

ELMWOOD AVENUE
HARRINGTON AVENUE
SECOND AVENUE

STREET INDEX

ZONING DISTRICT GB

MINIMUM LOT AREA 6,000 S.F.
MINIMUM LOT FRONTAGE 60 FT.
MINIMUM SETBACKS: FRONT 25 FT.
SIDE 15 FT.
REAR 20 FT.
MAXIMUM STRUCTURE HEIGHT: 40 FT.
MINIMUM LANDSCAPE 10%

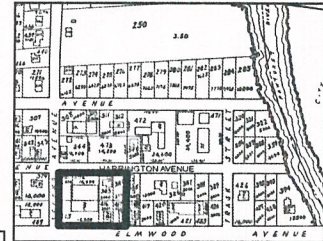
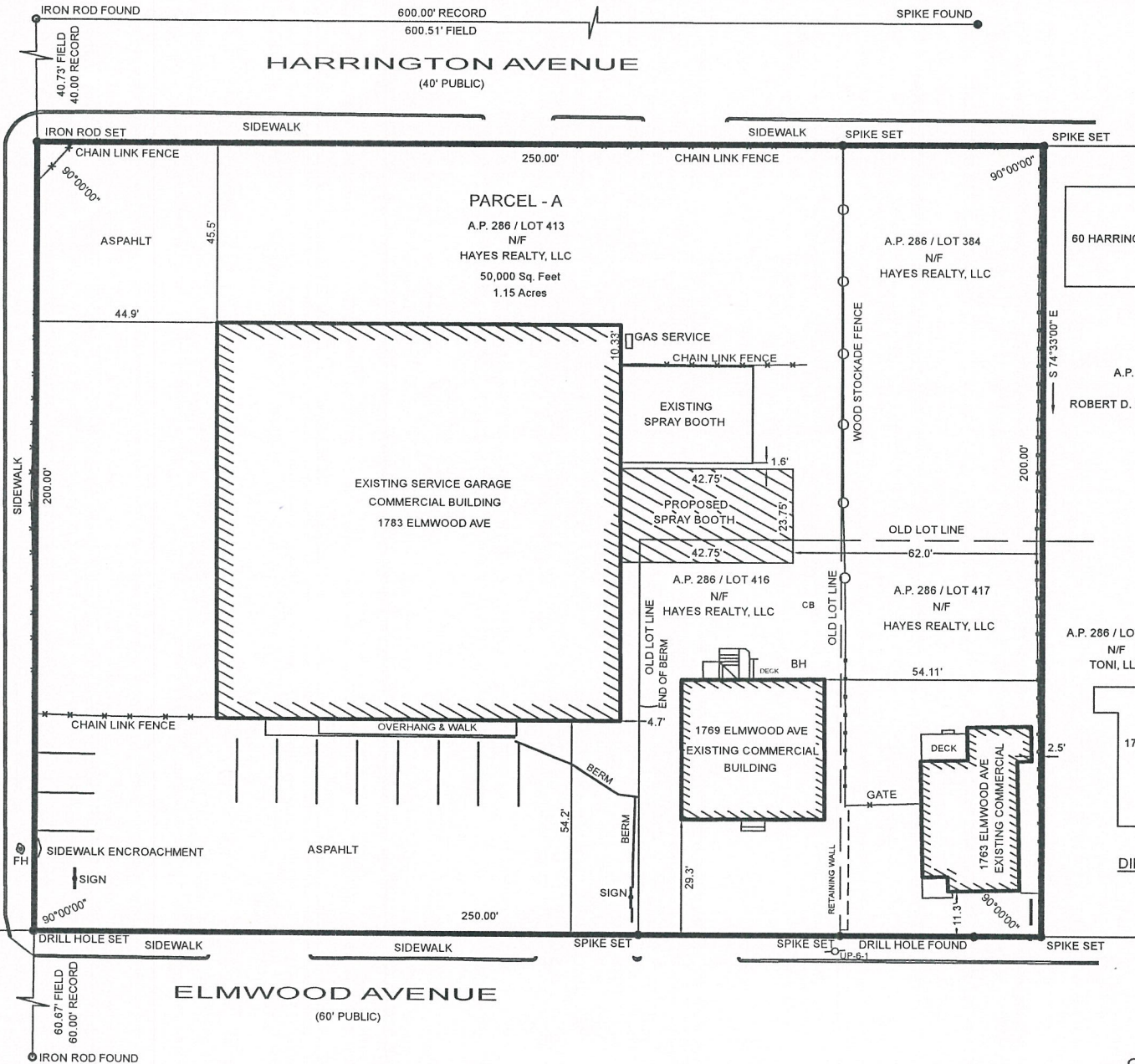
NOTE:

FEMA 44003C0018H / 10/02/2015 / ZONE X

REFERENCE:

- DEED BK. 9440 / PG. 78 & BK. 9252 / PG. 146 & BK. 8519 / PG. 342 DESIGNATED AS LOTS 123, 124, 125, 126, 127, 172, 173, 174, 175 & 176 ON PLAT ENTITLED: "FAIRVIEW WARWICK, R.I. BY MARK C. MEAGHER BY FRANK E. WATERMAN MAY 1902" PLAT CARD 153
- "ADMINISTRATIVE SUBDIVISION PLAN THE ELIAS AYOUB PLAT #1791 & 1809 ELMWOOD AVENUE WARWICK, R.I. 02888 FOR: ELIAS AYOUB SCALE: 1"=40' FEBRUARY 16, 2010 BY PRECISION SURVEYING, INC." WARWICK ENGINEERING No. 837
- "MINOR SUBDIVISION THE HARRINGTON AVENUE PLAT A.P. 286 / LOT 344 HARRINGTON AVENUE WARWICK, R.I. JANUARY 14, 2000, REVISED: JANUARY 28, 2000, BY FLYNN SURVEYS COMPANY" WARWICK ENGINEERING No. 189

SECOND AVENUE
(40' PUBLIC)



LOCUS MAP



Plat # 10931-1783 Elmwood Ave

A.P. 286 / LOT 385
N/F
ROBERT D. & DEANA N. WILLCUTT

A.P. 286 / LOT 418
N/F
TONI, LLC

DIMENSIONAL CONFORMANCE SURVEY

A.P. 286 / LOT 413, 384, 416 & 417
1783 ELMWOOD AVENUE
WARWICK, R.I.

SCALE: 1"=20' DATE: JUNE 16, 2023

PREPARED FOR:

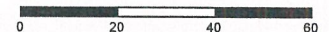
HAYES REALTY, LLC
1783 ELMWOOD AVENUE
WARWICK, R.I. 02888

PREPARED BY:

OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9596 info@osplanners.com

JOB NO. 9314 / DWG. NO. 9314 - (JNP)

GRAPHIC SCALE 1" = 20'



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: MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY 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 PROPOSED SPRAY ROOM ADDITION.

BY: _____ DATE: _____

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786, COA # LS-A60

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. 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.