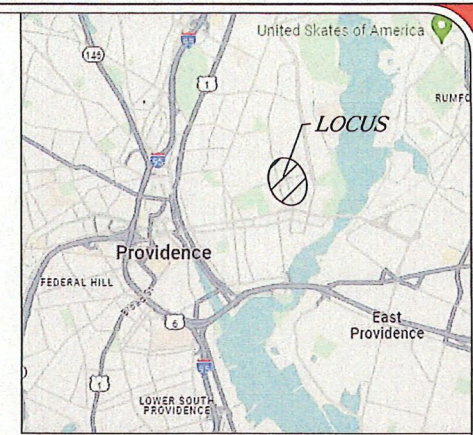
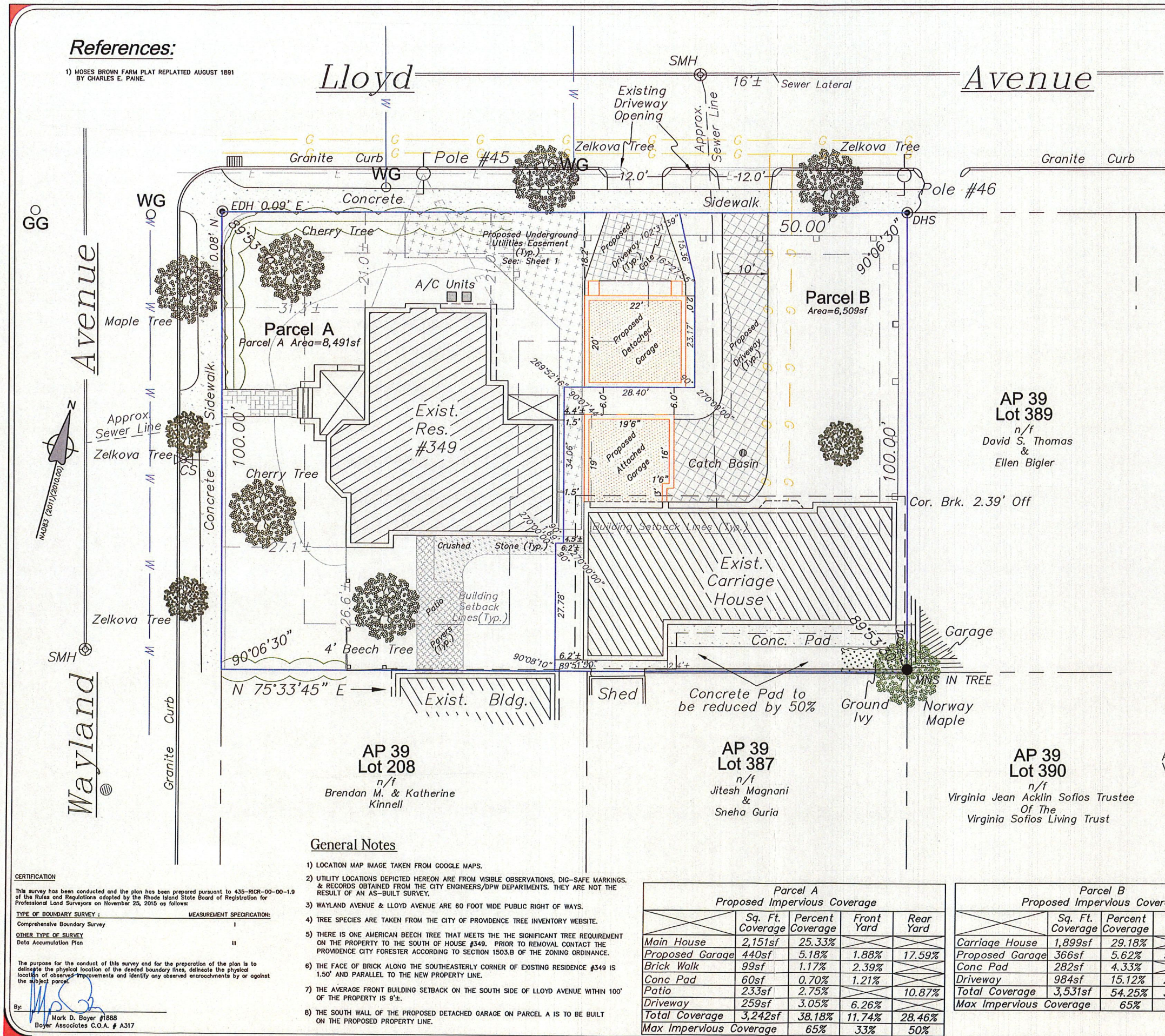


References:

1) MOSES BROWN FARM PLAT REPLATED AUGUST 1891 BY CHARLES E. PAINE.



