

Locus Map NOT TO SCALE

Legend

- WV WATER VALVE
- U.P. UTILITY POLE
- A.P. ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- EXISTING SHRUB/TREE
- EXISTING SIGN
- WATER SHUT OFF
- IRON ROD
- ELECTRIC MANHOLE
- MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- GAS VALVE
- LAMP POST
- R.I.H.B. RHODE ISLAND HIGHWAY BOUND
- SEWER MANHOLE
- BOUND
- OVERHEAD WIRE

General Notes

- THE SITE IS FOUND ON CITY OF CRANSTON ASSESSOR'S PLAT 15-1 LOTS 1008 & 1009. CURRENT OWNER OF RECORD IS NOW OR FORMERLY KELLY & PICERNE, INC. REFERENCE DEED BOOK 360 PAGE 036 IN THE CITY OF CRANSTON LAND EVIDENCE RECORDS.
- THERE IS NO 100 YEAR FLOOD PLAIN LOCATED ON THE SITE ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CRANSTON COMMUNITY PANEL 445396 0009 B DATED NOVEMBER 1, 1984. THE SITE IS LOCATED WITHIN THE FOLLOWING FLOOD INSURANCE ZONE C - AREAS OF MINIMAL FLOODING.
- THE CURRENT ZONING OF THE SITE IS COMMERCIAL C-4:

DIMENSIONAL REGULATIONS	12,000 SQ. FT.
MINIMUM LOT AREA	120 FEET
MINIMUM LOT WIDTH:	120 FEET
MINIMUM LOT DEPTH:	40 FEET
MINIMUM SIDE YARD SETBACK:	8 FEET
MINIMUM REAR YARD SETBACK:	20 FEET
MINIMUM FRONT YARD SETBACK:	50%
MAXIMUM LOT COVERAGE:	35 FEET
MAXIMUM BUILDING HEIGHT	
- ALL EXISTING UTILITIES SHOWN ARE FROM VISIBLE INFORMATION, DRAWINGS BY OTHERS, OR INFORMATION PROVIDED TO DIPRETE ENGINEERING ASSOCIATES AND ARE SUBJECT TO CHANGE. NO ONE SHOULD RELY ON THE UTILITY LOCATIONS SHOWN FOR CONSTRUCTION AND DIG SAFE SHOULD BE NOTIFIED PRIOR TO ANY WORK.

Survey Notes

- COORDINATES, IN U.S. SURVEY FEET, ARE REFERENCED IN THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), AS DETERMINED BY DEAS'S SURVEY BY REAL TIME KINEMATIC G.P.S. OBSERVATIONS AND/OR TOTAL STATION TRAVERSING.
- ELEVATIONS, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DEAS'S SURVEY BY REAL TIME KINEMATIC G.P.S. OBSERVATIONS. THE CONTOUR INTERVAL IS 1 FEET. TOPOGRAPHY AS DEPICTED IS ACCURATE TO WITHIN HALF THE CONTOUR INTERVAL.

Plan References

- "SUBDIVISION OF LOB B ON OAK HILL TERRACE CRANSTON, RHODE ISLAND BELONGING TO SUSIE MELOCARRO AND ROSE PICERNE BY WATERMAN ENGINEERING CO. AUG. 1947". PLAT 360 IN THE CITY OF CRANSTON LAND EVIDENCE RECORDS.
- "OAK HILL TERRACE CRANSTON, RHODE ISLAND BELONGING TO R.I. HOME BUILDERS, INC. BY WATERMAN ENGINEERING CO. AUG. 1946, SCALE 1"=80". PLAT CARD 355 IN THE CITY OF CRANSTON LAND EVIDENCE RECORDS.
- "CRANSTON RESERVOIR AVE. & PONITAC RD FROM HILLTOP DRIVE TO OAK HILL AVE. SCALE 40 FEET PER INCH 2 SHEETS SHEET NO. 2" RHODE ISLAND HIGHWAY PLAT 775 IN THE CITY OF CRANSTON LAND EVIDENCE RECORDS.

