



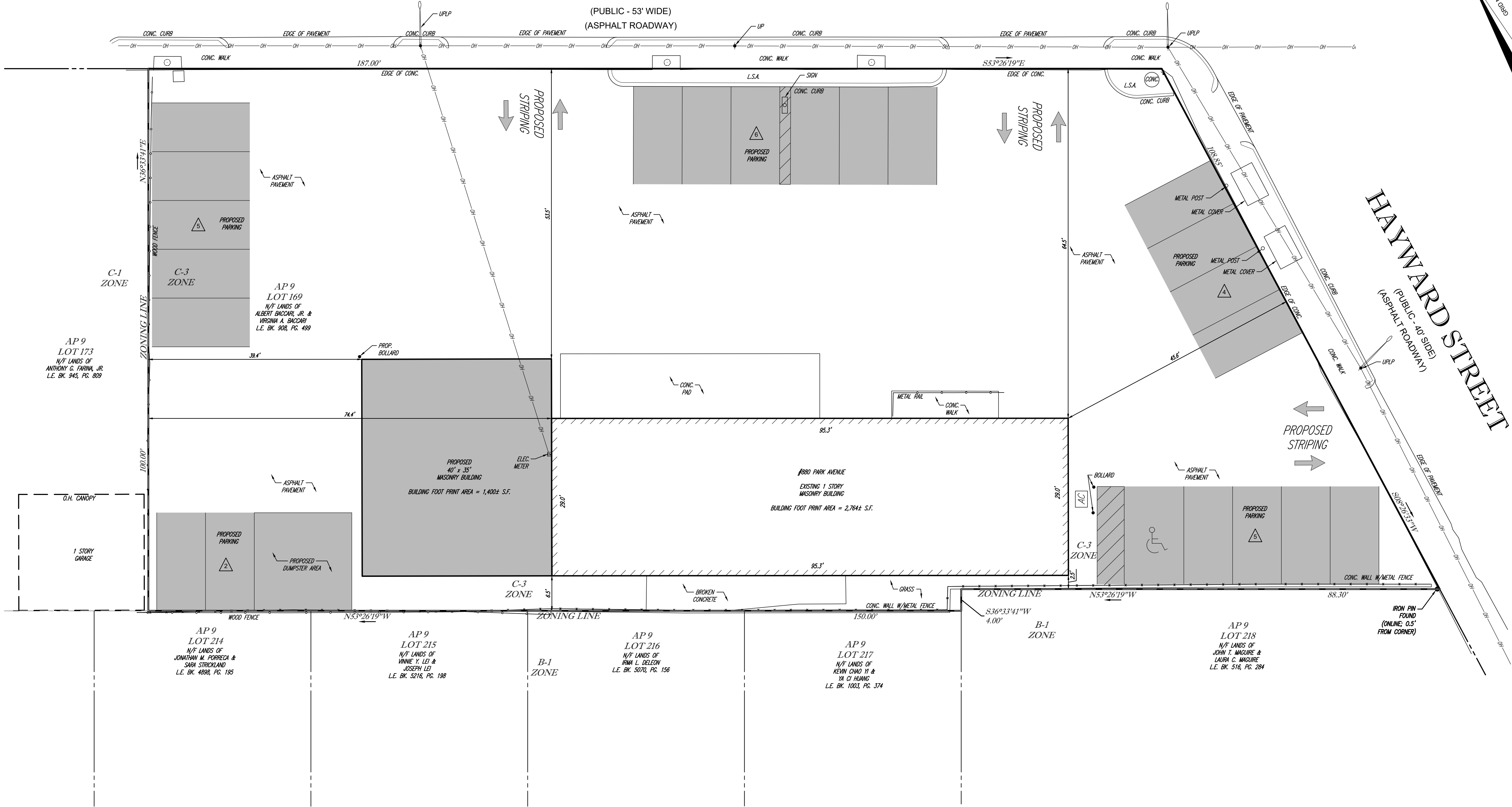
LOCUS MAP
© 2013 ESRI WORLD STREET MAPS

PARK AVENUE

(PUBLIC - 53' WIDE)
(ASPHALT ROADWAY)

HAYWARD STREET

(PUBLIC - 40' SIDE)
(ASPHALT ROADWAY)



- NOTES:
- PROPERTY KNOWN AS LOT 169 ON THE CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND TAX ASSESSORS MAP NO. 9.
 - AREA = 21,014 SQUARE FEET OR 0.482 ACRES.
 - UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY SARDELLI SURVEY, LLC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - ELEVATIONS HAVE NOT BEEN SHOWN, PER CONTRACTUAL AGREEMENT WITH CLIENT.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

- REFERENCES:
- THE TAX ASSESSOR'S MAP OF THE CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND, SHEET #79.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS)," MAP NUMBERS 440070314H AND 440070318H, EFFECTIVE DATE: OCTOBER 2, 2015.
 - MAP ENTITLED "AUBURN PLATEAU, BELONGING TO WOOD, HARMON & CO.," PREPARED BY J.A. LATHAM, DATED DECEMBER 1894, FILED IN THE TOWN OF CRANSTON.

