

CERTIFICATION:
 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:

COMPREHENSIVE BOUNDARY SURVEY CLASS I
 DATA ACCUMULATION SURVEY CLASS III

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF THE CREATION OF A DEVELOPMENT REVIEW PLAN.

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. (AS AMENDED)

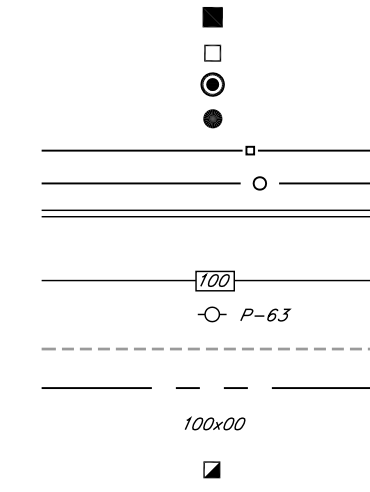
I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

DEVELOPMENT NOTES:
 ENTIRE SITE FALLS WITHIN SOIL CLASSIFICATION 'MU' MERRIMAC-URBAN LAND COMPLEX, WHICH IS WELL DRAINED MERRIMAC SOILS AND AREAS OF URBAN LAND.
 THE SOUTHERN SIDE OF THE PROPERTY IS LIGHTLY WOODED GROUND COVER CONSISTS OF LAWN AREAS, GRAVEL DRIVEWAY, EXISTING RESIDENCE AND GARAGE HAVE BEEN REMOVED FROM SITE.
 THERE ARE NO WETLANDS, WATERCOURSES, OR COASTAL FEATURES WITHIN 200' OF THE PROPERTY.
 THERE ARE NO EASEMENTS OR RIGHTS OF WAY ON THE PROPERTY. WITHIN 200' OF THE PROPERTY.
 THE ESTIMATED POPULATION OF THE DEVELOPMENT IS 16 ADULTS AND NO CHILDREN.

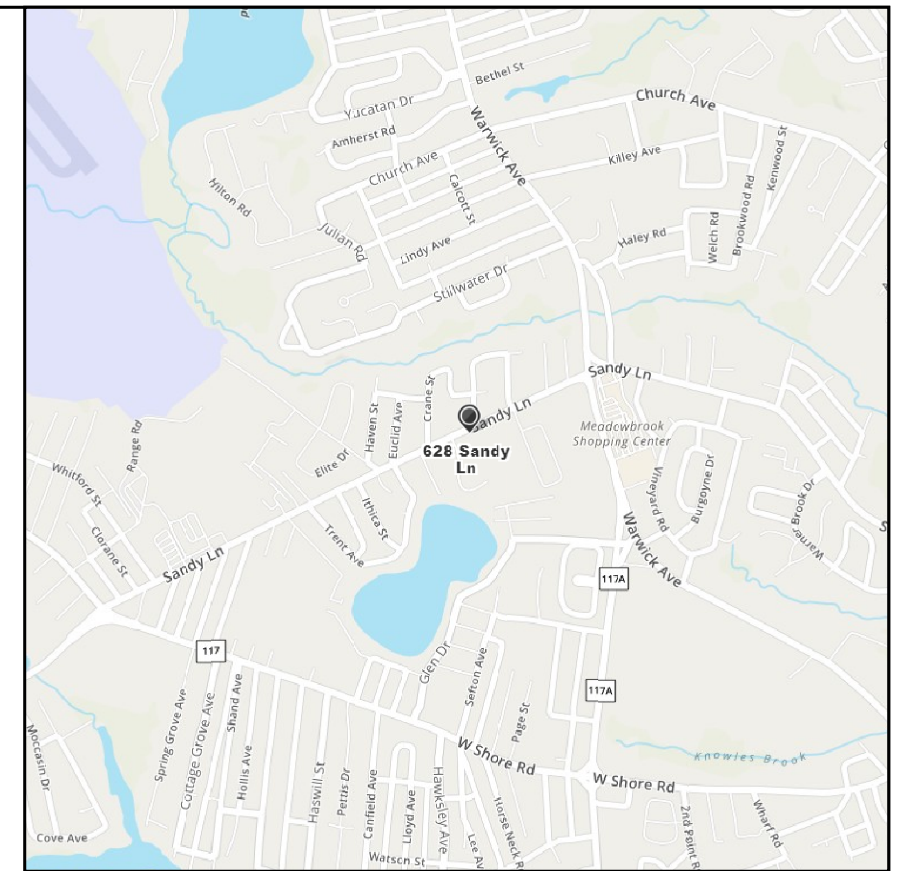
VARIANCES / WAIVERS REQUESTED:

