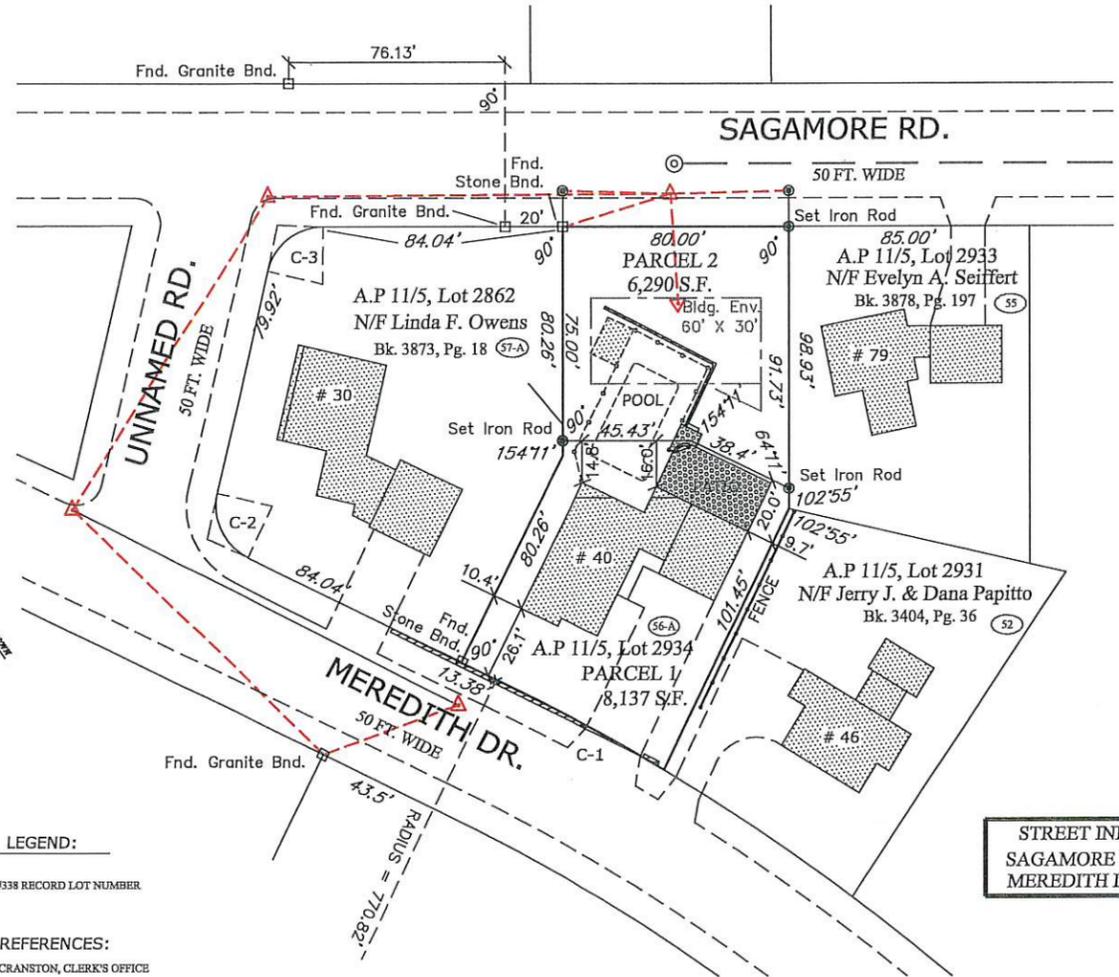


LOCUS:  
NOT TO SCALE

**CURVE DATA:**  
 C-1  
 ARC = 66.56'  
 RADIUS = 770.82'  
 $\Delta = 4^{\circ}56'51''$   
 C-2  
 ARC = 26.91'  
 RADIUS = 20.0'  
 $\Delta = 77^{\circ}05'30''$   
 C-3  
 ARC = 26.91'  
 RADIUS = 20.0'  
 $\Delta = 77^{\circ}05'30''$