ZONING INFORMATION
C3 (COMMERCIAL) DISTRICT
SOURCE: CITY OF CRANSTON

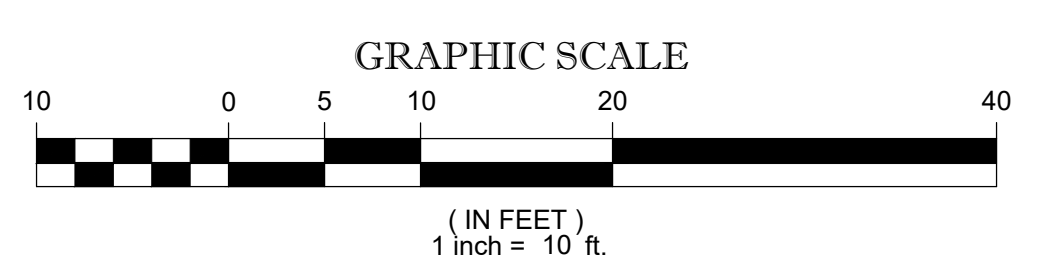
ITEMS	REQUIRED
MIN LOT AREA	6,000 S.F.
MIN FRONTAGE	60'
MIN FRONT YARD	0'
MIN SIDE YARD	0'
MIN REAR YARD	20'
MAX BUILDING HEIGHT	35'
MAX BUILDING COVERAGE	100%

NOTE: ZONING/COVERAGE CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

PARKING NOTE:
22 PROPOSED PARKING SPACES
21 REGULAR SPACES @ 9' X 18'
1 HANDICAP SPACE @ 11' X 18'
W/5' ACCESS AISLE
*MIN. 20' WIDE ACCESS AISLE BETWEEN PARKING SPACES.

LEGEND

	ELECTRIC METER
	OVERHEAD WIRES
	UTILITY POLE
	UTILITY POLE/LIGHT POLE
	UNKNOWN MANHOLE
	OVERHEAD
	LAND EVIDENCE BOOK
	PAGE
	LANDSCAPED AREA
	BUILDING FOOTPRINT AREA
	SQUARE FEET
	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	PARKING SPACE COUNT



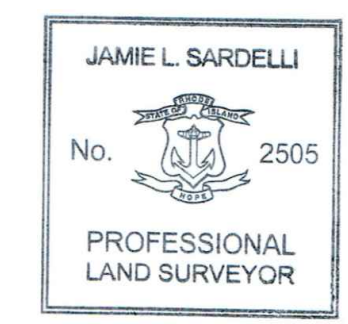
STREET INDEX:
1) PARK AVENUE
2) HAYWARD STREET

THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING/PROPOSED SITE FEATURES RELATIVE TO THE PROPERTY BOUNDARY LINES.

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 BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015.

COMPREHENSIVE BOUNDARY SURVEY
HORIZONTAL ACCURACY: CLASS 1 (1:10,000)
VERTICAL ACCURACY: NONE (SEE NOTE #7)

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK INK SEAL.



JAMIE L. SARDELLI
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #2505, COA #710

6-30-20
DATE

No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
2	ADDED PROPOSED PARKING AND DUMPSTER AREA	N/A	J.L.S.	J.L.S.	6-30-20
1	REVISED PROPOSED BUILDING LAYOUT	N/A	J.L.S.	J.L.S.	3-9-19

FIELD DATE: 12-8-18
FIELD BOOK NO.:
FIELD BOOK PG.:
FIELD CREW: J.L.S.
DRAWN: J.L.S.
APPROVED: J.L.S.

SITE PLAN
ALBERT BACCARI
880 PARK AVENUE
A.P. 9, LOT 169
CITY OF CRANSTON, PROVIDENCE COUNTY
STATE OF RHODE ISLAND

WWW.SARDELLISURVEY.COM	MAILING: P.O. BOX 1017
PHYSICAL: 122 NARROW LAKE	CHARLESTOWN, RI 02813
OFFICE - (401)837-3364	
APPROVED: J.L.S.	DATE: 3-1-19
SCALE: 1"=10'	FILE NO.: SS18159B
DWG. NO.: 1	OF 1

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