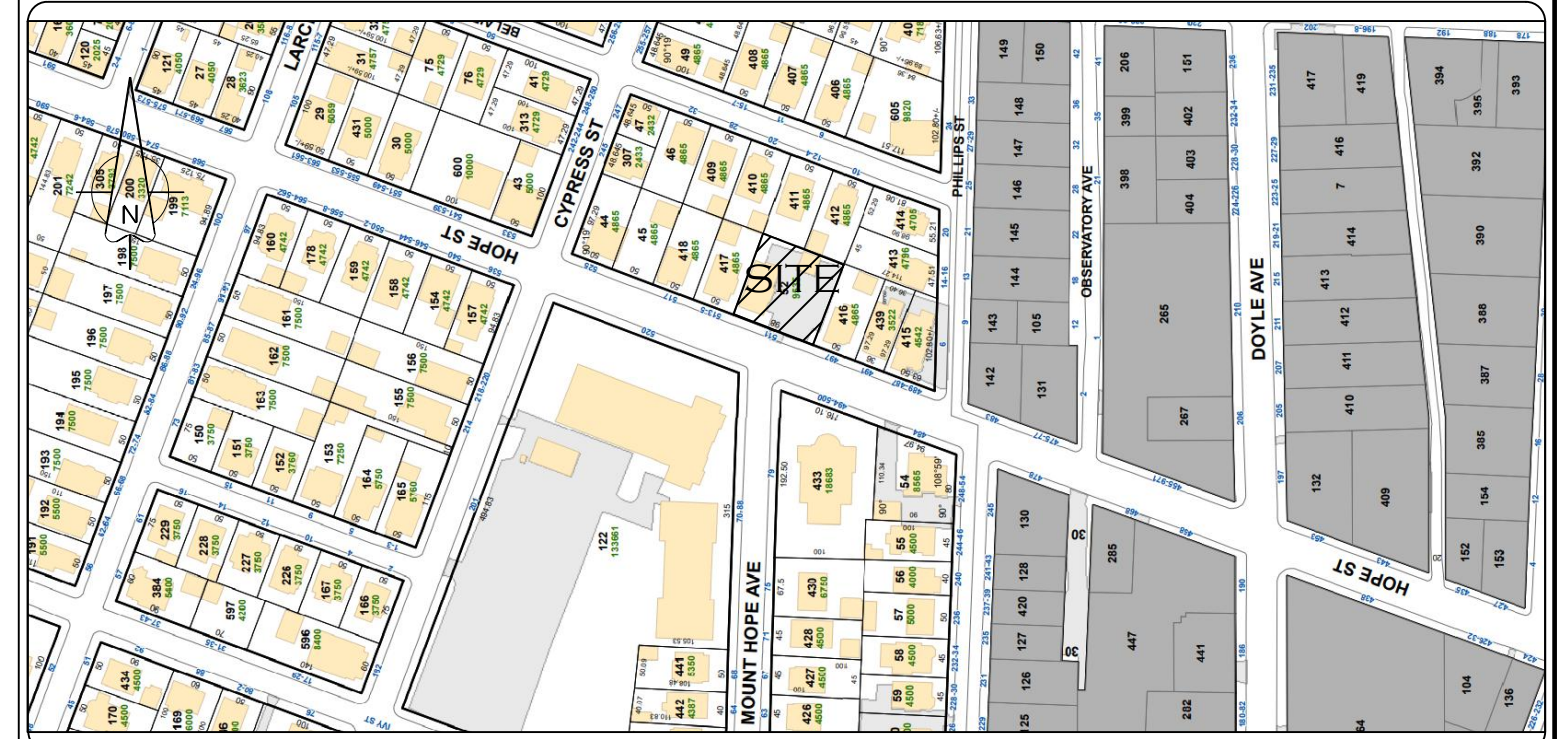


VARIANCE REQUESTED:
 1. EXISTING LOTS - 1
 PROPOSED LOTS - 2
 EXISTING LOT AREA: 9,490 SQ. FT. OR 0.22 ACRES
 PROPOSED LOT "A" AREA: 4,754 SQ. FT. OR 0.11 ACRES
 PROPOSED LOT "B" AREA: 4,736 SQ. FT. OR 0.11 ACRES



LOCATION MAP (NOT TO SCALE)

- GENERAL NOTES:**
- LOT SHOWN IS DESIGNATED AS LOT 52 ASSESSORS MAP 6. (BK 13449 PG 54)
 - OWNER OF RECORD: PVD LLC, 269 WICKENDEN STREET, PROVIDENCE, RHODE ISLAND 02903
 - THERE ARE NO WETLAND AREAS ON SHOWN PROPERTY
 - THERE ARE NO NATIONAL REGISTER DISTRICT PROPERTIES ON OR IMMEDIATELY ADJACENT TO THE DEVELOPMENT
 - FEMA REFERENCE: SITE IS ENTIRELY LOCATED IN ZONE X AS DEPICTED UPON FIRM MAP 44007C0309K WITH AN EFFECTIVE DATE OF OCTOBER 2, 2015.
 - PLAN REFERENCE:
 A. "THE BELAIR PLAT OF HOUSE LOTS ON EAST AVENUE SURVEYED AND DRAWN OCTOBER 1884 BY C. E. PAINE"
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION. ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ZONING DISTRICT: R-2

MINIMUM LOT AREA:
 SF - EXISTING LOTS = NONE
 NEW SUBDIVISIONS = 5,000 SQ. FT.
 2F EXISTING LOTS = 4,000 SQ. FT.
 2F NEW SUBDIVISIONS = 5,000 SQ. FT.
 NON-RESIDENTIAL = 5,000 SQ. FT.

