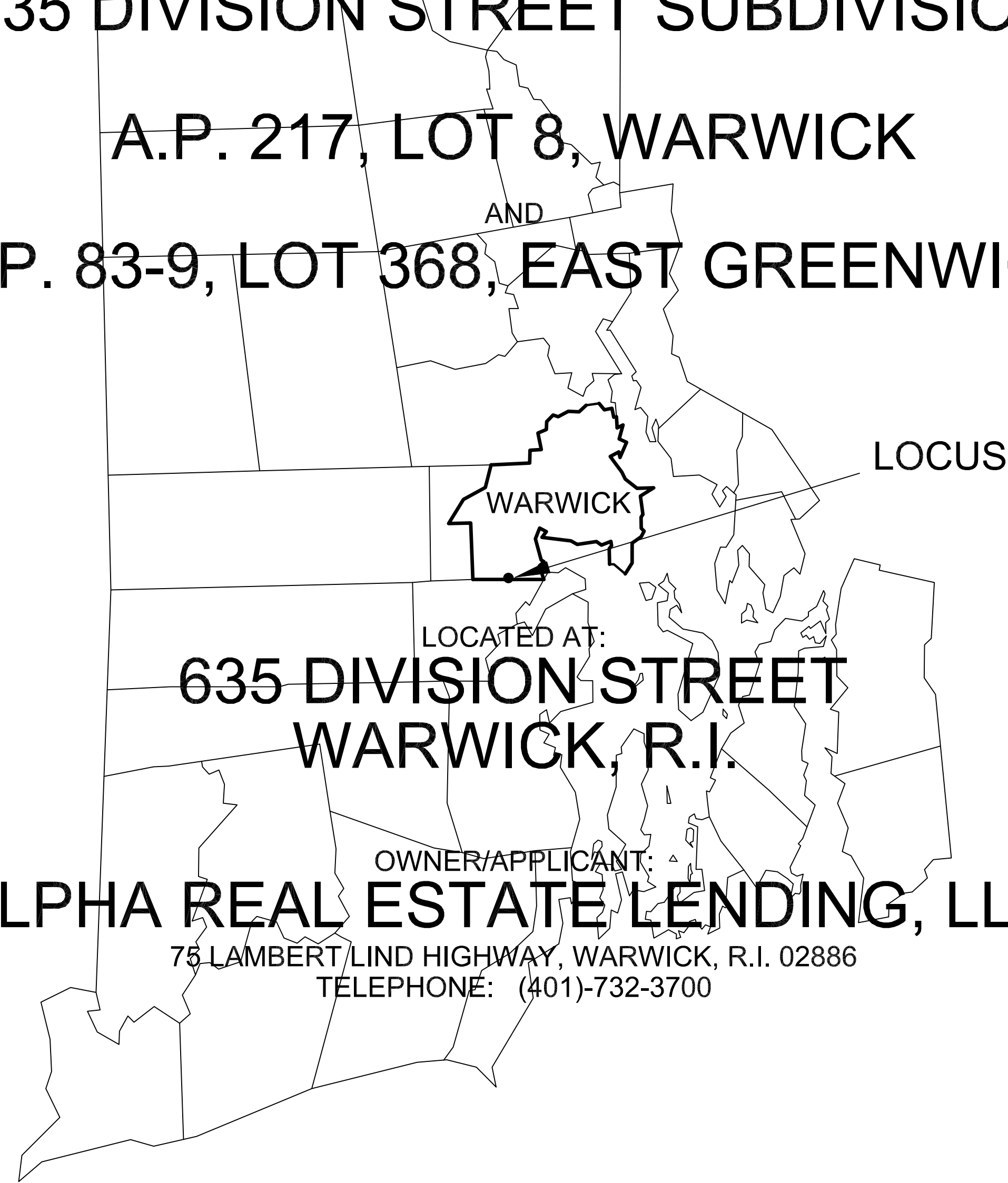


# MASTER PLAN

FOR:  
**635 DIVISION STREET SUBDIVISION**

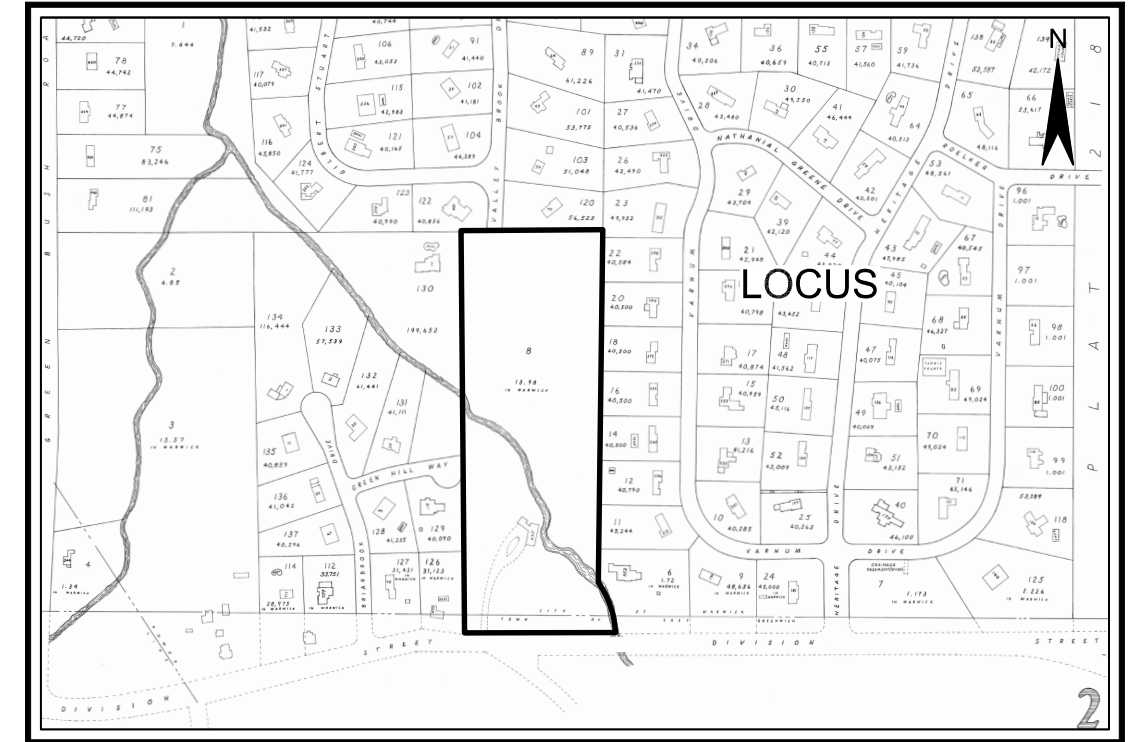
**A.P. 217, LOT 8, WARWICK**

AND  
**A.P. 83-9, LOT 368, EAST GREENWICH**



LOCATED AT:  
**635 DIVISION STREET  
 WARWICK, R.I.**

OWNER/APPLICANT:  
**ALPHA REAL ESTATE LENDING, LLC.**  
 75 LAMBERT LIND HIGHWAY, WARWICK, R.I. 02886  
 TELEPHONE: (401)-732-3700



VICINITY MAP  
 FROM A.P. 217



AERIAL MAP  
 NOT TO SCALE

**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%

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 - Sub 1 - (AJB)  
 SHEET: 1 OF 4  
 NOT TO SCALE

NOTE: PORTION OF PARCEL IS IN EAST GREENWICH ASSESSOR MAP 83 PLAN 9 LOT 368, 0.68 ACRES.

**REFERENCE:**  
1. DEED BK. 9141 / PG. 97

**NOTE:**  
1. FEMA MAP 44003C0136G / 12-03-10 / ZONES AE & X  
2. EXISTING STRUCTURE IS SERVICED BY SEPTIC SYSTEM.  
3. SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.  
4. NO HISTORIC CEMETERIES ON OR IMMEDIATELY ADJACENT TO THE SITE.  
5. NO UNIQUE NATURAL OR HISTORIC FEATURES ON THE SITE.  
6. NO KNOWN EASEMENTS ON SITE.

