

ZONING: A-7	PROPOSED	REQUESTED RELIEF
MINIMUM LOT AREA = 7,000 SQ.FT.	4,196 EXISTING	
MINIMUM FRONTAGE = 70'	70' EXISTING	0'
MINIMUM LOT WIDTH = 70'	70' EXISTING	0'
MINIMUM FRONT YARD = 15'	3.2'	11.3'
MINIMUM SIDE YARD = 8'	10.0'	0
MINIMUM REAR YARD = 20'	10.0'	0
MINIMUM LANDSCAPED AREA / OPEN SPACE = 10%	52%	0

** AVERAGE SETBACKS WITHIN 200' FET

APPROVE
WARWICK ZONING BOARD OF REVIEW
AUG 08 2023



ZONING SUBMISSION
COMPREHENSIVE BOUNDARY SURVEY
CHAPIN AVENUE
WARWICK, R.I.
FOR
PETER STEVENS
A.P. 380 LOT 262 & 264

DAVID D. GARDNER & ASSOCIATES, INC.
1 HOPE COURT
BARRINGTON, RHODE ISLAND 02806
(401) 798-3800
ENGINEERS • SURVEYORS • PLANNERS

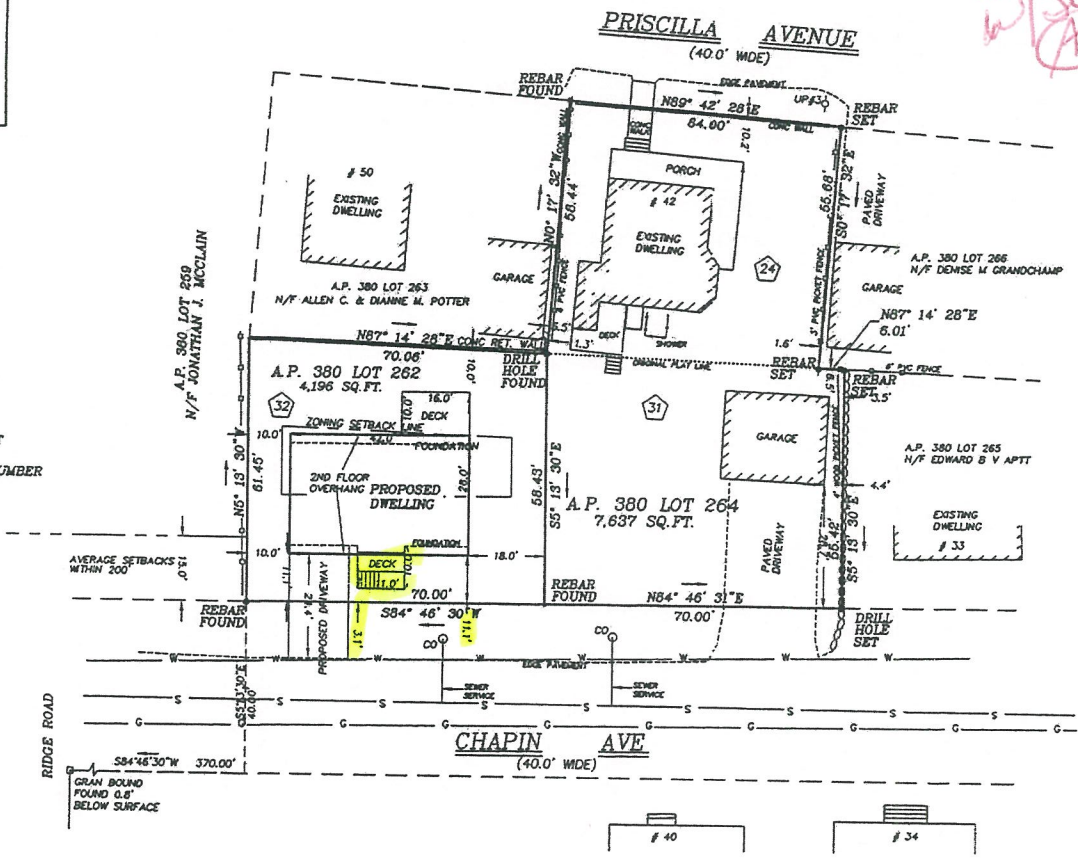
DATE	REVISIONS

DATE ISSUED: 8/15/22
SCALE: 1"=20'
DESIGNED BY: D.D.G.
DRAWN BY: D.D.G.
CHECKED BY:
JOB NO: 22-030
DWG NO:
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1
SHEET 1 OF 1

28 # 10918 - Chapin Ave. - P1.380, LT. 262

- LEGEND**
- CHAIN LINK FENCE
 - STOCKADE FENCE
