

R.I.C.L. 34-13-1:
 THIS PLAN SHALL BE INDEXED AS
 PRUDENCE AVENUE, STANTON STREET
 & SILVER LAKE AVENUE

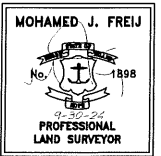
NOTES:

- REFERENCE:
 SANITARY SEWER PLAN 159/94
 RECORD PLAT 924 (BOOK 29/PAGE 35)
 STREET LINE MAP NO. 86/B-82
- ZONING: R3
- PROPOSING TO SUBDIVIDE PLAT 110, LOT 475 WITH A TOTAL AREA OF 10,388 S.F. INTO TWO LOTS, SUB LOT A WITH AN AREA OF 4,454 S.F. AND SUB LOT B WITH AN AREA OF 5,934 S.F. THIS PROPOSAL WILL UNMERGE RECORD LOTS 5 & 6 OF RECORD PLAT 924 (BOOK 29/PAGE 35).
- SITE IS LOCATED IN ZONE "X" PER FIRM MAP NO. 44007C0312H EFFECTIVE 10-2-2015.
- 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/ UNDER "REPORTS + PUBLICATIONS"](https://www.providenceri.gov/public-works/forms/reports-publications).
- UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATELY LOCATED. MUST CONTACT DIG-SAFE AT 1-888-DIG-SAFE BEFORE THE START OF CONSTRUCTION.
- 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 1
 THE PURPOSE FOR CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
 MINOR SUBDIVISION

BY MJF DATE 9-30-24
 MOHAMED J. FREIJ PLS NO. 1898 C.O.A. NO. A263
 REGISTERED PROFESSIONAL LAND SURVEYOR

TABLE 4-1 R3 RESIDENTIAL DISTRICT
 RESIDENTIAL STANDARDS R3 ZONE

| BULK STANDARDS | 5,000 S.F. | SUB LOT A 4,454 S.F. | SUB LOT B 5,934 S.F. |
|---------------------------------------|------------|-------------------------|-------------------------|
| MIN. LOT AREA | 5,000 S.F. | 4,454 S.F. | 5,934 S.F. |
| MIN. LOT WIDTH | 40' | 40' | 40' |
| MAX. BUILDING COVERAGE | 45% | 20.6% | VACANT, 0% |
| MAX. IMP. SURFACE COVERAGE FRONT YARD | 33% | 0% | 0% |
| MAX. IMP. COVERAGE REAR YARD | 50% | 23% | 0% |
| TOTAL MAX. IMP. LOT SURFACE COVERAGE | 85% | 28% | 34% |
| FRONT SETBACK | SEC. 402.B | EXISTING, 2' | SEC. 402.B |
| MIN. INTERIOR SIDE SETBACK | 6' | EXISTING, 5' | 0' |
| MIN. REAR SETBACK | 30' | 74.34' | 0' |
| MIN. PERVIOUS COVERAGE | 1000 S.F. | 3,295 S.F. | 3916 S.F. |
| MIN. TREE COVERAGE | 30% | 0% | 0% |



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|---|--|------------------------------------|
| MINOR SUBDIVISION PLAT 110 LOT 475 58 PRUDENCE AVENUE PROVIDENCE, RI 02909 | | PROJECT NO. |
| OWNER: CARLOS CHICAS 401-413-1637 CARLOSCHICAS0404@GMAIL.COM | | SCALE 1" = 20' |
| PREPARED BY MJF ENGINEERING ASSOCIATES 326 SOWAMS ROAD BARRINGTON, R.I. 02806 TEL. 401-241-5153 OR 401-247-2003 E-MAIL LANDSURVEYR@aol.com | | DATE SEPTEMBER 30, 2024 |
| | | DRAWN BY MJF |
| | | CHECKED BY MJF |
| | | FILENAME PRUDENCE AVE MS R1.DWG |
| | | 1 of 1 SHTS |