

REFERENCE:

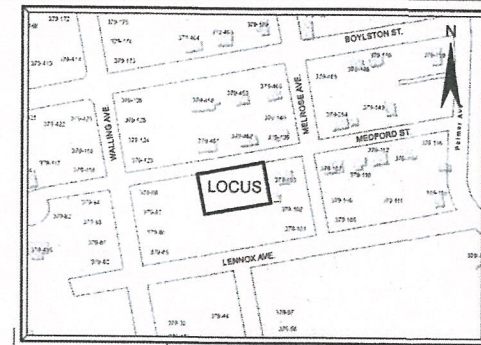
- DEED BK.6521 / PG.261
- LOTS 128, 130, 132 & 134 ON PC. 186 ENTITLED, "THE ROSALIND PLAT BY SHEDD & SALE ENGR'S, 1898.
- SECTION BK. 21 / PG. 83 ENTITLED, "MINOR SUBDIVISION PLAN, MEDFORD STREET & BOYLSTON SREET, A.P. 379 LOTS 131-138 & 141-142, WARWICK, R.I., PREPARED BY: DIPRETE ENGINEERING ASSOCIATES, INC., 75 SOCKANOSSET CROSS RD. SUITE 300, CRANSTON, R.I. 02920, (401) 946-5100, FAX: (401) 454-6006, PREPARED FOR HUGH FISHER 2258 POST RD. WARWICK, R.I. 02886.

NOTE:

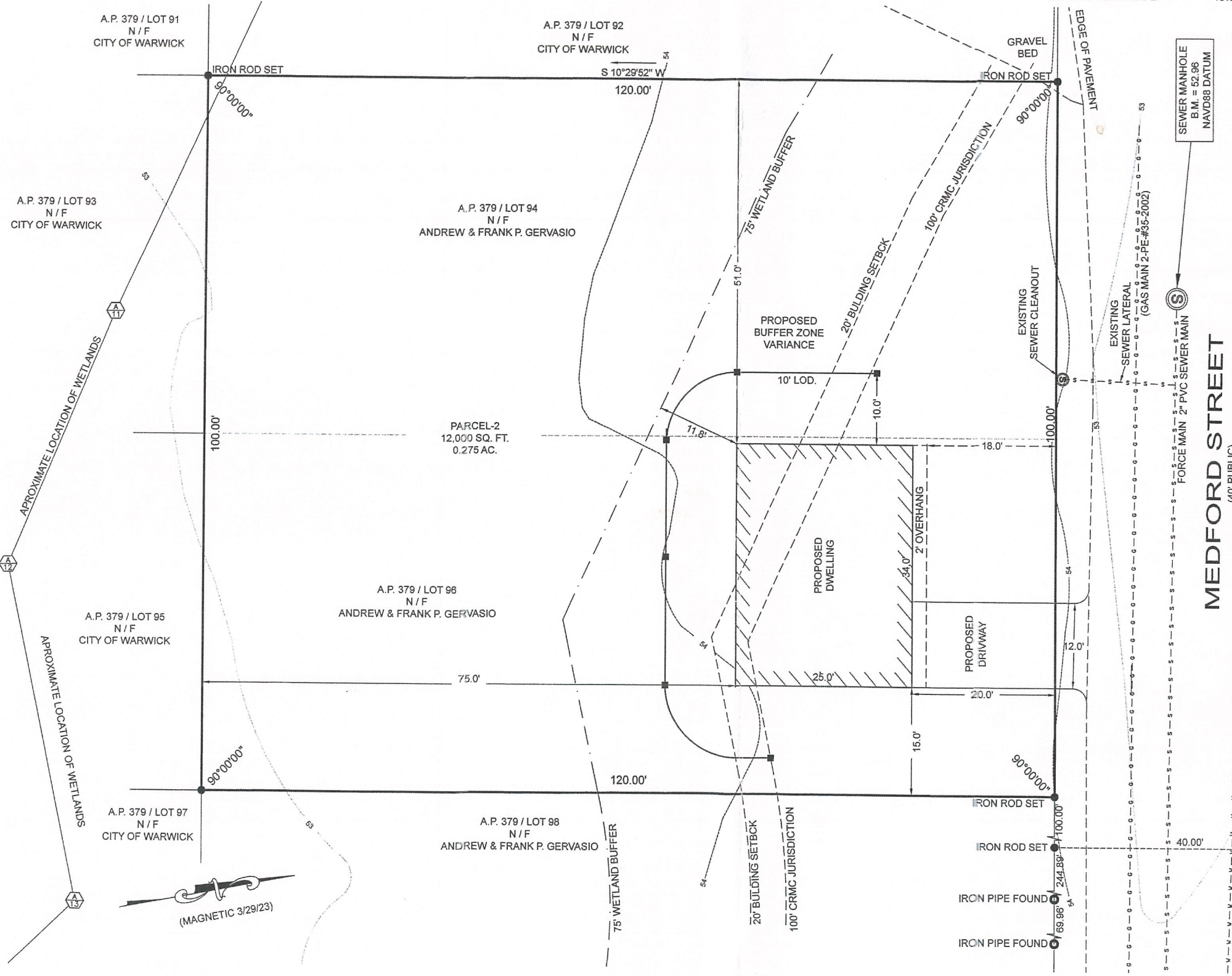
- FEMA MAP 44003C0153H / 09-18-13 / ZONE X
- SEWER LINE INSTALLED BUT NOT CONNECTED AS OF THIS DATE

