

NOTE:

- FEMA MAP 44003C0136G / 12-03-10 / ZONES AE & X
- EXISTING STRUCTURE IS SERVICED BY SEPTIC SYSTEM.
- SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
- NO HISTORIC CEMETERIES ON OR IMMEDIATELY ADJACENT TO THE SITE.
- NO UNIQUE NATURAL OR HISTORIC FEATURES ON THE SITE.
- NO KNOWN EASEMENTS ON SITE.
- NO OBSERVED NOR DOCUMENTED GAS LINE WITHIN VALLEY BROOK DRIVE.

SOIL ANALYSIS:

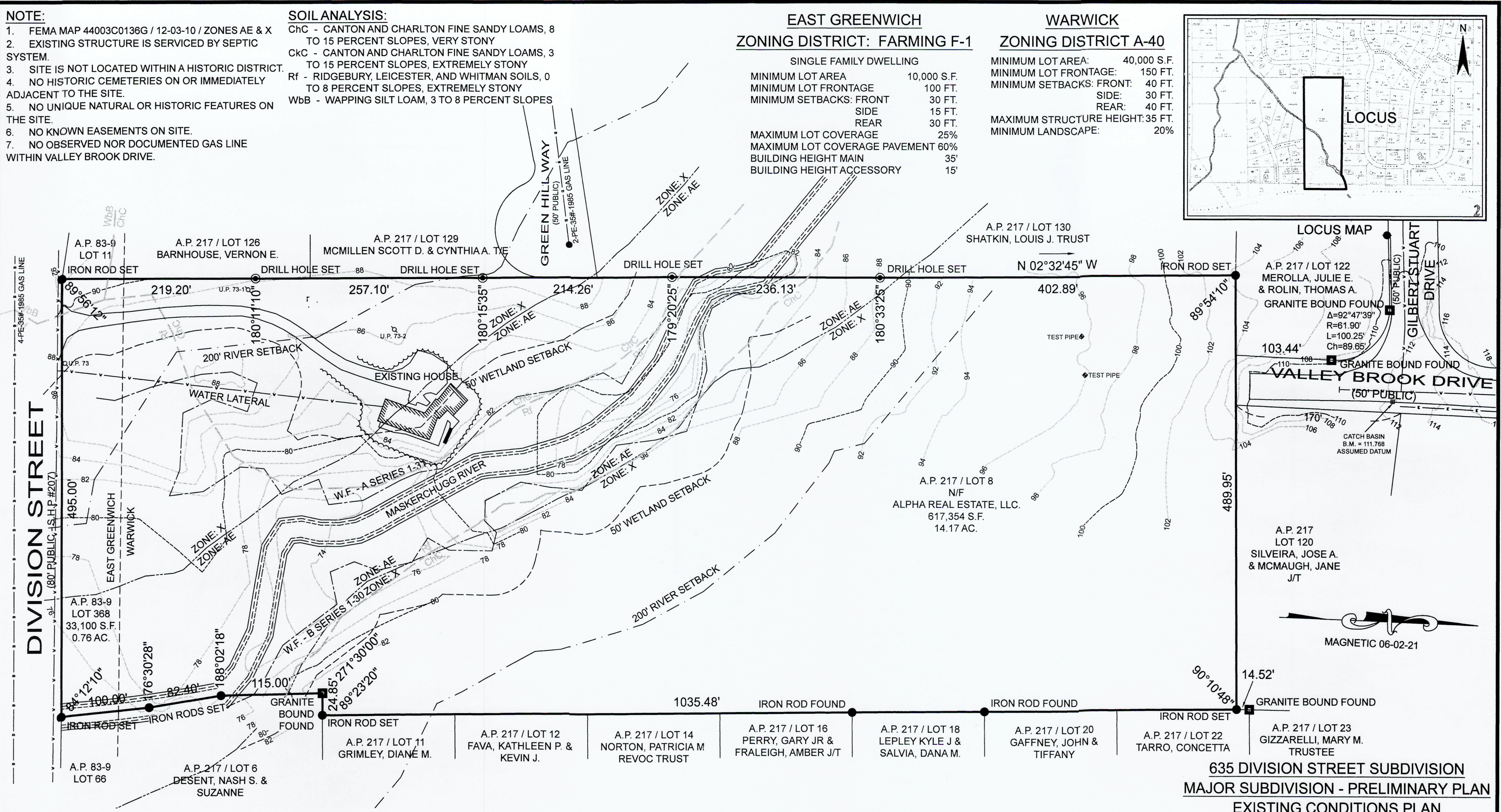
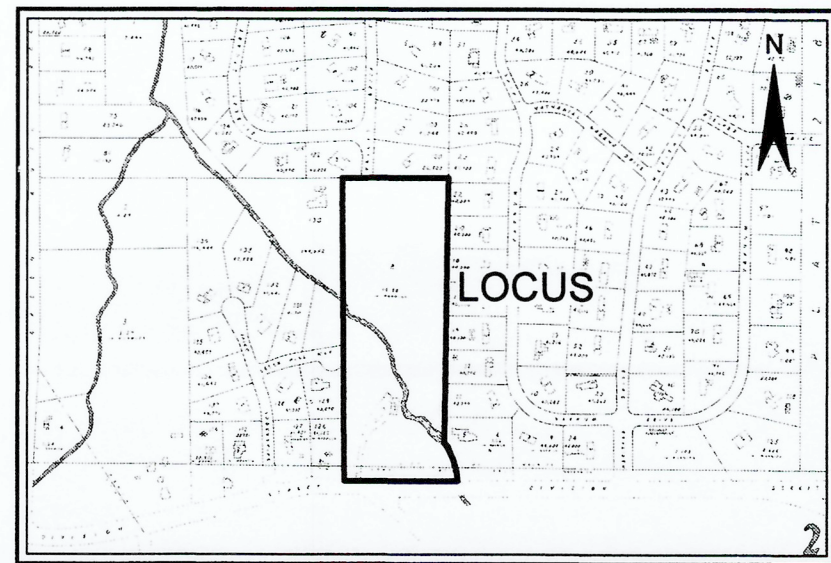
- ChC - CANTON AND CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES, VERY STONY
- CkC - CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES, EXTREMELY STONY
- Rf - RIDGEBURY, LEICESTER, AND WHITMAN SOILS, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY
- WbB - WAPPING SILT LOAM, 3 TO 8 PERCENT SLOPES

