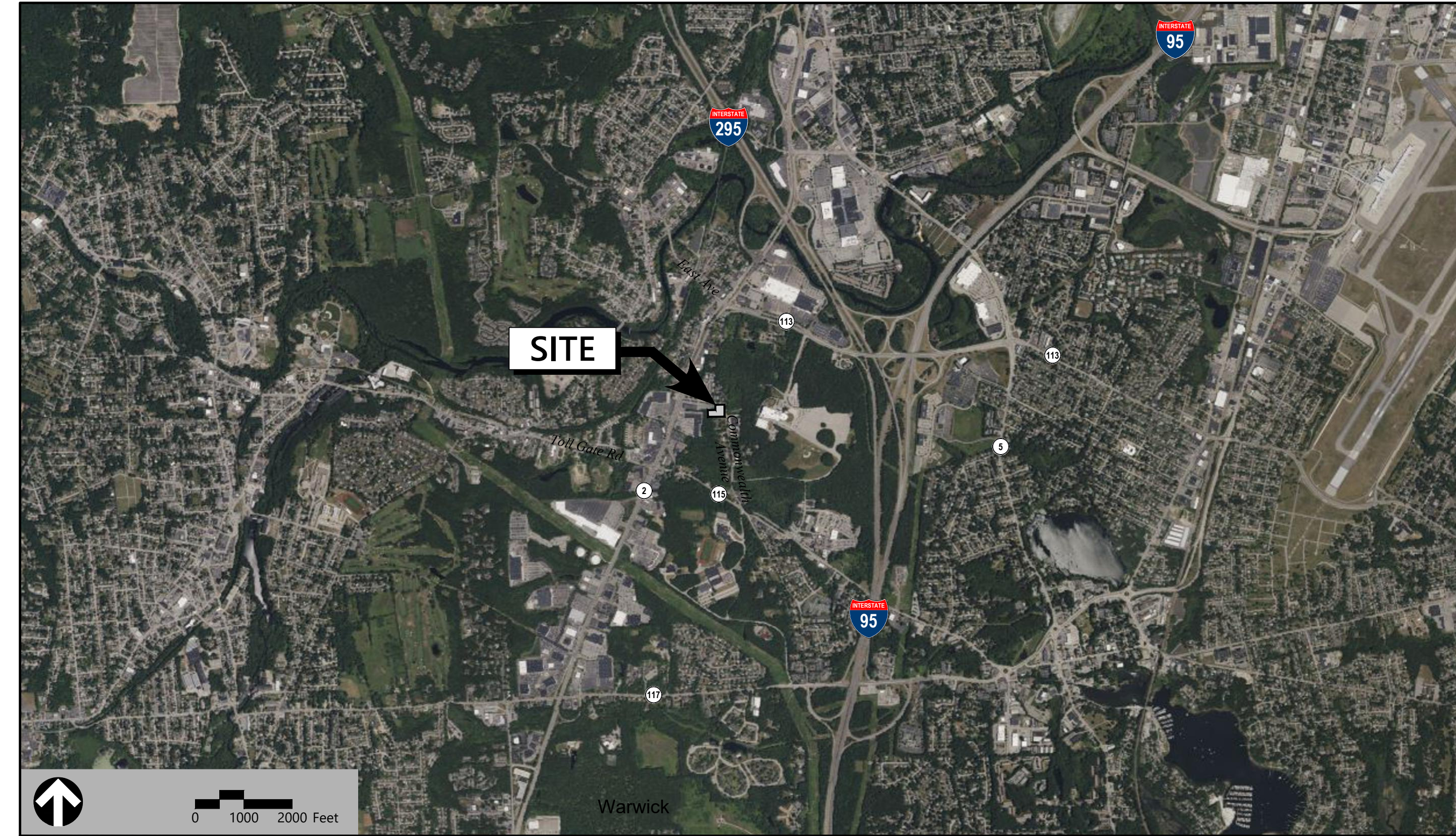


Major Land Development Plans

| | |
|--------------|------------------------|
| Issued for | Master Plan Submission |
| Date Issued | May 26, 2023 |
| Latest Issue | May 26, 2023 |

