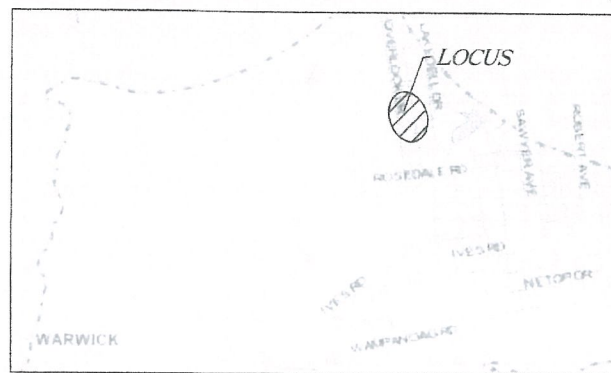


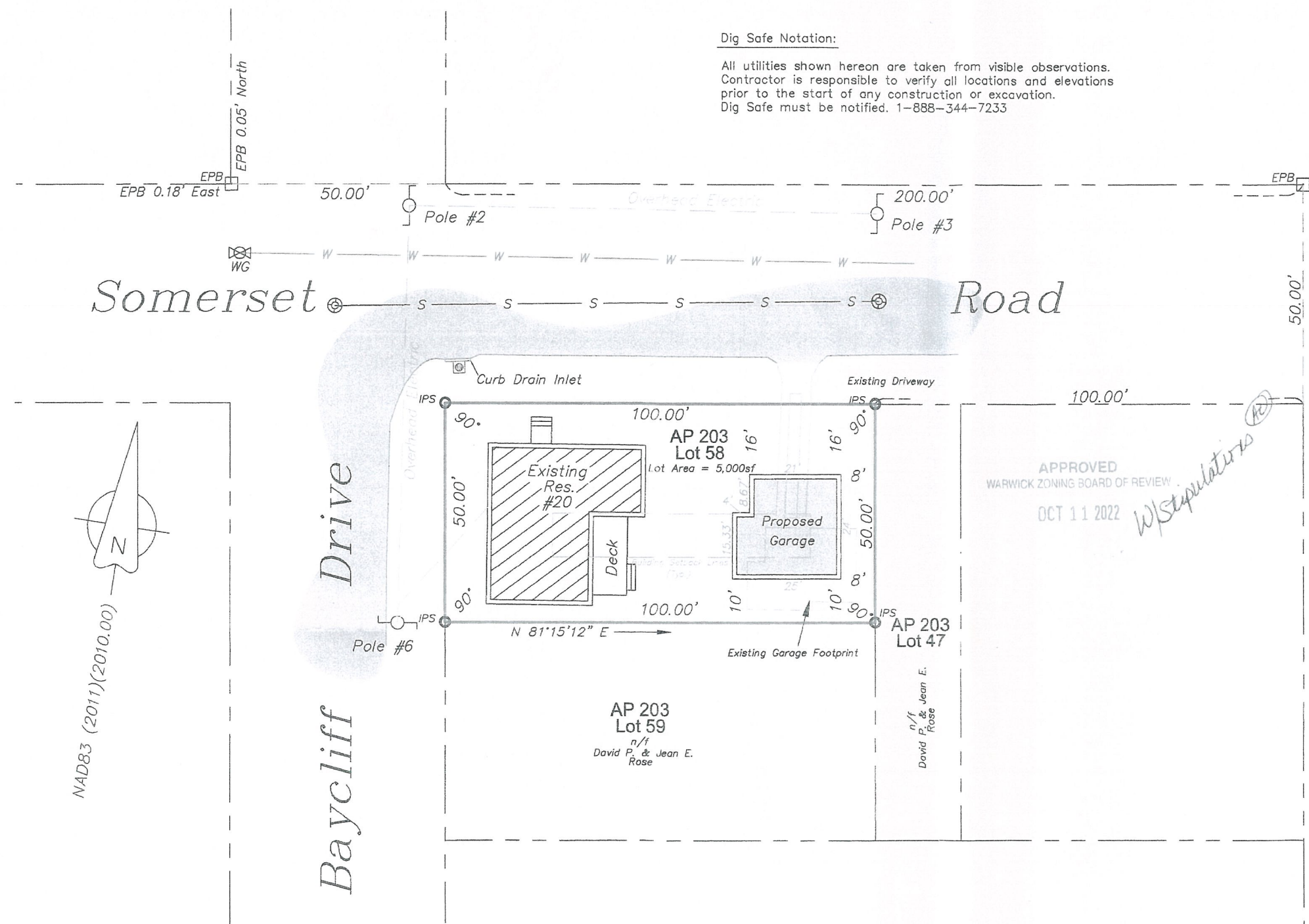
Dig Safe Notation:

All utilities shown hereon are taken from visible observations. Contractor is responsible to verify all locations and elevations prior to the start of any construction or excavation. Dig Safe must be notified. 1-888-344-7233



Location Map
Not To Scale

Being: ASSESSORS PLAT NO. 203 LOT NO. 58
PLAN TO ACCOMPANY ZONING SUBMISSION
 LOCATION
 20 Somerset Road
 Warwick, Rhode Island
 PREPARED FOR
 Amanda L. Nelson & Louis W. Lepere



Lakedell Drive

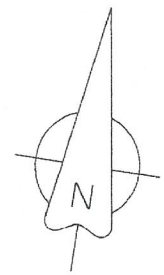
Baycliff Drive

Somerset Road

Legend

100.00'	EXISTING PROPERTY LINE
---	APPROXIMATE ABUTTING PROPERTY LINES
---	APPROXIMATE CENTERLINE OF HIGHWAY
---	APPROXIMATE TREE LINE
---	EXISTING STONE WALL
RIHB	EXISTING RHODE ISLAND HIGHWAY BOUND
ECB	EXISTING CONCRETE BOUND
EPB	EXISTING GRANITE BOUND
EPB	EXISTING PLAT BOUND
○	UTILITY POLE
---	VINYL STOCKADE FENCE
---	POST AND RAIL FENCE
EDH	EXISTING DRILL HOLE
DHS	DRILL HOLE SET
EIP	EXISTING IRON PIPE
EIP	EXISTING IRON PIN
IPS	IRON PIN SET
90°	90°00'00"
---	GASLINE DELINEATED FROM OLD DIGSAFE MARKINGS
W --- W	WATERLINE DELINEATED FROM OLD DIGSAFE MARKINGS
S --- S	SEWERLINE DELINEATED FROM OLD DIGSAFE MARKINGS

APPROVED
 WARWICK ZONING BOARD OF REVIEW
 OCT 11 2022



NAD83 (2011)(2010.00)

CERTIFICATION

This survey has been conducted and the plan has been prepared pursuant to 4.35-RICR-00-00-1.9 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	I
Dimensional Conformance Survey	
OTHER TYPE OF SURVEY	III
Data Accumulation Plan	

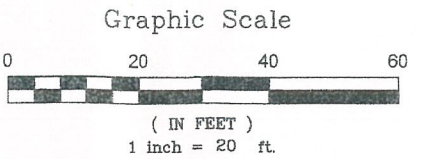
The purpose for the conduct of this survey and for the preparation of the plan is to delineate the physical location of the deeded boundary lines, The existing structures and the location of a proposed garage to accompany a zoning application to the City of Warwick.

