

PLAN REFERENCES:

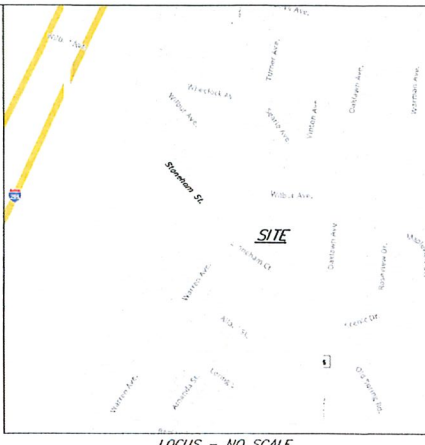
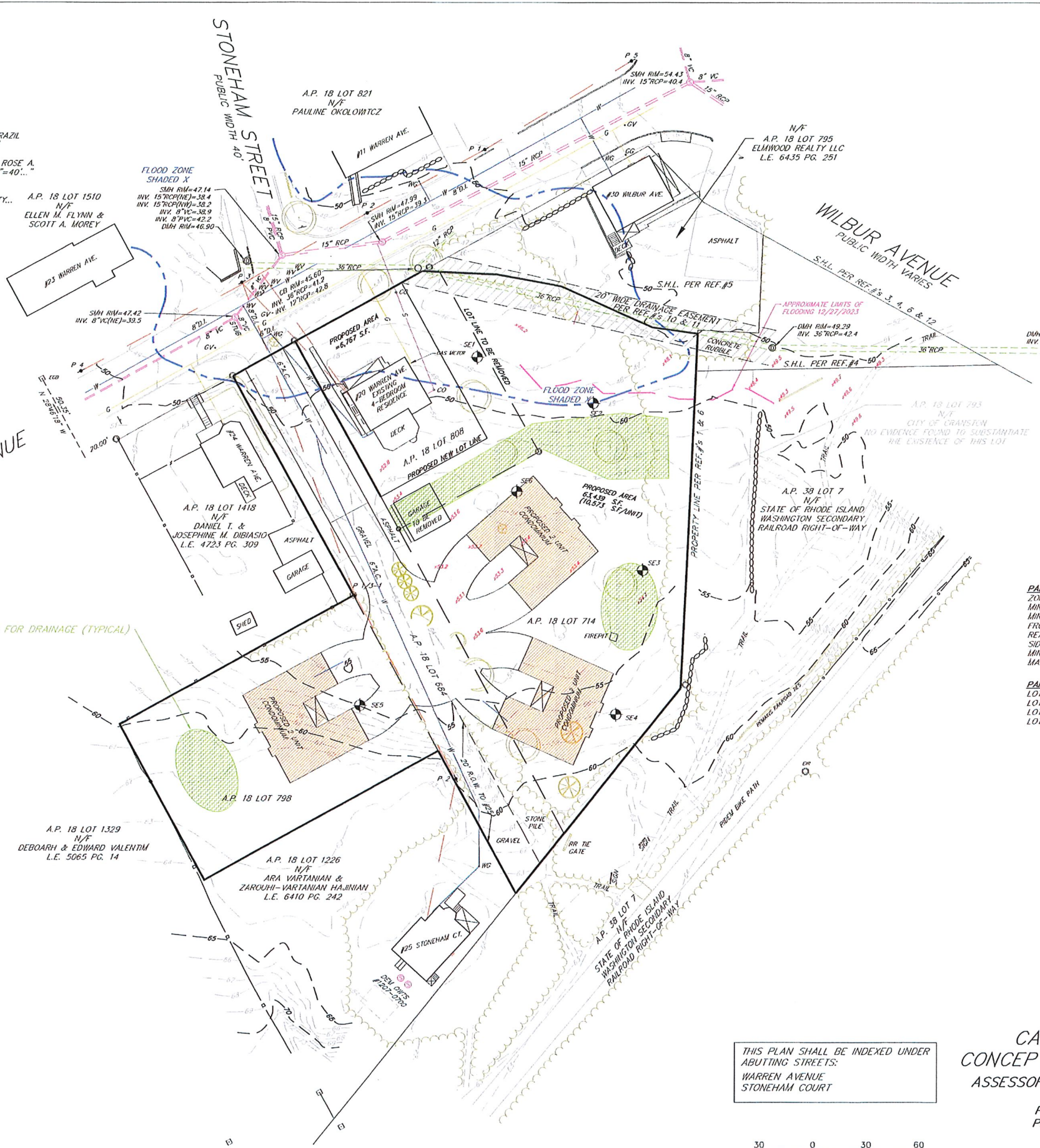
- RIGHT OF WAY & TRACK MAP FOR THE NEW YORK, NEW HAVEN & HARTFORD R.R. Co., V.37 50, SHEETS 9, 10 & 11... DATE: JUNE 30, 1915... SCALE 1"=50'...
- STATE HIGHWAY PLAT #616
- STATE HIGHWAY PLAT #799
- STATE HIGHWAY PLAT #829
- STATE HIGHWAY PLAT #1212
- STATE HIGHWAY PLAT #2410 (WASHINGTON SECONDARY RAILROAD RIGHT-OF-WAY)
- PLAT BOOK 14, PAGE 9, CARD 375, "WILBUR TERRACE... SITUATED IN CRANSTON, R.I., BY CL. ANTHONY, ENG'G... DATE: MAY 1950... SCALE 1"=50'..."
- CITY OF CRANSTON ENGINEERS BOOK 17 PAGE 46 (LOTS 793, 474 & 795)
- CITY OF CRANSTON ENGINEERS BOOK 22 PAGE 143 (LOT 795)
