

**REFERENCE:**

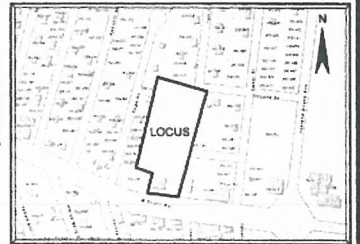
- DEED BK 7240 / PG 195
- PC 252 ENTITLED, "OAKLAND GARDENS ANNEX WARWICK, R.I. OWNED BY CLARWALL LAND CO. L.S. WALLING A. J. CLARK TRUSTEES PROVIDENCE, R.I. FEB 1921 C.A. THAYER, ENGR."
- PC 285 ENTITLED, "LAKE GROVE NO. 2, WARWICK, R.I. OWNED BY COFFEY AND LANNON, PROVIDENCE, R.I. JAN 1921 SCALE 1"=50' C.A. THAYER, ENGR."
- PC 280 ENTITLED, "LIBERTY PARK WARWICK, R.I. OWNED BY JAMES O. TAYLOR, PROVIDENCE LAND COMPANY, PROVIDENCE, R.I. MARCH 1919 C.A. THAYER, ENGR."
- PC 1020 ENTITLED, "OFFSHORE PLAT, SWEET STREET A.P. 350 LOTS 345, 347, 350, 351, 352, 353 & 354 PREPARED FOR OFFSHORE PROPERTIES, PREPARED BY OCEAN STATE PLANNERS, INC. 1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920 PHONE: (401) 483-9996, MAY 20, 1999."
- DEED BK 8687 / PG 248
- WARWICK SEWER AUTHORITY INSPECTION RECORD CARD #15344

**ZONING DISTRICT A-10**

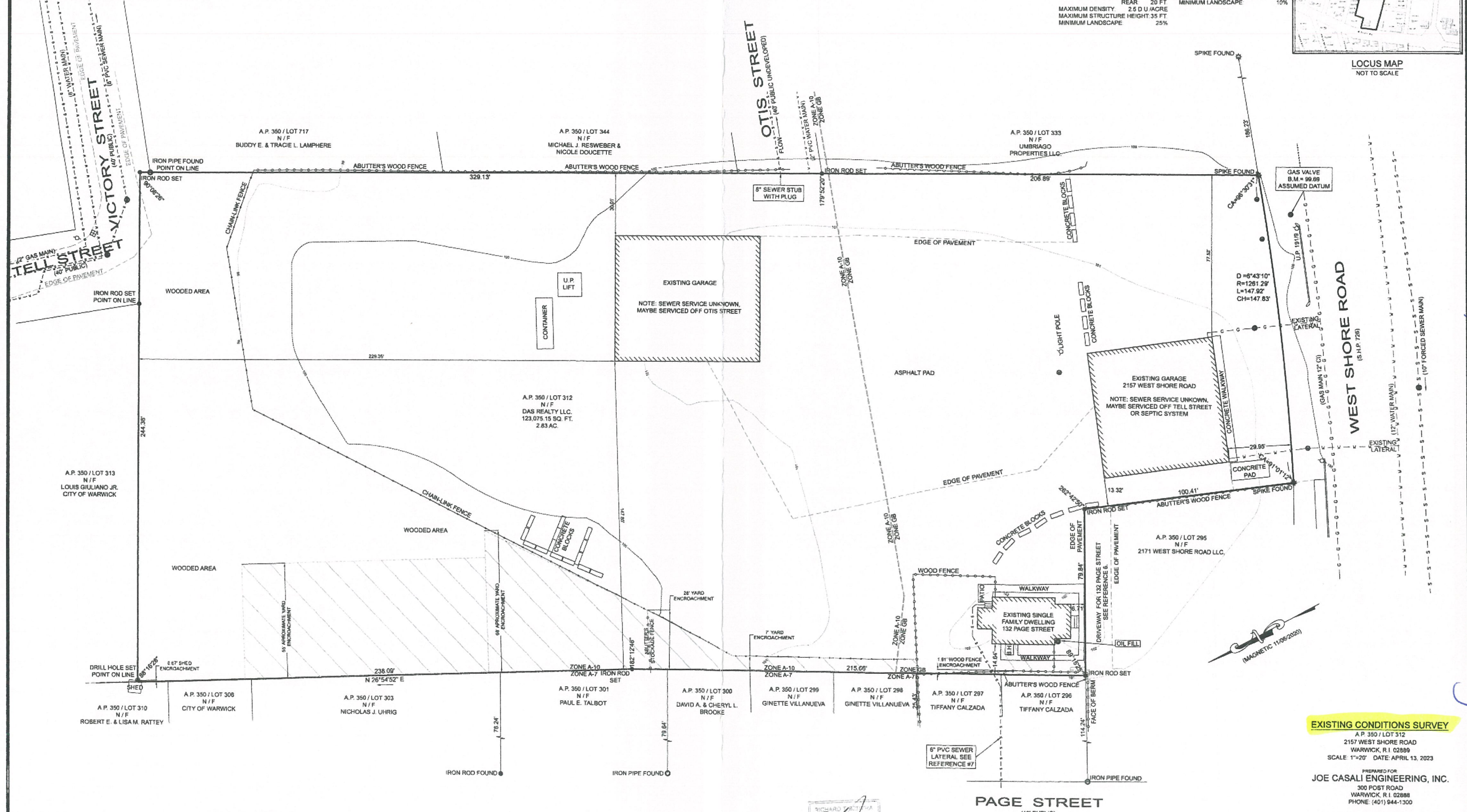
SINGLE FAMILY  
 MINIMUM LOT AREA: 8,500 S.F.  
 MINIMUM LOT FRONTAGE: 60 FT.  
 MINIMUM LOT WIDTH: 60 FT.  
 MINIMUM SETBACKS: FRONT: 18 FT.  
 SIDE: 8 FT.  
 REAR: 20 FT.  
 MAXIMUM DENSITY: 2.5 D U / ACRE  
 MAXIMUM STRUCTURE HEIGHT: 35 FT.  
 MINIMUM LANDSCAPE: 25%

**ZONING DISTRICT GB**

MINIMUM LOT AREA: 8,000 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%



LOCUS MAP  
NOT TO SCALE



Plat. # 10958-2157 W. Shore Rd. - Existing Conditions



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.

**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: 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.  
 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 COMPILED INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

BY: *Richard T. Berra* DATE: 4/13/23  
 RICHARD T. BERRA, PLS. LICENSE #1788, CDR #LS-A10

**EXISTING CONDITIONS SURVEY**

A.P. 350 / LOT 312  
 2157 WEST SHORE ROAD  
 WARWICK, R.I. 02889  
 SCALE 1"=20' DATE: APRIL 13, 2023  
 PREPARED FOR:  
**JOE CASALI ENGINEERING, INC.**  
 300 POST ROAD  
 WARWICK, R.I. 02888  
 PHONE: (401) 944-1300

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
 1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
 PHONE: (401) 483-9996 info@osplanners.com  
 JOB NO 9841 / DWG NO 9841 - (ZTDS)  
 GRAPHIC SCALE: 1"=20'

