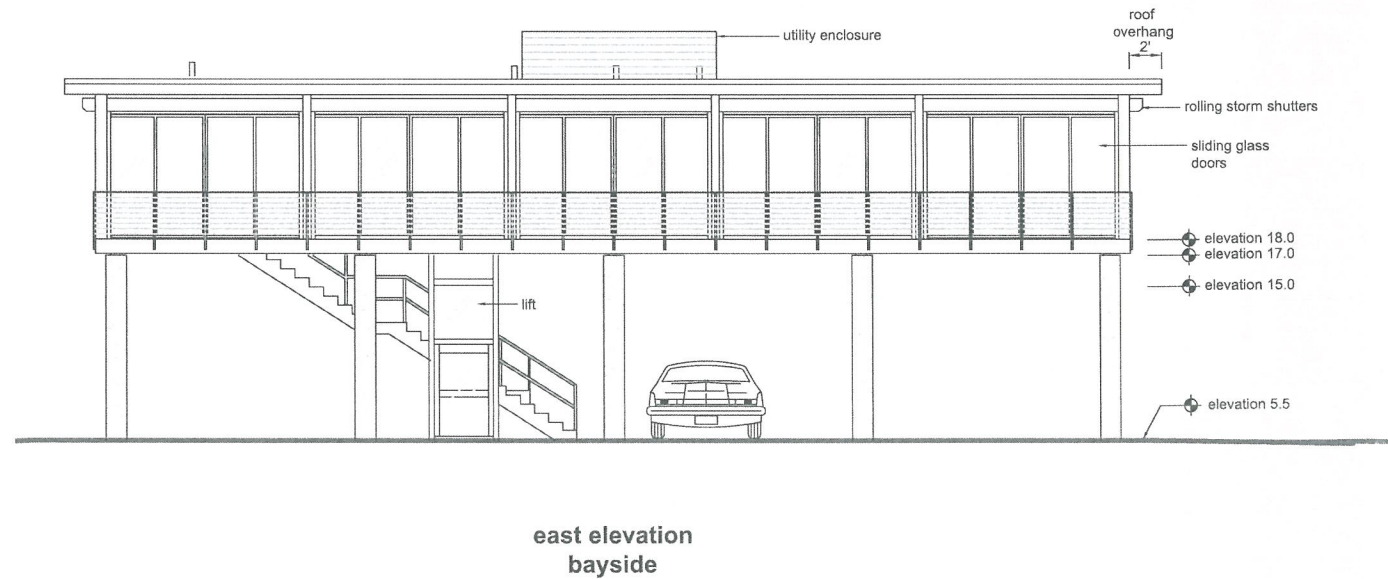


32 Shore Avenue | Warwick, Rhode Island

zoning application - plans for proposed new residence

- existing conditions site survey plan
- house demolition plan
- proposed site plan
- proposed house floor plan
- proposed ground level plan
- proposed house elevations



September 8, 2023

ma Marc Mazzealli Associates LLC
Landscape Architecture + Planning
284 Concord Avenue
Cambridge, MA 02138 USA

617-460-7913
www.mmazz.com

Per. #10935 - 32 Shore Ave.

**A-7 ZONING REQUIREMENTS:
(Single Family Residential)**

- AREA 7,000 S.F. MIN.
- FRONTAGE 70' MIN.
- FRONT SETBACK 25' MIN.
- REAR SETBACK 20' MIN.
- SIDE SETBACK 8' MIN.
- BLDG. HEIGHT 35' MAX.

REFERENCES:

CITY OF WARWICK, CLERK'S OFFICE
PLAT CARD # 254 ENTITLED
"REPLAT OF LAND IN WARWICK, R.I. BELONGING TO MELVINA V. BABCOCK BY J.A. LATHAM & SON, AUG., 1915."
PLAT CARD # 40 ENTITLED
"REPLAT OF LOT 24 AND LOTS 26 TO 46 INCLUSIVE ON "REPLAT OF LAND IN WARWICK, R.I. BELONGING TO MELVINA V. BABCOCK BY J.A. LATHAM & SON, AUG., 1915" FEB. 1929"
DEED BOOK 10355, PAGE 193
CITY OF WARWICK, SEWER AUTHORITY
SHORE AVENUE SEWER PLAN
CONTRACT 86B, SHT.30 OF 75

COASTAL FEATURE AND WETLAND DELIGNATION AND BY REPORT NATURAL RESOURCE SERVICES, INC. (8/29/23)

FEMA INFO:

LOTS 547 & 548 AND ALL IMPROVEMENTS THEREON ARE LOCATED WITHIN A DESIGNATION "VE" FLOOD ZONE - BASE FLOOD ELEV. (BFE) = 15 PER F.I.R.M. 44003C0153H, 9/18/2013.