- RHODE ISLAND DEPARTMENT OF PUBLIC WORKS, DIVISION OF ROADS & BRIDGES... CRANSTON-WILBUR AVENUE, OAKLAWN... PROPOSED DRAINAGE THRU PROPERTY OF MARY R. BRAZIL IN ACCORDANCE WITH DRAINAGE AGREEMENT NO. 344... DATE: JUNE 1, 1950... SCALE 1"=40'...
- RHODE ISLAND DEPARTMENT OF PUBLIC WORKS, DIVISION OF ROADS & BRIDGES... CRANSTON-WILBUR AVENUE, OAKLAWN... PROPOSED DRAINAGE THRU PROPERTY OF LEO A. & ROSE A. FRYSON IN ACCORDANCE WITH DRAINAGE AGREEMENT NO. 342... DATE: JUNE 1, 1950... SCALE 1"=40'...
- STATE OF RHODE ISLAND, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ROADS & BRIDGES... PLAN, PROFILE AND SECTIONS OF PROPOSED STATE HIGHWAY... BRIDGE NO. 420 & APPROACHES COMMONLY KNOWN AS WILBUR AVE. R.R. BRIDGE, CRANSTON, PROVIDENCE COUNTY... FEDERAL AID SECONDARY PROJECT NO. 5 G-40 (I) 0.098 MILES... DATE: DEC. 19, 1949...