	REQUIRED	PROPOSED
MIN. FRONTAGE:	200'	137.12'
DISTANCE BETWEEN UNITS FRONT TO SIDE:	40'	30.00'
DISTANCE BETWEEN UNITS SIDE TO SIDE:	30'	15.00'
MIN. DISTANCE PARKING SPACE TO BUILDING	15'	10'
FRONT YARD DISTANCE	40'	35'
SIDE YARD DISTANCE	30'	25'

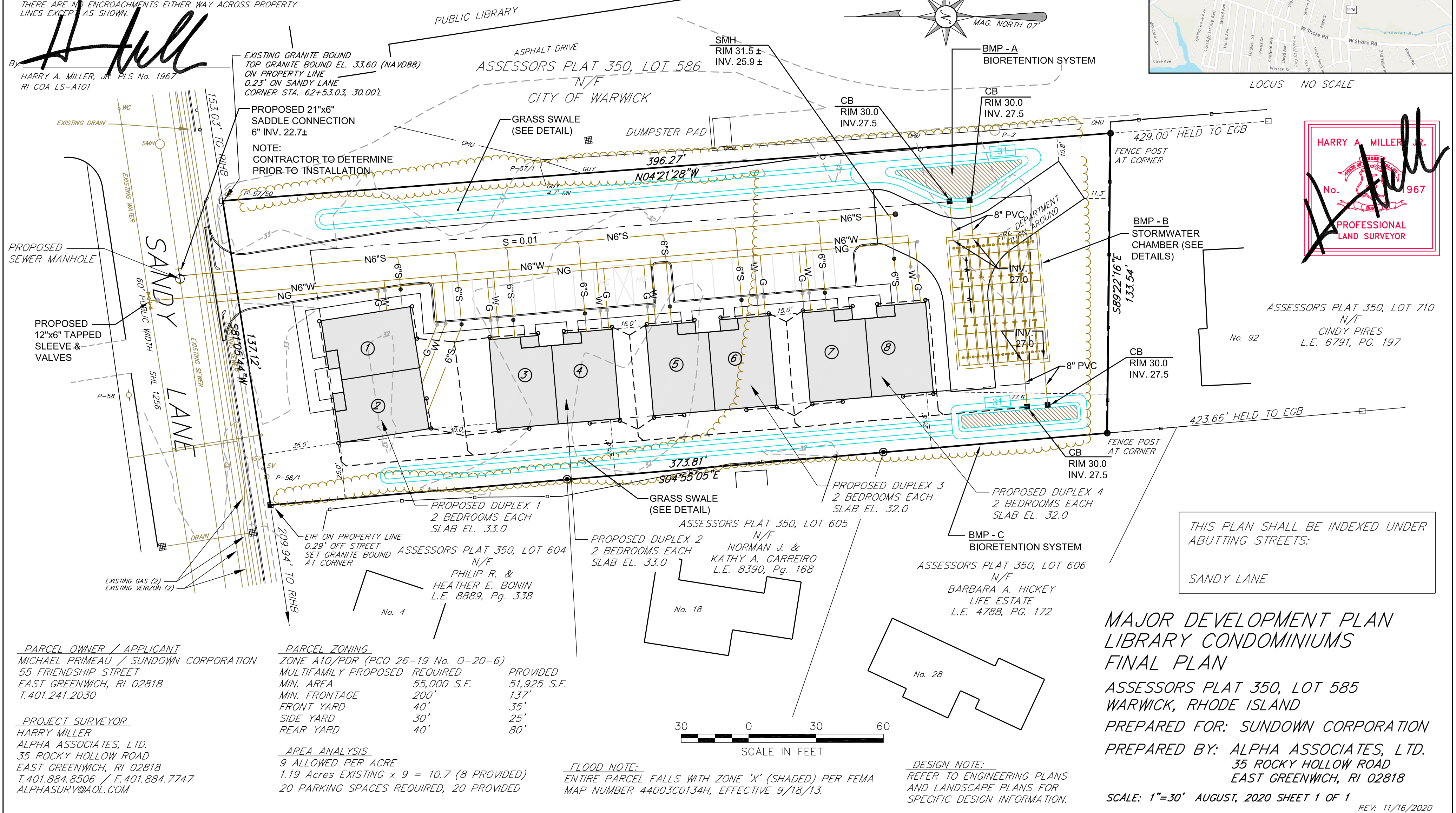
LEGEND



EXISTING RIHB
 EXISTING GRANITE BOUND
 EXISTING IRON ROD
 EXISTING FENCE POST
 EXISTING STOCKADE FENCE
 EXISTING CHAINLINK FENCE
 EXISTING RETAINING WALL
 EXISTING CONTOUR
 PROPOSED CONTOUR
 EXISTING UTILITY POLE
 EXISTING EDGE OF PAVEMENT
 ZONING SETBACK LINE
 EXISTING SPOT GRADE
 SET GRANITE BOUND (11/13/2020)



By *H. Miller*
 HARRY A. MILLER, JR. PLS No. 1967
 RI COA LS-A101



HARRY A. MILLER, JR.
 No. 1967
 PROFESSIONAL LAND SURVEYOR

THIS PLAN SHALL BE INDEXED UNDER ABUTTING STREETS:
 SANDY LANE

MAJOR DEVELOPMENT PLAN
LIBRARY CONDOMINIUMS
FINAL PLAN
 ASSESSORS PLAT 350, LOT 585
 WARWICK, RHODE ISLAND
