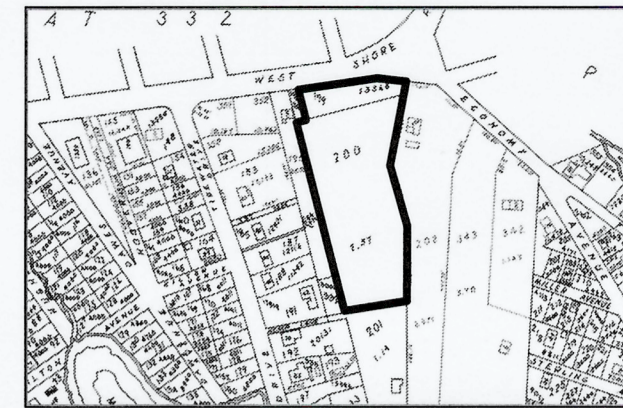


WEST SHORE ROAD

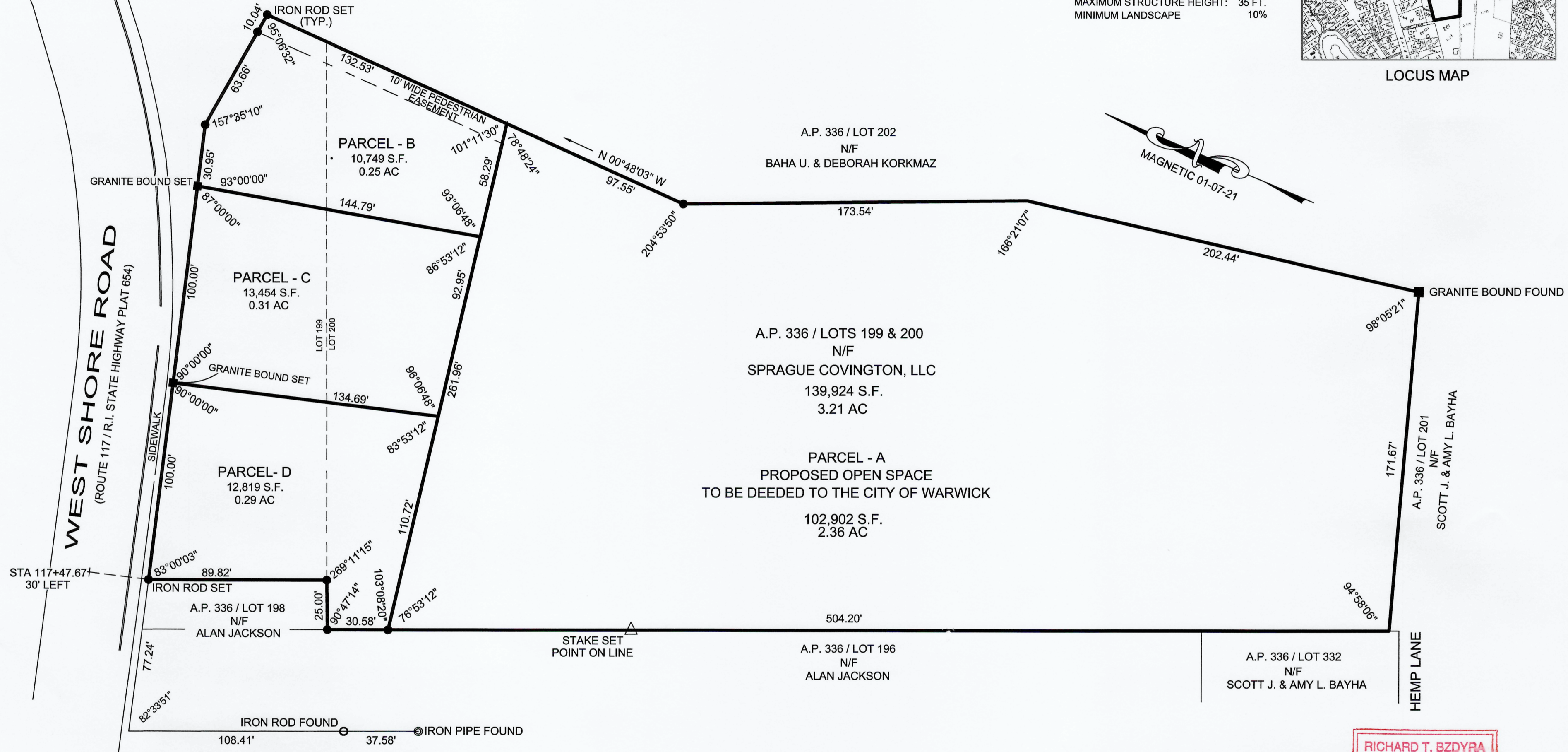
STREET INDEX

ZONING DISTRICT A-10

MINIMUM LOT AREA	10,000 S.F.
MINIMUM LOT FRONTAGE	100 FT.
MINIMUM LOT WIDTH	100 FT.
MINIMUM SETBACKS:	
FRONT	25 FT.
SIDE	15 FT.
REAR	20 FT.
MAXIMUM STRUCTURE HEIGHT:	35 FT.
MINIMUM LANDSCAPE	10%



LOCUS MAP



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
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 FOR SUBDIVISION.

BY: *R.T. Bzdyra* DATE: 7/16/21

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

REFERENCE:

- DEED BK. 9625 / PG. 246
 - RHODE ISLAND STATE HIGHWAY PLAT 654
- 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 AS AMENDED.

NOTES:

- FEMA MAP 44003C0134H / 09/18/2013 / ZONES Z & AE 12
- ARCHAEOLOGICAL PERMIT NO. 2006-19, ISSUED JUNE 19, 2006.

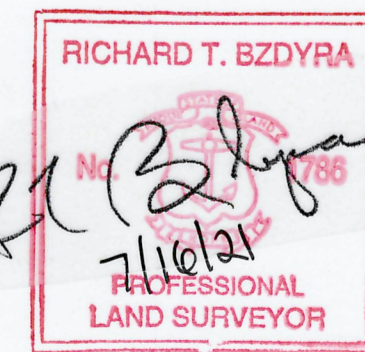
RECORD PLAN

SPRAGUE COVINGTON PLAT
A.P. 336 / LOTS 199 & 200
WEST SHORE ROAD
WARWICK, R.I.

SCALE: 1"= 40' DATE: JULY 16, 2021

PREPARED FOR:
SPRAGUE COVINGTON, LLC

505 RED CHIMNEY DRIVE
WARWICK, RI 02886



PREPARED BY:

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

JOB NO. 6358 / DWG. NO. 6358 - (JNP)

GRAPHIC SCALE / 1" = 40'

