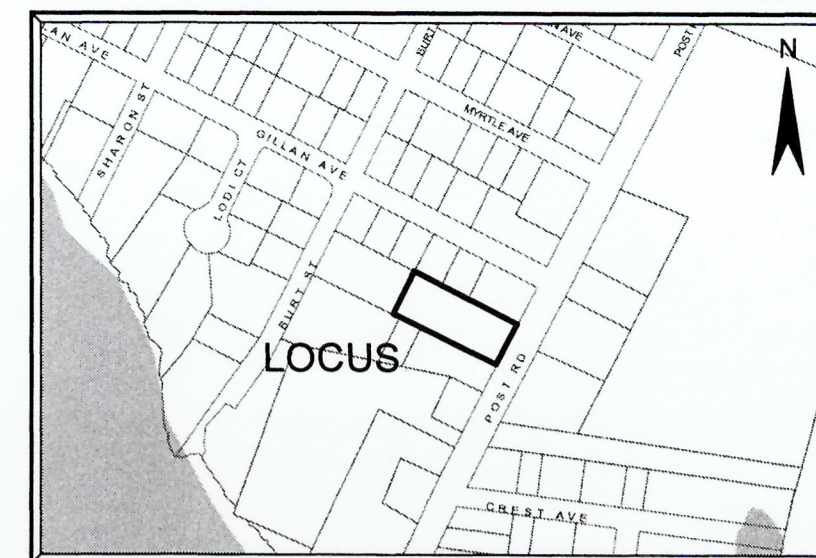


**REFERENCE:**

1. DEED BK. 327 PG. 330

**NOTE:**

1. FEMA MAP 44003C0129J / 10-02-15 / ZONE X
2. ALL PARCELS HAVE ACCESS TO SEWERS.
3. SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
4. SITE IS LOCATED IN A RHODE ISLAND NATURAL HERITAGE AREA.
5. NO HISTORIC CEMETERIES ON OR IMMEDIATELY ADJACENT TO THE SITE.
6. NO UNIQUE NATURAL OR HISTORIC FEATURES ON THE SITE.
7. NO KNOWN WETLANDS ON OR WITHIN 200 FEET OF SITE.



