

EAST GREENWICH ZONING DISTRICT: R-6

CONVENTIONAL REQUIREMENTS

MIN LOT SIZE - 4,000 S.F./D.U. (MULTI-FAMILY DWELLING)
 MIN FRONTAGE - 100 FT
 MAXIMUM LOT COVERAGE - STRUCTURE: 30%
 MAXIMUM LOT COVERAGE - PAVEMENT: 60%

SETBACKS:

FRONT YARD: 10 FT
 SIDE YARD: 10 FT
 REAR YARD: 20 FT*

*NOTE: SUBJECT PARCEL IS A CORNER LOT (DUKE STREET & QUEEN STREET). PER THE EAST GREENWICH ZONING DEFINITIONS, A CORNER LOT IS 'WHERE A LOT IS ABUTTED BY TWO INTERSECTING OR INTERCEPTING STREETS. SUCH LOTS HAVE TWO FRONT YARDS, ONE AT EACH STREET; TWO SIDE YARDS; AND NO REAR YARD.' THEREFORE, THIS LOT HAS TWO (2) FRONT SETBACKS (ONE EACH FROM DUKE STREET AND QUEEN STREET) AND TWO SIDE YARDS, ONE EACH OPPOSITE THE FRONT YARDS.

HEIGHT - MAIN STRUCTURE: 35 FT
 HEIGHT - ACCESSORY STRUCTURE: 15 FT

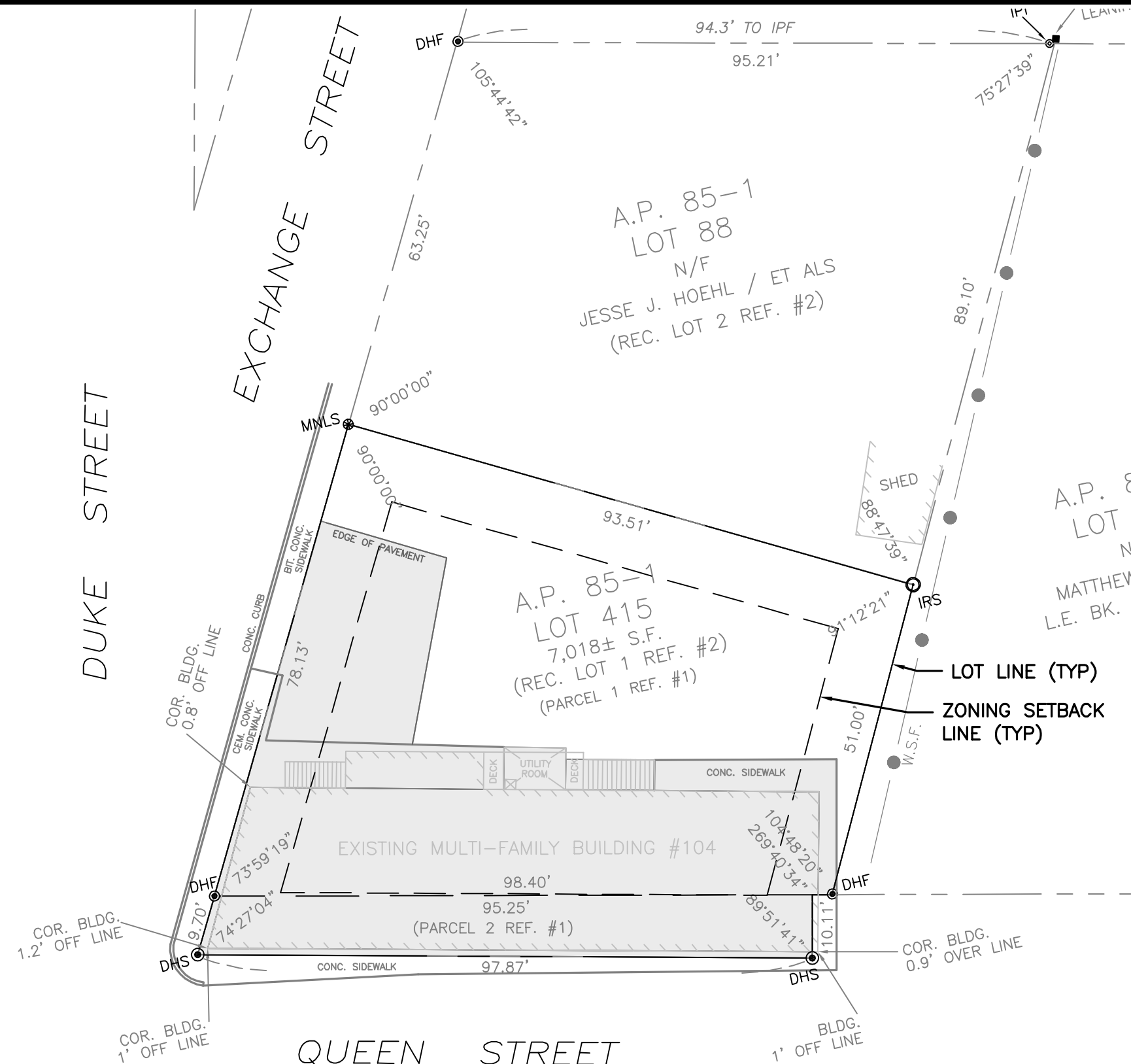
EXISTING STRUCTURE ZONING SETBACK COMPLIANCE SUMMARY

1. THE FRONT LOT LINE OF THE PARCEL IS CONSIDERED TO BE ALONG QUEEN STREET.
2. ALL VALUES ARE IN FEET; NEGATIVE DIFFERENCE VALUES ARE DEFICITS RELATIVE TO THE REQUIRED SETBACK DISTANCE.

	REQUIRED	ACTUAL	DIFFERENCE
MINIMUM FRONT YARD SETBACK DISTANCE:	10.0	1.0	-9.0
MINIMUM LEFT (WEST) SIDE YARD SETBACK DISTANCE:	10.0	0.8	-9.2
MINIMUM RIGHT (EAST) SIDE YARD SETBACK DISTANCE:	10.0	-0.9	-10.9
