



STREET INDEX	
OAKLAND BEACH AVENUE	
BRUSH NECK AVENUE	
LYNN ROAD	
WOOD STREET	
COBURN STREET	

**NOTES:**  
 1.) THERE ARE NO WETLANDS, COASTAL FEATURES, WOODED AREAS OR FEATURES OF HISTORIC INTEREST ON THE PARCEL TO BE SUBDIVIDED.  
 2.) LOTS DEPICTED ON THIS PLAT SHALL NOT BE ALTERED DIMENSIONALLY OR IN FORM, INCLUDING THE ENLARGEMENT OF LOTS OR MOVING OF ANY LOT LINE FOR ANY PURPOSE WHATSOEVER, WITHOUT FIRST FILING A NEW SUBDIVISION APPLICATION IN ACCORDANCE WITH THE CITY OF WARWICK DEVELOPMENT REVIEW REGULATIONS OF DECEMBER 31, 1995.

**REFERENCES :**  
 1.) WARWICK ASSESSORS PLAT NO. 92  
 2.) WARWICK RECORDED PLAT NO. 69 ADDITION TO THE WILCOX PLAT  
 3.) WARWICK DEED BOOK / PAGE: 623/63, 7725/113, 9263/75, 11108/323, 111251/47 & 11950/211

**FLOOD DATA :**  
 ENTIRE PARCEL IS LOCATED IN AN AREA OF 0.2% ANNUAL CHANCE OF FLOODING ON FEMA FLOOD MAP 44003C0134H EFFECTIVE DATE 10/02/2015

**APPLICANTS:**  
 ZARRELLA DEVELOPMENT  
 P.O. BOX 1506  
 EAST GREENWICH, R.I.  
 02818

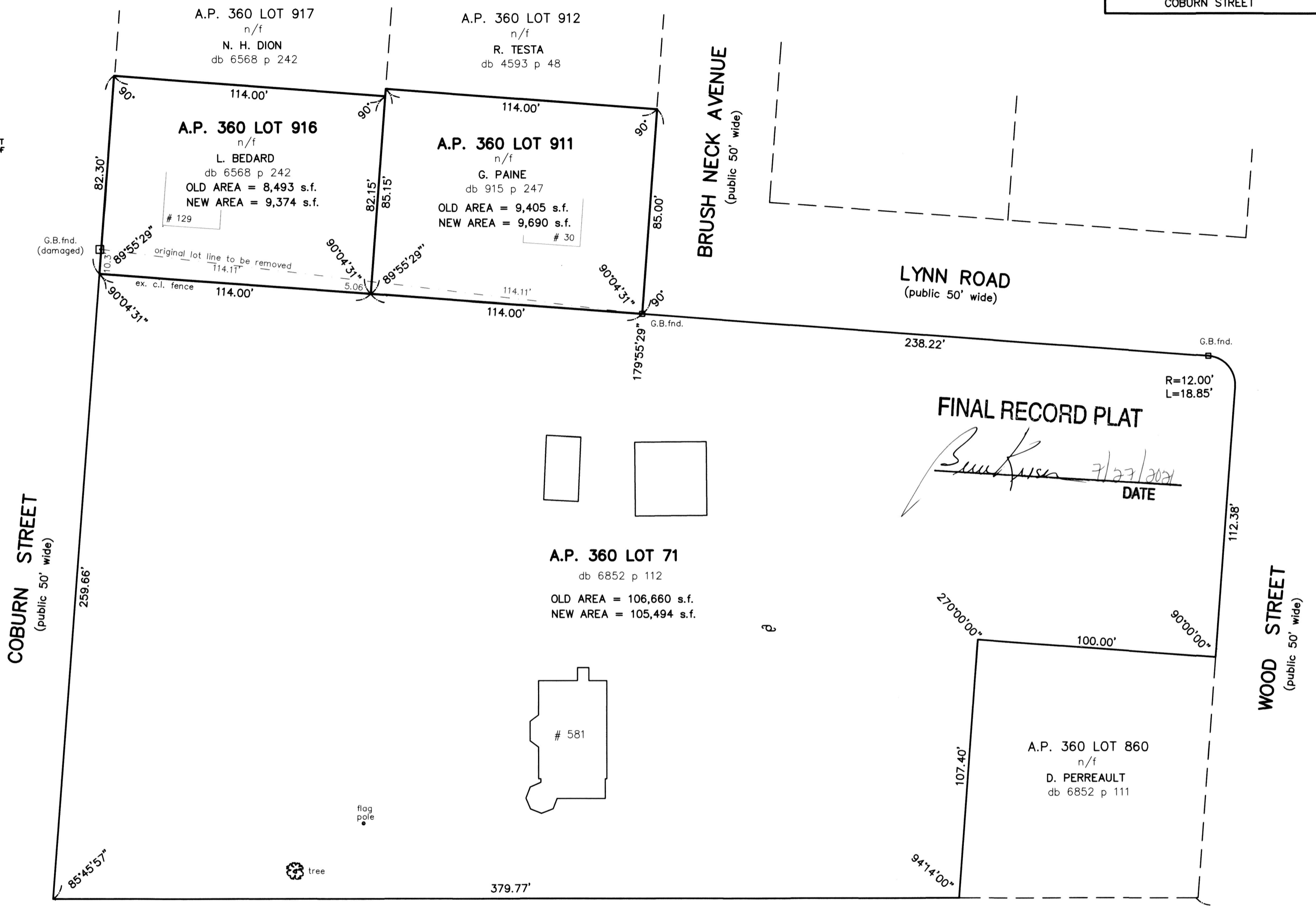
A. SEVIGNY, K. SEVIGNY & D. PERREAULT  
 581 OAKLAND BEACH AVENUE  
 WARWICK, R.I.  
 02886

