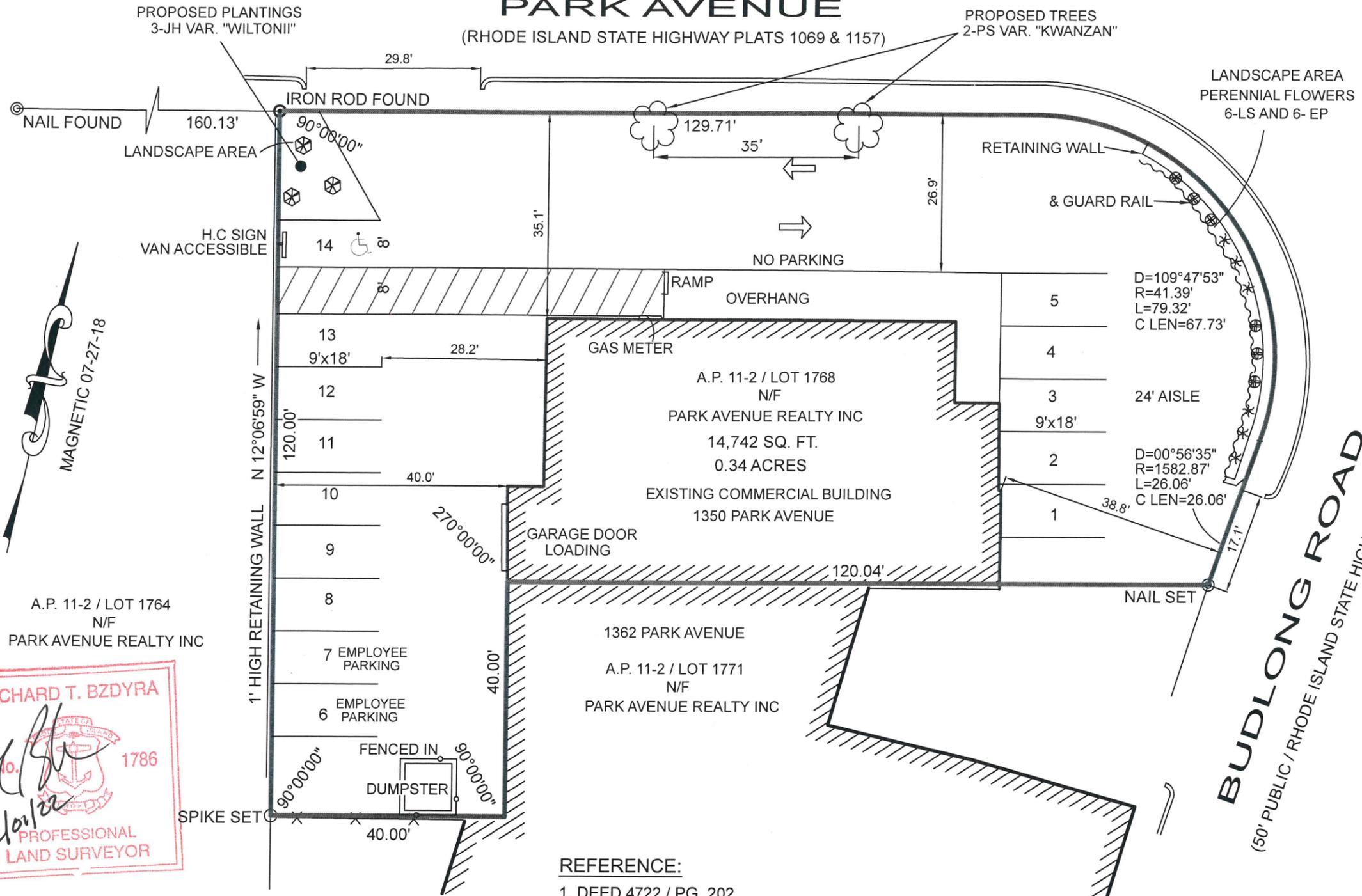


PARK AVENUE
(RHODE ISLAND STATE HIGHWAY PLATS 1069 & 1157)



LOCUS MAP

ZONING DISTRICT M-1

MINIMUM LOT AREA	30,000 S.F.
MINIMUM LOT FRONTAGE	150 FT.
MINIMUM SETBACKS:	
FRONT	40 FT.
SIDE	20 FT.
REAR	30 FT.
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	60%

PLANTINGS:

#	SPECIES	VARIETY	SIZE
2	Prunus serrulata	"Kwanzan"	2"-2.5" dbh
3	Juniperus horizontalis	"Wiltonii"	#3 container
6	Leucanthemum x superbum		#3 container
6	Echinacea purpurea		#3 container

PROPOSED PARKING PLAN

A.P. 11-2 / LOT 1768
1350 PARK AVENUE
CRANSTON, R.I.

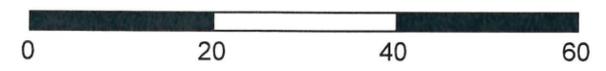
SCALE: 1"= 20' DATE: FEBRUARY 1, 2022

PREPARED FOR:
NICO BELLA CRANSTON, LLC.
1350 PARK AVENUE
CRANSTON, R.I. 02920

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9260 / DWG. NO. 9260 - (JNP)

GRAPHIC SCALE / 1" = 20'



RICHARD T. BZDYRA
1786
PROFESSIONAL LAND SURVEYOR

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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

REFERENCE:

- DEED 4722 / PG. 202
- "BUDLONG PARK No. 1 CRANSTON, R.I. BODWELL LAND CO., ESTEN & BLACK ENGR'S. NOV. 1916" PLAT CARD 228

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES FOR PROPOSED PARKING.

BY: *[Signature]* DATE: Feb 1, 2022

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

PARKING:

1 SPACE / 3 SEATS
40 SEATS = 14 SPACES REQUIRED
14 SPACES PROVIDED