

GENERAL NOTE:
 THESE PLANS MAY NOT BE MODIFIED FROM THEIR ORIGINAL FORMAT. THESE PLANS MAY NOT BE DISSEMINATED FOR ANY PURPOSE WITHOUT THE CONSENT OF ALPHA ASSOCIATES, LTD. BY ACCEPTING THESE PLANS, THE PROPERTY OWNER / CONTRACTOR AGREES TO ALL ABOVE TERMS.

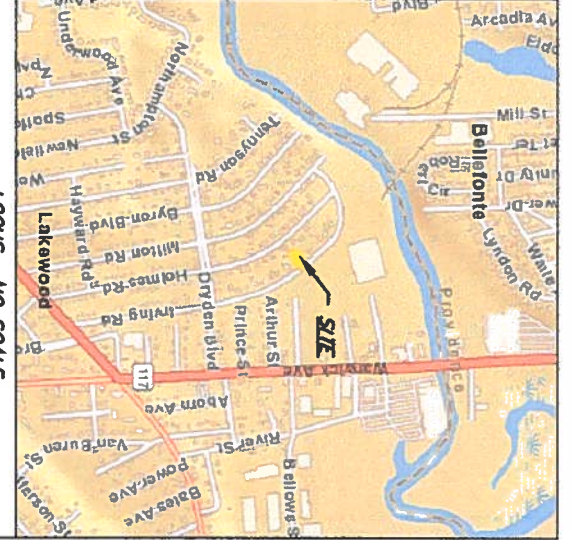
COPYRIGHT
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THIS PLAN SHALL BE INDEXED UNDER ABUTTING STREET: IRVING ROAD

- REFERENCES**
1. PLAN "DRYDEN HEIGHTS WARWICK, R.I. MAY, 1911 ... WESTCOTT ENGINEER, L.E. PLAT BOOK 5 PG. 16 AND PLAT CARD 214.
 2. DEED L.E. BOOK 1484 PG. 198
 3. DEED L.E. BOOK 1484 PG. 199
 4. DEED L.E. BOOK 1012 PG. 327
 5. AFFIDAVIT L.E. BOOK 3428 PG. 95
 6. PLAN "SUNNEY PLAT ... BY BOYER ASSOCIATES" PLAT CARD 1041 (AS AMENDED)

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, 1996 (AS AMENDED)

- LEGEND**
- EXISTING ASPHALT
 - EXISTING CHAINLINK FENCE
 - EXISTING STOCKADE FENCE
 - EXISTING HEDGE/BRUSH
 - EXISTING GRAVEL
 - EXISTING CONTOUR
 - EXISTING OVERHEAD WIRES
 - EXISTING UTILITY POLE
 - EXISTING IRON ROD
 - SEWER MANHOLE
 - WATER GATE
 - HYDRANT
 - GAS GATE
 - EXISTING TREES



LOCUS - NO SCALE

PROJECT APPLICANT & OWNER
 AP 289 LOTS 517-520
 LINDA J. GONZENBACH
 21 BOURBON PLACE
 WARWICK, RI 02889

PROJECT SURVEYOR
 MICHAEL J. MCCORMICK
 ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 401.884.8506
 ALPHASURV@AOL.COM

CERTIFICATION:

THIS PLAN, AND UNDERLYING SURVEY PRODUCT, WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THIS CERTIFICATION. SAID CERTIFICATION DOES NOT EXTEND TO ANY UN-NAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR OF RECORD NAMED SAID PERSON, PERSONS, OR ENTITY.

TO LINDA J. GONZENBACH, IT IS HEREBY CERTIFIED THAT THIS SURVEY AND BEEN CONDUCTED AND THIS PLAN HAS BEEN PREPARED PURSUANT TO 43B-RICR-00-00-1.9 RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- LIMITED CONTOUR BOUNDARY SURVEY CLASS '1'
- DATA ACQUISITION SURVEY CLASS 'III'
- TOPOGRAPHIC SURVEY CLASS '1-2'

FURTHER, THE INFORMATION DEPICTED ON HEREON WAS OBTAINED FROM FIELD OBSERVATIONS MADE ON THE SITE IN APRIL, 2023 FOR THE PURPOSE OF THE CONDUCT OF A SURVEY FOR THE PREPARATION OF A MINOR SUBDIVISION.

