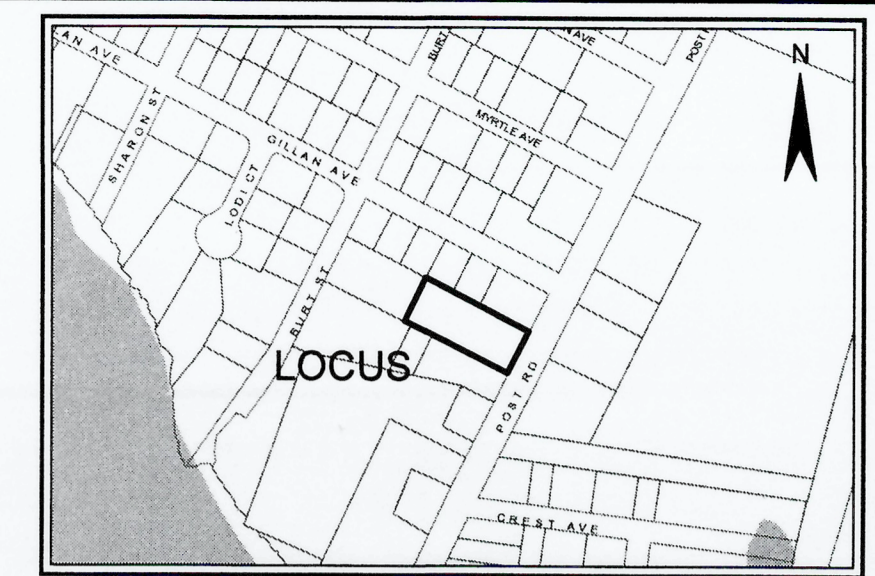
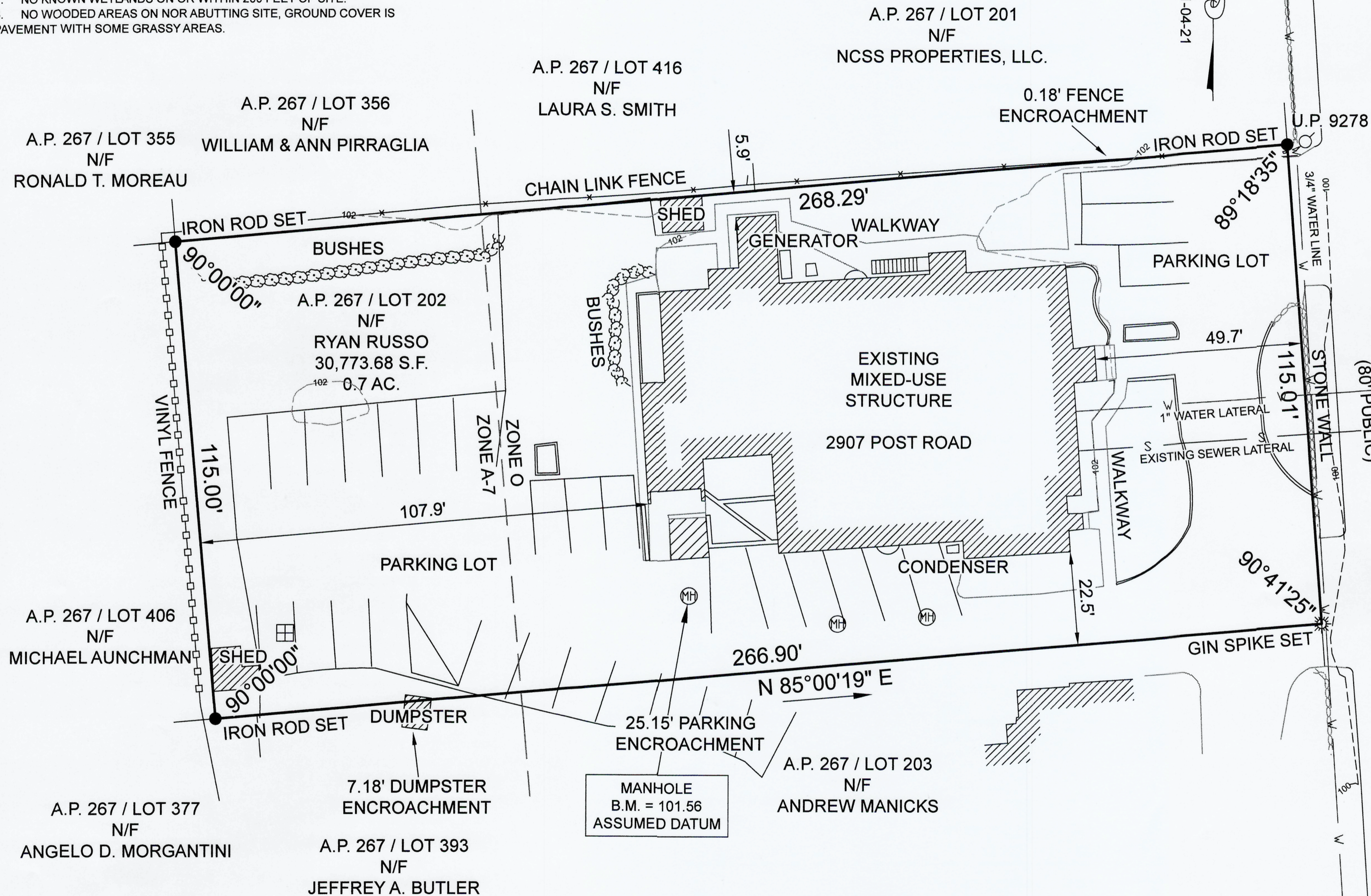