**GENERAL NOTES:**

- ALL PARCELS LOCATED ON ASSESSOR'S PLAT 11-5
- TOTAL AREA OF SUBDIVISION = 14,427 S.F.±
- NUMBER OF LOTS PRIOR TO SUBDIVISION = 1
- NUMBER OF LOTS AFTER SUBDIVISION = 2  
 PARCEL 1 EXISTING LOT COVERAGE = 2,289 S.F. (28.1%)  
 PARCEL 2 MAXIMUM LOT COVERAGE = 1,887 S.F. (30%)
- THE PURPOSE OF THIS SUBDIVISION IS TO CREATE 2 LOTS OF RECORD FROM ASSESSOR LOT 2934.
- ALL LOTS SHOWN ARE LOCATED WITHIN A DESIGNATION "X" (AREAS OF MINIMAL FLOODING) ZONE PER F.I.R.M. 44007C00314H, 10/02/2015.
- THIS SITE IS NOT LOCATED WITHIN A WETLAND, DRINKING WATER RESERVOIR, GROUND WATER RESERVOIR OR NATURAL HERITAGE AREA AS DEFINED BY RIDEM OR CRMC.
- THERE ARE NO KNOWN HISTORIC CEMETERIES ON THE PROPERTY. THERE ARE NO BUILDINGS OR NATURAL FEATURES LOCATED ON THE PARCEL WHICH ARE CURRENTLY LISTED OR ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- THE SITE IS NOT CURRENTLY USED FOR AGRICULTURAL PURPOSES.
- SUBDIVISION TO BE SERVICED BY EXISTING PUBLIC WATER, GAS AND SEWER

**CERTIFICATION:**

This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.  
 COMPREHENSIVE BOUNDARY SURVEY - CLASS 1



The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as follows:  
 To Demonstrate the Location and Dimensions of Site Features, Locate Perimeter Property Lines and Prepare a Two Lot Minor Subdivision From Lot 2934, Assessor Plat 11/5 Located in the City of Cranston, R.I.

By: Walter P. Skorupski 11/04/2023  
 Date:  
 Walter P. Skorupski  
 Registered Professional Land Surveyor  
 LS A378-00A

**LEGEND:**

738 P.C. #338 RECORD LOT NUMBER

**REFERENCES:**

CITY OF CRANSTON, CLERK'S OFFICE  
 PLAT CARD 338 ENTITLED  
 "SECTION TWO - COLONIAL HOMES DEVELOPMENT"  
 DEED BOOK 5357, PAGE 343

**ZONING:**

ALL LOTS SHOWN ARE LOCATED IN AN A-8 ZONE  
 A-8 ZONING REQUIREMENTS: (Single Family Residential)  
 AREA 8,000 S.F. MIN.  
 FRONTAGE 80' MIN.  
 FRONT SETBACK 25' MIN.  
 REAR SETBACK 20' MIN. (5' Min. Accessory Use)  
 SIDE SETBACK 10' MIN. (5' Min. Accessory Use)\*  
 BLDG. HEIGHT 35' MAX.  
 LOT COVERAGE 30% MAX.

STREET INDEX  
 SAGAMORE ROAD  
 MEREDITH DRIVE

**PRELIMINARY PLAN**

|  |  |                  |           |
|--|--|------------------|-----------|
| Owner:   |  | REVISIONS:       |           |
| Mark D. Capuano<br>40 Meredith Drive<br>Cranston, R.I. 02920   |  | #                | DATE      |
| SURVEYOR:  |  | 0                | 5/24/2024 |
| Walter P. Skorupski<br>7 Wessex Street<br>Cranston, R.I. 02910<br>PHONE: 401-241-5469<br>skorupski@aol.com |  | 1 st. Submission |           |

**SAGAMORE GARDENS  
 MINOR SUBDIVISION**  
 "SECTION TWO - COLONIAL HOMES DEVELOPMENT"  
 REPLAT OF RECORD LOT 222  
 BY W. P. SKORUPSKI  
 CITY OF CRANSTON, R.I.  
 ASSESSOR'S PLAT 11/5, LOT 2934  
 JUNE, 2024