The Residences on College Hill Rd

211 Commonwealth Avenue &
College Hill Road
Warwick, Rhode Island



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Owner

Alan-Brian Realty Co (Lot 38)
Worldwide Real Estate Inc (Lot 39)
33 College Hill Road, Suite 29D
Warwick, RI 02886

Applicant

Alan-Brian Realty Co
33 College Hill Road, Suite 29D
Warwick, RI 02886

Assessor's Map: 260
Lot: 38 and 39

Sheet Index

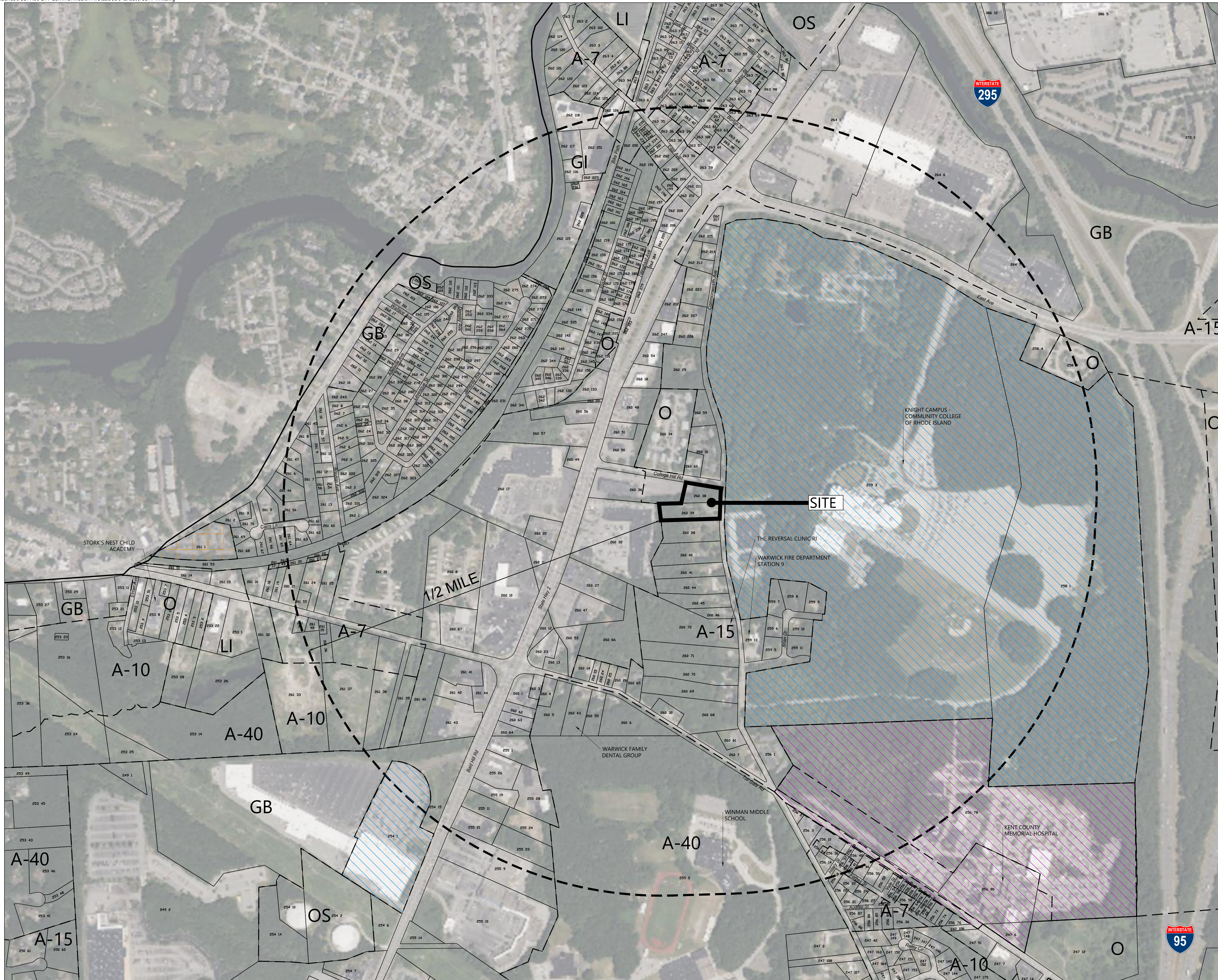
| No. | Drawing Title | Latest Issue |
|-----|---------------------------|--------------|
| C-1 | Vicinity Plan | May 26, 2023 |
| C-2 | Conceptual Site Plan | May 26, 2023 |
| C-3 | Conceptual Landscape Plan | May 26, 2023 |