By:
 Mark D. Boyer #1888
 Boyer Associates C.O.A. # A317

Zoning District
A-10

MINIMUM AREA	10,000 SQ. FT.
FRONTAGE	100 FEET
BUILDING SETBACKS	
FRONT YARD	25 FEET
SIDE YARD	15 FEET
REAR YARD	20 FEET

ALL ZONING DATA SHOWN HEREON MUST BE VERIFIED BY THE BUILDING/ZONING OFFICIAL

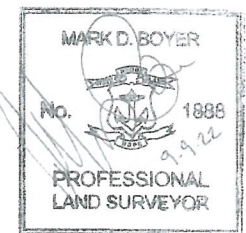


REFERENCES:

- "BAY RIDGE" IN WARWICK, R.I., FOR: JAMES F. FREEMAN COMPANY BY: FRANK E. WATERMAN CO. DATE: MARCH, 1921 SCALE: 1"=120"

Owners/Applicants

AP 203 LOT 58
 Amanda L. Nelson & Louis W. Lepere
 20 Somerset Road
 Warwick, R.I., 02889



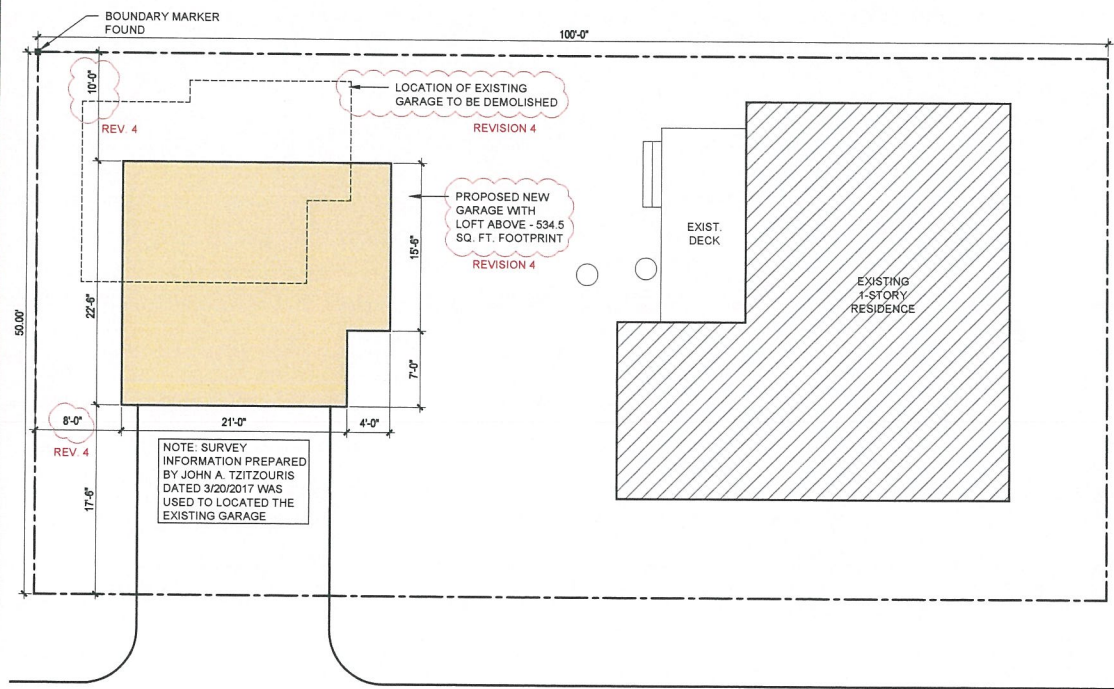
Street Index
 Somerset Road
 Baycliff Drive
 Lakedell Drive

