

LEGEND

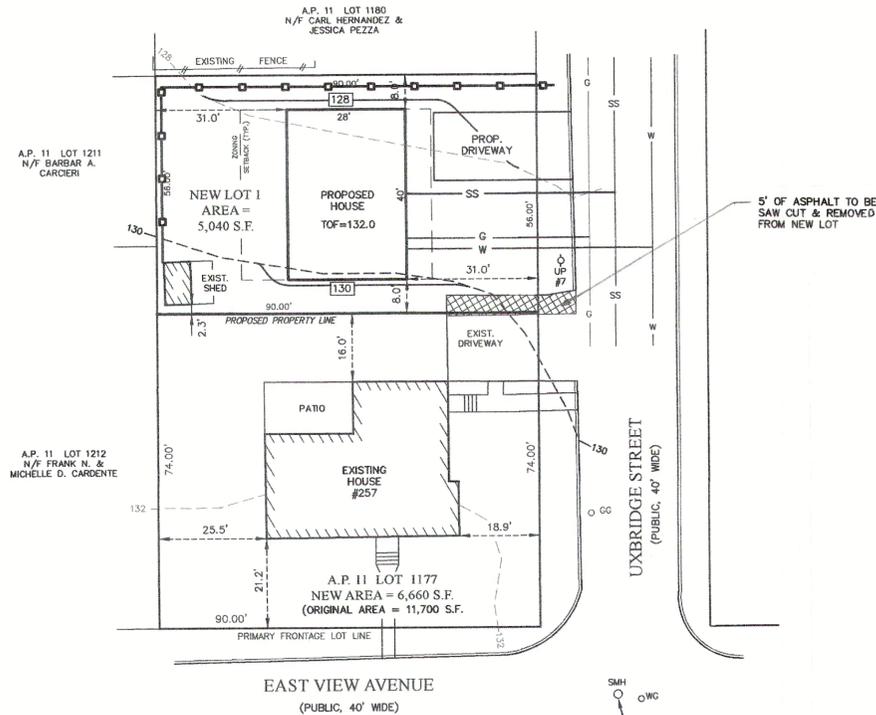
- EXISTING CONTOUR -130
- PROPOSED CONTOUR -130
- EXISTING WATER LINE -W
- EXISTING WATER GATE o WG
- PROPOSED WATER LINE -W
- EXISTING SANITARY SEWER LINE -SS
- EXISTING SEWER MANHOLE o SMH
- PROPOSED SANITARY SEWER LINE -SS
- EXISTING GAS LINE -G
- EXISTING GAS GATE o GC
- PROPOSED GAS LINE -G
- ZONING SETBACK -Z
- EXISTING UTILITY POLE -O
- EXISTING EDGE OF PAVEMENT W/ BERM -E
- PROPOSED SILT FENCE OR SILT SACK EROSION CONTROL -S

ZONING A-6

- MINIMUMS:**
 AREA 8,000 S.F.
 FRONTAGE 60'
SETBACKS:
 FRONT 25'
 SIDE 8'
 REAR 20'
MAXIMUMS:
 LOT COVERAGE 30%
 BUILDING HEIGHT 35'

REFERENCE

PLAN ENTITLED: "GARDEN PARK, CITY OF CRANSTON, R.I. BELONGING TO BODWELL LAND CO.", DATED SEPT., 1910, PREPARED BY J.A. LATHAM AND FILED IN PLAN BOOK B ON PAGE 9 AND ON PLAT CARD #193 IN THE LAND EVIDENCE RECORDS OF THE CITY OF CRANSTON, RI. PROJECT SITE BEING LOTS 168, 169 & 170 THEREON.



NOTES

- 1) OWNER/APPLICANT: A.P. 11 LOT 1177
ROBERT E. MOLL
13 PENNY LANE
CRANSTON, RI 02920
- 2) THE SUBJECT PARCEL LIES ENTIRELY WITHIN THE A-6 ZONING DISTRICT.
- 3) PARCEL DATA: TOTAL AREA = 11,700 S.F.
EXISTING LOTS PER ASSESSOR'S MAP = 1
EXISTING LOTS PER RECORDED PLAT = 3
PROPOSED LOTS = 2
PROPOSED OPEN SPACE = 0 S.F.
LENGTH OF NEW ROAD = 0 L.F.
- 4) THERE ARE NO KNOWN WETLANDS ON THE SUBJECT PROPERTY.
- 5) THIS PARCEL IS TO BE SERVICED BY MUNICIPAL WATER AND SEWER LINES.
- 6) THIS SITE DOES NOT LIE WITHIN A RIDEM NATURAL HERITAGE AREA PER RIDEM ENVIRONMENTAL RESOURCE MAP.
- 7) THE SITE DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 44007C0314H, EFFECTIVE DATE OCTOBER 2, 2015.
- 8) THE UTILITIES HEREON ARE SHOWN FROM FIELD LOCATIONS OF SURFACE FEATURES AND PAINT MARKINGS AND MAY NOT REPRESENT ALL UTILITIES WITHIN THE SUBJECT AREA. CONTACT DIG-SAFE PRIOR TO ANY EXCAVATION. (811 OR 1-888-DIG-SAFE)

STREET INDEX
 EAST VIEW AVENUE
 UXBRIDGE STREET



CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 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
 BOUNDARY = CLASS 1 SITE PLAN = CLASS III
 MEASUREMENT SPECIFICATION: V-3
 VERTICAL CONTROL STANDARD: V-3
 TOPOGRAPHIC SURVEY ACCURACY: T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 MINOR SUBDIVISION PLAN

BY: *Patricia A. Kelly* 4.9.24 DATE
 PATRICIA A. KELLY, PLS #1988/ CDA #A734



NO.	REVISION	DATE	BY
PRELIMINARY PLAN - MINOR SUBDIVISION "GARDEN PARK" - REPLAT RECORD PLAT LOTS 168, 169 & 170 ROBERT E. MOLL EAST VIEW AVENUE & UXBRIDGE STREET CRANSTON, RI A.P. 11 LOT 1177 KELLY LAND SERVICES, INC. kellylandservices@gmail.com LAND SURVEYING - SUBDIVISIONS - SEPTIC DESIGNS - SOIL EVALUATIONS 97 BUCKS WAY TIVERTON, RI 02878 401-293-0535 PO BOX 278 GREENVILLE, RI 02828 401-232-2629			
DATE: 04/02/24		SCALE: 1"=20'	
SHEET NO: 2 OF 2		PROJ. NO: 240102-MN	