Reference Drawings

| No. | Drawing Title | Latest Issue |
|------|---------------------------|--------------|
| Sv-1 | Boundary Stake-Out Survey | May 20, 2023 |



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



ZONING DISTRICT LEGEND:

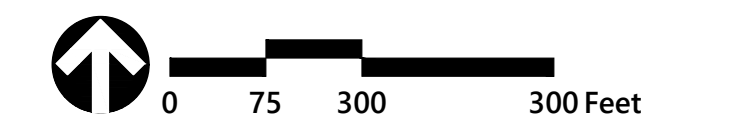
- A-40 RESIDENCE A-40
- A-15 RESIDENCE A-15
- A-10 RESIDENCE A-10
- A-7 RESIDENCE A-7
- GB GENERAL BUSINESS
- GI GENERAL INDUSTRIAL
- LI LIGHT INDUSTRIAL
- O OFFICE
- OS OPEN SPACE

OVERLAY DISTRICT LEGEND:

- INSTITUTIONAL - EDUCATIONAL (EI)
- INSTITUTIONAL - HEALTH CARE (IH)
- PLANNED DISTRICT RESIDENTIAL (PDR)

NOTE:

1. INFORMATION SHOWN IS FROM BEST AVAILABLE SOURCES INCLUDING CITY OF WARWICK ASSESSOR'S PLAT MAPS AND DATA FROM THE CITY OF WARWICK WEB GEOGRAPHIC INFORMATION SYSTEM.

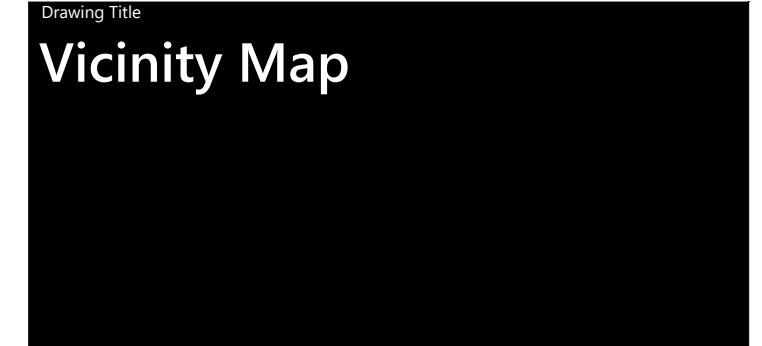


Major Land Development
211 Commonwealth Ave & College Hill Rd
Warwick, Rhode Island

| No. | Revision | Date | Appr'd. |
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|--------------------------------------|----------------------|
| Designed by ER | Checked by JR |
| Issued for Master Plan Submission | Date May 26, 2023 |

