

**LOT COVERAGE CALCULATIONS:**

	MAX IMPERVIOUS REAR YARD	MAX. IMPERVIOUS TOTAL	BUILDING COVERAGE	MAX IMPERVIOUS FRONT YARD	TOTAL AREA (AC.)
R-2	50%	50%	45%	33%	
LOT 339	0%	19.10%	5.29%	52.56%	1.1±
LOT 1	46.10%	51.23%	14.18%	52.56%	0.40±
LOT 2	0%	13.83%	11.05%	12.74%	0.20±
LOT 3	0%	18.73%	8.66%	9.05%	0.30±
LOT 4	0%	17.87%	9.60%	14.00%	0.20±

**DIMENSIONAL REQUIREMENTS TABLE:**

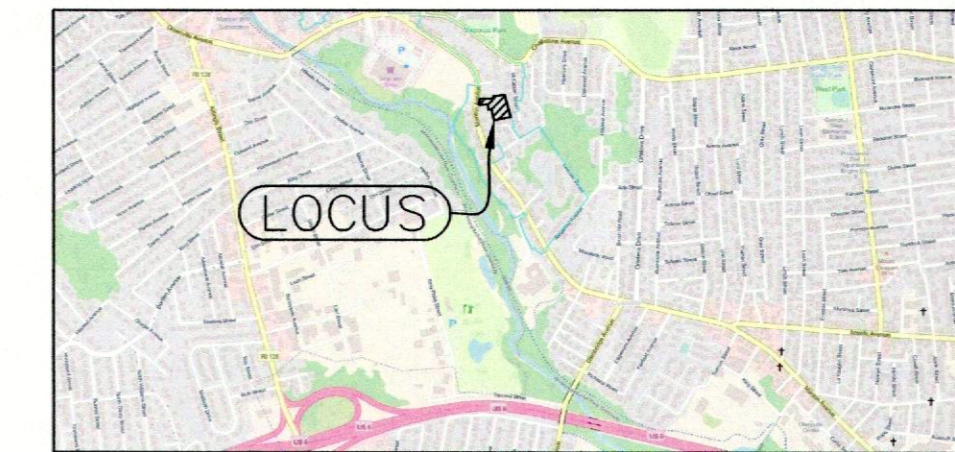
R-2	AREA (SQ.FT.)	WIDTH	FRONT	REAR	SIDE	COVER	HEIGHT
	5,000	50'	5% - 15% OF DEPTH	25' OR 25% OF DEPTH	10'	45%	45'

**OWNER:**

JESSICA D. RUIZ & RODDY RODRIGUEZ  
781 MANTON AVENUE  
PROVIDENCE, RI 02902  
(DB 10969 PG 305)

**APPLICANT:**

RODDY RODRIGUEZ  
781 MANTON AVENUE  
PROVIDENCE, RI 02902  
TEL: 401-651-8592



**VICINITY MAP**

SCALE: 1" = 2000'