REFERENCE:

1. DEED BK. 327 PG. 330
2. RIDEM WQC/STW FILE NO. 22-030; UIC FILE NO. 002091

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.
8. NO WOODED AREAS ON NOR ABUTTING SITE, GROUND COVER IS PAVEMENT WITH SOME GRASSY AREAS.



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%

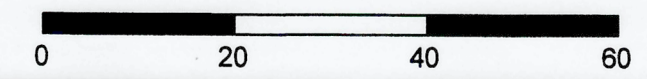
POST ROAD
(80' PUBLIC)

PLANNED DISTRICT RESIDENTIAL EXISTING CONDITIONS SURVEY

A.P. 267 / LOT 202
2907 POST ROAD
WARWICK, R.I. 02886
SCALE: 1"=20' DATE: AUGUST 17, 2022

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 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: *Richard T. Bzdyra* DATE: 8/17/22
RICHARD T. BZDYRA, PLS; LICENSE #1786, COA # LS-A60



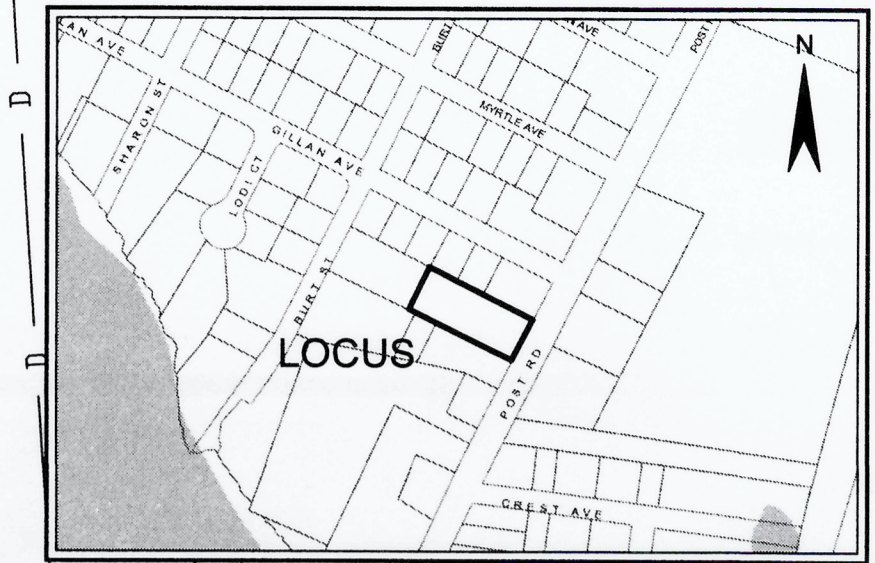
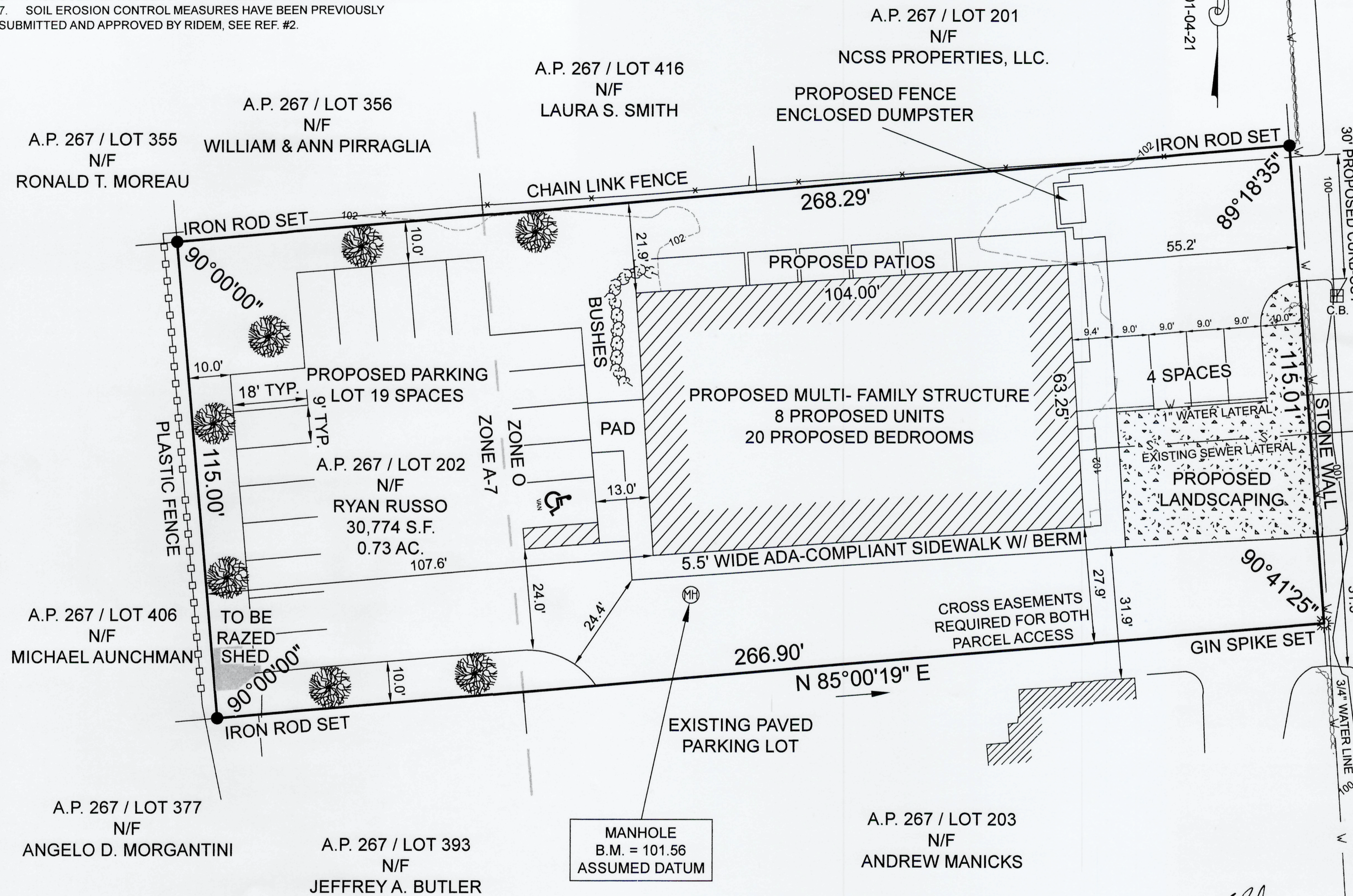
REFERENCE:

- DEED BK. 327 PG. 330
- RIDEM WQC/STW FILE NO. 22-030; UIC FILE NO. 002091

NOTE:

- FEMA MAP 44003C0129J / 10-02-15 / ZONE X
- ALL PARCELS HAVE ACCESS TO SEWERS.
- REQUIRED PARKING: 2.5 SPACES / DWELLING UNIT = 20 SPACES.
- PROPOSED PARKING: 22 SPACES.
- REQUIRED ADA PARKING: 1 SPACE WITH 1 VAN ACCESSIBLE SPACE.
- PROPOSED ADA PARKING: 1 VAN ACCESSIBLE SPACE.
- SOIL EROSION CONTROL MEASURES HAVE BEEN PREVIOUSLY SUBMITTED AND APPROVED BY RIDEM, SEE REF. #2.

PARCEL HAS BEEN 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
 PROPOSED DENSITY: 10.96 D.U./ACRE
 MAXIMUM STRUCTURE HEIGHT: 35 FT.
 MINIMUM LANDSCAPE: 15%
 PROPOSED LANDSCAPE: 22.29%

SEE PLAN BY GM2 INC. FOR PROPOSED UTILITY DETAILS.

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: AUGUST 17, 2022
 REVISION: NOVEMBER 1, 2022 (AJB)
 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 PLAN 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.

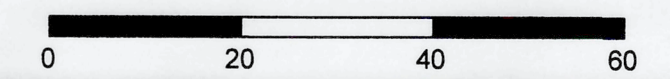
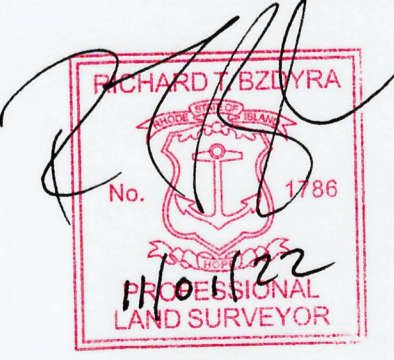
SURVEY CLASSIFICATION:

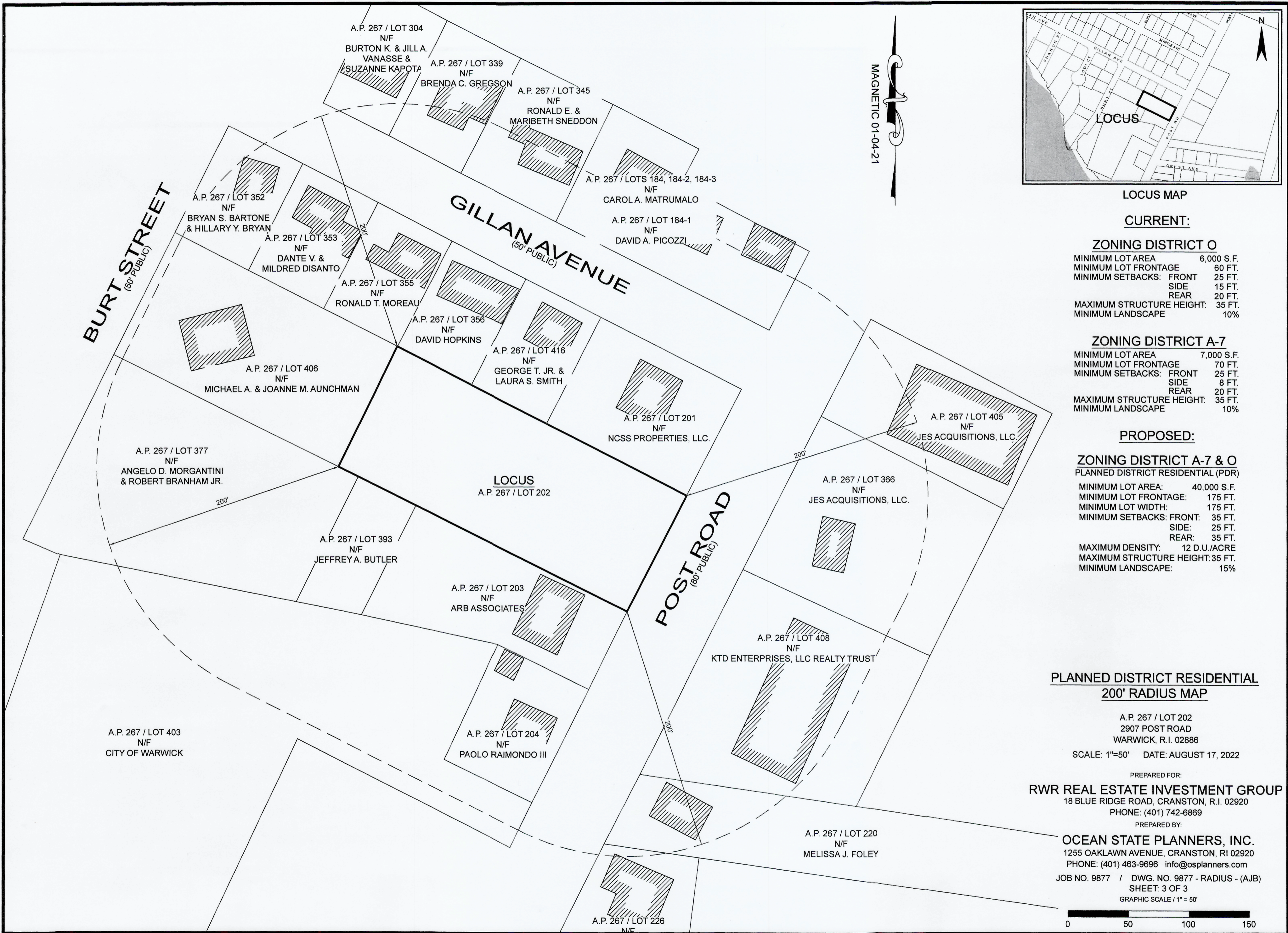
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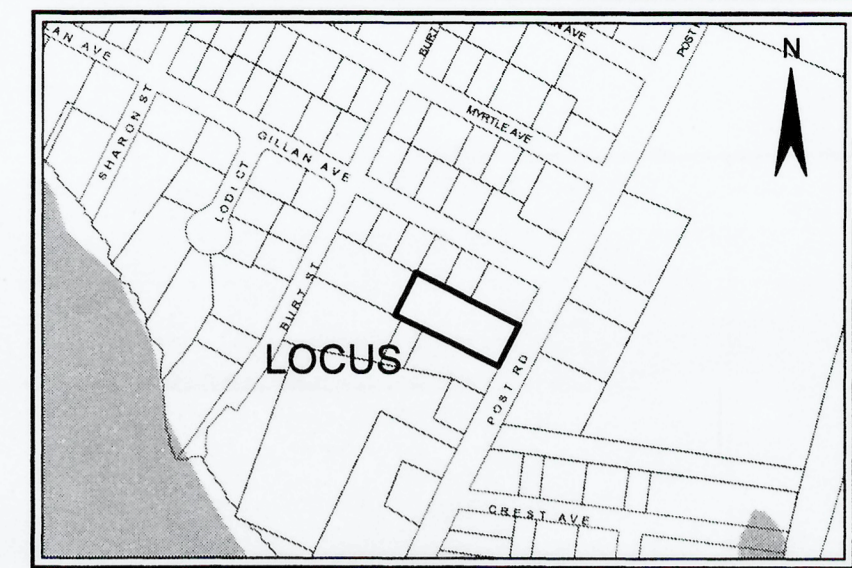
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: Nov. 01, 2022
 RICHARD T. BZDYRA, PLS. LICENSE #1786; COA # LS-A60





MAGNETIC 01-04-21



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: AUGUST 17, 2022

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