MINIMUM REAR YARD SETBACK DISTANCE:	20.0	35.8	15.8

SURVEY REFERENCE & NOTES:

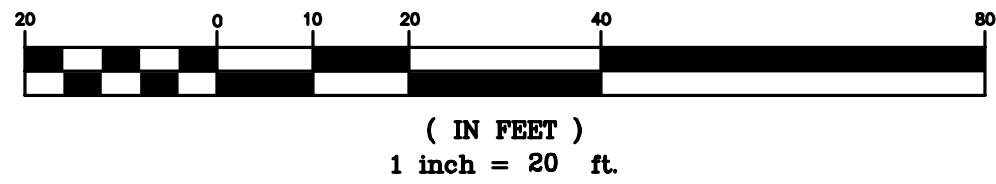
1. PROPERTY LINE SURVEY WAS PERFORMED BY ATLAS LAND SURVEYING, FEBRUARY 2020, AND PRESENTED ON A PLAN ENTITLED "PLAN OF SURVEY, ASSESSOR'S PLAT 85/1 - LOT 415, 104 DUKE STREET - EAST GREENWICH, RI, PREPARED FOR BLUESTAR REALTY, DATED 2/17/20.
2. THE SURVEY WAS CONDUCTED AND THE PLAN WAS PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ADOPTED ON NOVEMBER 25, 2015, AS FOLLOWS:
 BOUNDARY SURVEY: COMPREHENSIVE CLASS I STANDARD
3. ALL NOTES, TERMS AND CONDITIONS OF THE ATLAS LAND SURVEYING SURVEY PLAN ARE APPLICABLE HERETO, UNLESS OTHERWISE NOTED OR INDICATED HEREIN.
4. NEITHER THE ATLAS "PLAN OF SURVEY" NOR THIS EXISTING CONDITIONS PLAN ARE COMPLETE BASE PLANS OF THE PARCEL AND THE SURROUNDING AREA. THE PLAN OF SURVEY AND THIS PLAN ARE INTENDED SOLELY TO IDENTIFY AND ASSESS APPLICABLE ZONING PARAMETERS RELATIVE TO THE EXISTING BUILDING AND SITE, AS WELL AS THE PROPOSED REDEVELOPMENT OF THE SITE.



PLAN VIEW

SCALE: 1"=20'

GRAPHIC SCALE



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ZONING SUBMISSION PLANS
 FOR
104 DUKE STREET
REDEVELOPMENT
 A.P. 85/1, LOT 415
 EAST GREENWICH, RHODE ISLAND
EXISTING CONDITIONS PLAN