 - - - EDGE OF PAVEMENT
 - - - BUILDING SETBACK
 - STONE WALL
 - UTILITY POLE
 - EXISTING SEWER CLEANOUT
 - 37 RECORD PLAT #167 LOT NUMBER

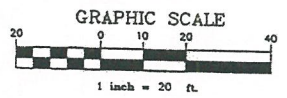


OWNER OF RECORD
BERNARD M. & BERNICE M. JOHNSTON (LIFE ESTATE)
BOOK 5913 PAGE 107

- REFERENCES**
- "HIGHLAND BEACH WARWICK R.I. BELONGING TO JOHN E. CUMMINGS & WILLIAM D. PLYMPTON BY FRANK E. WATERMAN, MAY 1904" SEE PLAT CARD #167
 - "MCCLAIN PLAT ADMINISTRATIVE SUBDIVISION PLAN ASSESSOR'S PLAT 380 LOTS 250, 260 & 261 61 CHAPIN AVENUE WARWICK RHODE ISLAND PREPARED FOR: JONATHAN J. MCCLAIN PREPARED BY: ALPHA ASSOCIATES SCALE: 1"=20' JANUARY 21, 2019 SHT 1 OF 1 PLAT#1673

CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-01-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE NOVEMBER 25, 2015 AND ARE FOLLOWS:
COMPREHENSIVE BOUNDARY SURVEY MEASUREMENT SPECIFICATION I
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
EXISTING CONDITIONS PLAN FOR PROPOSED DEVELOPMENT