BOYER ASSOCIATES
 1071 MAIN STREET
 WEST WARWICK, RI 02893
 TEL. (401)821-8872 FAX (401)826-1993

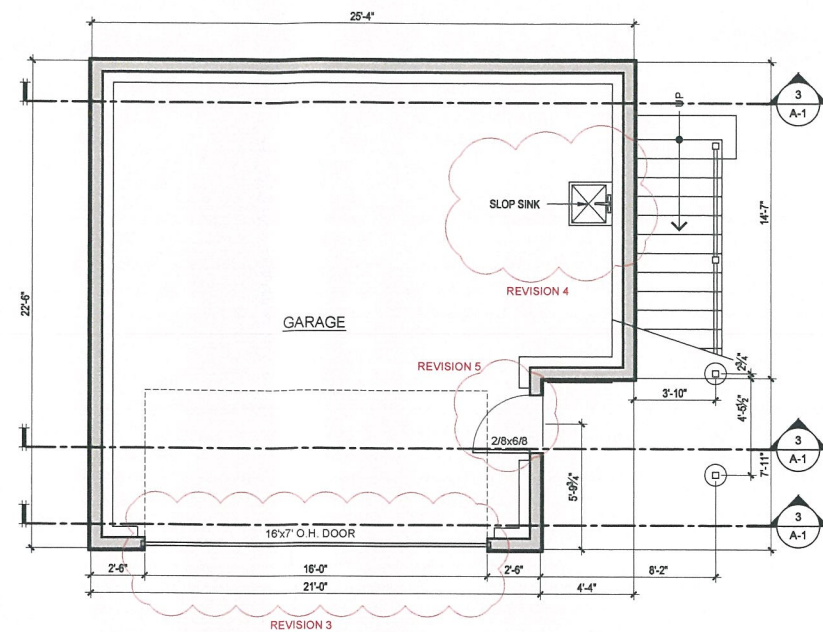
Sheet **1**
 of **1** sheets

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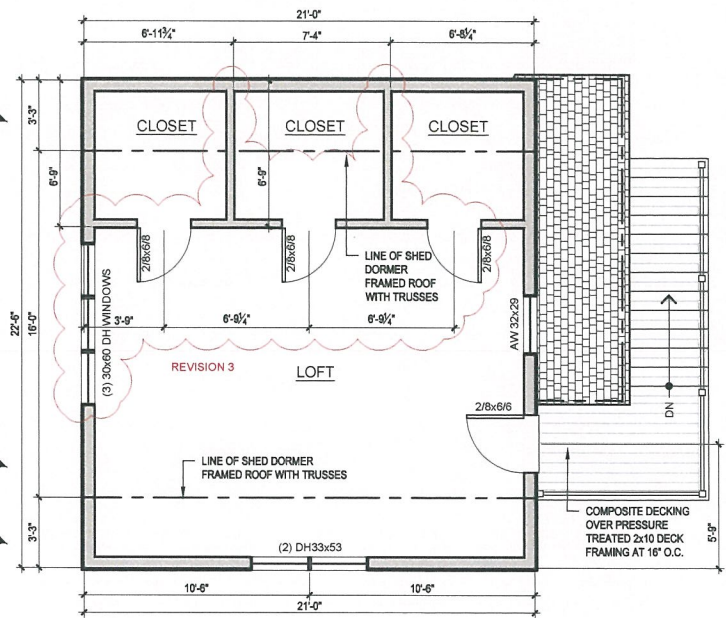
AP 203 Lot 58 Somerset Rd



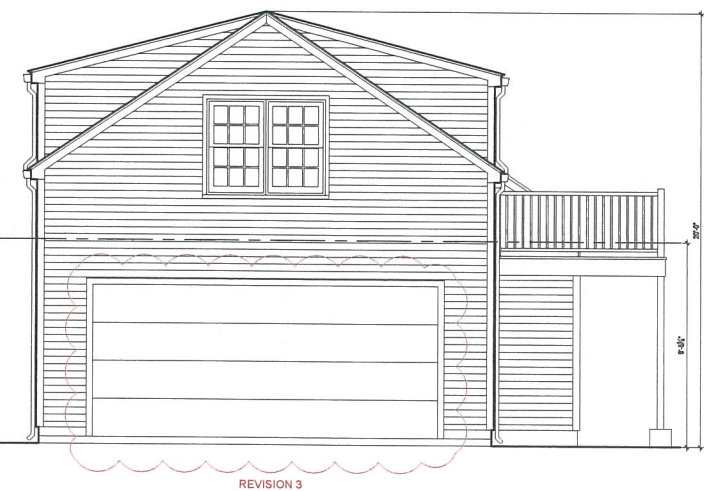
1 **PLOT PLAN**
A-1 SCALE: 1/8"=1'-0"



