

VICINITY MAP
NOT TO SCALE



DRAWN BY: M.C.L.
CHECKED BY: M.C.

ZONING TABLE

ZONE R-3	REQUIRED	SUBJECT LOTS	
		PARCEL A	PARCEL B
		EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	7,965 SF	4,691 SF
MIN. LOT WIDTH	50'	90.00'	49.16'
MAX. BUILDING COVERAGE	45%	49%	49%
MAX. BUILDING HEIGHT	45' NOT TO EXCEED 3 STORES	39'10" ±	39'10" ±
MAX. IMPERVIOUS SURFACE FRONT YARD	33%	Calculated at front of house = 10%	Calculated at front of house = 75%
MAX. IMPERVIOUS SURFACE REAR YARD	50%	Calculated at rear of house = 91%	9%
MAX. IMPERVIOUS SURFACE	65%	73%	44%
MIN. PERVIOUS SURFACE	1,000 SF	145 SF	145 SF
FRONT SETBACK	LESS THAN 60' BUILD TO ZONE SEE NOTE # 1	8.64'	8.64'
SIDE SETBACK	6'	7.32', 6.00'	7.32', 6.00'
REAR SETBACK	30'	24.76'	24.69'

1. THE BUILD TO ZONE IS CALCULATED AS THE AVERAGE OF THE FRONT SETBACKS OF THE DEVELOPED LOTS WITHIN 100 FEET ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE STREET AS THE SUBJECT LOT. ANY LOTS WITHIN THIS DISTANCE THAT ARE ONLY PARTIALLY WITHIN THIS 100 FEET ARE ALSO INCLUDED IN THE CALCULATION. THE RESULTING CALCULATION CAN BE INCREASED OR DECREASED BY FIVE FEET TO ESTABLISH THE BUILD-TO ZONE.

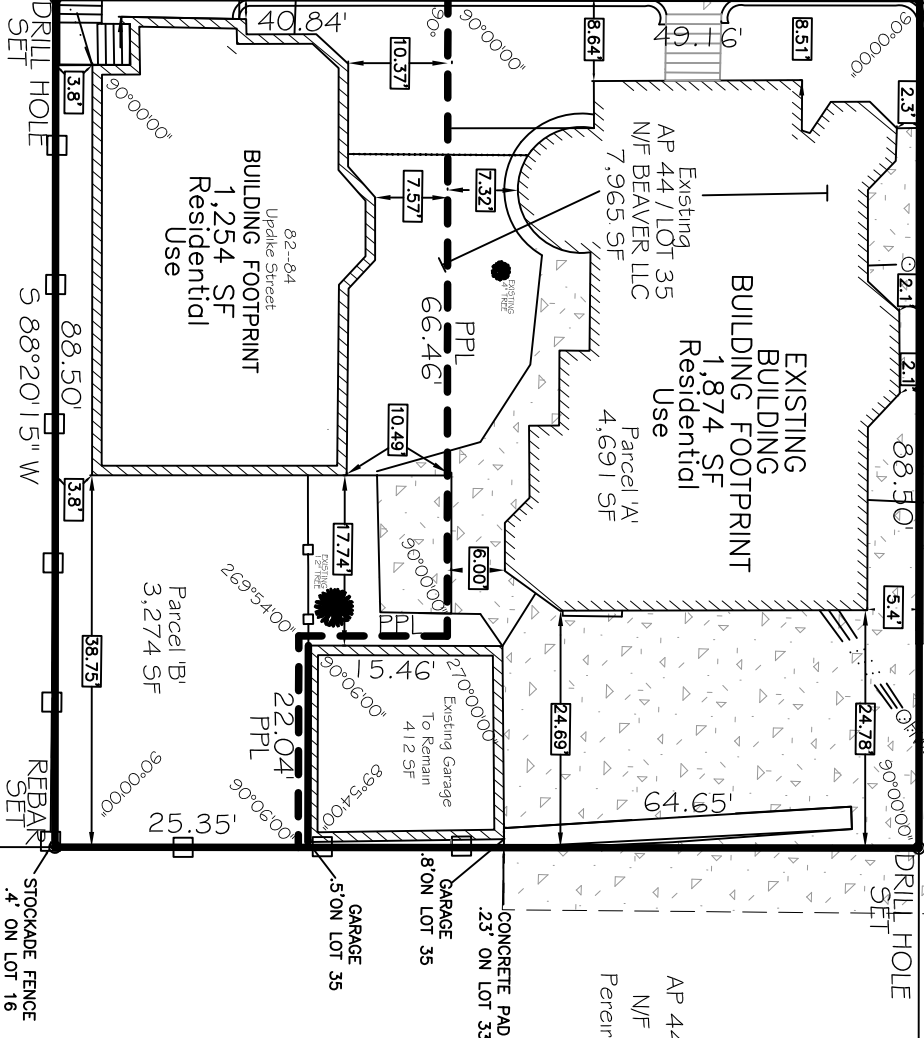
DABOLL STREET
40' Public ROW

UPDIKE STREET
40' Public ROW

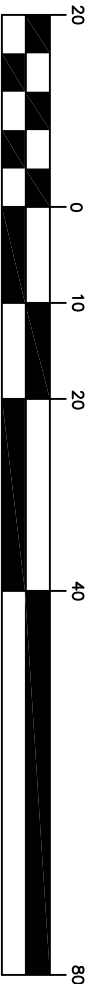
UPLP #9

UPLP #8

UPLP #5



GRAPHIC SCALE



GENERAL NOTES

1. THIS PROPERTY LIES WITHIN ZONE 'X'. FOUND ON FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 44007C0316G ZONE 'X' = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. MAP REVISED: 3/2/2009
2. HORIZONTAL DATA ON THIS PLAN WAS OBTAINED BY FIELD SURVEY.
3. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AP 44 LOT 35 INTO 2 LOTS
4. TOTAL AREA OF SUBDIVISION = 7,965 SF
5. BOTH BUILDINGS SHOWN ARE RESIDENTIAL USE.

MINOR SUBDIVISION

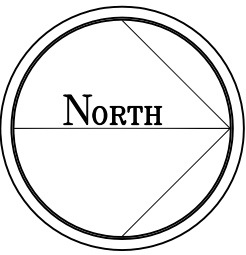
PREPARED FOR: BEAVER LLC.
ASSESSOR'S PLAT 44 LOT 35

78-80-82-84 UPDIKE STREET
PROVIDENCE, RHODE ISLAND

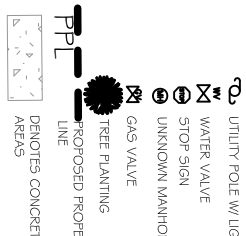
SCALE: 1"=20'

DATE: JAN. 22, 2025

NORTH ARROW
(RI STATE PLANE)



LEGEND



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 SURVEYING FOR PROFESSIONAL LAND SURVEYORS.

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

COMPENSATORY BOUNDARY SURVEY: MEASUREMENT SPECIFICATION-1

BY: *Martin G. Canavan* DATE: 1/22/25

MARTIN CANAVAN - #1085

COA NUMBER: LS-794

THIS PLAN TO BE INDEXED BY THE FOLLOWING:
UPDIKE STREET
DABOLL STREET



Construction • Land • Commercial • Residential
450 George Washington Highway
Smithfield, R.I. 02917
P=(401)232-1990 F=(401)232-1994

