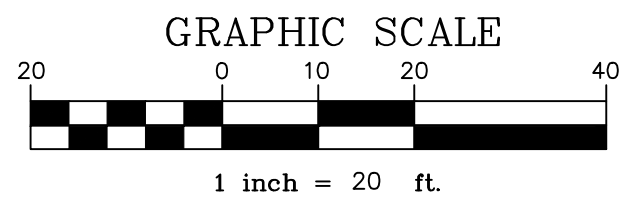


LOCATION MAP

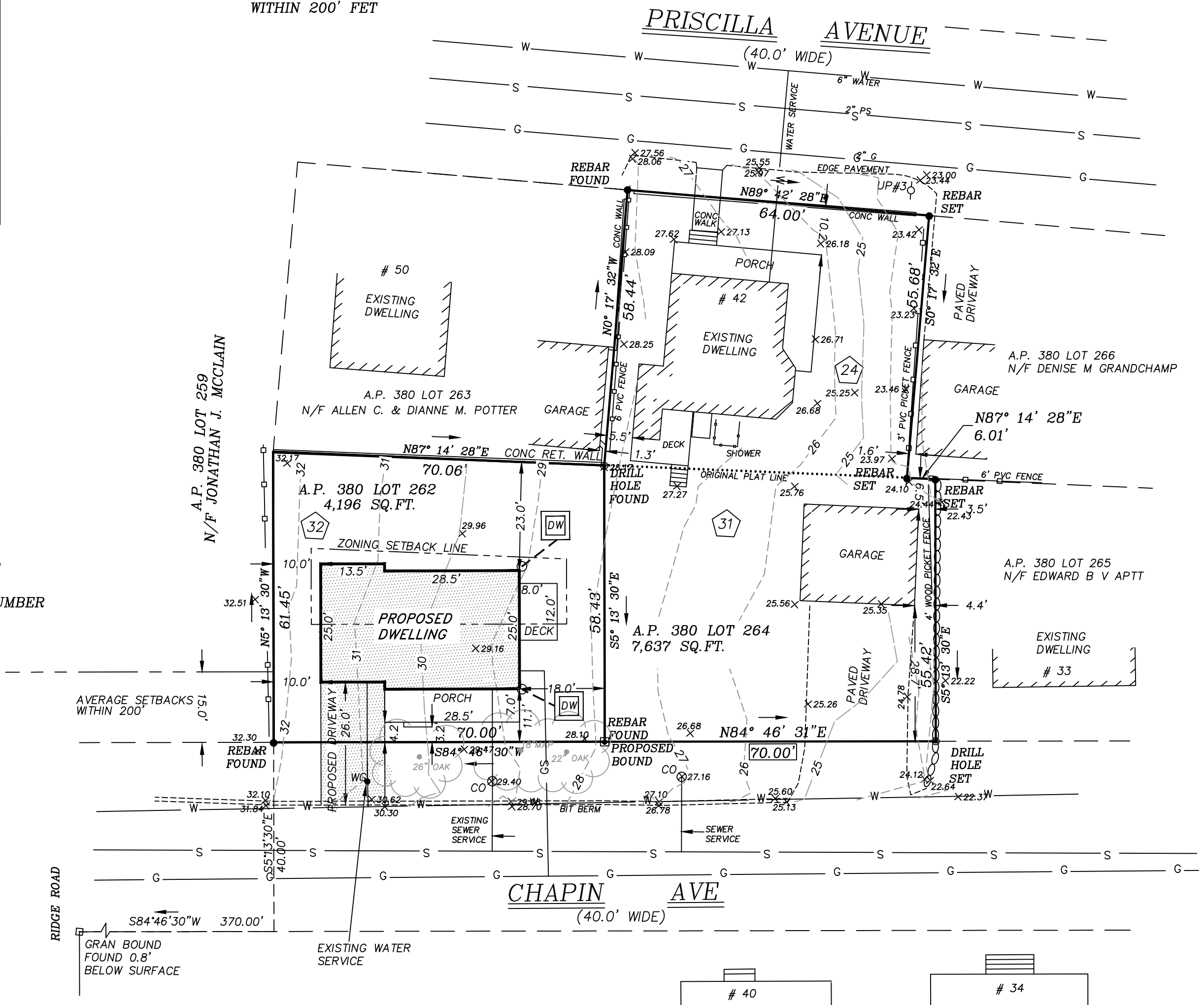
LEGEND

- CHAIN LINK FENCE
- STOCKADE FENCE
- - - EDGE OF PAVEMENT
- - - BUILDING SETBACK
- ○ ○ ○ ○ STONE WALL
- UTILITY POLE
- ○ ○ ○ ○ EXISTING SEWER CLEANOUT
- 31 RECORD PLAT #167 LOT NUMBER
- DRILL HOLE FOUND
- REBAR FOUND
- PROPOSED MONUMENT
- DW DRY WELL



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



NOTES

- 1.) THERE ARE NO WETLANDS, WATERCOURSES OR COASTAL FEATURES ON OR WITHIN 200 FEET OF THE SUBJECT PARCEL, THEREFORE APPROVAL FROM RIDEM OR CRMC IS NOT REQUIRED.
- 2.) SUBJECT PARCEL IS NOT LOCATED IN A SPECIAL FLOOD ZONE AS DEPICTED ON FEMA MAP. NO. 44003C0153H, DATED 9/18/13.

OWNER OF RECORD

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

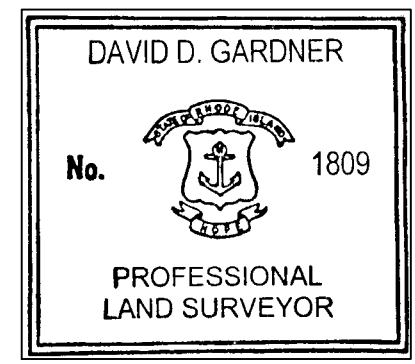
REFERENCES

- 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 I THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: EXISTING CONDITIONS PLAN FOR PROPOSED DEVELOPMENT

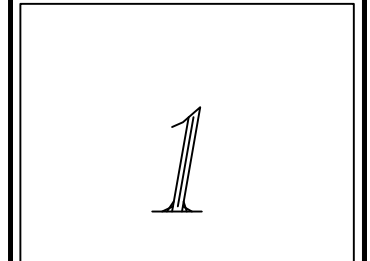
BY DAVID D. GARDNER PLS LICENSE NO. 1809
COA NO. A359



DATE	REVISIONS

DATE ISSUED: 10/1/23
SCALE: 1"=20'
DESIGNED BY: D.D.G.
DRAWN BY: D.D.G.
CHECKED BY: S.B.C.
JOB NO.: 22-030
DWG NO.: 22-030 SITE

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RECORD PLAN
CHAPIN AVENUE
WARWICK, R.I.
FOR
PETER STEVENS
A.P. 380 LOT 262 & 264

DAVID D. GARDNER
& ASSOCIATES, INC.
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