REFERENCES:

CITY OF CRANSTON, CLERK'S OFFICE
PLAT CARD 72 ENTITLED
"H. A. POTTER PLAT"
Dd. Bk. 7113, Pg. 74

CITY OF CRANSTON, DEPT OF PUBLIC WORKS
CONDEMNATION PLAN FF–15, NOBEL ST. & FRANKLIN AVE.

ZONING NOTES:

ALL LOTS SHOWN ARE LOCATED IN AN B–1 ZONE
B–1 ZONING REQUIREMENTS:

B-1 ZONING REQUIREMENTS:

	2 FAMILY	1 FAMILY
AREA	8,000 S.F. MIN.	6,000 S.F. MIN.
FRONTAGE	80' MIN.	60' MIN.
FRONT SETBACK	25' MIN.	25' MIN.
REAR SETBACK	20' MIN.	20' MIN.
SIDE SETBACK	8' MIN.	8' MIN.
BLDG. HEIGHT	35' MAX.	35' MAX.
LOT COVERAGE	35% MAX.	35% MAX.

ON-SITE PARKING NOTES:

PARKING REQUIRED

2 FAMILY DWELLING = 1 SPACE/UNIT = 2 SPACES TOTAL
PARKING PROVIDED = 4 @ (9.7' x 20') TOTAL

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.

