



Incorporated 1910

Minor Subdivision Preliminary Plan Application

Please complete all areas of this application in black or blue ink. Submit the completed application to the Cranston Planning Department *together* with all required and supporting documents and materials. Illegible or incomplete applications will not be reviewed.

Project Info

Project Info

Project Name: 76-82 Batcheller Avenue + 75 Urbane subdivision
Assessor's Plat(s): 0/1 Assessor's Lot(s): 258, 259, 261 + 293
Project Address: 76-82 Batcheller Avenue + 75 Urbane St

Contact Information

Applicant

Name: Priscilla Szneke
Address: 84 Bay View Drive Jamestown, RI 02835
Phone: 401-742-6255 Email: pszneke@msn.com

Property Owner (All owners of record must be included for all lots involved)

Name: Cranston Duplexes LLC
Address: 84 Bay View Drive Jamestown, RI 02835
Phone: 401 742-6255 Email: pszneke@msn.com

(If there are more owners please check here submit an addendum with this application form)

Attorney

Name: _____
Address: _____
Phone: _____ Email: _____



Incorporated 1910

Administrative Subdivision Application

Please complete all areas of this application in black or blue ink. Submit the completed application to the Cranston Planning Department *together* with all required and supporting documents and materials. Illegible or incomplete applications will not be reviewed.

Project Info

Project InfoProject Name: 76-82 Batcheller Avenue & 75 Urbana SubdivisionAssessor's Plat(s): 8/1 Assessor's Lot(s): 258, 259, 261 & 293Project Address: 76-82 Batcheller Avenue & 75 Urbana Street

Contact Information

ApplicantName: Priscilla SznekeAddress: 84 Bay View Drive, Jamestown, RI 02835Phone: 401-742-6255 Email: pszneke@msn.com**Property Owner(s)** *(All owners of record must be included for all lots involved)*Name: Cranston Duplexes LLCAddress: 84 Bay View Drive, Jamestown, RI 02835Phone: 401-742-6255 Email: pszneke@msn.comName: Priscilla SznekeAddress: 84 Bay View Drive, Jamestown, RI 02835Phone: 401-742-6255 Email: pszneke@msn.com

(If there are more owners please submit an addendum with this application form)

Cranston Planning Department
869 Park Avenue Cranston, RI 02910
(401) 780-3136

Contact Information

Attorney (If applicable)

Name: _____

Address: _____

Phone: _____ Email: _____

Land Surveyor

Name: John D Andrews. PLS, Douglas Design Group

Address: 101 Plain Street, Lower level, Suite C, Providence, RI 02903

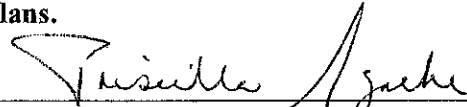
Phone: 508 821-8728 Email: john.andrews@ddgsurveying.com

Certification

Owner/Applicant Signature

I/we hereby certify that I/we own the subject property and seek an Administrative Subdivision as drafted in the accompanying plans.

Priscilla Szneke
Applicant Name & Title (please print)



Applicant Signature

Date: 10/29/2024

Owner Name (if different than above) (please print)

