

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: 3,500 s.f.
Min. Lot Width: 40'
Front Yard Setback: 6'
Side Yard Setback: 25%
Min. Rear Yard: 25%
Max. Impervious Coverage: 65%

DEEDS

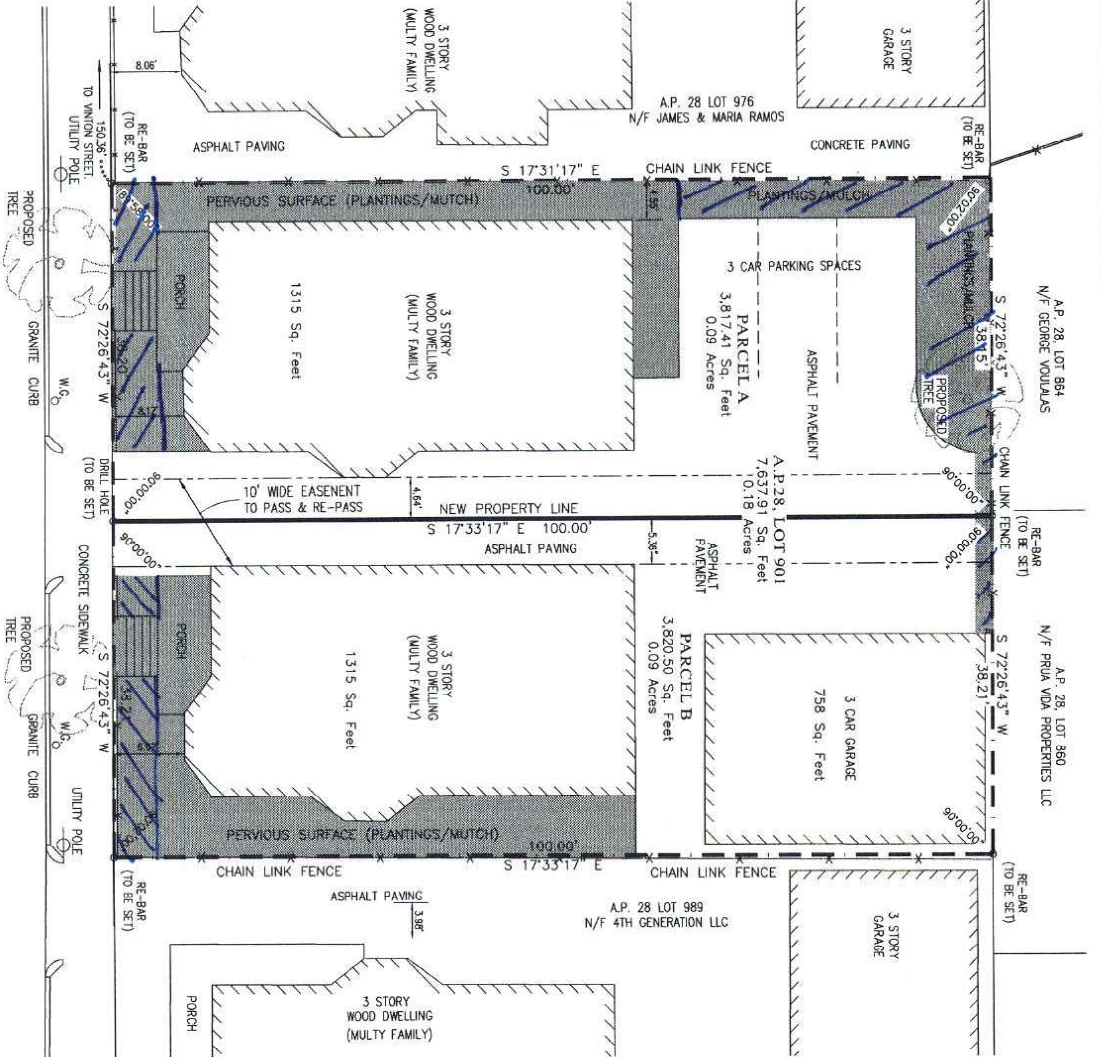
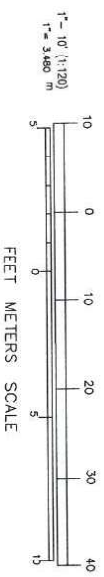
LOT 901: DEED BOOK 1283, PAGE 366
LOT 976: DEED BOOK 7853, PAGE 349
LOT 989: DEED BOOK 12489, PAGE 38
LOT 864: DEED BOOK 9989, PAGE 331
LOT 860: DEED BOOK 13112, PAGE 65