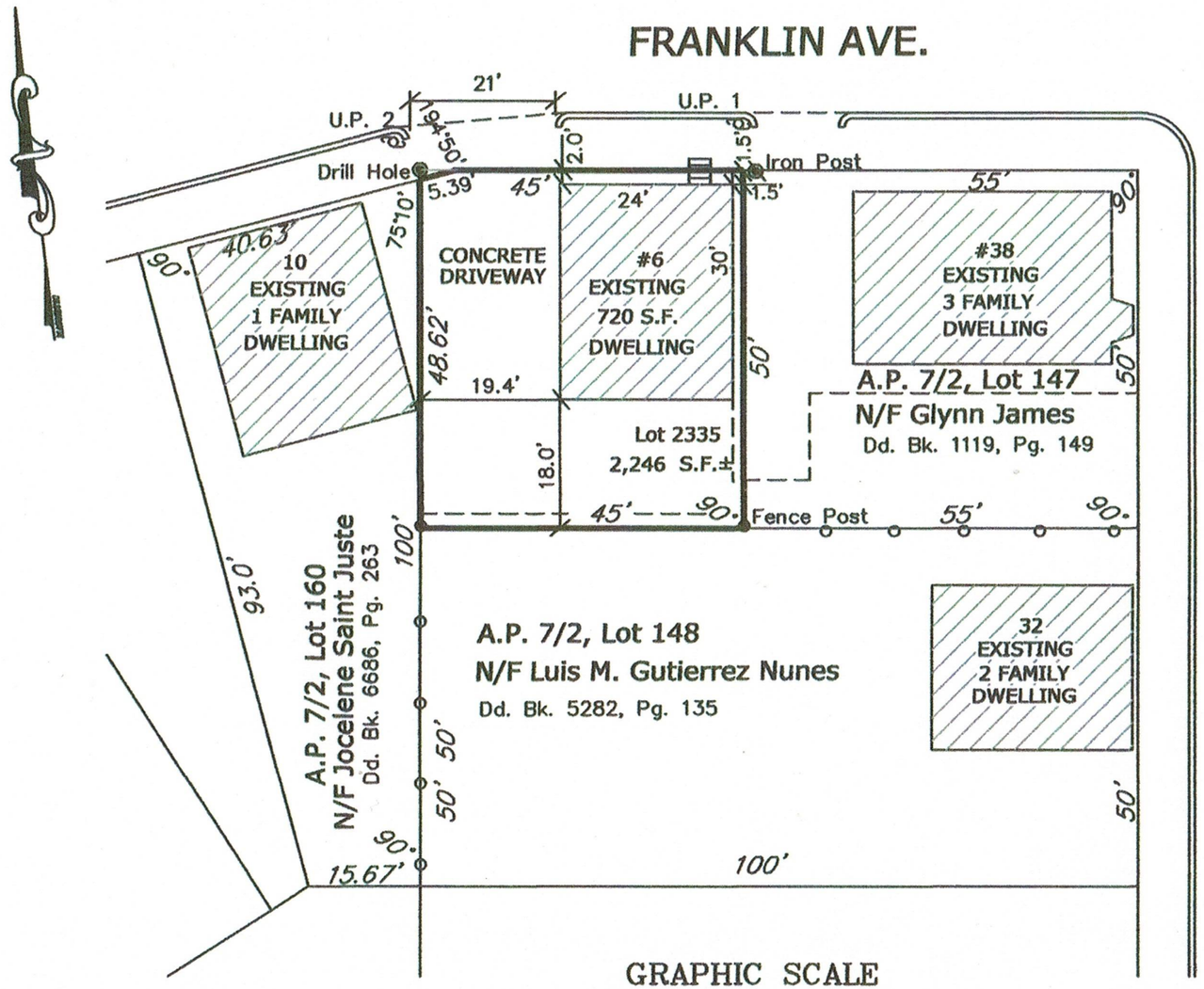
SITE PLAN SURVEY – CLASS I

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:
To Demonstrate the Location and Dimensions of Site Features, and Property Lines and prepare Site Plan for 6 Franklin Ave. Located in the City of Cranston on Lot 2335, Assessor Plat 7/2.

By: Walter P. Skorupski 9/30/2026

Walter P. Skorupski
Registered Professional Land Surveyor
LS A135–COA

WALTER P. SKORUPSKI
SURVEYOR
No. 1802
PROFESSIONAL
LAND SURVEYOR



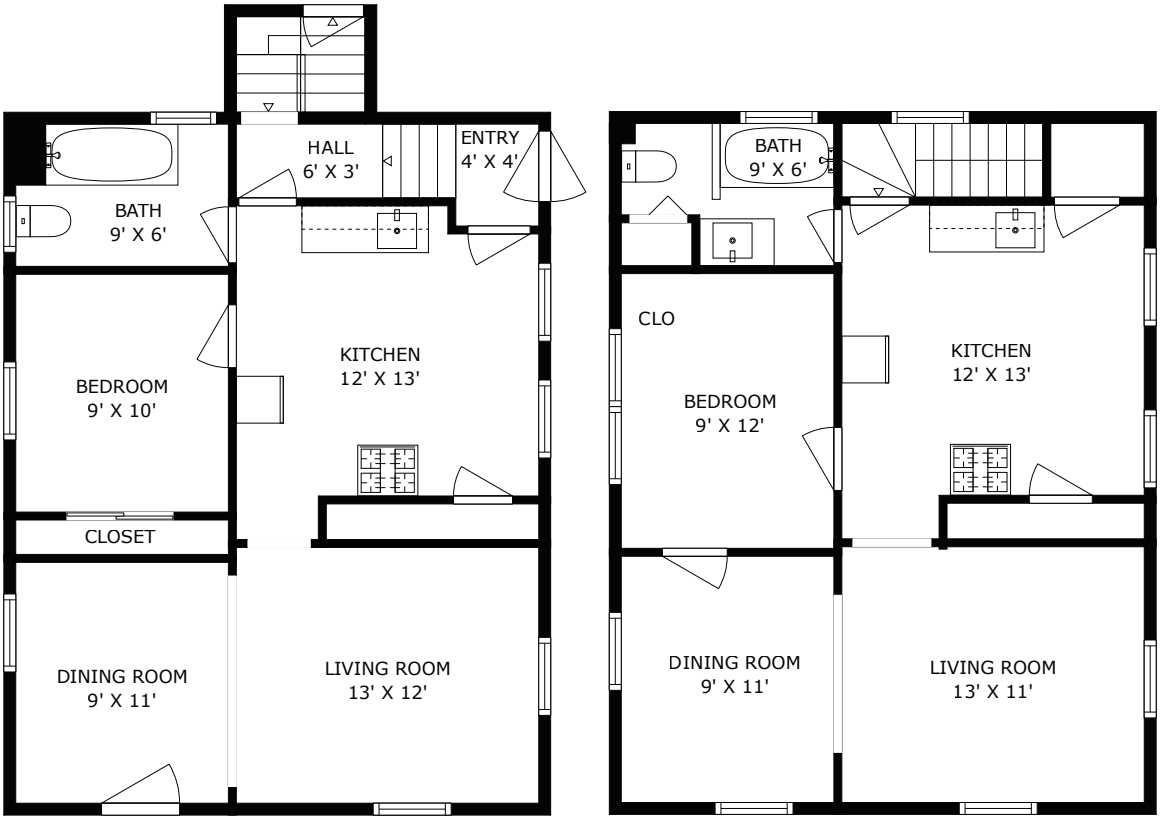
GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

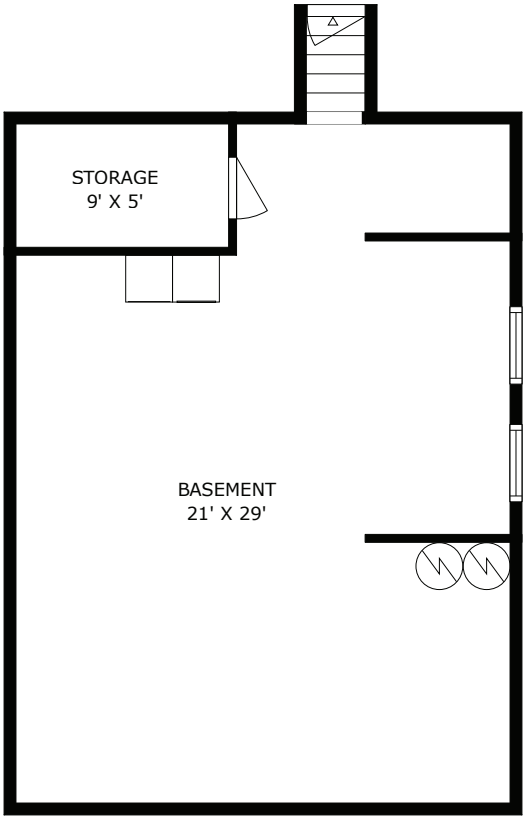
Surveyor:	Owner / Applicant:	EXISTING SITE PLAN
Walter P. Skorupski 7 Wessex St. Cranston, R.I. 02910	JSA Investments, LLC P.O Box 189 Barrington, R.I. 02806	CITY OF CRANSTON 6 FRANKLIN AVNUE ASSESSORS PLAT 7/2 LOT 2335
Sept, 2026	Revised:	

6 Franklin Avenue, Cranston



MAIN LEVEL

UPPER LEVEL



LOWER LEVEL

TOTAL: 1279 sq. ft

MAIN LEVEL: 652 sq. ft, UPPER LEVEL: 627 sq. ft

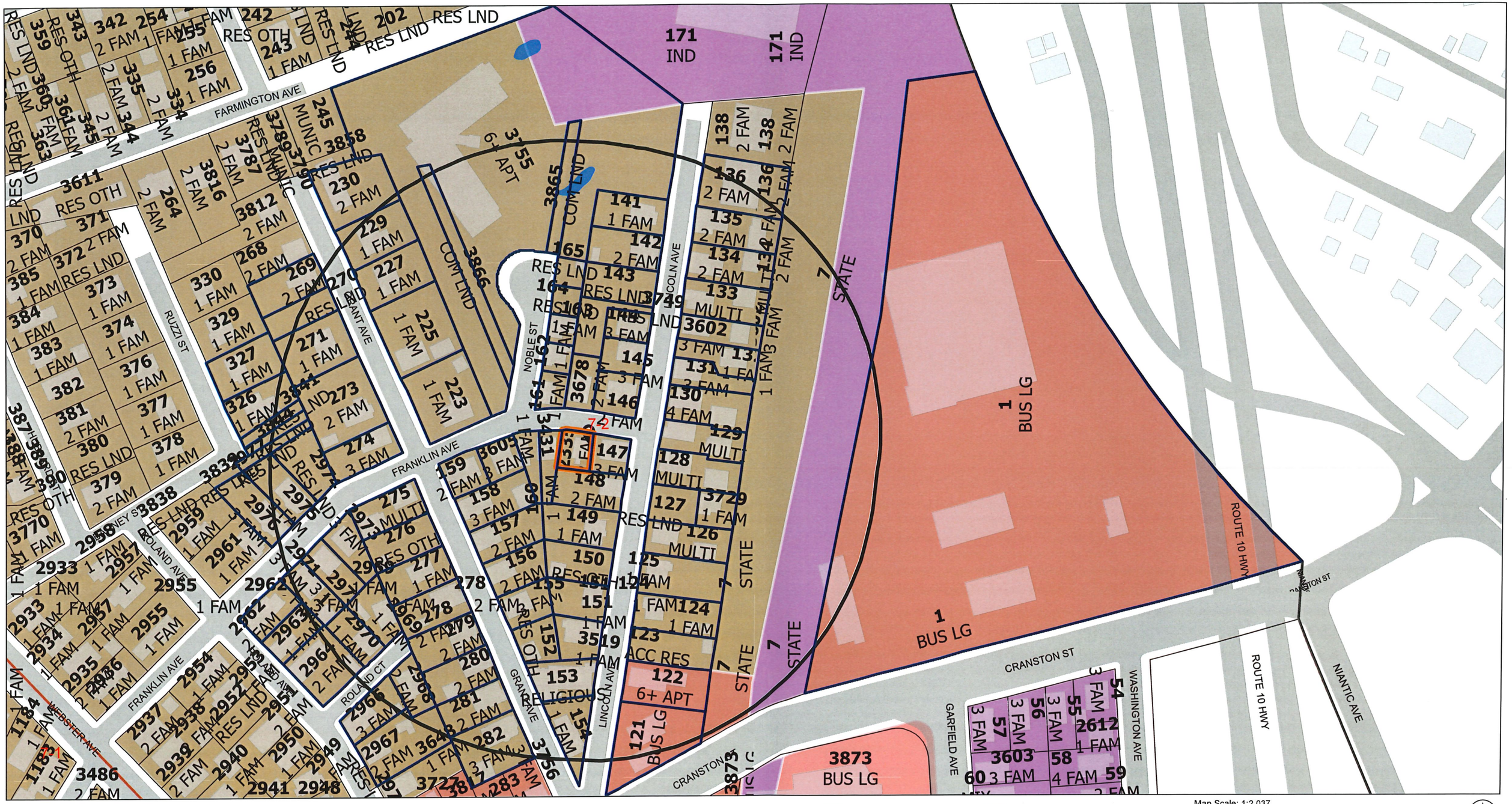
EXCLUDED AREAS: BASEMENT: 557 sq. ft, STORAGE: 46 sq. ft, WALLS: 164 sq. ft

This Floor Plan Is An Approximation, And Is Intended For Marketing Purposes Only

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1ZY 657

6 Franklin Ave 400' Radius Plat 7 Lot 2335



Map Scale: 1:2,037

CITY OF CRANSTON
VIGILO
DUM
CURO
1754 - 1910

https://geohub-cranston.hub.arcgis.com/

ParcelsInBuffer
SelectedParcels
SelectedParcelsBuffer
Labels_Radius Maps_Lot and LU v2
Streets Names

Hydro Poly 2001
Stream/Water Body
Swamp
Buildings
Cranston Boundary
Plat Bounds
Easements partial

Parcels
Cemeteries
Cranston Boundary
Roads
Historic Overlay District

Zoning
none

A80
A20
A12
A8
A6
B1

B2
C1
C2
C3
C4
C5

M1
M2
EI
MPD
S1
Other

Map created by Web Application on 9/25/2026 9:15 AM

Disclaimer: This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warrantee, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.