

LOCUS MAP
NOT TO SCALE

LEGEND

BIT.	BITUMINOUS
CONC.	CONCRETE
DB	DEED BOOK
IP FND	IRON PIPE FOUND
N/F	NOW OR FORMERLY
UNK	UNKNOWN
CLF	CHAIN LINK FENCE
PB	PLAN BOOK
PG	PAGE
HYD	HYDRANT
UP	UTILITY POLE
SMH	SEWER MANHOLE
VGC	VERTICAL GRANITE CURB
DMH	DRAIN MANHOLE
EM	ELECTRIC METER
CO	CLEAN OUT
GG	GAS GATE
WG	WATER GATE
W	WATER LINE
S	SEWER LINE
D	DRAIN LINE
G	GAS LINE
GBF	GRANITE BOUND FOUND
IPF	IRON PIN/PIPE FOUND
PSM	PROPOSED SURVEY MONUMENT
PPL	PROPOSED PROPERTY LINE



ZONING CRITERIA

ZONING DISTRICT	R-3
MINIMUM LOT AREA	5,000 SF (EXISTING=NONE)
MINIMUM LOT WIDTH	50' (EXISTING=NONE)
MINIMUM FRONT YARD SETBACK	BUILD-TO-ZONE
MINIMUM SIDE YARD SETBACK	6' (LOT WIDTH UNDER 60')
MINIMUM REAR YARD SETBACK	30'
MAXIMUM BUILDING COVERAGE	45%
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM IMPERVIOUS AREA	65%

FRONT BUILD-TO-ZONE CALCULATION = 5'± (+/- 5 FEET PER ZONING SEC402b)
REFER TO CURRENT ZONING ORDINANCE FOR ADDITIONAL REGULATIONS THAT MAY APPLY

- *LOT AREA REQUIRED FOR NEW LOTS = 5,000 SQ. FT. (PROPOSED LOT 1=4,668 SQ.FT. PROPOSED LOT 2=2,446 SQ.FT. - ZONING VARIANCE REQUIRED FOR LOTS 1 & 2)
- *REQUIRED LOT WIDTH FOR NEW LOTS = 50' (LOT 1 PROPOSED = 44.46' - LOT 2 PROPOSED = 44.47' - ZONING VARIANCE REQUIRED FOR LOTS 1 & 2)
- *REQUIRED SIDE SETBACK = 6' (LOT 1 PROPOSED = 1.2' - LOT 2 PROPOSED = 2.2' - ZONING VARIANCE REQUIRED FOR LOTS 1 & 2)
- *REQUIRED REAR SETBACK = 30' (LOT 2 PROPOSED = 6.4' - ZONING VARIANCE REQUIRED FOR LOT 2 ONLY)
- *MAX FRONT YARD IMPERVIOUS SURFACE COVERAGE ALLOWED = 33% (LOT 1 PROPOSED = 99% - LOT 2 PROPOSED = 4% - ZONING VARIANCE REQUIRED FOR LOT 1 ONLY)
- *MAX REAR YARD IMPERVIOUS SURFACE COVERAGE ALLOWED = 50% (LOT 1 PROPOSED = 15%(AFTER CONCRETE REMOVAL) - LOT 2 PROPOSED = 95%- ZONING VARIANCE REQUIRED FOR LOT 2 ONLY)
- *TOTAL MAX IMPERVIOUS SURFACE COVERAGE ALLOWED = 65% (LOT 1 PROPOSED = 65%(AFTER CONCRETE REMOVAL) - LOT 2 PROPOSED = 61%(AFTER PAVEMENT REMOVAL)