**EAST GREENWICH
ZONING DISTRICT: FARMING F-1**

- SINGLE FAMILY DWELLING**
- MINIMUM LOT AREA: 10,000 S.F.
 - MINIMUM LOT FRONTAGE: 100 FT.
 - MINIMUM SETBACKS: FRONT: 30 FT.
 - SIDE: 15 FT.
 - REAR: 30 FT.
 - MAXIMUM LOT COVERAGE: 25%
 - MAXIMUM LOT COVERAGE PAVEMENT: 60%
 - BUILDING HEIGHT MAIN: 35'
 - BUILDING HEIGHT ACCESSORY: 15'

**WARWICK
ZONING DISTRICT A-40**

- MINIMUM LOT AREA: 40,000 S.F.
- MINIMUM LOT FRONTAGE: 150 FT.
- MINIMUM SETBACKS: FRONT: 40 FT.
- SIDE: 30 FT.
- REAR: 40 FT.
- MAXIMUM STRUCTURE HEIGHT: 35 FT.
- MINIMUM LANDSCAPE: 20%

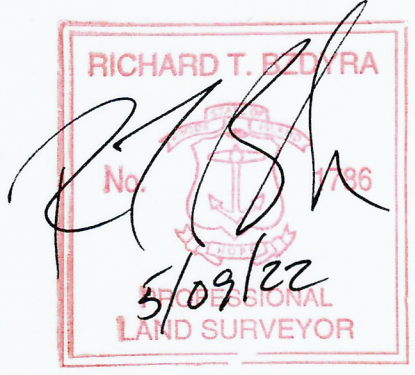


- REFERENCE:**
- DEED BK. 9141 / PG. 97
 - "HERITAGE PARK SUBDIVISION NO. 1 WARWICK R.I." P.C. 585
 - "FINAL PLAT VALLEY BROOK ESTATES SEC. 6" P.C. 650
 - "BRIARBROOK OWNER AND DEVELOPER A.B.W. REALTY COMPANY IO JEFFERSON BLVD. WARWICK, R.I." P.C. 769
 - R.I. S.H.P #207
 - ZONING DECISION BK. 9854 PG. 51
 - ZONING DECISION BK. 9904 PG. 129
 - RIDEM APPLICATION NO. 2135-0816 APPROVED: 11/9/21 - OWTS LOT #2
 - RIDEM APPLICATION NO. 2135-1612 SUBMITTED: 10/26/21 - OWTS LOT #1
 - RIDEM APPLICATION NO. 21-0320 SUBMITTED: 12/4/21 - WETLANDS

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:

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 AND PREPARE A TWO LOT SUBDIVISION.

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.



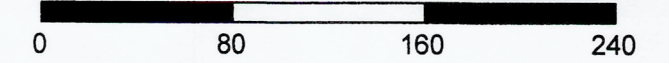
TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I
BY: RICHARD T. BZDYRA, PLS. LICENSE #1786; COA # LS-A60
DATE: 5/09/22

TOTAL AREA OF PARCEL (EAST GREENWICH & WARWICK):
650,454 S.F. (14.93 ACRES)

**635 DIVISION STREET SUBDIVISION
MAJOR SUBDIVISION - PRELIMINARY PLAN
EXISTING CONDITIONS PLAN**

A.P. 217 / LOT 8
635 DIVISION STREET
WARWICK, R.I. 02886
SCALE: 1"=80' DATE: APRIL 19, 2022
REVISION: MAY 9, 2022
PREPARED FOR:
ALPHA REAL ESTATE LENDING, LLC.
75 LAMBERT LIND HIGHWAY, WARWICK, R.I. 02886
PHONE: (401) 732-3700

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com
JOB NO. 9622 / DWG. NO. 9622 - Prelim 1 - (AJB)
SHEET: 1 OF 4
GRAPHIC SCALE / 1" = 80'



NOTE:

- LOT 2 HAS 50 FT. OF LOT FRONTAGE ON VALLEY BROOK DRIVE AND 485.95 FT. OF LOT WIDTH.
- FEMA MAP 44003C0136G / 12-03-10 / ZONES AE & X
- BOTH LOTS WILL BE SERVICED BY SEPTIC SYSTEMS.
- SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
- NO HISTORIC CEMETERIES ON OR IMMEDIATELY ADJACENT TO THE SITE.
- NO UNIQUE NATURAL OR HISTORIC FEATURES ON THE SITE.
- NO KNOWN EASEMENTS ON SITE.
- NO OBSERVED NOR DOCUMENTED GAS LINE WITHIN VALLEY BROOK DRIVE.
- NO ADDITIONAL STORMWATER SHALL BE REDIRECTED TOWARD ABUTTING PROPERTIES OR CITY RIGHT-OF-WAYS.
- EXISTING TREES NOT SHOWN TO BE CLEARED SHALL BE PRESERVED AND PROTECTED TO THE MAXIMUM EXTENT POSSIBLE.
- A MINIMUM OF 1 2"-2.5" DECIDUOUS TREE SHALL BE PRESERVED OR PLANTED ALONG THE RIGHT-OF-WAY FOR EVERY 50' OF FRONTAGE.

