

PARK AVENUE

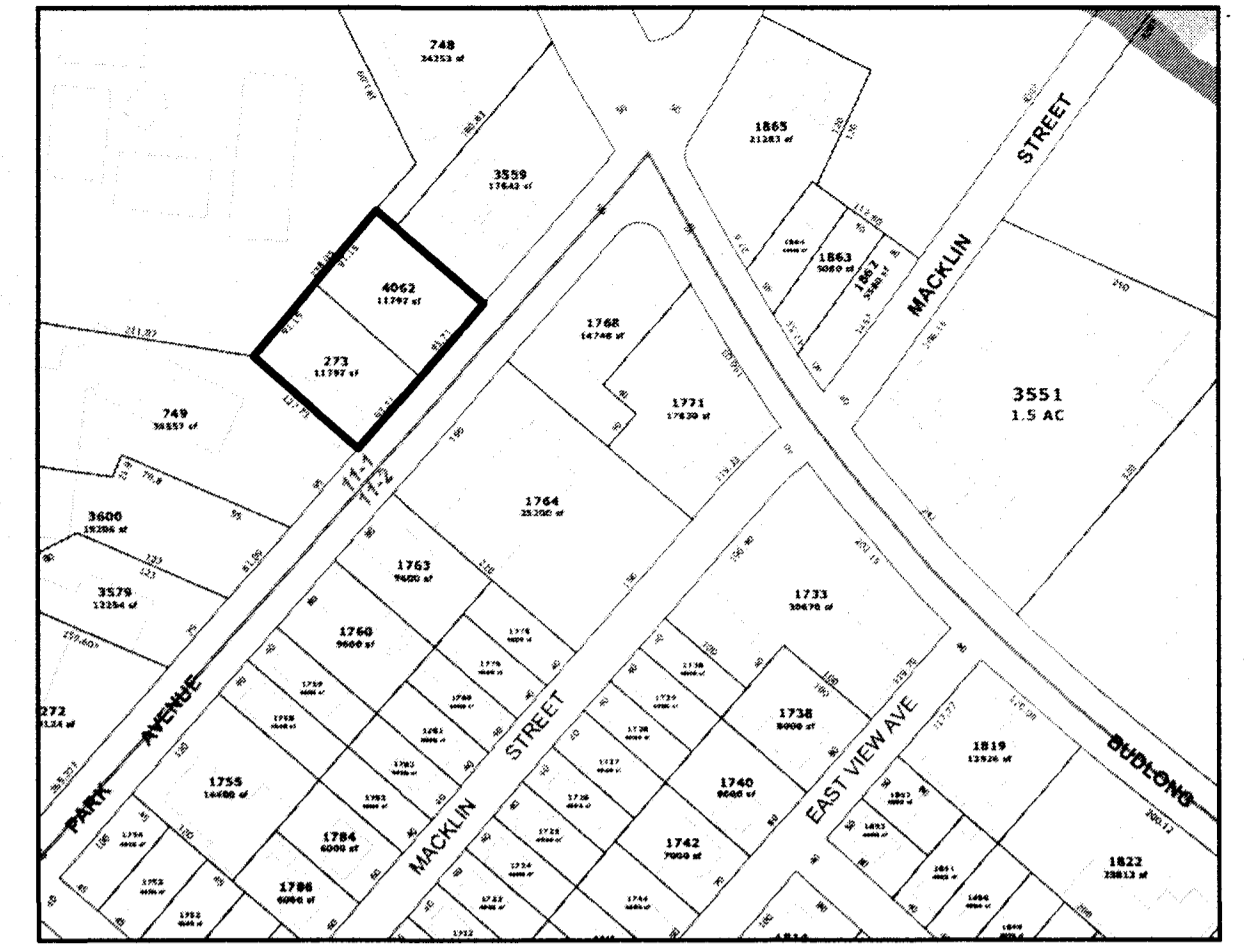
STREET INDEX

REFERENCE:

- 1. DEED BK. 5905 / PG. 112
- 2. "EXISTING CONDITIONS SURVEY A.P. 11-1 / LOTS 276 & 4062, 1369 PARK AVENUE CRANSTON, R.I. PREPARED FOR: MR. DAVE RICCI, 09-21-12, CARRIGAN ENGINEERING, INC."
- 3. "CLARA CARDI TRUSTEE PLAT, A.P. 11-1 / LOT 273, CRANSTON, R.I. JANUARY 27, 1997" PLAT CARD 607

NOTE:

- 1. FEMA MAP 44007C0312H / 10/02/2015 / ZONE X.
- 2. CONTOUR ELEVATIONS FROM PLAN IN REFERENCE #2.



A.P. 11-1 / LOT 3586
N/F
PV INVESTMENTS, LP

A.P. 11-1 / LOT 748
N/F
SCOTTO & MARIA D. DIUCCIO CIRO

LOCUS

ZONING DISTRICT C-3

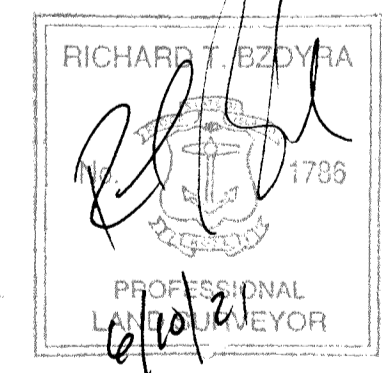
- MINIMUM LOT AREA 6,000 S.F.
- MINIMUM LOT FRONTAGE 60 FT.
- MINIMUM SETBACKS: FRONT 0 FT.
- SIDE 0 FT.
- REAR 20 FT.
- MAXIMUM BUILDING HEIGHT 35'
- MAXIMUM LOT COVERAGE 100%

OWNER:

SPRAGUE COVINGTON, LLC
P.O. BOX 7537
CRANSTON, R.I.

