

REFERENCES:
 CITY OF CRANSTON, CLERK'S OFFICE
 PLAT CARD # 661 ENTITLED
 "MARIE SHREE PLAT"
 DEED BOOK 3839, PAGE 71
 RI DEPT. OF ENVIRONMENTAL MANAGEMENT
 O.W.T.S. AS-BUILT #007-1334

A-8 ZONING REQUIREMENTS: (Single Family)

AREA	8,000 S.F. MIN.
FRONTAGE	80' MIN.
FRONT SETBACK	25' MIN. (CORNER LOTS 17.20.090-D)
REAR SETBACK	20' MIN. (5 Min. Accessory Use)
SIDE SETBACK	10' MIN. (5 Min. Accessory Use)
BLDG. HEIGHT	35' MAX.
LOT COVERAGE	30% MAX.

LOT COVERAGE CALCULATIONS

LOT AREA = 17,767 S.F.	
EXISTING DWELLING	1,839 S.F.
EXISTING DECKS	180 S.F.
EXISTING PORCH	154 S.F.
EXISTING SHED	120 S.F.
PROPOSED ADDITION	780 S.F.
PROPOSED BALCONY	63 S.F.
TOTAL AREA	3,136 S.F.
3,136 S.F. / 17,767 S.F. = 17.7%	

FEMA INFO:
 ALL LOTS ARE LOCATED WITHIN A DESIGNATION
 "X" (AREAS OF MINIMAL FLOODING) ZONE
 PER F.I.R.M. 44007C00426H, 10/02/2015.

CERTIFICATION:

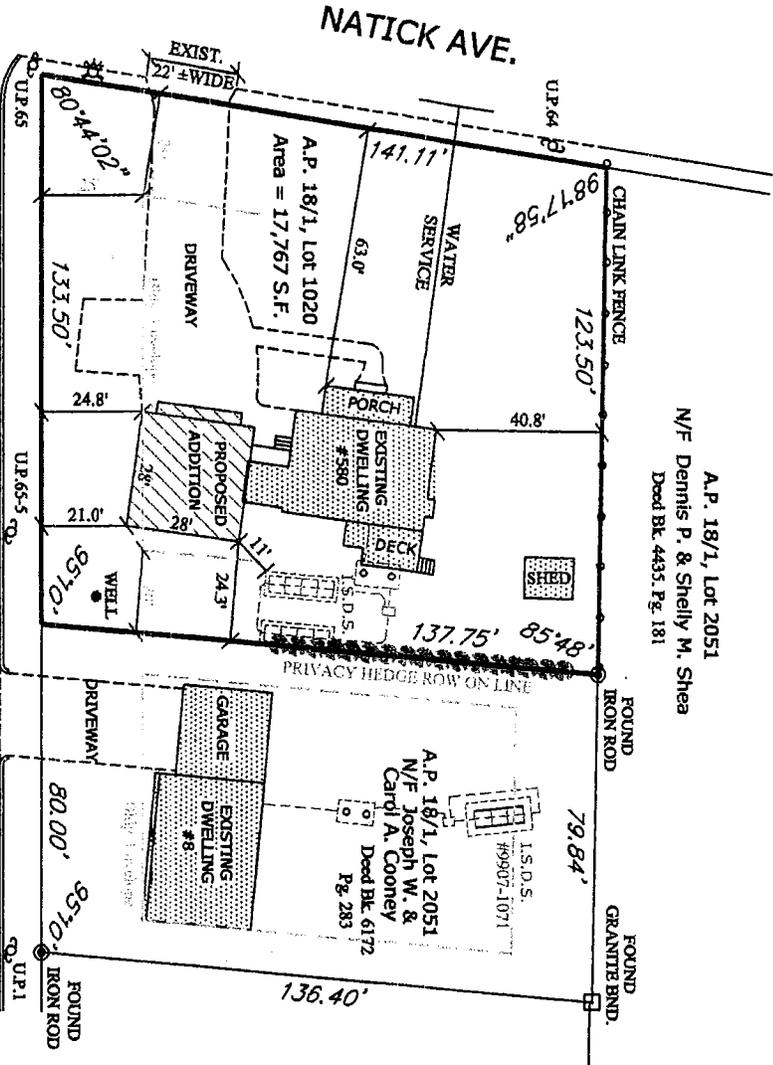
This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

UNITED CONTENT BOUNDARY SURVEY - CLASS I

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:

To Demonstrate the Location of Site Features, Proposed Garage & Locate Perimeter Property Lines for 580 Natick Ave., City of Cranston, Assessor Plat 18/1, Lot 1020.

By: Walter P. Skorupski 3/17/2024
 Date:
 Walter P. Skorupski
 Registered Professional Land Surveyor
 LS A378-COA



EVA LN.

Owners:
 Craig D. & Dana A. Stotka
 580 Natick Avenue
 Cranston, R.I. 02921
 March, 2024

SURVEY & PROPOSED SITE PLAN
 CITY OF CRANSTON
 580 NATICK AVENUE
 ASSESSOR'S PLAT 18/1
 LOT 1020

1-888-344-7233 DIGSAFE: 1-888-DIG-SAFE
 All underground utilities have been located using the best available information. It is advised that prior to any excavation or construction, all utilities shown or unknown to the Surveyor be verified by the appropriate utility companies and by DIGSAFE!