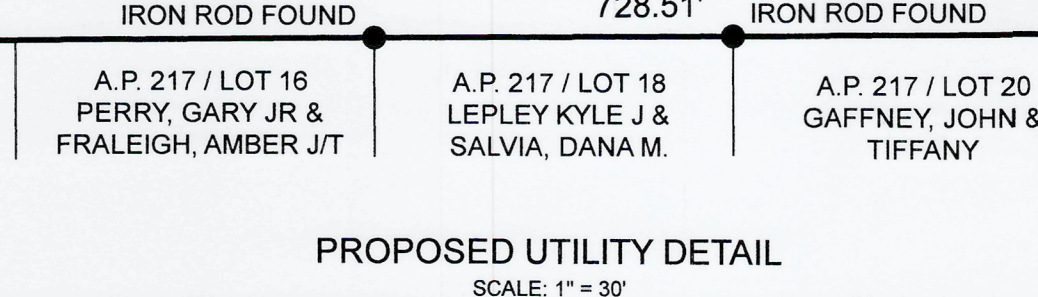
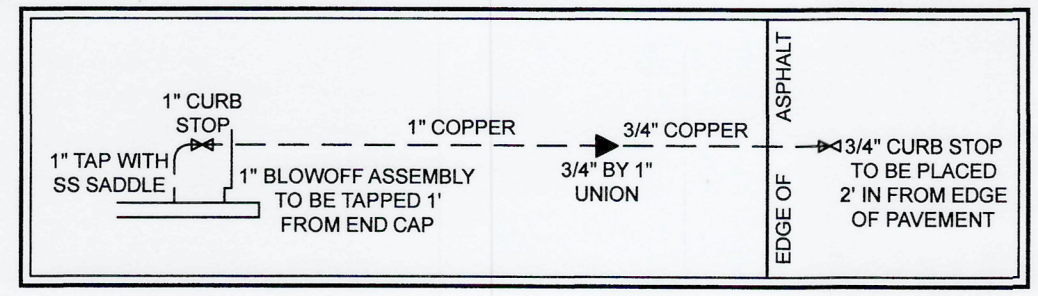
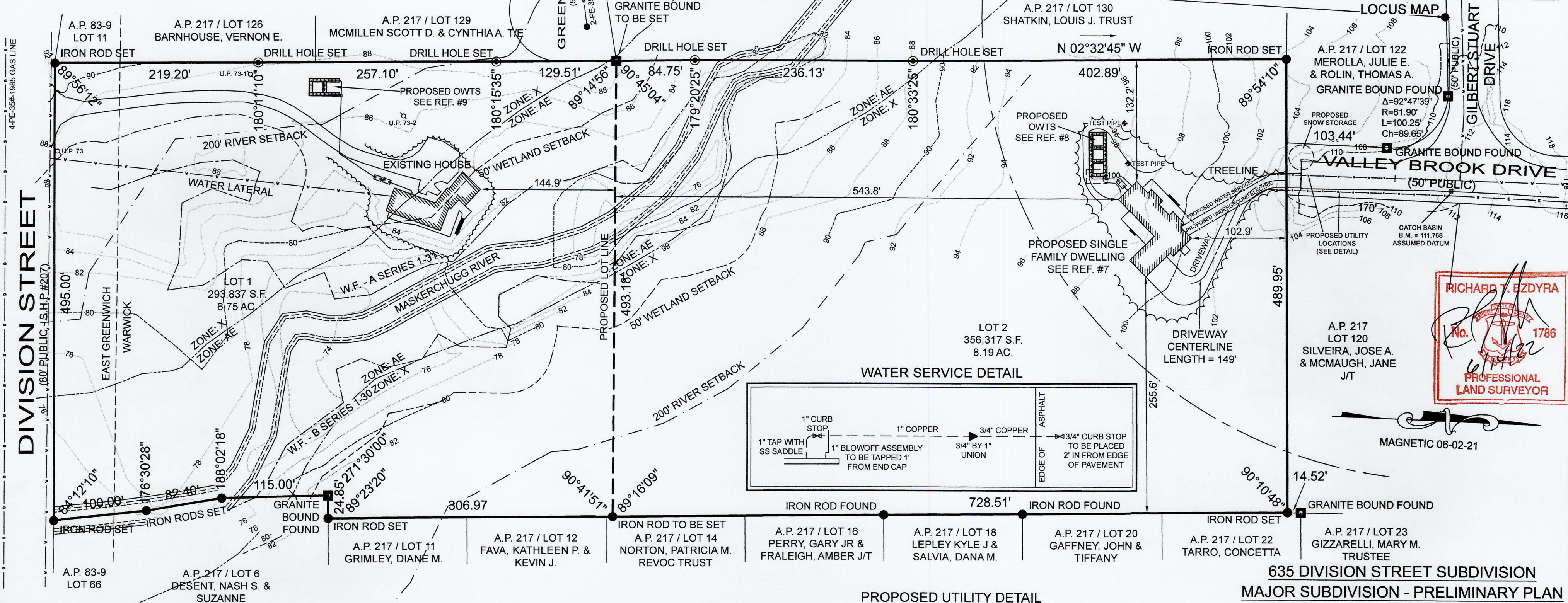
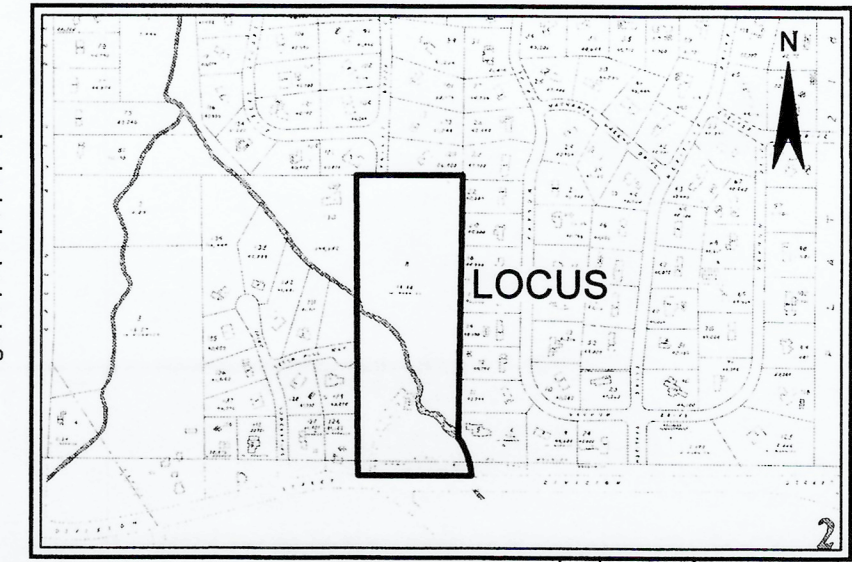
TOTAL AREA OF PARCEL 650,454 S.F. (14.93 ACRES)
 TOTAL PROPOSED LOTS 2
 TOTAL PROPOSED DWELLINGS 1 NEW DWELLING
 ZONING RELIEF FOR FRONTAGE REQUIRED

EAST GREENWICH
ZONING DISTRICT: FARMING F-1

WARWICK
ZONING DISTRICT A-40

SINGLE FAMILY DWELLING
 MINIMUM LOT AREA 10,000 S.F.
 MINIMUM LOT FRONTAGE 100 FT.
 MINIMUM SETBACKS: FRONT 30 FT.
 SIDE 15 FT.
 REAR 30 FT.
 MAXIMUM LOT COVERAGE 25%
 MAXIMUM LOT COVERAGE PAVEMENT 60%
 BUILDING HEIGHT MAIN 35'
 BUILDING HEIGHT ACCESSORY 15'

MINIMUM LOT AREA: 40,000 S.F.
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 MINIMUM LOT WIDTH: 150 FT.
 MINIMUM SETBACKS: FRONT: 40 FT.
 SIDE: 30 FT.
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 MINIMUM LANDSCAPE: 20%



RICHARD T. BZDYRA
 No. 1786
 PROFESSIONAL LAND SURVEYOR

REFERENCE:

