

**GENERAL NOTES:**

1. ALL PARCELS LOCATED ON ASSESSOR'S PLAT 18-1
2. TOTAL AREA OF SUBDIVISION = 51,242 S.F.
3. NUMBER OF LOTS PRIOR TO SUBDIVISION = 1
4. NUMBER OF LOTS AFTER SUBDIVISION = 2
5. THE PURPOSE OF THIS SUBDIVISION IS TO CREATE 2 CONFORMING BUILDABLE LOTS FROM ASSESSOR LOT 1759.
6. ALL LOTS SHOWN ARE LOCATED WITHIN A DESIGNATION "X" (AREAS OF MINIMAL FLOODING) ZONE PER F.L.R.M. 44007C00426H, 10/02/2015.
7. THIS SITE IS NOT LOCATED WITHIN A WETLAND, DRINKING WATER RESERVOIR, GROUND WATER RESERVOIR OR NATURAL HERITAGE AREA AS DEFINED BY RIDEM OR CRMC.
8. THERE ARE NO KNOWN HISTORIC CEMETERIES ON THE PROPERTY. THERE ARE NO BUILDINGS OR NATURAL FEATURES LOCATED ON THE PARCEL WHICH ARE CURRENTLY LISTED OR ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES.
9. THE SITE IS NOT CURRENTLY USED FOR AGRICULTURAL PURPOSES.
10. SUBDIVISION TO BE SERVICED BY EXISTING PUBLIC WATER AND INDIVIDUAL OWNS UTILITIES.
11. \*PARCEL II PLAN NOTE Sub-division Regulations - Section XII Line D, Lot Design Note 3 - Lot Design, In any Case Where the Street Line Shown on the Plat Takes Form of an Arc, the Minimum Street Frontages Specified Above Shall at the Option of the Applicant be Measured Along the Building Line as Fixed by Chapter 30 of the Code of the City of Cranston Entitled "Zoning".