2 **FIRST FLOOR PLAN**
A-1 SCALE: 1/4"=1'-0"



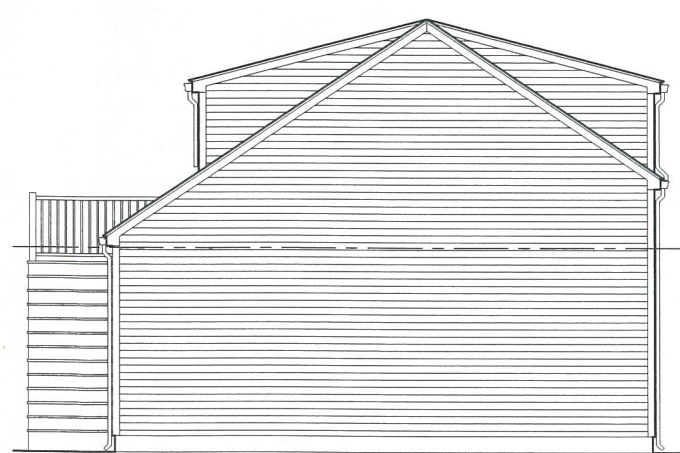
3 **SECOND FLOOR PLAN**
A-1 SCALE: 1/4"=1'-0"



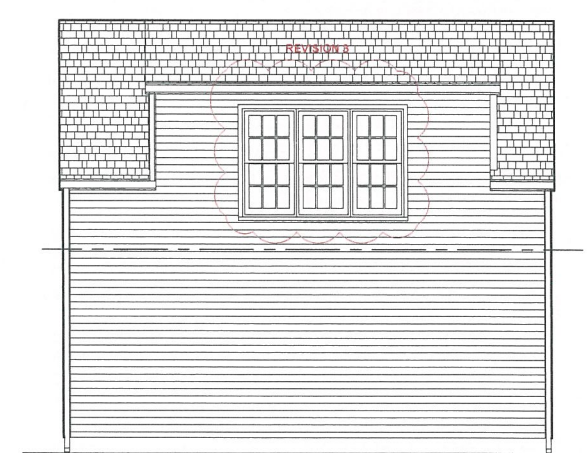
4 **FRONT ELEVATION**
A-1 SCALE: 1/4"=1'-0"



5 **RIGHT SIDE ELEVATION**
A-1 SCALE: 1/4"=1'-0"



6 **REAR ELEVATION**
A-1 SCALE: 1/4"=1'-0"



7 **LEFT SIDE ELEVATION**
A-1 SCALE: 1/4"=1'-0"

CERTIFICATION:
THIS DRAWING IS PART OF AN INTEGRATED SET OF CONSTRUCTION CONTRACT DOCUMENTS.
REFER TO ALL DRAWINGS AND SPECIFICATIONS FOR CONDITIONS NOT LIMITED TO "GENERAL CONDITIONS".
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TECHNICAL SPECIFICATIONS.
REFER TO ALL OF THE DRAWINGS FOR COMPLETE SCOPE OF WORK. THIS DRAWING IS TO BE CALLED AND USED TO FIT AS SHOWN.

No.	DATE	DESCRIPTION
1	11/08/21	REDUCED ROOF HEIGHT
2	12/09/21	ADDED BATHROOM
3	4/02/22	MISC. REVISIONS
4	4/17/22	ADJUSTED GARAGE LOCATION
5	4/17/22	RELOCATED DOOR

PROJECT NAME:
**LEPERE RESIDENCE
20 SOMERSET ROAD
WARWICK, RI**

SHEET TITLE:
**PLOT PLAN
FLOOR PLANS
EXTERIOR ELEVATIONS**

JOB NUMBER:
DRAWN BY:
CHECKED BY:
DATE ISSUED: DEC. 21, 2021
SCALE:

SHEET NUMBER:
A-1