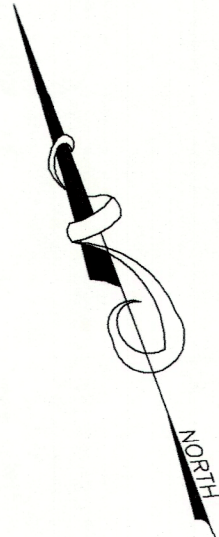


LOCUS MAP
N.T.S.



NOTES:

1. THE LOCATION, DEPTH AND EXISTENCE OF ANY UTILITIES OR OTHER UNDERGROUND OBJECTS SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. LOCATIONS ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL EXISTING UTILITIES ARE SHOWN.
2. LOTS DEPICTED ON THIS PLAT SHALL NOT BE ALTERED DIMENSIONALLY OR IN FORM, INCLUDING THE ENLARGMENT OF LOTS OR MOVING OF ANY 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 AMMENDED.
3. CONTRACTOR IS REQUIRED TO CALL DIG-SAFE BEFORE ANY EXCAVATION IS COMMENCED (1-888-DIG-SAFE).
4. CONTRACTOR IS REQUIRED TO VERIFY WITH THE CITY OF WARWICK ON THE REGULATIONS AND REQUIREMENTS BEFORE THE STRAT OF THE PROJECT.

FLOODING:

THESE PREMISES ARE SITUATED IN FLOODPLAIN ZONE AE, WHICH DETERMINED BY "FEMA" MAPS FOR THE CITY OF WARWICK, COUNTY OF KENT, STATE OF RHODE ISLAND, AS AREAS OF COASTAL FLOOD ZONE. BASE FLOOD ELEVATION DETERMINED (ELAV.=12). MAP NUMBER 44003C0153H. MAP REVISED DATE: SEPTEMBER 18, 2013.

LEGEND

	PROPERTY LINE
	ABUTTING PROPERTY LINE
	DWELLING
	PROPOSED ADDITION
N/F	NOW OR FORMERLY
	EDGE OF ASPHALT
	GRANITE BOUND FOUND
	RHODE ISLAND HIGHWAY BOUND (FOUND)
	DRILL HOLE SET
	IRON PIPE FND
	IRON REBAR SET
	SEWER MANHOLE
	GAS GATE
	WATER GATE
	HYDRANT
	DRAINAGE MANHOLE
	UTILITY POLE
	CATCH BASIN
	SEWER PUMP

REFERENCE:

1. PLAT ENTITLED: "SHOWOMENT SHORES, SUBDIVISION NO. 2 WARWICK, R.I. BELONGING TO THE FORRIER LAND CO., PROVIDENCE, R.I. BY EDWARD E. GOFF, OCTOBER 1919". WHICH SAID PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF SAID CITY OF WARWICK ON PLAT CARD 273.
2. DEED BOOKS/PAGES: 6160/126, 7754/1, 2830/209 & 6237/158.

ZONING:

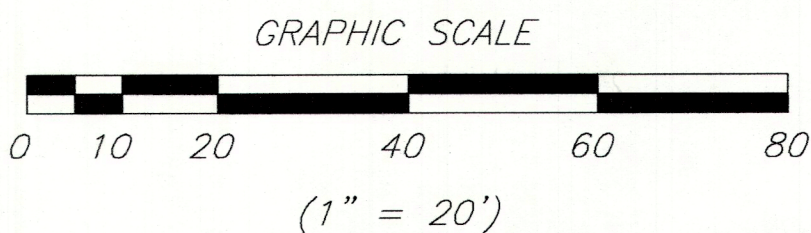
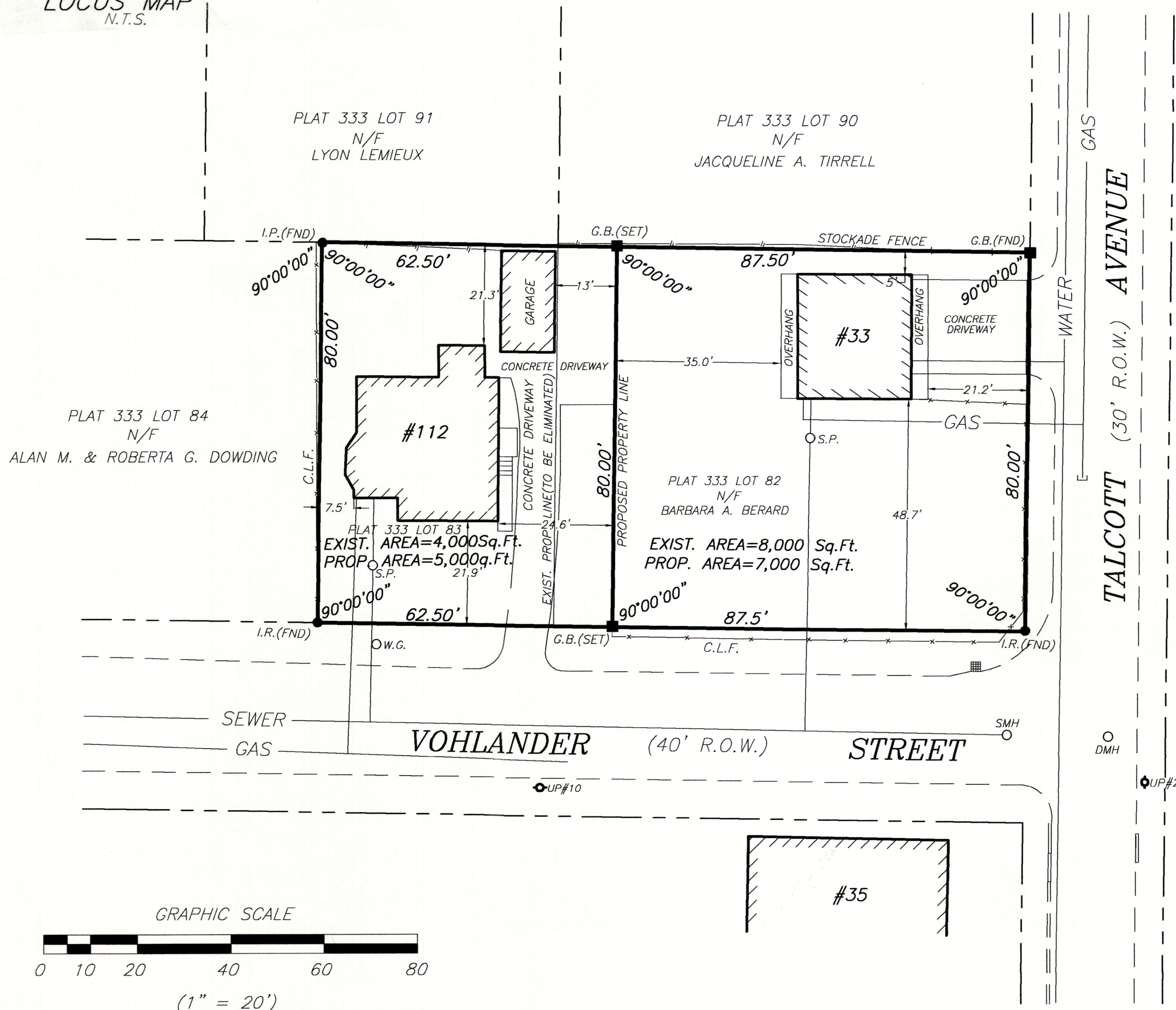
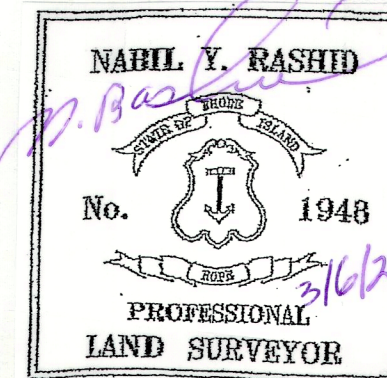
THESE PARCELS ARE LOCATED IN DISTRICT OF A-7:

- MIN. LOT AREA: 7,000 S.F.
- MIN. LOT FRONTAGE: 70 FT.
- MIN. LOT WIDTH: 70 FT.
- MIN. FRONT YARD: 25 FT.
- MIN. REAR YARD: 20 FT.
- MIN. SIDE YARD: 8 FT.
- MIN. LANDSCAPING OPEN SPACE: 10%
- MAX. BUILDING: 35 FT

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 NOVEMBER 25, 2015: TYPE OF SURVEY- LIMITED CONTENT BOUNDARY SURVEY MEASUREMENT SPECIFICATION- CLASS 1 TOPOGRAPHY SURVEY-N/A

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: MAJOR SUBDIVISION

BY *M. Rashid* DATE *3/6/24*
NABIL Y. RASHID RLS#1948 C.O.A.#LS-A427
REGISTERED LAND SURVEYOR



MAJOR SUBDIVISION/FINAL PLAN

FOR
SABA KHOURY
112 VOHLANDER STREET
33 TALCOTT AVENUE
WARWICK, RHODE ISLAND
PLAT 333 LOTS 82 & 83

NRC ASSOCIATES
P.O. BOX 14459
EAST PROVIDENCE, RHODE ISLAND 02914
(401)954-0206

DRAWN BY	S.S.R.
CHECKED BY	N.Y.R.
APPROVED BY	N.Y.R.
SCALE	1"=20'
DATE	FEB. 20, 2024
FILENAME	VOHLANDER ST
1 of 1	