



A.P. 119 / LOT 227
n/f
MARIO & MICHELINA
DIGREGORIO (TRUSTEES)
DB 10949 PG 136

A.P. 119 / LOT 256
n/f
JAVIER ROJAS &
LILIANA CARMONA
DB 10734 PG 339

A.P. 119 / LOT 136
n/f
JULIO CESAR & IMELDA
ORELLANA
DB 8815 PG 106

A.P. 119 / LOT 137
n/f
BRYAN E. GRANADOS
DB 11945 PG 23

A.P. 119 / LOT 151
n/f
BRUNO GRANDE &
ANGELA DIGREGORIO
DB 8794 PG 326

RECORD LOT 1
(A.P. 119 / LOT 226)
5,000.00 Sq. Feet
0.11 Acres

RECORD LOT 2
(A.P. 119 / LOT 226)
5,000.00 Sq. Feet
0.11 Acres

EXISTING
HOUSE #45
TO BE REMOVED

LIEGE STREET
(40' R.O.W.)

LEGEND

IR •	PROPOSED IRON ROD	-X-X-	EXISTING CHAIN LINK FENCE
DH ●	PROPOSED DRILL HOLE	-X-X-	EXISTING WOOD FENCE
PKF ⊙	"PK" NAIL FOUND	-□-□-	EXISTING IRON FENCE
UP # -○-	EXISTING UTILITY POLE	-W-W-	APPROX. WATER LINE
⊙	EXISTING SEWER MANHOLE	-S-S-	APPROX. SEWER LINE

FRONT SETBACKS WITHIN 100 FEET

51 LIEGE STREET	21.0 FEET
35 LIEGE STREET	24.0 FEET
33 LIEGE STREET	25.0 FEET
AVERAGE	23.33 FEET

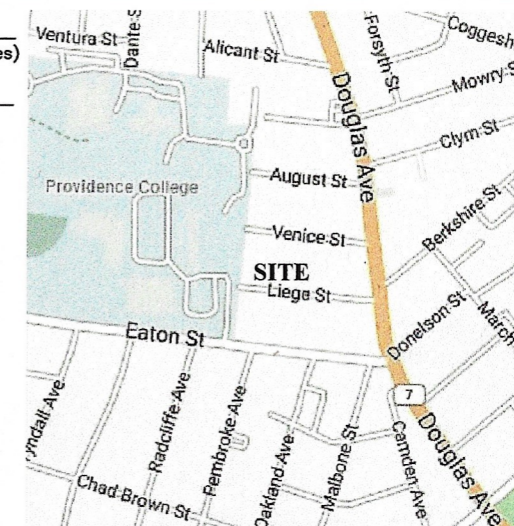


LOT AREA PRIOR TO SUBDIVISION
A.P. 119 / LOT 226: 10,000.00 Sq.Ft. (0.22 Acres)

NEW LOT AREA
RECORD LOT 1: 5,000.00 Sq.Ft. (0.11 Acres)
RECORD LOT 2: 5,000.00 Sq.Ft. (0.11 Acres)

OWNER/APPLICANT
GREEN LIGHT INVESTMENTS
1 DIANE DRIVE
COVENTRY, R.I. 02816
401-569-2207
Nicocola11@aol.com

STREET INDEX
LIEGE STREET



LOCATION MAP

GENERAL NOTES:

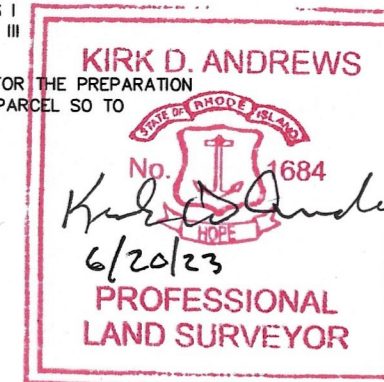
- THE PARCEL OF LAND DESIGNATED AS LOT 226 ON TAX MAP 119 IS LOCATED IN THE CITY OF PROVIDENCE, COUNTY OF PROVIDENCE & STATE OF RHODE ISLAND.
 - THE CURRENT ZONING FOR SAID PARCEL IS R-2.
MIN. AREA: NEW SUBDIVISIONS: 5,000 Sq. Ft.
MIN. LOT WIDTH: NEW SUBDIVISIONS: 50 FEET
MAX. HEIGHT: 45 FEET (NOT TO EXCEED 3 STORIES)
MAX. BLD. COV.: 45%
MAX. IMPERVIOUS: FRONT YARD: 33%
REAR YARD: 50%
TOTAL: 65%
MIN. FRONT: AVG OF DEVELOPED LOTS WITHIN 100 FEET ON EITHER SIDE OF SUBJECT LOT, INCREASED OR DECREASED BY 5 FEET TO ESTABLISH THE "BUILD TO ZONE". (23.33' EXISTING AVG.)
MIN. SIDE: 6 FEET
MIN. REAR: 25 FEET
 - SAID EXISTING PARCEL CONTAINS 10,000.00 SQ. FT. (0.22 ACRES).
 - THERE ARE NO WETLANDS ON SAID PARCEL.
 - THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
 - ANY FUTURE ROOF DRAINS MAY NOT BE TIED INTO A SANITARY SEWER CONNECTION.
 - ALL FUTURE CONSTRUCTION IN THE PUBLIC R.O.W. MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS AVAILABLE AT [https://www.providenceri.gov/public-works/forms/ UNDER "REPORTS + PUBLICATIONS"](https://www.providenceri.gov/public-works/forms/UNDER%20REPORTS%20AND%20PUBLICATIONS) OR AT [https://www.providenceri.gov/wp-content/uploads/2019/06/ Providence-DPW-Standard-Details.pdf](https://www.providenceri.gov/wp-content/uploads/2019/06/Providence-DPW-Standard-Details.pdf).
- REFERENCES:**
- "THE DR. E.M. HARRIS PLAT No.2 OF HOUSE LOTS IN PROVIDENCE, R.I. PLATTED BY MARK W. SCHOFIELD, MAY 1901" (PLAT CARD 862).
 - CITY OF PROVIDENCE DB 13832 PG 147.
 - CITY OF PROVIDENCE ENGINEERING DEPT. (UTILITY INFO/STREET LINE)
 - CITY OF PROVIDENCE GIS WEBSITE.
 - WWW.BING.COM

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:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I
DATA ACCUMULATION SURVEY CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE PARCEL SO TO PRODUCE A PROPOSED MINOR SUBDIVISION SITE PLAN.

BY: *Kirk D. Andrews*
KIRK D. ANDREWS PLS NO. 1684
COA No.: 000A555



MINOR SUBDIVISION
RE-PLAT OF A PORTION OF THE DR. E.M. HARRIS PLAT No. 2
PREPARED FOR
GREEN LIGHT INVESTMENTS, LLC
LOCATION
45 LIEGE STREET
A. P. 119 / LOT 226
PROVIDENCE, RHODE ISLAND

Checked By: K.D.A.	Drawn By: E. J. I.
Scale: 1" = 20'	Date: 6-20-2023
NO. REVISION	BY DATE

E. GREENWICH
SURVEYORS, LLC
LAND SURVEYING AND SITE PLANNING
1050 MAIN STREET SUITE 31
EAST GREENWICH, RHODE ISLAND 02818
PHONE: (401) 339-2581 RHODE (401) 368-8574
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Sheet **1**
of **1** sheets