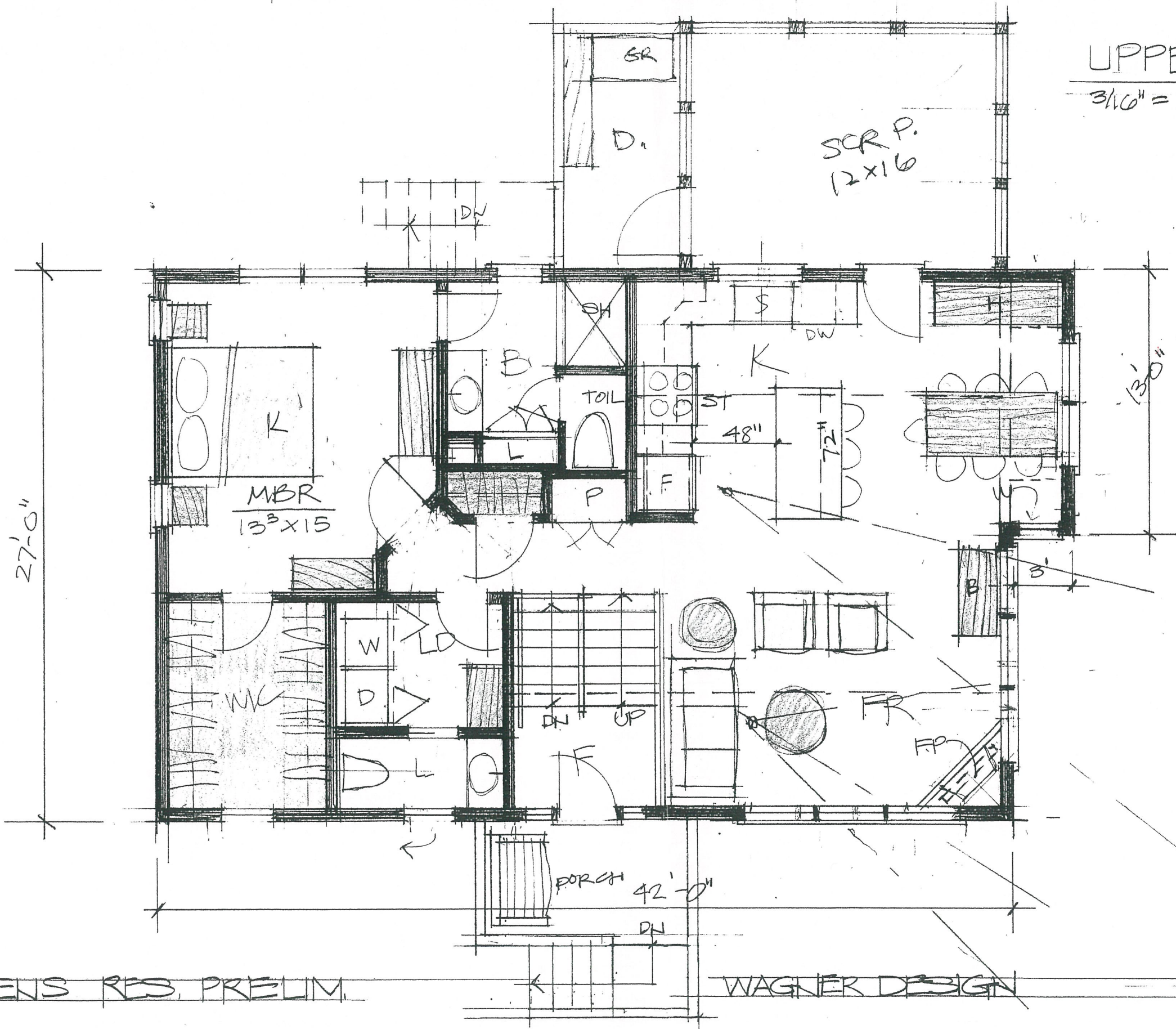
BY *[Signature]*
DAVID D. GARDNER PLS LICENSE NO. 1809
COA NO. A359



UPPER LVL - PRELIM.

3/16" = 1'-0"

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WJSTEPHENS



3/16"

UPPER
27x42 - 1134'
3x13 - 39'
1173'
TOT. 2181'

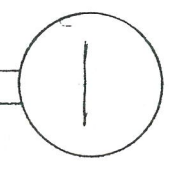
#10918 - Chapin Ave.