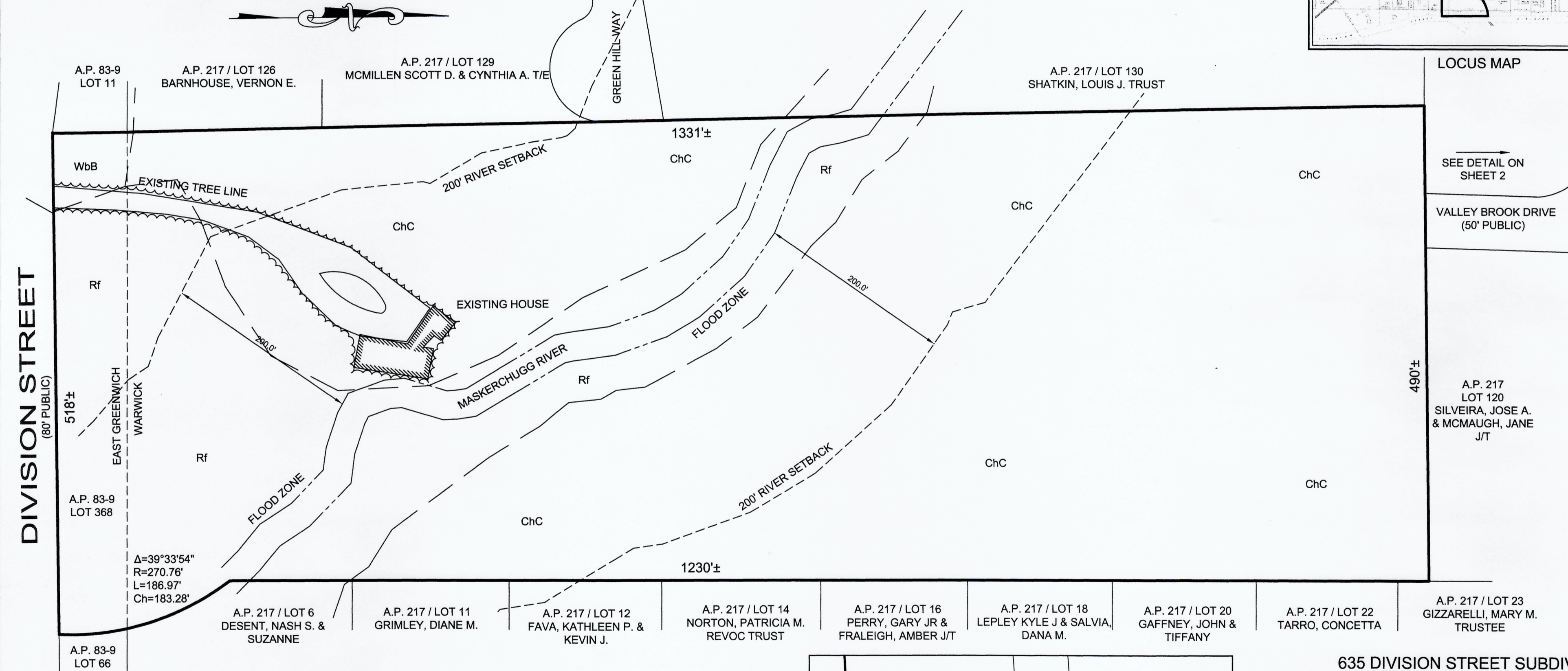
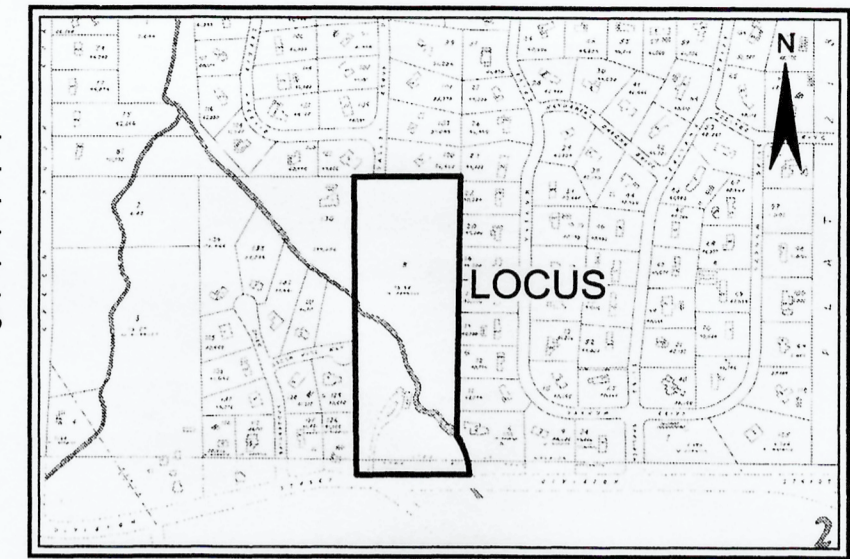
**SOIL ANALYSIS:**  
ChC - CANTON AND CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES, VERY STONY  
CkC - CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES, EXTREMELY STONY  
Rf - RIDGEBURY, LEICESTER, AND WHITMAN SOILS, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY  
WbB - WAPPING SILT LOAM, 3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