CERTIFICATION:

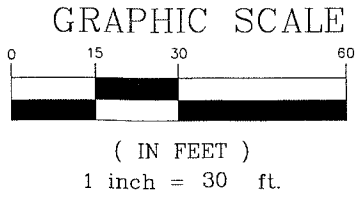
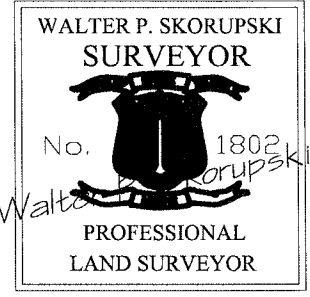
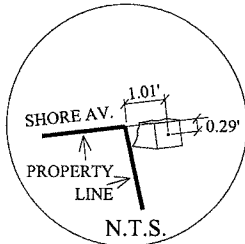
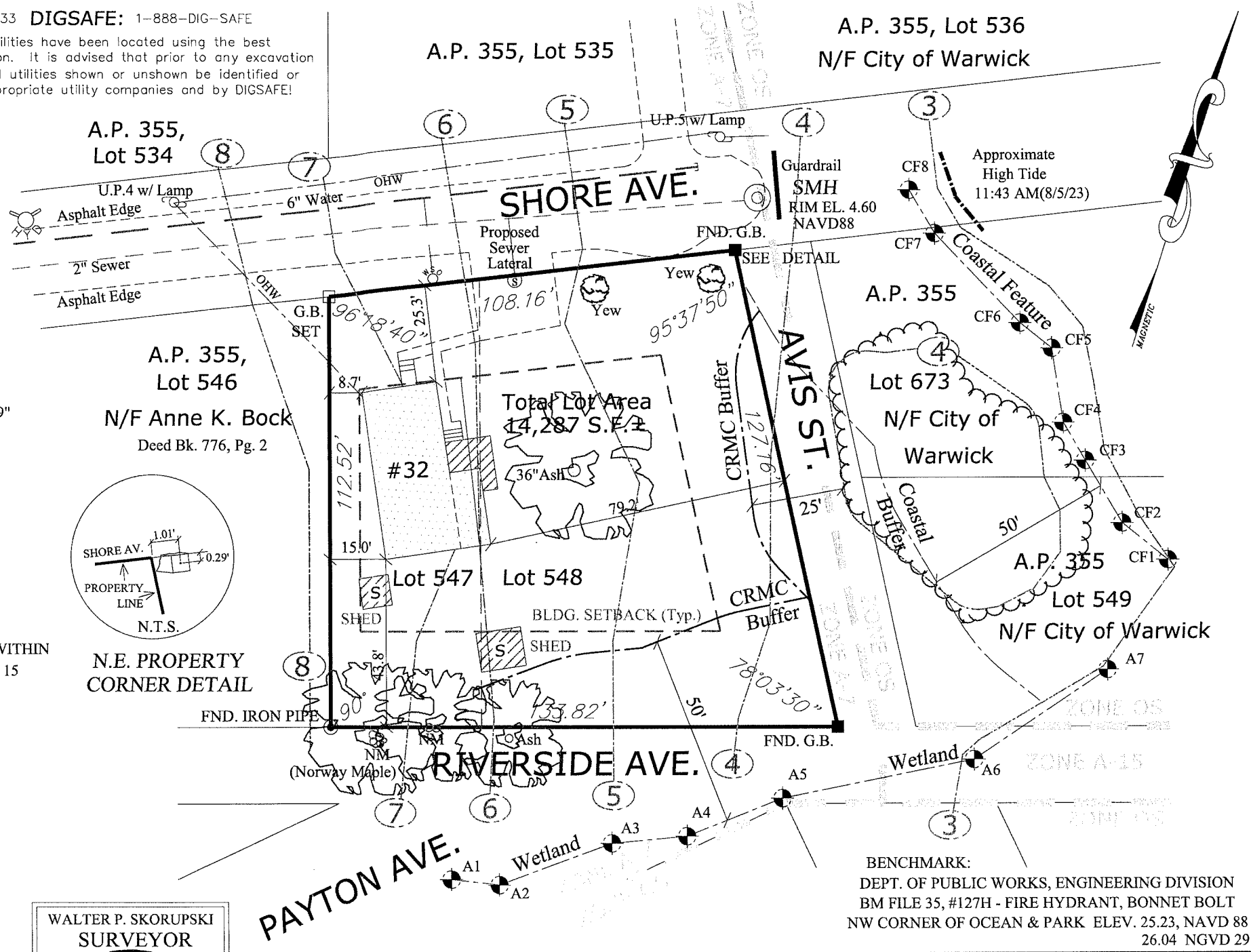
This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

LIMITED CONTENT BOUNDARY SURVEY - CLASS I
TOPOGRAPHY SURVEY - CLASS II

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:
To Demonstrate the Location and Dimensions of Property Lines, Existing Dwelling & Site Features for 32 Shore Ave, City of Warwick, Assessor Plat 355, Lots 547 & 548.

By: Walter P. Skorupski 8/6/2023
Walter P. Skorupski
Registered Professional Land Surveyor
LS A378-COA

1-888-344-7233 DIGSAFE: 1-888-DIG-SAFE
All underground utilities have been located using the best available information. It is advised that prior to any excavation or construction, all utilities shown or unshown be identified or verified by the appropriate utility companies and by DIGSAFE!



