

PLAN REFERENCES:
 CITY CLERKS OFFICE
 PLAT CARD 4 ENTITLED
 "OAKLAWN PARK"
 PLAT CARD 4 ENTITLED
 CONDEMNATION ROLL 566
 DEED BOOK 4955, PAGE 311
 R.I. DEPARTMENT OF TRANSPORTATION
 R.I. HIGHWAY PLAT 1406, SHT. 6 OF 23

ZONING NOTES:
 ALL LOTS SHOWN ARE LOCATED IN AN A-6 ZONE (RESIDENTIAL)

A-6 ZONING REQUIREMENTS:
 AREA 6,000 S.F. MIN.
 FRONTAGE 60' MIN.
 FRONT SETBACK 25' MIN.
 REAR SETBACK 20' MIN.
 SIDE SETBACK 8' MIN.
 ACCESSORY USE SETBACK 5' MIN.
 BLDG. HEIGHT 35' MAX.
 LOT COVERAGE 30% MAX.

LOT COVERAGE CALCS
 LOT AREA = 9,000 S.F.
 EXISTING DWELLING 1,456 S.F.
 EXISTING DECK 440 S.F.
 PROPOSED ADDITION 144 S.F.
 TOTAL AREA 2,040 S.F.
 2,040 S.F./9,000 S.F. = 22.7%

FEMA INFORMATION:
 ALL LOTS SHOWN & ALL IMPROVEMENTS THEREON ARE
 LOCATED IN A ZONE "X" PER FEMA MAP
 #44007C0313H, EFFECTIVE DATE 10/02/2015.

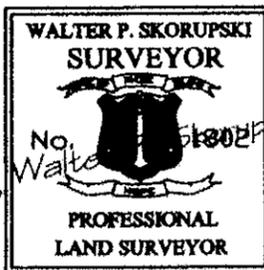
CERTIFICATION:
 This Survey has been conducted and the Plan prepared
 pursuant to Section 9 of the Rules and Regulations
 adopted by the Rhode Island Board of Registration
 for Professional Land Surveyors.

COMPREHENSIVE BOUNDARY SURVEY & SITE FEATURES - CLASS I

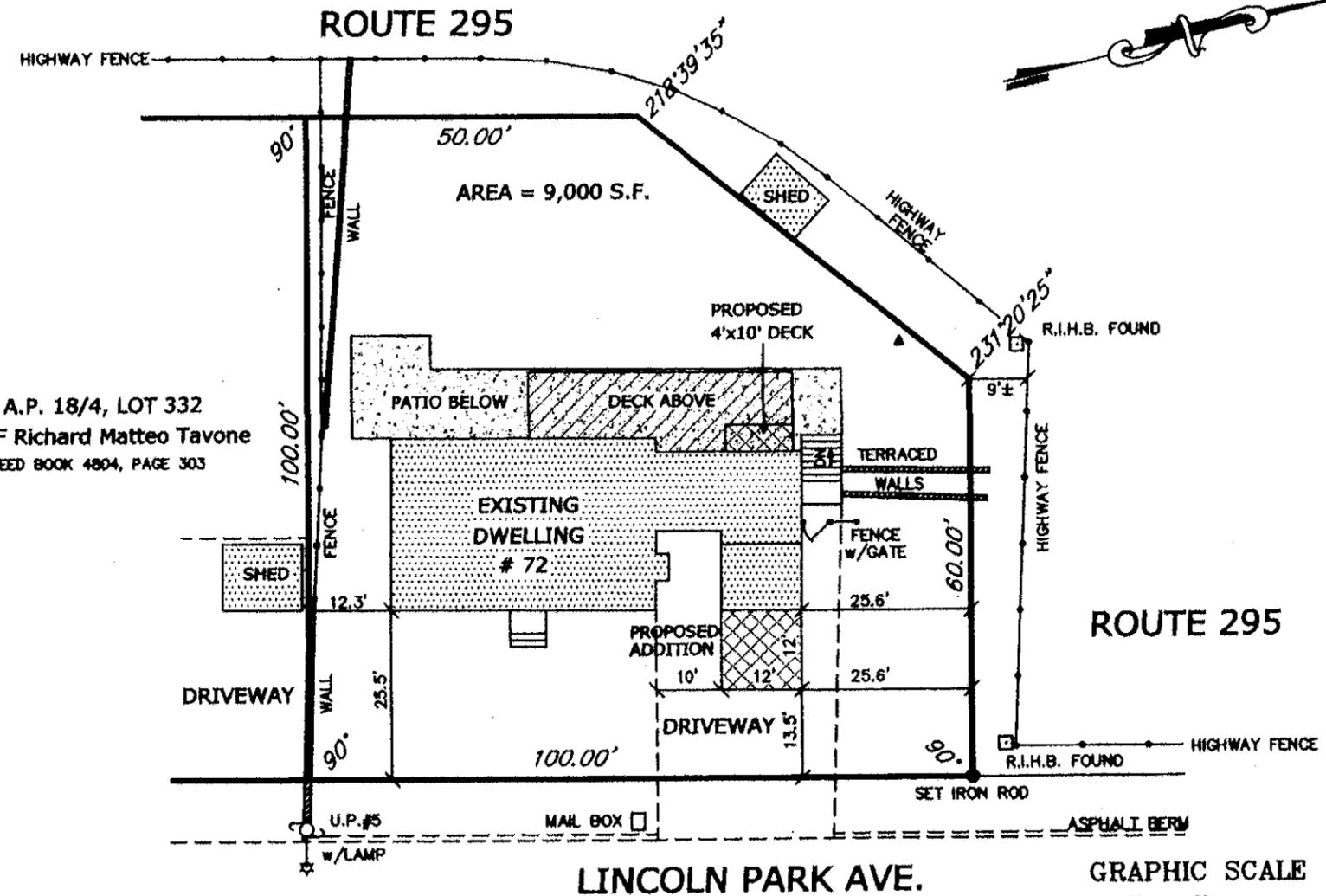
The Purpose and the Conduct of the Survey and for the
 Preparation of the Plan is as Follows:
 To Demonstrate the Location and Dimensions of Existing Site
 Features, Proposed Addition and Perimeter Property Lines
 at 72 Lincoln Park Ave., City of Cranston, A. P. 18/4, Lot 331.

By: Walter P. Skorupski
 Walter P. Skorupski
 Registered Professional Land Surveyor
 LS A378-COA

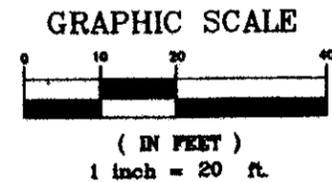
9/09/2023
 Date:



A.P. 18/4, LOT 332
 N/F Richard Matteo Tavone
 DEED BOOK 4804, PAGE 303



DIGSAFE:
 It is advised that prior to any
 excavation or construction, all utilities be verified by the
 appropriate utility companies and by DIGSAFE (1-888-344-7233)



OWNERS:
 N/F Erika D. & Gaensly Luceus
 72 Lincoln Park Avenue
 Cranston, R.I. 02920
 JUNE, 2023 AMMENDED 9/9/23

SURVEY & PROPOSED SITE PLAN
 CITY OF CRANSTON
 72 LINCOLN PARK AVENUE
 ASSESSOR'S PLAT 18/4
 LOT 331