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

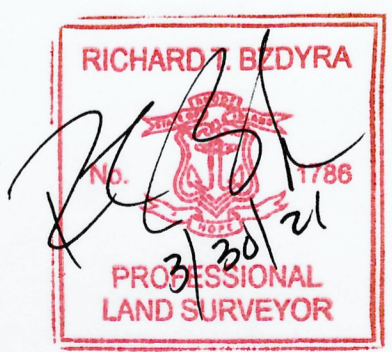
SINGLE FAMILY DWELLING  
MINIMUM LOT AREA 10,000 S.F.  
MINIMUM LOT FRONTAGE 100 FT.  
MINIMUM SETBACKS: FRONT 30 FT.  
SIDE 15 FT.  
REAR 30 FT.  
MAXIMUM LOT COVERAGE 25%  
MAXIMUM LOT COVERAGE PAVEMENT 60%  
BUILDING HEIGHT MAIN 35'  
BUILDING HEIGHT ACCESSORY 15'

**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%

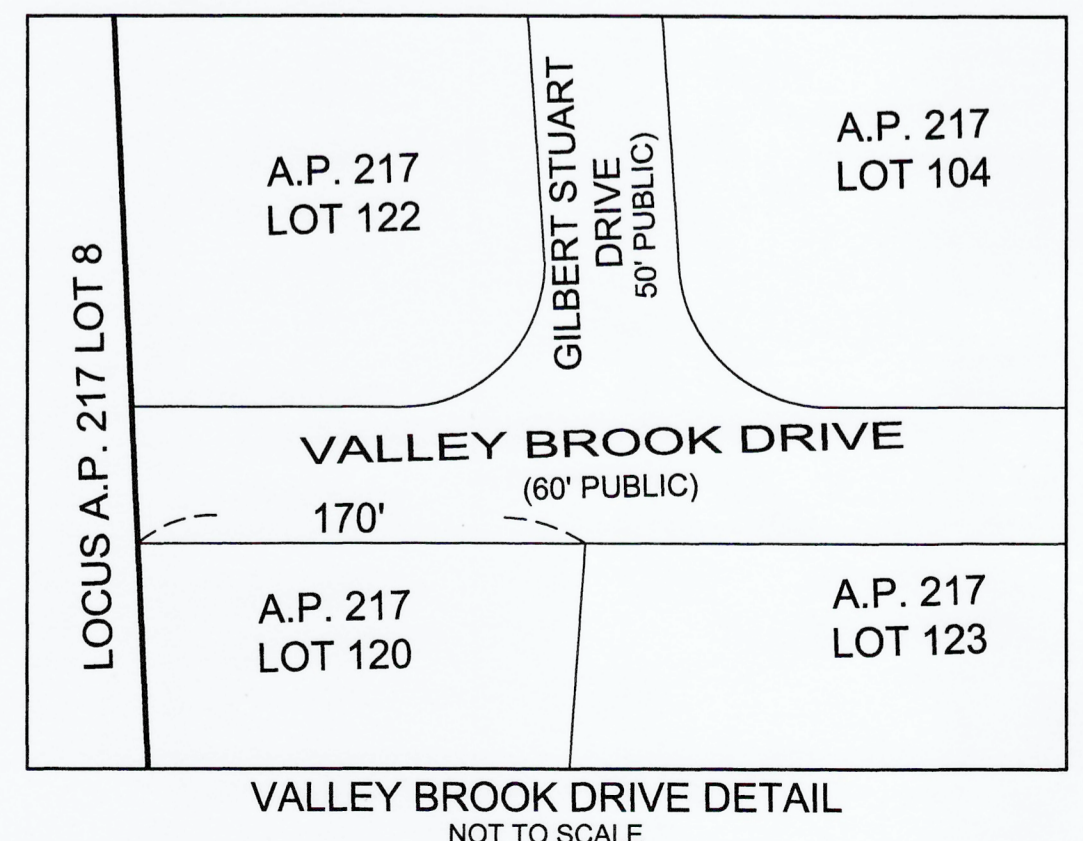


I HEREBY CERTIFY THAT HIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN. LOTS DEPICTED ON THIS PLAT SHALL NOT BE ALTERED DIMENSIONALLY OR IN FORM, INCLUDING THE ENLARGEMENT OF LOTS OR MOVING 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.



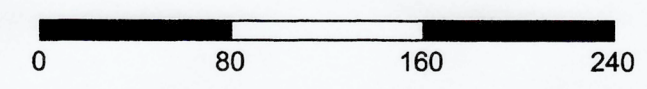
