

**ZONING INFORMATION
RESIDENTIAL (R2) DISTRICT
CITY OF PROVIDENCE ARTICLE 4
RESIDENTIAL DISTRICTS**

MINIMUM LOT AREA	NONE
SF - EXISTING LOTS	4,000sf
2F - EXISTING LOTS	
MINIMUM LOT WIDTH	NONE
SF - EXISTING LOTS	40'
2F - EXISTING LOTS	
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM BUILDING COVERAGE	45%
MAXIMUM IMPERVIOUS (FRONT)	33%
MAXIMUM IMPERVIOUS (REAR)	50%
TOTAL MAXIMUM IMPERVIOUS	65%
FRONT SETBACK ZONE	SEC. 402.B
MINIMUM SIDE SETBACK	
LOT WIDTH 40' OR LESS	4'
MINIMUM REAR SETBACK	25'

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

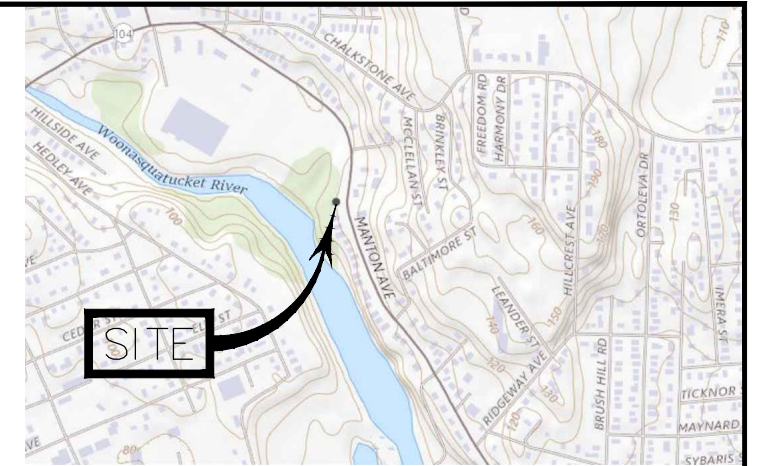
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: I

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

TO ESTABLISH RECORD BOUNDARY LINES, IN ORDER TO TO SHOW THE TWO PARCELS CONFORM TO ZONING REGULATIONS.

BY: *Nicholas Veltri* DATE: 8/28/2023
NICHOLAS VELTRI, PLS LICENSE #1719 COA - A048