I HEREBY CERTIFY THAT THIS 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.

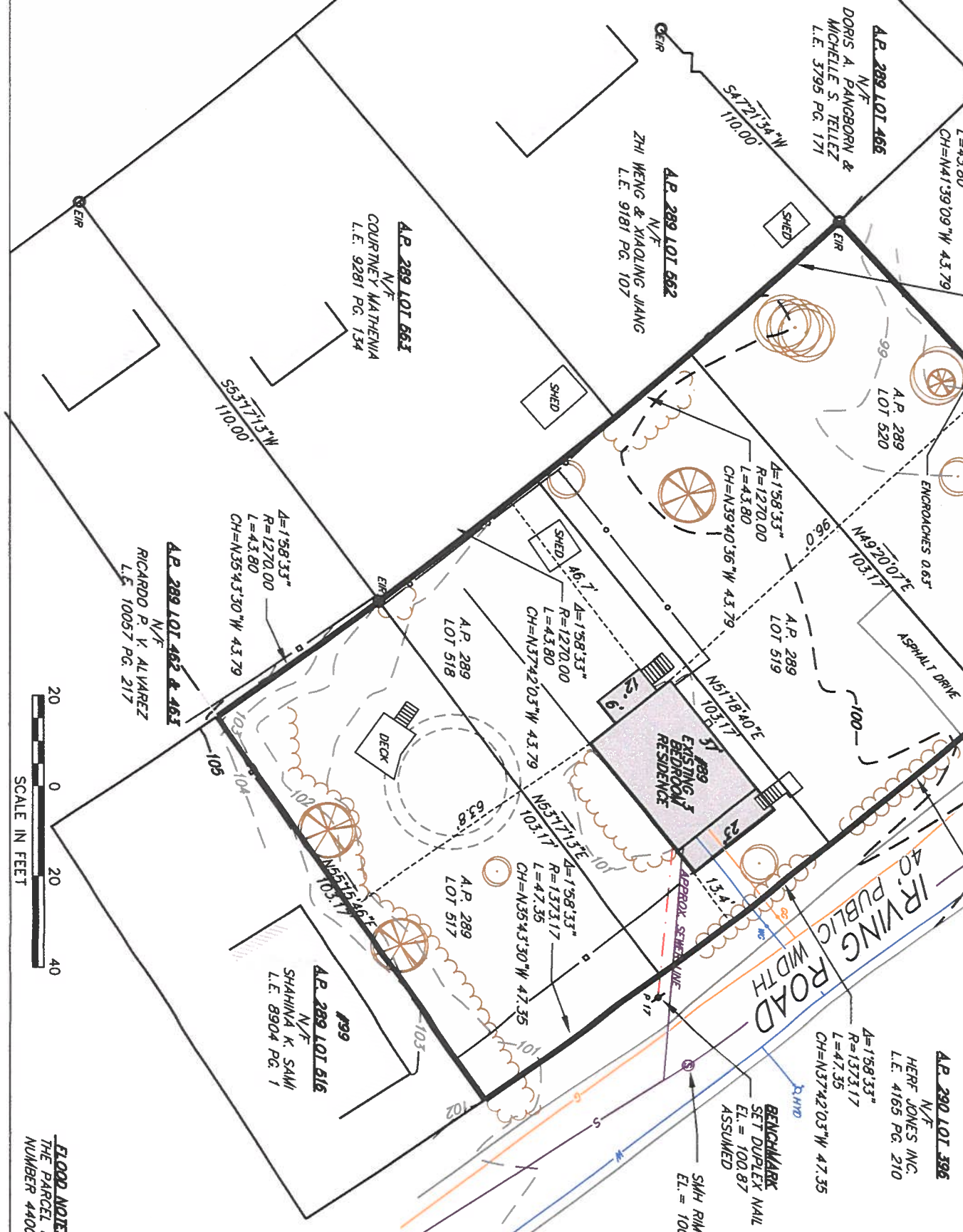
MICHAEL J. MCCORMICK, P.S. 1972
 COI: LS-1101

**GONZENBACH PLAT
 MINOR SUBDIVISION - PRELIMINARY APP
 EXISTING CONDITIONS**

ASSESSORS PLAT 289, LOTS 517-520
 #89 IRVING ROAD
 WARWICK, RHODE ISLAND

PREPARED FOR: LINDA J. GONZENBACH
 PREPARED BY: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T.401.884.8506 F.401.884.7747