**REFERENCES:**

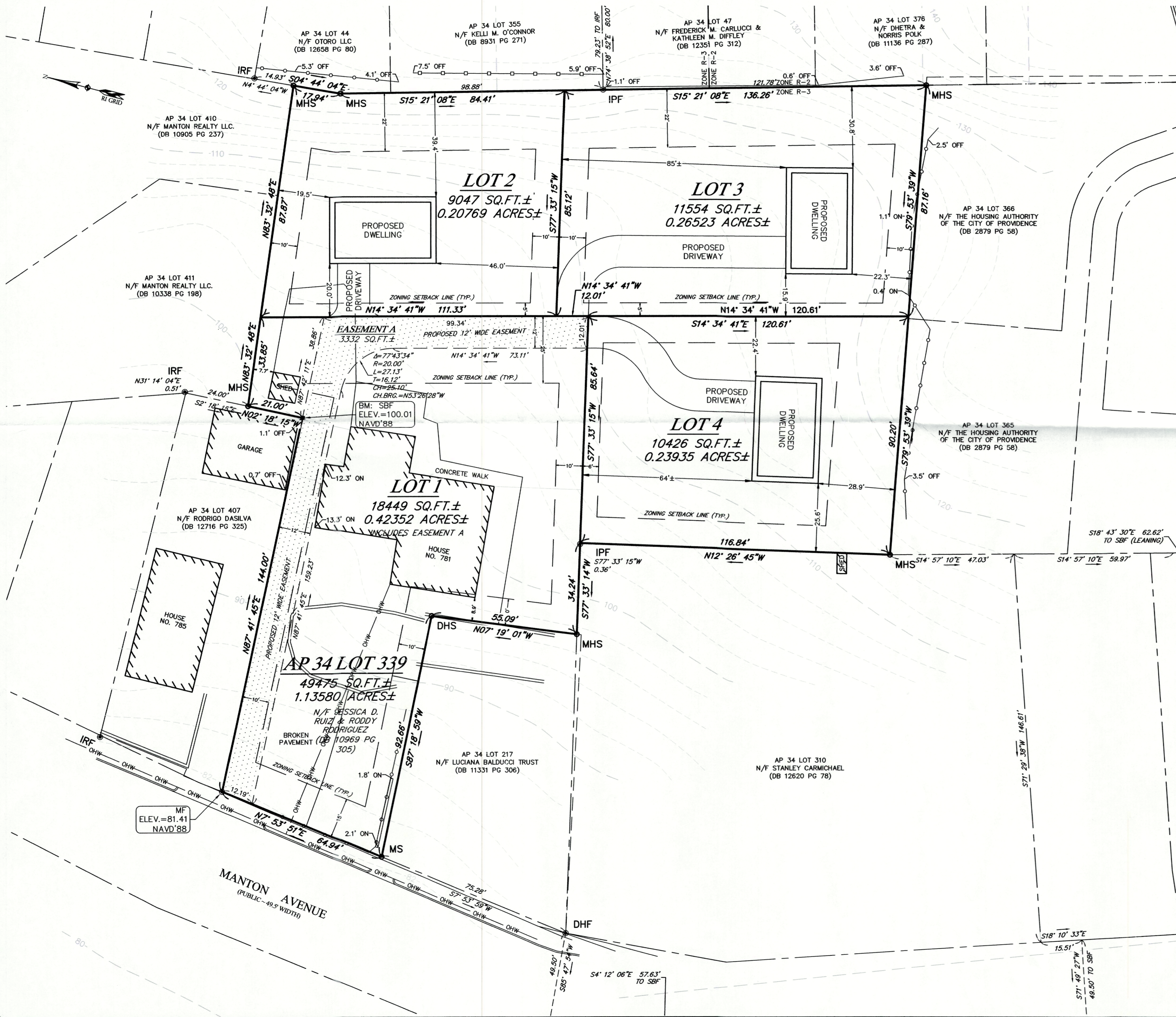
- SEE PLAN "CHALKSTONE TERRACE PLAT MANTON R.I. BELONGING TO WM H. BULLOCK AND ED H. FARNUM SURVEYED" WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS IN THE CITY OF PROVIDENCE IN PLAT BOOK 21 PAGE 5.
- SEE PLAN "MANTON AVENUE MEADOW PLAT BELONGING TO SEBASTIAN H. DI JESER SURVEYED AND DRAWN BY EDWARD E. GODD, JULY, 1917" WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS IN THE CITY OF PROVIDENCE IN PLAT BOOK 33 PAGE 68.
- SEE PLAN "SURVEY OF LAND ON BALTIMORE STREET IN PROVIDENCE, R.I. FOR DONATO & MARIA CORSETTI AP 34 LOTS 49,50,51,40,41,42,43 BY ANTHONY E. MUSCATELLI & ASSOCIATES, INC." WHICH IS RECORDED IN THE LAND EVIDENCE RECORDS IN CITY OF PROVIDENCE IN PLAT BOOK 51 PAGE 180.
- SEE PLAN "ADMINISTRATIVE SUBDIVISION IN PROVIDENCE RHODE ISLAND FOR EDWARD CATANZARO DESIGNATED AS AP 34 LOTS 58,60,61,62,63 & 350 BY LOUIS FEDERICI & ASSOCIATES" WHICH IS RECORDED IN THE LAND EVIDENCE RECORDS IN THE CITY OF PROVIDENCE IN PLAT BOOK 60 PAGE 13.
- SEE PLAN "MINOR SUBDIVISION OF LAND FOR DAN MELO 8 BALTIMORE STREET PLAT 34, LOT 149, PROVIDENCE, RHODE ISLAND JULY 23, 2004, REV. 11/10/04 BY MARC N. NYBERG ASSOCIATES, INC." WHICH IS RECORDED IN THE LAND EVIDENCE RECORDS IN THE CITY OF PROVIDENCE IN PLAT BOOK 66 PAGE 47.
- SEE PLAN "PLAN SHOWING MINOR SUBDIVISION PROV. A.P. 34 LOT 291 CORNER OF MANTON AVE. & MANTON CT." WHICH IS RECORDED IN THE LAND EVIDENCE RECORDS IN THE CITY OF PROVIDENCE IN PLAT BOOK 73 PAGE 86.
- SEE PLAN "PLAN SHOWING PROPOSED SUBDIVISION OF LOT 408 ON PROVIDENCE A.P. 34 LOCATED AT 12 MANTON CT." WHICH IS RECORDED IN THE LAND EVIDENCE RECORDS IN THE CITY OF PROVIDENCE IN PLAT BOOK 81 PAGE 28.
- SEE PLAN "MINOR SUBDIVISION PLAN FOR BAYO CONSTRUCTION CO. PLAT #34, LOT #33 MARCH, 2001, REVISED: 7-19-2004" WHICH IS RECORDED IN THE LAND EVIDENCE RECORDS IN THE CITY OF PROVIDENCE IN PLAT BOOK 656 PAGE 74.
- SEE PLAN "PERIMETER SURVEY AND DIVISION OF LAND IN THE CITY OF PROVIDENCE, RHODE ISLAND DESIGNATED AS ASSESSOR'S PLAT 34, LOT NOS. 145,219 AND 312 FOR PHOENIX GRIFFIN GROUP II, LTD. BY LOUIS FEDERICI & ASSOCIATES" WHICH IS RECORDED IN THE LAND EVIDENCE RECORDS IN THE CITY OF PROVIDENCE IN PLAT BOOK 52 PAGE 83.