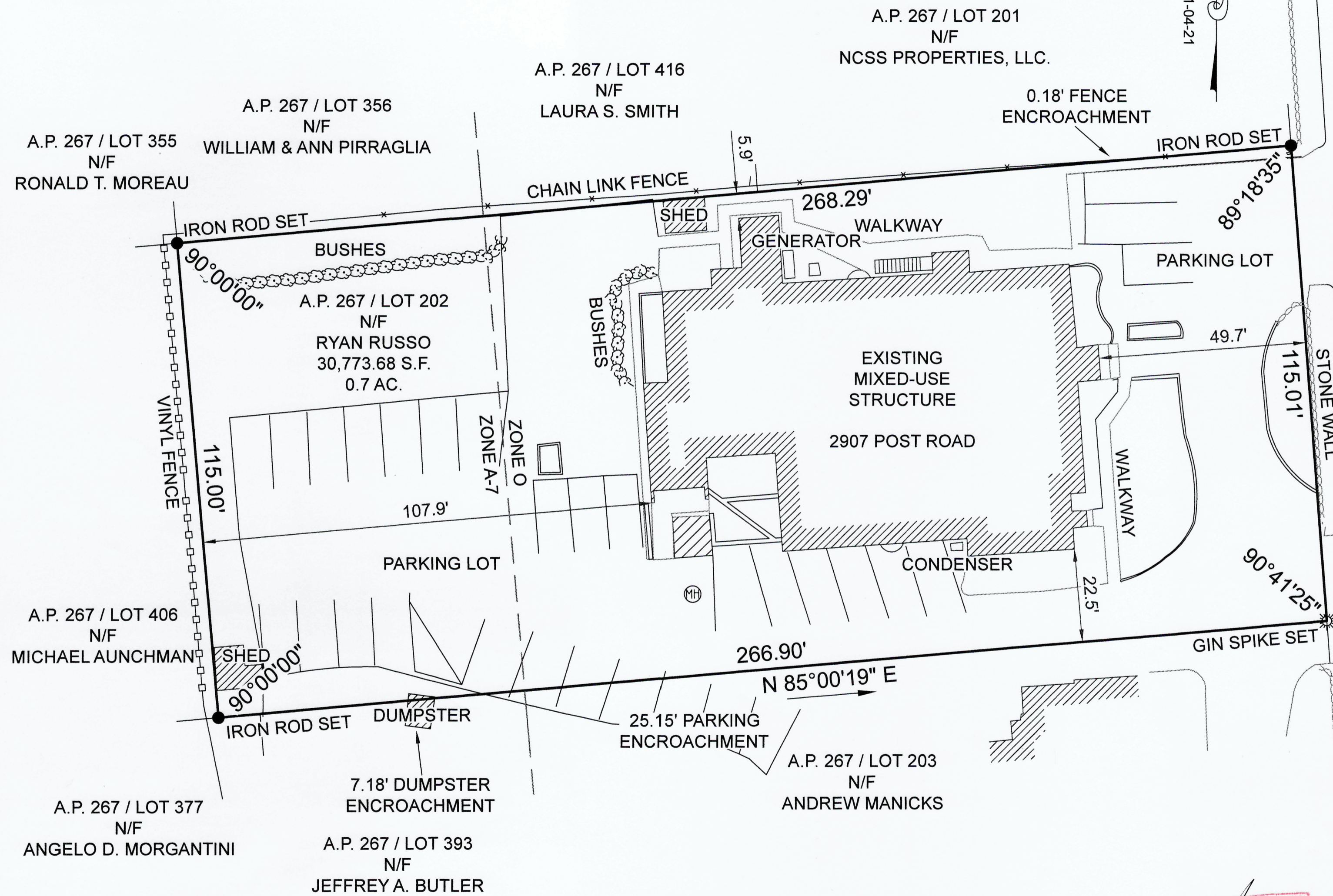
LOCUS MAP

**ZONING DISTRICT O**

|                           |            |
|---------------------------|------------|
| MINIMUM LOT AREA          | 6,000 S.F. |
| MINIMUM LOT FRONTAGE      | 60 FT.     |
| MINIMUM SETBACKS:         |            |
| FRONT                     | 25 FT.     |
| SIDE                      | 15 FT.     |
| REAR                      | 20 FT.     |
| MAXIMUM STRUCTURE HEIGHT: | 35 FT.     |
| MINIMUM LANDSCAPE         | 10%        |

**ZONING DISTRICT A-7**

|                           |            |
|---------------------------|------------|
| MINIMUM LOT AREA          | 7,000 S.F. |
| MINIMUM LOT FRONTAGE      | 70 FT.     |
| MINIMUM SETBACKS:         |            |
| FRONT                     | 25 FT.     |
| SIDE                      | 8 FT.      |
| REAR                      | 20 FT.     |
| MAXIMUM STRUCTURE HEIGHT: | 35 FT.     |
| MINIMUM LANDSCAPE         | 10%        |



**POST ROAD**  
 (80' PUBLIC)

**PLANNED DISTRICT RESIDENTIAL  
EXISTING CONDITIONS SURVEY**

A.P. 267 / LOT 202  
 2907 POST ROAD  
 WARWICK, R.I. 02886  
 SCALE: 1"=20'    DATE: APRIL 21, 2021

PREPARED FOR:  
**RWR REAL ESTATE INVESTMENT GROUP**  
 18 BLUE RIDGE ROAD, CRANSTON, R.I. 02920  
 PHONE: (401) 742-6869

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
 PHONE: (401) 463-9696    info@osplanners.com  
 JOB NO. 9877 / DWG. NO. 9877 - EC - (AJB)  
 SHEET: 1 OF 3  
 GRAPHIC SCALE / 1" = 20'

I HEREBY CERTIFY THAT HIS 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. 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.

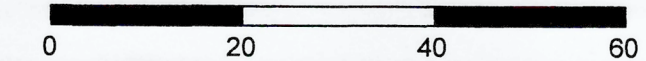
**SURVEY CLASSIFICATION:**

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 NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY    MEASUREMENT SPECIFICATION: CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION  
 OF THE PLAN IS AS FOLLOWS:  
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *[Signature]*    DATE: 5/05/21  
 RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60



