

LOCATION MAP

- REQUESTED ZONING VARIANCE (R-3)
- #1 MINIMUM LOT SIZE = 5,000 S.F.
LOT A = 2,158.50 s.f.
LOT B = 4,044.50 s.f.
 - #2 MINIMUM LOT WIDTH 50' FT.
LOT A = 40.00'
LOT B = 45.93'
 - #3 MAXIMUM BUILDING COVERAGE 45%
LOT A = 29.9%
LOT B = 43.9%
 - #4 MINIMUM LOT SIDE YARD 4'
 - #5 MINIMUM FRONT YARD AVERAGE 100' FT.
BOTH WAYS N/A EXISTING STRUCTURES
(NO NEW CONSTRUCTION)
 - #6 MINIMUM REAR YARD 20' FT.
LOT A = 9.75 FT.
LOT B = 6.5 FT.
- Maximum Lot Coverage Allowed = 45%
Lots "A" AND "B" Area
LOT A = 2,158.50 s.f.
LOT B = 4,044.50 s.f.

LOT B
Combined Building Areas = 1,760 sf
(1,760/4,044.50)100 = 43.5%

Maximum Impervious Surface front yard Allowed 33%
Total front yard area = 229.7 sf.
driveway area in front (5'x10') = 50 sf
50/229.7 = 21.7%

Total Maximum Impervious Surface Allowed: 65%
Lot Area: 4,044.50 sf
Building Area: 1,760 sf
Driveway Area: 400 sf
Total Imp. Area: 2,160 sf
2,160/4,044.50 = 53.4%

LOT A
Maximum Lot Coverage Allowed = 45%
Lot Area = 2,158.50 sf
Building Area = 653 sf
Driveway Area = 200 sf
(853/2,158.50)100 = 39.5%

Maximum Impervious Surface front yard Allowed 33%
Total front yard area = 212 sf.
Driveway area in front (5.3'x10') = 53 sf.
53/212 = 25%

Total Maximum Impervious Surface Allowed: 65%
Lot Area: 2,158.50 sf.
Building Area: 653 sq. ft.
Driveway Area: 53 sf.
Total Imp. Area: 706 sf.
706/2,158.50 = 32.7%