Owners:
Marc F. Mazzarelli &
Hiroko M. Takeshita
32 Shore Avenue
Warwick, R.I. 02889
August, 2023 REV. 9/3/23

SURVEY & EXISTING SITE PLAN
CITY OF WARWICK
32 SHORE AVENUE
ASSESSOR'S PLAT 355
LOT 547 & 548

BENCHMARK:
DEPT. OF PUBLIC WORKS, ENGINEERING DIVISION
BM FILE 35, #127H - FIRE HYDRANT, BONNET BOLT
NW CORNER OF OCEAN & PARK ELEV. 25.23, NAVD 88
26.04 NGVD 29

zoning application

ZONING REQUIREMENTS

(Single Family Residential)

AREA	1000 S.F. MIN.
FRONTAGE	75' MIN.
FRONT SETBACK	25' MIN.
REAR SETBACK	20' MIN.
SIDE SETBACK	5' MIN.
MAX. HEIGHT	35' MAX.

REFERENCES:

CITY OF WARWICK, CLERK'S OFFICE
 1. REAR OF LOT 24 IN WARWICK, R.I. BELONGING TO MELBA J. BARON BY J. J. LARNAK & SON, AUG. 1915
 PLAT 3493 & 340 ENGINEER
 2. REAR OF LOT 24 AND LOT 25 IN 26 INCLUSIVE ON "REAR" OF LAND IN WARWICK, R.I. BELONGING TO MELBA J. BARON BY J. J. LARNAK & SON, AUG. 1915
 FEB. 1929
 REEL BOOK 1455, PAGE 143
 CITY OF WARWICK, WATER AUTHORITY
 SHORT AVENUE SEWER PLAN
 CONTRACT NO. 881, 30 OF 73
 COASTAL ZONING AND WETLAND DELINEATION AND

BY REPORT: NATURAL RESOURCE SERVICES, INC. (5/29/23)

FEMA INFO:

OFF 547 & 548 AND ALL IMPROVEMENTS THEREON ARE LOCATED WITHIN A DESIGNATED "V2" FLOOD ZONE - BASIC FLOOD ELEV. (BFE) = 10' FOR PLAN NO. 1300100101, 9/13/2013.

CONSTRUCTION:

This plan has been prepared and the Plan prepared pursuant to the provisions of the City of Warwick, R.I. Ordinance No. 198-1987, as amended, which provides for the regulation of the construction of buildings and structures.

THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WARWICK, R.I. ORDINANCE NO. 198-1987, AS AMENDED.

THE CITY OF WARWICK, R.I. ORDINANCE NO. 198-1987, AS AMENDED, PROVIDES THAT THE CITY ENGINEER SHALL REVIEW AND APPROVE THIS PLAN.

THE CITY ENGINEER'S REVIEW AND APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

THE SURVEYOR'S RESPONSIBILITY IS TO VERIFY THE LOCATION AND DIMENSIONS OF THE EXISTING STRUCTURES AND TO SHOW THE PROPOSED DEMOLITION AND EROSION CONTROL MEASURES.

THE SURVEYOR'S RESPONSIBILITY IS NOT TO GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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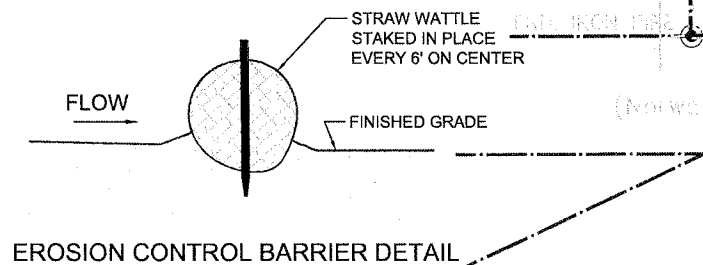
THE SURVEYOR'S RESPONSIBILITY IS NOT TO GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

1-800-344-7232 DIOSAFE 1-800-344-7232

All underground utilities have been located using the best available information. It is advised that prior to any excavation or construction, all utilities shown or unknown be located or verified by the appropriate utility companies and by DIOSAFE.

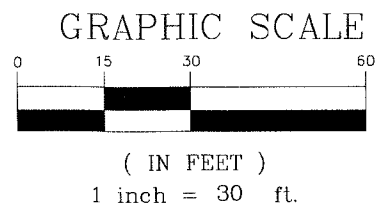
- INSTALL EROSION CONTROL BARRIER
- REMOVE EXISTING HOUSE STEPS & PAVED WALKS
- REMOVE EXISTING WOOD STRUCTURE & BLOCK FOUNDATION. DISPOSE MATERIAL OFF-SITE RE-GRADE, LOAM & SEED ALL DISTURBED AREAS
- REMOVE EXISTING WOOD SHEDS
- INSTALL EROSION CONTROL BARRIER

