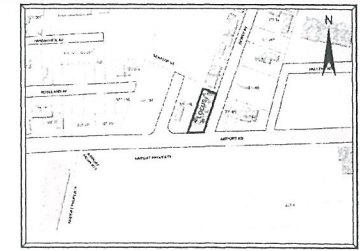


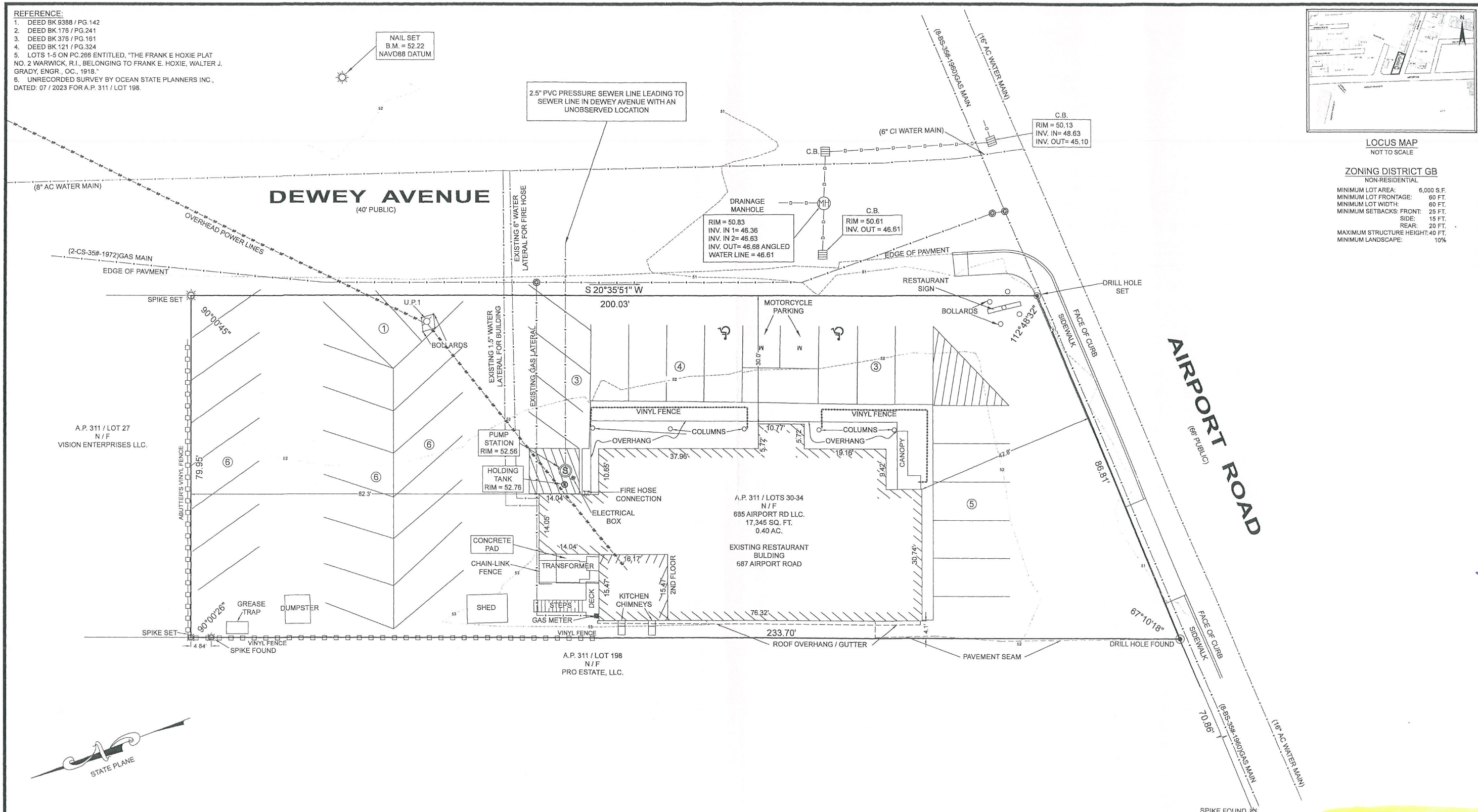
- REFERENCE:**
- DEED BK 9388 / PG.142
  - DEED BK 176 / PG.241
  - DEED BK 378 / PG.181
  - DEED BK 121 / PG.324
  - LOTS 1-5 ON P.C. 256 ENTITLED, "THE FRANK E HOXIE PLAT NO. 2 WARWICK, R.I., BELONGING TO FRANK E. HOXIE, WALTER J. GRADY, ENGR., OC., 1918."
  - UNRECORDED SURVEY BY OCEAN STATE PLANNERS INC., DATED: 07 / 2023 FOR A.P. 311 / LOT 198.



**LOCUS MAP**  
NOT TO SCALE

**ZONING DISTRICT GB**  
NON-RESIDENTIAL

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



Plat # 10957- 685 Airport Rd. Existing Conditions

**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 23, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
 MEASUREMENT SPECIFICATION: CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 TO ESTABLISH LOCATION OF EXISTING STRUCTURES AND FEATURES ON THE SITE.

BY: *Richard T. Bzdryra* DATE: 10/30/23  
 RICHARD T. BZDZYRA, PLS. LICENSE #1795, COA # LS-680 THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY NOT BE ACCURATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIGSAFE" AT 1-888-344-7233.

**EXISTING CONDITIONS SURVEY**  
 A.P. 311 / LOTS 30-34  
 685 AIRPORT ROAD  
 WARWICK, R.I. 02886  
 SCALE: 1"=20' DATE: OCTOBER 29, 2023

PREPARED FOR:  
**LEONARDO ZEFIRINO**  
 150 WOOD ROAD STE. 402  
 BRAINTREE, MA 02184  
 PHONE: (781) 348-5999

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
 1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
 PHONE: (401) 463-6699 info@osplanners.com

JOB NO. 10673 / DWG NO. 10673 - (ZTDS)  
 GRAPHIC SCALE: 1"=20'

*Richard T. Bzdryra*  
 10/30/23

