

STREET INDEX

JASPER STREET
WINDMILL STREET

PROJECT OWNER/APPLICANT

PROJECT OWNER & APPLICANT
LUIS R. VICIOSO
136 WINDMILL STREET
PROVIDENCE, RI 02904
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FLOOD NOTE

ALL OF PROJECT AREA FALLS WITHIN ZONE "X" (AREAS OUTSIDE OF 0.2% ANNUAL FLOOD CHANCE). FEMA MAP: 44007C0306H EFFECTIVE: 10/02/2015

AREA ANALYSIS

ASSESSORS PLAT 97 LOT 74
15,329.32 sf OR 0.3519 Ac.

LOT "A"
5,000.00 sf OR 0.1148 Ac.

LOT "B"
10,329.32 sf OR 0.2371 Ac.

REFERENCES

- 1) LAND EVIDENCE 9953 PAGE 259 (SUBJECT DEED)
- 2) PLAN ENTITLED: "WINDMILL PLAT" PROVIDENCE, R.I. BY J.A. LATHAM & SON. JULY, 1918 PLAT BOOK 33 PAGE 74.
- 3) PLAN ENTITLED: "REPLAT OF SARAH RANDALL PLAT & WINDMILL PLAT" BELONGING TO ANGELO & DORIS DI MARIO & ERNEST & ROSE CAPALDI JUNE, 1958 SCALE: 40' TO 1" PLAT BOOK 43 PAGE 61.

THIS SURVEY AND PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 15, 2015, AS FOLLOWS:

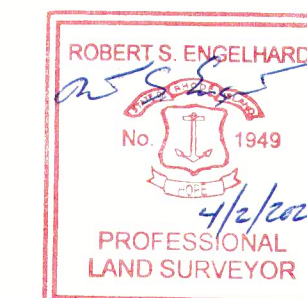
TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

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

TO ESTABLISH RECORD BOUNDARY LINES, IN ORDER TO CREATE A NEW PROPERTY.

