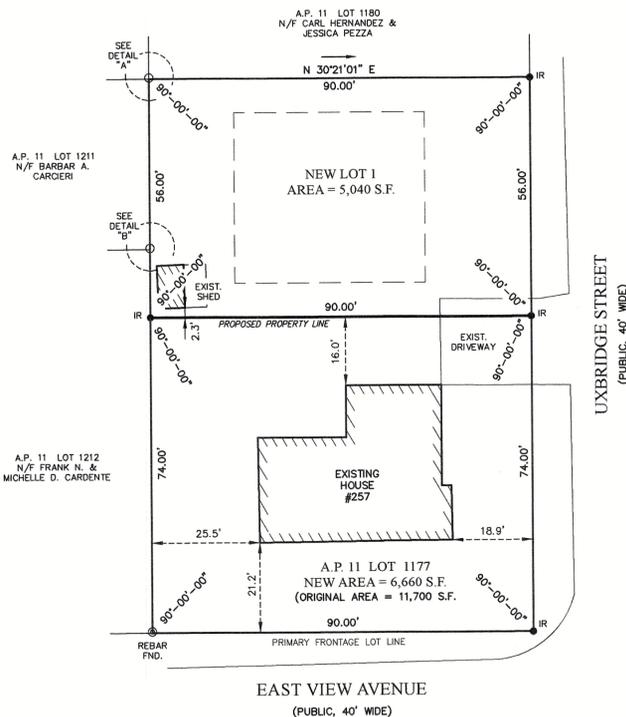


**LEGEND**  
 ZONING SETBACK ————  
 PROPOSED IRON ROD ● CB

**ZONING A-6**  
 MINIMUMS:  
 AREA 6,000 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 8 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 4407C0314H, EFFECTIVE DATE OCTOBER 2, 2015.

**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  
 MEASUREMENT SPECIFICATION: CLASS I

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  
 PATRICIA A. KELLY, PLS #1968 COA #4734 DATE



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 401-232-6333	DATE: 04/02/24 SCALE: 1"=20'
PO BOX 278 GREENVILLE, RI 02828 401-232-2020	SHEET NO: 2 OF 2 PROJ. NO: 240102-MN