A.P. 11-1 / LOT 3559
N/F
ASAD ALI, LLC

A.P. 11-1 / LOT 749
N/F
PARK AVENUE PLAZA, LLC



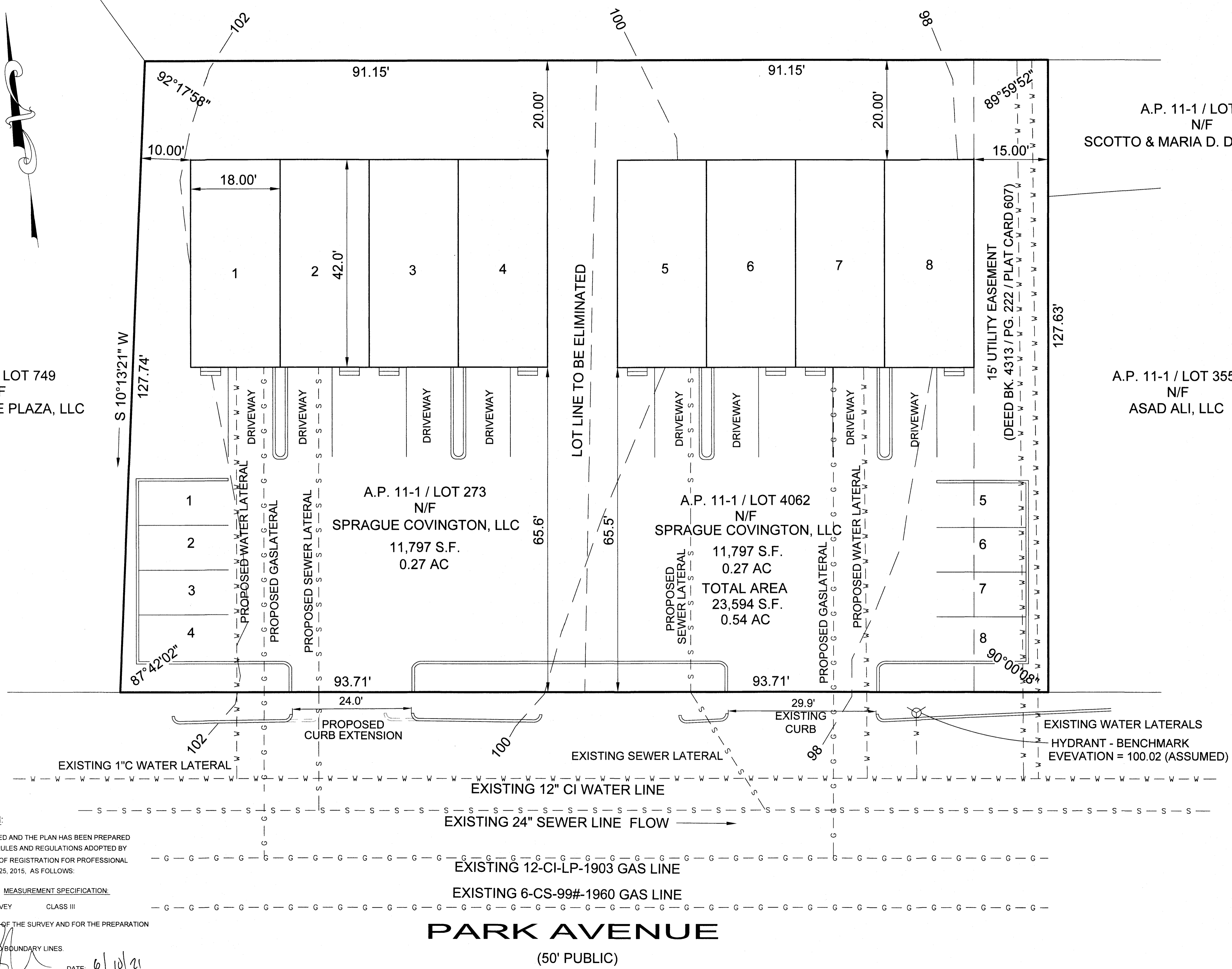
SURVEY CLASSIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: 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: 6/10/21

BY: RICHARD T. BZDYRA, PLS.; LICENSE #1785; COA #LS-A60



MAJOR SUBDIVISION PLAN

MASTER PLAN

SPRAGUE COVINGTON PLAT

A.P. 11-1 / LOTS 273 & 4062
1369 PARK AVENUE
WARWICK, R.I. 02887

SPRAGUE COVINGTON, LLC

P.O. BOX 7537
CRANSTON, R.I.

SCALE: 1" = 10' DATE: JUNE 8, 2021

PREPARED BY:

OCEAN STATE PLANNERS, INC.

1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9575 / DWG. NO. 9575 - (JNP)

GRAPHIC SCALE / 1" = 10'