**SURVEY CLASSIFICATION:**  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:  
**TYPE OF BOUNDARY SURVEY:** COMPILATION MAP SURVEY  
**MEASUREMENT SPECIFICATION:** CLASS IV

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: 3/30/21  
RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60



**635 DIVISION STREET SUBDIVISION**  
**EXISTING CONDITIONS PLAN**

A.P. 217 / LOT 8  
635 DIVISION STREET  
WARWICK, R.I. 02886  
SCALE: 1"=80' DATE: FEBRUARY 22, 2021  
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 - Sub 2 - (AJB)  
SHEET: 2 OF 4  
GRAPHIC SCALE 1" = 80'



**REFERENCE:**

1. DEED BK. 9141 / PG. 97

**NOTE:**

- 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.

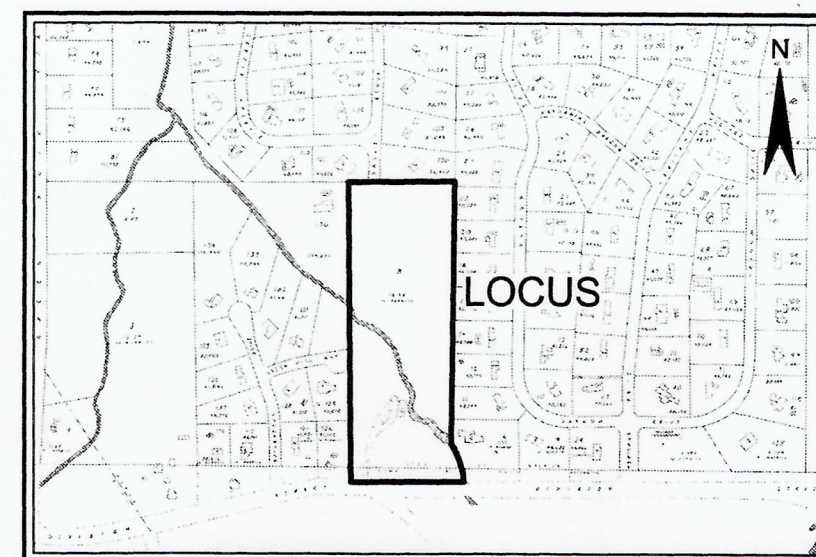
TOTAL AREA OF PARCEL 676,559± S.F.  
 TOTAL PROPOSED LOTS 2  
 TOTAL PROPOSED DWELLINGS 1 NEW DWELLING  
 ZONING RELIEF FOR FRONTAGE REQUIRED

