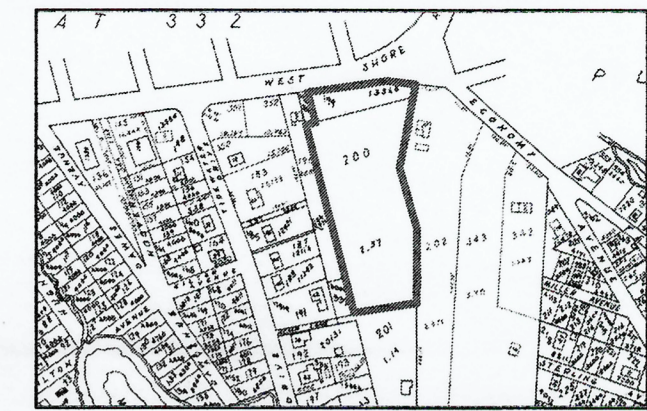


WEST SHORE ROAD

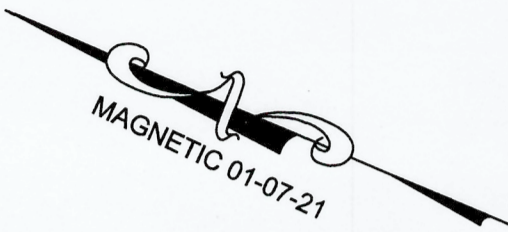
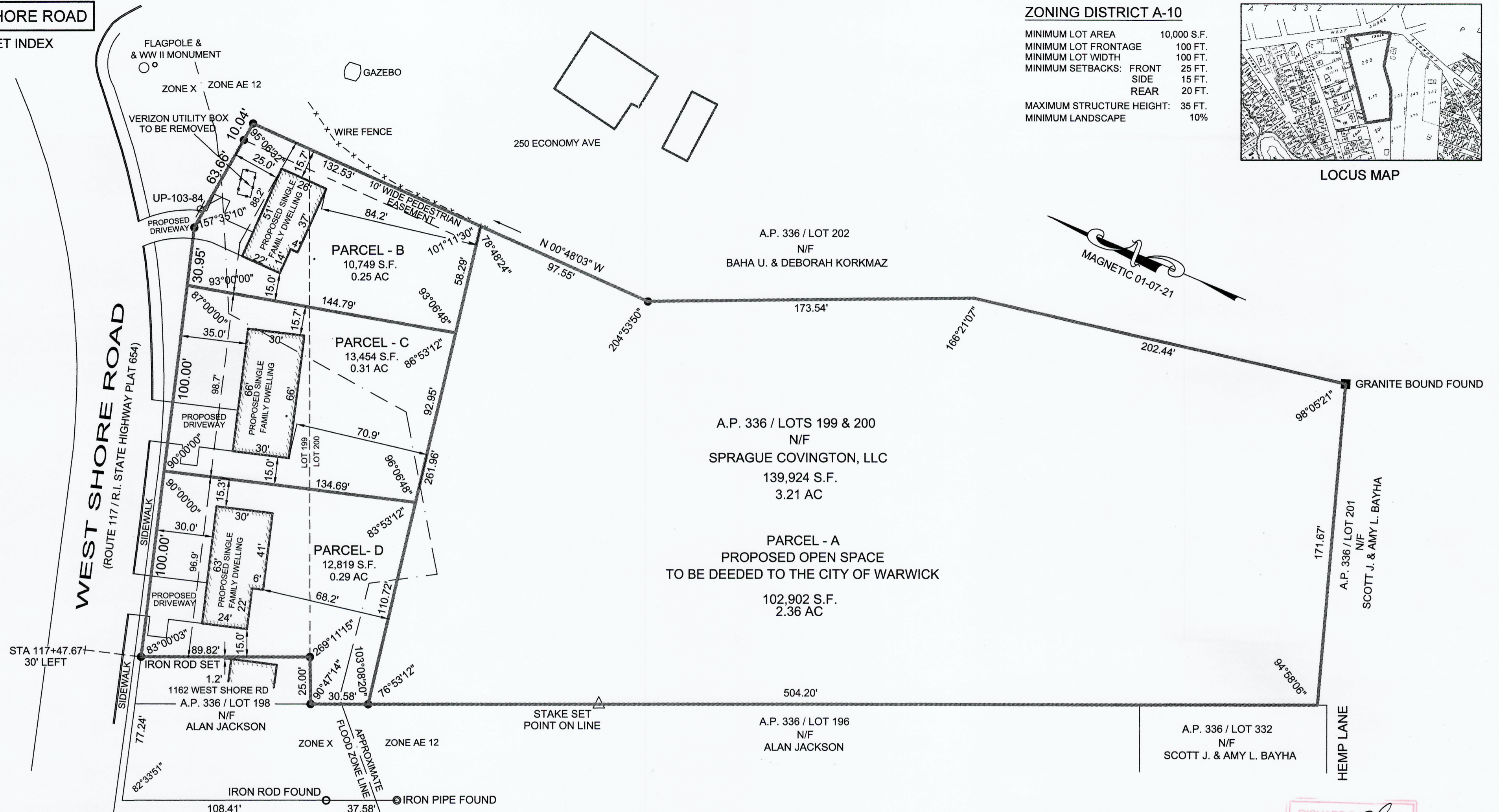
STREET INDEX

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



NOTES:

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

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: LIMITED CONTENT BOUNDARY SURVEY CLASS I  
 MEASUREMENT SPECIFICATION: 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: [Signature] DATE: 3/30/21  
 BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

REFERENCE:

- 1. DEED BK. 9625 / PG. 246
  - 2. 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.

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  
 MASTER PLAN  
 SPRAGUE COVINGTON PLAT  
 A.P. 336 / LOTS 199 & 200

WEST SHORE ROAD  
 WARWICK, R.I.  
 SCALE: 1"= 40' DATE: MARCH 30, 2021  
 PREPARED FOR:  
**SPRAGUE COVINGTON, LLC**  
 505 RED CHIMNEY DRIVE  
 WARWICK, RI 02886

[Signature]  
 3/30/21  
 RICHARD T. BZDYRA  
 PROFESSIONAL LAND SURVEYOR

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'  
 0 40 80 120