Not Approved for Construction



Drawing Number

C-1

Sheet 1 of 1

Project Number
73377.00

Zoning Summary Chart

| | |
|--------------------------------------|--|
| Zoning District: | EXISTING: RESIDENTIAL A-15 PROPOSED: INDUSTRIAL PDR |
| Zoning Regulation Requirements | PDR A-15 |
| MINIMUM LOT AREA | 80,000 SF 15,000 SF |
| FRONTAGE | 250 FT 125 FT |
| FRONT YARD SETBACK | 45 FT 30 FT |
| SIDE YARD SETBACK | 35 FT 20 FT |
| REAR YARD SETBACK | 45 FT 30 FT |
| PARKING SETBACK - FROM PROPERTY LINE | 10 FT |
| PARKING SETBACK - FROM BUILDING | 15 FT |
| MAXIMUM BUILDING HEIGHT | 35 FT 35 FT |
| MINIMUM OPEN SPACE* | 25% |

NOTE: ZONING REGULATION REQUIREMENTS AS SPECIFIED IN THE CITY OF WARWICK ZONING ORDINANCE.
 FOR MAXIMUM DENSITY IS 6 DWELLING UNITS/ACRE; 1.87 ACRES OF LAND AREA PROVIDED; 11.24 DU; MAXIMUM 10 PROPOSED.
 *THE PROPOSED DEVELOPMENT PLAN WILL HAVE 54,839 SF OF OPEN SPACE WHICH REPRESENTS 67% OF THE OVERALL PROPERTY AREA.

PLAN REFERENCES

1. SURVEY PLAN (A.P. 260 / LOT 39) MAY 10, 2023 OCEAN STATE PLANNERS, INC.
2. EXISTING PARKING AREA PLAN (A.P. 260 / LOT 38) JUNE 14, 2007 OCEAN STATE PLANNERS, INC.
3. CUSTOM DUPLEX W/ GARAGE AUGUST 16, 2022 DLR DIMENSIONS, INC.

REQUESTED WAIVER

1) A WAIVER IS REQUESTED FROM PART II - CODE OF ORDINANCE APPENDIX A ZONING FROM 308.2(E) WHICH SPECIFIES NO OUTDOOR PARKING SPACE OR DRIVEWAY IS PERMITTED WITHIN 15 FEET OF ANY RESIDENTIAL BUILDING. THIS WAIVER WOULD APPLY TO THE PROVIDED 10 FOOT SETBACK FROM PROPOSED BUILDING #4 TO THE DRIVEWAY.



