

**R.I.G.L. 34-13-1:**  
 THIS PLAN SHALL BE INDEXED AS  
 MEADER STREET & HARKNESS STREET

**NOTES:**

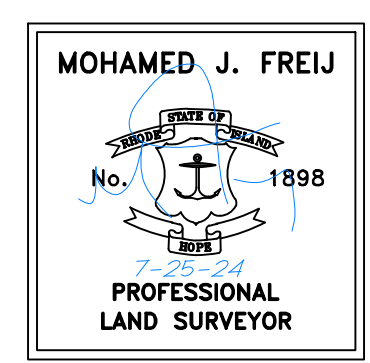
1. REFERENCE:  
 RECORD PLAT CARD 56 (BOOK 2/PAGE 13)  
 ENGINEERING PLANS 82/B-114, 83/A-59, 81/A-16, 94/A-14  
 SANITARY SEWER PLANS 170/47 & 168/61.
2. ZONING: R3  
 FOR NEW SUBDIVISION LOT 1 EXISTING BUILDING COVERAGE IS 24%  
 AND EXISTING IMPERVIOUS LOT COVERAGE IS 10% WITH A TOTAL  
 IMPERVIOUS LOT COVERAGE OF 34%
3. PROPOSING TO SUBDIVIDE PLAT 32, LOT 171 WITH A TOTAL AREA  
 OF 9,600 S.F. INTO TWO LOTS WITH AN AREA OF 4,800 S.F. FOR  
 EACH LOT.
4. SITE IS LOCATED IN ZONE "X" PER FIRM MAP NO. 44007C0308J  
 EFFECTIVE 10-2-2015.
5. ALL CONSTRUCTION IN THE PUBLIC ROW MUST BE IN ACCORDANCE  
 WITH THE CITY'S STANDARD DETAILS AVAILABLE AT  
[HTTPS://WWW.PROVIDENCERI.GOV/PUBLIC-WORKS/FORMS/](https://www.providenceri.gov/public-works/forms/) UNDER  
 "REPORTS + PUBLICATIONS".
6. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATELY LOCATED,  
 MUST CONTACT DIG-SAFE AT 1-888-DIG-SAFE BEFORE THE START  
 OF CONSTRUCTION.
7. THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN  
 PREPARED PURSUANT TO SECTION 9 OF THE RULES AND  
 REGULATIONS ADOPTED BY THE STATE OF RHODE ISLAND BOARD OF  
 REGISTRATION FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25,  
 2015 AS FOLLOWS:  
 COMPREHENSIVE BOUNDARY SURVEY- CLASS I  
 THE PURPOSE FOR CONDUCT OF THE SURVEY AND FOR THE  
 PREPARATION OF THIS PLAN IS AS FOLLOWS:  
 MINOR SUBDIVISION

TABLE 4-1 R3 RESIDENTIAL DISTRICT  
 RESIDENTIAL STANDARDS

BULK STANDARDS		SUB LOT 1	SUB LOT 2
MIN. LOT AREA	5,000 S.F.	4,800 S.F.	4,800 S.F.
MIN. LOT WIDTH	50'	60'	60'
MAX. BUILDING COVERAGE	45%	24%	VACANT 0%
MAX. IMP. SURFACE COVERAGE FRONT YARD	33%	19%	VACANT 0%
MAX. IMP. COVERAGE REAR YARD	50%	0%	VACANT 0%
TOTAL MAX. IMP. LOT SURFACE COVERAGE	65%	34%	VACANT 0%
FRONT SETBACK	SEC. 402.B	20'	SEC. 402.B
MIN. INTERIOR SIDE SETBACK	6'	15'	VACANT
MIN. REAR SETBACK	30'	*14'	VACANT
MIN. PERVIUOS SURFACE COVERAGE	1,000 S.F.	3,168 S.F.	4,800 S.F.

\* INDICATES VARIANCE REQUIRED

BY Mohamed J. Freij DATE 7-25-24  
 MOHAMED J. FREIJ RLS NO. 1898 C.O.A. NO. 000A263  
 REGISTERED PROFESSIONAL LAND SURVEYOR



<b>MINOR SUBDIVISION</b> PLAT 32 LOT 171 35 MEADER STREET PROVIDENCE, RI 02909	PROJECT NO.
	SCALE 1" = 20'
<b>OWNER:</b> 133 COURTLAND STREET LLC	DATE JULY 25, 2024
	DRAWN BY RMM
<b>PREPARED BY</b> <b>MJF ENGINEERING ASSOCIATES</b>	CHECKED BY MJF
	FILENAME MEADER ST MS R1.DWG
TELEPHONE 401-617-6740 326 SOWAMS ROAD BARRINGTON, R.I. 02806 TEL. 401-241-5153 OR 401-247-2003 E-MAIL LANDSURVEYRI@AOL.COM	
1 of 1 SHTS	