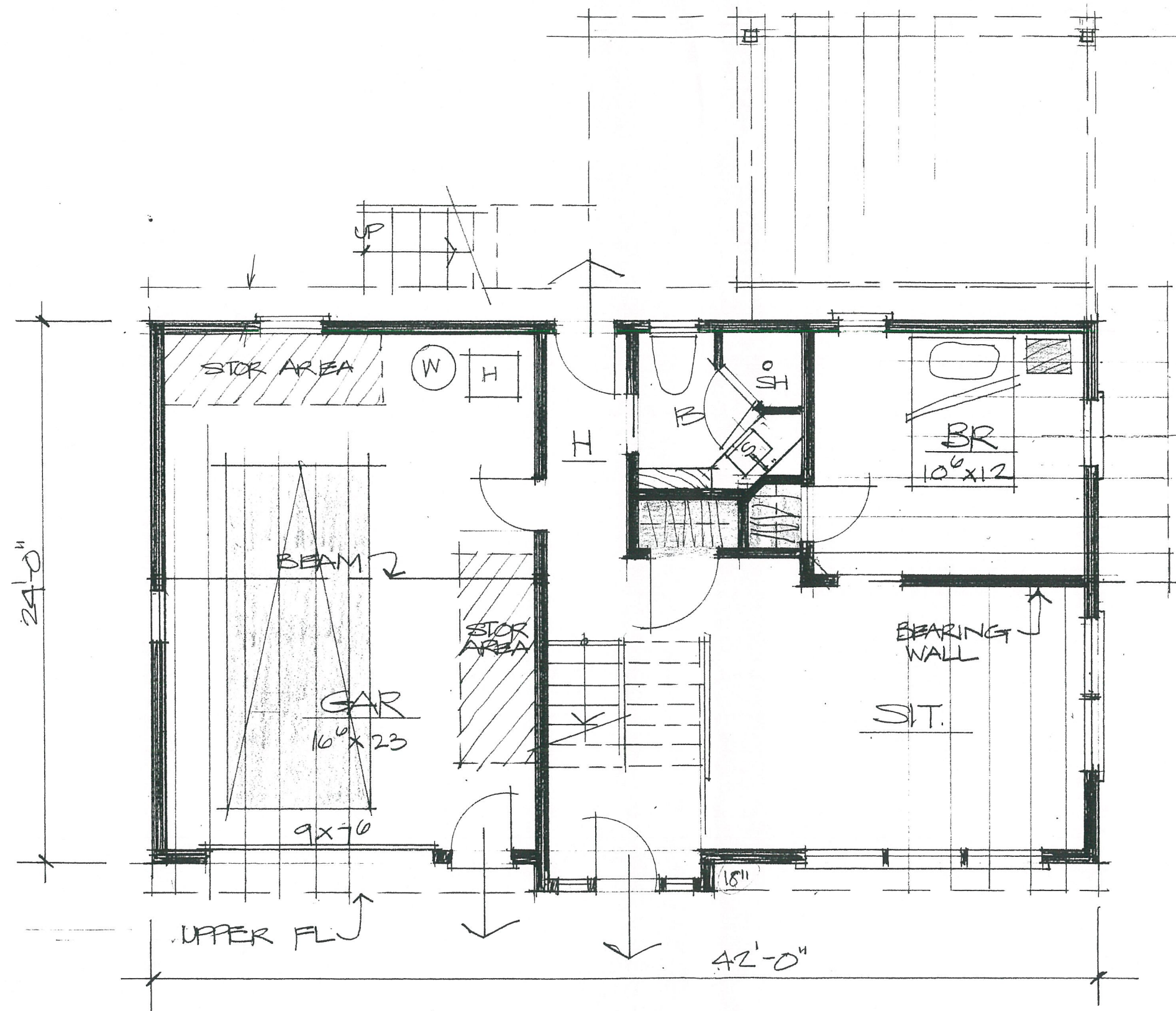
12" FL TRUSS @ 16"

STEVENS RES. PRELIM.

WAGNER DESIGN

4-4-22





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 AUG 08 2023 *w/stripa*

LWR LVL
 GAR 24 x 17 = 408'
 HSE 24 x 24.5 = 588'
 BUMP OUT F. 12'
1,008'