- REMOVE INFESTED ASH TREE WITH CROWN DIE-BACK & REMOVE STUMP
- INSTALL EROSION CONTROL BARRIER



EROSION CONTROL BARRIER DETAIL

WALTER P. SKORUPSKI
 SURVEYOR
 No. 1802
 PROFESSIONAL LAND SURVEYOR



Owners:
 Marc F. Mazzarelli &
 Hiroko M. Takeshita
 32 Shore Avenue
 Warwick, R.I. 02889
 August, 2023 REV. 9/3/23

DEMOLITION PLAN
 CITY OF WARWICK
 32 SHORE AVENUE
 ASSESSOR'S PLAT 355
 LOT 547 & 548

By: Walter P. Skorupski 8/6/2023

Walter P. Skorupski
 Registered Professional Land Surveyor
 LS A378-COA

Walter P. Skorupski

zoning application

A-7 ZONING REQUIREMENTS:
(Single Family Residential)

AREA	7,000 S.F. MIN.
FRONTAGE	30' MIN.
FRONT SETBACK	25' MIN.
REAR SETBACK	20' MIN.
SIDE SETBACK	5' MIN.
MAX. HEIGHT	30' MAX.

1-800-244-7231 DIGSAFE; 1-888-810-5462
All underground utilities have been located using non-destructive methods. It is advised that prior to any excavation or construction, all utilities shall be located as verified by the appropriate utility companies and by DIGSAFE.

REFERENCES:

- CITY OF WARWICK, CLERK'S OFFICE
PLAT CARD # 251 ENRIELED
- "REPEAT OF LAND IN WARWICK, R.I. BELONGING TO MELVINA V. BABCOCK BY J.A. LATHAM & SON, AUG. 1915"
PLAT CARD # 10 ENRIELED
- "REPEAT OF LOT 24 AND LOTS 26 TO 46 INCLUSIVE ON 'REPEAT OF LAND IN WARWICK, R.I. BELONGING TO MELVINA V. BABCOCK BY J.A. LATHAM & SON, AUG. 1915' FILE 1938"
DEED BOOK 10055, PAGE 196
- CITY OF WARWICK, SEWER AUTHORITY
SHORE AVENUE SEWER PLAN
CONTRACT 888, SHE 50 OF 73
- COASTAL FEATURE AND WETLAND DELINEATION AND BY REPORT NATURAL RESOURCE SERVICES, INC. (8/26/23)

FEMA INFO:

LOTS 547 & 548 AND ALL IMPROVEMENTS THEREON ARE LOCATED WITHIN A DESIGNATION "AE" FLOOD ZONE - BASE FLOOD ELEVATION (BFE) = 15 PER F.E.M. 44020C0103H, 6/18/2018.

CERTIFICATION:

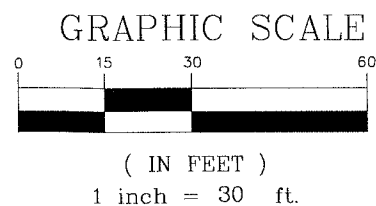
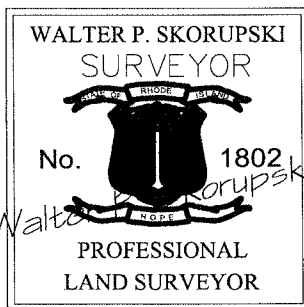
This Survey has been conducted and the plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the State Board of Registration of Professional Land Surveyors.

WALTER P. SKORUPSKI, Registered Professional Land Surveyor, No. 1802.

I, the undersigned, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the owner of the land.

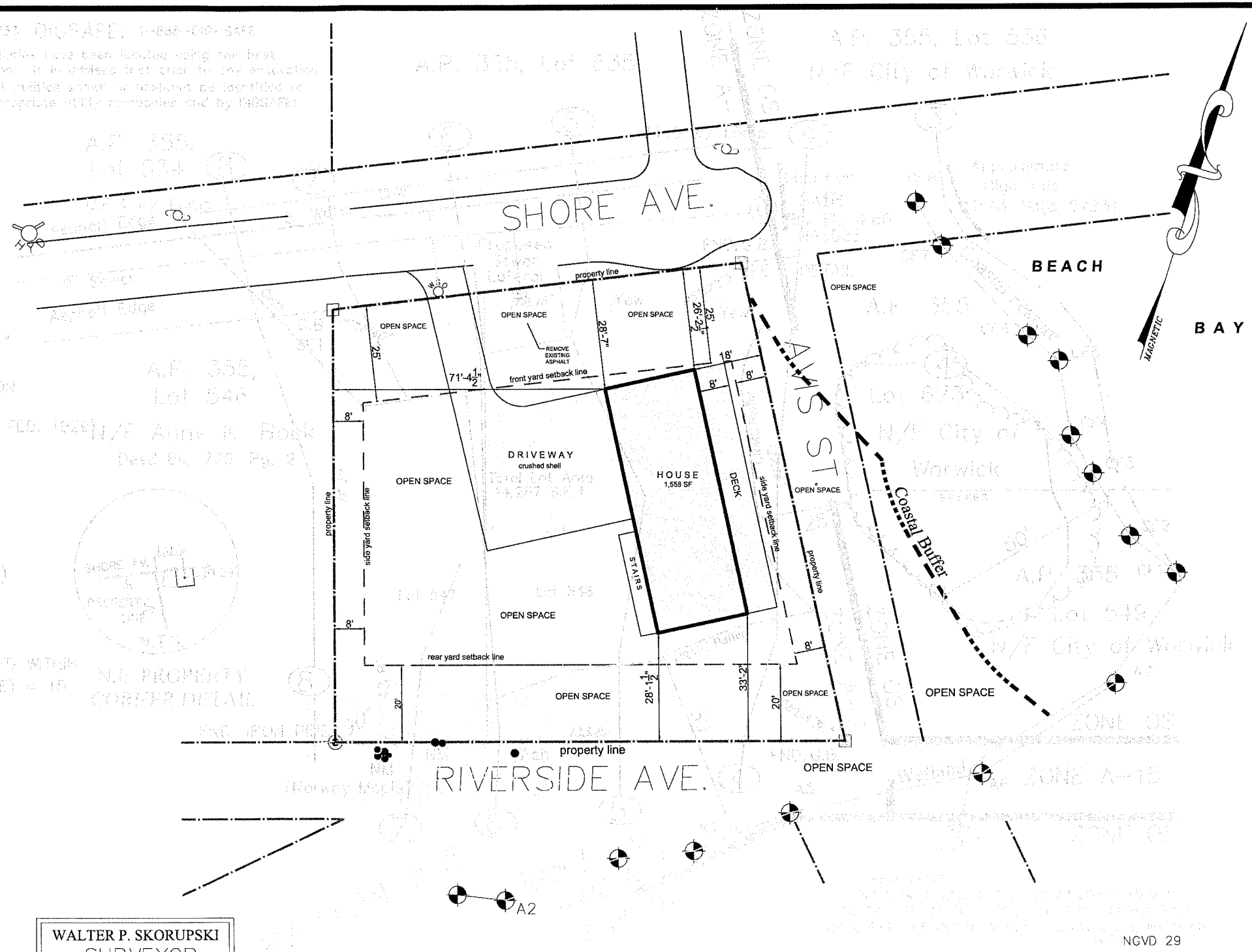
By: Walter P. Skorupski 8/6/2023

Walter P. Skorupski
Registered Professional Land Surveyor
LS A378-COA

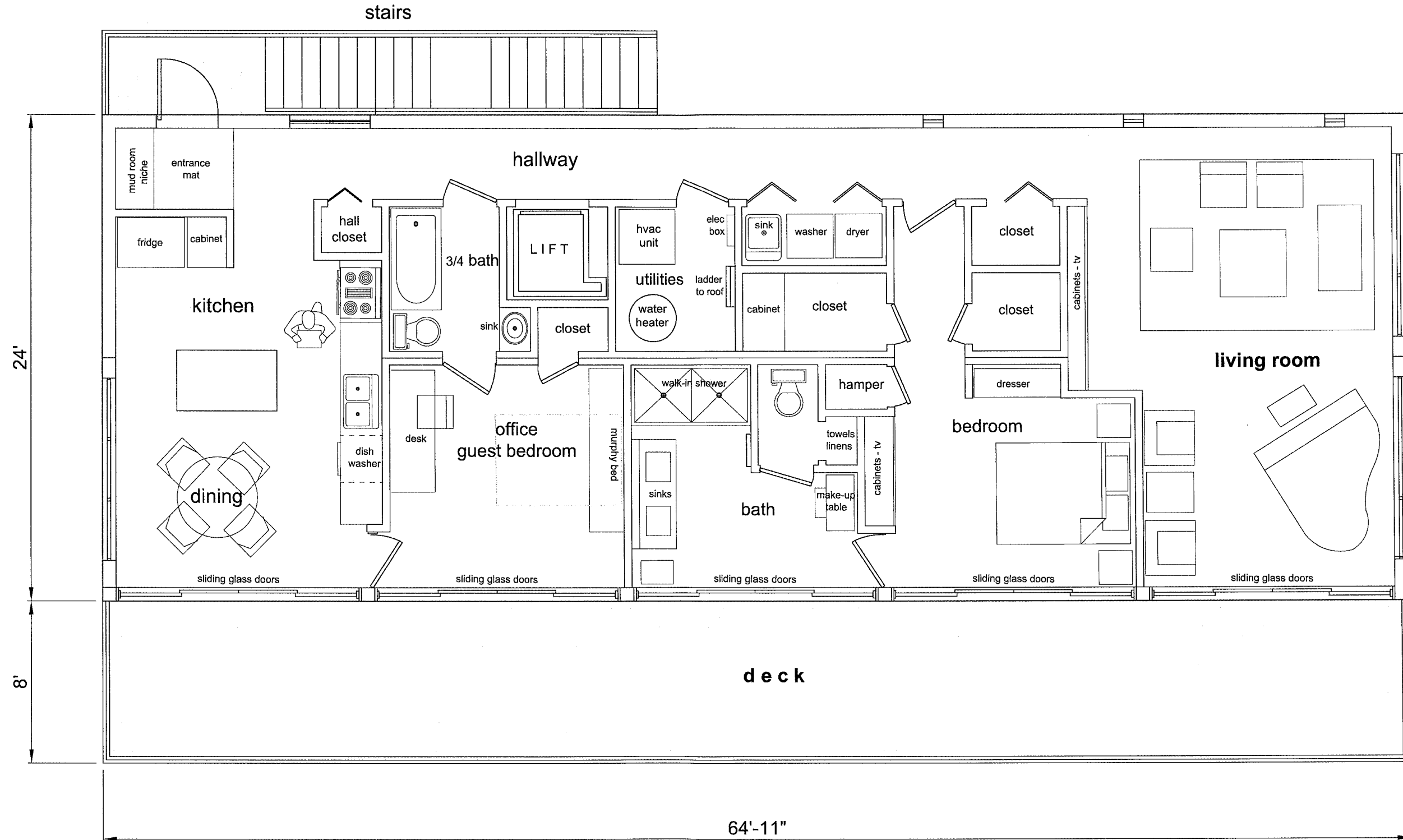


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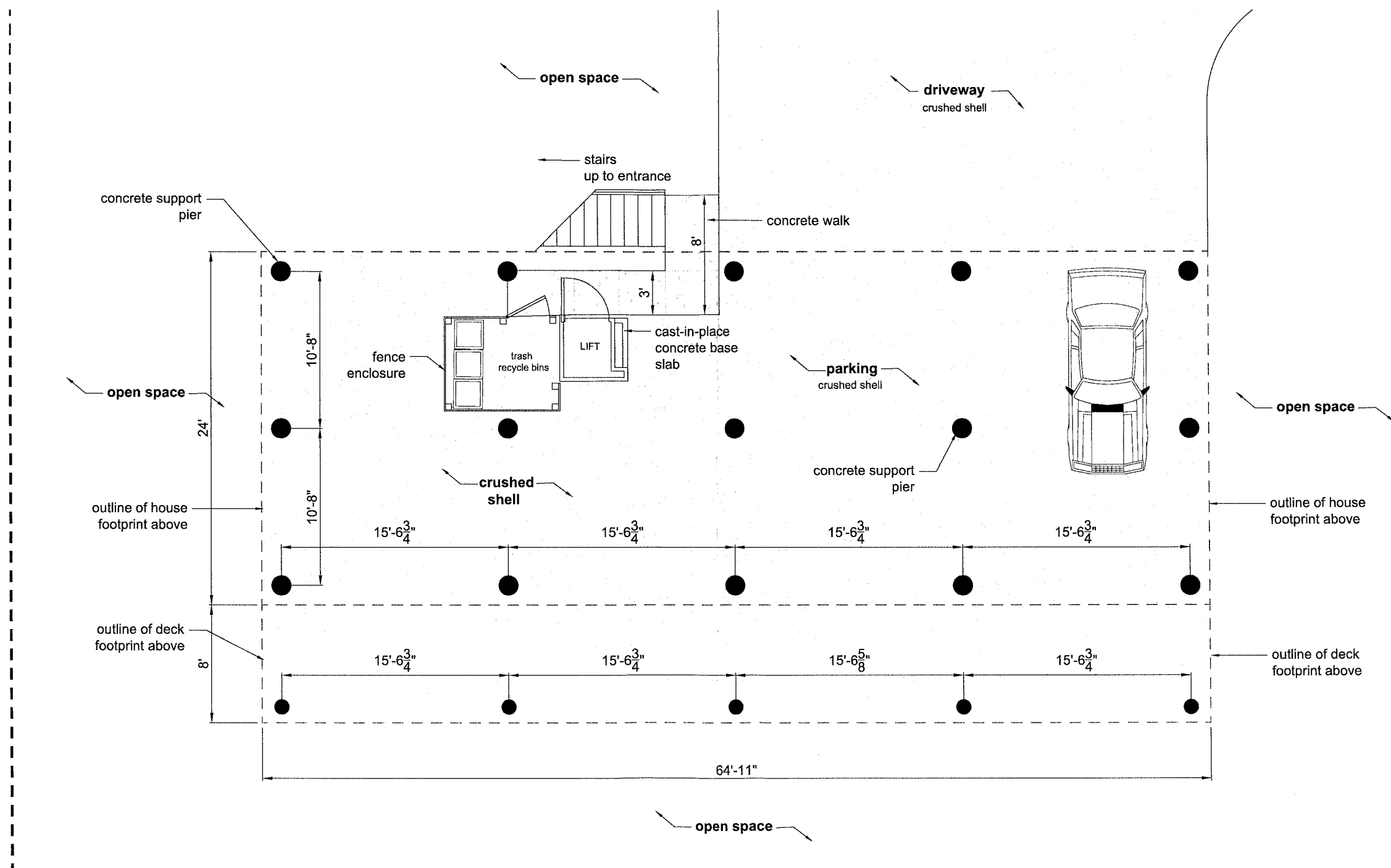
PROPOSED SITE PLAN
CITY OF WARWICK
32 SHORE AVENUE
ASSESSOR'S PLAT 355
LOT 547 & 548



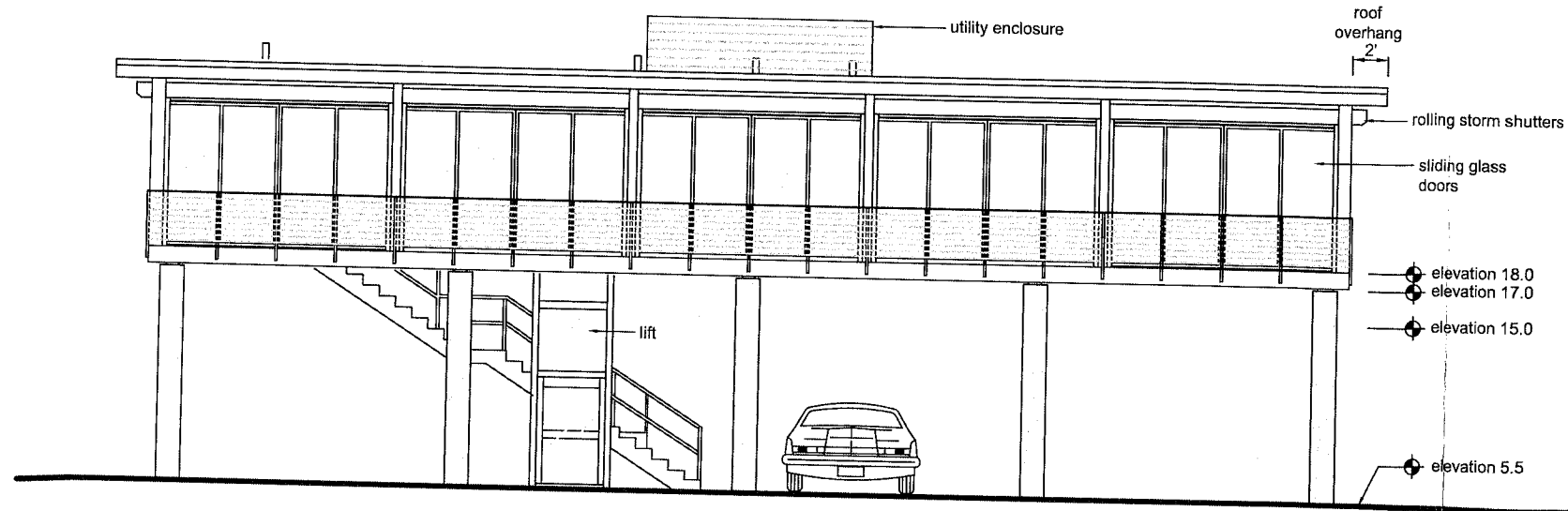
zoning application



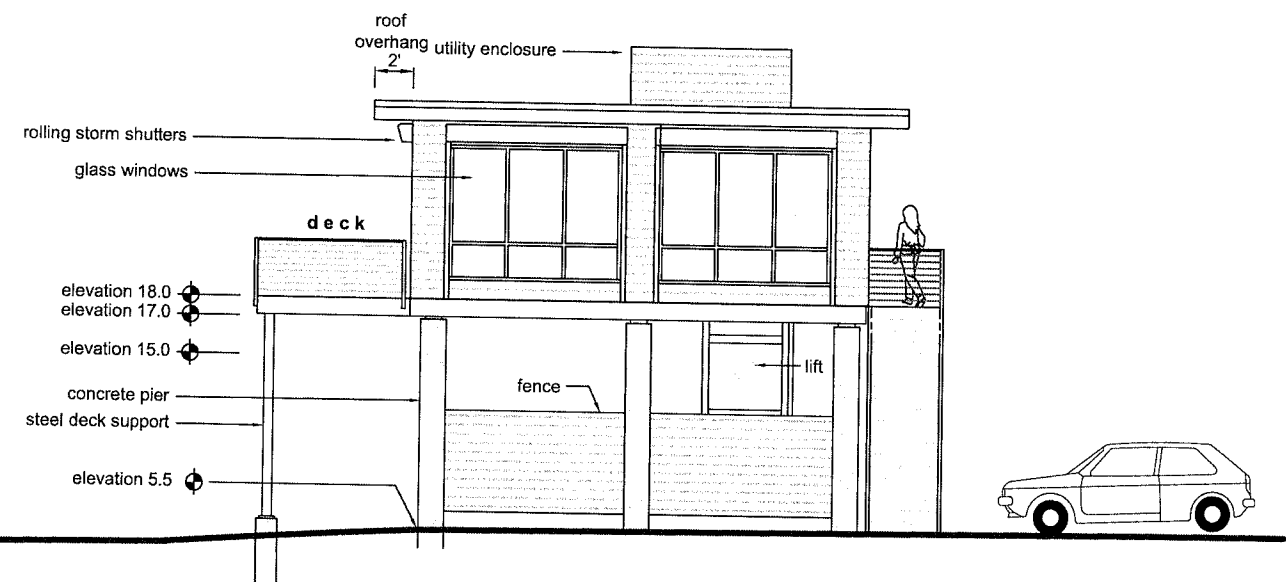
zoning application



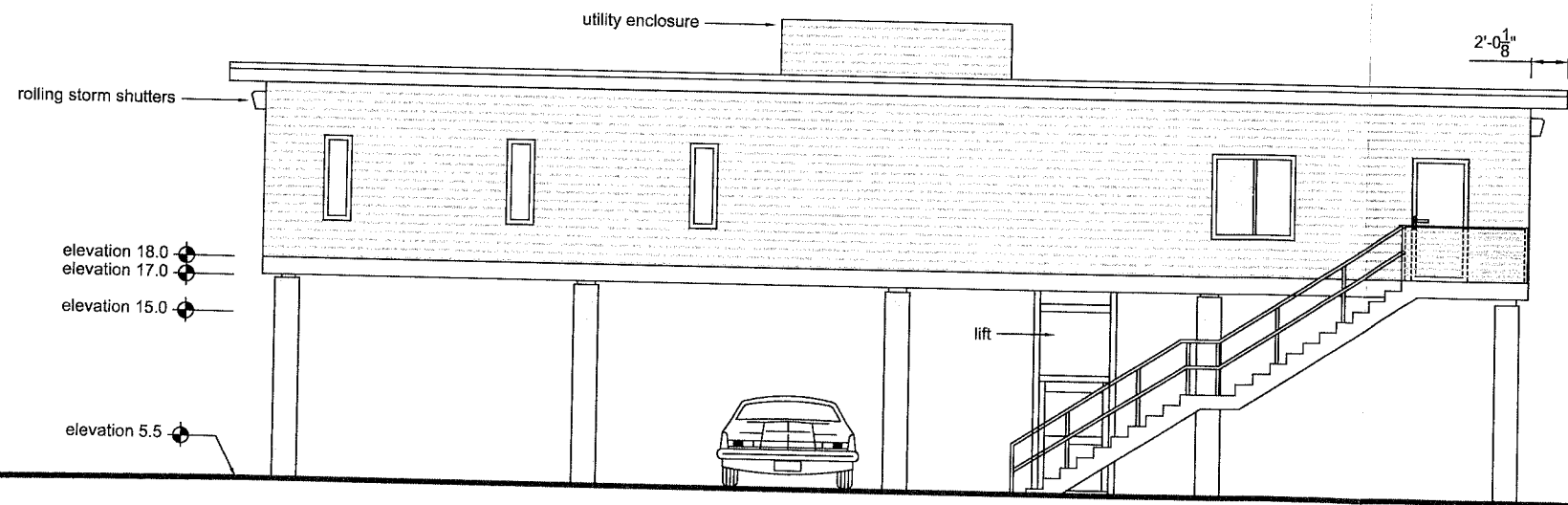