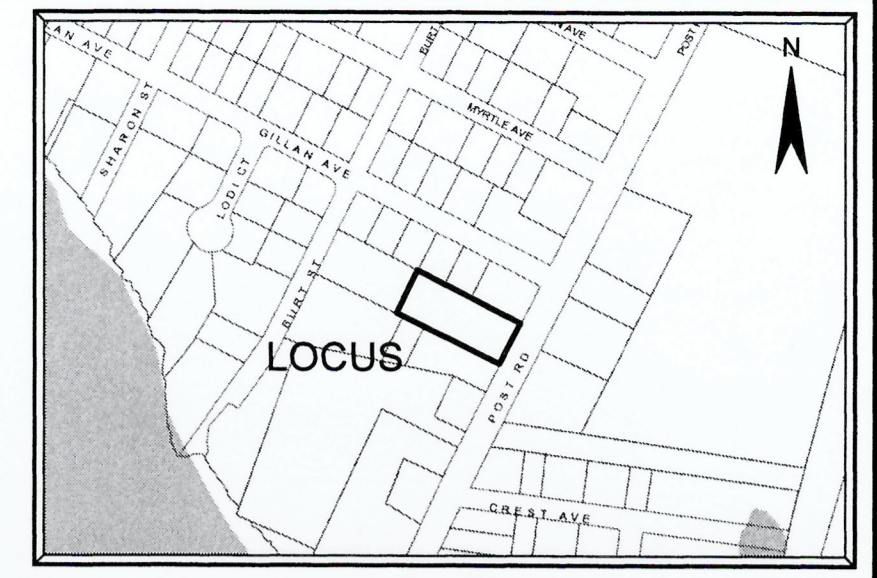
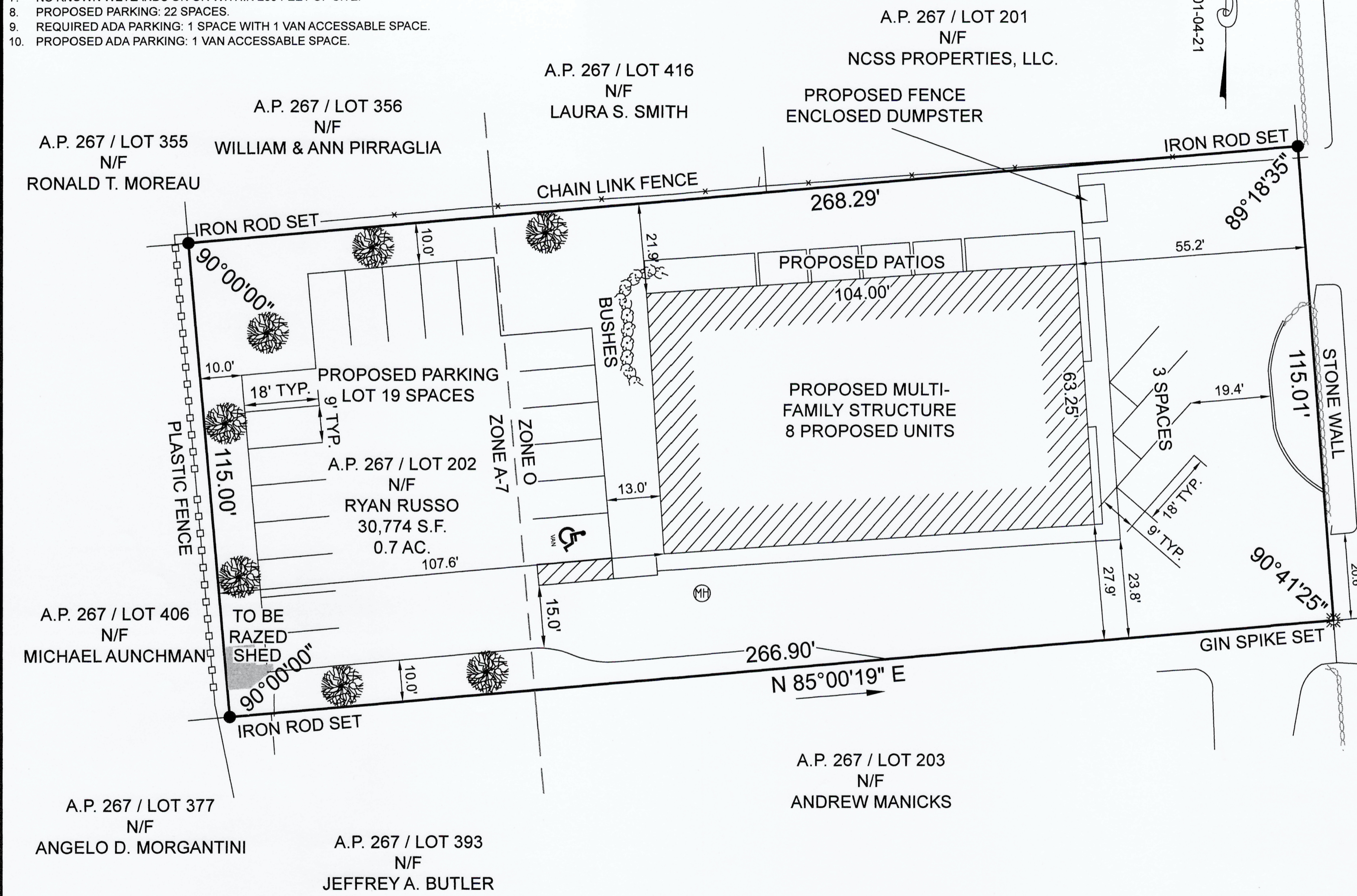
**REFERENCE:**

