

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, AS AMENDED.
- 3.) DEVELOPER TO CO-ORDINATE WITH WARWICK WATER DEPARTMENT REGARDING CONNECTIONS
- 4.) ALL EXISTING AND PROPOSED DWELLINGS ARE TO BE CONNECTED TO MUNICIPAL SEWER SYSTEM.
- 5.) DEVELOPER SHALL PERFORM ALL ROADWAY RESTORATION AND INSTALL ALL MONUMENTATION AND LANDSCAPING PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 6.) DEVELOPER SHALL COMPLY WITH ALL ITEMS LISTED IN THE CITY OF WARWICK PLANNING DEPARTMENT PRELIMINARY PLAT APPROVAL LETTER RECORDED 4/27/2021 IN BOOK 9832 PAGES 91 TO 93

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

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'

LEGEND :

- = IRON PIN TO BE SET
- = GRANITE BOUND TO BE SET

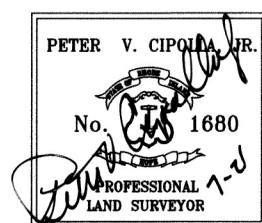
SURVEY CERTIFICATION:

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 A FINAL SUBDIVISION PLAN

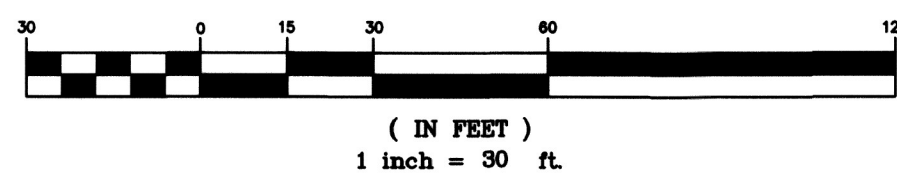
I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT. THERE ARE NO ENCRACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.



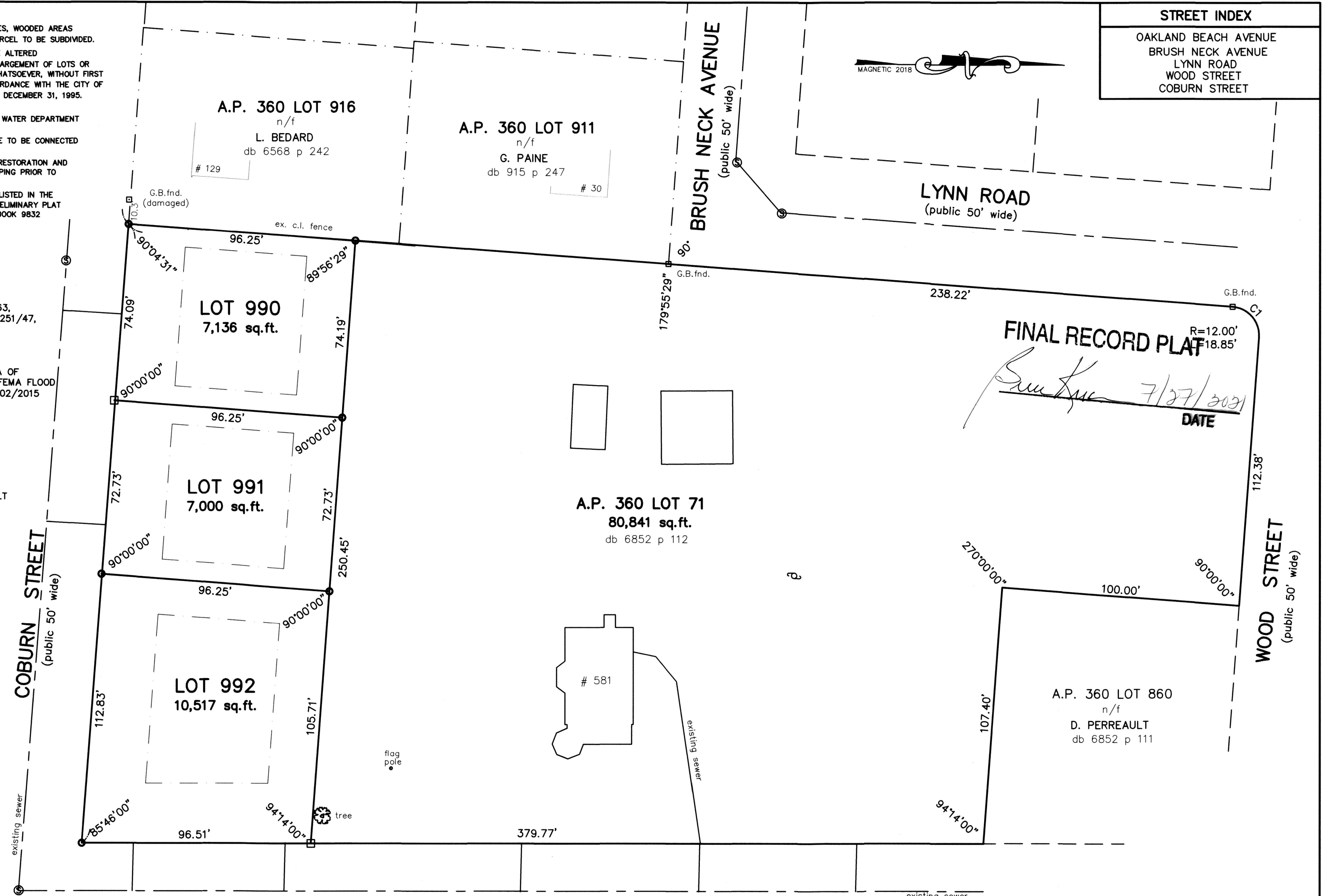
BY: PETER V. CIPOLLA, JR. - RIPLS # 1680
COA # LS-AB4

OAKLAND BEACH AVENUE
(public 50' wide)

GRAPHIC SCALE



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



FINAL RECORD PLAT
R=12.00'
18.85'
[Signature]
DATE 7/27/2021

FINAL SUBDIVISION
"ZARRELLA - COBURN PLAT"
AP 360 LOT 71
WARWICK, R. I.
1" = 30' DEC. 27, 2020
PETER V. CIPOLLA, JR.
professional land surveyor
P.O. BOX 8662
CRANSTON, R.I. - 02920
401-965-4864