SCALE: 1"=20' APRIL 25, 2023 SHEET 1 OF 3



PARCEL ZONING A-7
 LOT SIZE 7,000 S.F.
 MIN. FRONTAGE 70'
 LOT WIDTH 70'
 BUILDING HEIGHT 35'
 SETBACKS:
 FRONT YARD 25'
 SIDE YARD 8'
 REAR YARD 20'

AREA ANALYSIS

LOT	EXISTING
517	4,702 S.F.
518	4,702 S.F.
519	4,702 S.F.
520	4,702 S.F.
TOTAL	18,808 S.F.



FLOOD NOTE:
 THE PARCEL FALLS WITHIN ZONE X PER MAP NUMBER 44003C00184, REVISED 10/2/15



SCALE IN FEET

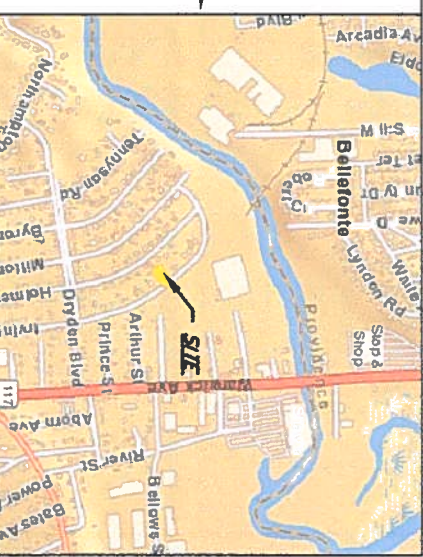
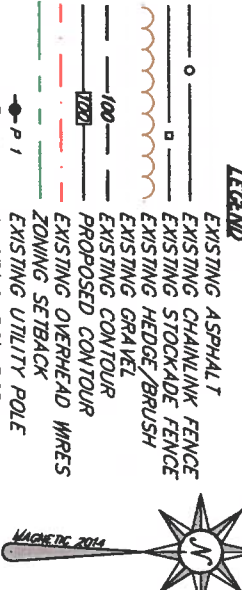
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THIS PLAN SHALL BE INDEXED UNDER IRVING STREET:

- REFERENCES**
1. PLAN "DRUIDEN HEIGHTS WARWICK, RI MAY 1911 ... WESTCOTT ENGINEER L.E. PLATT BOOK 3 PG. 16 AND PLAT CARD 214.
 2. DEED L.E. BOOK 1484 PG. 198.
 3. DEED L.E. BOOK 1484 PG. 199.
 4. DEED L.E. BOOK 1012 PG. 327.
 5. ARDWAY L.E. BOOK 548 PG. 95.
 6. PLAN "SUNNEY PLAT ... BY BOYER ASSOCIATES" PLAT CARD 1041. (AS AMENDED)

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AP. 290 LOT 398
 N/F
 HERF JONES INC.
 L.E. 4165 PG. 210

AREA ANALYSIS
 PARCEL A 7,033 S.F.
 PARCEL B 11,775 S.F.
 TOTAL PARCEL AREA = 18,808 S.F.

PARCEL ZONING A-7
 LOT SIZE 7,000 S.F.
 MIN. FRONTAGE 70'
 LOT WIDTH 70'
 BUILDING HEIGHT 35'
 SETBACKS
 FRONT YARD 25'
 SIDE YARD 8'
 REAR YARD 20'

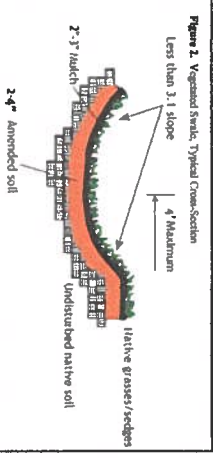
PROJECT APPLICANT & OWNER
 AP 289 LOTS 517-520
 LINDA J. GONZENBACH
 21 BOURBON PLACE
 WARWICK, RI 02889