2

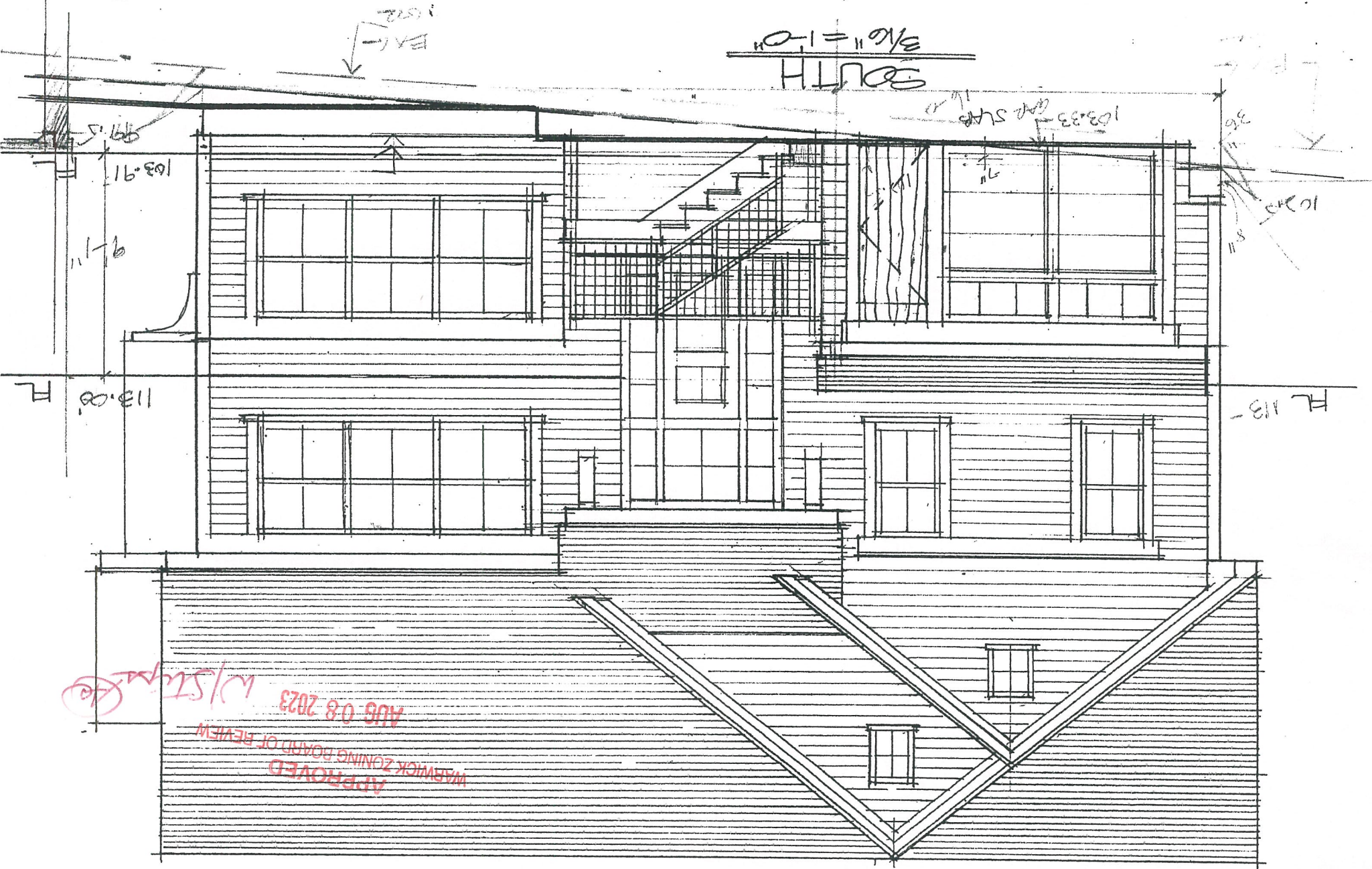
LOWER LVL PRELIM
 $\frac{3/16" = 1'-0"$
 $\frac{3/4" = 12'$

UPPER WALLS DIMENSIONS
 FRONT + BACK
 FROM STRUCT JOG

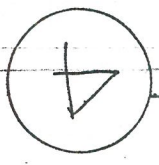
3

STEVENS RES. PRELIM. WAGNER DESIGN 4-14-22

(4)