- DEED BK. 9141 / PG. 97
- "HERITAGE PARK SUBDIVISION NO.1 WARWICK R.I." P.C. 585
- "FINAL PLAT VALLEY BROOK ESTATES SEC. 6" P.C. 650
- "BRIARBROOK OWNER AND DEVELOPER A.B.W. REALTY COMPANY IO JEFFERSON BLVD. WARWICK, R.I." P.C. 769
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- ZONING DECISION BK. 9854 PG. 51
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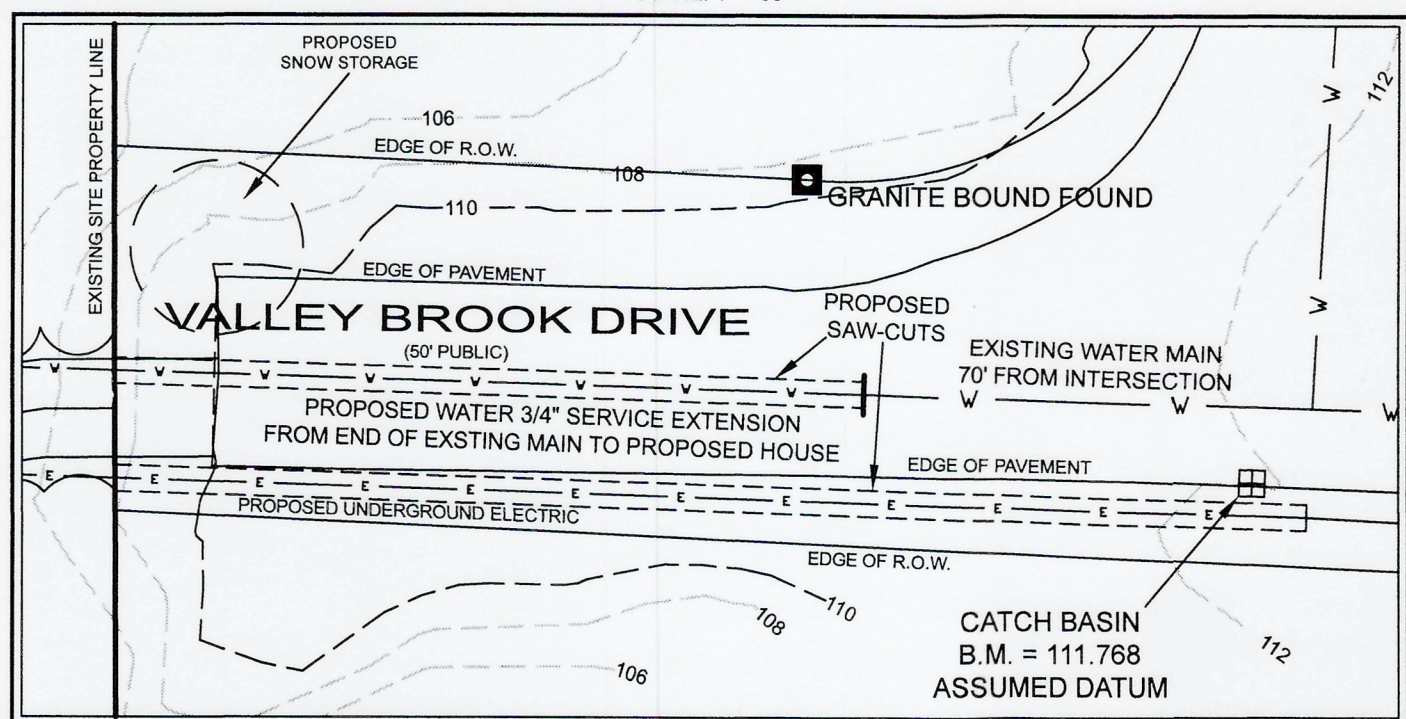
SURVEY CLASSIFICATION:

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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 AND PREPARE A TWO LOT SUBDIVISION.

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS I

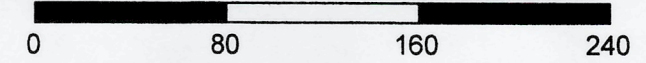
BY: RICHARD T. BZDYRA, PLS. LICENSE # 1786; COA # LS-A60
 DATE: 6/14/22



**635 DIVISION STREET SUBDIVISION
 MAJOR SUBDIVISION - PRELIMINARY PLAN
 PROPOSED DEVELOPMENT PLAN**

A.P. 217 / LOT 8
 635 DIVISION STREET
 WARWICK, R.I. 02886
 SCALE: 1"=80' DATE: APRIL 19, 2022
 REVISION: JUNE 8, 2022
 PREPARED FOR:
ALPHA REAL ESTATE LENDING, LLC.
 75 LAMBERT LIND HIGHWAY, WARWICK, R.I. 02886
 PHONE: (401) 732-3700

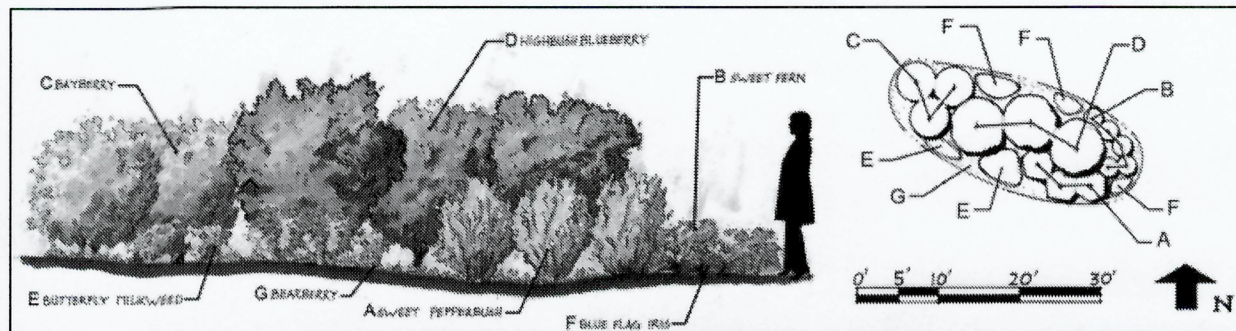
PREPARED BY:
OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920
 PHONE: (401) 463-9696 info@osplanners.com
 JOB NO. 9622 / DWG. NO. 9622 - Prelim 2 - (AJB)
 SHEET: 2 OF 4
 GRAPHIC SCALE: 1" = 80'



**DIVISION STREET
VALLEY BROOK DRIVE
GREEN HILL WAY**

STREET INDEX

NOTE:
1. S.H.G.W.T. = 24" (PER RIDEM APP #2135-0816)