**NOTES:**

- THIS SURVEY WAS CONDUCTED IN THE FIELD.
- AP 34 LOT 339 HAS RECORDED AND OBSERVED MEANS OF INGRESS AND EGRESS ALONG MANTON AVENUE.
- PROPOSED LOTS HAVE MEANS OF INGRESS AND EGRESS TO MANTON AVENUE OVER LOT 1 ONN EASEMENT A AS DEPICTED ON THIS PLAN.
- THIS SURVEY IS BASED ON NON-RECORD MONUMENTS, LINES OF POSSESSION, OR OTHER EVIDENCE WHICH RENDERS THE LOCATIONS OF BOUNDARIES UNCERTAIN.
- THE SURVEYED PROPERTY IS NOT LOCATED WITHIN A NATIONAL REGISTER DISTRICT.
- ALL INFORMATION ON THIS PLAN IS SUBJECT TO THE USER'S FIELD VERIFICATION. ABOVEGROUND AND UNDERGROUND UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL DIGSAFE 811.

**LEGEND:**

- GBF GRANITE BOUND FOUND
- EGM EXISTING GRANITE MARKER
- SBF STONE BOUND FOUND
- MF MAG NAIL FOUND
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- DHF DRILL HOLE FOUND
- MS MAG NAIL SET
- MHS MAG HUB SET
- UP UTILITY POLE
- OHW OVERHEAD UTILITY WIRES
- MAN HOLE
- NOW OR FORMERLY SQUARE FEET
- AC ACRES
- ± DENOTES A MORE OR LESS VALUE
- AP TAX ASSESSOR'S PLAT
- DB PG DEED BOOK AND PAGE
- PROPOSED RIGHT OF WAY
- ZONING SETBACK LINE
- LOT LINE TO BE DELETED
- RECORD LOT LINE (TYP.)
- PROPOSED LOT LINE (TYP.)
- EXISTING MAJOR CONTOUR INTERVAL
- EXISTING MINOR CONTOUR INTERVAL
- WOODEN FENCE
- STONE RETAINING WALL



Trusted Land Surveyors & Mapping Experts

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Certification of survey:

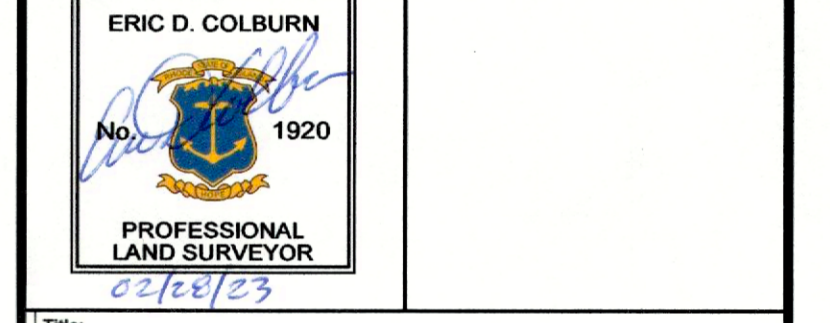
This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:

(a) Type of Boundary Survey:	Measurement Specification:
Limited Content Boundary Survey - Perimeter Survey	I
(b) Other Type of Survey:	
Data Accumulation Survey - Planimetric Survey	III
- Topographic Survey	T-4
- Vertical Control Survey	V-3
(c) Statement of Purpose	

The purpose for the conduct of the survey and for the preparation of the plan is as follows: To perform a Limited Content Boundary Survey and Minor Subdivision to subdivide AP 34 Lot 339 into four lots.

By *Eric D. Colburn* PLS Signature  
Eric D. Colburn, PLS No. 1920 Printed PLS Name & License No.

LS-A238 COA No.  
Approved Seal Approved Seal



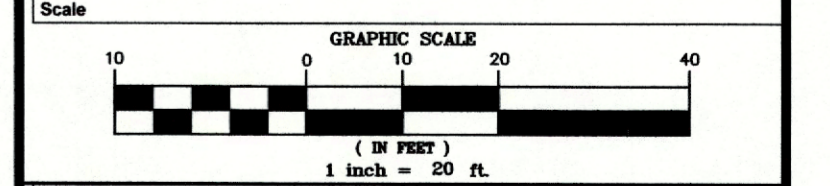
**Minor Subdivision Plan**  
**The Roddy Rodriguez Plat**

AP 34 LOT 339  
781 Manton Avenue  
Providence, Rhode Island  
Prepared For: Roddy Rodriguez

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Issue Date & Issue Description By Check  
00 02/28/23 ORIGINAL ISSUE MRK EDC

Project Name  
Minor Subdivision Plan ~ Preliminary

Project No.  
1713  
Drawn By  
MRK  
Checked By  
EDC



Sheet ID Sheet

**V1** **1**  
of 1 Sheet.  
THIS PLAN TO BE INDEXED UNDER:  
MANTON AVENUE  
DWS NO. 1713-02.01.00