



PROVIDENCE, RI. ZONING ANALYSIS TABLE						
ZONE REQUIREMENTS - (R-1)	REQUIRED	EXISTING			PROPOSED	
		LOT - 396	LOT - 397	LOT - 1	LOT - 2	LOT - 3
MINIMUM LOT AREA	5,000 S.Q. FT.	7,688 S.Q. FT.	5,760 S.Q. FT.	4,448 S.Q. FT.	4,500 S.Q. FT.	4,500 S.Q. FT.

GENERAL NOTES:

1. The intent of this plan is to request a subdivision of the parcel 112 Lots 396 and 397 located at 95-97-101 Dedham Avenue, Providence RI. This subdivision is subject to the regulations of the City of Providence Planning Board in accordance with Title 45, chapter 23 of the General Laws of Rhode Island, entitled "The Land Development and Subdivision Review Enabling Act of 1992."

Owner Of Record & Applicant
 39 Ventures, LLC
 765 Westminster Street, Suite 202, Providence RI 02903
 City of Providence Property Record, Bk 11619 Pg. 284

References:

- City of Providence, Mapgeo
- City of Providence Record of Deeds
- City of Providence, Zoning Maps Plat 112
- Survey Plan "DEDHAM PLAN, PROFILE & DETAILS", Plat 112 Lots 396 and 397 95-101 Dedham Avenue, Providence, RI 02909, by MJF ENGINEERING ASSOCIATES, 326 Sowams Road, Barrington, RI, 02806, Telephone #401-241-5153, Email: landsurveyri@aol.com, Date May 19, 2022

Zoning Requirements

Zoning District: Residential District (R-1)
 Assessor's Map Lot #112 - 396 & 112 - 397



REV. NO.	DATE	DESCRIPTION	BY



JIREH CONSTRUCTION LLC.
 DESIGNER AND GENERAL CONSTRUCTION SERVICES
 WOONSOCKET, RI. 02895
 TEL. (401) 338-7318

"Providing high quality, competitive, and innovative planning and construction solutions"

PROPOSED LOT SUBDIVISION
PLOT PLAN
MAP & LOT 112 - 396 & 397
95 - 101 DEDHAM AVENUE
PROVIDENCE, RI

CLIENT: **39 VENTURES, LLC.**

SCALE: 1" : 10'
 DATE: 08/08/2023
 DRAWN BY: JB/HG
 JOB NO. 2125-02E
 SHEET NO. 1

1 OF 1