1. DEED BK. 327 PG. 330

**NOTE:**

1. FEMA MAP 44003C0129J / 10-02-15 / ZONE X
2. ALL PARCELS HAVE ACCESS TO SEWERS.
3. SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
4. SITE IS LOCATED IN A RHODE ISLAND NATURAL HERITAGE AREA.
5. NO HISTORIC CEMETERIES ON OR IMMEDIATELY ADJACENT TO THE SITE.
6. NO UNIQUE NATURAL OR HISTORIC FEATURES ON THE SITE.
7. NO KNOWN WETLANDS ON OR WITHIN 200 FEET OF SITE.
8. PROPOSED PARKING: 22 SPACES.
9. REQUIRED ADA PARKING: 1 SPACE WITH 1 VAN ACCESSIBLE SPACE.
10. PROPOSED ADA PARKING: 1 VAN ACCESSIBLE SPACE.

**PARCEL TO BE REZONED TO 'PLANNED DISTRICT RESIDENTIAL OVERLAY DISTRICT (A-7 & O)'**



**LOCUS MAP**

**ZONING DISTRICT A-7 & O  
PLANNED DISTRICT RESIDENTIAL (PDR)**

- MINIMUM LOT AREA: 40,000 S.F.
- MINIMUM LOT FRONTAGE: 175 FT.
- MINIMUM LOT WIDTH: 175 FT.
- MINIMUM SETBACKS: FRONT: 35 FT.
- SIDE: 25 FT.
- REAR: 35 FT.
- MAXIMUM DENSITY: 12 D.U./ACRE
- MAXIMUM STRUCTURE HEIGHT: 35 FT.
- MINIMUM LANDSCAPE: 15%

**POST ROAD**  
(80' PUBLIC)

**VARIANCE RELIEF REQUIRED:**

- |                               |                       |
|-------------------------------|-----------------------|
| MINIMUM LOT AREA: 40,000 S.F. | PROPOSED: 30,774 S.F. |
| MINIMUM LOT FRONTAGE: 175 FT. | PROPOSED: 115.01 FT.  |
| MINIMUM LOT WIDTH: 175 FT.    | PROPOSED: 115.01 FT.  |
| MINIMUM SIDE SETBACK: 25 FT.  | PROPOSED: 21.9 FT.    |

**PLANNED DISTRICT RESIDENTIAL  
PROPOSED SITE PLAN**

A.P. 267 / LOT 202  
2907 POST ROAD  
WARWICK, R.I. 02886  
SCALE: 1"=20'    DATE: APRIL 21, 2021

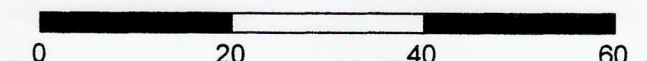
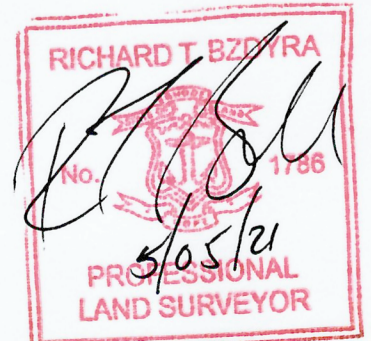
PREPARED FOR:  
**RWR REAL ESTATE INVESTMENT GROUP**  
18 BLUE RIDGE ROAD, CRANSTON, R.I. 02920  
PHONE: (401) 742-6869

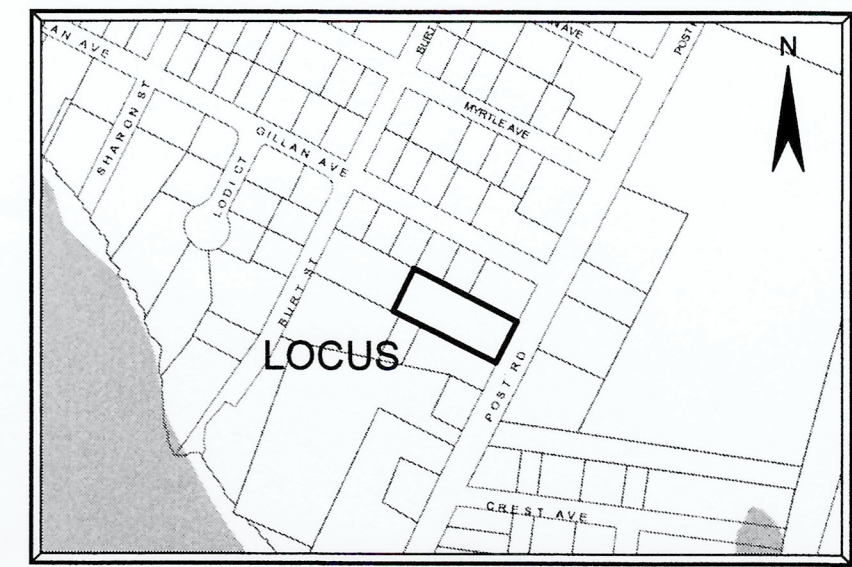
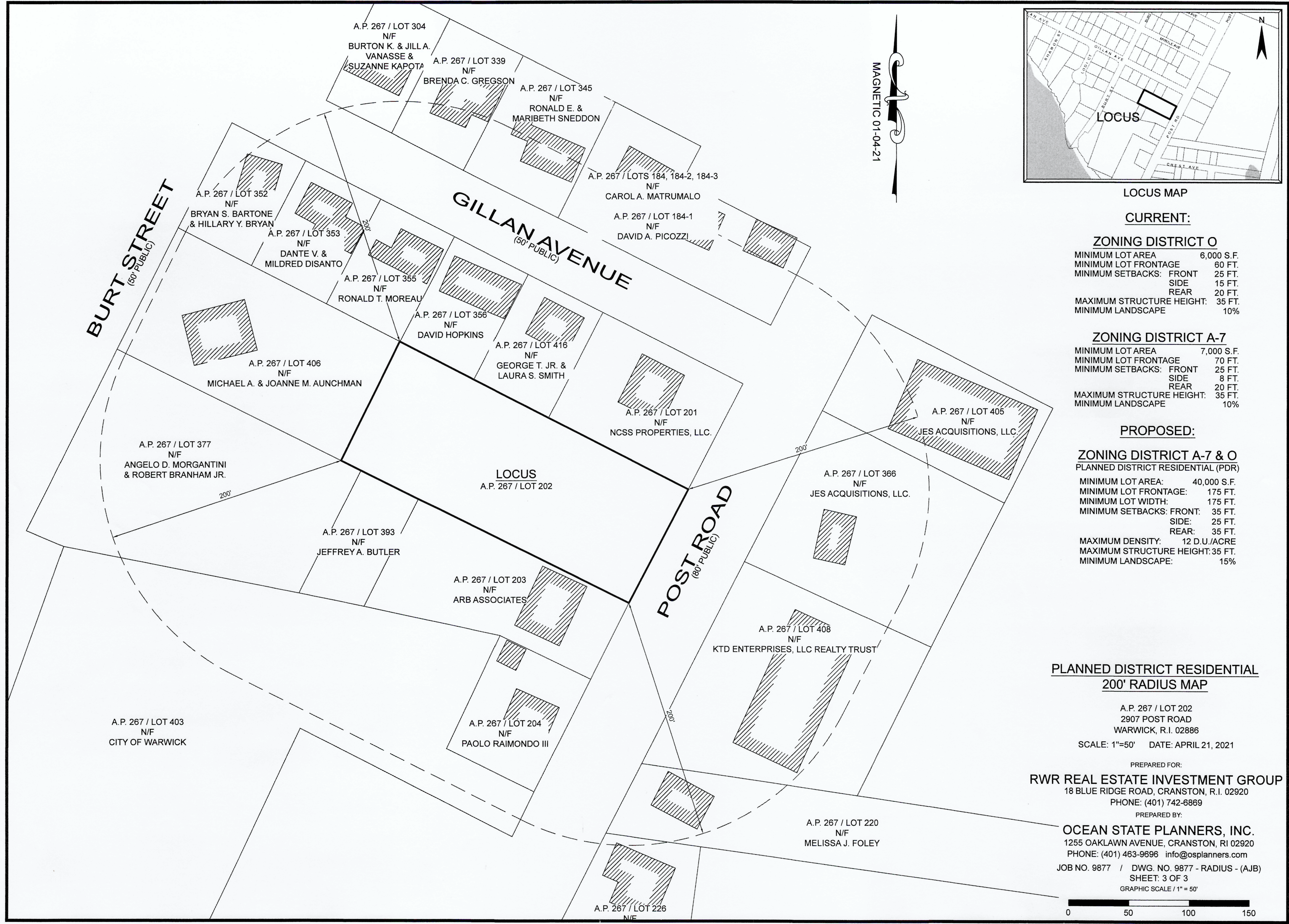
PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
PHONE: (401) 463-9696    info@osplanners.com  
JOB NO. 9877 / DWG. NO. 9877 - PC - (AJB)  
SHEET: 2 OF 3  
GRAPHIC SCALE / 1" = 20'