PROJECT SURVEYOR
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 35 ROCKY HOLLOW ROAD
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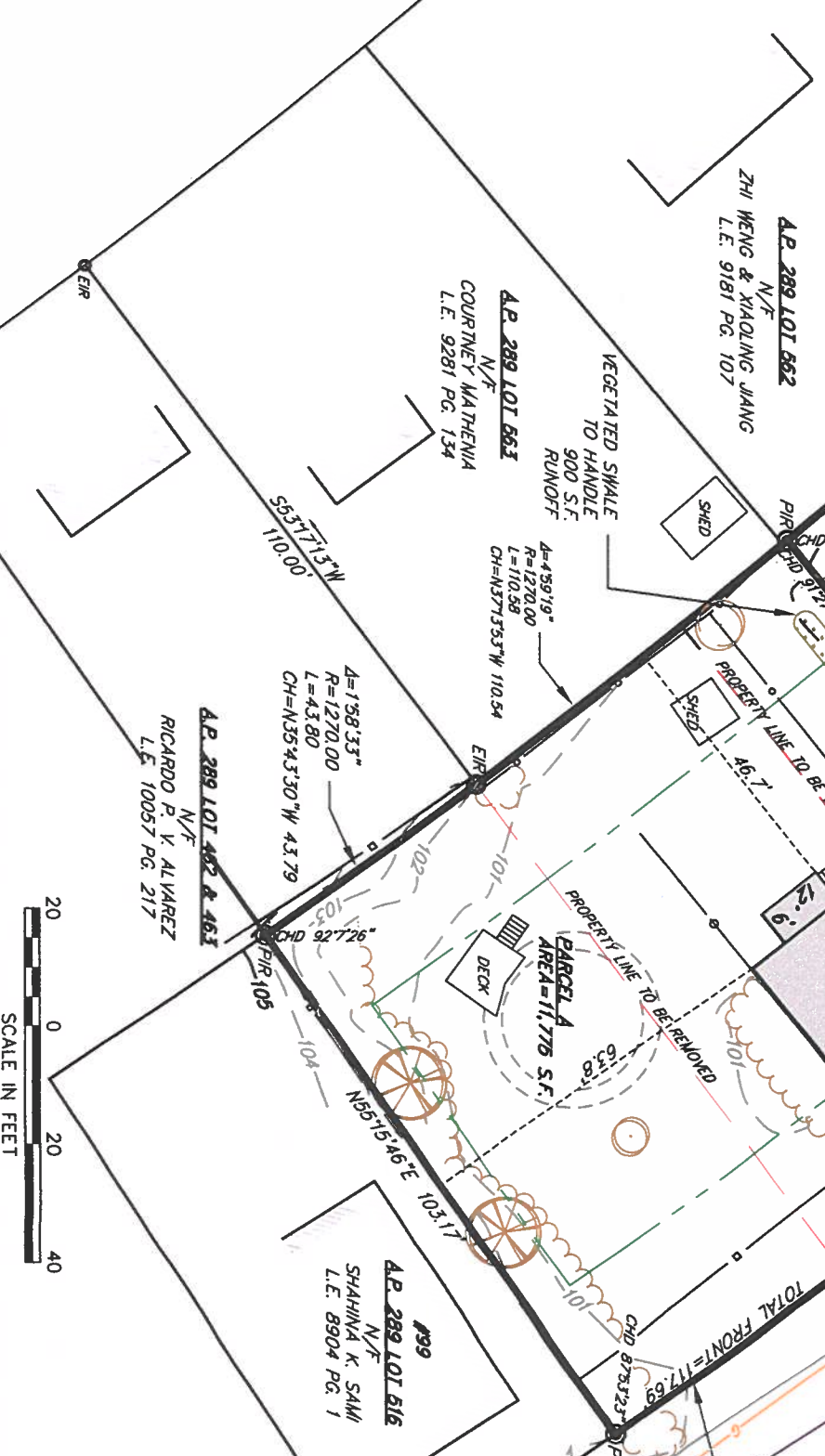
TO LINDA J. GONZENBACH, IT IS HEREBY CERTIFIED THAT THIS SURVEY AND BEEN CONDUCTED AND THIS PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY	CLASS '1'
DATA ACQUISITION SURVEY	CLASS '1'
TOPOGRAPHIC SURVEY	CLASS '1-2'



