



MAGNETIC
MAY 2013

A.P. 365
LOT 193
N/F
JACK M.
THOMPSON
TRUSTEE

A.P. 365
LOT 192
5,720 SQ. FT.

A.P. 365
LOT 193
N/F
CHARLES A.
RAYHILL

ARNOLD'S NECK DRIVE
(PUBLIC-50' WIDE)

HALLWORTH DRIVE
(UNIMPROVED)

APRONAUG COVE
(TYPE 2 WATERS)

APPROVED
WARWICK ZONING BOARD OF REVIEW
MAR 11 2014

APPROVED
WARWICK ZONING BOARD OF REVIEW
MAR 11 2014



LEGEND:

- IRF - IRON ROD FOUND
- IRS - IRON ROD SET
- IPF - IRON PIPE FOUND
- WSO - WATER SHUT OFF
- SCO - SEWER CLEAN OUT
- C.L.F. - CHAIN LINK FENCE
- S - SEWER LINE
- W - WATER LINE
- G - GAS LINE
- SF - SILT FENCE
- L.O.D. - LIMIT OF DISTURBANCE

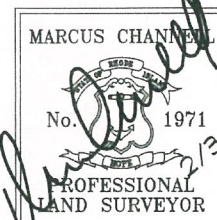
BENCHMARKS:

- BM#1: MAG. NAIL ELEV. 43.29 NAVD88
- BM#2: MAG. NAIL ELEV. 43.79 NAVD88

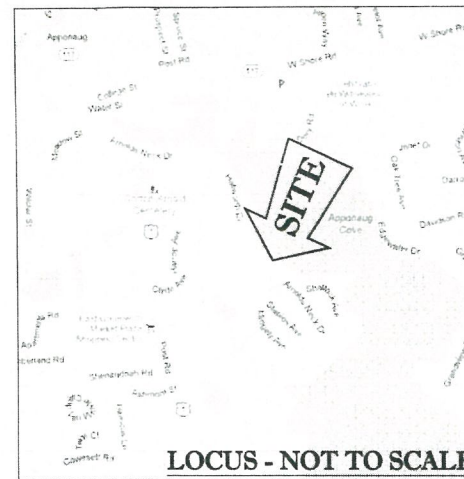
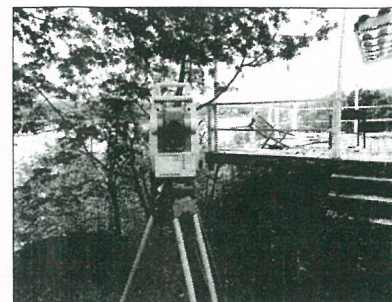
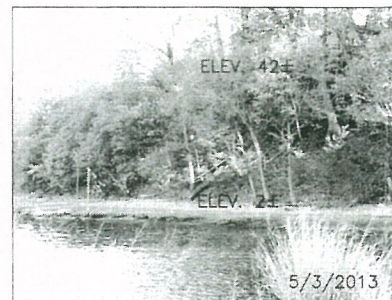
RHODE ISLAND GENERAL LAWS: 11-22-1 & 11-44-11 FORBID THE
REMOVAL OR DESTRUCTION OF ANY HIGHWAY MARKER OR PRIVATE
SURVEY MARKER. PENALTY IS \$500 AND/OR UP TO ONE YEAR IN JAIL.

OWNER / APPLICANT:

PHILIP E. BOURGOIN
155 ARNOLDS NECK DRIVE
WARWICK, RHODE ISLAND



SITE PICTURES



LOCUS - NOT TO SCALE



REFERENCES:

1. DEED BOOK 1281 PAGE 339
2. "ARNOLD'S NECK PLAT"
BY FRANK E. WATERMAN
JULY, 1909 PLAT CARD 207

ZONING DISTRICT: A-10

MINIMUM AREA - 10,000 SF
MINIMUM FRONTAGE - 100'
MINIMUM SETBACKS:
FRONT - 25'
SIDE - 15'
REAR - 20'

THIS IS A PRE-EXISTING NONCONFORMING
LOT OF RECORD.

FLOOD ZONE: X

BY GRAPHICS PLOTTING THIS PARCEL IS LOCATED IN ZONE "X" IN AN
AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
ON FEMA FIRM MAP NUMBER 44003C0129G EFFECTIVE DEC. 3, 2010.

NOTE:

THIS HOUSE HAS BEEN DESTROYED BY A FIRE AND IS TO BE REBUILT IN
PLACE ON THE EXISTING FOUNDATION IF STRUCTURALLY POSSIBLE.