RAIN GARDEN EXAMPLE PLANTING

GENERAL

1. THIS PLAN IS INTENDED TO PROVIDE GUIDANCE AND INSTRUCTION TO THE OWNER AND CONTRACTOR(S) IN THE PREVENTION OF EROSION AND SEDIMENTATION BOTH ON-SITE AND OFF-SITE. THIS PLAN IS INTENDED TO ALLOW ANY EROSION APPROVALS TO BE MORE SPECIFIC IN ADDRESSING ITEMS OF CONCERN. IF, UPON ISSUANCE OF ANY ORDER, APPROVAL OR PERMIT BY ANY MUNICIPAL, STATE OR FEDERAL ENTITY, ANY ITEMS SPECIFIED HEREIN ARE IN CONFLICT WITH SUCH ORDER, SAID ORDERS SHALL SUPERCEDE THE REQUIREMENTS SPECIFIED ON THIS PLAN.
2. THIS PLAN IS PART OF A SET OF DOCUMENTS THAT ARE TO BE VIEWED AND REVIEWED IN THEIR ENTIRETY. SUCH DOCUMENTS INCLUDE THE CONSTRUCTION SPECIFICATIONS, CONSTRUCTION PLANS AND ANY PERMITS ISSUED BY THE CITY OF WARWICK OR THE STATE OF RHODE ISLAND, THEIR AGENTS, OR OTHER REGULATORY AGENCIES.

EROSION CONTROL MEASURES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED, THIS PLAN SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY ORDER ISSUED BY THE REGULATORY AGENCY HAVING JURISDICTION OVER THIS PROJECT.
2. THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING OF THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE. THESE FUNDAMENTAL PRINCIPLE SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
3. ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 7 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE THAT CONSTRUCTION HAS CEASED OR IS TEMPORARILY HALTED.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES ON SITE. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENT REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF OFF-SITE.
5. AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER OFF-SITE AREAS OR EXISTING DRAINAGE SYSTEMS. ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND/OR EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

GENERAL CONSTRUCTION REQUIREMENTS

1. NO ON-SITE DISPOSAL OF SOLID WASTE, INCLUDING BUILDING MATERIALS, IS ALLOWED. THE BURIAL OF STUMPS, DEMOLITION DEBRIS, CONSTRUCTION DEBRIS OR OTHER MATERIAL SHALL NOT BE ALLOWED ANYWHERE ON-SITE.
2. NO MATERIALS SHALL BE DISPOSED OF INTO EXISTING OR PROPOSED SEWER OR DRAINAGE SYSTEMS, EITHER ON-SITE OR OFF-SITE. ALL CONTRACTORS, INCLUDING CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH WATER WILL DRAIN DIRECTLY TO OFF-SITE DRAINAGE SYSTEMS.
3. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WHICH SHALL INCLUDE SWEEPING OF ALL PAVED SURFACES THAT ARE IMPACTED BY SITE CONSTRUCTION ON A REGULAR BASIS, AS NEEDED.

PRE-CONSTRUCTION

1. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AT ANY LOCATION WHERE AREAS TO BE DISTURBED COULD CAUSE EROSION TO OTHER AREAS. THESE BARRIERS SHALL REMAIN IN PLACES UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED.
2. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA ON A PORTION OF THE AREA TO BE DISTURBED FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
3. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE, TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAY BALES, SILT FENCE AND CRUSHED STONE.
4. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON-SITE AND SHALL UTILIZED EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDERS.

PRELIMINARY SITE WORK

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROL SHALL BE UTILIZED ALONG THE DOWNSLOPE SIDE OF THE PILES IF THE PILES ARE TO REMAIN MORE THAN 3 WEEKS.
2. STOCKPILES SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE, IN AREAS OF MINIMAL IMPACT. IF A STOCKPILE IS LOCATED ON A SLOPE, THE RUNOFF SHALL BE DIRECTED AWAY FROM THE PILE.
3. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAY BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.

ROOF RUNOFF RAIN GARDEN CALCULATIONS:

IMPERMEABLE TRIBUTARY AREA = 3,440 S.F. ~ 3,500 S.F.
TRIB. AREA TO 8" DEEP GARDEN SQUARE FOOTAGE CONVERSION = 0.16
*FROM RI SMG TABLE 10
3,500 S.F. * 0.16 = 560 S.F. RAIN GARDEN REQUIRED
2 RAIN GARDENS PROPOSED: 286 S.F. + 274 S.F.

RAIN GARDEN 1: TRIBUTARY AREA: 286 S.F.
2:1 LENGTH TO WIDTH RATIO RECOMMENDED PER RI SMG
LENGTH=23 FT., WIDTH=12.5 FT.
23 FT. * 12.5 FT. = 288 S.F. RAIN GARDEN PROPOSED

RAIN GARDEN 2: TRIBUTARY AREA: 274 S.F.
2:1 LENGTH TO WIDTH RATIO RECOMMENDED PER RI SMG
LENGTH=23 FT., WIDTH=12 FT.
23 FT. * 12 FT. = 276 S.F. RAIN GARDEN PROPOSED