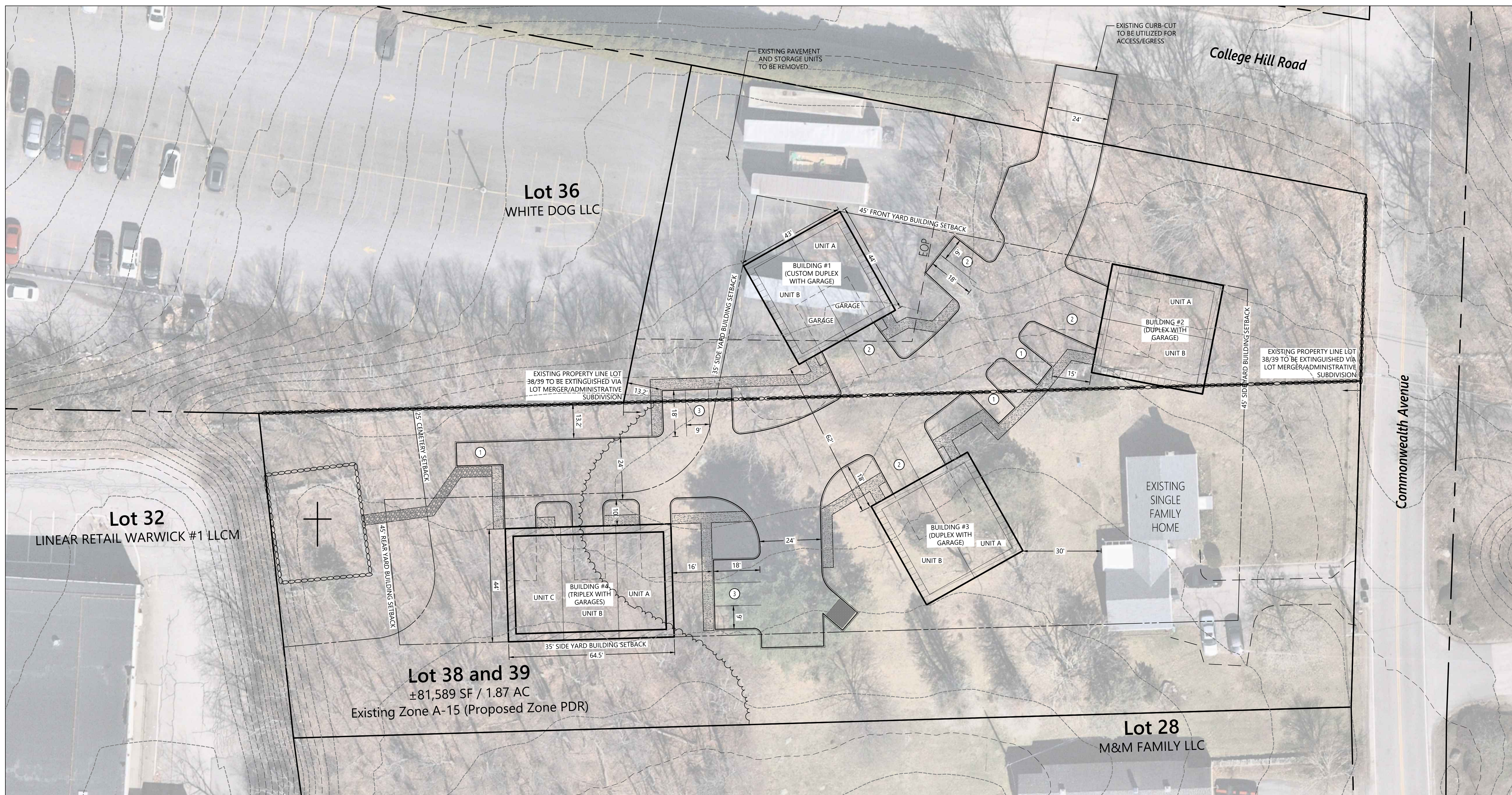
Custom Duplex with Garage

N.T.S. Source: DLR Dimensions
 DUPLEX AS SHOWN WITH GARAGES HAS TWO (2) BEDROOMS PER UNIT.
 (NOTE - THE PROPOSED TRIPLEX STRUCTURE (BUILDING #4) WOULD BE A MODIFICATION OF THE ABOVE CUSTOM DUPLEX WITH DIMENSION AS SHOWN ON THE PLAN VIEW HERON.)

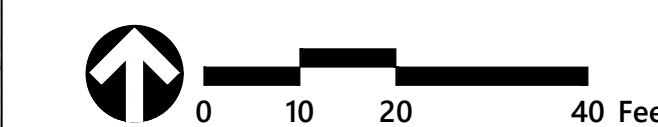
Parking Summary Chart

| Description | Size | | Spaces | |
|-----------------|----------|----------|------------------------------|----------------------------|
| | Required | Provided | Required** (For 9 New Units) | Provided (For 9 New Units) |
| STANDARD SPACES | 9 x 18 | 9 x 18 | | 17 |
| GARAGE SPACES | | | | 9 |
| TOTAL SPACES | | | 23 | 26 |

** PER SECTION 308.3E OF THE CITY ZONING ORDINANCE, THERE SHALL BE TWO AND ONE-HALF (2.5) PARKING SPACES PER DWELLING UNIT.