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

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

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

ZONING R-3

MINIMUM LOT AREA: New Subdivisions: 5,000 SF
Existing Lots: None

MINIMUM LOT WIDTH: New Subdivisions: 50'
Existing Lots: None

MAXIMUM BLD COVERAGE: 45%

MAX. IMPERVIOUS COVERAGE: 65%

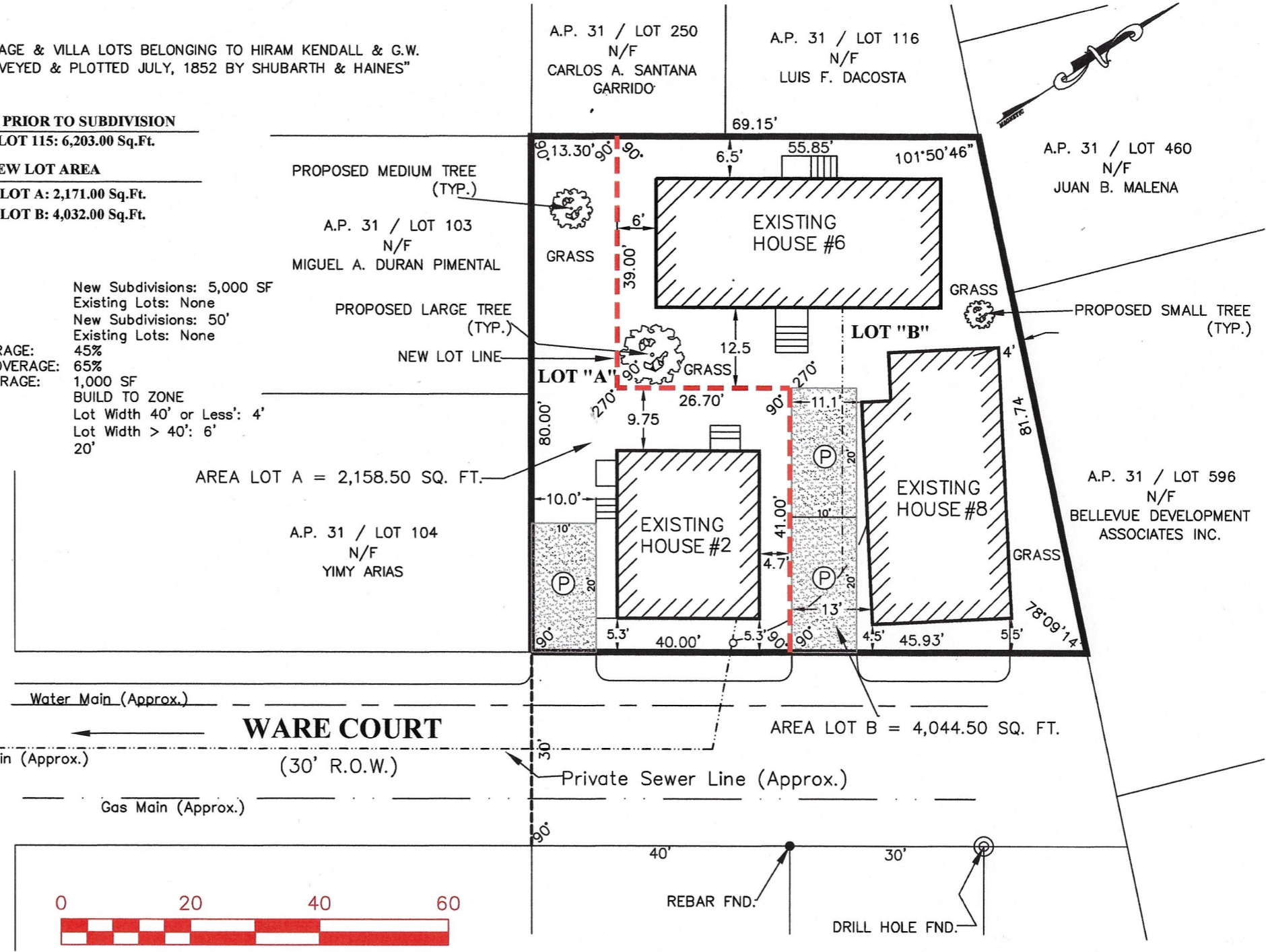
MIN. PERVIOUS COVERAGE: 1,000 SF

FRONT SETBACK: BUILD TO ZONE

SIDE SETBACK: Lot Width 40' or Less: 4'
Lot Width > 40': 6'

REAR SETBACK: 20'

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



TREE CANOPY COVERAGE

THE CANOPY COVER REQUIRED FOR RESIDENTIAL LOTS IS 30% OF LOT AREA. LOT A REQUIRES 651.3 SQ. FT. OF CANOPY COVER. (ART.15 SECT. 1503C). THERE IS 1 MEDIUM TREE PROPOSED ON THIS LOT. LOT B REQUIRES 1290.6 SQ. FT. OF CANOPY COVER. (ART.15 SECT. 1503C). THERE IS 1 LARGE TREE & 1 SMALL TREE PROPOSED ON THIS LOT.

SMALL TREE: 300 SQ. FT.
MEDIUM TREE: 700 SQ. FT.
LARGE TREE: 1,000 SQ. FT.

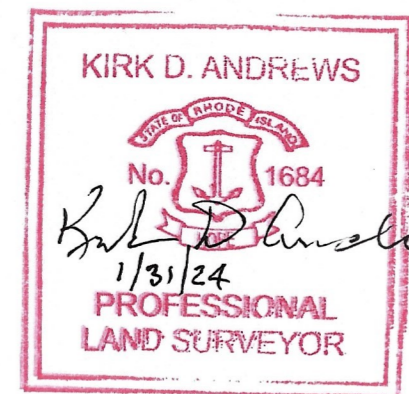
REFER TO PROVIDENCE DPW TREE LIST FOR A LIST OF RECOMMENDED SPECIES.
CONTACT CITY FORESTER FOR MORE INFO (401-785-9450)

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



STREET INDEX
WARE COURT

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. Date: 6-30-23

Scale: 1" = 20'

NO.	REVISION	DATE
1	REVISION	06/30/23
2	REVISION	06/30/23
3	REVISION	06/30/23
4	REVISION	06/30/23
5	REVISION	06/30/23

E. GREENWICH
SURVEYORS, LLC
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of **1** sheets