SURVEY CLASSIFICATION:

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING STANDARDS AS ADOPTED BY THE
RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
PROPERTY LINE - CLASS "I" TOPOGRAPHY - CLASS "III"

BY: *Marcus Channell* 2/3/2014
MARCUS CHANNELL, P.L.S. #1971 (L5-A479) DATE

| | | | | |
|---------------------|------------|----------|--------------------|----------------------|
| DATE: | 7 MAY 2013 | | | |
| DRAWN BY: | MC | | | |
| SCALE: | 1" = 20' | | | |
| SHEET 1 OF 1 SHEETS | 2 | 2/3/2014 | ADDED OFFSET DIMS. | MC |
| JOB NO.: | 13-0502 | 1 | 11/13/13 | ADDED PROPOSED HOUSE |
| DWG. 13-0502 ECP | NO. | DATE | REVISION | BY |

EXISTING CONDITIONS PLAN

ASSESSOR PLAT 365 - LOT 192
155 ARNOLDS NECK DRIVE - WARWICK, RI

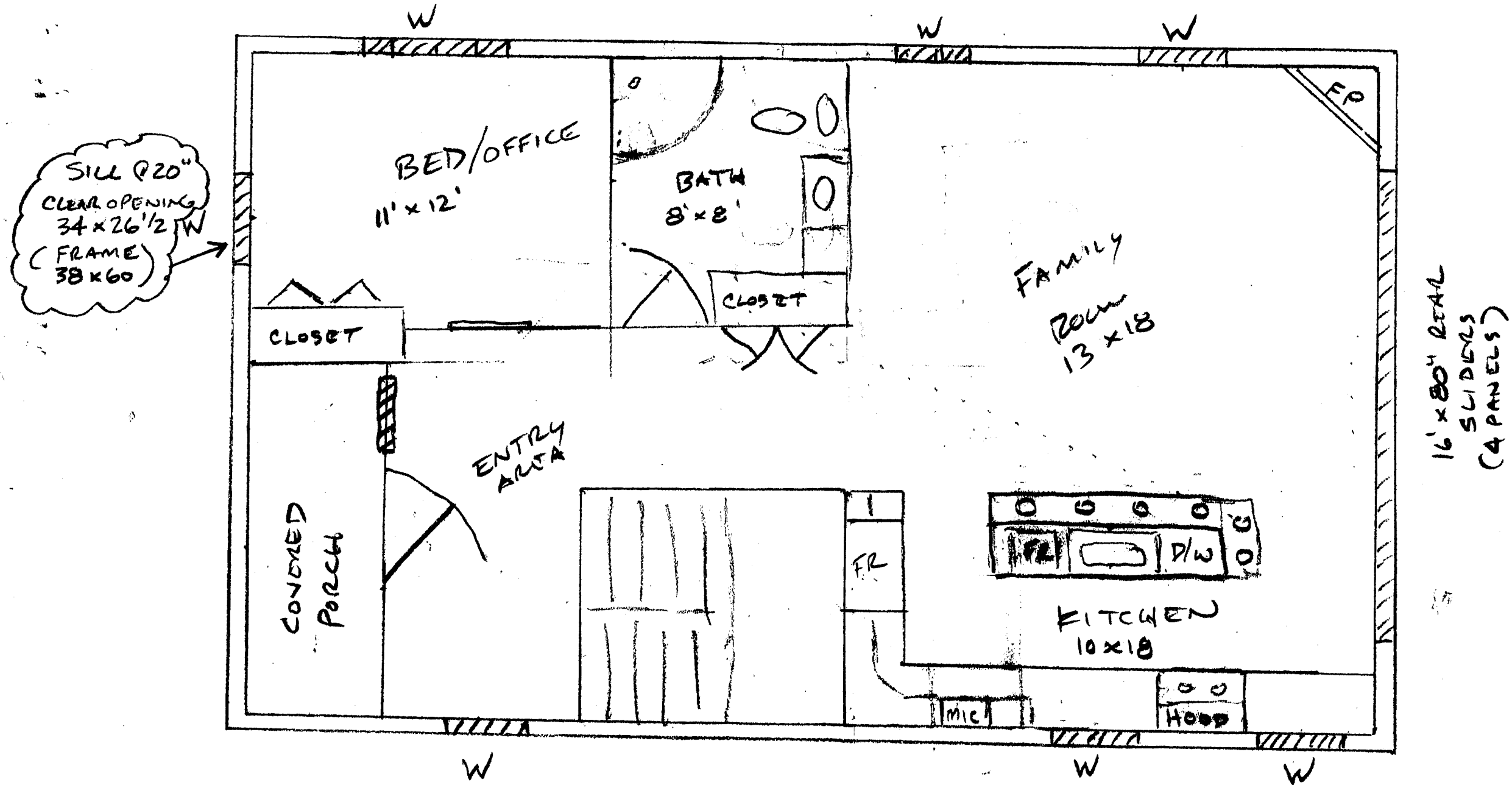
PREPARED FOR:

PHILIP E. BOURGOIN
155 ARNOLDS NECK DRIVE - WARWICK, RI

ATLAS LAND SURVEYING, LLC
Property & Construction Surveying & Mapping
12 Chapmans Ave. ~ Warwick, RI 02886
www.atlaslandsurveying.com
401-737-4407

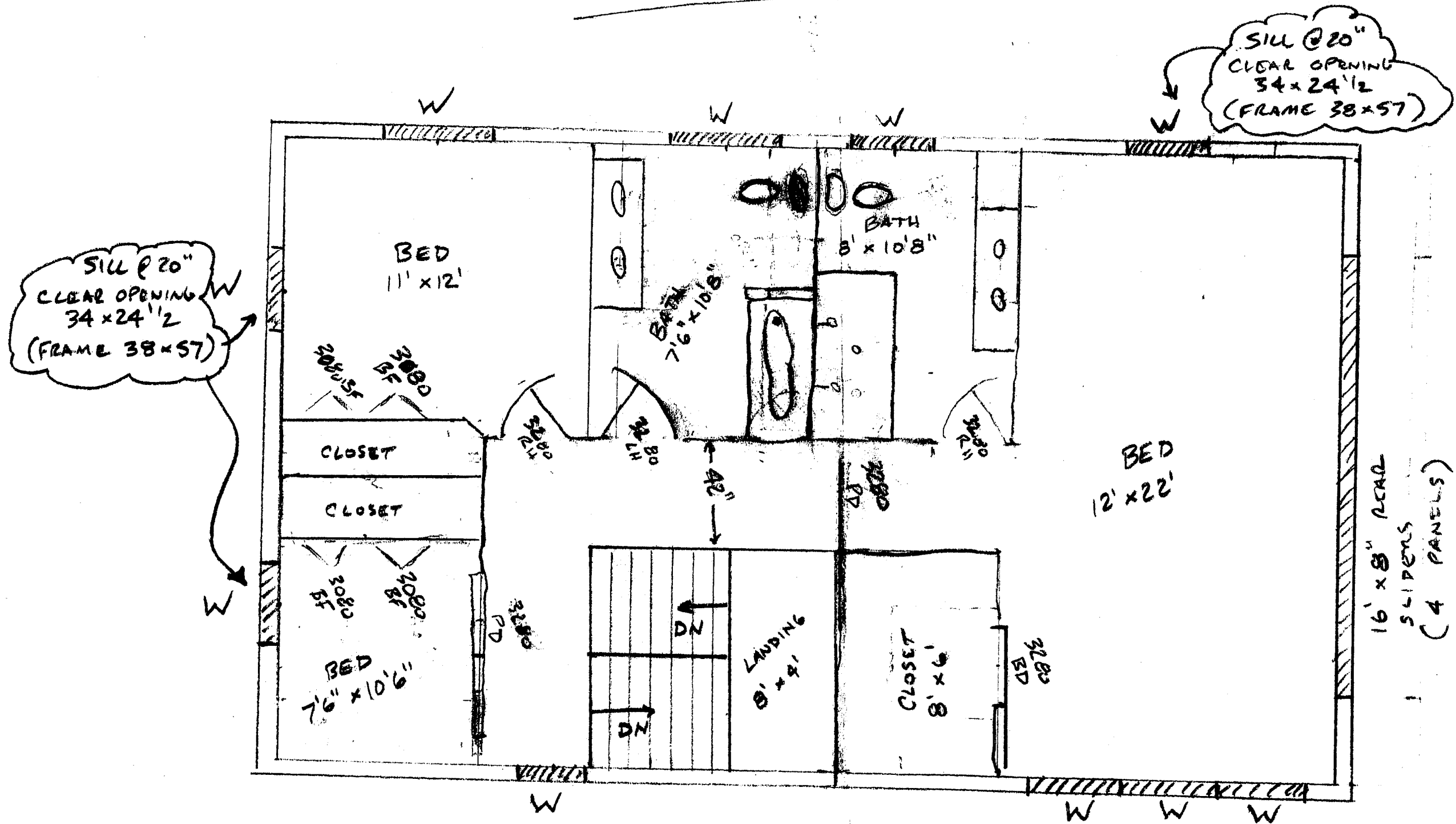
Plat # 10939 - 155 Arnolds Neck Dr.

