

OWNER INFORMATION:
 NAME: EDWIN BOJ
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PREPARED FOR:
 PERUNOVO, LLC (401) 470-0392
 145 WESTMINSTER ST 4TH FLOOR, bryan@michiearchitects.com
 PROVIDENCE, R.I. 02903

TREE CANOPY:
 2,704 sq.ft. x 30% = 811.2 sq.ft. REQUIRED ON LOT A
 1 large (1000 s.f.) = 1,000 s.f. PROPOSED
 4,800 sq.ft. x 30% = 1,440 sq.ft. REQUIRED ON LOT B
 2 large. (2,000 sq.ft.) + 2 small (600 sq.ft.) = 2,600 s.f. EXISTING

ZONING DATA:
 CLASSIFICATION : R-1
 PER 2003.D, MIN AREA 2,500 SQ.FT.
 PER 2003.D, MIN FRONTAGE 25 FT.

SETBACKS ;
 FRONT = SEC.402.B EXIST. AVE.
 existing average frontage = 2' 9"
 SIDE = 6 ft.
 REAR = 30 ft.

FLOOD DATA:
 ENTIRE PARCEL IS NOT LOCATED IN ANY AREA OF FLOOD HAZARD
 ON FIRM COMMUNITY PANEL 44007C0304J EFFECTIVE 10/02/2015

- REFERENCES:
- 1.) PROVIDENCE ASSESSORS PLAT NO. 84
 - 2.) PROVIDENCE DEED BOOK/PAGE;
 9367/63, 11688/328, 12264/230, 1376/107 & 14462/98
 - 3.) PROVIDENCE RECORDED PLAT CARD 6
 "PLAT NO. 4 BELONGING TO SHEFFIELD SMITH" - 1871
 - 4.) 1950 PROVIDENCE CITY TAX ASSESSORS PLAT BOOK, PLAT 84

SURVEY CERTIFICATION:

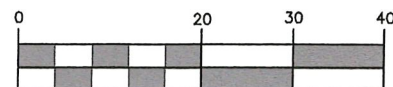
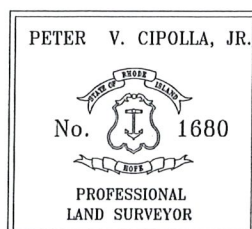
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION - PLANIMETRIC	CLASS II

