

REFERENCES

1. PLAT CARD 622, "LOVE LANE ESTATES SUB-DIVISION No. 4-C... WARWICK, R.I... BELONGING TO PILGRIM LAND DEVELOPERS... BY: CLARENCE F. LAMB, ENGR... JANUARY, 1969... SCALE 1"=40'..."
2. PLAN (NOT RECORDED), "SURVEY AND PLAN ASSESSORS PLAT 223 LOT 152, 21 SILENT DRIVE AND ASSESSORS PLAT 174, MAJOR POTTER ROAD, WARWICK, R.I... OWNER: JANE G. TRUSTEE, CO OWNER TRUSTEE JANE G. REVOCABLE TRUST... BY: DUPONT SURVEYING... 7/22/18... SCALE 1"=30'..."
3. LAND EVIDENCE BOOK 8999 PAGE 233 (LOT 152 DEED)
4. LAND EVIDENCE BOOK 899 PAGE 233 (LOT 174 DEED)
5. LAND EVIDENCE BOOK 9180 PAGE 208 (LOT 174 TWO-BEDROOM RESTRICTION)
6. LAND EVIDENCE BOOK 9555 PAGE 215 (PLANNING DECISION)
7. LAND EVIDENCE BOOK 9584 PAGE 246 (ZONING DECISION)

FLOOD NOTE

ENTIRE AREAS FALL WITHIN ZONE 'X' PER FEMA FIRM MAP NUMBER 44003C0137H, EFFECTIVE 12/3/10, REVISED SEPTEMBER 18, 2013.

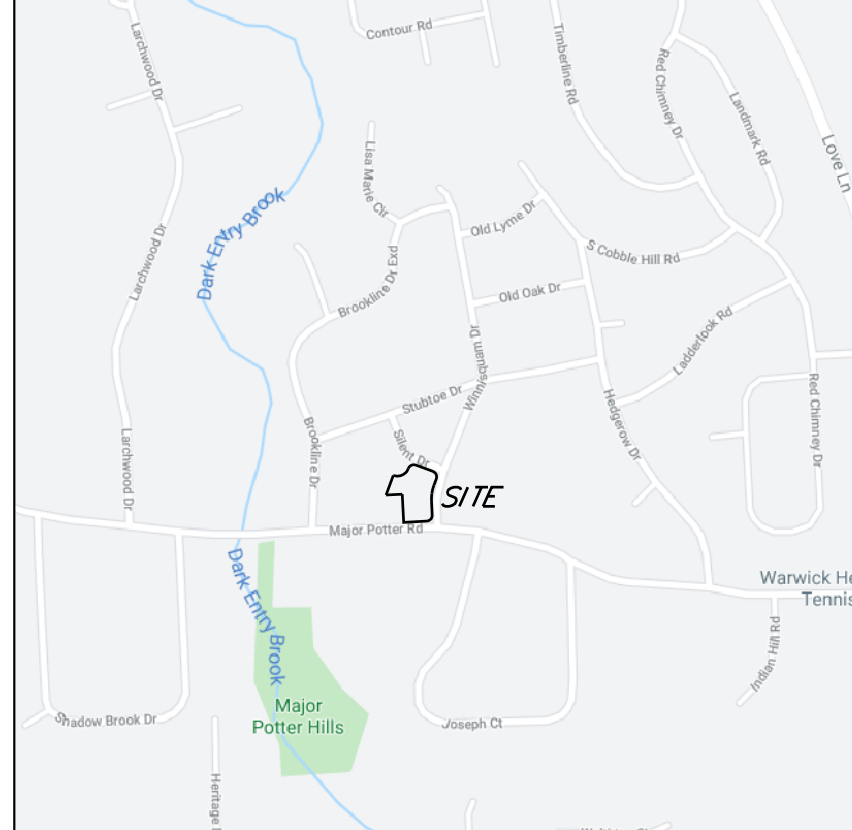
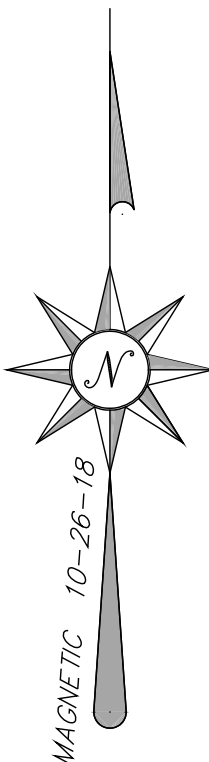
PARCEL ZONING A-15