288 S.F. + 276 S.F. = 564 S.F. TOTAL RAIN GARDEN AREA

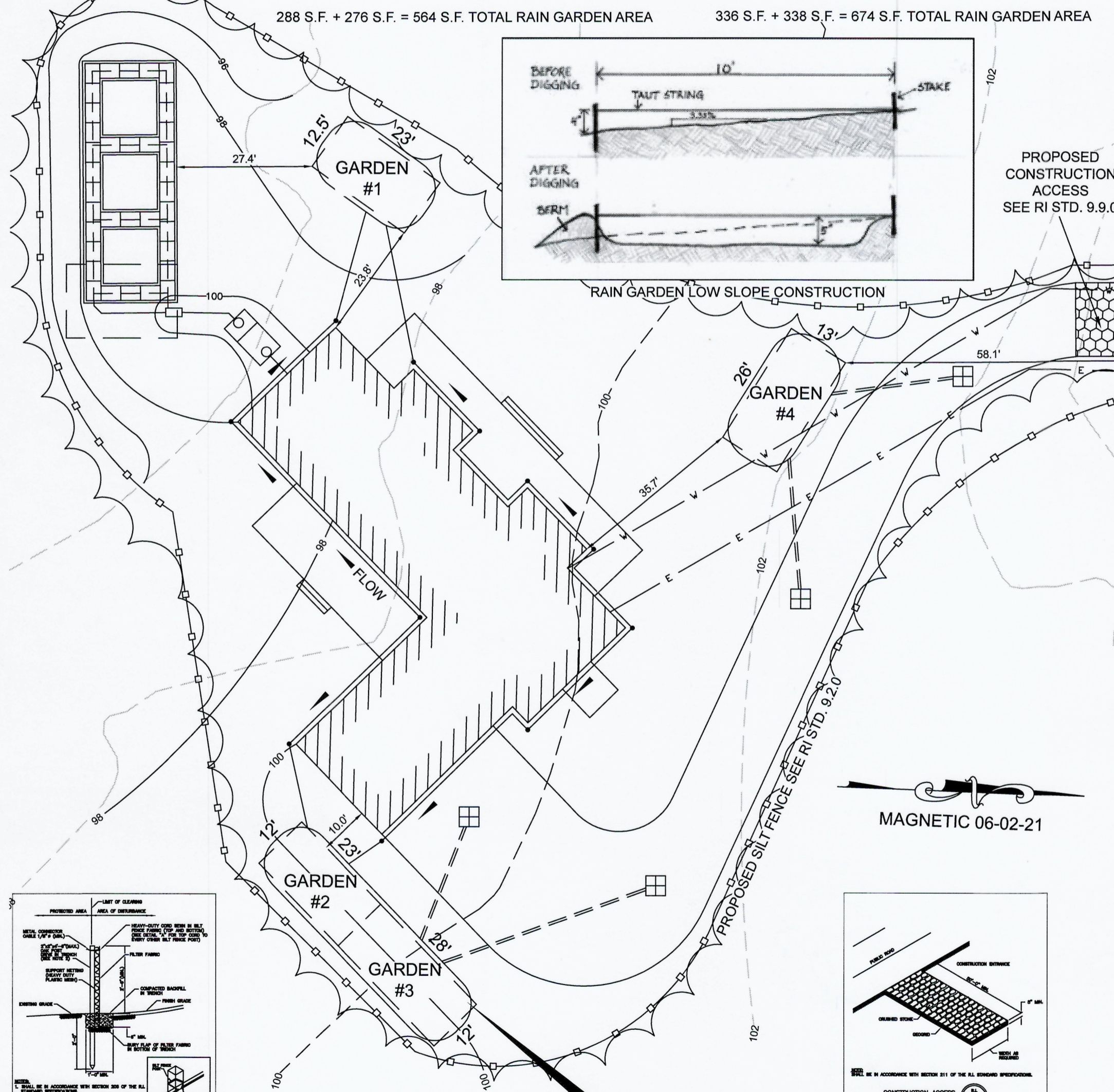
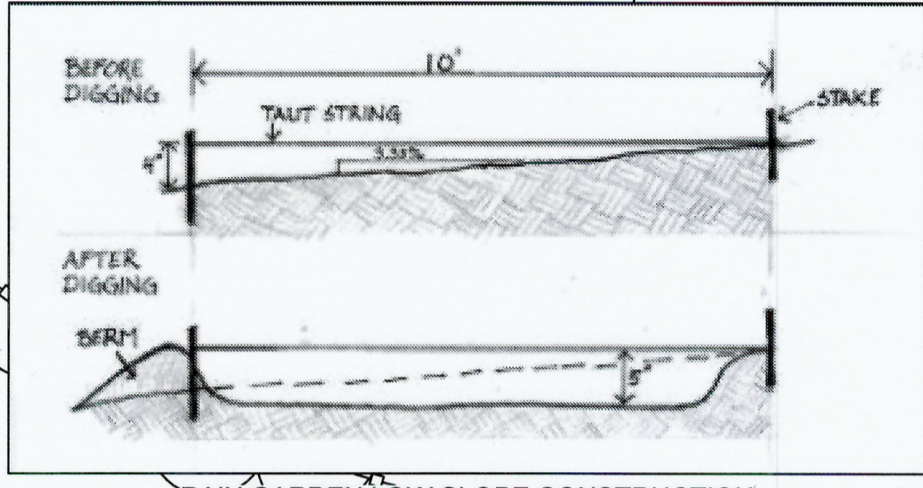
DRIVEWAY RUNOFF RAIN GARDEN CALCULATIONS:

IMPERMEABLE TRIBUTARY AREA = 4,135 S.F. ~ 4,200 S.F.
TRIB. AREA TO 8" DEEP GARDEN SQUARE FOOTAGE CONVERSION = 0.16
*FROM RI SMG TABLE 10
4,200 S.F. * 0.16 = 672 S.F. RAIN GARDEN REQUIRED
2 RAIN GARDENS PROPOSED: 336 S.F. + 336 S.F.

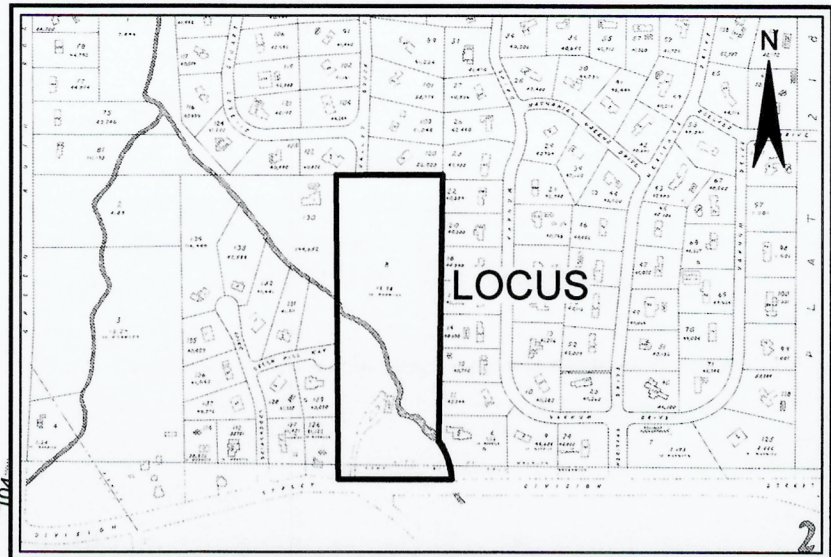
RAIN GARDEN 3: TRIBUTARY AREA: 336 S.F.
2:1 LENGTH TO WIDTH RATIO RECOMMENDED PER RI SMG
LENGTH=28 FT., WIDTH=12 FT.
28 FT. * 12 FT. = 336 S.F. RAIN GARDEN PROPOSED

RAIN GARDEN 4: TRIBUTARY AREA: 336 S.F.
2:1 LENGTH TO WIDTH RATIO RECOMMENDED PER RI SMG
LENGTH=26 FT., WIDTH=13 FT.
26 FT. * 13 FT. = 338 S.F. RAIN GARDEN PROPOSED

