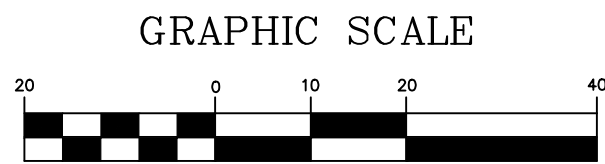
LEGEND

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

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	Measurement Specification
Comprehensive Boundary Survey	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 - EXISTING CONDITIONS
 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