

PLAT 42 LOT 9
N/F
ALPHAOMEGA PROPERTIES, LLC
BOOK 12693/PAGE 195

PLAT 42 LOT 11
AREA = 6,734.49 S.F.
BOOK 12693/PAGE 198

PLAT 42 LOT 44
N/F
ALBERT L. SPENCER
BOOK 11589/PAGE 84

PLAT 42 LOT 41
N/F
TRAVIS F. FISHER
BOOK 22/PAGE 28

TABLE 4-1 R4 RESIDENTIAL DISTRICT
RESIDENTIAL STANDARDS

BULK STANDARDS		LOT 1	LOT 2
MIN. LOT AREA	3,500 S.F.	3,441 S.F.	3,293 S.F.
MIN. LOT WIDTH	35'	94.58'	95.52'
MAX. BUILDING COVERAGE	45%	NA	NA
MAX. IMP. SURFACE COVERAGE FRONT YARD	33%	NA	NA
MAX. IMP. COVERAGE REAR YARD	50%	NA	NA
TOTAL MAX. IMP. LOT SURFACE COVERAGE	65%	NA	NA
FRONT SETBACK	SEC. 402.B	NA	NA
MIN. INTERIOR SIDE SETBACK	6'	NA	NA
MIN. CORNER SIDE SETBACK	6'	NA	NA
MIN. REAR SETBACK	30'	NA	NA
MIN. PERVIOUS SURFACE COVERAGE	1,000 S.F.	NA	NA

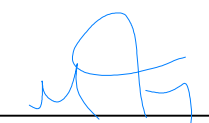
* INDICATES VARIANCE REQUIRED

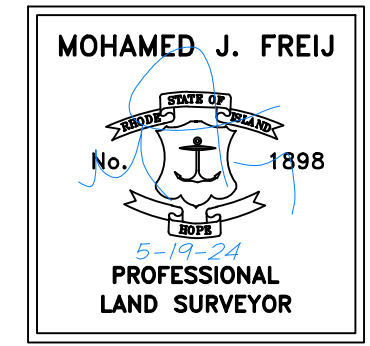
NOTES:

1. REFERENCE: PLAT BOOK 22/PAGE 28
SEWER PLAN 174/26 & 181/72
STREET LINE PLAN 85/B-16 & 53/16
FIELD BOOK 3337/PAGE 115
2. PROPOSING TO SUBDIVIDE PLAT 42/LOT 11 INTO TWO LOTS WITH A TOTAL AREA OF 6,734 S.F.. LOT 1 AREA=3,441 S.F. & LOT 2 AREA=3,293 S.F..
3. ZONING: R4
4. SITE IS LOCATED IN ZONE "X" PER FIRM MAP NO. 44007C0312H EFFECTIVE 10-2-15.
5. ALL ROOF STORMWATER RUNOFF SHALL BE CONTAINED AND TREATED ONSITE, NO CONNECTION TO SEWER OR STORMWATER LINE IS ALLOWED.
6. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATELY LOCATED, MUST CONTACT DIG-SAFE AT 1-888-DIG-SAFE BEFORE THE START OF CONSTRUCTION.
7. ALL CONSTRUCTION IN THE PUBLIC ROW MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS AVAILABLE AT [HTTPS://WWW.PROVIDENCERI.GOV/PUBLIC-WORKS/FORMS/](https://www.providenceri.gov/public-works/forms/) UNDER "REPORTS + PUBLICATIONS".
8. THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE STATE OF RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:
COMPREHENSIVE BOUNDARY SURVEY- CLASS I

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

R.I.C.L. 34-13-1:
THIS PLAN SHALL BE INDEXED AS
BUFFALO COURT AND
AVON STREET

BY  DATE 5-19-24
MOHAMED J. FREIJ PLS NO. 1898 C.O.A. NO. A263
REGISTERED PROFESSIONAL LAND SURVEYOR



MINOR SUBDIVISION PLAT 42, LOT 11 12 BUFFALO COURT PROVIDENCE, RI 02909	PROJECT NO.
	SCALE 1" = 20'
OWNER/APPLICANT: FRANCISCO R. CRUZ TEL. 401-228-4048	DATE MAY 19, 2024
	DRAWN BY RMM
PREPARED BY MJF ENGINEERING ASSOCIATES 326 SOWAMS ROAD BARRINGTON, R.I. 02806 TEL. 401-241-5153 OR 401-247-2003 FAX 401-247-2004 EMAIL LANDSURVEYRI@AOL.COM	CHECKED BY MJF
	FILENAME BUFFALO COURT MS R4.DWG
1 of 1 SHTS	