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

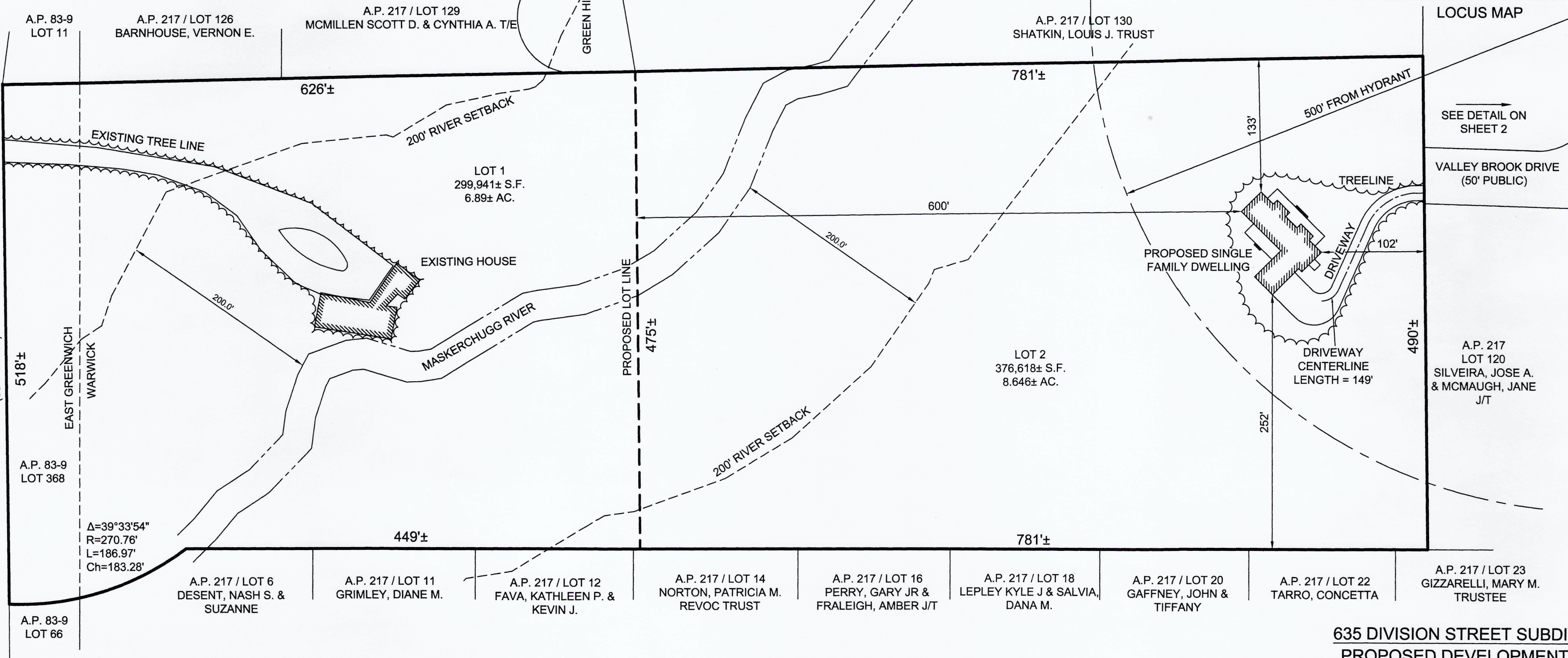
**SINGLE FAMILY DWELLING**  
 MINIMUM LOT AREA 10,000 S.F.  
 MINIMUM LOT FRONTAGE 100 FT.  
 MINIMUM SETBACKS: FRONT 30 FT.  
 SIDE 15 FT.  
 REAR 30 FT.  
 MAXIMUM LOT COVERAGE 25%  
 MAXIMUM LOT COVERAGE PAVEMENT 60%  
 BUILDING HEIGHT MAIN 35'  
 BUILDING HEIGHT ACCESSORY 15'

