

**LOCATION MAP**

REQUESTED ZONING VARIANCE (R-3)  
 #1 MINIMUM LOT SIZE = 5,000 S.F.  
 LOT A = 2,171.00 S.F.  
 LOT B = 4,032.00 S.F.  
 #2 MINIMUM LOT WIDTH 50' FT.  
 LOT A = 40.30  
 LOT B = 45.63  
 #3 MAXIMUM BUILDING COVERAGE 45%  
 LOT A = 30%  
 LOT B = 43.8%  
 #4 MINIMUM LOT SIDE YARD 4' MEET REQUIREMENTS  
 MINIMUM FRONT YARD AVERAGE 100' FT. BOTH WAYS N/A EXISTING STRUCTURES ( NO NEW CONSTRUCTION)  
 #5 MINIMUM REAR YARD 20' FT.  
 LOT A = 9.75 FT.  
 LOT B = 6.5 FT.

Maximum Lot Coverage Allowed = 45%  
 Lot's "A" AND "B" Area  
 LOT A = 2171 SQ. FT.  
 LOT B = 4032 SQ. FT.

Both Building Areas = 1,760 Sf.  
 Lot B  
 (1,760/4,032)100 = 43.7%

Maximum Impervious Surface front yard Allowed 33%  
 total front yard area = 228 sf.  
 driveway area in front (5x22) = 110 sf.  
 110/228 = 48%

Total Maximum Impervious Surface Allowed: 65%  
 Lot Area: 4,032 sf.  
 Building Area: 1,760 sq. ft.  
 Driveway Area: 110 sf.  
 Total Imp. Area: 1,870  
 1,870/4,032 = 46.4%

Maximum Lot Coverage Allowed = 45%  
 LOT AREA = 2,171 SQ. FT.  
 Lot A  
 BUILDING AREA = 653 SF.  
 (653/2,171)100 = 30.1%

Maximum Impervious Surface front yard Allowed 33%  
 total front yard area = 202 sf.  
 driveway area in front (5x9) = 45 sf.  
 45/202 = 22.3%

Total Maximum Impervious Surface Allowed: 65%  
 Lot Area: 2,171 sf.  
 Building Area: 653 sq. ft.  
 Driveway Area: 45 sf.  
 Total Imp. Area: 698 sf.  
 698/2,171 = 32.2%

**REFERENCE:**  
 "PLOT OF COTTAGE & VILLA LOTS BELONGING TO HIRAM KENDALL & G.W. CROCKER, SURVEYED & PLOTTED JULY, 1852 BY SHUBARTH & HAINES"

**STREET INDEX**

**WARE COURT**

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**LOT AREA PRIOR TO SUBDIVISION**  
 A.P. 31 / LOT 115: 6,203.00 Sq.Ft.

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**NEW LOT AREA**

**RECORD LOT A: 2,171.00 Sq.Ft.**  
**RECORD LOT B: 4,032.00 Sq.Ft.**

**SUPERIOR STREET**  
 (40' R.O.W.)

WATER MAIN

SEWER MAIN

GAS MAIN

**WARE COURT**  
 (30' R.O.W.)

Private Sewer Line



**ZONING R-3**  
 MINIMUM LOT AREA = 5,000 sq. ft.  
 MINIMUM LOT AREA PER DWELLING UNIT = 2,000 SQ. FT.  
 MINIMUM LOT AREA PER ROOMING UNIT = 700 SQ. FT.  
 MINIMUM LOT FRONTAGE = 50' FT.  
 MINIMUM FRONT 15% OF LOT DEPTH.  
 MINIMUM SIDE YARD 30% OF LOT WIDTH  
 MINIMUM LOT REAR YARD 25% OF LOT DEPTH.  
 MAXIMUM COVERAGE = 40%

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE PARCEL SO TO PRODUCE A SUBDIVISION PLAN.

*Kirk D. Andrews*  
 KIRK D. ANDREWS PLS NO. 1684

COA No.: 000A555

A.P. 31 / LOT 250  
 N/F  
 CARLOS A. SANTANA GARRIDO

A.P. 31 / LOT 116  
 N/F  
 LUIS F. DACOSTA

A.P. 31 / LOT 460  
 N/F  
 JUAN B. MALENA

A.P. 31 / LOT 596  
 N/F  
 BELLEVUE DEVELOPMENT ASSOCIATES INC.

A.P. 31 / LOT 103  
 N/F  
 MIGUEL A. DURAN PIMENTAL

A.P. 31 / LOT 104  
 N/F  
 YIMY ARIAS

AREA LOT A = 2,171.00 SQ. FT.

AREA LOT B = 4,032.00 SQ. FT.

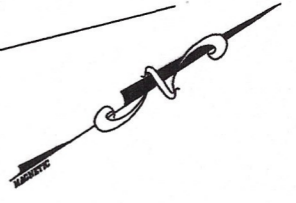
LOT "A"

LOT "B"

EXISTING HOUSE #6

EXISTING HOUSE #2

EXISTING HOUSE #8



**MINOR SUBDIVISION**  
 PREPARED FOR  
 ROSSCO CONTRACTING GROUP, LLC  
 LOCATION  
 A.P. 31 / LOT 115  
 WARE COURT  
 PROVIDENCE, RHODE ISLAND

Checked By: K.D.A. Drawn By: E. J. I.  
 Scale: 1" = 20'  
 Date: 6-30-23

NO.	REVISION	DATE

**E. GREENWICH**  
**SURVEYORS, LLC**  
 LAND SURVEYING AND SITE PLANNING  
 1050 MAIN STREET SUITE 31  
 EAST GREENWICH, RHODE ISLAND 02818  
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