

General Notes

- 1) LOCATION MAP IMAGE TAKEN FROM RIDEM GIS WEBSITE.
- 2) TIERNAN STREET IS A 40' WIDE PUBLIC RIGHT-OF-WAY.
- 3) PER RIDEM ENVIRONMENTAL RESOURCE MAP THERE ARE NO WETLANDS ON OR WITHIN 200 FEET OF THE SUBJECT PARCEL.
- 4) SUBJECT PARCEL LIES WITHIN ZONE X-AREAS OF 0.2% ANNUAL CHANCE FLOOD PER FEMA FLOOD INSURANCE RATE MAP CITY OF WARWICK MAP NUMBER 44003C0129J REVISED OCTOBER 2, 2015.
- 5) EXISTING DRIVEWAY ON LOT 170 IS TO BE REMOVED AND RELOCATED ON LOT 172.
- 6) BASE OF LEVELS IS NAVD88 (Geoid 18).
- 7) EXISTING BUILDING SEWER LINE MAY BE LOCATED ON LOT 170. THIS WILL RESULT IN EITHER AN EASEMENT BEING RECORDED OR THE SEWER LINE BEING RELOCATED.

Legend

- 100.00' EXISTING PROPERTY LINE
- APPROXIMATE ABUTTING PROPERTY LINES
- EXISTING CONTOUR
- BUILDING SETBACK LINE
- EXISTING RHODE ISLAND HIGHWAY BOUND
- EXISTING CONCRETE BOUND
- EXISTING GRANITE BOUND
- UTILITY POLE
- WOODEN STOCKADE FENCE
- EXISTING DRILL HOLE
- MAG NAIL SET
- EXISTING IRON PIPE
- EXISTING IRON PIN
- IRON PIN SET
- 90° 90°00'00"
- 40x5 EXISTING SPOT ELEVATION



Lots depicted on this plat (or plan) 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.

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.

By:

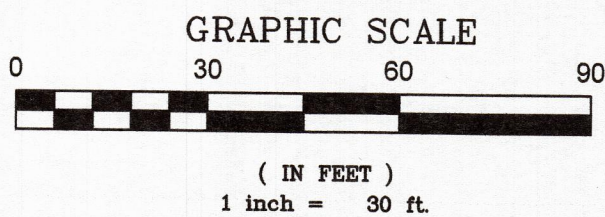
CERTIFICATION

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 on November 25, 2015 as follows:

TYPE OF BOUNDARY SURVEY :	MEASUREMENT SPECIFICATION:
Comprehensive Boundary Survey	I
OTHER TYPE OF SURVEY	
Data Accumulation Plan	III
Topographical Survey	T-2

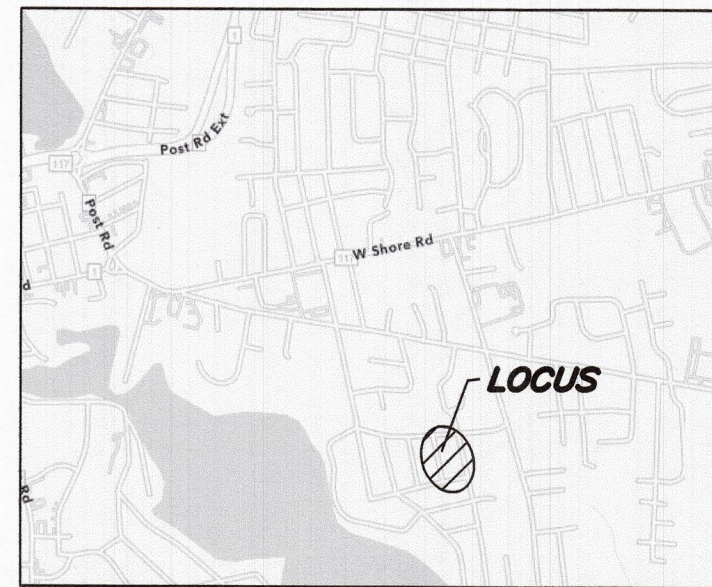
The purpose for the conduct of this survey and for the preparation of the plan is to satisfy the City of Warwick Subdivision Regulations for a Minor Subdivision Application Submission.

