

REFERENCE:

- DEED BK. 5858 PG. 188
- PLAN ENTITLED "PLAT OF LAND IN CRANSTON BELONGING TO L.D. ANTHONY PLATTED BY J.A. LATHAM, MAY 1873"

MOLTER STREET (40' PUBLIC)

MAGNETIC 07-20-21

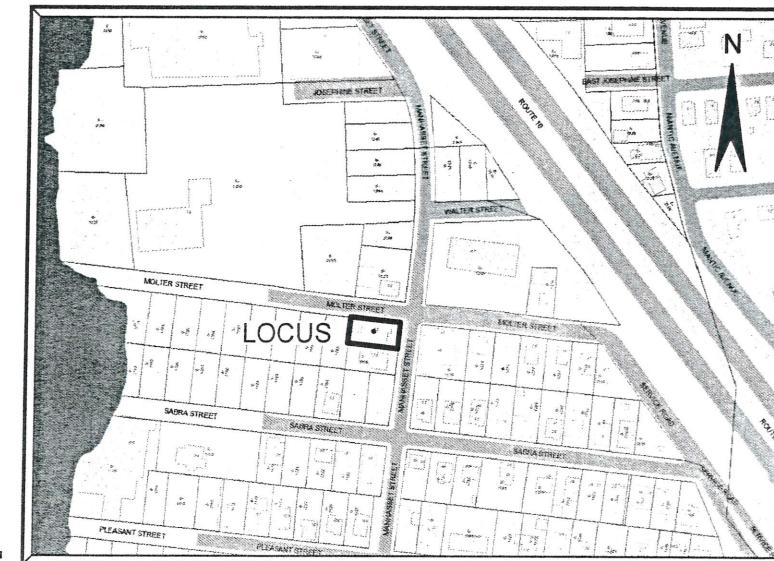
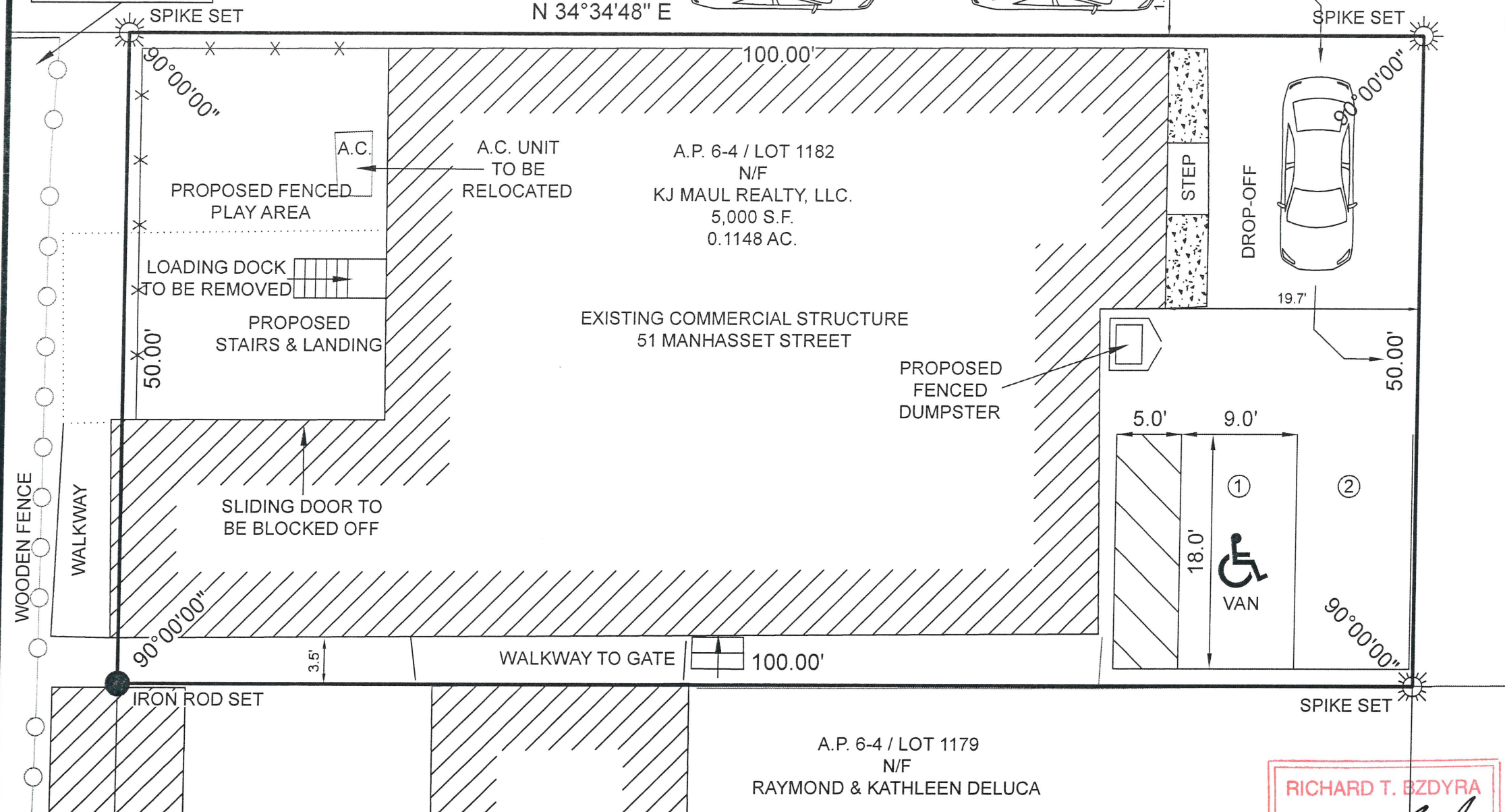
PROPOSED DROP-OFF QUEUEING

A.P. 6-4 / LOT 1183
N/F
TWIN OAKS, INC.

U.P. 7

N 34°34'48" E

U.P. 6



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT B-1
SINGLE FAMILY

MINIMUM LOT AREA: 6,000 S.F.
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%

MANHASSET STREET
(40' PUBLIC)

DIMENSIONAL CONFORMANCE SURVEY

A.P. 6-4 / LOT 1182
51 MANHASSET STREET
CRANSTON, R.I. 02910

SCALE: 1"=10' DATE: JULY 23, 2021

PREPARED FOR:

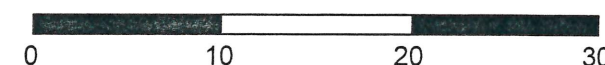
SUGERLY DELGADO
249 CLARENCE STREET, PROVIDENCE, R.I. 02909
PHONE: (401) 654-7988

PREPARED BY:

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

JOB NO. 10052 / DWG. NO. 10052 - C1 - (AJB)

GRAPHIC SCALE / 1" = 10'



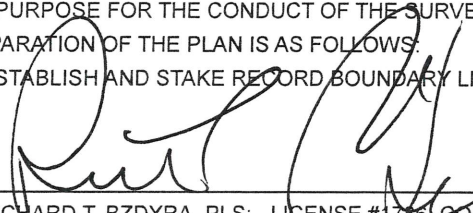
SURVEY CLASSIFICATION:

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

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.

BY:  DATE: 7/27/21
RICHARD T. BZDYRA, PLS; LICENSE # 1786, COA # LS-A60