**WARWICK**  
**ZONING DISTRICT A-40**

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



**DIVISION STREET**  
(80' PUBLIC)



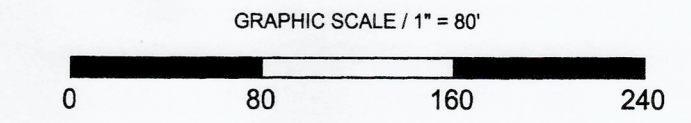
**635 DIVISION STREET SUBDIVISION**  
**PROPOSED DEVELOPMENT PLAN**

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

SCALE: 1"=80' DATE: FEBRUARY 22, 2021

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 - Sub 3 - (AJB)  
 SHEET: 3 OF 4



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: 3/20/21  
 RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

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: MEASUREMENT SPECIFICATION:  
 COMPILATION MAP SURVEY CLASS IV

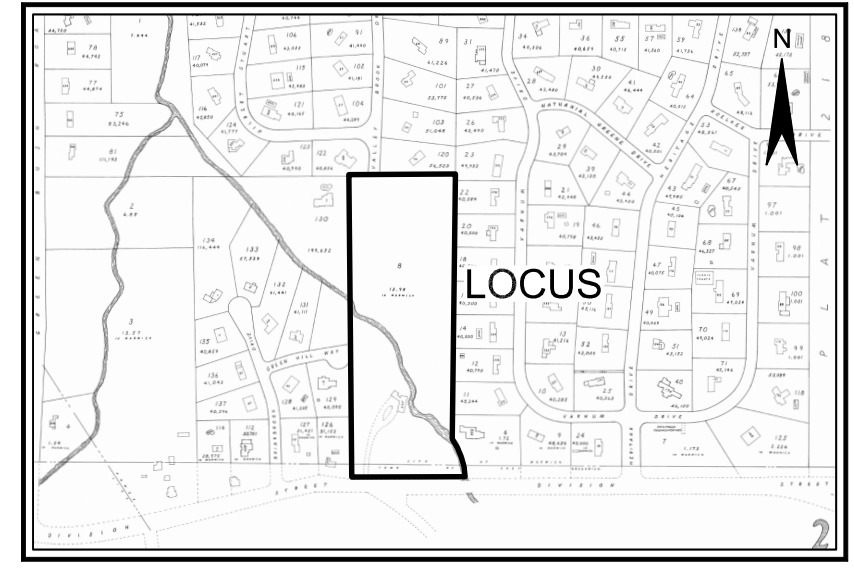