BY: Robert S. Engelhardt DATE: 4/2/2024

BY: ROBERT S. ENGELHARDT, PLS; LICENSE #1949; COA # A-437

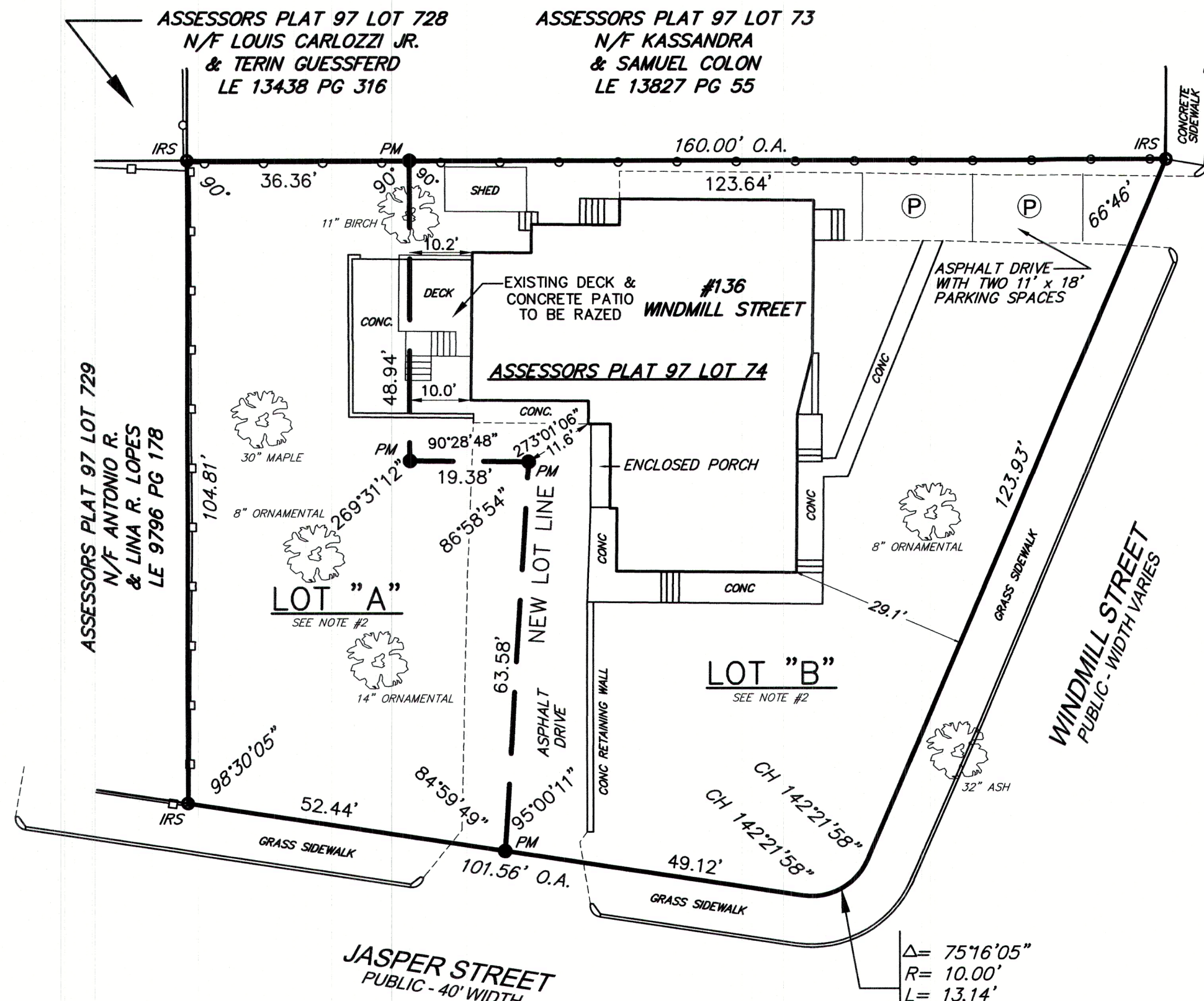


MINOR SUBDIVISION
VICIOSO - JASPER STREET PLAT

ASSESSORS PLAT 97 LOT 74
PROVIDENCE, RHODE ISLAND
PREPARED FOR: LUIS R. VICIOSO

PREPARED BY: ENGELHARDT SURVEYING, LLC
18 TIMBERLINE DRIVE
WARWICK, RHODE ISLAND 02886
TEL. 401-467-1940

SCALE 1"=20' APRIL, 2024 SHEET 1 OF 1



NOTE

- 1) FRONT SETBACK IS CALCULATED AS THE AVERAGE OF THE FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100' ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE STREET AS THE SUBJECT LOT. SEE CITY OF PROVIDENCE ZONING ORDINANCE SECTION 402 B.
- 2) THERE ARE NO SIGNIFICANT TREES OVER 32" IN WIDTH ON PROPOSED LOT "A" OR LOT "B". SEE ZONING ORDINANCE 1503 B. ALSO SEE: PROVIDENCE DIVISION OF FORESTRY TREE LIST: http://www.providenceri.gov/wp-content/uploads/2017/05/Providence_Tree_List.pdf

LEGEND

- PM ● PROPOSED MONUMENT IRON ROD SET
- IRS ○ NOW OR FORMERLY LAND EVIDENCE/PAGE OVERALL
- N/F CONCRETE
- LE/PG CHAINLINK FENCE
- O.A. STOCKADE FENCE
- CONC NEW PROPERTY LINE
- (P) EDGE OF PAVEMENT
- 30" MAPLE TREE

ZONING TABLE

ZONE R-1	REQUIRED	SUBJECT LOTS			
		LOT "A"		LOT "B"	
		ACTUAL	RELIEF NEEDED	ACTUAL	RELIEF NEEDED
MINIMUM LOT AREA	NEW SUBDIVISIONS: 5,000 sf	5,000.00 sf	NONE	10,329.32 sf	NONE
MINIMUM LOT WIDTH	NEW SUBDIVISIONS: 50'	52.44'	NONE	124'±	NONE
MAXIMUM BUILDING COVERAGE	45%	N/A	N/A	24.9%	NONE
MAXIMUM IMPERVIOUS SURFACE COVERAGE FRONT YARD	33%	N/A	N/A	21.5%	NONE
MAXIMUM IMPERVIOUS SURFACE COVERAGE REAR YARD	50%	N/A	N/A	<10%	NONE
MAXIMUM IMPERVIOUS SURFACE COVERAGE	65%	N/A	N/A	38.5%	NONE
MINIMUM IMPERVIOUS SURFACE COVERAGE	1,000 sf	N/A	N/A	1,410± sf	NONE
FRONT SETBACK	BUILD TO ZONE	20.0'	NONE	29.1'	NONE
SIDE SETBACK	LESS THAN 60' FRONTAGE: 6' MORE THAN 60' FRONTAGE: 10'	6'	NONE	6.2'	NONE
REAR SETBACK	30'	30'	NONE	10'	66.7%

LOCUS MAP

NOT TO SCALE