Location Map
Not To Scale

Legend

- EXISTING PROPERTY LINE
- - - APPROXIMATE ABUTTING PROPERTY LINES
- GAS LINE PAINT
- APPROX. WATER LINE
- OVERHEAD UTILITIES
- EGB □ EXISTING GRANITE BOUND
- UTILITY POLE
- EXISTING STOCKADE FENCE
- EDH ○ EXISTING DRILL HOLE
- DHS ○ DRILL HOLE SET
- MNS IN TREE ○ MAG NAIL SET IN TREE
- IPS ○ IRON PIN SET
- EXISTING TREE
- WG GG GAS/WATER GATE
- 90° 90°00'00"

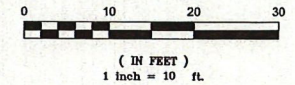
Zoning District

R-1

MINIMUM AREA	5,000 SQ. FT.
FRONTAGE	50 FEET
MAXIMUM BUILDING COVERAGE	45%
MAXIMUM IMPERVIOUS COVERAGE	65%
MINIMUM PERVIOUS COVERAGE	1,000sf
BUILDING SETBACKS	
FRONT YARD	SEC. 402.B
SIDE YARD	LOT WIDTH <60'-10'
	LOT WIDTH >60'-6'
REAR YARD	30 FEET

ALL ZONING DATA SHOWN HEREON MUST BE VERIFIED BY THE BUILDING/ZONING OFFICIAL.

Graphic Scale



General Notes

- LOCATION MAP IMAGE TAKEN FROM GOOGLE MAPS.
- UTILITY LOCATIONS DEPICTED HEREON ARE FROM VISIBLE OBSERVATIONS, DIG-SAFE MARKINGS, & RECORDS OBTAINED FROM THE CITY ENGINEERS/DPW DEPARTMENTS. THEY ARE NOT THE RESULT OF AN AS-BUILT SURVEY.
- WAYLAND AVENUE & LLOYD AVENUE ARE 60 FOOT WIDE PUBLIC RIGHT OF WAYS.
- TREE SPECIES ARE TAKEN FROM THE CITY OF PROVIDENCE TREE INVENTORY WEBSITE.
- THERE IS ONE AMERICAN BEECH TREE THAT MEETS THE THE SIGNIFICANT TREE REQUIREMENT ON THE PROPERTY TO THE SOUTH OF HOUSE #349. PRIOR TO REMOVAL CONTACT THE PROVIDENCE CITY FORESTER ACCORDING TO SECTION 1503.B OF THE ZONING ORDINANCE.
- THE FACE OF BRICK ALONG THE SOUTHEASTERLY CORNER OF EXISTING RESIDENCE #349 IS 1.50' AND PARALLEL TO THE NEW PROPERTY LINE.
- THE AVERAGE FRONT BUILDING SETBACK ON THE SOUTH SIDE OF LLOYD AVENUE WITHIN 100' OF THE PROPERTY IS 9'±.
- THE SOUTH WALL OF THE PROPOSED DETACHED GARAGE ON PARCEL A IS TO BE BUILT ON THE PROPOSED PROPERTY LINE.

Parcel A Proposed Impervious Coverage				
	Sq. Ft. Coverage	Percent Coverage	Front Yard	Rear Yard
Main House	2,151sf	25.33%		
Proposed Garage	440sf	5.18%	1.88%	17.59%
Brick Walk	99sf	1.17%	2.39%	
Conc Pad	60sf	0.70%	1.21%	
Patio	233sf	2.75%		10.87%
Driveway	259sf	3.05%	6.26%	
Total Coverage	3,242sf	38.18%	11.74%	28.46%
Max Impervious Coverage		65%	33%	50%