**EAST GREENWICH**  
**ZONING DISTRICT: FARMING F-1**

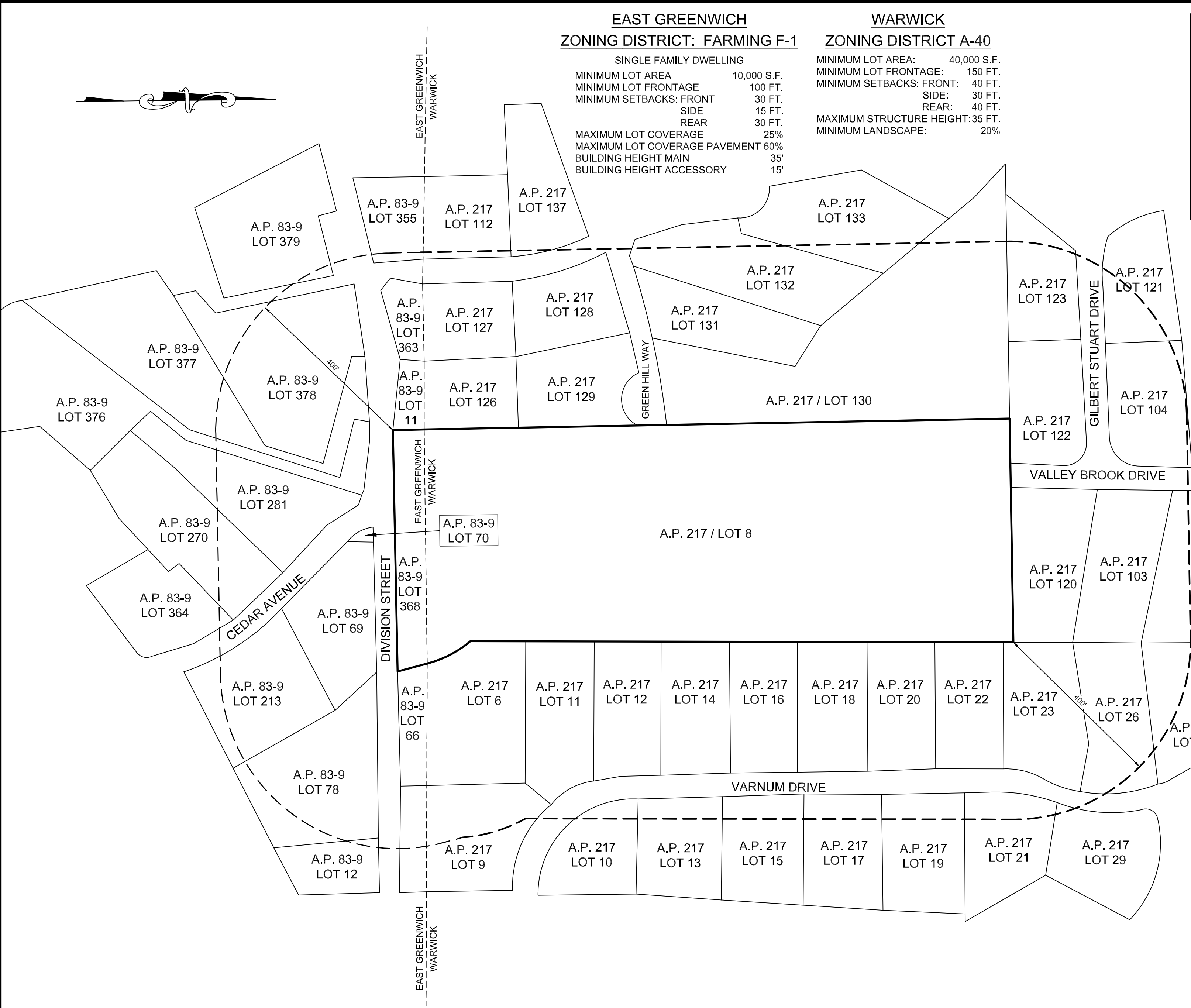
SINGLE FAMILY DWELLING  
 MINIMUM LOT AREA 10,000 S.F.  
 MINIMUM LOT FRONTAGE 100 FT.  
 MINIMUM SETBACKS: FRONT 30 FT.  
 SIDE 15 FT.  
 REAR 30 FT.  
 MAXIMUM LOT COVERAGE 25%  
 MAXIMUM LOT COVERAGE PAVEMENT 60%  
 BUILDING HEIGHT MAIN 35'  
 BUILDING HEIGHT ACCESSORY 15'

**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**  
**400' RADIUS MAP**

A.P. 217 / LOT 8  
 635 DIVISION STREET  
 WARWICK, R.I. 02886  
 SCALE: 1"=160' DATE: FEBRUARY 22, 2021

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 - Sub 4 - (AJB)  
 SHEET: 4 OF 4  
 GRAPHIC SCALE / 1" = 160'