1ST FLOOR



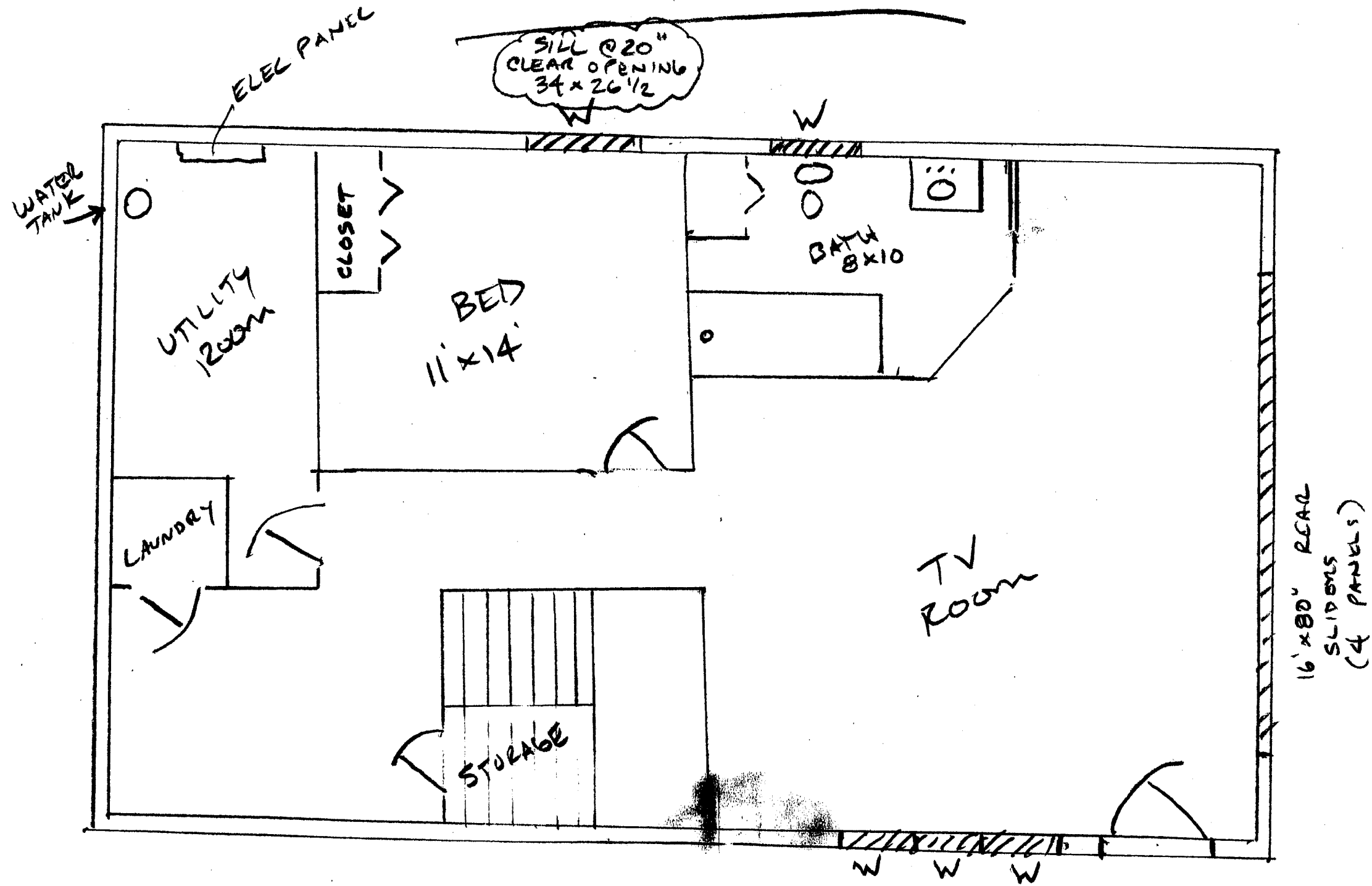
155 ARNOLD'S NEW DR

2ND FLOOR



155 ARNOLD'S Neck DR

LOWER LEVEL



155 ARNOLD'S Neck DR