

LOCUS MAP
(NOT TO SCALE)

ZONING DISTRICT: R-3

ZONING SETBACKS:
(TABLE 4-1: Table - Dimensional Regulations)
Max Height: 45ft
Max Building Coverage: 45%
Min. Lot Area: 5000 s.f.
Min. Lot Width: 50'
Front Yard Setbacks: Sec. 402B
Side Yard Setback: 6'
Min. Rear Yard: 30'
Max. Impervious Coverage: 65%

DEEDS

LOT 901: DEED BOOK 12823, PAGE 266
LOT 976: DEED BOOK 7653, PAGE 349
LOT 989: DEED BOOK 12489, PAGE 68
LOT 864: DEED BOOK 9989, PAGE 331
LOT 860: DEED BOOK 13112, PAGE 65

PLANS

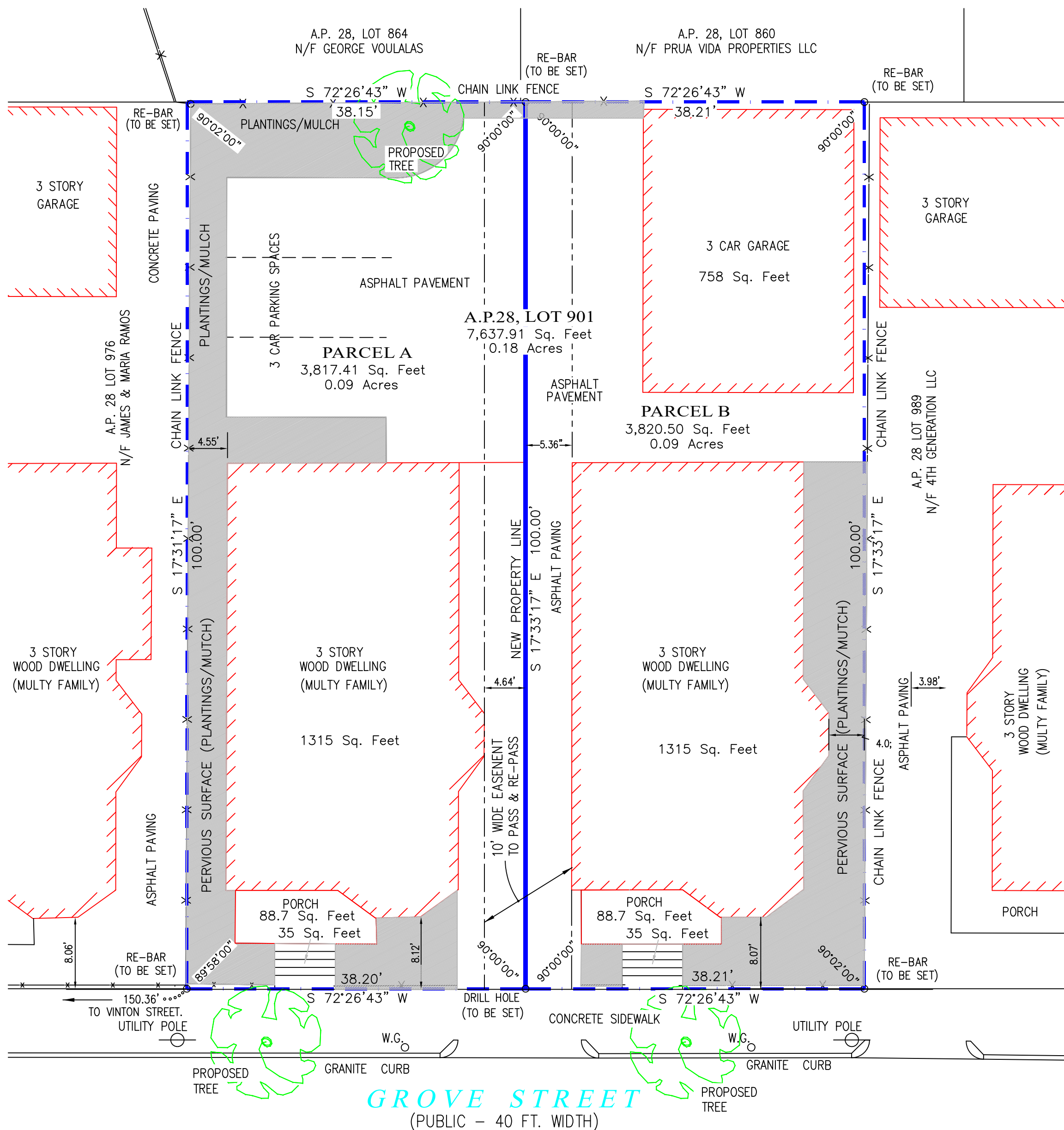
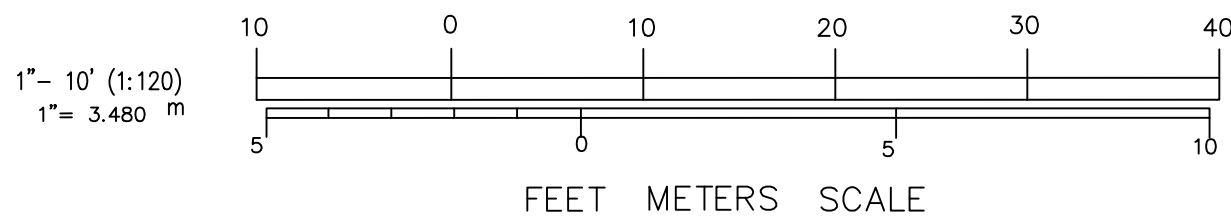
PLAT ENTITLED "PLAT OF HOUSE LOTS BELONGING TO THE COVENTRY SAVINGS BANK, SUBDIVIDED FROM A MAP OF LAND BELONGING TO THE ESTATE OF ELISHA DYER, DEC'D, SURVEYED AND DRAWN BT WM.S. HAINES, JULY 1855, SUBDIVIDED BY LOUIS B. VAUGHN, NOVEMBER 1886", RECORDED ON PLAT CARD #572.

