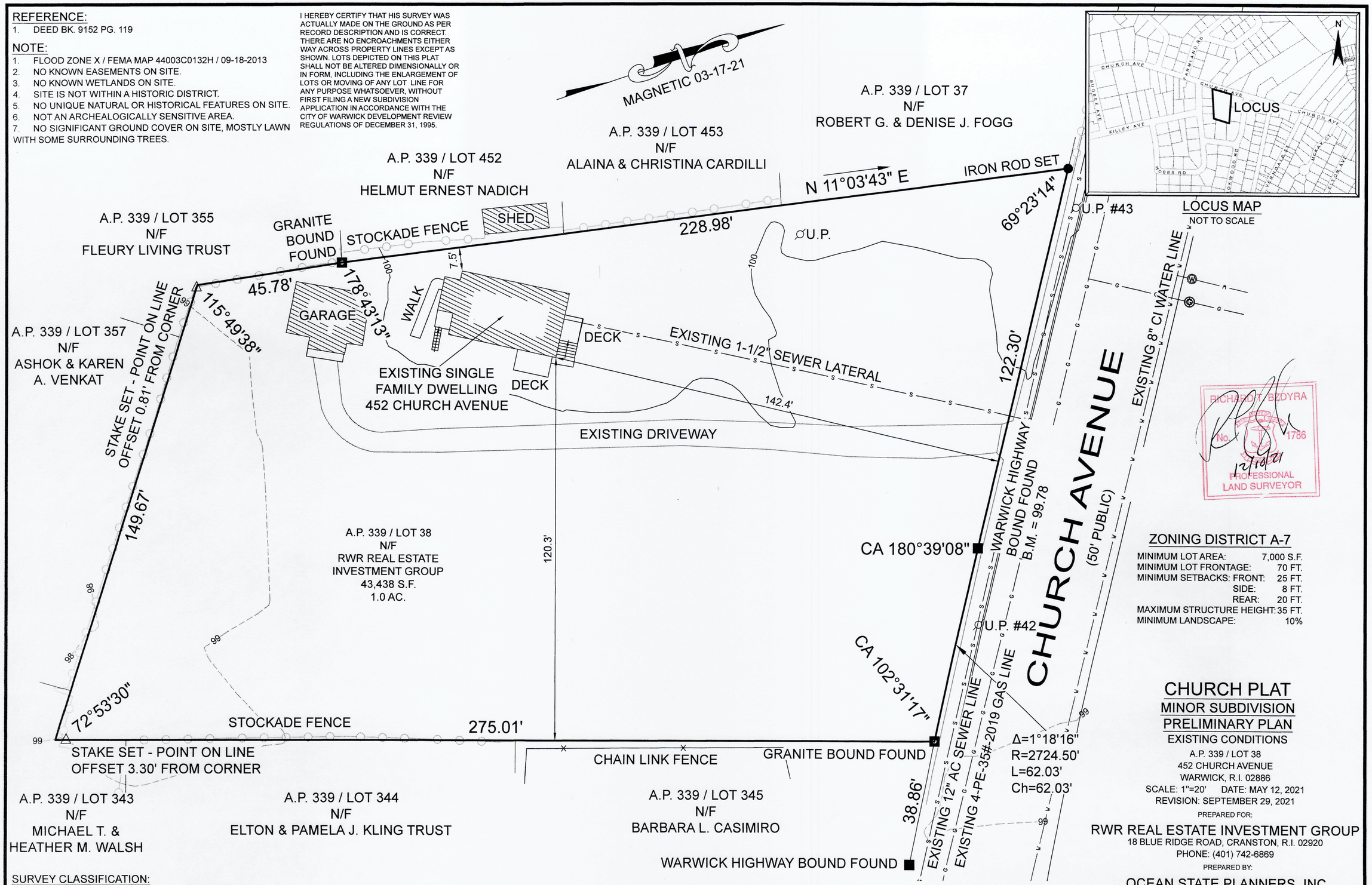
REFERENCE:
1. DEED BK. 9152 PG. 119

NOTE:
1. FLOOD ZONE X / FEMA MAP 44003C0132H / 09-18-2013
2. NO KNOWN EASEMENTS ON SITE.
3. NO KNOWN WETLANDS ON SITE.
4. SITE IS NOT WITHIN A HISTORIC DISTRICT.
5. NO UNIQUE NATURAL OR HISTORICAL FEATURES ON SITE.
6. NOT AN ARCHEALOGICALLY SENSITIVE AREA.
7. NO SIGNIFICANT GROUND COVER ON SITE, MOSTLY LAWN WITH SOME SURROUNDING TREES.

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.



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%

CHURCH PLAT

MINOR SUBDIVISION
PRELIMINARY PLAN

EXISTING CONDITIONS

A.P. 339 / LOT 38
452 CHURCH AVENUE
WARWICK, R.I. 02886
SCALE: 1"=20' DATE: MAY 12, 2021