Parcel B Proposed Impervious Coverage				
	Sq. Ft. Coverage	Percent Coverage	Front Yard	Rear Yard
Carriage House	1,899sf	29.18%		
Proposed Garage	366sf	5.62%	9.76%	
Conc Pad	282sf	4.33%		32.79%
Driveway	984sf	15.12%	21.98%	
Total Coverage	3,531sf	54.25%	31.74%	32.79%
Max Impervious Coverage		65%	33%	50%

Street Index
Wayland Avenue
Lloyd Avenue
University Avenue

CERTIFICATION
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 November 25, 2015 as follows:
TYPE OF BOUNDARY SURVEY: Comprehensive Boundary Survey
MEASUREMENT SPECIFICATION: I
OTHER TYPE OF SURVEY: Data Accumulation Plot III
The purpose for the conduct of this survey and for the preparation of the plan is to delineate the physical location of the deeded boundary lines, delineate the physical location of observed improvements and identify any observed encroachments by or against the subject parcel.
By: *[Signature]*
Mark D. Boyer #1888
Boyer Associates C.O.A. # A317

BOYER ASSOCIATES
 1071 MAIN STREET
 WEST WARWICK, RI 02893
 TEL. (401)821-8872 FAX (401)826-1993

DEVELOPMENT PLAN
 BEING: ASSESSORS PLAT NO. 39 LOT NO. 187
 349 Wayland Avenue
 Providence, Rhode Island
 LOFTY AMBITIONS LLC

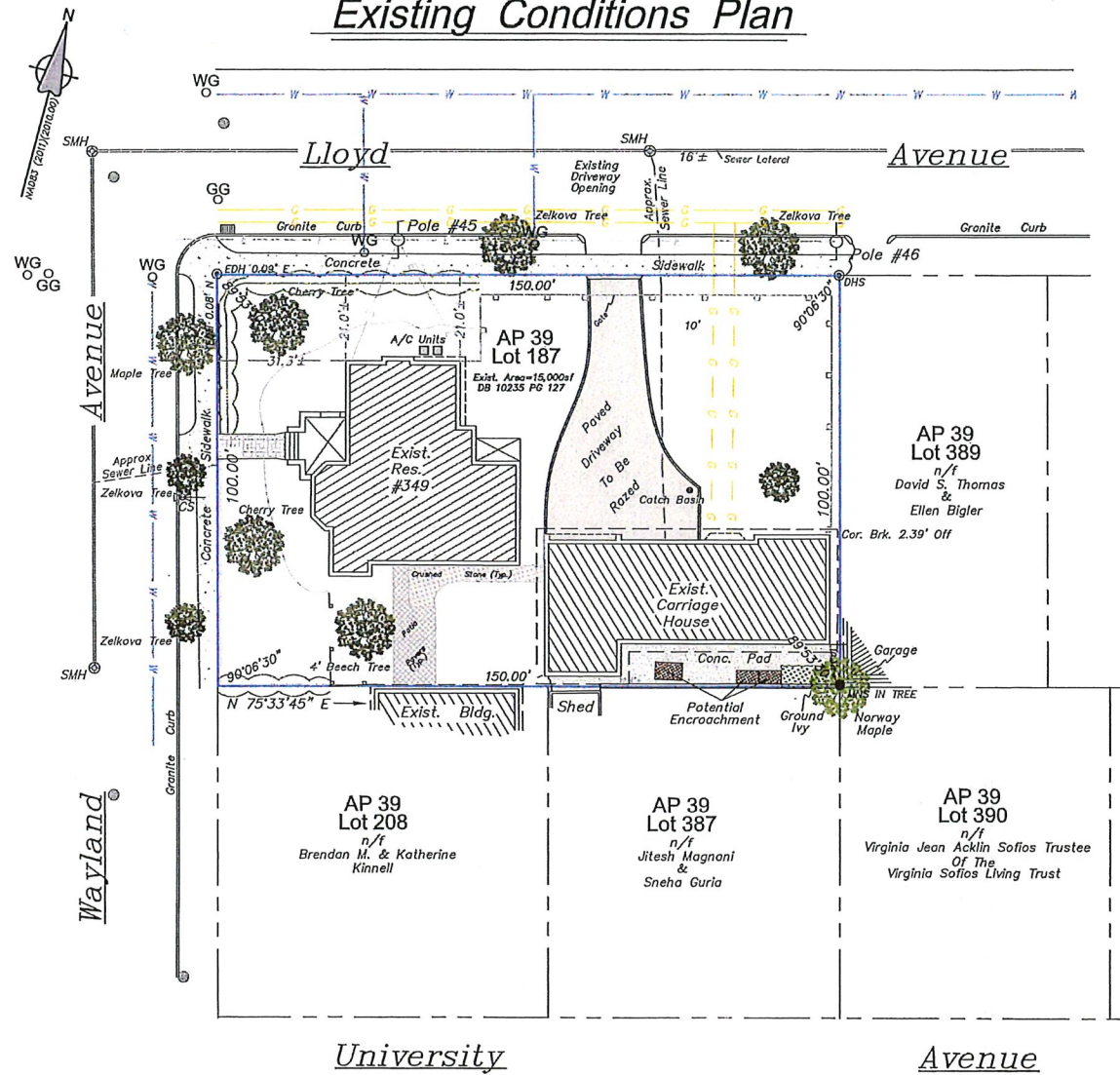
Checked By: MDB
 Drawn By: RMW
 Date: July 22, 2024
 Scale: 1" = 10'
 REVISIONS BY DATE

