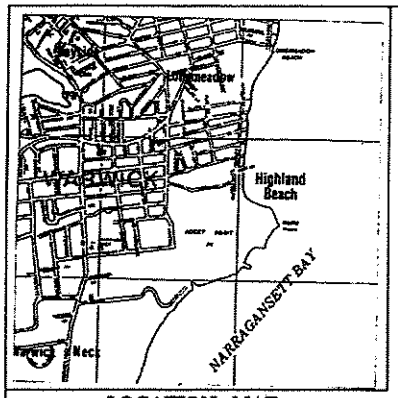
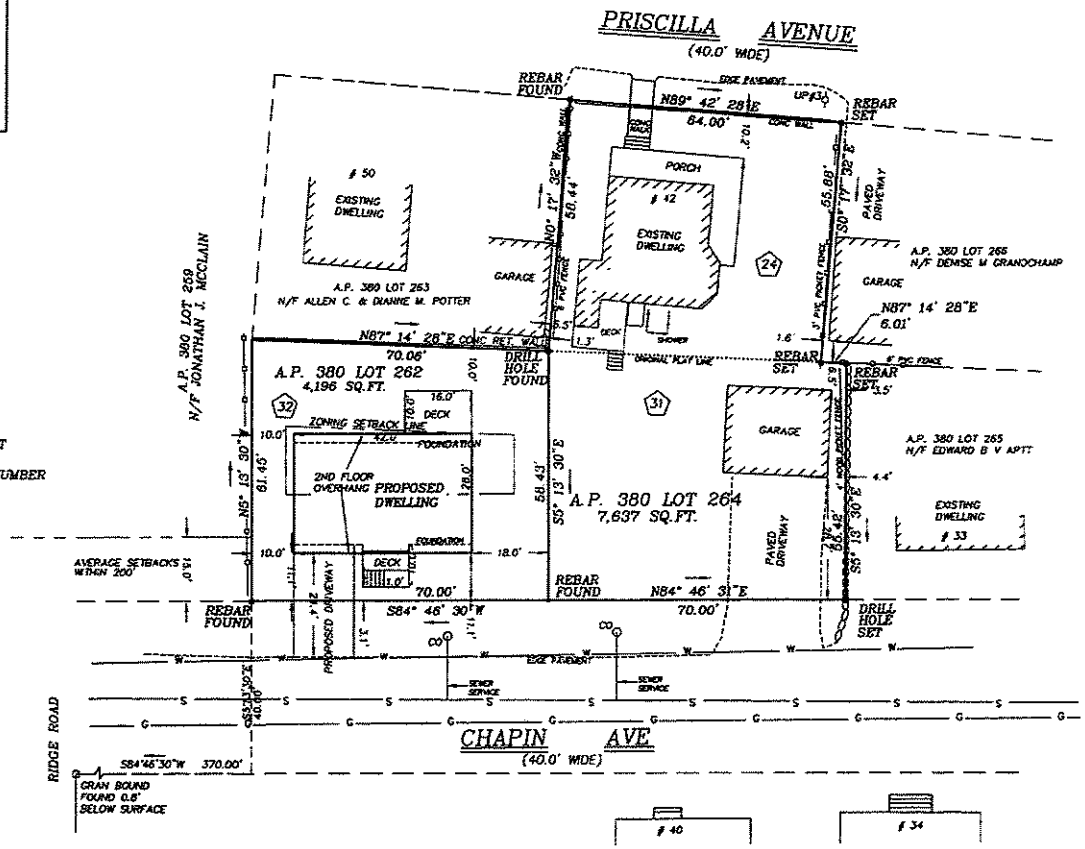


LOCATION MAP

ZONING: A-7		PROPOSED		REQUESTED RELIEF
MINIMUM LOT AREA	= 7,000 SQ.FT.	4,196	EXISTING	
MINIMUM FRONTAGE	= 70'	70'	EXISTING	0'
MINIMUM LOT WIDTH	= 70'	70'	EXISTING	0'
MINIMUM FRONT YARD	= 15' **	3.2'		11.8'
MINIMUM SIDE YARD	= 8'	10.0'		0
MINIMUM REAR YARD	= 20'	10.0'		10'
MINIMUM LANDSCAPED AREA / OPEN SPACE	= 10%	59%		0

** AVERAGE SETBACKS WITHIN 200' FET



LEGEND

- CHAIN LINK FENCE
- STOCKADE FENCE
- EDGE OF PAVEMENT
- BUILDING SETBACK
- STONE WALL
- UTILITY POLE
- EXISTING SEWER CLEANOUT
- RECORD PLAT #167 LOT NUMBER

GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.

OWNER OF RECORD

BERNARD M. & BERNICE M. JOHNSTON (LIFE ESTATE)
BOOK 5913 PAGE 107

REFERENCES

1.) "HIGHLAND BEACH WARWICK R.I. BELONGING TO JOHN E. CUMMINGS & WILLIAM D. PLYMPTON BY FRANK E. WATERMAN, MAY 1904" SEE PLAT CARD #167
2.) "MCCLAIN PLAT ADMINISTRATIVE SUBDIVISION PLAN ASSESSOR'S PLAT 380 LOTS 259, 260 & 261 61 CHAPIN AVENUE WARWICK RHODE ISLAND PREPARED FOR: JONATHAN J. MCCLAIN PREPARED BY: ALPHA ASSOCIATES SCALE 1"=20' JANUARY 21, 2019 SHT 1 OF 1" PLAT#1673

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE NOVEMBER 25, 2015 AND ARE FOLLOWS:
COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION 1
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
EXISTING CONDITIONS PLAN FOR PROPOSED DEVELOPMENT

BY _____
DAVID D. GARDNER PLS LICENSE NO. 1809
COA NO. A359

DAVID D. GARDNER
No. 1809
PROFESSIONAL LAND SURVEYOR

ZONING SUBMISSION

COMPREHENSIVE BOUNDARY SURVEY
CHAPIN AVENUE
WARWICK, R.I.
FOR
PETER STEVENS
A.P. 380 LOT 262 & 264

DAVID D. GARDNER & ASSOCIATES, INC.
1 HOPE COURT
BARRINGTON, RHODE ISLAND 02806
(401) 738-3200
ENGINEERS • SURVEYORS • PLANNERS

DATE	REVISIONS

DATE ISSUED: 8/15/22
SCALE: 1"=20'
DESIGNED BY: D.D.G.
DRAWN BY: D.D.G.
CHECKED BY:
JOB NO.: 22-030
DWG NO.:

This drawing is the property of David D. Gardner & Associates, Inc. and shall not be reproduced or copied without permission.
Copyright © 2022 David D. Gardner & Associates, Inc.

1

SHEET 1 OF 1