Owner Signature

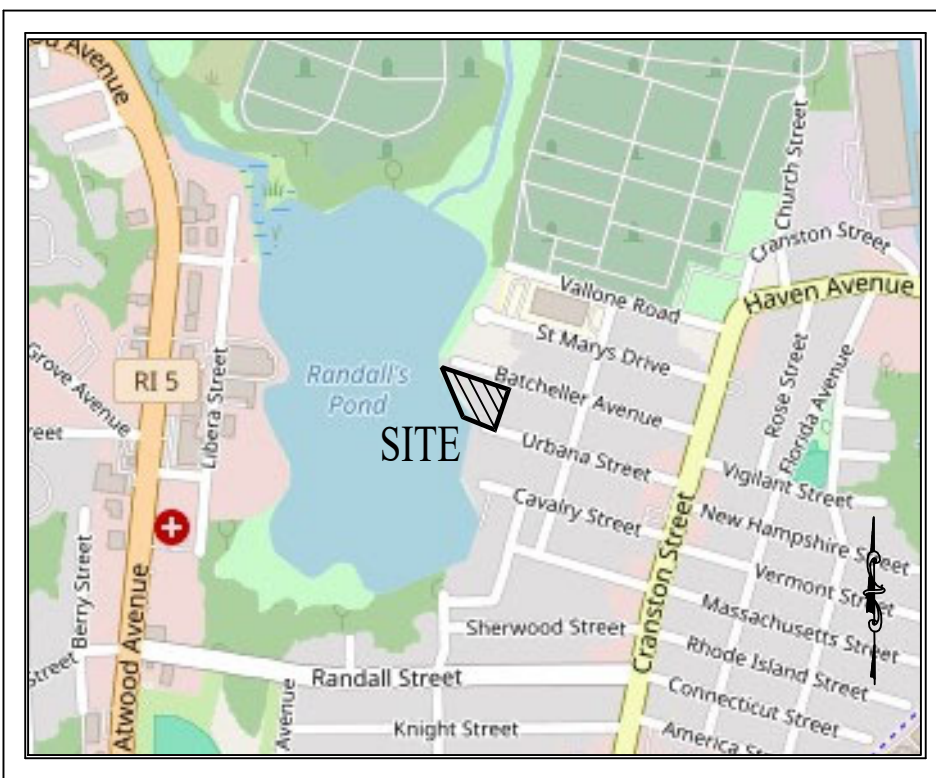
Date: _____

Owner Name (please print)

Owner Signature

Date: _____

(If there are more owners please submit an addendum with this application form)



LOCUS MAP
(NOT TO SCALE)

SURVEY REFERENCES

DEEDS

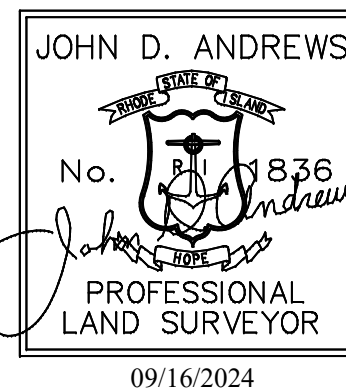
LOTS 258-261 & 293: DEED BOOK 5486, PAGE 124
 LOT 48: DEED BOOK 12059, PAGE 19
 LOT 50: DEED BOOK 13597, PAGE 222

PLANS

PLAT ENTITLED "MAP OF LAND BELONGING TO THE HEIRS OF STEPHEN MATHEWSON, BY J.A. LATHAM, DEC. 1894", WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE CITY OF CRANSTON IN PLAT BOOK 5 AT PAGE 26 AND (COPY) ON PLAT CARD 33.

ZONING DISTRICT: B-1

ZONING SETBACKS: (TWO-FAMILY)
 Min. Lot Area: 8,000 s.f.
 Min. Lot Width: 60 ft
 Front Yard Setbacks: 25 ft
 Side Yard Setback: 8 ft
 Min. Rear Yard: 20 ft
 Max Building Coverage: 50%
 Max Height: 35ft



CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY	
DATA ACCUMULATION SURVEY	III
TOPOGRAPHIC SURVEY	N/A

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

BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY: *John D. Andrews* 1836 09/16/2024
 JOHN D. ANDREWS, P.L.S. REG. NO. DATE
 DOUGLAS DESIGN GROUP (LS.000A354-COA)

Certification

Drawn by BSA
 Checked by JDA

Revised on

Project
 ADMINISTRATIVE
 SUBDIVISION RECORD PLAN
 CLASS-I BOUNDARY SURVEY

PREPARED FOR
 76-82
 BATCHELLER
 AVENUE & 75
 URBANA ST.

CRANSTON
 RHODE ISLAND

A.P. 8/1, LOTS 258 - 261 & 293

Date: JULY 24, 2024
 Scale: 1" = 20'

Owner:
 Cranston Dublexes LLC
 84 Bay View Dr
 Cranston, Rhode Island 02835



LAND SURVEYING • CONSULTING
 BAY TOWER • LOWER LEVEL SUITE C
 101 PLAIN STREET
 PROVIDENCE, RHODE ISLAND 02903
 508-821-8728 774-284-0085
 douglasdesigngroup@gmail.com

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Issued On

Sheet Contents

PROPERTY SURVEY

Project Number. 05.24.1961

Drawing No.

Sheet 1 of 1

URBANA STREET
 (PUBLIC - 50' WIDTH)

RANDALL'S POND

BATCHELLER AVENUE
 (PUBLIC - 50' WIDTH)

- LEGEND**
- UTILITY POLE
 - FENCE
 - STONEWALL
 - PROPERTY LINE (NEW)
 - PROPERTY LINE (EXISTING)
 - GRANITE BOUND W/ DRILL HOLE
 - PROPERTY CORNER W/ MONUMENT
 - PROPERTY CORNER / PROPOSED MONUMENT
 - TREE
 - PINE TREE

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.