By:
 Mark D. Boyer #1888
 Boyer Associates C.O.A. # A317



REFERENCES:

EDGEWATER BEACH WARWICK, R.I. BELONGING TO THE PROVIDENCE REAL ESTATE IMPROVEMENT CO. BY WATERMAN ENGINEERING CO. MARCH, 1929 SCALE 80 FT TO AN INCH PLAT CARD NO. 404



Location Map
Not To Scale

Owner-Applicant

Joseph Brennan
 240 Chestnut Street
 Warwick, RI 02888

AP 364 Lot 189
 n/f
 Gary T. & Gail A. Pomfret Trustees

AP 364 Lot 190
 n/f
 Maria J. Abregu

Zoning District
 A-7

MINIMUM AREA	
FRONTAGE	7,000 SQ. FT.
BUILDING SETBACKS	70 FEET
FRONT YARD	25 FEET
SIDE YARD	8 FEET
REAR YARD	20 FEET

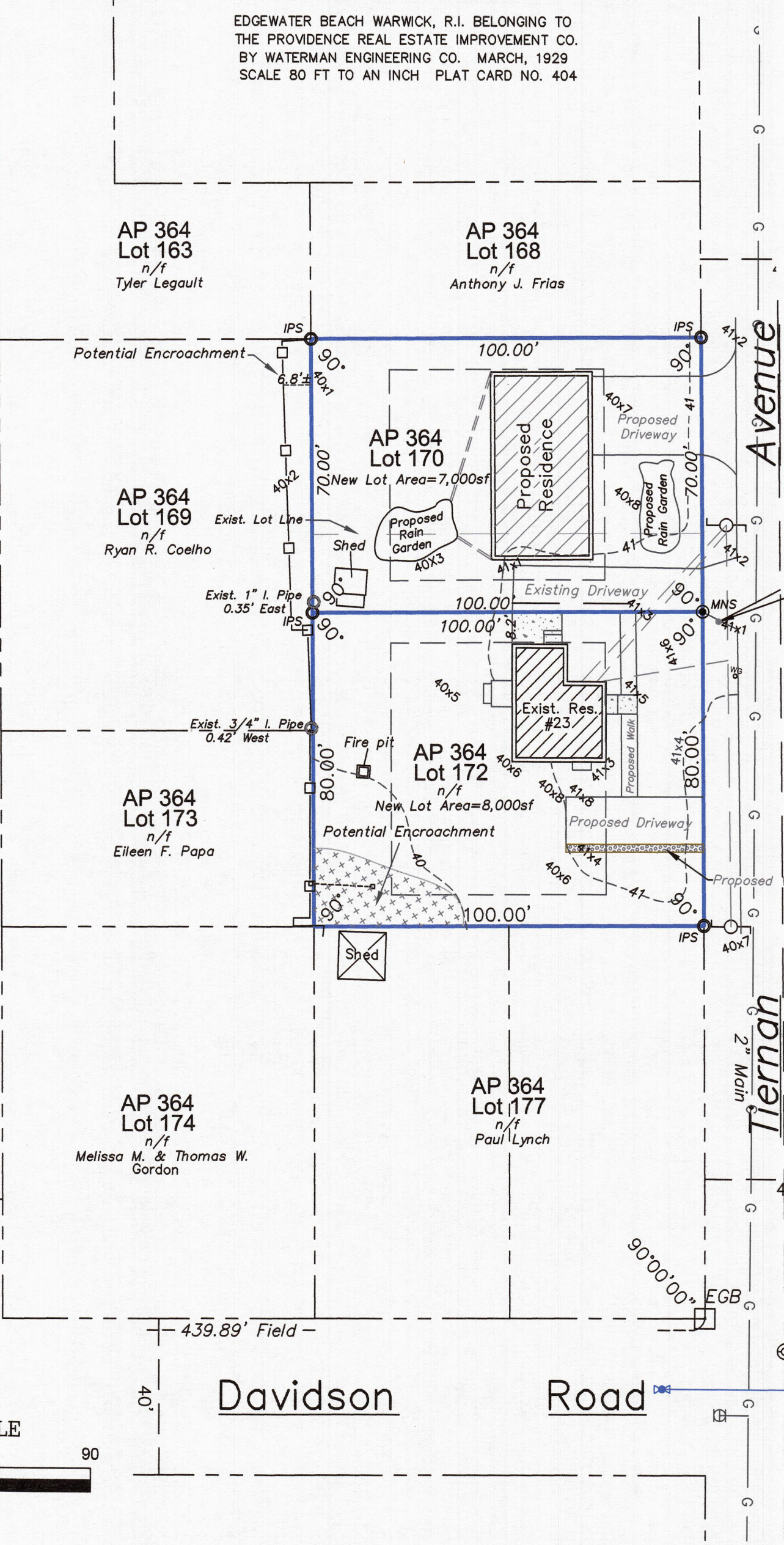
ALL ZONING DATA SHOWN HEREON MUST BE VERIFIED BY THE BUILDING/ZONING OFFICIAL

Street Index
 Tiernan Avenue
 Davidson Road
 Summerland Road

Summerland Road

Tiernan Avenue

Davidson Road



Preliminary Application

Being: ASSESSORS PLAT NO. 364 LOT NO. 170 & 172

Minor Subdivision

23 Tiernan Avenue
 Warwick, Rhode Island

Joseph Brennan

NO.	REVISION	BY	DATE

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