MINIMUM LOT WIDTH:
 SF - EXISTING LOTS = NONE
 NEW SUBDIVISIONS = 50 FT.
 2F EXISTING LOTS = 40 FT.
 NON-RESIDENTIAL = 50 FT.

MAXIMUM BUILDING HEIGHT = 45 FT. NOT TO EXCEED 3 STORIES
 MAXIMUM BUILDING COVERAGE = 45%
 MAXIMUM IMPERVIOUS SURFACE COVERAGE - FRONT YARD = 33%
 MAXIMUM IMPERVIOUS SURFACE COVERAGE - REAR YARD = 50%
 TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE = 65%

MINIMUM SETBACKS:
 FRONT - SEE NOTE*
 INTERIOR SIDE - LOT WIDTH 40' OR LESS: 4'; LOT WIDTH MORE THAN 40': 6'
 CORNER SIDE - SAME AS FRONT
 REAR - 25% OF LOT DEPTH OR 25', WHICHEVER IS LESS

*NOTE:
 THE FRONT SETBACK REQUIREMENT IN RESIDENTIAL DISTRICTS IS A REQUIRED BUILD-TO-ZONE CALCULATED ACCORDING TO AN AVERAGING PROVISION, AS FOLLOWS:
 1. THE BUILD-TO-ZONE IS CALCULATED AS THE AVERAGE OF THE FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100 FEET ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE STREET AS THE SUBJECT LOT. ANY LOTS WITHIN THIS DISTANCE THAT ARE ONLY PARTIALLY WITHIN THIS 100 FEET ARE ALSO INCLUDED IN THE CALCULATION. THE RESULTING CALCULATION CAN BE INCREASED OR DECREASED BY FIVE FEET TO ESTABLISH THE BUILD-TO-ZONE.
 2. IF THERE ARE NO BUILDINGS ON THE SAME SIDE OF THE STREET, DEVELOPED LOTS WITHIN 100 FEET IN BOTH DIRECTIONS ON THE OPPOSITE SIDE OF THE STREET ARE USED FOR AVERAGING TO CALCULATE THE REQUIRED MINIMUM FRONT SETBACK. ANY LOTS WITHIN THIS DISTANCE THAT ARE ONLY PARTIALLY WITHIN THIS 100 FEET ARE ALSO INCLUDED IN THE CALCULATION. THE RESULTING CALCULATION CAN BE INCREASED OR DECREASED BY FIVE FEET TO ESTABLISH THE BUILD-TO-ZONE.
 3. IF THERE ARE NO BUILDINGS ON THE SAME SIDE OR THE OPPOSITE SIDE OF THE STREET, THE REQUIRED FRONT BUILD-TO-ZONE IS SET AS THE AREA BETWEEN 5% AND 15% OF THE LOT DEPTH.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.

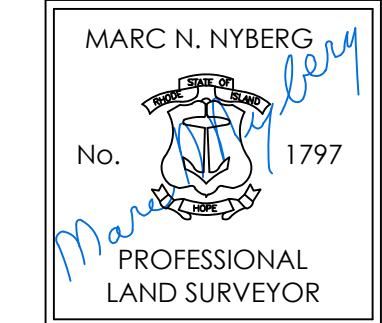
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:
 . LIMITED CONTENT BOUNDARY SURVEY: CLASS I
 . TOPOGRAPHIC ACCURACY: T-4

Marc N. Nyberg
 MARC N. NYBERG LICENSE No. 1797 COA No. AS2

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

MINOR SUBDIVISION PLAN

"511 HOPE STREET"
 PROVIDENCE, RHODE ISLAND



APPLICANT: PVD LLC, 269 WICKENDEN STREET, PROVIDENCE, RHODE ISLAND

JOB # 21-155 SCALE: 1" = 10' DRAWN BY: LFR DATE: 9/13/2022

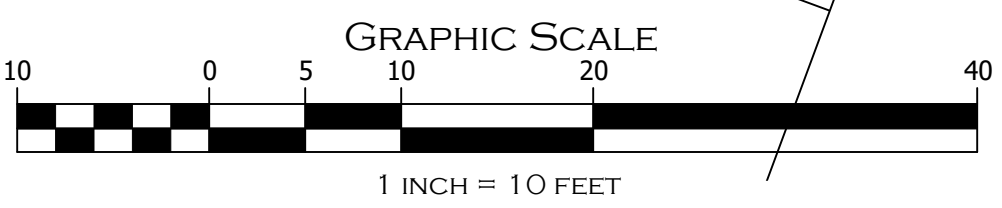
REVISED: N/A

PROFESSIONAL SEAL

InSite Professional Complex, Suite 1
 1539 Fall River Avenue, Seekonk, MA 02771
 Phone: (508) 336-4500 Fax: (508) 336-4558

501 Great Road, Unit 104
 North Smithfield, RI 02896
 Phone: (401) 762-2870 Fax: (401) 762-2871
 Web Address: InSiteEngineers.com

SHEET
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S:\2021\21-155 DIAMOND - PVD LLC - HOPE STREET, PROVIDENCE\DWG\21-155 MINOR SUBDIVISION.DWG