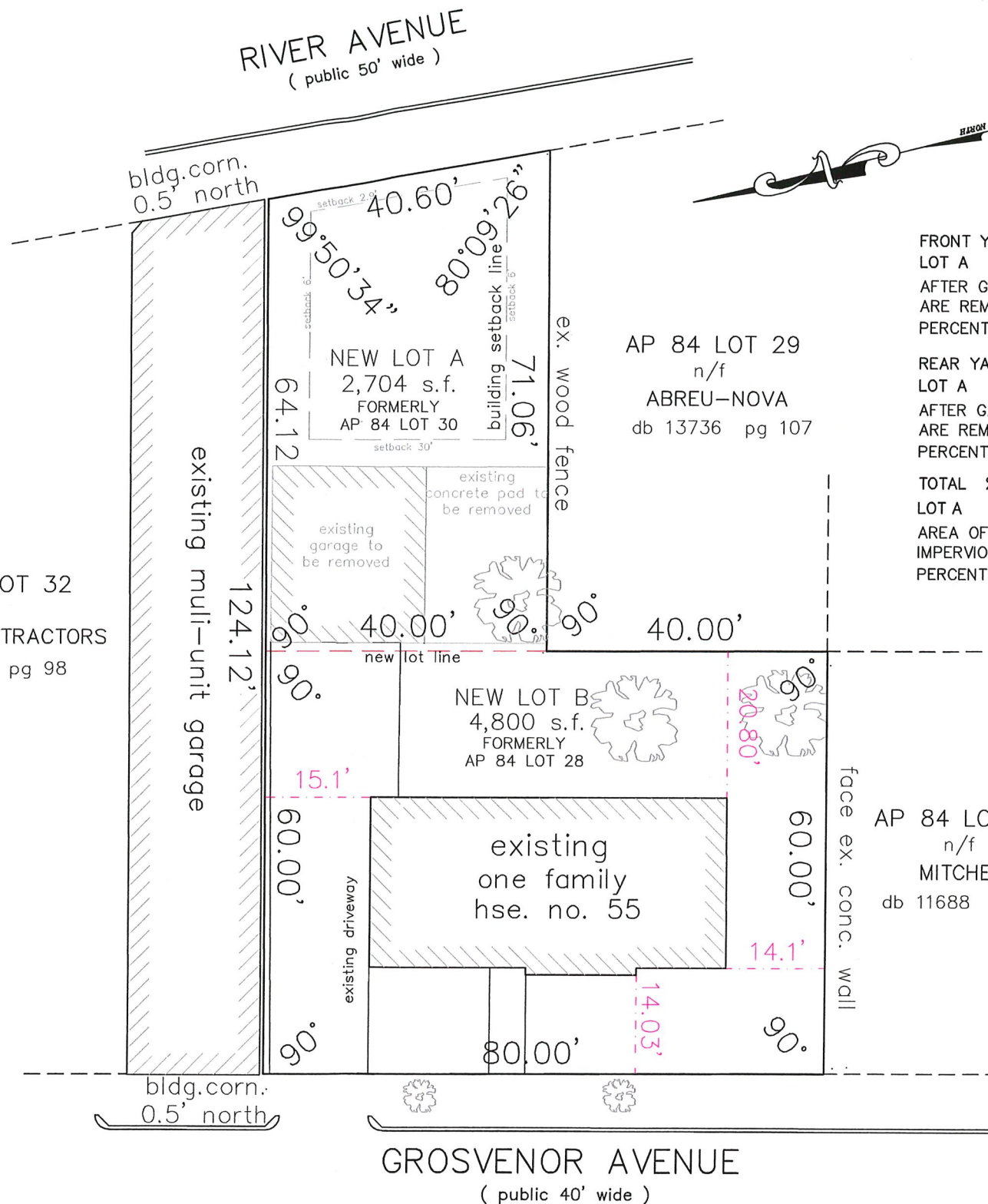
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

PERFORM A CLASS 1 PROPERTY SURVEY
 FOR POTENTIAL LOT CUT

BY: Peter V. Cipolla, Jr
 PETER V. CIPOLLA, JR. - RIPLS # 1680
 COA # LS-A64



TOTAL AREA
 AP 84 LOT 28
 7,504 s.f.
 db 9367 pg 63



FRONT YARD % IMPERVIOUS:	
LOT A	LOT B
AFTER GARAGE AND DRIVE ARE REMOVED	AREA OF FRONT YARD = 1,123 s.f.
PERCENT IMPERVIOUS = 0.0 %	PAVED AREA = 282 s.f.
	PERCENT IMPERVIOUS = 25.1 %
REAR YARD % IMPERVIOUS:	
LOT A	LOT B
AFTER GARAGE AND DRIVE ARE REMOVED	AREA OF REAR YARD = 1661 s.f.
PERCENT IMPERVIOUS = 0.0 %	PAVED AREA = 396 s.f.
	PERCENT IMPERVIOUS = 24 %
TOTAL % IMPERVIOUS:	
LOT A	LOT B
AREA OF LOT = 2,704 s.f.	AREA OF LOT = 4,800 s.f.
IMPERVIOUS = 0.0 s.f.	IMPERVIOUS AREA = 2,258 s.f.
PERCENT IMPERVIOUS = 0.0 %	(building, walks & drive)
	PERCENT IMPERVIOUS = 47 %

2003.D MINOR SUBDIVISION
 "55 GROSVENOR AVE. PLAT"
 A.P. 84 LOT 28
 PROVIDENCE, R.I.
 1" = 20' JAN. 19, 2026
 PETER V. CIPOLLA, JR.
 professional land surveyor
 P.O. BOX 8662 - CRANSTON, R.I. - 02920