BOYER ASSOCIATES
 1888
 PROFESSIONAL LAND SURVEYOR

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Sheet 2
 of 2 sheets

Existing Conditions Plan

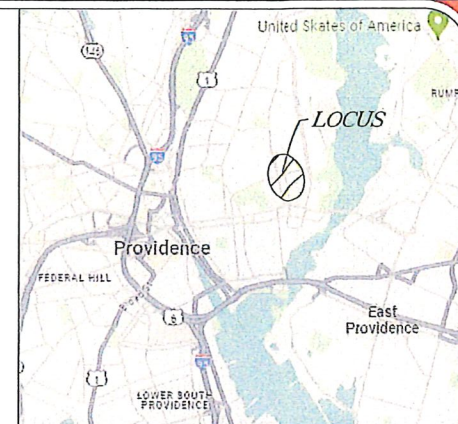
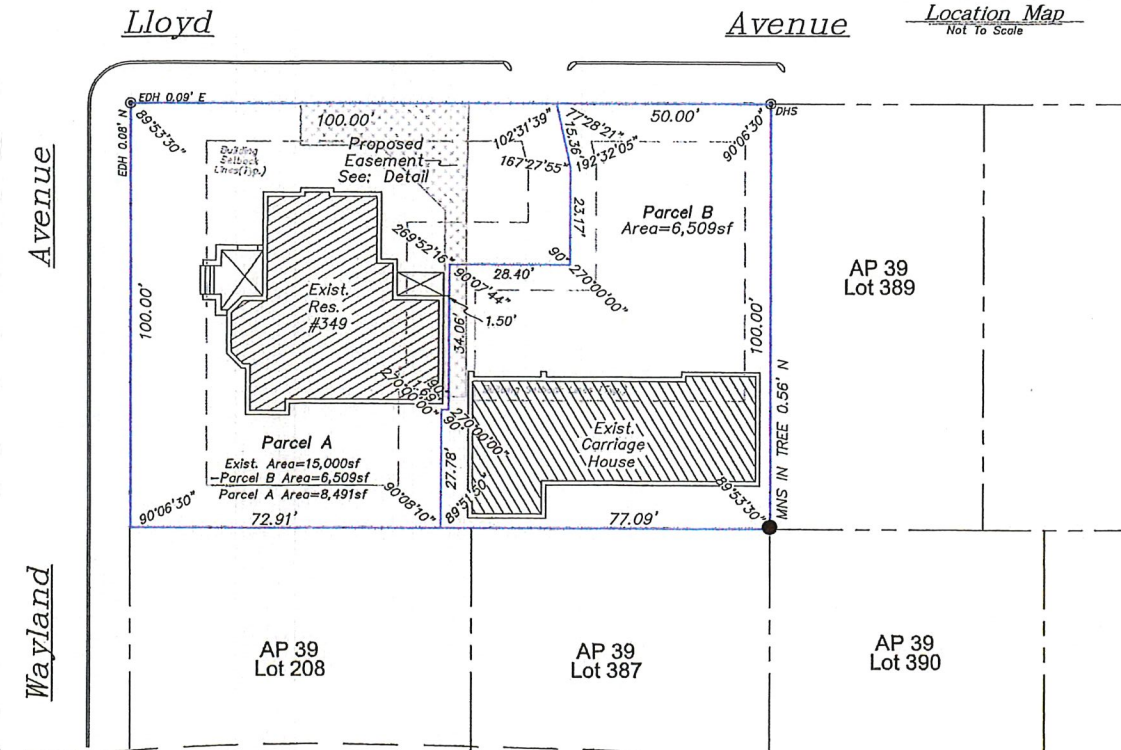


