



AP 201 Lot 125  
52 Robert Drive  
N/F  
CRAIG J. COLE &  
DEBORAH C. COX

AP 201 Lot 123  
40 Robert Drive  
N/F  
JOSEPH P. II & SHIRLEY T.  
CARCIA

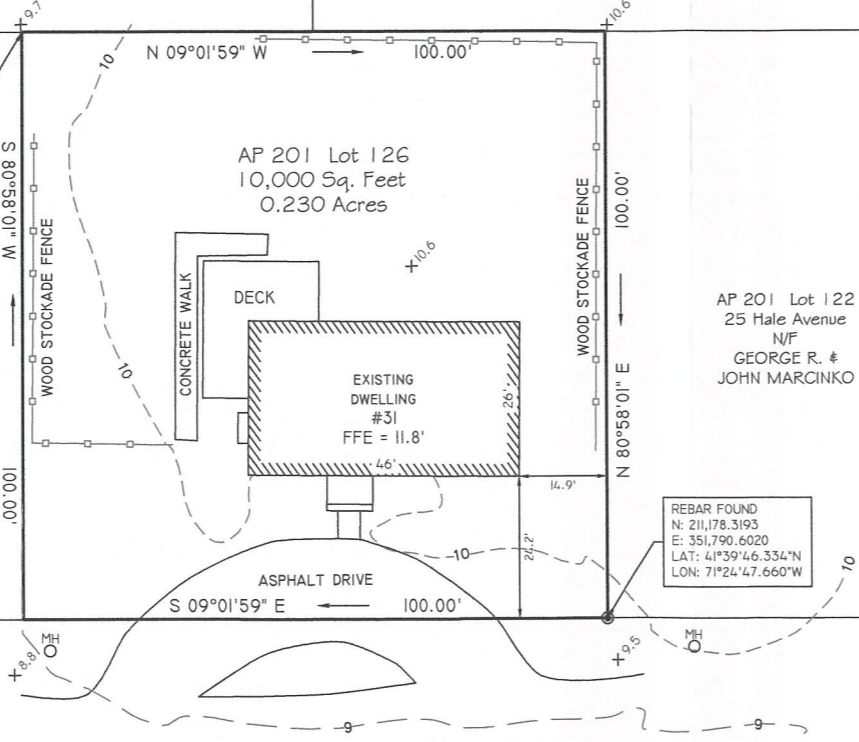
AP 201 Lot 190  
45 Hale Avenue  
N/F  
ALEXANDER P. PEARSON &  
HILLARY P. STRUNZ

AP 201 Lot 122  
25 Hale Avenue  
N/F  
GEORGE R. &  
JOHN MARCINKO

LOT CORNER  
N: 211,063.8591  
E: 351,707.5426  
LAT: 41°39'45.204"N  
LON: 71°24'48.756"W

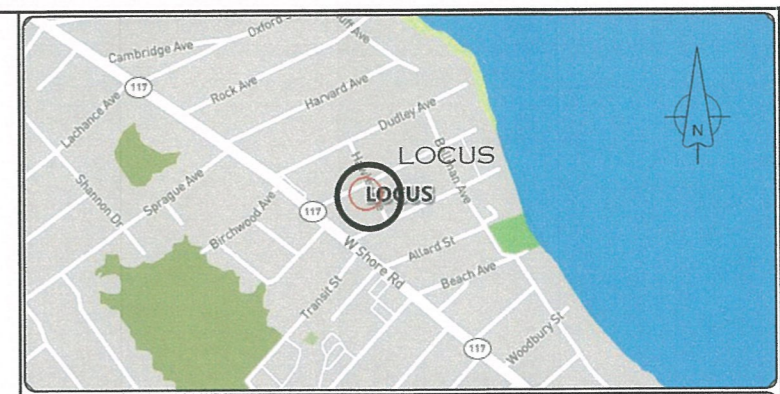
AP 201 Lot 126  
10,000 Sq. Feet  
0.230 Acres

REBAR FOUND  
N: 211,178.3193  
E: 351,790.6020  
LAT: 41°39'46.334"N  
LON: 71°24'47.660"W



**HALE AVENUE**  
(PUBLIC ~ 50' WIDE)

BM  
● NAIL IN UP 3  
ELEVATION = 9.32'



LOCATION MAP (NOT TO SCALE)

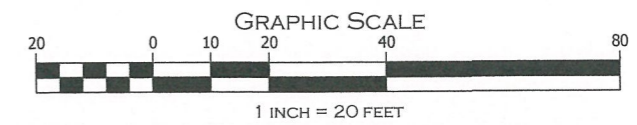
**GENERAL NOTES:**

- ELEVATIONS SHOWN ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- OWNER OF RECORD: BLUTH, LLC  
842 CENTERVILLE ROAD  
WARWICK, RI 02886
- FEMA REFERENCE: SITE IS ENTIRELY LOCATED IN ZONE AE (EL 11) AS DEPICTED UPON FIRM MAP 44003C0141H WITH AN EFFECTIVE DATE OF 9/18/2013.
- DEED REFERENCE: DEED BOOK 9943, PAGE 235.
- PLAN REFERENCE:  
A. "POTOWOMUT PLAT", SAID PLAN BEING RECORDED IN THE WARWICK LAND EVIDENCE RECORDS AND FILED IN PLAT BOOK 6 AT PAGE 15.
- EXISTING LOTS ARE IN ZONING DISTRICT : RESIDENCE - "A-10"  
MINIMUM AREA = 10,000 S.F.  
MINIMUM FRONTAGE AT STREET = 75'  
MINIMUM LOT WIDTH REQUIRED = 100'  
MINIMUM SETBACKS -  
FRONT = 25'  
SIDE = 15'  
REAR = 20'
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION, ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

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:  
LIMITED CONTENT BOUNDARY SURVEY: CLASS I  
TOPOGRAPHIC ACCURACY: T-4

*Marc N. Nyberg*  
MARC N. NYBERG LICENSE No. 1797 COA No. A52

STATEMENT OF PURPOSE  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
EXISTING CONDITIONS PLAN



**EXISTING CONDITIONS PLAN**

MARC N. NYBERG  
No. 1797  
*Marc N. Nyberg*  
PROFESSIONAL  
LAND SURVEYOR  
PROFESSIONAL SEAL

"AP 201 LOT 126"  
31 HALE AVENUE, WARWICK, RI

APPLICANT: BLUTH, LLC  
842 CENTERVILLE ROAD, WARWICK, RI

JOB #: 22-036 SCALE: 1" = 20' DRAWN BY: DATE: 5/2/2022

REVISED: 5/2/2022

**INSITE** Engineering Services, LLC  
PROFESSIONAL ENGINEERS | LAND SURVEYORS  
Precision. Clarity. Certainty.

InSite Professional Complex, Suite 1  
1539 Fall River Avenue, Seekonk, MA 02771  
Phone: (508) 336-4500 Fax: (508) 336-4558

501 Great Road, Unit 104  
North Smithfield, RI 02896  
Phone: (401) 762-2870 Fax: (401) 762-2871  
Web Address: InSiteEngineers.com

SHEET  
**1**  
OF 1

#10896 - 31 Hale Ave.

S:\2022\22036 TONNING, MATT - HALE AVENUE, WARWICK.DWG\22036 WORKSHEET.DWG

# 31 Hale Avenue Warwick, RI 02818



## PARCEL INFORMATION:

ZONE: A-10  
 OVERLAYING ZONE: None  
 PARCEL: 201-0126  
 LOT SIZE: 0.23 Acres  
 USE GROUP: 101 - Single Family  
 MIN. LOT AREA: 10,000 SF  
 MIN. LOT FRONTAGE: 100 Feet  
 MIN. LOT WIDTH: 100 Feet  
 MIN. SIDE YARD: 15 Feet  
 MIN. REAR YARD: 20 Feet  
 MAX. STRUCTURE HEIGHT: 35 Feet

## RELIEF ITEMS REQUESTED:

- GARAGE/ADDITION ENCROACHES 7'-0" INTO 15'-0" SIDE YARD SETBACK (SECTION 301, TABLE 2A)
- COVERING FRONT PORCH THAT EXTENDS 6'-0" INTO THE ALLOWED 8'-0" ENCROACHMENT (APPENDIX A, 602.1)

PROVIDENCE  
ARCHITECTURE Co.

269 Wickenden St. Providence  
Rhode Island 02903

### ARCHITECT

FIRM: PROVIDENCE ARCHITECTURE  
ARCHITECT: KEVIN DIAMOND, R.A. RI#5185

31 Hale Avenue  
Warwick, Rhode Island

### Schematic

Design  
4/3/23

### REVISIONS

NUMBER	DATE	DESCRIPTION

Cover Sheet

SD1

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ARCHITECTURE Co.

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ARCHITECT

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31 Hale Avenue  
Warwick, Rhode Island

Schematic

Design

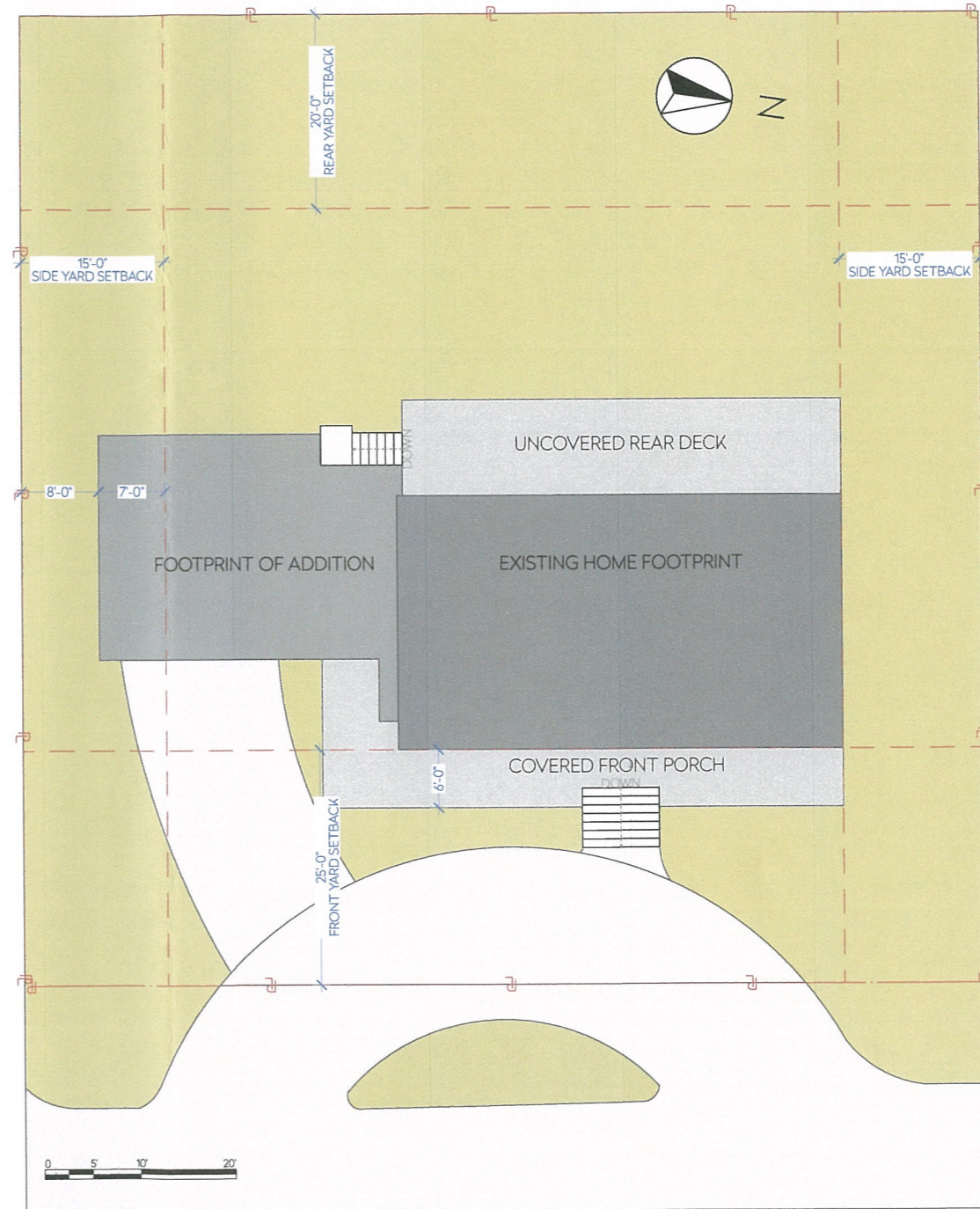
4/3/23

REVISIONS

NUMBER	DATE	DESCRIPTION
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Architectural Site Plan

SD2



1  
SD2 Architectural Site Plan  
SCALE: 1/8" = 1'-0"

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ARCHITECT

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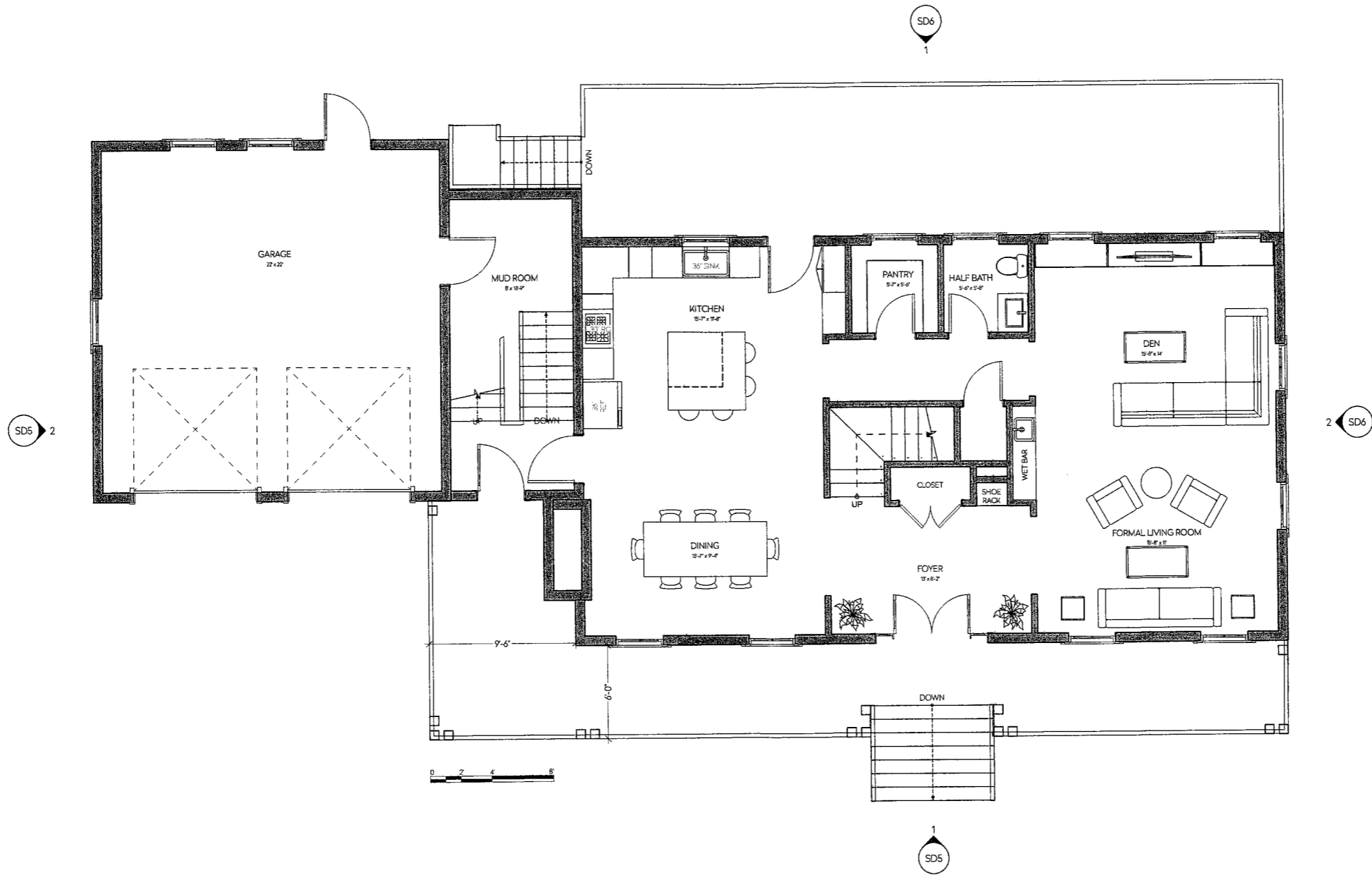
Schematic  
Design  
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REVISIONS

NUMBER DATE DESCRIPTION

First Floor

SD3



1 SD3 First Floor Plan  
SCALE: 1/4" = 1'-0"

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Rhode Island 02903

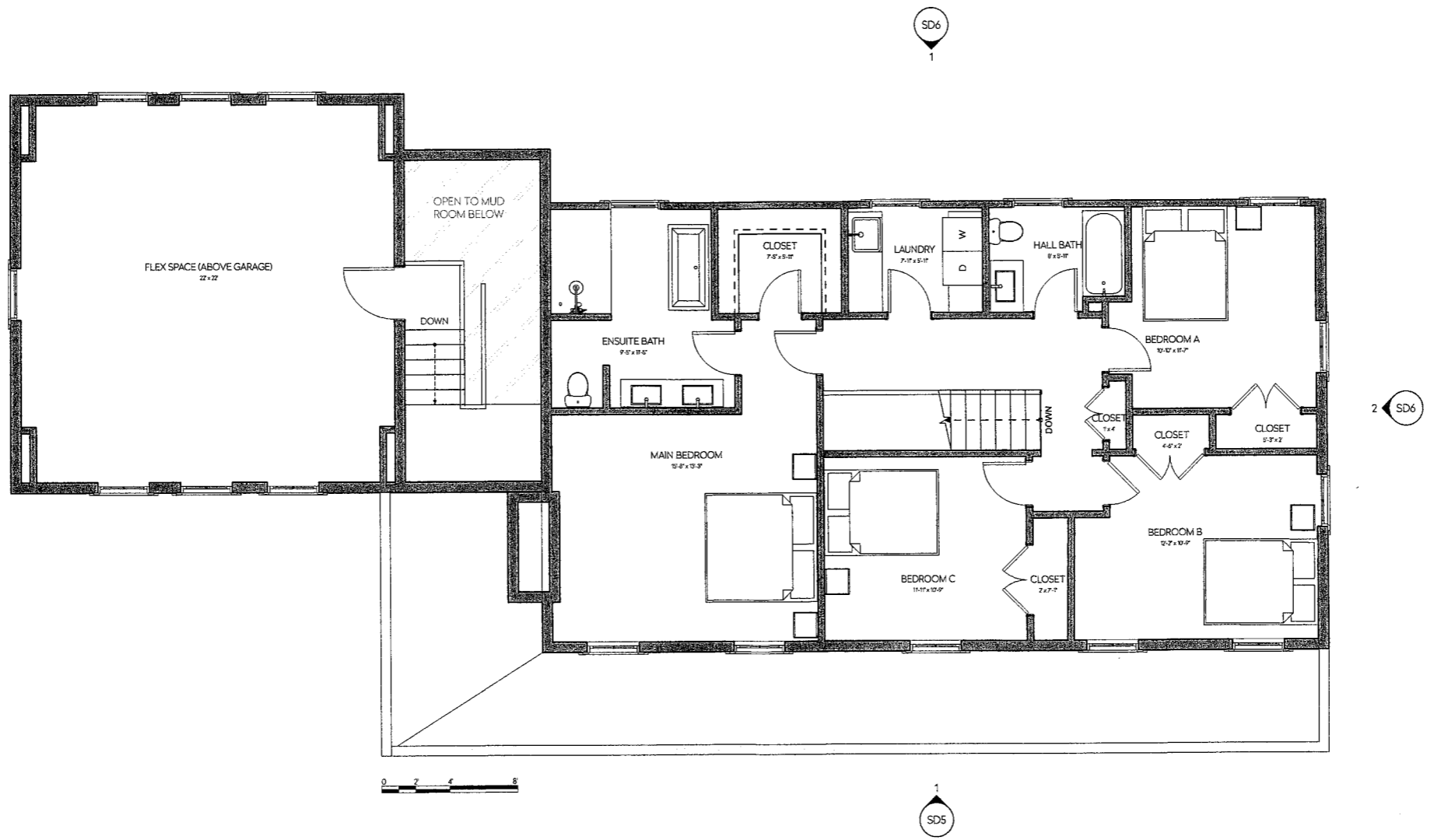
ARCHITECT  
FIRM: PROVIDENCE ARCHITECTURE  
ARCHITECT: KEVIN DIAMOND, R.A. RH#5185

31 Hale Avenue  
Warwick, Rhode Island

Schematic  
Design  
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REVISIONS  
NUMBER DATE DESCRIPTION

Second Floor

SD4



1  
SD4 Second Floor Plan  
SCALE: 1/4" = 1'-0"

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ARCHITECT

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ARCHITECT: KEVIN DIAMOND, R.A. RI#5185

31 Hale Avenue  
Warwick, Rhode Island

Schematic  
Design  
4/3/23

REVISIONS

NUMBER	DATE	DESCRIPTION

Elevations

SD5



1 East Elevation  
SD5 SCALE: 3/16" = 1'-0"



2 South Elevation  
SD5 SCALE: 3/16" = 1'-0"

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31 Hale Avenue  
Warwick, Rhode Island

Schematic  
Design

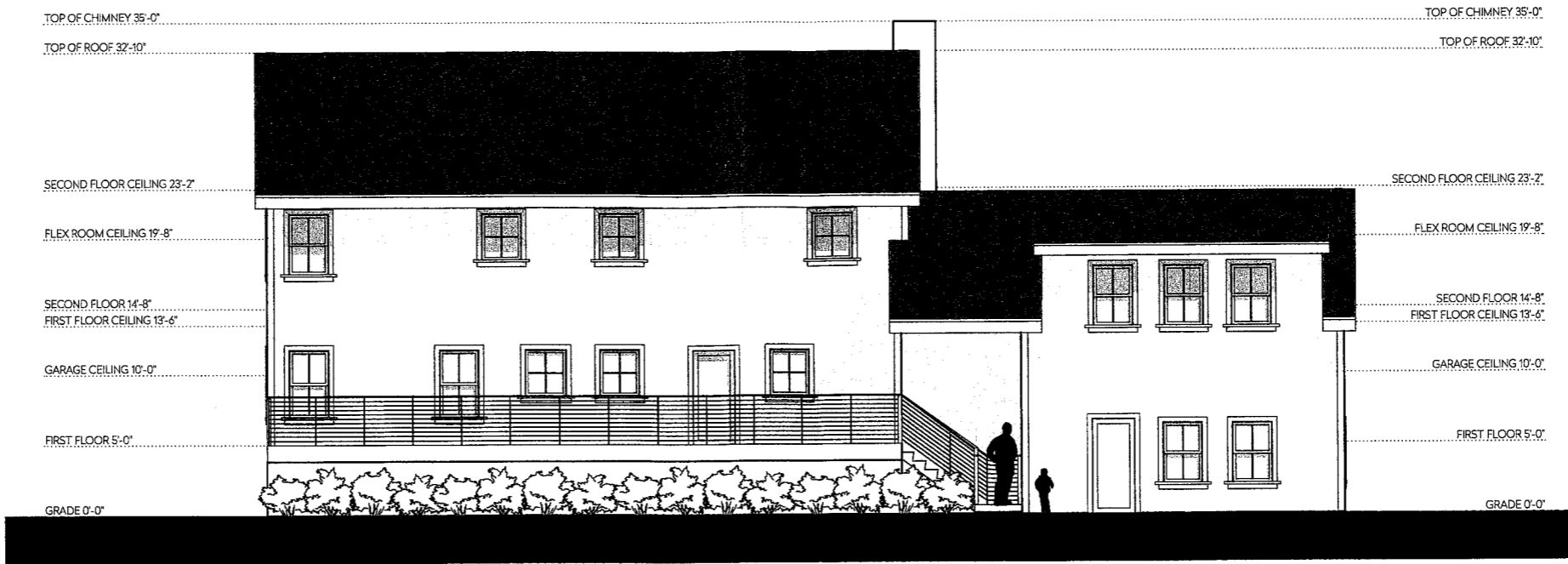
4/3/23

REVISIONS

NUMBER	DATE	DESCRIPTION

Elevations

SD6



1 West Elevation  
SD6 SCALE: 3/16" = 1'-0"



2 North Elevation  
SD6 SCALE: 3/16" = 1'-0"

PROVIDENCE  
ARCHITECTURE Co.

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Rhode Island 02903

**ARCHITECT**

FIRM: PROVIDENCE ARCHITECTURE  
ARCHITECT: KEVIN DIAMOND, R.A. RI#5185

31 Hale Avenue  
Warwick, Rhode Island

**Schematic  
Design**  
4/3/23

REVISIONS

NUMBER	DATE	DESCRIPTION
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3D Views

SD7