PLANS

PLAT ENTITLED "PLAT OF HOUSE LOT'S BELONGING TO THE CENTURY SAVINGS BANK, SUBDIVIDED FROM A MAP OF LAND BELONGING TO THE ESTATE OF ELSHA DYER, DECD., SURVEYED AND DRAWN BY W.M.S. HANES, JULY 1855, SUBDIVIDED BY LOUIS B. VAUGHN, NOVEMBER 1866", RECORDED ON PLAT CARD #372.
CITY OF PROVIDENCE PL. ENGINEER'S OFFICE, STREET LINE DEPT.
PLAT OF GROVE STREET, FROM KNIGHT ST. TO VINTON ST.
SCALE 40 FEET PER INCH NOV. 8, 1888. NO. 01454 - 83/9-41.

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.



GROVE STREET
(PUBLIC - 40 FT. WIDTH)

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

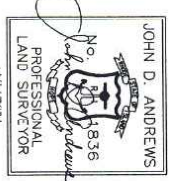
ZONING SETBACKS:
(TABLE 4-1: Table - Dimensional Regulations)
Min. Lot Area: 3,000 s.f. (act. 3,817.4 s.f.)
Max Height: 45ft
Front Yard Setback: 6'
Side Yard Setback: 25%
Min. Rear Yard: 25%
Max Building Coverage: 65%

PROPOSED % OF ZONED COVERAGES - PARCEL A:
EXISTING BUILDING FOOTPRINT (HOUSE) = 135 SQ.FT. = 3.4% LOT COVERAGE
PROPOSED DRIVEWAY = 194.4 SQ.FT. = 39.1% LOT COVERAGE
PORCH & STEPS = 124 SQ.FT.
TOTAL IMPERVIOUS SURFACE = 2833.4 SQ.FT. = 76.8% LOT COVERAGE

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

ZONING SETBACKS:
(TABLE 4-1: Table - Dimensional Regulations)
Min. Lot Area: 3,000 s.f. (act. 3,820.5 s.f.)
Max Height: 45ft
Front Yard Setback: 6'
Side Yard Setback: 25%
Min. Rear Yard: 25%
Max Building Coverage: 65%

PROPOSED % OF ZONED COVERAGES - PARCEL B:
EXISTING BUILDING FOOTPRINT (HOUSE & GARAGE) = 2073 SQ.FT. = 54.3% LOT COVERAGE
PROPOSED DRIVEWAY = 188.5 SQ.FT. = 28.5% LOT COVERAGE
PORCH & STEPS = 124 SQ.FT.
TOTAL IMPERVIOUS SURFACE = 3285.5 SQ.FT. = 85.6% LOT COVERAGE



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: COMPREHENSIVE BOUNDARY SURVEY
OTHER TYPE OF SURVEY: DATA ACQUISITION SURVEY
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* REG. NO. 1836
DATE: 11/14/2024
DESIGN GROUP: BGD&S DESIGN GROUP (S.0004354-COA)

MINOR SUBDIVISION
PREPARED FOR
PROVIDENCE STREET RHODE ISLAND
A.P. 28 LOT 901
Date: JANUARY 12, 2023
Scale: 1" = 10'



Project Number: 12.22.1828
Drawing No.:
Sheet 1 of 1
COMPREHENSIVE BOUNDARY SURVEY PLAN