336 S.F. + 338 S.F. = 674 S.F. TOTAL RAIN GARDEN AREA



RAIN GARDEN TO BE PLANTED IN ACCORDANCE WITH THE RHODE ISLAND COASTAL PLANT GUIDE



LOCUS MAP

PROPOSED CONSTRUCTION ACCESS
SEE RI STD. 9.9.0

VALLEY BROOK DRIVE
(50' PUBLIC)

PROPOSED SNOW STORAGE
EDGE OF PAVEMENT
PROPOSED WATER SERVICE
EDGE OF PAVEMENT
PROPOSED UNDERGROUND ELECTRIC

CATCH BASIN
B.M. = 111.768
ASSUMED DATUM

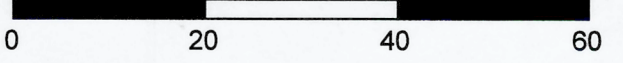
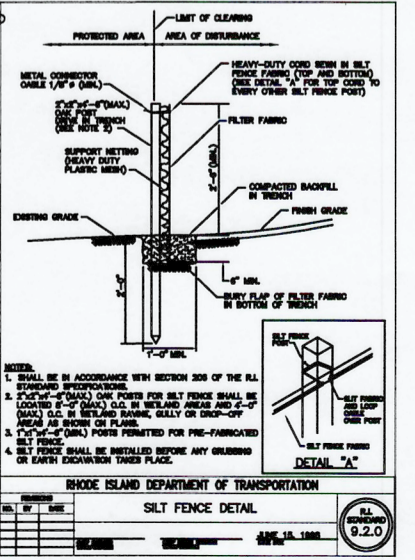
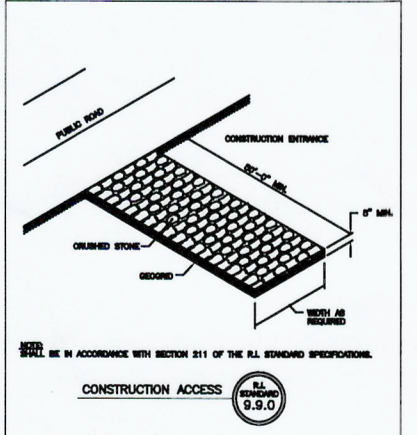
**635 DIVISION STREET SUBDIVISION
MAJOR SUBDIVISION - PRELIMINARY PLAN
SOIL EROSION & PLAN
SEDIMENTATION CONTROL PLAN**

A.P. 217 / LOT 8
635 DIVISION STREET
WARWICK, R.I. 02886
SCALE: 1"=20' DATE: APRIL 19, 2022

PREPARED FOR:
ALPHA REAL ESTATE LENDING, LLC.
75 LAMBERT LIND HIGHWAY, WARWICK, R.I. 02886
PHONE: (401) 732-3700

PREPARED BY:
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PHONE: (401) 463-9696 info@osplanners.com
JOB NO. 9622 / DWG. NO. 9622 - Prelim 3 - (AJB)
SHEET: 3 OF 4
GRAPHIC SCALE 1" = 20'

MAGNETIC 06-02-21



EAST GREENWICH

ZONING DISTRICT: FARMING F-1

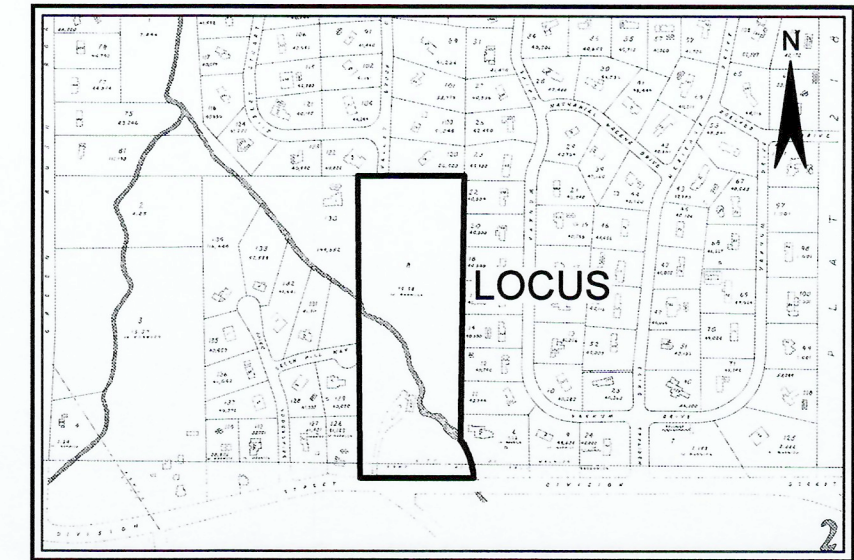
SINGLE FAMILY DWELLING

MINIMUM LOT AREA	10,000 S.F.
MINIMUM LOT FRONTAGE	100 FT.
MINIMUM SETBACKS: FRONT	30 FT.
SIDE	15 FT.
REAR	30 FT.
MAXIMUM LOT COVERAGE	25%
MAXIMUM LOT COVERAGE PAVEMENT	60%
BUILDING HEIGHT MAIN	35'
BUILDING HEIGHT ACCESSORY	15'

WARWICK

ZONING DISTRICT A-40

MINIMUM LOT AREA:	40,000 S.F.
MINIMUM LOT FRONTAGE:	150 FT.
MINIMUM SETBACKS: FRONT:	40 FT.
SIDE:	30 FT.
REAR:	40 FT.
MAXIMUM STRUCTURE HEIGHT:	35 FT.
MINIMUM LANDSCAPE:	20%



LOCUS MAP



**635 DIVISION STREET SUBDIVISION
MAJOR SUBDIVISION - PRELIMINARY PLAN**

400' RADIUS MAP

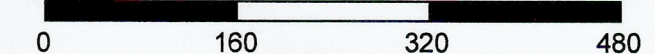
A.P. 217 / LOT 8
635 DIVISION STREET
WARWICK, R.I. 02886

SCALE: 1"=160' DATE: APRIL 19, 2022

PREPARED FOR:
ALPHA REAL ESTATE LENDING, LLC.
75 LAMBERT LIND HIGHWAY, WARWICK, R.I. 02886
PHONE: (401) 732-3700

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SHEET: 4 OF 4

GRAPHIC SCALE / 1" = 160'