L. BEDARD  
 129 COLBURN STREET  
 WARWICK, R.I.  
 02886

G. PAINE  
 30 BRUSH NECK AVENUE  
 WARWICK, R.I.  
 02886

**ZONING :**  
 CLASSIFICATION : A7  
 SINGLE FAMILY  
 MINIMUM LOT AREA = 7,000 SQ. FT.  
 SETBACKS: FRONT = 25'  
 SIDE = 8'  
 REAR = 20'

TWO FAMILY - (PDR-L)  
 MINIMUM LOT AREA = 10,500 SQ. FT.  
 SETBACKS: FRONT = 25'  
 SIDE = 15'  
 REAR = 20'

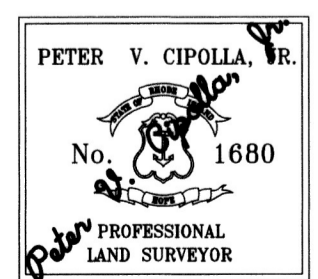


**SURVEY CERTIFICATION:**  
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
PLANIMETRIC DATA	CLASS II

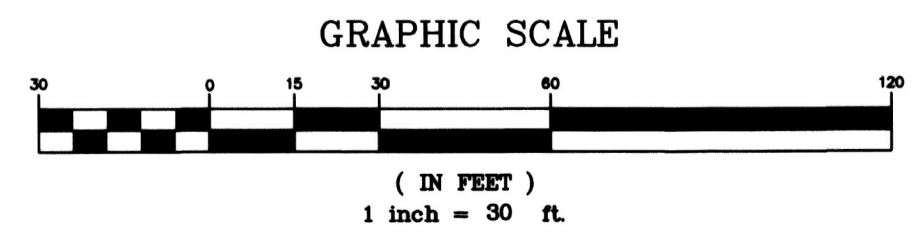
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 PREPARE AN ADMINISTRATIVE SUBDIVISION PLAN

I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.



BY: PETER V. CIPOLLA, JR. - RIPLS # 1680  
 COA # LS-A84

OAKLAND BEACH AVENUE  
 (public 50' wide)



**"PERREAULT PLAT"**  
 ADMINISTRATIVE SUBDIVISION  
 AP 360 LOTS 71, 911 & 916  
 WARWICK, R. I.  
 1" = 30' AUGUST 27, 2020  
 PETER V. CIPOLLA, JR.  
 professional land surveyor  
 P.O. BOX 8662  
 CRANSTON, R.I. - 02920  
 401-965-4864