

SEE GENERAL NOTES #3

LEGEND:

	PROPERTY LINE
	ADJUTERS PROPERTY LINE
	CHAIN LINK FENCE
	WOOD FENCE
	SEWER MANHOLE
	WATER METER
	IRON ROD
	DRILL HOLE
	GRANITE/CONCRETE SOUND
	STAKE/SPINE
	16" TREE
	30" TREE

GENERAL NOTES:

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN SEPTEMBER 2025.
- VERTICAL DATUM IS NAVD83.
- NORTH ARROW AND BASIS OF BEARING BASED ON RTKGNSS OBSERVATION.

PLAN REFERENCES:

- PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION TO COMBINE A.P. 107 LOTS 109 & 106 IMPROVING B-1" PREPARED BY PETER V. GIOIELLA, JR., SCALE 1"=20', DATED JUNE 23, 2020.
- PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAT 137, LOTS 330 & 329 TO DEWEY ST., PROVIDENCE, RHODE ISLAND, OWNER: MARTIN SALVADOR SI DEWEY ST. PROV. RI, PREPARED BY SUEP ENGINEERING ASSOCIATES, SCALE 1"=200', DATED 04/05.
- PLAN ENTITLED "PLAT SHOWING LINES OF THE FOLLOWING STREETS WATERMAN ST. FROM PLAINFIELD ST. TO LINE OF A. HERRIS LAND LAMAR ST. FROM MILLS ST. TO CORNER EDDY ST. PLAINFIELD ST. TO NORTH ST. WILBERT ST. TO EDDY ST. EDDY ST. SCALE 1"=100', DATED SEPTEMBER 1895.

SURVEYORS CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 426-RIV-00040-13 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 26, 2018, AS FOLLOWS:

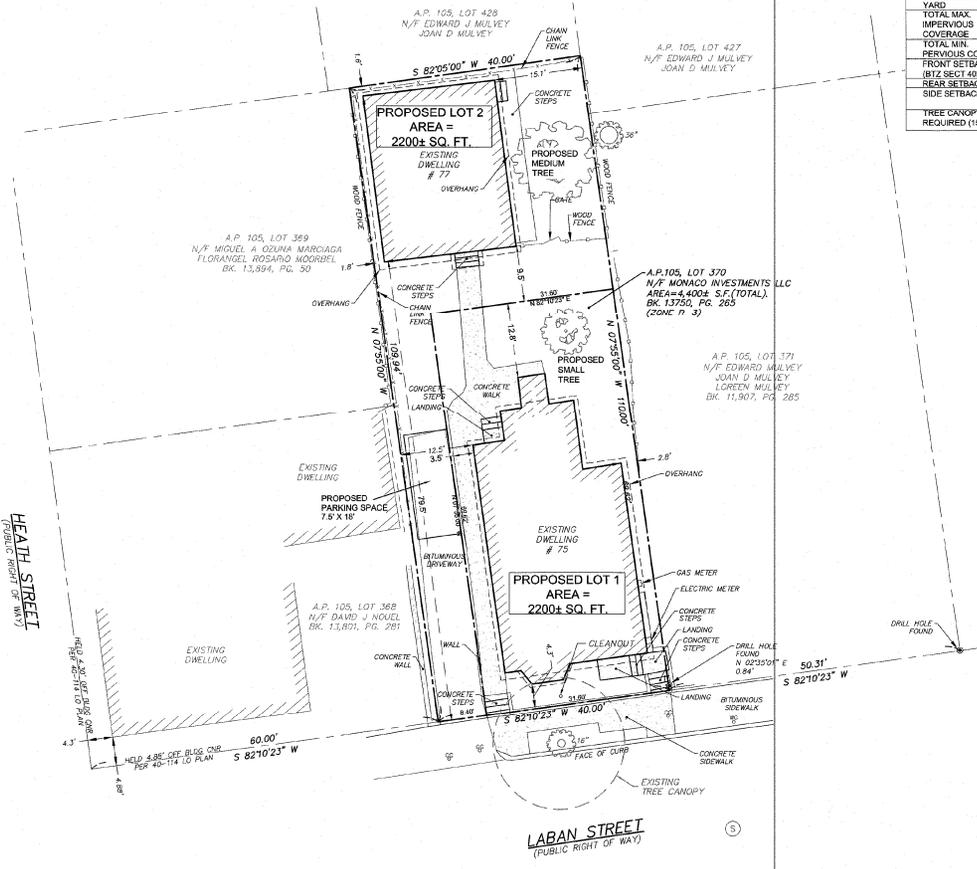
TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS 1

STATEMENT OF PURPOSE:

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

TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 105, LOT 370

SEAN M. LEACH
 No. 1107
 PROFESSIONAL LAND SURVEYOR
 STATE OF RHODE ISLAND
 11/11/24



ZONING DATA
ZONING DISTRICT: R-3 PROPOSED LOTS 1 & 2

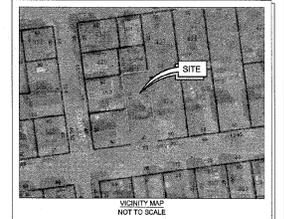
REQUIREMENTS	REQUIRED	PROVIDED	
		LOT 1	LOT 2
MINIMUM LOT AREA	5000 SQ. FT.	2200 SF	2200 SF
MINIMUM LOT WIDTH	30'/R-12 INTERIOR R-18' END UNITS	31.60'	8.40'
MAX BLDG. COVERAGE	45%	51.2%	29.8%
MAX IMPERVIOUS COVERAGE FRONT YARD	33%/RH:50% or 160 SF (WHICHEVER LESS)	44.9%	44.5%
MAX IMPERVIOUS COVERAGE REAR YARD	50%	16.4%	24.8%
TOTAL MAX IMPERVIOUS COVERAGE	RH: 33%	69.4%	39.8%
TOTAL MIN. IMPERVIOUS COVERAGE	100 SF	673 SF	1390 SF
FRONT SETBACK ZONE (872 SECT 400B)	3.1'(CALC.)	4.3'	79.5'
REAR SETBACK	30'/RH: 20'	12.6'	1.6'(EXISTING)
SIDE SETBACK	6'	2.8'(EXISTING)	1.8'(15'1" EXISTING)
TREE CANOPY REQUIRED (15.01C1)(e)	30% OF LOT AREA (860SF)	3.3%	NO TREES

NORTHEAST ENGINEERS & CONSULTANTS, INC.



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No.	Revision	Date	App.
Designed By:	Drawn by:	EG	Checked by: SML
Scale:	1"=10'	Date:	16SEPT2025

Project Title:
AP 105, LOT 370
75-77 LABAN STREET
 PROVIDENCE, RI

Client/Owner:
 DAVID OLIVEIRA
 DEVINE HOLDINGS LLC
 678 MAIN ROAD
 WESTPORT, MA 02790

Issued for:
 Drawing Title:
LIMITED CONTENT BOUNDARY SURVEY

Drawing Number:
L1

Sheet 1 of 1

Project Number:
25161

Survey Index:
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