CITY OF PROVIDENCE R.I. ENGINEER'S OFFICE, STREET LINE DEP'T.
PLAT OF GROVE STREET, FROM KNIGHT ST. TO VINTON ST.
SCALE 40 FEET PER INCH. NOV 8. 1888, NO.014454 - 83/B-41.

LEGEND

- POLE # UTILITY POLE
- FENCE
- STONEWALL
- PROPERTY LINE (EXISTING OR NEW)
- ZONING SETBACK LINE
- GRANITE BOUND W/ DRILL HOLE
- PROPERTY CORNER W/ MONUMENT
- PROPERTY CORNER / PROPOSED MONUMENT
- TREE
- PINE TREE

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.



ZONING DISTRICT: R-3 (PARCEL A - AREA=3,817.4 S.F.)

ZONING SETBACKS:
(TABLE 4-1: Table - Dimensional Regulations)
Min. Lot Area: 5,000 s.f. (act. 3,817.4 s.f.)
Max Height: 45ft
Front Yard Setbacks: Sec. 402B
Max. Impervious Coverage: 65%

ZONING CALCULATIONS:

Min. Lot Width: 50 ft. (act. 38.20 ft)
Side Yard Setback: 6 ft. (act. 4.6 ft)
Min. Rear Yard: 30 ft. (act. 22.9 ft)
Max Building Coverage: 45% (act. 36.7%)

PROPOSED % OF ZONED COVERAGES - PARCEL A:

EXISTING BUILDING FOOTPRINT (HOUSE) = 1315 SQ.FT. = 34.4% LOT COVERAGE
PROPOSED DRIVEWAY: 1494.41 SQ.FT. = 39.1% LOT COVERAGE
PORCH & STEPS = 124 SQ.FT.

TOTAL IMPERVIOUS SURFACE : 2933.41 SQ.FT. = 76.8% LOT COVERAGE

MAXIMUM IMPERVIOUS SURFACE COVERAGE -

FRONT YARD: 33% (proposed 150/310=48.4%)
REAR YARD: 50% (proposed 1063.4/1552.4=68.5%)

ZONING DISTRICT: R-3 (PARCEL B - AREA=3,820.5 S.F.)

ZONING SETBACKS:
(TABLE 4-1: Table - Dimensional Regulations)
Min. Lot Area: 5,000 s.f. (act. 3,820.5 s.f.)
Max Height: 45ft
Front Yard Setbacks: Sec. 402B
Max. Impervious Coverage: 65%

ZONING CALCULATIONS:

Min. Lot Width: 50 ft. (act. 38.21 ft)
Side Yard Setback: 6 ft. (act. 4.0 ft)
Min. Rear Yard: 30 ft. (act. 22.9 ft, Gar. 0.9 ft.)
Max Building Coverage: 45% (act. 56.6%)

PROPOSED % OF ZONED COVERAGES - PARCEL B:

EXISTING BUILDING FOOTPRINT (HOUSE & GARAGE) = 2073 SQ.FT. = 54.3% LOT COVERAGE
PROPOSED DRIVEWAY: 1088.5 SQ.FT. = 28.5% LOT COVERAGE
PORCH & STEPS = 124 SQ.FT.

TOTAL IMPERVIOUS SURFACE : 3285.5 SQ.FT. = 85.6% LOT COVERAGE

MAXIMUM IMPERVIOUS SURFACE COVERAGE -

FRONT YARD: 33% (proposed 143.5/310=46.3%)
REAR YARD: 50% (proposed 1527.4/1552.4=98.4%)

CERTIFICATION

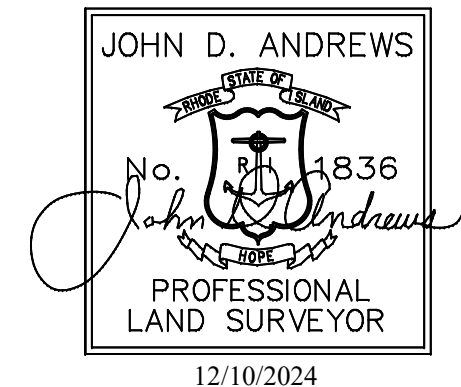
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY	
DATA ACCUMULATION SURVEY	III
TOPOGRAPHIC SURVEY	N/A

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY: *John D. Andrews* 1836 12/10/2024
JOHN D. ANDREWS, P.L.S. REG. NO. DATE
DOUGLAS DESIGN GROUP (LS.000A354-COA)



Certification

Drawn by BSA
Checked by JDA

Revised on

- #1 FEBRUARY 21, 2023 JDA "ADD TREES AND PLANTING AREA"
- #2 MARCH 6, 2023 JDA "ADD ADDITIONAL PREVIOUS SURFACES"

Project

MINOR
SUBDIVISION
PREPARED FOR
16-20 GROVE STREET

PROVIDENCE
RHODE ISLAND

A.P. 28 LOT 901

Date: JANUARY 12, 2023
Scale: 1" = 10'

Owner:



LAND SURVEYING • CONSULTING

BAY TOWER • LOWER LEVEL SUITE C
101 PLAIN STREET
PROVIDENCE, RHODE ISLAND 02903
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Issued On

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COMPREHENSIVE BOUNDARY
SURVEY PLAN

Project Number. 12.22.1828

Drawing No.