

ZONING CRITERIA	
ZONING DISTRICT	R-3 (NEW LOTS)
MINIMUM LOT AREA	5,000 SQ.FT.
MINIMUM LOT WIDTH	50'
MINIMUM FRONT YARD SETBACK	BUILD-TO ZONE
MINIMUM SIDE YARD SETBACK	6' (LOT WIDTH LESS THAN 60')
MINIMUM REAR YARD SETBACK	30'
MAXIMUM BUILDING COVERAGE	45%
MAXIMUM BUILDING HEIGHT	45' (3 STORY MAX)

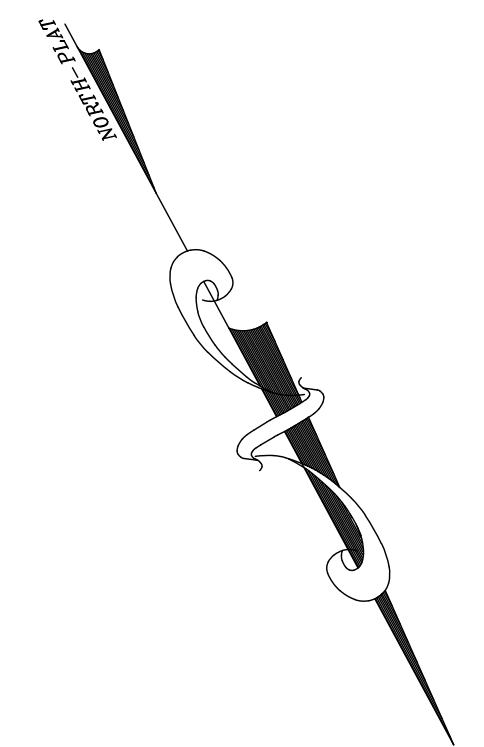
REFER TO CURRENT ZONING ORDINANCE FOR ADDITIONAL REGULATIONS THAT MAY APPLY

*LOT AREA REQUIRED FOR NEW LOTS = 5,000 SQ. FT. (PROPOSED 3,500 SQ.FT. - ZONING VARIANCE REQUIRED FOR LOTS 1 & 2)
 *LOT WIDTH REQUIRED FOR NEW LOTS = 50' (PROPOSED 40' - ZONING VARIANCE REQUIRED FOR LOTS 1 & 2)

FRONT SETBACK BUILD-TO-ZONE CALCULATION = 8'± (+/- 5 FEET PER ZONING SEC402b)
 SIDE SETBACK ALLOWED 6' MINIMUM (7.5', 8.7' & 9.4' PROPOSED)
 REAR SETBACK ALLOWED 30' - (38.8' EXISTING)
 MAX IMPERVIOUS SURFACE COVERAGE ALLOWED = 65% (PROPOSED= 25% LOT 1 - 46% LOT 2)

*FRONT IMPERVIOUS SURFACE COVERAGE ALLOWED = 33% (PROPOSED= 39% LOT 1 - 82% LOT 2) ZONING VARIANCE REQUIRED
 REAR IMPERVIOUS SURFACE COVERAGE ALLOWED = 50% (PROPOSED= 0% LOT 1 - 8% LOT 2)