zoning application



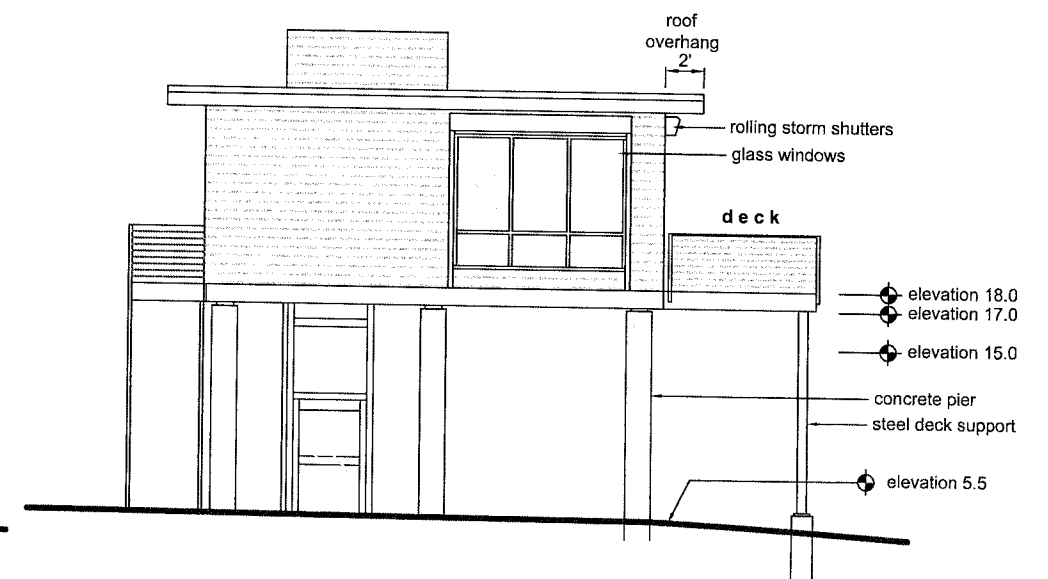
east elevation
bayside



north elevation
shore avenue



west elevation
driveway side



south elevation
marsh

