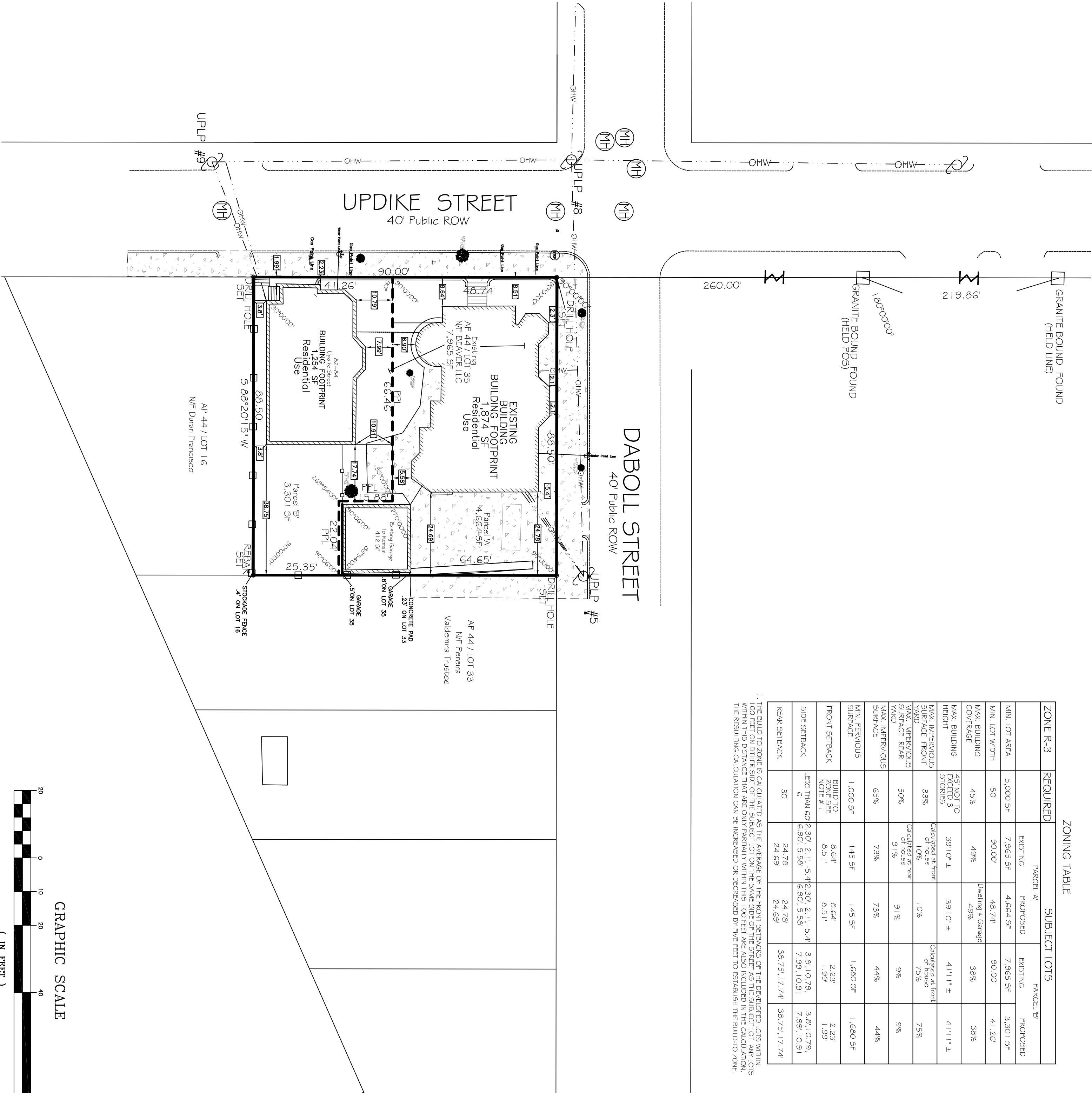


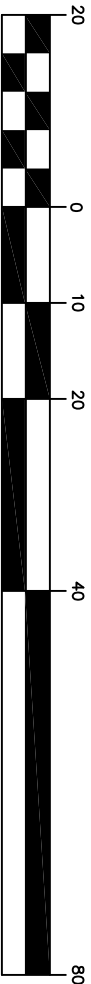


ZONING TABLE

ZONE R-3	REQUIRED	SUBJECT LOTS			
		PARCEL A	PARCEL B	PARCEL C	PARCEL D
MIN. LOT AREA	5,000 SF	EXISTING 7,965 SF	PROPOSED 4,664 SF	EXISTING 7,965 SF	PROPOSED 3,301 SF
MIN. LOT WIDTH	50'	EXISTING 90.00'	PROPOSED 48.74'	EXISTING 90.00'	PROPOSED 41.26'
MAX. BUILDING COVERAGE	45%	EXISTING 49%	PROPOSED Dwelling & Garage 49%	EXISTING 38%	PROPOSED 38%
MAX. BUILDING HEIGHT	45' NOT TO EXCEED 3 STORES	EXISTING 39'10" ±	PROPOSED 39'10" ±	EXISTING 41'11" ±	PROPOSED 41'11" ±
MAX. IMPERVIOUS SURFACE FRONT YARD	33%	EXISTING Calculated at front of house 10%	PROPOSED Calculated at front of house 10%	EXISTING Calculated at front of house 75%	PROPOSED 75%
MAX. IMPERVIOUS SURFACE REAR YARD	50%	EXISTING Calculated at rear of house 91%	PROPOSED 91%	EXISTING 9%	PROPOSED 9%
MAX. IMPERVIOUS SURFACE	65%	EXISTING 73%	PROPOSED 73%	EXISTING 44%	PROPOSED 44%
MIN. PERVIOUS SURFACE	1,000 SF	EXISTING 145 SF	PROPOSED 145 SF	EXISTING 1,680 SF	PROPOSED 1,680 SF
FRONT SETBACK	BUILD TO ZONE SEE NOTE #1	EXISTING 8.64'	PROPOSED 8.64'	EXISTING 2.23'	PROPOSED 2.23'
SIDE SETBACK	LESS THAN 60' ±	EXISTING 2.30', 2.11', 5.42', 3.01', 5.4'	PROPOSED 3.81', 10.79', 7.99', 10.91'	EXISTING 3.81', 10.79', 7.99', 10.91'	PROPOSED 3.81', 10.79', 7.99', 10.91'
REAR SETBACK	30'	EXISTING 24.76'	PROPOSED 24.69'	EXISTING 36.75', 17.74'	PROPOSED 36.75', 17.74'

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.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

VICINITY MAP
