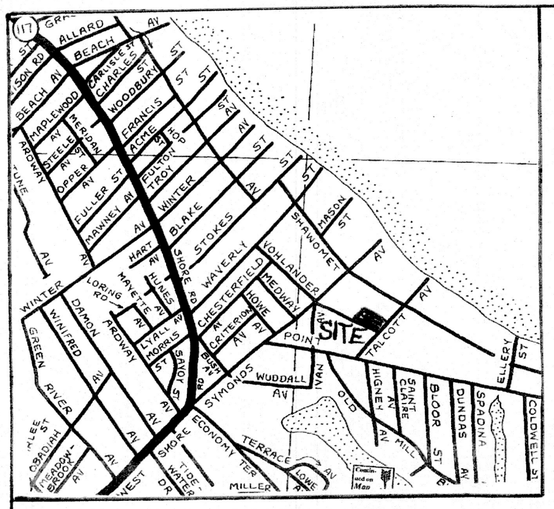

LOCUS MAP
N.T.S.

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 FILLING 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
G.B.(FND)	GRANITE BOUND FOUND
R.I.H.B.(FND)	RHODE ISLAND HIGHWAY BOUND (FOUND)
PK SET	PK NAIL SET
PK FND	PK NAIL FOUND
DH SET	DRILL HOLE SET
I.P. FND	IRON PIPE FND
I.R. SET	IRON REBAR SET
SMH	SEWER MANHOLE
GG	GAS GATE
WG	WATER GATE
HYD	HYDARANT
DMH	DRAINAGE MANHOLE
UP	UTILITY POLE
	CATCH BASIN
S.P	SEWER PUMP

PLAT 333 LOT 91
N/F
LYON LEMIEUX

PLAT 333 LOT 90
N/F
JACQUELINE A. TIRRELL

PLAT 333 LOT 84
N/F
ALAN M. & ROBERTA G. DOWDING

PLAT 333 LOT 82
N/F
BARBARA A. BERARD

PLAT 333 LOT 83
EXIST. AREA=4,000Sq.Ft.
PROP. AREA=5,000q.Ft.

EXIST. AREA=8,000 Sq.Ft.
PROP. AREA=7,000 Sq.Ft.

I.P.(FND) — I.R.(TO BE SET) — STOCKADE FENCE — G.B.(FND)
90°00'00" — 62.50' — 87.50'
80.00'
21.3' — GARAGE — SUNROOM — 2' — 5'
OVERHANG — CONCRETE DRIVEWAY
#112 — #33
CONCRETE DRIVEWAY — 35.0' — 21.2'
CONCRETE DRIVEWAY (TO BE ELIMINATED)
EXIST. PROP. LINE
PROPOSED PROPERTY LINE
C.L.F.
7.5' — 24.6' — 48.7'
S.P. — 21.9'
GAS — S.P.
I.R.(FND) — W.G. — I.R.(TO BE SET) — C.L.F. — I.R.(FND)

WATER — GAS — TALCOTT (30' R.O.W.) AVENUE

SEWER — SMH
GAS — VOHLANDER (40' R.O.W.) STREET — DMH
UP#10 — UP#1

#35

GRAPHIC SCALE
0 10 20 40 60 80
(1" = 20')

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

NABIL Y. RASHID
RHODE ISLAND
No. 1948
PROFESSIONAL
LAND SURVEYOR
3/23/22

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 I
TOPOGRAPHY SURVEY-N/A

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

BY _____ DATE 3/23/22
NABIL Y. RASHID RLS#1948 C.O.A.#LS-A427
REGISTERED LAND SURVEYOR

PROPOSED MAJOR SUBDIVISION
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

Revision	DATE

DRAWN BY
CHECKED BY
APPROVED BY
SCALE
DATE
FILENAME

1 of 1