- MIN. LOT AREA 15,000 SF
- MIN. FRONTAGE 125'
- MIN. LOT WIDTH 125'
- MIN. FRONT & CORNER SIDE YARD 30'
- MIN. SIDE YARD 20'
- MIN. REAR YARD 30'
- MAX. STRUCTURE HEIGHT 35'
- MIN. LANDSCAPED OPEN SPACE 35'

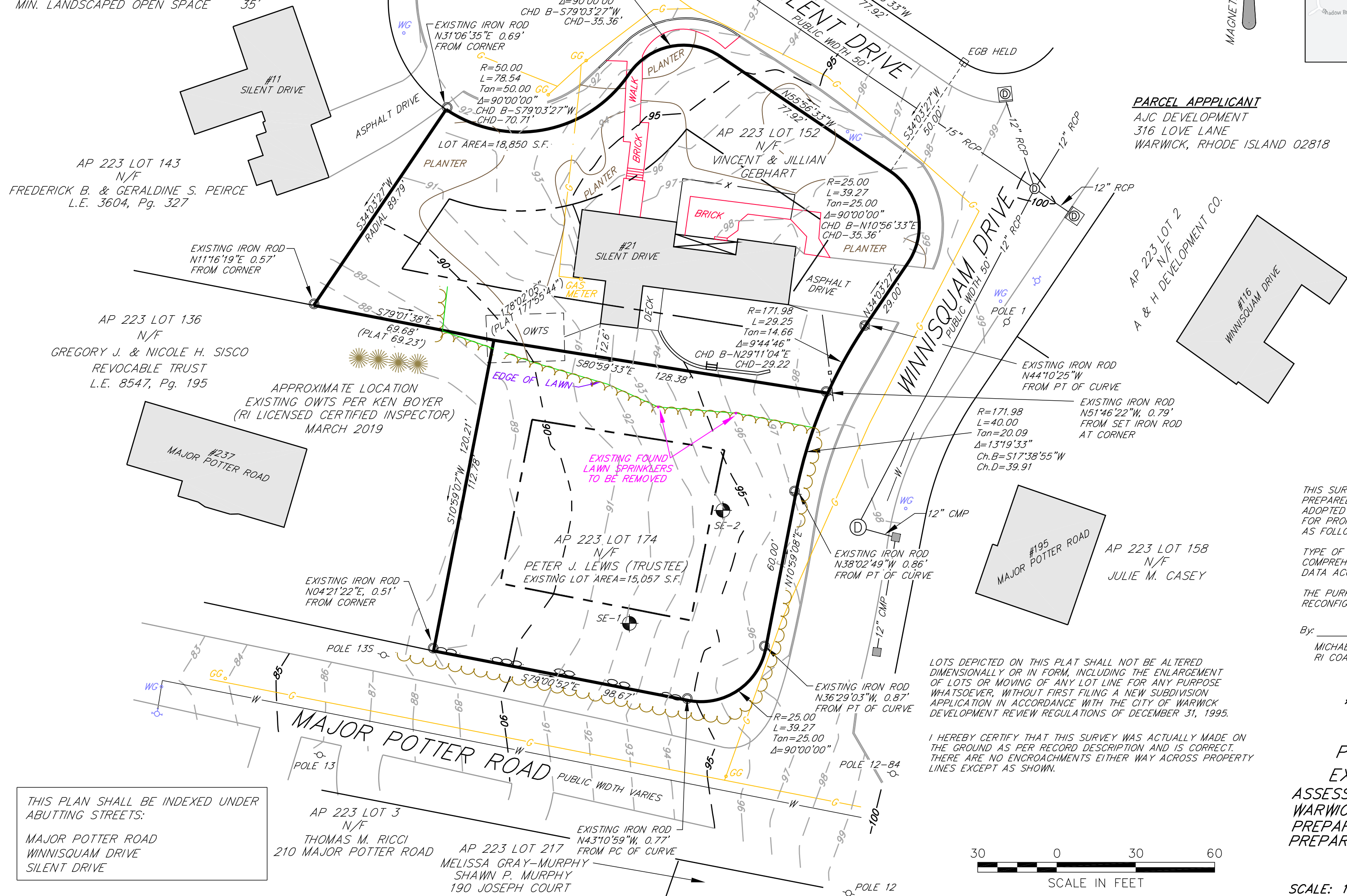
LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING STOCKADE FENCE
- EXISTING STONE WALL
- EDGE OF VEGETATION
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING CONTOUR
- ZONING SETBACK LINE
- EXISTING UTILITY POLE
- EXISTING GAS GATE
- EXISTING WATER GATE
- EXISTING HYDRANT
- EXISTING DRAINAGE MANHOLE
- EXISTING CATCH BASIN
- EXISTING GRANITE BOUND
- EXISTING IRON ROD

