

ZONING COMPLIANCE		
REQUIRED	NEW LOT A	NEW LOT B
MIN. AREA 5,000 S.F.	5,656 sq.ft.	5,104 sq.ft.
FRONTAGE 50 ft.	71.18 ft.	63.33'
FRONT SETBACK 4.02B	5.9 ft.	7' (ave.)
SIDE SETBACK = 6'	6 ft.	6 ft.
REAR SETBACK = 20'	6 ft.	20 ft.
LOT COV. = 45%	22%	LESS THAN 45%
% IMPERVIOUS = 33%	49%	LESS THAN 33%

NOTE:

EXISTING PATIOPAVEMENT ON LOT A AND EXISTING POOL AND ALL ACCESSORIES ON LOT B TO BE REMOVED

ZONING DATA:

CLASSIFICATION R-2
MIN AREA = 5,000 sq.ft.
MIN FRONTAGE = 50 ft.
SETBACKS ;

OWNER:

KYLE BELL
11 ROOSEVELT STREET
NORTH PROVIDENCE, R.I.
02904

FRONT = SEC.402.B EXIST. AVE.
SIDE = 6 ft.
REAR = 25 ft.

FLOOD DATA:

ENTIRE PARCEL IS NOT LOCATED IN ANY AREA OF FLOOD HAZARD ON FIRM COMMUNITY PANEL 44007C0178G EFFECTIVE 03/02/2009

REFERENCES:

- 1.) PROVIDENCE ASSESSORS PLAT NO. 95
- 2.) PROVIDENCE DEED BOOK/PAGE; 13599/250, 10125/143, 11645/95, 12145/39, 10866/296 & 13608/340
- 3.) PROVIDENCE RECORDED PLAT CARD 350 "JUNCTION PLAT" - 1872
- 4.) PROVIDENCE RECORDED PLAT CARD 908 "FAIRMOUNT PARK" - 1905

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

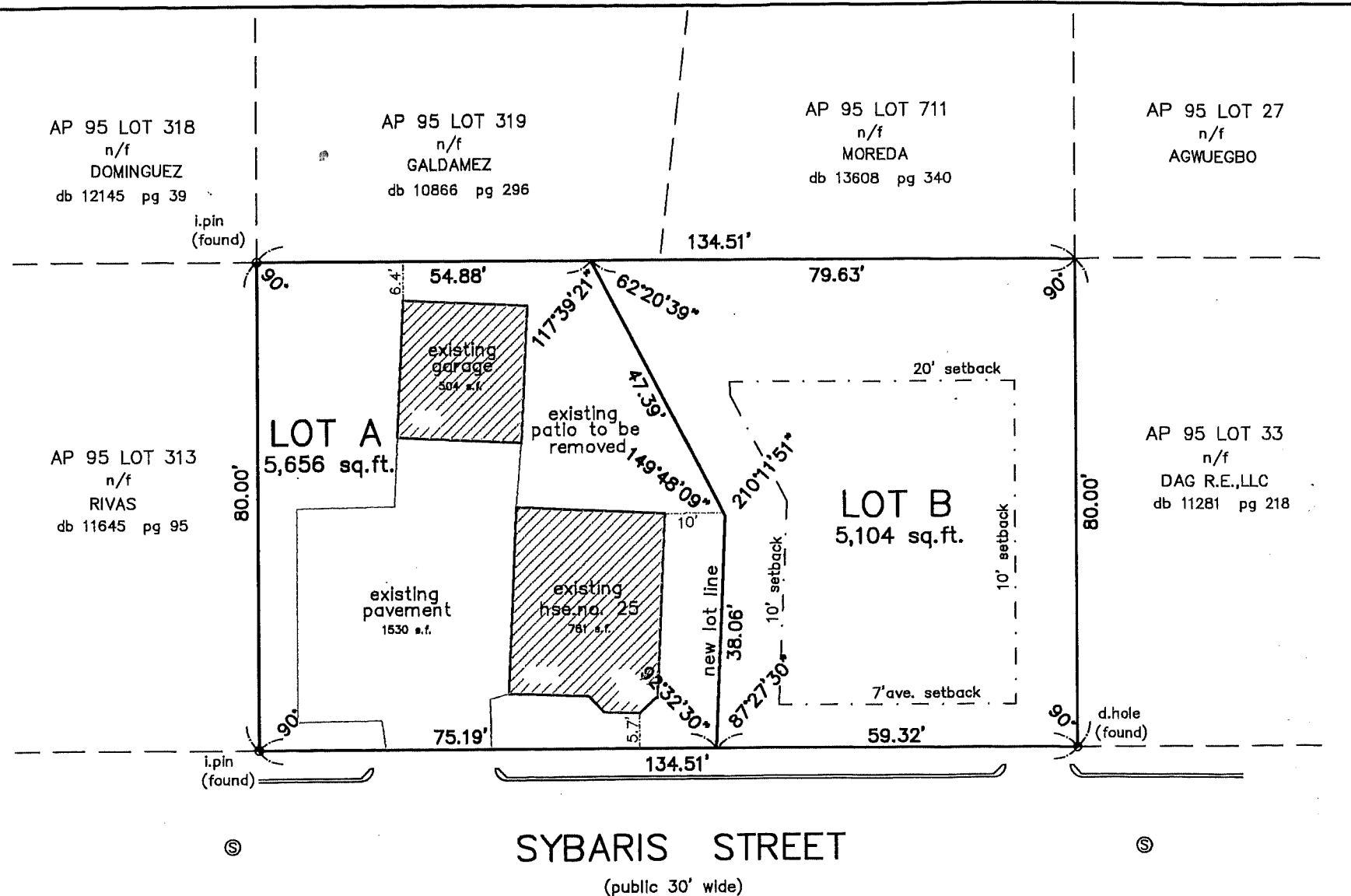
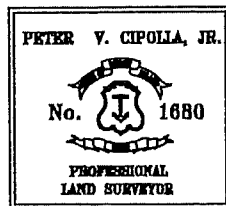
CLASS I
CLASS II

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

PERFORM A CLASS I PROPERTY SURVEY FOR POTENTIAL LOT CUT

BY: *Peter V. Cipolla, Jr*

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



TOTAL AREA
A.P.95 LOT 311
10,760 sq.ft.
db 13599 pg 250

2 LOT MINOR SUBDIVISION
A.P.95 LOT 311
PROVIDENCE, R.I.
1" = 20' Apr. 12, 2023
PETER V. CIPOLLA, JR.
professional land surveyor
P.O. BOX 8662 - CRANSTON, R.I. - 02920