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- 7) THE AVERAGE FRONT BUILDING SETBACK ON THE SOUTH SIDE OF LLOYD AVENUE WITHIN 100' OF THE PROPERTY IS 9'±.

Subdivision Plan

SEE DEVELOPMENT PLAN (SHEET 2) FOR BUILDING OFFSET TO PROPERTY LINES



EXISTING CONDITIONS & SUBDIVISION PLAN

Being: ASSESSORS PLAT NO. 39 LOT NO. 187

349 Wayland Avenue
Providence, Rhode Island

PREPARED FOR
LOFTY AMBITIONS LLC

Checked By: MDB	Drawn By: RMW		
Scale: 1" = 20'	Date: July 22, 2024		
REVISIONS			
NO.	REVISION	BY	DATE



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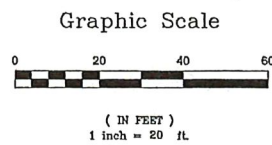
BOYER ASSOCIATES

1071 MAIN STREET
WEST WARWICK, RI 02893
TEL: (401)821-8872 FAX: (401)826-1993

Sheet **1**
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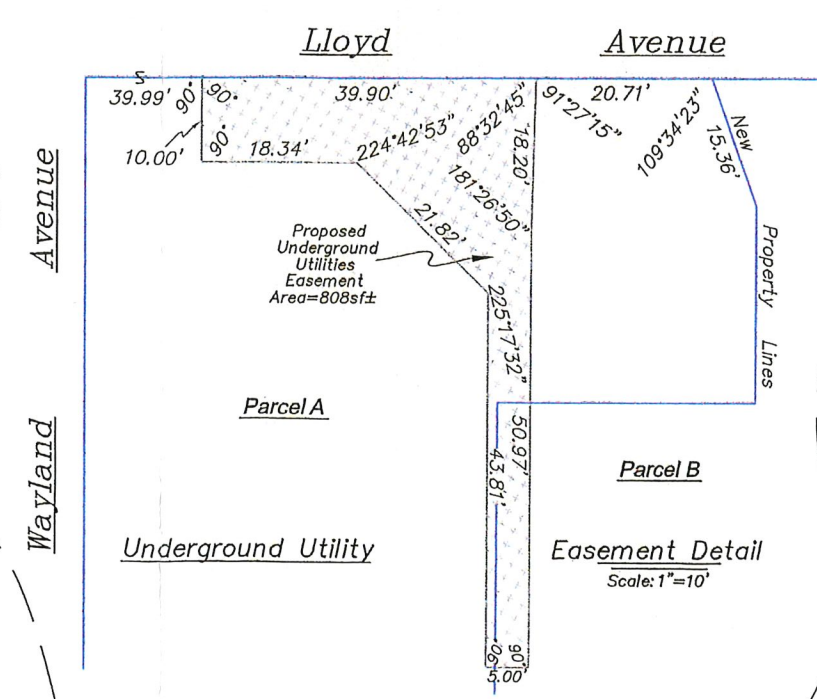
OTHER TYPE OF SURVEY: III
Data Accumulation Plan

The purpose for the conduct of this survey and for the preparation of the plan is to delineate the physical location of the deeded boundary lines, delineate the physical location of observed improvements and identify any observed encroachments by or against the subject parcel.

By:
Mark D. Boyer #1888
Boyer Associates C.O.A. # A317

Legend

	100.00'	EXISTING PROPERTY LINE
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	EDH	EXISTING DRILL HOLE
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	MNS IN TREE	MAG NAIL SET IN TREE
	IPS	IRON PIN SET
		EXISTING TREE
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	WG GG	GAS/WATER GATE
	90'	90°00'00"



Zoning District

R-1

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