REVISION: SEPTEMBER 29, 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. 9909 / DWG. NO. 9909 - EC - (AJB)
SHEET: 1 OF 3

GRAPHIC SCALE / 1" = 20'

0 20 40 60

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPAREDPURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BYTHE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONALLAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

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: _____ DATE: 12/10/21
RICHARD T. BZDYRA, PLS. LICENSE #1786; COA # LS-A60

REFERENCE:
1. DEED BK. 9152 PG. 119

NOTE:
1. FLOOD ZONE X / FEMA MAP 44003C0132H / 09-18-2013
2. NO KNOWN EASEMENTS ON SITE.
3. NO KNOWN WETLANDS ON SITE.
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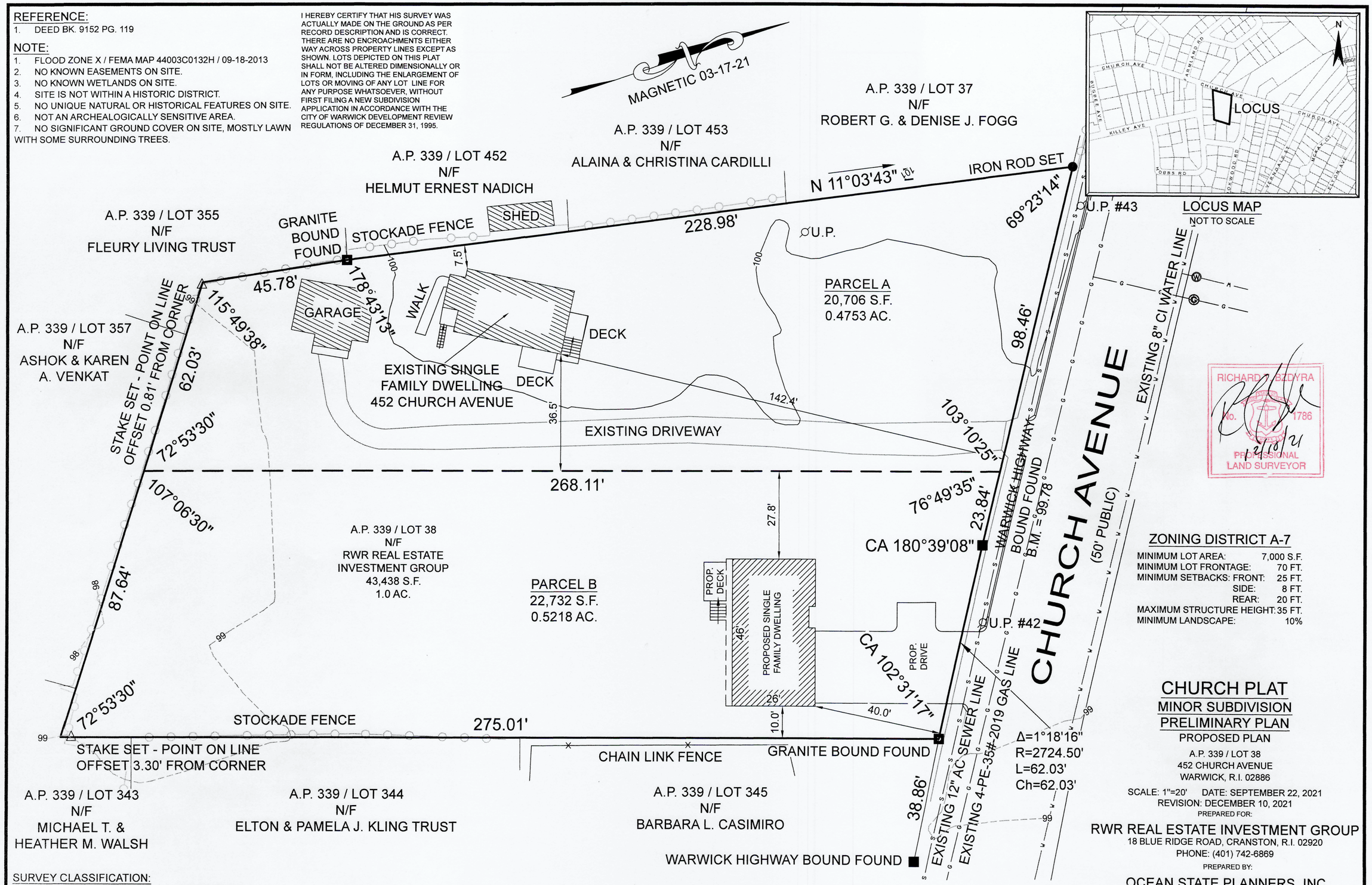


