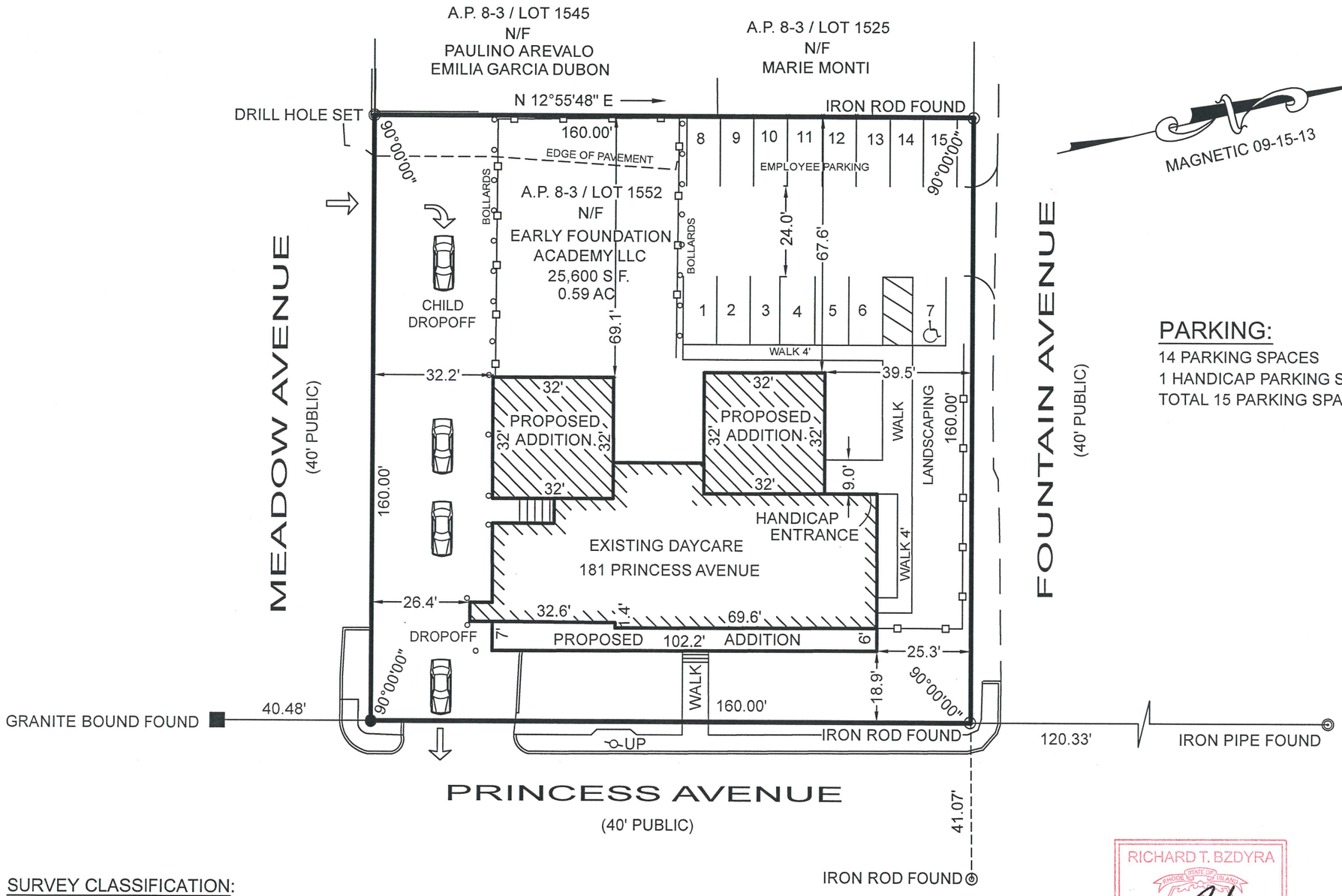
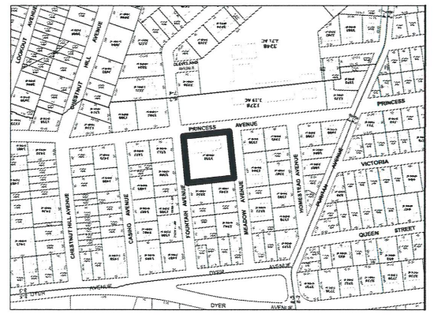


MAGNETIC 09-15-13



LOCUS MAP

PARKING:

14 PARKING SPACES
1 HANDICAP PARKING SPACES
TOTAL 15 PARKING SPACES

ZONING DISTRICT B-1 / B-2

MULTIFAMILY

MINIMUM LOT AREA:	SEE SECTION 30-14(a)
MINIMUM LOT FRONTAGE:	60 FT.
MINIMUM SETBACKS: FRONT:	25 FT.
SIDE:	8 FT.
REAR:	20 FT.
MAXIMUM STRUCTURE HEIGHT:	35 FT.
MAXIMUM LOT COVERAGE:	35%
EXISTING BUILDING COVERAGE:	14%
PROPOSED BUILDING COVERAGE:	25%

REFERENCE:

1. DEED BK. 5020 / PG. 237 DESIGNATED AS LOTS 403- 418 ON PLAT ENTITLED: CHESTNUT HILL ARLINGTON, R.I. BY J.A. LATHAM, MARCH 1902" PLAT CARD 112
2. "SITE PLAN A.P. 8 / ;LOT 1552, 721 ASSOCIATES, PHILIP S. MANCINI JR. SURVEYOR, JUNE 23, 2015."
3. ZONING BOARD OF REVIEW RELIEF FROM SECTION 17.92.010 VARIANCE, 17.20.030 SCHEDULE OF USES. APPLICATION APPROVED ON 2-10-16.

BOUNDARY STAKE-OUT SURVEY

A.P. 8-3 / LOT 1552
181 PRINCESS AVENUE
CRANSTON, R.I.

SCALE: 1"=30' DATE: FEBRUARY 9, 2024

PREPARED FOR:

EARLY FOUNDATION ACADEMY, LLC

ATTN: MARTHA LIMA
1 BAIN STREET
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. 10614 / DWG. NO. 10614 - (JNP)

GRAPHIC SCALE / 1" = 30'

0 30 60 90

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:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I

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 AND PARKING PLAN.

BY: _____ DATE: 2/14/24

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

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

RICHARD T. BZDYRA
STATE OF RHODE ISLAND
1786
PROFESSIONAL
LAND SURVEYOR
2/14/24