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%

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.

11 ROOSEVELT STREET NORTH PROVIDENCE, R.I.

OWNER:

KYLE BELL

SETBACKS :

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

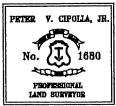
COMPREHENSIVE BOUNDARY SURVEY DATA ACCUMULATION - PLANIMETRIC CLASS I CLASS II

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

PERFORM A CLASS 1 PROPERTY SURVEY FOR POTENTIAL LOT CUT

BY: Peter V. Cipolla, Fr

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



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

SYBARIS STREET

(public 30' wide)

134.51

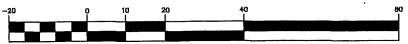
2 LOT MINOR SUBDIVISION A.P.95 LOT 311 PROVIDENCE, R.I.

1" = 20'

Apr. 12, 2023

PETER V. CIPOLLA, JR.

P.O. BOX 8662 - CRANSTON, R.I. - 02920



AP 95 LOT 313 n/f RIVAS db 11645 pg 95

AP 95 LOT 318

db 12145 pg 39

DOMINGUEZ

(found)

i.pin

(found) =

S

n/f

LOT A

5,656 sq.ft.

54.88

existing pavement 1530 s.f.

75.19

n/f GALDAMEZ db 10866 pg 296

AP 95 LOT 319

n/f

(62.50'30*

existing patio to be

134.51

MOREDA db 13608 pg 340

79.63

AP 95 LOT 711

n/f **AGWUEGBO**

20' setback

LOT B

5,104 sq.ft.

7'ave. setback

59.32

AP 95 LOT 27

AP 95 LOT 33

n/f

DAG R.E.,LLC

db 11281 pg 218

d.hole

(found)

S

professional land surveyor