FLOOD NOTE:
 THE PARCEL FALLS WITHIN ZONE X PER MAP NUMBER 44003000184, REVISED 10/2/15

GONZENBACH PLAT
MINOR SUBDIVISION- PRELIMINARY APP
PROPOSED CONDITIONS
 ASSESSORS PLAT 289, LOTS 517-520
 #89 IRVING ROAD
 WARWICK, RHODE ISLAND
 PREPARED FOR: LINDA J. GONZENBACH
 PREPARED BY: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T.401.884.8506 F.401.894.7747
 SCALE: 1"=20' APRIL 25, 2023 SHEET 2 OF 3



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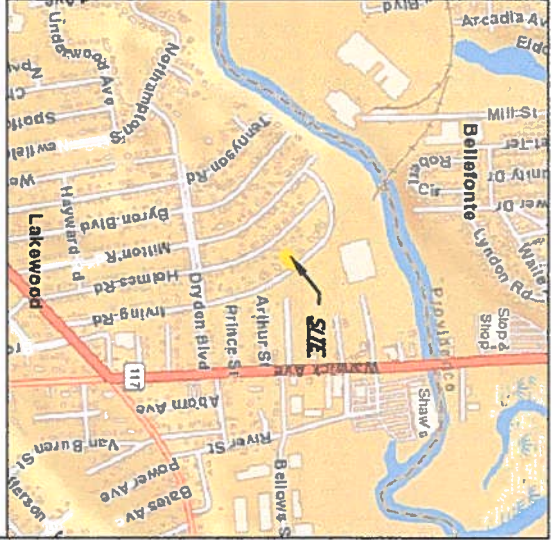
THIS PLAN SHALL BE INDEXED UNDER
 ABUTTING STREET:
 IRVING ROAD

- REFERENCES**
1. PLAN "DRIBDEN HEIGHTS WARWICK, RI, MAY, 1911 ... WESTCOTT
 ENG'R L.E. PLAT BOOK 5 PG. 16 AND PLAT CARD 214
 2. DEED L.E. BOOK 1484 PG. 198
 3. DEED L.E. BOOK 1484 PG. 199
 4. DEED L.E. BOOK 1012 PG. 327
 5. AFFIDAVIT L.E. BOOK 5428 PG. 95
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 (AS AMENDED)

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 WHATSOEVER WITHOUT FIRST FILING A NEW SUBDIVISION
 APPLICATION IN ACCORDANCE WITH THE CITY OF WARWICK
 DEVELOPMENT REVIEW REGULATIONS OF DECEMBER 31, 1994
 (AS AMENDED)

LEGEND

- EXISTING ASPHALT
- EXISTING CHAINLINK FENCE
- EXISTING STOCKADE FENCE
- EXISTING HEDGE/BRUSH
- EXISTING GRAVEL
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- EXISTING IRON ROD
- PROPOSED GRANITE BOUND
- PROPOSED IRON ROD
- SEWER MANHOLE
- WATER GATE
- HYDRANT
- GAS GATE
- EXISTING TREES



LOCUS - NO SCALE

AP 290 LOT 396
 N/F
 HERF JONES INC.
 L.E. 4165 PG. 210

AREA ANALYSIS

PARCEL A	7,033 S.F.
PARCEL B	11,775 S.F.
TOTAL PARCEL AREA	= 18,808 S.F.

PARCEL ZONING A-7

LOT SIZE	7,000 S.F.
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LOT WIDTH	70'
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SETBACKS	
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SIDE YARD	20'

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 REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD
 OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON
 NOVEMBER 28, 2016, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY CLASS 'I'
 DATA ACCUMULATION SURVEY CLASS 'III'

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CONZENBACH PLAT
 MINOR SUBDIVISION - PRELIMINARY APP
 RECORD PLAT

ASSESSORS PLAT 289, LOTS 517-520
 #89 IRVING ROAD
 WARWICK, RHODE ISLAND

PREPARED FOR: LINDA J. GONZENBACH
 PREPARED BY: ALPHA ASSOCIATES, LTD.
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 EAST GREENWICH, RI 02818
 T 401.884.8506 F 401.884.7747

SCALE: 1"=20'
 APRIL 25, 2023 SHEET 3 OF 3

FLOOD NOTE:
 THE PARCEL FALLS WITHIN ZONE X PER MAP
 NUMBER 44003000184, REVISED 10/22/15