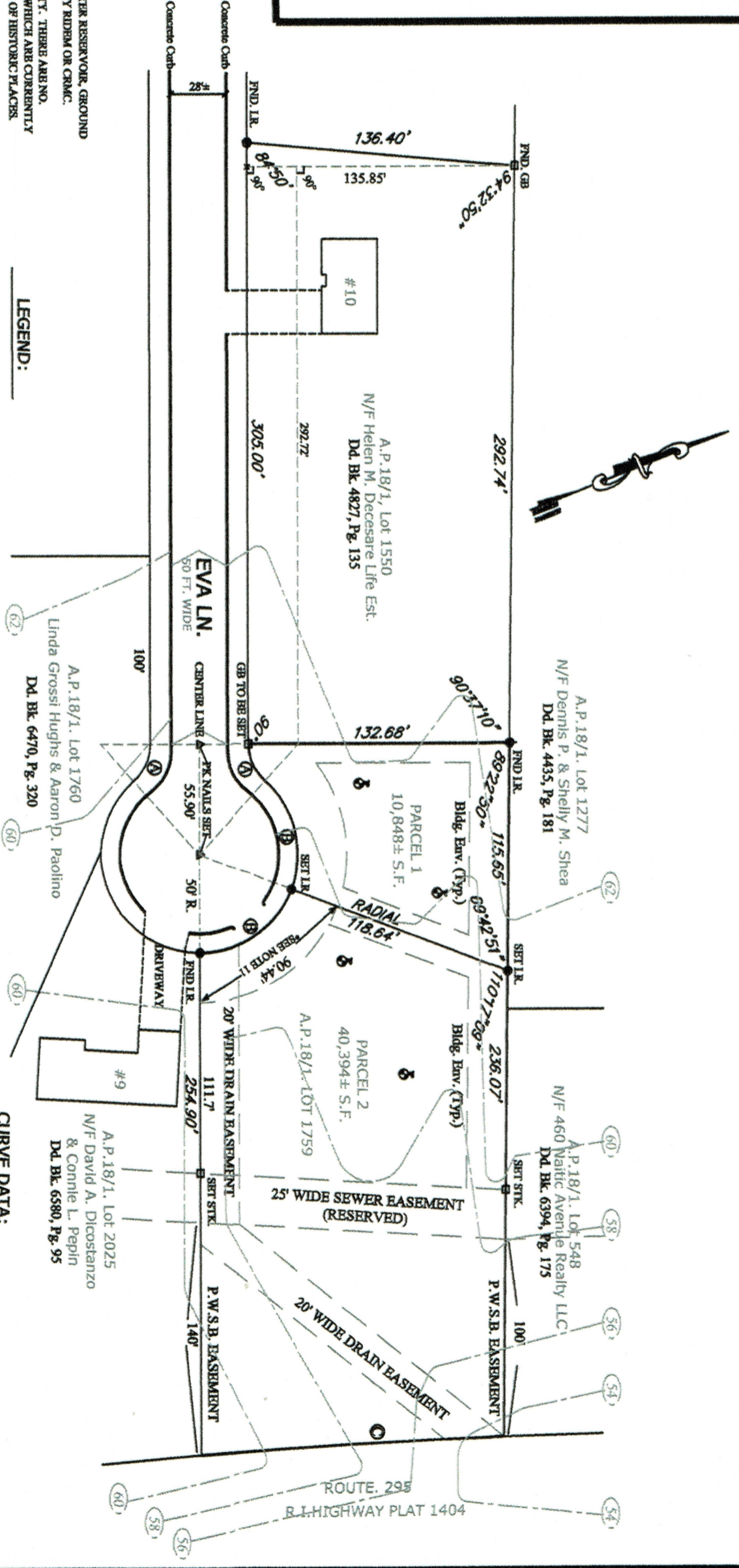
**CERTIFICATION:**

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.  
**COMPREHENSIVE BOUNDARY SURVEY - CLASS I**  
**TOPOGRAPHY - CLASS II**

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

To Demonstrate the Location and Dimensions of Site Features, Locate Perimeter Property Lines and Prepare a Two Lot Minor Subdivision From Lot 1759, Assessor Plat 18/1 Located in the City of Cranston, R.I.

By: Walker P. Skorupski  
 Registered Professional Land Surveyor  
 LS A378-COA  
 Date: 5/30/2023

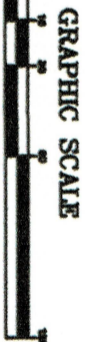


**LEGEND:**

- ⑤ EXISTING CONTOUR (Dashed - Contour)
- ⑥ GRANITE BOUND FOUND
- ⑦ GRANITE BOUND TO BE SET
- ⑧ IRON ROD FOUND
- ⑨ IRON ROD SET
- ⑩ TEST HOLE

**CURVE DATA:**

- Ⓐ Radius = 25.00'  
Arc = 21.05'  
Δ = 49°11'23"
- Ⓑ Radius = 50.00'  
Arc = 60.50'  
Δ = 68°50'16"
- Ⓒ Radius = 3162.00'  
Arc = 154.16'  
Δ = 2°47'43"



**STREET INDEX**  
**EVA LANE**

**PRELIMINARY PLAN**

**LANES END**

OWNER:		REVISIONS:	
Robert W. Aylsworth 821 Lake Road Tiverton, R.I. 02878		#	DATE
SURVEYOR:		0	5/30/2023
Walker P. Skorupski 7 Wessex Street Cranston, R.I. 02910 PHONE: 401-241-5468 skorupskip@aol.com		1 st. Subdivision	
CITY OF CRANSTON RHODE ISLAND ASSESSORS PLAT 18/1, LOT 1759 MAY, 2023			

**REFERENCES:**

- CITY OF CRANSTON, CLERK'S OFFICE
- PLAT CARD # 526 ENTITLED "GROSS ESTATES"
- PLAT CARD # 661 ENTITLED "MARY SHIPPER PLAT"
- DEED BOOK 6528, PAGE 34.
- RHODE ISLAND DEPT. OF TRANSPORTATION
- R.I. HIGHWAY PLAT 1404

**ZONING:**

- ALL LOTS SHOWN ARE LOCATED IN AN A-3 ZONE
- A-3 ZONING REQUIREMENTS (Single Family Residential)
- AREA 8,000 S.F. MIN.
- FRONTAGE 80' MIN.
- FRONT SETBACK 25' MIN.
- REAR SETBACK 20' MIN. (37' Min. Accessory Use)
- SIDE SETBACK 10' MIN. (37' Min. Accessory Use)\*
- BLDG. HEIGHT 35' MAX.
- LOT COVERAGE 30% MAX.