○ POLE 1
 ● GG
 ● WG
 ● EGB
 ● EIR



LOCUS NO SCALE



PARCEL APPLICANT

AJC DEVELOPMENT
316 LOVE LANE
WARWICK, RHODE ISLAND 02818

PARCEL OWNERS

AP 223 LOT 152
VINCENT & JILLIAN GILBERT
21 SILENT DRIVE
WARWICK, RHODE ISLAND 02886

AP 223 LOT 174

PETER J. LEWIS, TRUSTEE OF THE
JANE G. LEWIS REVOCABLE LIVING TRUST-2005
115 CASTLE ROCKS ROAD
WARWICK, RHODE ISLAND 02886

MICHAEL J. McCORMICK
No. 1972
PROFESSIONAL
LAND SURVEYOR

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO 435-RICR-00-00-1.9 RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I
DATA ACCUMULATION SURVEY CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY IS TO RECONFIGURE THE PROPERTY LINES OF LOTS 152 & 174.

By: MICHAEL J. McCORMICK PLS 1972
RI COA LS-A101

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.

I HEREBY CERTIFY THAT THIS 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.



THIS PLAN SHALL BE INDEXED UNDER ABUTTING STREETS:
MAJOR POTTER ROAD
WINNISQUAM DRIVE
SILENT DRIVE

"WINNISQUAM PLAT"
MAJOR SUBDIVISION
PRELIMINARY SUBMISSION
EXISTING CONDITIONS PLAN
ASSESSORS PLAT 223, LOTS 152 & 174
WARWICK, RHODE ISLAND
PREPARED FOR: AJC DEVELOPMENT
PREPARED BY: ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
SCALE: 1"=30' MARCH 23, 2021 SHEET 1 OF 2

REFERENCES

1. PLAT CARD 622, "LOVE LANE ESTATES SUB-DIVISION No. 4-C... WARWICK, R.I... BELONGING TO PILGRIM LAND DEVELOPERS... BY: CLARENCE F. LAMB, ENGR... JANUARY, 1969... SCALE 1"=40'..."
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3. LAND EVIDENCE BOOK 8999 PAGE 233 (LOT 152 DEED)
4. LAND EVIDENCE BOOK 899 PAGE 233 (LOT 174 DEED)
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6. LAND EVIDENCE BOOK 9555 PAGE 215 (PLANNING DECISION)
7. LAND EVIDENCE BOOK 9584 PAGE 246 (ZONING DECISION)

FLOOD NOTE

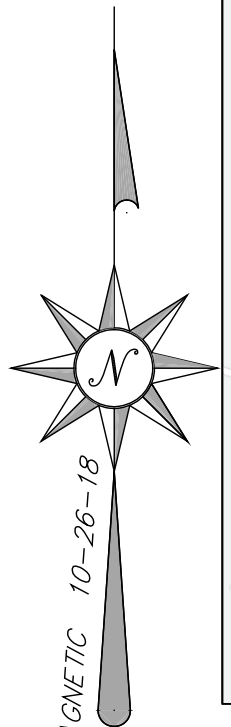
ENTIRE AREAS FALL WITHIN ZONE 'X' PER FEMA FIRM MAP NUMBER 44003C0137H, EFFECTIVE 12/3/10, REVISED SEPTEMBER 18, 2013.