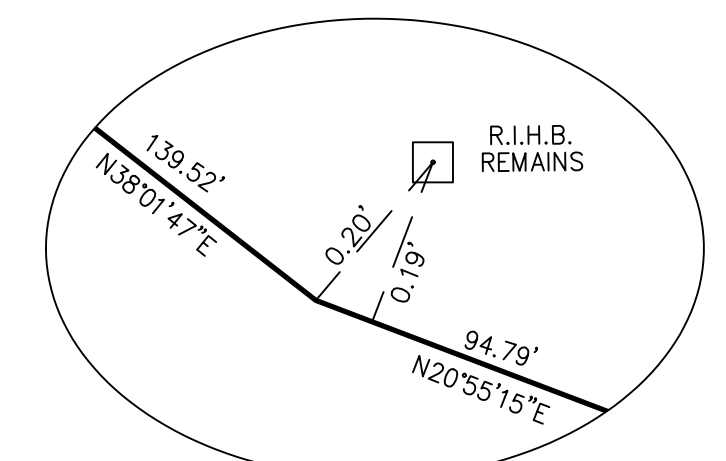
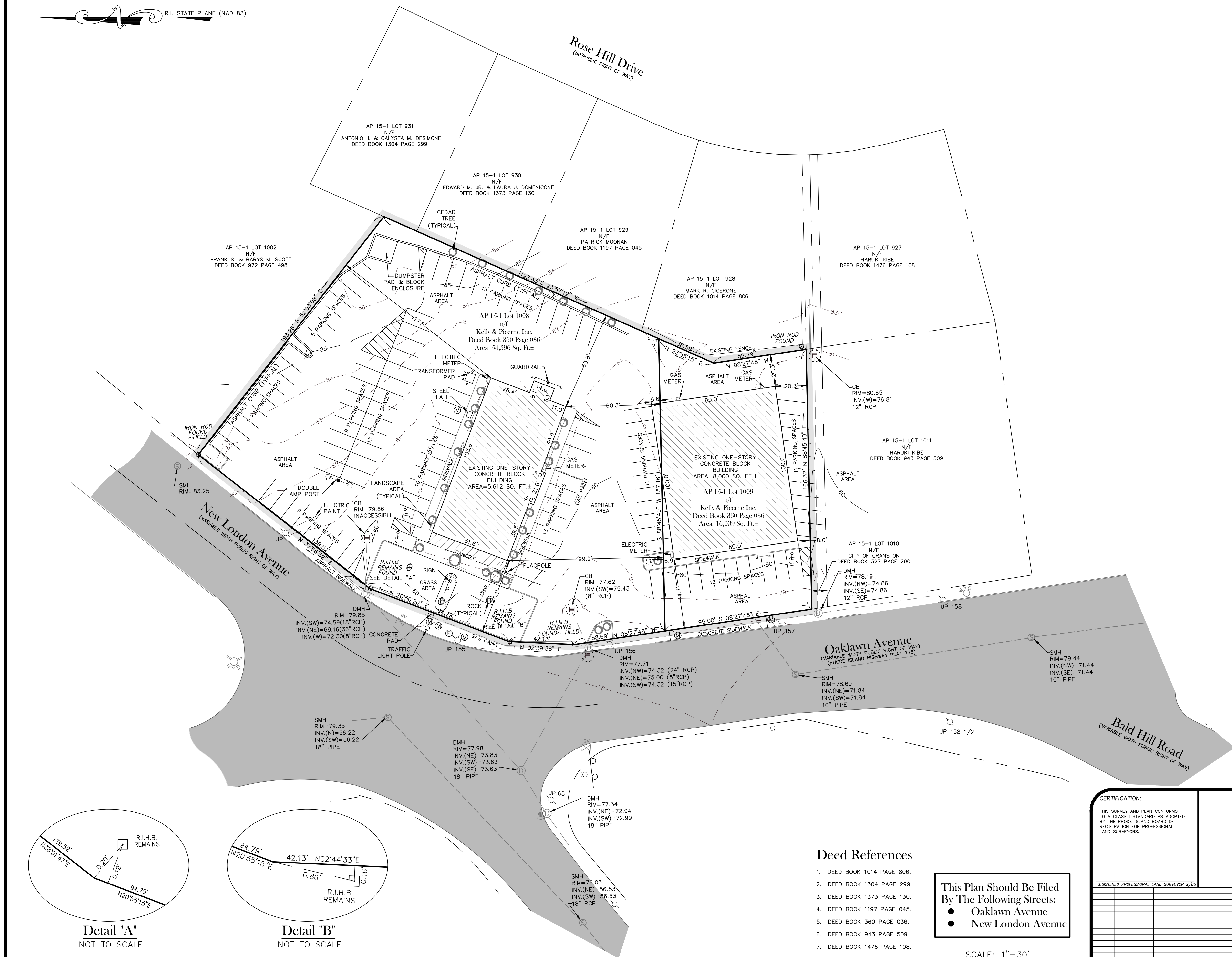
EXISTING CONDITIONS SURVEY

Oaklawn & New London Avenue

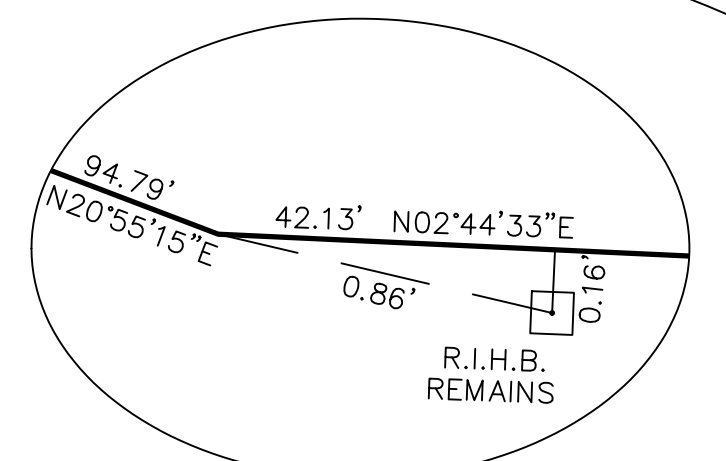
ASSESSOR'S PLAT 15-1 LOT 1008 & 1009
CRANSTON, RHODE ISLAND

PREPARED BY
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Detail "A"
NOT TO SCALE



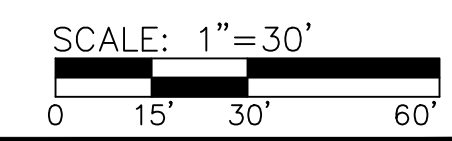
Detail "B"
NOT TO SCALE

Deed References

- DEED BOOK 1014 PAGE 806.
- DEED BOOK 1304 PAGE 299.
- DEED BOOK 1373 PAGE 130.
- DEED BOOK 1197 PAGE 045.
- DEED BOOK 360 PAGE 036.
- DEED BOOK 943 PAGE 509.
- DEED BOOK 1476 PAGE 108.
- DEED BOOK 972 PAGE 498.

This Plan Should Be Filed
By The Following Streets:

- Oaklawn Avenue
- New London Avenue



CERTIFICATION:
THIS SURVEY AND PLAN CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

REGISTERED PROFESSIONAL LAND SURVEYOR 9705

NO.	DATE	DESCRIPTION	J.R.L.
1	09-26-05	SEWER & DRAINAGE INFO.	J.R.L.
0	06-07-05	EXISTING CONDITIONS PLAN	J.R.L.