PLAN REFERENCES
 PLAT BK 34 PAGE 6
 PLAT BK 24 PAGE 28



AP 110 LOT 218

AP 110 LOT 470
 N/F
 MARIA MICHICOJ ARGUETA
 JESSICA ROSA REYES MICHICOJ
 EDUARDO REYES
 D.B. 13417 PG. 140

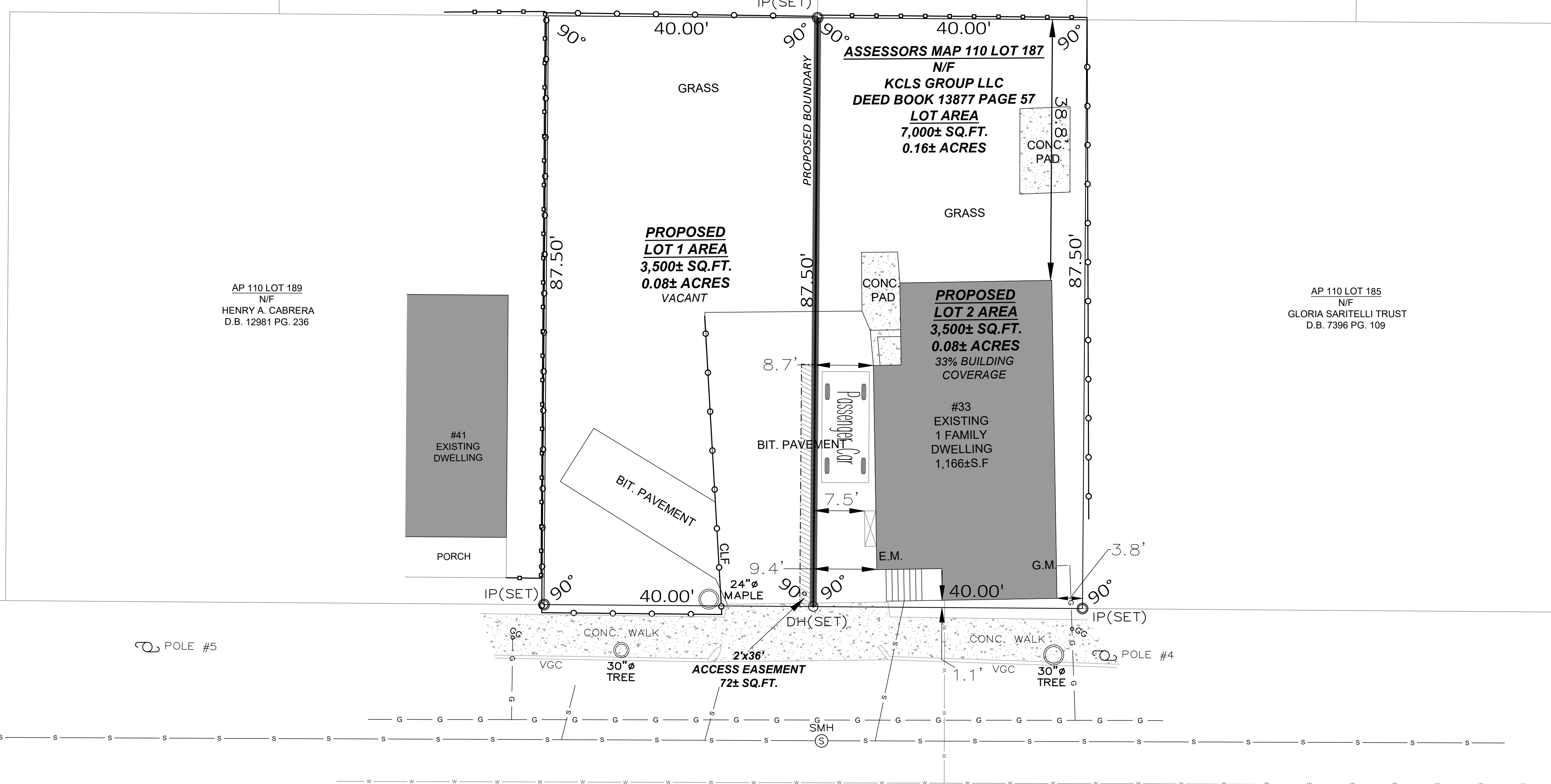
AP 110 LOT 220
 N/F
 EDY FLORES
 D.B. 8896 PG. 265

AP 110 LOT 221
 N/F
 STEVEN L FALK
 D.B. 9168 PG. 48

AP 110 LOT 222

LEGEND

BIT.	BITUMINOUS
CONC.	CONCRETE
DB	DEED BOOK
IP FND	IRON PIPE FOUND
N/F	NOW OR FORMERLY
VGC	VERTICAL GRANITE CURB
CLF	CHAIN LINK FENCE
PB	PLAN BOOK
PG	PAGE
HYD	HYDRANT
UP	UTILITY POLE
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
CB	CATCH BASIN
EM	ELECTRIC METER
CO	CLEAN OUT
GG	GAS GATE
W	WATER LINE
S	SEWER LINE
D	DRAIN LINE
G	GAS LINE
DH(SET)	DRILL HOLE SET
IP(SET)	IRON PIN SET



AP 110 LOT 189
 N/F
 HENRY A. CABRERA
 D.B. 12981 PG. 236

AP 110 LOT 185
 N/F
 GLORIA SARITELLI TRUST
 D.B. 7396 PG. 109

MURRAY STREET
 (PUBLIC ~ 40' WIDE)

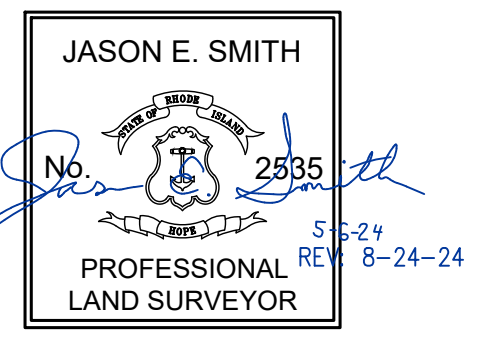
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON OR AFTER NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: (CLASS I)

OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY
 MEASUREMENT SPECIFICATION: (CLASS III)

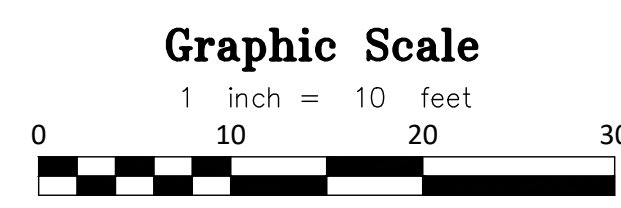
PURPOSE OF SURVEY: MINOR SUBDIVISION

BY: *Jason E. Smith* DATE: MAY 6, 2024
 JASON E. SMITH, RI PLS #2535 DATE: MAY 6, 2024
 LS.CO.A #779 REVISED: 8-24-24



PLAN NOTES

- DWELLING NO. 33 IS LOCATED IN ZONE X AREAS OF 1% ANNUAL CHANCE FLOOD AS DEPICTED IN FEMA MAP 44001C0012H (7-7-14)
- 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.



OWNERS MAILING ADDRESS:
 KCLS GROUP LLC
 2170 MINERAL SPRING AVENUE
 NORTH PROVIDENCE, RI 02911

KCLS GROUP LLC
 AP 110 LOT 187
 33 MURRAY STREET
 PROVIDENCE, RHODE ISLAND

MINOR SUBDIVISION PLAN

MAY 6, 2024 JOB No. 2024-301 SHEET 1 OF 1