1 Cedar Street
 Suite 400
 Providence, RI 02903
 401.272.8100



Major Land Development

211 Commonwealth Ave & College Hill Rd
 Warwick, Rhode Island

| No. | Revision | Date | Appr. |
|-----|----------|------|-------|
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Designed by: ER Checked by: JR
 Issued for: Master Plan Submission Date: May 26, 2023

Not Approved for Construction
 Drawing Title: Master Plan

Drawing Number: C-2
 Sheet 1 of 1
 Project Number: 73377.00



Major Land Development
211 Commonwealth Ave & College Hill Rd
Warwick, Rhode Island

| No. | Revision | Date | Appr. |
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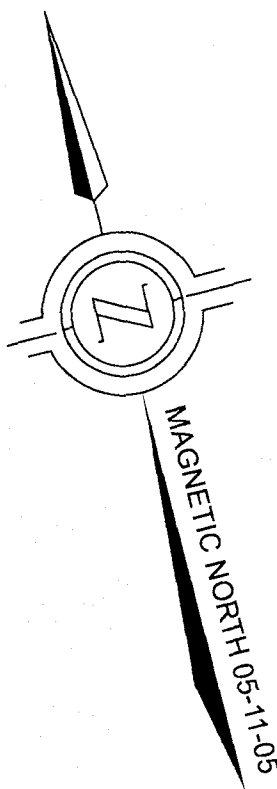
Designed by SC Checked by JR
Issued for Date
Master Plan Submission May 26, 2023

Not Approved for Construction
Drawing Title
Conceptual Landscape Plan
Drawing Number