FLOOD NOTE:

THE PARCELS FALL WITHIN ZONES X & SHADED X PER FEMA MAP NUMBER 44007C0426H, EFFECTIVE 10/2/2015.

SOIL NOTE:

THE ENTIRE PARCEL AND SURROUNDING SITES ARE SOIL CATEGORY "HA" HINCKLEY. LOMY SAND, GENERAL 0 TO 3% SLOPES.



- LEGEND**
- EXISTING STONE WALL
 - EXISTING WOODED AREA
 - EXISTING BOARD FENCE
 - EXISTING PICKET FENCE
 - EXISTING EDGE OF ASPHALT
 - EXISTING EDGE OF GRAVEL
 - APPROXIMATE WATER LINE
 - APPROXIMATE GAS LINE
 - EXISTING SEWER PIPE
 - EXISTING DRAINAGE PIPE
 - EXISTING CONTOUR
 - EXISTING OVERHEAD UTILITIES
 - ZONING SETBACK LINE
 - CONCRETE SURFACE
 - DRAINAGE EASEMENT AREA
 - EXISTING UTILITY POLE
 - EXISTING IRON ROD
 - EXISTING DRILL HOLE
 - EXISTING GRANITE BOUND
 - EXISTING "TM" NAIL
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER VALVE/CLEANOUT
 - EXISTING DRAINAGE MANHOLE/CATCH BASIN
 - EXISTING GAS GATE
 - EXISTING WATER GATE
 - EXISTING TREE

PARCEL ZONING

- ZONE A-G
- MINIMUM LOT AREA 6,000 S.F.
- MINIMUM LOT WIDTH 60'
- FRONT YARD SETBACK 25'
- REAR YARD SETBACK 20'
- SIDE YARD SETBACK 8'
- MINIMUM LOT COVERAGE 30%
- MAXIMUM BUILDING HEIGHT 35'

PARCEL OWNER & APPLICANT

- LOTS 684 & 714 CALISE DEVELOPMENT LLC P.O. BOX 277 GREENVILLE, RI 02828
- LOT 808 CALISE PROPERTIES LLC P.O. BOX 277 GREENVILLE, RI 02828
- PROJECT SURVEYOR** MICHAEL J. McCORMICK ALPHA ASSOCIATES, LTD. 35 ROCKY HOLLOW ROAD EAST GREENWICH, RI 02818 P. 401.884.8506 F. 401.884.7747

PARCEL AREA

- LOT 684 12,879 S.F./0.296 AC.
- LOT 714 31,661 S.F./0.727 AC.
- LOT 798 14,884 S.F./0.342 AC.
- LOT 808 10,779 S.F./0.247 AC.



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO 425-RICR-00-19 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	CLASS	MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY	CLASS III	
DATA ACCUMULATION SURVEY	CLASS III	
TOPOGRAPHY SURVEY ACCURACY	CLASS T-1	

THE PURPOSE FOR THE CONDUCT OF THE SURVEY IS TO SHOW THE EXISTING CONDITIONS OF LOTS 684, 714, 798 & 808

By: MICHAEL J. McCORMICK PLS 1972 RI COA LS-A101

THIS PLAN SHALL BE INDEXED UNDER ABUTTING STREETS: WARREN AVENUE, STONEHAM COURT



CALISE DEVELOPMENT LLC PLAT CONCEPTUAL CONDOMINIUM DEVELOPMENT

ASSESSORS PLAT 18-4 LOTS 684, 714, 798 & 808
 CRANSTON, RHODE ISLAND
 PREPARED FOR: CALISE DEVELOPMENT LLC
 PREPARED BY: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T.401.884.8506 F.401.884.7747
 SCALE 1" = 30' DATE: APRIL 30, 2024 SHEET 1 OF 1

NO.	DATE	DESCRIPTION

UTILITY NOTE:
 ALPHA ASSOCIATES, LTD. IN NO WAY GUARANTEES THE LOCATION OR CHARACTERISTICS OF THE SHOWN UTILITIES. IT SHALL BE THE CONTRACTOR OR CLIENT'S RESPONSIBILITY TO CONTACT INDIVIDUAL UTILITY AGENCIES AND ENSURE PRIOR TO PLANNING OR START OF CONSTRUCTION.

GENERAL NOTE:
 THESE PLANS MAY NOT BE MODIFIED FROM THEIR ORIGINAL FORMAT. THESE PLANS MAY NOT BE DISSEMINATED FOR ANY PURPOSE WITHOUT THE CONSENT OF ALPHA ASSOCIATES, LTD. BY ACCEPTING THESE PLANS, THE PROPERTY OWNER / CONTRACTOR AGREES TO ALL ABOVE TERMS.

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