I HEREBY CERTIFY THAT HIS 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. 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.

**SURVEY CLASSIFICATION:**  
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 NOVEMBER 25, 2015, AS FOLLOWS:  
**TYPE OF BOUNDARY SURVEY:** LIMITED CONTENT BOUNDARY SURVEY    **MEASUREMENT SPECIFICATION:** CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.  
BY: *[Signature]*    DATE: 5/05/21  
RICHARD T. BZDYRA, P.L.S. LICENSE #1786; COA # LS-A60





LOCUS MAP

**CURRENT:**

**ZONING DISTRICT O**  
 MINIMUM LOT AREA 6,000 S.F.  
 MINIMUM LOT FRONTAGE 60 FT.  
 MINIMUM SETBACKS: FRONT 25 FT.  
                           SIDE 15 FT.  
                           REAR 20 FT.  
 MAXIMUM STRUCTURE HEIGHT: 35 FT.  
 MINIMUM LANDSCAPE 10%

**ZONING DISTRICT A-7**  
 MINIMUM LOT AREA 7,000 S.F.  
 MINIMUM LOT FRONTAGE 70 FT.  
 MINIMUM SETBACKS: FRONT 25 FT.  
                           SIDE 8 FT.  
                           REAR 20 FT.  
 MAXIMUM STRUCTURE HEIGHT: 35 FT.  
 MINIMUM LANDSCAPE 10%

**PROPOSED:**

**ZONING DISTRICT A-7 & O**  
 PLANNED DISTRICT RESIDENTIAL (PDR)  
 MINIMUM LOT AREA: 40,000 S.F.  
 MINIMUM LOT FRONTAGE: 175 FT.  
 MINIMUM LOT WIDTH: 175 FT.  
 MINIMUM SETBACKS: FRONT: 35 FT.  
                           SIDE: 25 FT.  
                           REAR: 35 FT.  
 MAXIMUM DENSITY: 12 D.U./ACRE  
 MAXIMUM STRUCTURE HEIGHT: 35 FT.  
 MINIMUM LANDSCAPE: 15%

**PLANNED DISTRICT RESIDENTIAL  
 200' RADIUS MAP**

A.P. 267 / LOT 202  
 2907 POST ROAD  
 WARWICK, R.I. 02886  
 SCALE: 1"=50' DATE: APRIL 21, 2021

PREPARED FOR:  
**RWR REAL ESTATE INVESTMENT GROUP**  
 18 BLUE RIDGE ROAD, CRANSTON, R.I. 02920  
 PHONE: (401) 742-6869

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
 PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9877 / DWG. NO. 9877 - RADIUS - (AJB)  
 SHEET: 3 OF 3  
 GRAPHIC SCALE / 1" = 50'