C-3

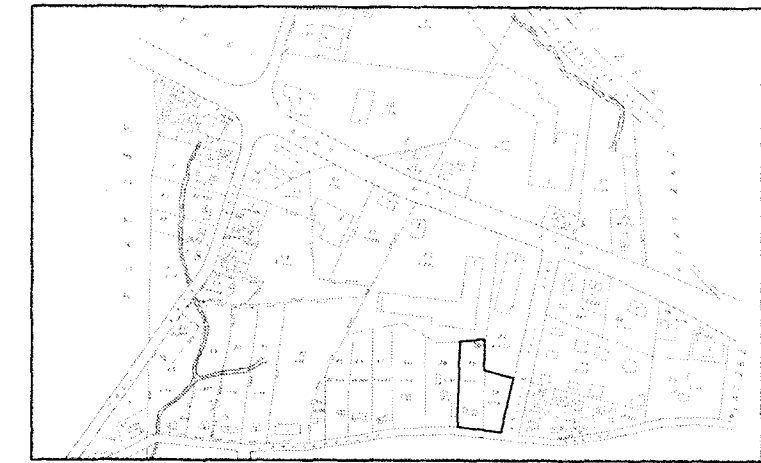
Sheet 1 of 1

Project Number
73377.00

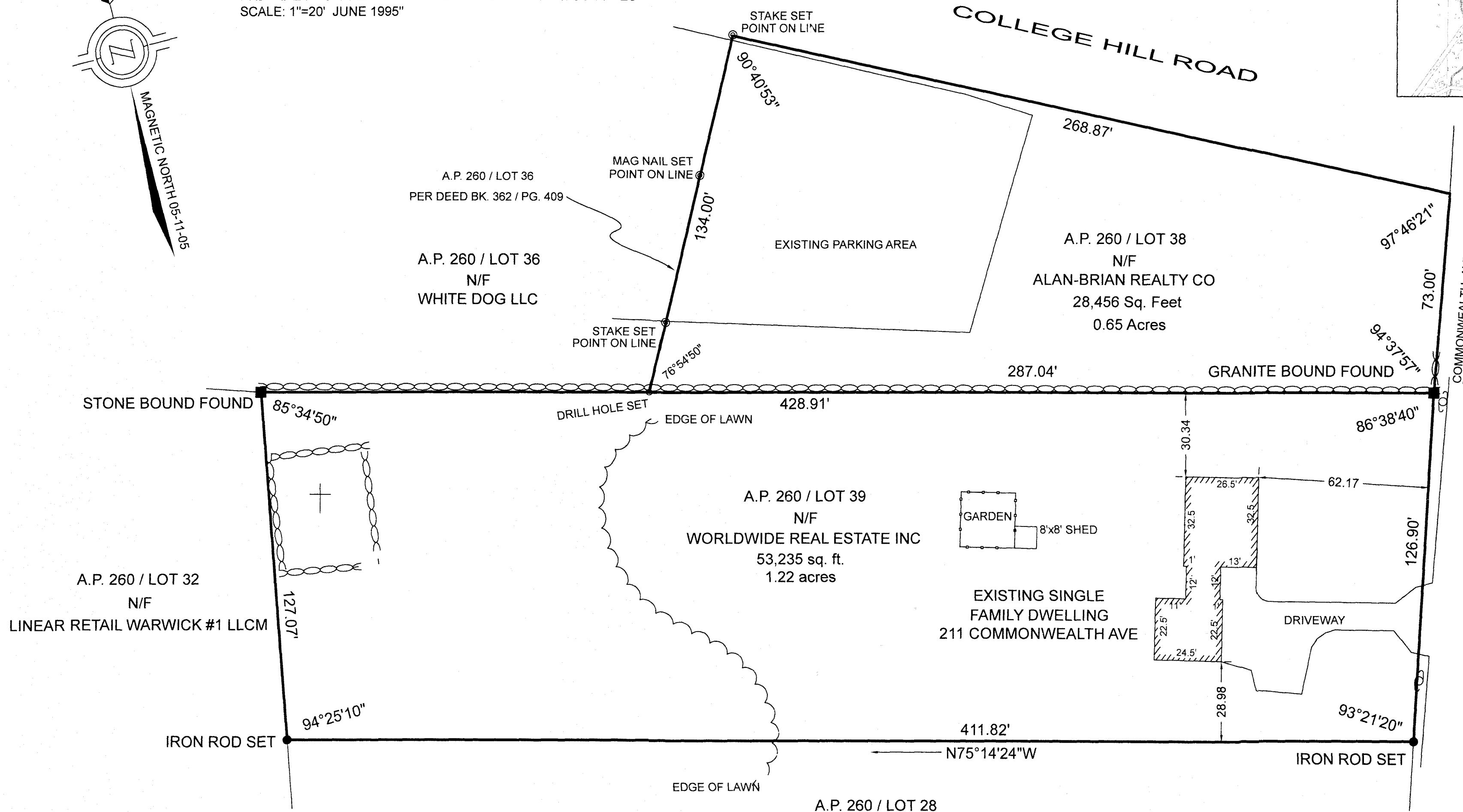


REFERENCE:

- 1. DEED BK. 362 / PG. 409 & DEED BK. 5584 / PG. 323
- 2. "SITE PLAN PROPOSED PARKING FACILITY A.P. 260 PORTION OF LOTS 36 AND 38 LOCATED IN WARWICK, R.I. PREPARED FOR: ALAN BRIAN REALTY BY ALPHA ASSOCIATES SCALE: 1"=20' JUNE 1995"



LOCUS MAP



COMMONWEALTH AVENUE

BOUNDARY STAKE-OUT SURVEY

A.P. 260 / LOT 38 & 39
 211 COMMONWEALTH AVENUE
 WARWICK, RI
 SCALE: 1"=30' DATE: MAY 10, 2023

PREPARED FOR:
ALAN BRIAN REALTY
 33 COMMONWEALTH AVENUE
 WARWICK, RI 02886

PREPARED BY:
OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920
 PHONE: (401) 463-9696 FAX: (401) 463-9039

JOB NO. 6901-A / DWG. NO. 6901-A - (JNP)

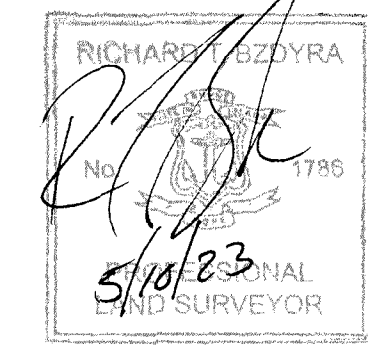
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: 5/10/23

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

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: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS I