

AP 12 LOT 1753 n/f CALACONE

db 5124 pg 312

AP 12 LOT 1795

n/f

LIANSHENG

db 4121 pg 111

AP 12 LOT 1786 **PICCOLINO** db 904 pg 266 db 904 pg 266

60.00'

proposed setback line

NEW LOT

AP 12 LOT 1796 RP 194 LOT 86

4,000 s.f.

60.00'

6,000 sq.ft.

AP 12 LOT 1785 AP 12 LOT 1784 PICCOLINO **PICCOLINO**

60.00

NEW LOT

6,000 sq.ft.

AP 12 LOT 1798

RP 194 LOT 88

60.00

4,000 s.f.

AP 12 LOT 1783 db 904 pg 266

n/f FERRER db 5679 pg 3

AP 12 LOT 1799

n/f

RYAN

db 4649 pg 247

LEGEND:

AP = ASSESSORS PLAT NO. RP = RECORDED PLAT NO.

ZONING DATA:

PROPOSED: CLASSIFICATION A-8

MIN AREA = 8,000 sq.ft.MIN FRONTAGE = 80 ft.

CLASSIFICATION A-8

AREA = 6,000 sq.ft. (75%)FRONTAGE = 60 ft.SETBACKS;

FRONT = 25'SIDE = 10 ft.REAR = 20 ft.

FRONT = 18.75 ft.'SIDE = 7.5 ft. REAR = 15 ft.

FLOOD DATA:

SETBACKS;

ENTIRE PARCEL IS NOT LOCATED IN ANY AREA OF FLOOD HAZARD ON FIRM COMMUNITY PANEL 44007C0311K EFFECTIVE 10/02/2015

REFERENCES:

- 1.) CRANSTON ASSESSORS PLAT NO. 12/2
- 2.) CRANSTON DEED BOOK/PAGE; 904/266, 4649/247, 5679/3, 4121/111 & 5124/312
- 3.) CRANSTON RECORDED PLAT BOOK 8 PAGE 10 "PIRCE PLAT" - 1911 BY J.A.LATHAM

SURVEY CERTIFICATION:

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 STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:

MEASUREMENT SPECIFICATION

COMPREHENSIVE BOUNDARY SURVEY DATA ACCUMULATION — PLANIMETRIC

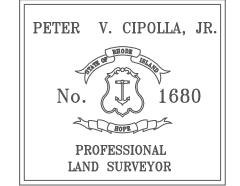
CLASS III CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

PERFORM A CLASS 1 PROPERTY SURVEY SHOW PROPOSED SUBDIVISION

Peter V. Cipolla, Ir

PETER V. CIPOLLA, JR. - RIPLS # 1680 COA # LS-A64



existing edge

MACERA DRIVE

120.00'

AP 12 LOT 1797

RP 194 LOT 87

90 S.

(public 40' wide)

PRELIMINARY MINOR SUBDIVISION REPLAT OF LOTS 86, 87 & 88 " PIRCE PLAT " O MACERA DRIVE

A.P.12 LOTS 1796,1797 & 1798 CRANSTON, R.I.

1" = 20'

MAR. 25, 2024

PETER V. CIPOLLA, JR.

professional land surveyor P.O. BOX 8662 - CRANSTON, R.I. - 02920

TOTAL AREA

12,000 sq.ft. db 904 pg 266

GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.