PARCEL ZONING A-15

- MIN. LOT AREA 15,000 SF
- MIN. FRONTAGE 125'
- MIN. LOT WIDTH 125'
- MIN. FRONT & CORNER SIDE YARD 30'
- MIN. SIDE YARD 20'
- MIN. REAR YARD 30'
- MAX. STRUCTURE HEIGHT 35'
- MIN. LANDSCAPED OPEN SPACE 35'

LEGEND

- PROPOSED SILT FENCE/LIMITS DISTURBANCE
- EXISTING STOCKADE FENCE
- EXISTING STONE WALL
- EDGE OF VEGETATION
- EXISTING EDGE OF PAVEMENT
- PROPOSED PERVIOUS DRIVEWAY
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ZONING SETBACK LINE
- PROPOSED ROOF DRAIN
- EXISTING UTILITY POLE
- EXISTING GAS GATE
- EXISTING WATER GATE
- EXISTING HYDRANT
- EXISTING DRAINAGE MANHOLE
- EXISTING CATCH BASIN
- EXISTING GRANITE BOUND
- EXISTING IRON ROD
- PROPOSED GRANITE BOUND
- PROPOSED IRON ROD



LOCUS NO SCALE

AP 223 LOT 143
N/F
FREDERICK B. & GERALDINE S. PEIRCE
L.E. 3604, Pg. 327

AP 223 LOT 136
N/F
GREGORY J. & NICOLE H. SISCO
REVOCABLE TRUST
L.E. 8547, Pg. 195

THIS PLAN SHALL BE INDEXED UNDER
ABUTTING STREETS:
MAJOR POTTER ROAD
WINNISQUAM DRIVE
SILENT DRIVE

AP 223 LOT 3
N/F
THOMAS M. RICCI
210 MAJOR POTTER ROAD

AP 223 LOT 217
MELISSA GRAY-MURPHY
SHAWN P. MURPHY
190 JOSEPH COURT

PARCEL APPLICANT
AJC DEVELOPMENT
316 LOVE LANE
WARWICK, RHODE ISLAND 02818

PARCEL OWNERS
AP 223 LOT 152
VINCENT & JILLIAN GILBERT
21 SILENT DRIVE
WARWICK, RHODE ISLAND 02886

AP 223 LOT 174
PETER J. LEWIS, TRUSTEE OF THE
JANE G. LEWIS REVOCABLE LIVING TRUST-2005
115 CASTLE ROCKS ROAD
WARWICK, RHODE ISLAND 02886

AP 223 LOT 2
N/F
A & H DEVELOPMENT CO.

AP 223 LOT 158
N/F
JULIE M. CASEY



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO 435-RICR-00-00-1.9 RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I
DATA ACCUMULATION SURVEY: CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY IS TO RECONFIGURE THE PROPERTY LINES OF LOTS 152 & 174.

By: MICHAEL J. MCCORMICK PLS 1972
RI COA LS-AT01

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.

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"WINNISQUAM PLAT"
MAJOR SUBDIVISION
PRELIMINARY SUBMISSION
PROPOSED CONDITIONS PLAN
ASSESSORS PLAT 223, LOTS 152 & 174
WARWICK, RHODE ISLAND
PREPARED FOR: AJC DEVELOPMENT
PREPARED BY: ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
SCALE: 1"=30' MARCH 23, 2021 SHEET 2 OF 2

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LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING STOCKADE FENCE
- EXISTING STONE WALL
- EDGE OF VEGETATION
- AREA TO BE DEEDED
- EXISTING UTILITY POLE
- EXISTING GAS GATE
- EXISTING WATER GATE
- EXISTING GRANITE BOUND
- EXISTING IRON ROD
- PROPOSED GRANITE BOUND
- PROPOSED IRON ROD

PARCEL ZONING A-15

MIN. LOT AREA	15,000 SF
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MIN. SIDE YARD	20'
MIN. REAR YARD	30'
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PARCEL APPLICANT

AJC DEVELOPMENT
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PARCEL OWNERS

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VINCENT & JILLIAN GILBERT
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RI COA LS-A101

"WINNISQUAM PLAT"
MAJOR SUBDIVISION
PRELIMINARY SUBMISSION
RECORD PLAT

ASSESSORS PLAT 223, LOTS 152 & 174
WARWICK, RHODE ISLAND
PREPARED FOR: AJC DEVELOPMENT
PREPARED BY: ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
SCALE: 1"=30' MARCH 23, 2021 SHEET 1 OF 1

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WINNISQUAM DRIVE
SILENT DRIVE