ZONING DISTRICT A-7

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%

CHURCH PLAT
MINOR SUBDIVISION
PRELIMINARY PLAN
PROPOSED PLAN

A.P. 339 / LOT 38
452 CHURCH AVENUE
WARWICK, R.I. 02886

SCALE: 1"=20' DATE: SEPTEMBER 22, 2021
REVISION: DECEMBER 10, 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. 9909 / DWG. NO. 9909 - EC - (AJB)
SHEET: 1 OF 3

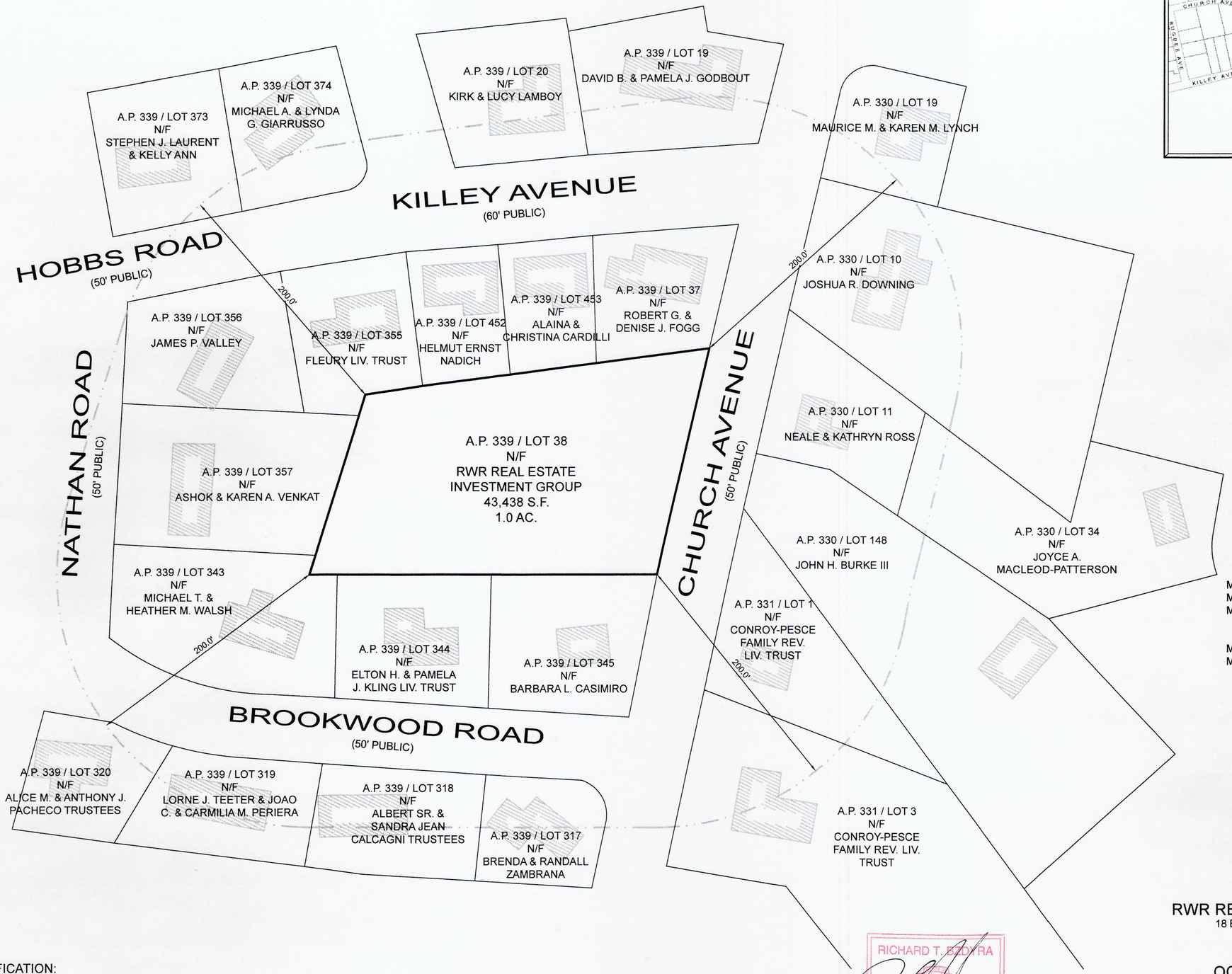
GRAPHIC SCALE / 1" = 20'
0 20 40 60

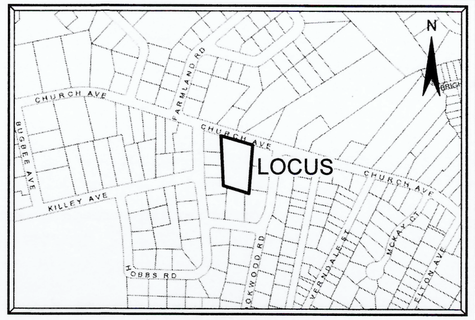
SURVEY CLASSIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPAREDPURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BYTHE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONALLAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

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: _____ DATE: 12/10/21
RICHARD T. BZDYRA, PLS, LICENSE #1786; COA # LS-A60





LOCUS MAP
NOT TO SCALE

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%

CHURCH PLAT
MINOR SUBDIVISION
PRELIMINARY PLAN
200' RADIUS MAP

A.P. 339 / LOT 38
452 CHURCH AVENUE
WARWICK, R.I. 02886
SCALE: 1"=60' DATE: MAY 12, 2021
REVISION: SEPTEMBER 29, 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. 9909 / DWG. NO. 9909 - RADIUS - (AJB)
SHEET: 3 OF 3

GRAPHIC SCALE / 1" = 60'

0 60 120 180

RICHARD T. BZDYRA
No. 1786
PROFESSIONAL LAND SURVEYOR
12/10/21

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPAREDPURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BYTHE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONALLAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

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TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: _____ DATE: 12/10/21
RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60