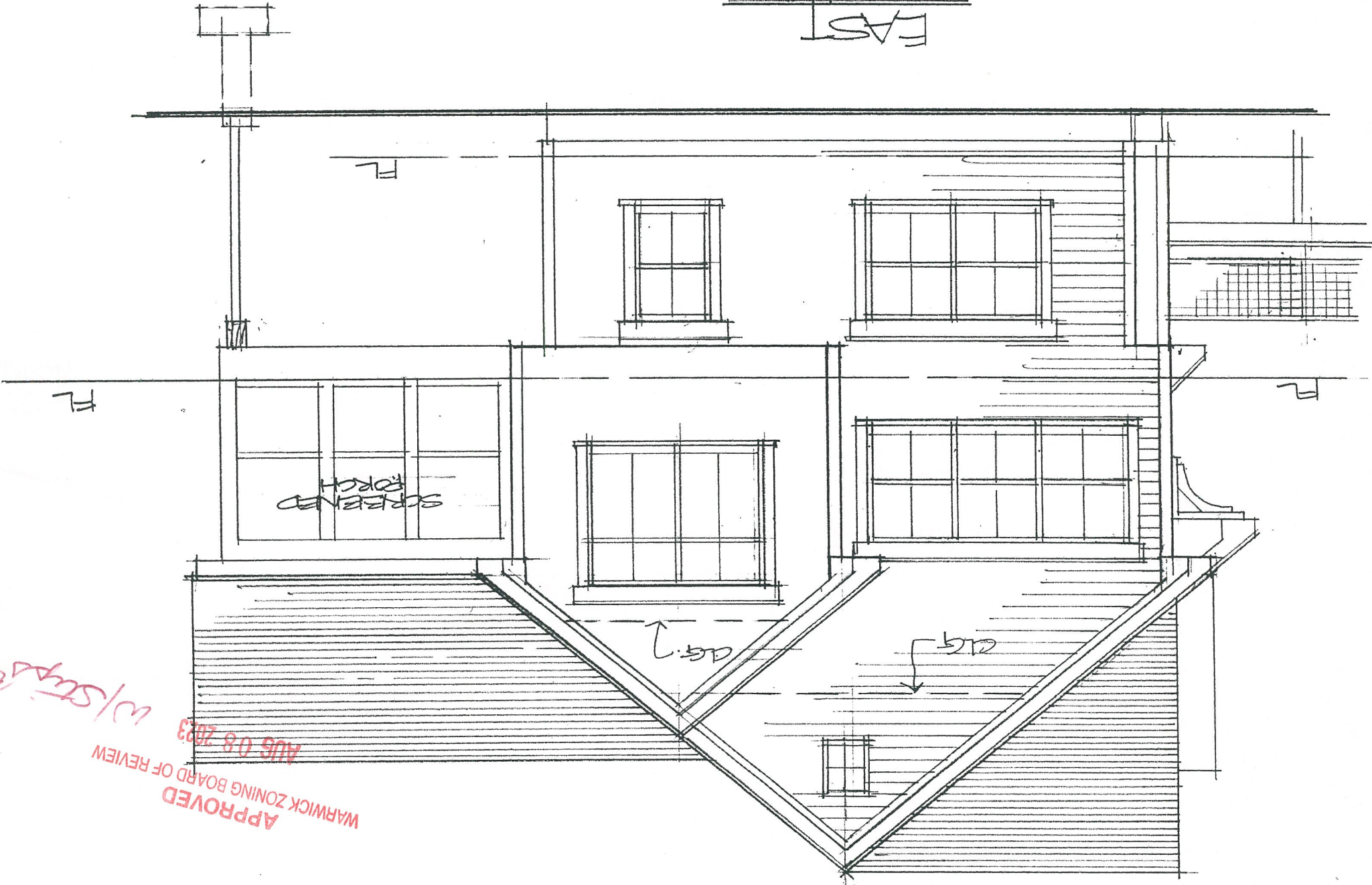


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AUG 08 2023
W/ST/



STEVENS RES. PRELIM. WAGNER DESIGN 4-14-22

EAST
3/16" = 1'0"



SCREENED
PORCH

12/12

12/12

W/Steps

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WARWICK ZONING BOARD OF REVIEW
AUG 08 2023