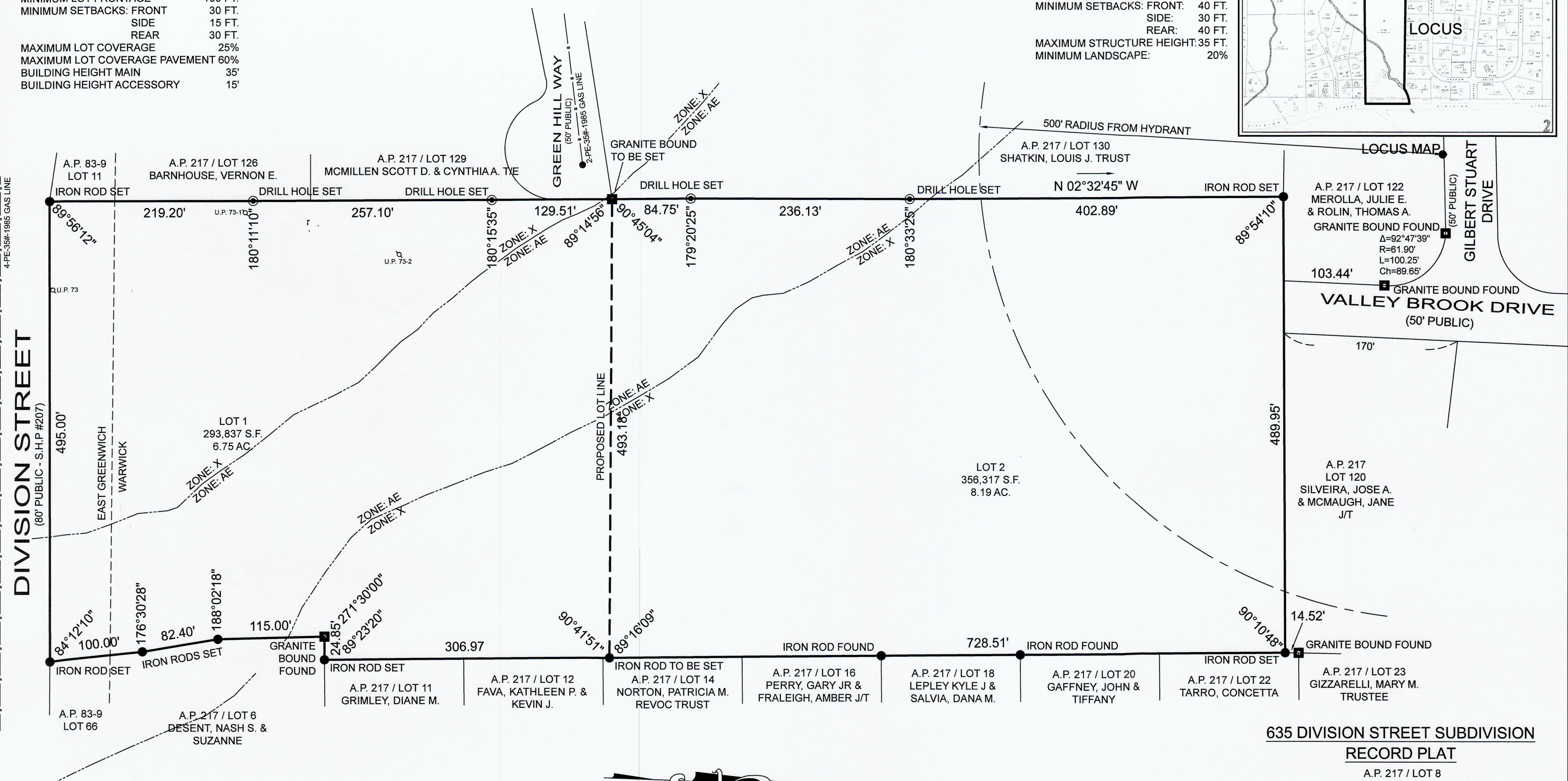
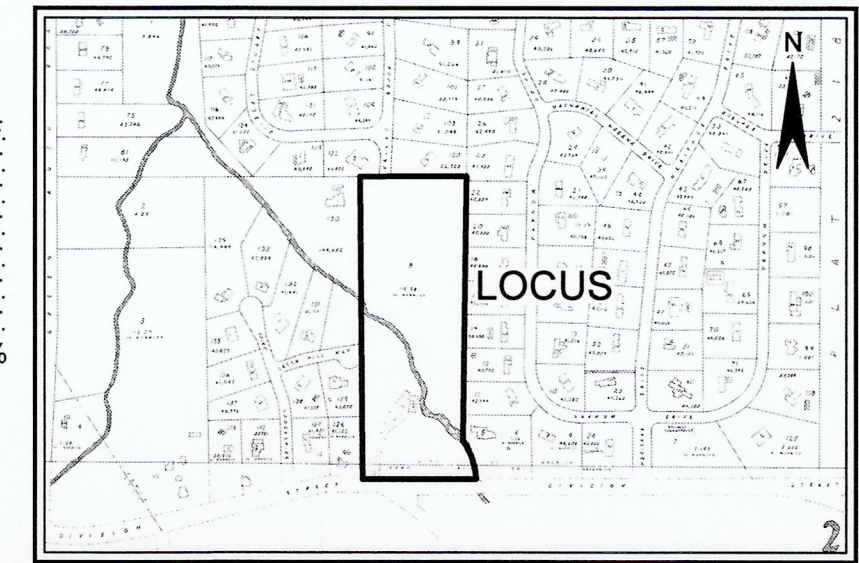


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 MINIMUM LOT AREA 10,000 S.F.
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 MINIMUM SETBACKS: FRONT: 40 FT.
 SIDE: 30 FT.
 REAR: 40 FT.
 MAXIMUM STRUCTURE HEIGHT: 35 FT.
 MINIMUM LANDSCAPE: 20%



- REFERENCE:**
- DEED BK 9141 / PG. 97
 - "HERITAGE PARK SUBDIVISION NO.1 WARWICK R.I." P.C. 585
 - "FINAL PLAT VALLEY BROOK ESTATES SEC. 6" P.C. 650
 - "BRIARBROOK OWNER AND DEVELOPER A.B.W. REALTY COMPANY IO JEFFERSON BLVD. WARWICK, R.I." P.C. 769
 - R.I. S.H.P.#207

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:

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 AND PREPARE A TWO LOT SUBDIVISION.

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.

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS I
 BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA# LS-A60
 DATE:

635 DIVISION STREET SUBDIVISION
RECORD PLAT

A.P. 217 / LOT 8
 635 DIVISION STREET
 WARWICK, R.I. 02818
 SCALE: 1"=80' DATE: APRIL 19, 2022

PREPARED FOR:
ALPHA REAL ESTATE LENDING, LLC.
 75 LAMBERT LIND HIGHWAY, WARWICK, R.I. 02886
 PHONE: (401) 732-3700

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

JOB NO. 9622 / DWG. NO. 9622 - RECORD - (AJB)

