

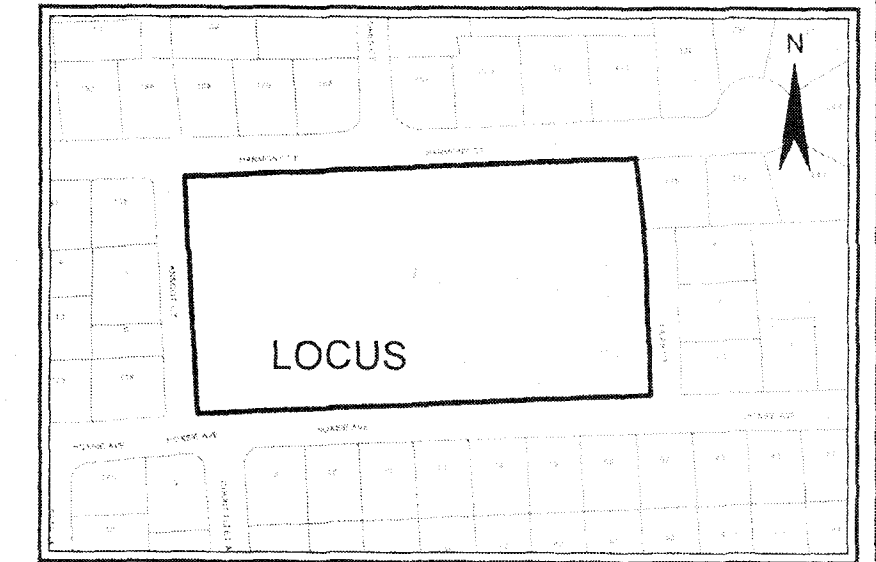
HOXSIE AVENUE
HARMONY COURT
ANSCOT COURT
DEAN COURT
STREET INDEX

REFERENCE:

1. DEED BK. 213 PG. 77
2. "HOXSIE HOMESTEAD PLAT DIVISION NO 2, WARWICK RHODE ISLAND SCALE 1 INCH = 80 FEET OCTOBER 11, 1949" P.C. 440

NOTES:

1. FEMA MAP 44003C0131H / 9/18/2013 / ZONE X.
2. R.I. DEPARTMENT OF ENVIRONMENTAL MANAGEMENT STW FILE No. 23-159; RIPDES No. RIR102583



LOCUS MAP
ZONING DISTRICT A-7
7,000 S.F.
MINIMUM LOT FRONTAGE: 70 FT.
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 8 FT.
REAR: 20 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MINIMUM LANDSCAPE: 10%

Richard T. Bzdyra
11/09/24

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	MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

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, EXISTING TOPOGRAPHY AND UTILITY LOCATIONS.

BY: *Richard T. Bzdyra* DATE: 11/09/24
RICHARD T. BZDYRA, PLS, LICENSE # 1786, COA # LS-A60

I HEREBY CERTIFY THAT HIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT. THERE ARE NO ENCGROACHMENTS 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.

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.

PRELIMINARY PLAN
HOLDEN SCHOOL PLAT
A.P. 320 / LOT 243
61 HOXSIE AVENUE
WARWICK, R.I. 02888
SCALE: 1"=50' DATE: DECEMBER 14, 2023

PREPARED FOR:
HOLDEN DEVELOPMENT, LLC
144 METRO CENTER BOULEVARD, UNIT F, WARWICK, R.I. 02886
PHONE: (401) 640-5757

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10451 / DWG NO. 10451 - P1 - (BMB)
GRAPHIC SCALE: 1" = 50'
0 50 100 150

SHEET 2 OF 18