NORTH

AP 332/LOT 667

AP 332/ LOT 675

AP 332/ LOT 676

AP 332/LOT 668
LOT AREA = 5400 SF
ZONE A-7

AP 332/669

OPPER AVENUE

40'± R.O.W.
24'± PAVEMENT

6' STOCKADE FENCE

YARD
4'±
100'±
14'±

6' STOCKADE FENCE

2-STORY 2-FAMILY HOUSE

CONC. STEPS & WALK
54'±

CESSPOOL
46'±
54'±

YARD AREA

WOOD DECK + STAIRS UP
CONC. PAD
YARD
CONC. STEPS
17'±
100'±

ASPHALT DRIVE

3'
CHAIN LINK FENCE
6' STOCKADE FENCE
11'±
6' STOCKADE FENCE

TWO-FAMILY DWELLING / A-7 ZONE REQUIREMENTS

DESCRIPTION	REQUIRED	EXISTING
Minimum Lot Area	10,500 S.F.	5,400 S.F. +/-
Minimum Frontage	70 Feet	54 Feet +/-
Minimum Lot Width	70 Feet	54 Feet +/-
Minimum Front Yard	25 Feet	14 Feet +/-
Minimum Side Yard	15 Feet	4 Feet +/- & 17 Feet +/-
Minimum Rear Yard	20 Feet	46 Feet +/-
Maximum Structure Height	35 Feet	Less Than 35 Feet +/-
Minimum Landscaped Open Space	10% Of Lot	60 % +/-
Parking Spaces	2/Du = 4 Spaces	2 Spaces (off-street)
Space Between Parking & Dwelling & Property Line	15 Feet 10 Feet	6 Feet +/- & 11 Feet +/- 1 Foot +/-'

PATRICIA K. WALKER
5331
2-17-02
REGISTERED PROFESSIONAL ENGINEER

NOTE: LOT DEPICTED ON THIS PLAN 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.

PLAN PREPARATION
SCHEMATIC SITE PLAN PREPARED TO ILLUSTRATE EXISTING CONDITIONS OF SUBJECT PROPERTY AND IS APPROXIMATE, USING INFORMATION FROM ASSESSOR'S PLAT & OFFICE, PROPERTY OWNER, FIELD OBSERVATIONS, & GENERAL FIELD REFERENCE MEASUREMENTS.
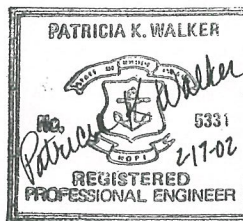
NOTES
1. PLAN ILLUSTRATES EXISTING CONDITIONS.
2. NO CONSTRUCTION OR ANY SITE IMPROVEMENTS ARE PROPOSED.
3. ASSESSOR'S PLAT 332, LOT 668 IS ZONED A-7.
4. LOT AREA = 5,400 S.F. +/- (PER ASSESSSOR'S PLAT).
5. PROPERTY LINES ON THIS PLAN ARE SHOWN IN APPROXIMATE LOCATIONS FROM AVAILABLE INFORMATION.

INFORMATION & RESEARCH PER OWNER
1. EXISTING 2-FAMILY USE HAS EXISTED FOR 40 +/- YEARS.
2. PRESENT OWNER PURCHASED PROPERTY THROUGH A FORECLOSURE IN AUGUST 2001. FOLLOWING PURCHASE, THE OWNER MADE IMPROVEMENTS TO THE PROPERTY AND THEN DISCOVERED THAT THE EXISTING 2-FAMILY USE WAS NOT IN ACCORDANCE WITH ZONING.
3. STRUCTURE IS SERVICED BY PUBLIC WATER AND A CESSPOOL SEPTIC SYSTEM.
4. EACH UNIT HAS SEPARATE SERVICE CONNECTIONS FOR ELECTRIC, TELEPHONE, AND GAS.
5. EACH UNIT HAS SEPARATE ENTRANCES.

SOUTH SIDE INVESTMENTS MAJOR SUBDIVISION

SCALE: 1" = 20'	PREPARED BY: WALKER ENGINEERING, LTD. 31 Vale Court West Greenwich, RI Phone / Fax (401) 397-8745	DRAWN BY: WEL
DATE: FEB 2002		REVISED:

SCHEMATIC SITE PLAN – EXISTING CONDITIONS

55 OPPER AVENUE WARWICK, RI ASSESSOR'S PLAT 332 , LOT 668	DRAWING NO. 1 OF 1