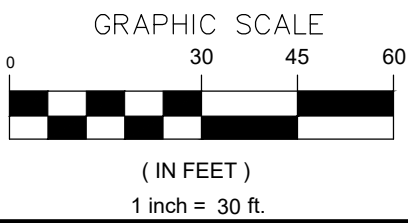
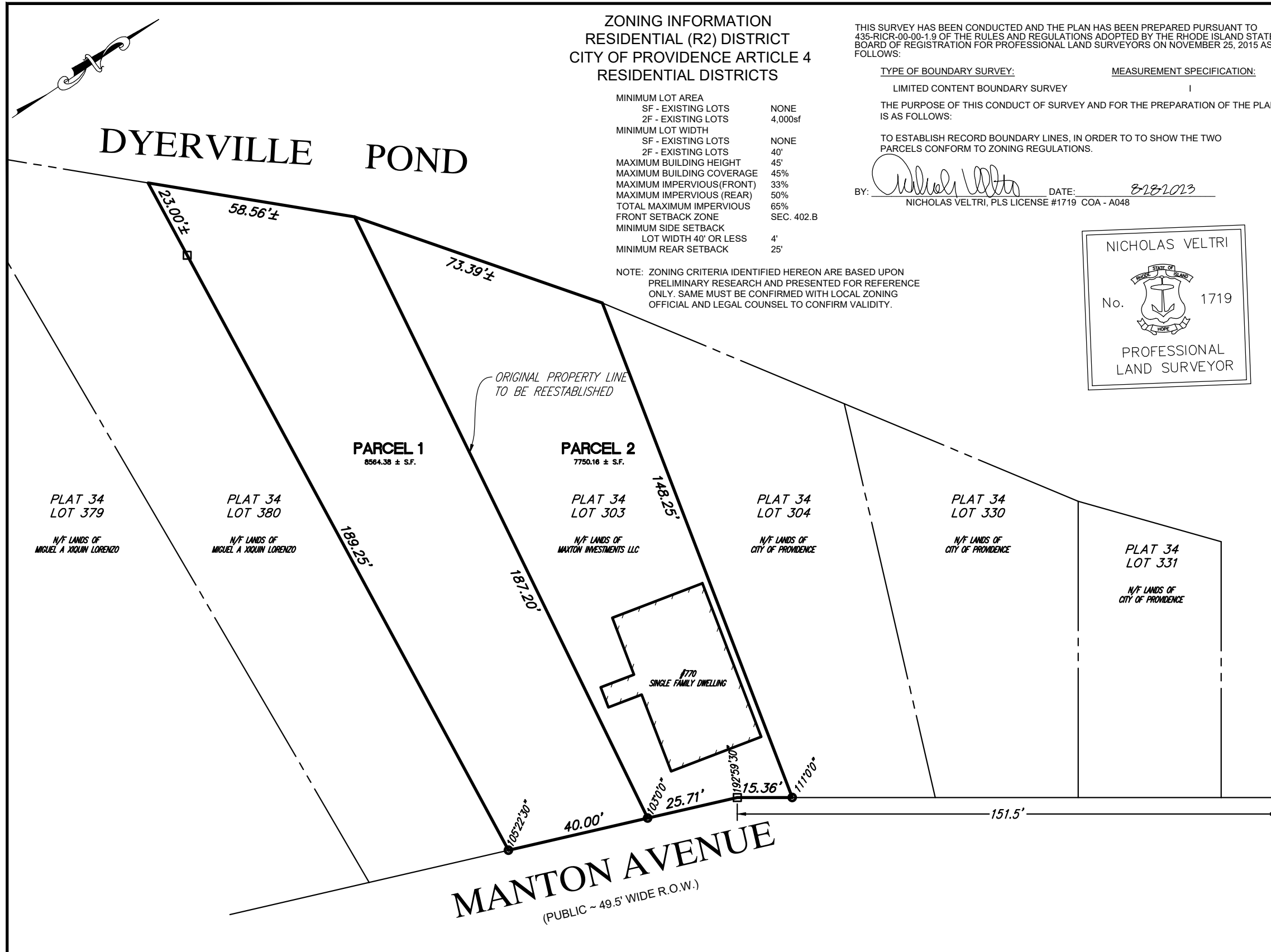


NOTES:

- PROPERTY KNOWN AS LOT 303 AS SHOWN ON THE CITY OF PROVIDENCE, STATE OF RHODE ISLAND; PLAT NO. 34.
- AREA = 16,315± SQUARE FEET OR 0.37± ACRES
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD AND OTHER REFERENCES LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED) PER FEMA MAP REF. 44007C 0304 J.

REFERENCES:

- DEED BOOK 9138 PAGE 321
- PLAT ENTITLED "MANTON AVENUE MEADOW PLAT BELONGING TO SEBASTION H. DIJESER SURVEYED AND DRAWN BY EDWARD E. GOFF JULY, 1917".



ADMINISTRATIVE NOTES

TOTAL LOTS AFFECTED	1
TOTAL LOTS BEFORE SUBDIVISION	1
TOTAL LOTS AFTER SUBDIVISION	2
ROADWAY AREA	N/A
TOTAL LOT AREA	16,315± SF

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING STREETS:
MANTON AVENUE
MANTON COURT

LEGEND

	GRANITE BOUND FOUND
	IRON ROD SET

**ADMINISTRATIVE SUBDIVISION PLAN
MAXTON INVESTMENTS, LLC**

770 MANTON AVENUE
AP 34 LOT 303
PROVIDENCE, PROVIDENCE COUNTY
STATE OF RHODE ISLAND

N. VELTRI SURVEY, INC.
SURVEY ~ LAND PLANNING
26 JULIET ROAD
NARRAGANSETT, RI 02882
401.640.0334
veltrisurvey@verizon.net

DRAWN BY: CMS	APPROVED BY: NV	SCALE: 1"=30'	DATE: 8/28/2023	SHEET NO.: 1 OF 1
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