

WEST SHORE ROAD

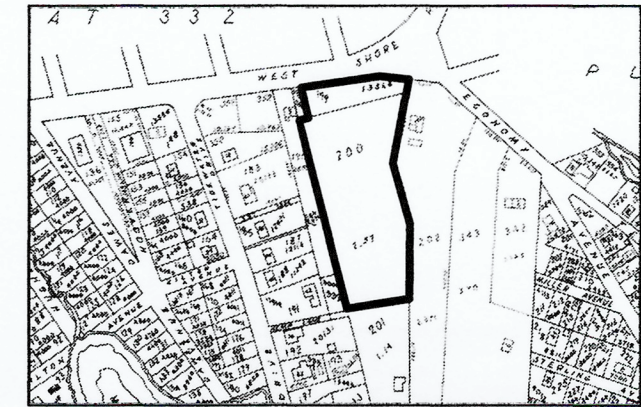
STREET INDEX

REFERENCE:

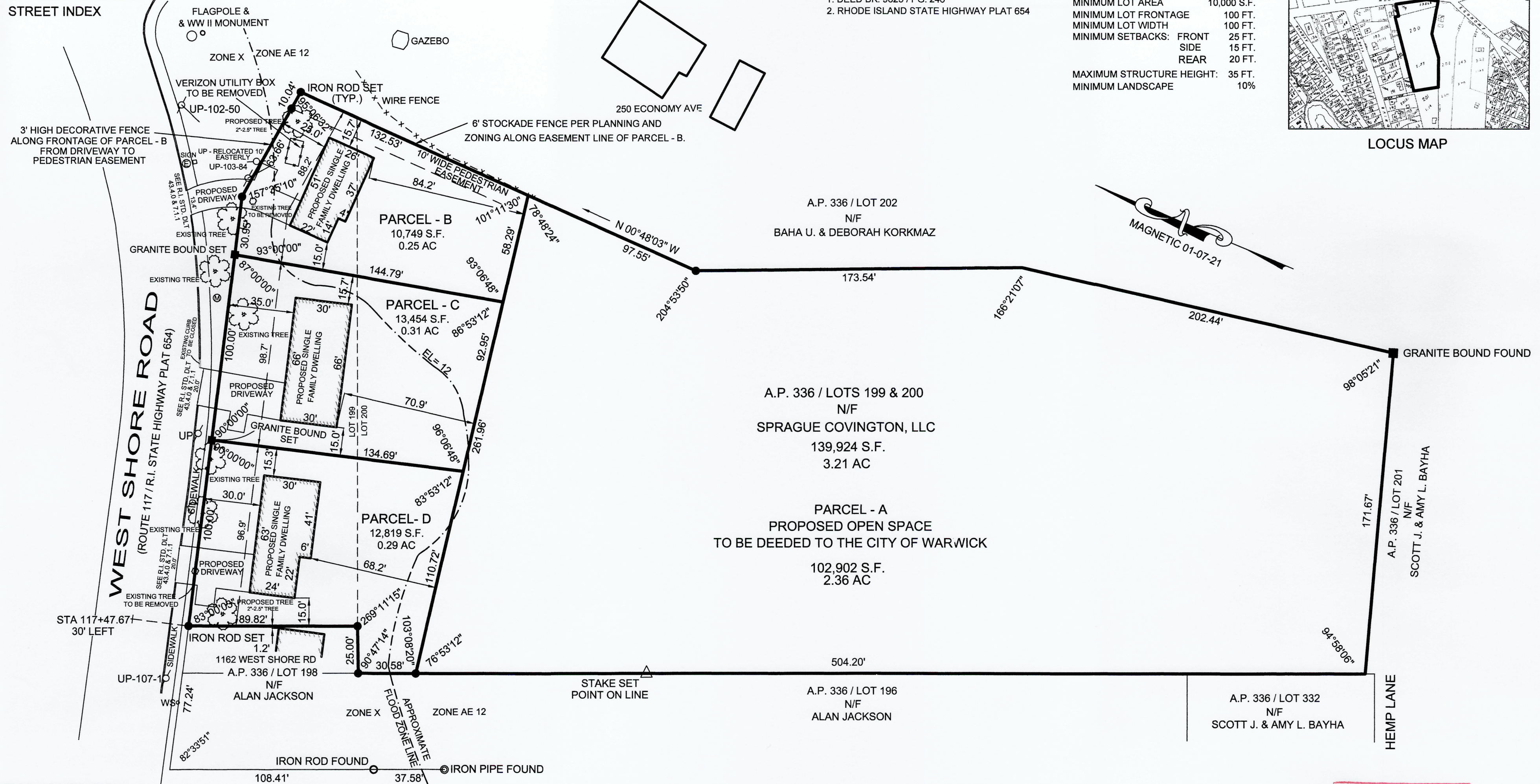
- 1. DEED BK. 9625 / PG. 246
- 2. RHODE ISLAND STATE HIGHWAY PLAT 654

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
 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 FOR SUBDIVISION.

BY: *Richard T. Bzdya* DATE: 7/16/21

BY: 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 ENCROACHMENTS 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 (AS AMENDED).

NOTES:

- 1. FEMA MAP 44003C0134H / 09/18/2013 / ZONES Z & AE 12
- 2. ARCHAEOLOGICAL PERMIT NO. 2006-19, ISSUED JUNE 19, 2006.
- 3. ZONING BOARD APPROVAL JUNE 8, 2021
- 4. NO EXISTING WETLANDS ON PROPERTY.
- 5. SEWER LATERAL: ADD CLEANOUT AND BACK FLOW PREVENTION VALVE.
- 6. RIDOT PHYSICAL ALTERATION PERMIT FILE No. 21-61 / PARCEL - B, FILE No. 21-62 / PARCEL - C, FILE No. 21-63 / PARCEL - D.
- 7. EXISTING PROPERTY IS NOT IN A HISTORIC ZONING DISTRICT.
- 8. ZONING BOARD REVIEW PETITION 10711 APPROVAL JUNE 15, 2021. DEED BK. 9870 / PG. 67

LOTS 199 & 200 / PARCEL	OLD AREA	NEW AREA
LOTS 199 & 200	139,924 S.F.	0
PARCEL - A	0	102,902 S.F.
PARCEL - B	0	10,749 S.F.
PARCEL - C	0	13,454 S.F.
PARCEL - D	0	12,819 S.F.

MAJOR SUBDIVISION PLAN
 PRELIMINARY PLAN
 AND FINAL 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.
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 JOB NO. 6358 / DWG. NO. 6358 - (JNP)

SHEET 1 OF 2
 GRAPHIC SCALE / 1" = 40'