

Parcel Information & Zoning Standards				
	Required	Proposed Lot A	Proposed Lot B	Existing Lot
Maximum Overall Impervious Surface (Table 4-1)	65%	27%	60%	43%
Maximum Front Yard Impervious Surface (Table 4-1)	33%	16%	33%	65%
Maximum Rear Yard Impervious Surface (Table 4-1)	50%	0%	42%	26%
Maximum Building Coverage (Table 4-1)	45%	21%	23%	12%
Minimum Lot Area (Table 4-1)	5,000 SQFT	4,472 sq.ft.	5,320 sq.ft.	9,792 sq.ft.
Minimum Lot Width (Table 4-1)	50'	38.75'	61.88'	100.63'
Front Set Back (Table 4-1)	Build to Zone	8'-0"	Existing to Remain	8'-0"
Interior Side Set Back (Table 4-1)	6'-0"	6'-8"	Existing to Remain	26'-0"
Rear Set Back (Table 4-1)	25% of Lot Depth 24'-8"	44'-6"	Existing to Remain	48'-1"

ZONING DATA:
CLASSIFICATION R-3

BASE FLOOD DATA:
ENTIRE PARCEL IS NOT LOCATED IN ANY FLOOD HAZARD ZONE ON FIRM COMMUNITY PANEL 44007C0308J EFFECTIVE 10/02/2015

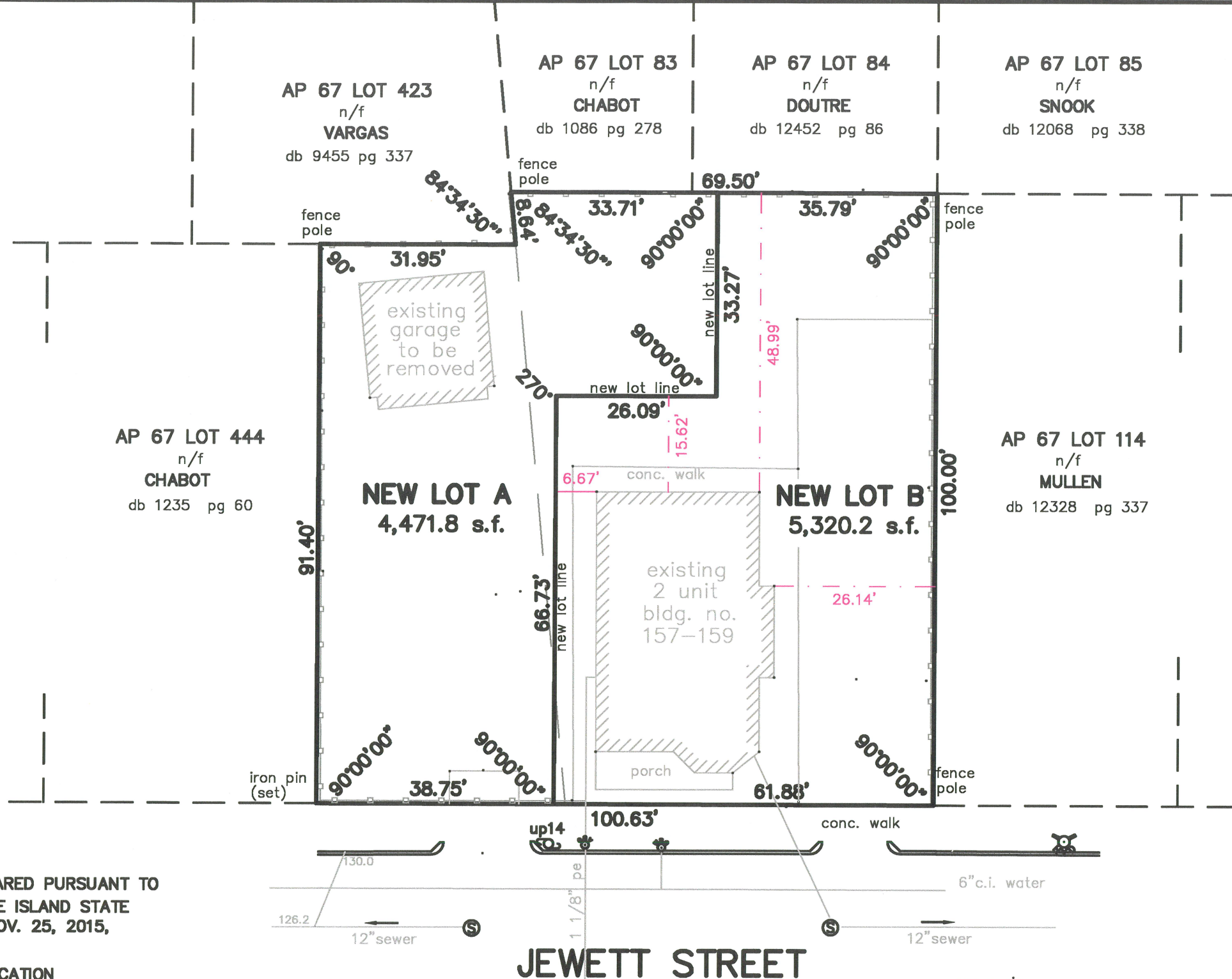
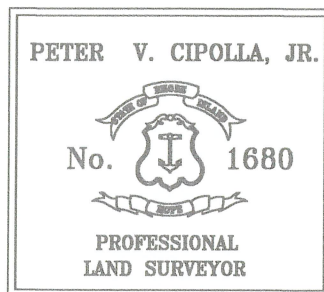
- REFERENCES:**
- 1.) CITY OF PROVIDENCE ASSESSORS PLAT NO. 67
 - 2.) CITY OF PROVIDENCE DEED BOOK/PAGE; 11436/53, 12086278, 12452/86, 12068/338 & 12328/337
 - 3.) CITY OF PROVIDENCE STREET LINE PLANS; JEWETT ST. AND CAVERLY STREET

SURVEY CERTIFICATION:
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 NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION - PLANIMETRIC	CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
PERFORM A CLASS 1 PROPERTY SURVEY

BY: Peter V. Cipolla, Jr.
PETER V. CIPOLLA, JR. - RIPLS # 1680
COA # LS-A64



AP 67 LOT 115
TOTAL AREA
9,792 s.f.
db 11436 pg 53

OWNER:
FR. KAPRIEL MOURADJIAN
17 QUINCY STREET
PROVIDENCE, R.I.
02908

MINOR SUBDIVISION PLAN
A.P.67 LOT 115
PROVIDENCE, R.I.
1" = 20' JULY 13, 2022
PETER V. CIPOLLA, JR.
professional land surveyor
P.O. BOX 8662 - CRANSTON, R.I. - 02920