NOT TO SCALE



REFERENCES

- PLAT OF HOUSE LOTS IN CRANSTON BELONGING TO UPDIKE & BURGESS BY CUSHING & FARNUM 1857
- PROVIDENCE STREET LINE REPORT FOR DABALL STREET FROM GREENWICH ST TO PUBLIC ST IN TWO SHEETS (DATED JAN 5, 1883)
- PROVIDENCE STREET LINE REPORT FOR UPDIKE STREET FROM WHITMARSH ST TO MAMNEY ST IN TWO SHEETS (DATED MAY 8, 1885)

GENERAL NOTES

- THIS PROPERTY LIES WITHIN ZONE 'X'. FOUND ON FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 4400700316G ZONE 'X' = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. MAP REVISED: 3/2/2009
- HORIZONTAL DATA ON THIS PLAN WAS OBTAINED BY FIELD SURVEY.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AP 44 LOT 35 INTO 2 LOTS.
- TOTAL AREA OF SUBDIVISION = 7,965 SF
- BOTH BUILDINGS SHOWN ARE RESIDENTIAL USE.

MINOR SUBDIVISION

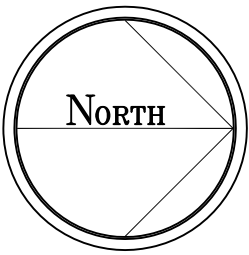
PREPARED FOR: BEAVER LLC.
ASSESSOR'S PLAT 44 LOT 35

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

SCALE: 1"=20'

DATE: JAN. 22, 2025

NORTH ARROW
(RI STATE PLANE)



LEGEND

- OHW - OVERHEAD WIRE
- UTILITY POLE W/ LIGHT
- WATER VALVE
- STOP SIGN
- UNKNOWN MANHOLE
- MANHOLE
- PROPOSED PLANTING
- PROPOSED FENCE
- PROPOSED CONCRETE

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

COA NUMBER: LS-794

THIS PLAN TO BE INDEXED BY THE FOLLOWING:

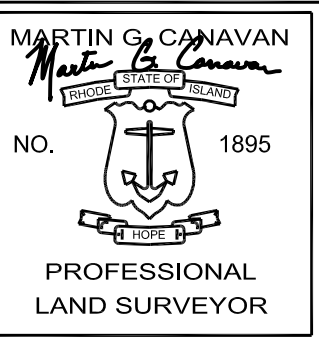
UPDIKE STREET

DABOLL STREET



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

REVISION

NO.	DATE	REVISION
1.	1/21/26	REVISE TO MINOR SUBDIVISION
2.	2/19/26	ADD NOTE 5
3.		
4.		
5.		