 PREPARED FOR: SUNDOWN CORPORATION
 PREPARED BY: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 SCALE: 1"=30' AUGUST, 2020 SHEET 1 OF 1

PARCEL OWNER / APPLICANT
 MICHAEL PRIMEAU / SUNDOWN CORPORATION
 55 FRIENDSHIP STREET
 EAST GREENWICH, RI 02818
 T.401.241.2030

PROJECT SURVEYOR
 HARRY MILLER
 ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T.401.884.8506 / F.401.884.7747
 ALPHASURV@AOL.COM

PARCEL ZONING

ZONE A10/PDR (PCO 26-19 No. 0-20-6)	MULTIFAMILY PROPOSED	REQUIRED	PROVIDED
MIN. AREA	55,000 S.F.	51,925 S.F.	
MIN. FRONTAGE	200'	137'	
FRONT YARD	40'	35'	
SIDE YARD	30'	25'	
REAR YARD	40'	80'	

AREA ANALYSIS
 9 ALLOWED PER ACRE
 1.19 Acres EXISTING x 9 = 10.7 (8 PROVIDED)
 20 PARKING SPACES REQUIRED, 20 PROVIDED

FLOOD NOTE:
 ENTIRE PARCEL FALLS WITH ZONE 'X' (SHADED) PER FEMA MAP NUMBER 44003C0134H, EFFECTIVE 9/18/13.

DESIGN NOTE:
 REFER TO ENGINEERING PLANS AND LANDSCAPE PLANS FOR SPECIFIC DESIGN INFORMATION.

