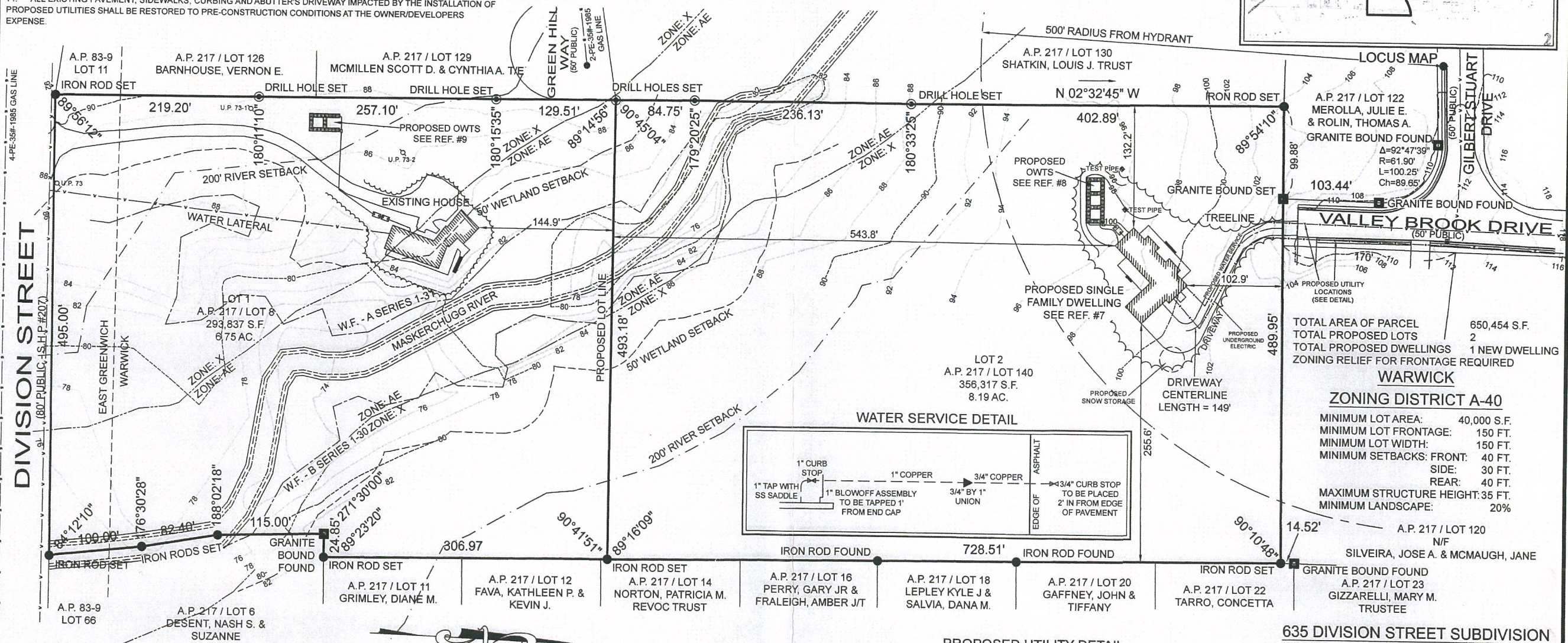
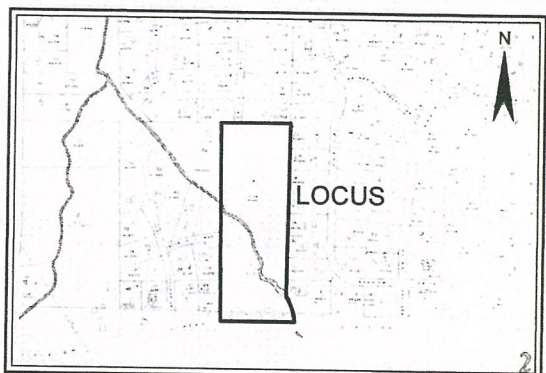


NOTE:

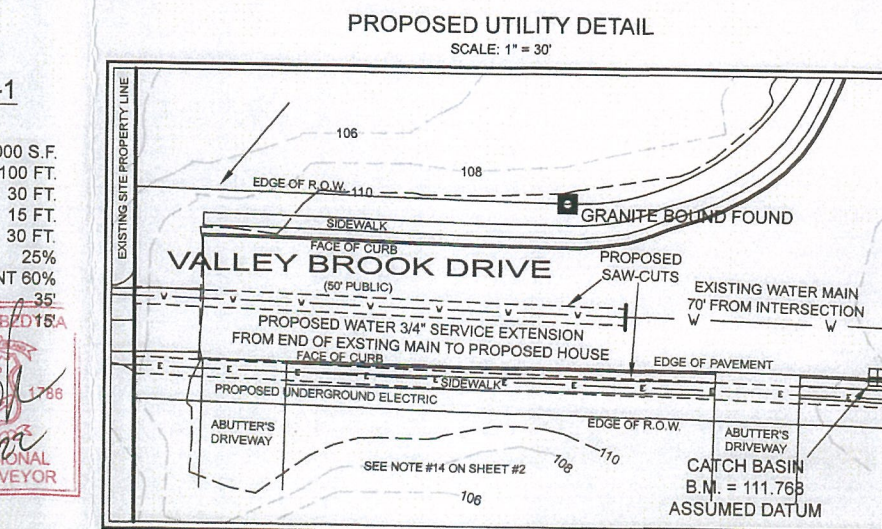
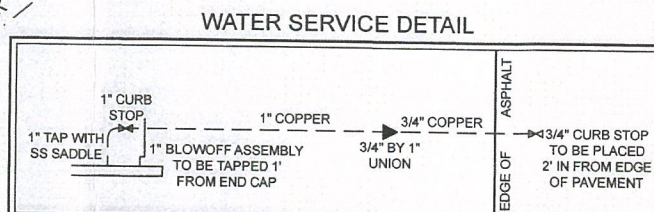
- LOT 2 HAS 50 FT. OF LOT FRONTAGE ON VALLEY BROOK DRIVE AND 485.95 FT. OF LOT WIDTH.
- FEMA MAP 44003C0136G / 12-03-10 / ZONES AE & X
- BOTH LOTS WILL BE SERVICED BY SEPTIC SYSTEMS.
- SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
- NO HISTORIC CEMETERIES OR IMMEDIATELY ADJACENT TO THE SITE.
- NO UNIQUE NATURAL OR HISTORIC FEATURES ON THE SITE.
- NO KNOWN EASEMENTS ON SITE.
- NO OBSERVED NOR DOCUMENTED GAS LINE WITHIN VALLEY BROOK DRIVE.
- NO ADDITIONAL STORMWATER SHALL BE REDIRECTED TOWARD ABUTTING PROPERTIES OR CITY RIGHT-OF-WAYS.
- EXISTING TREES NOT SHOWN TO BE CLEARED SHALL BE PRESERVED AND PROTECTED TO THE MAXIMUM EXTENT POSSIBLE.
- A MINIMUM OF 1 2"-2.5" DECIDUOUS TREE SHALL BE PRESERVED OR PLANTED ALONG THE RIGHT-OF-WAY FOR EVERY 50' OF FRONTAGE.
- NO ADDITIONAL STORMWATER SHALL BE DIRECTED TOWARD ABUTTING LOTS NOR CITY RIGHT OF WAY.
- SNOW FROM THE PROPOSED DRIVEWAY SHALL NOT BE PLACED ONTO THE CITY RIGHT OF WAY.
- ALL EXISTING PAVEMENT, SIDEWALKS, CURBING AND ABUTTER'S DRIVEWAY IMPACTED BY THE INSTALLATION OF PROPOSED UTILITIES SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS AT THE OWNER/DEVELOPERS EXPENSE.

STIPULATIONS:

- NOTE ALL EXISTING IMPROVEMENTS ALONG VALLEY BROOK DRIVE (INCLUDING BUT NOT LIMITED TO SIDEWALKS, CURBING, DRIVEWAYS, ETC.) IMPACTED BY UTILITY INSTALLATION MUST BE SHOWN ON THE SITE PLAN. THE PROPERTY OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE RESTORATION OF ALL DISTURBANCES. MEANS OF RESTORING THESE IMPROVEMENTS MUST BE SHOWN ON THE PLANS.
- PER CHECKLIST ITEM #29, SHOW EXISTING AND PROPOSED CONTOURS. PROPOSED CONTOURS MUST SHOW THAT THE DWELLING (TOP OF FOUNDATION/BASEMENT SLAB), DRIVEWAY, ONSTIE WASTEWATER TREATMENT SYSTEM (CATCH BASIN RIM ELEVATIONS/PIPE ELEVATION/GRADING FOR THE RAIN GARDENS) AND ANY OTHER IMPROVEMENTS CAN BE PROPERLY CONSTRUCTED. SPOT GRADES MAY BE NECESSARY TO PROVIDE SUFFICIENT DETAIL FOR CONSTRUCTION. IN ANY CASE, THERE SHALL BE NO ADDITIONAL STORMWATER DIRECTED TOWARD ABUTTING PROPERTIES OR CITY RIGHT-OF-WAY.
- RELOCATE THE PROPOSED WATER SERVICE OR RAIN GARDEN #4 TO AVOID CONFLICTS DURING CONSTRUCTION.
- PLEASE NOTE THAT SNOW FROM THE PROPOSED DRIVEWAY CANNOT BE PLACED WITHIN THE CITY RIGHT-OF-WAY.
- NOTE THE RETENTION OF ASSESSOR'S LOT 8 FOR EXISTING HOUSE.
- NOTE THAT EXISTING TREES, NOT DIRECTLY IMPACTED BY THE PROPOSED SINGLE-FAMILY DWELLING OR OTHER REQUIRED INFRASTRUCTURE, SHALL BE PRESERVED AND PROTECTED. DRIPLINE TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THAT THE FINAL DEVELOPMENT PLAN SHALL NOTE (1) ONE 2"-2.5" DECIDUOUS SHADE TREE FOR THE PROPOSED LOT. IF DUE TO CONSTRUCTION CONSTRAINTS THE APPLICANT IS UNABLE TO INSTALL ALL REQUIRED LANDSCAPING, THE APPLICANT/DEVELOPER SHALL PAY A "FEE-IN-LIEU" OF LANDSCAPING, PRIOR TO THE RECORDING OF THE RECORD PLAT.



TOTAL AREA OF PARCEL 650,454 S.F.
 TOTAL PROPOSED LOTS 2
 TOTAL PROPOSED DWELLINGS 1 NEW DWELLING
 ZONING RELIEF FOR FRONTAGE REQUIRED
WARWICK
ZONING DISTRICT A-40
 MINIMUM LOT AREA: 40,000 S.F.
 MINIMUM LOT FRONTAGE: 150 FT.
 MINIMUM LOT WIDTH: 150 FT.
 MINIMUM SETBACKS: FRONT: 40 FT.
 SIDE: 30 FT.
 REAR: 40 FT.
 MAXIMUM STRUCTURE HEIGHT: 35 FT.
 MINIMUM LANDSCAPE: 20%



REFERENCE:

- DEED BK. 9141 / PG. 97
- "HERITAGE PARK SUBDIVISION NO. 1 WARWICK R.I." P.C. 585
- "FINAL PLAT VALLEY BROOK ESTATES SEC. 6" P.C. 650
- "BRIARBROOK OWNER AND DEVELOPER A.B.W. REALTY COMPANY I/O JEFFERSON BLVD. WARWICK, R.I." P.C. 769
- R.I. S.H.P. #207
- ZONING DECISION BK. 9854 PG. 51
- ZONING DECISION BK. 9904 PG. 129
- RIDEM APPLICATION NO. 2135-0816 APPROVED: 11/9/21 - OWTS LOT #2
- RIDEM APPLICATION NO. 2135-1612 SUBMITTED: 10/28/21 - OWTS LOT #1
- RIDEM APPLICATION NO. 21-0320 APPROVED: 12/4/21 - WETLANDS
- PLANNING DECISION - PRELIMINARY PLAN APPROVAL BK. 10176 PG. 331

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: COMPREHENSIVE BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS I

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.

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 AND PREPARE A TWO LOT SUBDIVISION.

EAST GREENWICH ZONING DISTRICT: F-1
 SINGLE FAMILY DWELLING
 MINIMUM LOT AREA 10,000 S.F.
 MINIMUM LOT FRONTAGE 100 FT.
 MINIMUM SETBACKS: FRONT 30 FT.
 SIDE 15 FT.
 REAR 30 FT.
 MAXIMUM LOT COVERAGE 25%
 MAXIMUM LOT COVERAGE PAVEMENT 60%
 BUILDING HEIGHT MAIN 35'
 BUILDING HEIGHT ACCESSORY 15'

RICHARD T. BZDYRA, PLS. LICENSE #1186, COA # LS-A60
 DATE: 10/27/22

635 DIVISION STREET SUBDIVISION MAJOR SUBDIVISION - FINAL PLAN PROPOSED DEVELOPMENT PLAN

A.P. 217 / LOT 8
 635 DIVISION STREET
 WARWICK, R.I. 02886

SCALE: 1" = 80' DATE: OCTOBER 27, 2022
 PREPARED FOR:
ALPHA REAL ESTATE LENDING, LLC.
 75 LAMBERT LIND HIGHWAY, WARWICK, R.I. 02886
 PHONE: (401) 732-3700
 PREPARED BY:
OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, RI 02920
 PHONE: (401) 463-9696 info@osplanners.com
 JOB NO. 9622 / DWG. NO. 9622 - Final - (AJB)
 SHEET: 2 OF 3
 GRAPHIC SCALE 1" = 80'

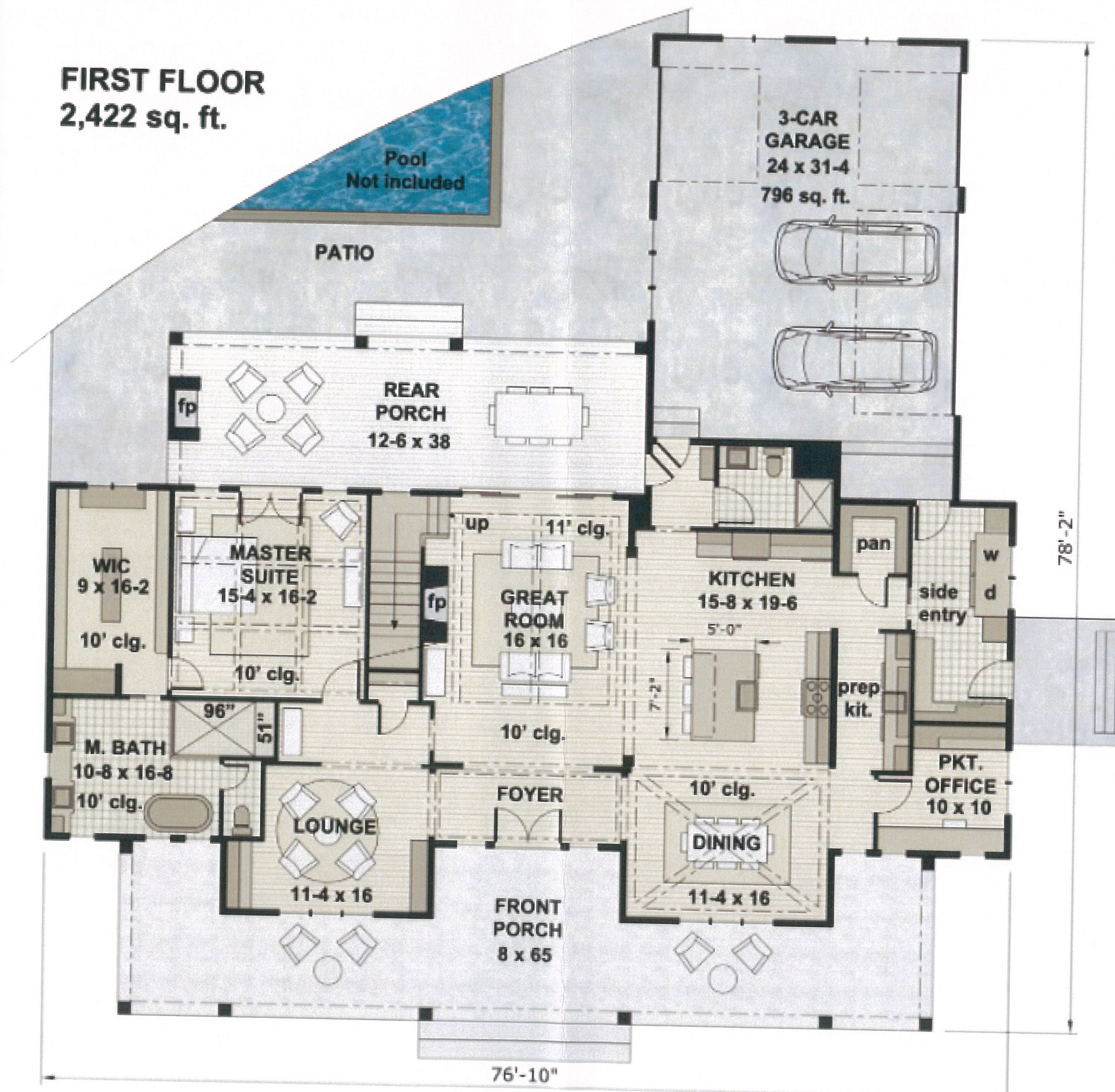
#10909 - Valley Brook Dr. - P.L. 2017-178

Modern Farm House Valley Brook Dr. Warwick, RI

SAL



FIRST FLOOR
2,422 sq. ft.



Total Square Footage - 3952 4 Bedrooms 4 Bathrooms 3 Car Garage Width 76' 10" Depth 78' 2"

SECOND FLOOR
1,530 sq. ft.