PLAN REFERENCES

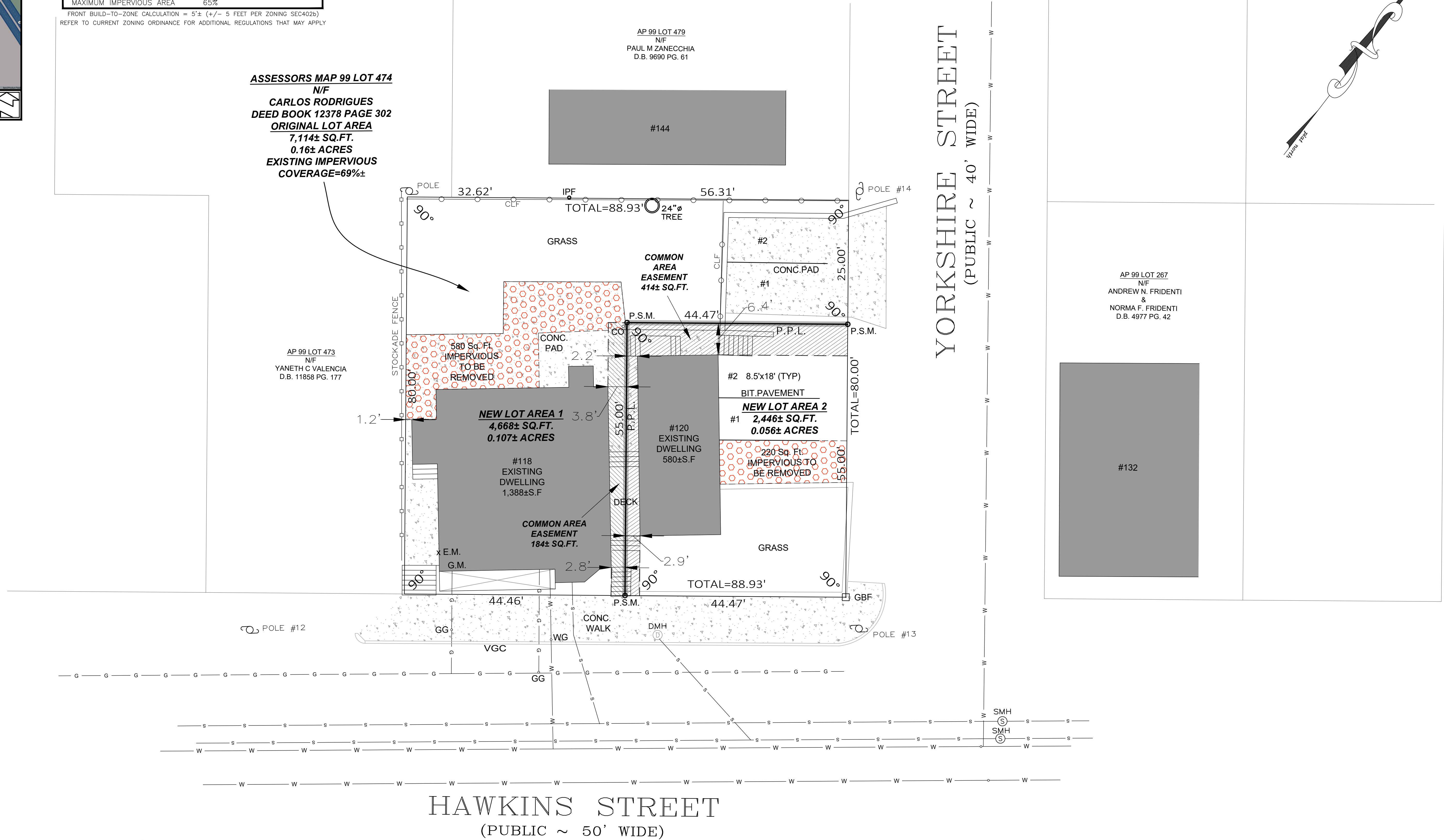
PLAT BOOK 32 PAGE 3
PLAT BOOK 24 PAGE 28

ASSESSORS MAP 99 LOT 474
N/F
CARLOS RODRIGUES
DEED BOOK 12378 PAGE 302
ORIGINAL LOT AREA
7,114± SQ.FT.
0.16± ACRES
EXISTING IMPERVIOUS
COVERAGE=69%±

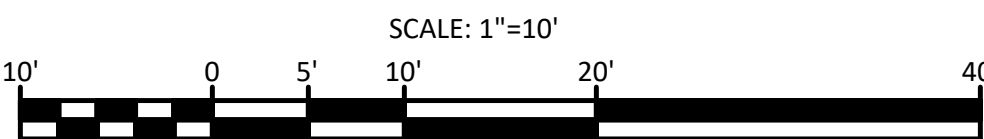
AP 99 LOT 473
N/F
YANETH C VALENCIA
D.B. 11858 PG. 177

AP 99 LOT 479
N/F
PAUL M ZANECCHIA
D.B. 9690 PG. 61

AP 99 LOT 267
N/F
ANDREW N. FRIDENTI
&
NORMA F. FRIDENTI
D.B. 4977 PG. 42



HAWKINS STREET
(PUBLIC ~ 50' WIDE)



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON OR AFTER NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: (CLASS I)
OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY
MEASUREMENT SPECIFICATION: (CLASS III)
PURPOSE OF SURVEY: MINOR SUBDIVISION TO SEPARATE 2 DWELLINGS ON 1 LOT

BY: *Jason E. Smith* DATE: JUNE 11, 2024
JASON E. SMITH, RI PLS #2535 DATE: JULY 1, 2024
LS.CO.#779



PLAN NOTES

- DWELLING NO. 118-120 IS LOCATED IN ZONE X AREAS OF 1% ANNUAL CHANCE FLOOD AS DEPICTED ON FIMA MAP 44007C0306H (10-2-15)
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT AND IS SUBJECT TO ANY AND ALL ENCUMBRANCES, EASEMENTS, RIGHTS OF WAYS, UNWRITTEN OR OTHER UNKNOWN RIGHTS THAT MAY EXIST.
- THE BUILDING SQUARE FOOTAGE AND DIMENSION OFFSETS SHOWN WERE MEASURED AT GROUND LEVEL AND DO NOT ACCOUNT FOR ANY OVERHANGS, GUTTERS, CONCRETE PADS, DECKS, COVERED PORCHES, ETC. THAT MAY BE OVER THE PROPERTY LINES OR SETBACKS.
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED AND CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION (HOUSE #118 AND #120 MAY HAVE SHARED UTILITY SERVICES - EXACT ROUTE AND LOCATIONS UNKNOWN AT THIS TIME)

OWNER: CARLOS RODRIGUES
AP 99 LOT 474
118-120 HAWKINS STREET
PROVIDENCE, RHODE ISLAND

MINOR SUBDIVISION PLAN

MAY 15, 2024 JOB No. 2024-305 SHEET 1 OF 1