ZONING DISTRICT A-10

MINIMUM LOT AREA: 10,000 S.F.
 MINIMUM LOT FRONTAGE: 100 FT.
 MINIMUM SETBACKS: FRONT: 25 FT.
 SIDE: 15 FT.
 REAR: 20 FT.
 MAXIMUM STRUCTURE HEIGHT: 35 FT.
 MINIMUM LANDSCAPE: 10%

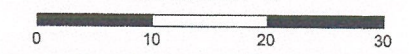


LOCUS MAP
NOT TO SCALE



ZONING PLAN
 A.P. 379 / LOTS 94 & 96
 MEDFORD STREET
 WARWICK, R.I. 02889
 SCALE: 1"=10' DATE: JUNE 20, 2023
 REVISED: AUGUST 18, 2023
 PREPARED FOR:
FRANK GERVASIO
 51 BURNT HILL ROAD
 HOPE, R.I. 02831
 PREPARED BY:

OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
 PHONE: (401) 463-9696 info@osplanners.com
 JOB NO. 10493 / DWG. NO. 10493 - (ZTD'S)
 GRAPHIC SCALE: 1" = 10'



Pet. # 10966 - Medford St. - P.I. 379 LOT- 94+96

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
 DATA ACCUMULATION SURVEY CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO ESTABLISH AND STAKE RECORD BOUNDARY LINES AND 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 COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.
 BY: *[Signature]* DATE: 8/22/23
 RICHARD T. BZDYRA, PLS / LICENSE #1786; COA # LS-A60



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 CONTRACTORS RESPONSIBILITY TO NOTIFY "DIGSAFE" AT 1-888-344-7233.

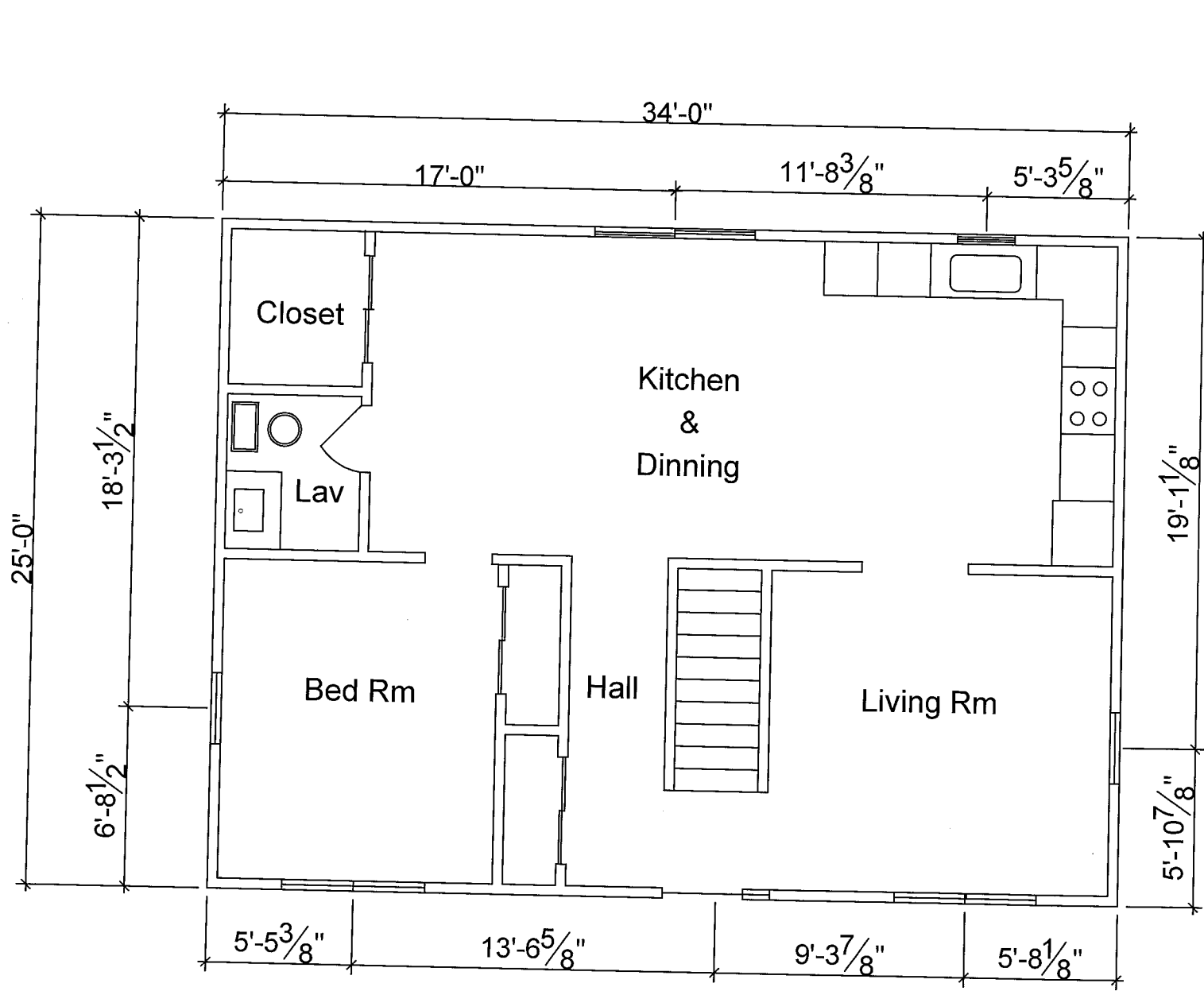
18'-0"

8'-1 $\frac{1}{2}$ "

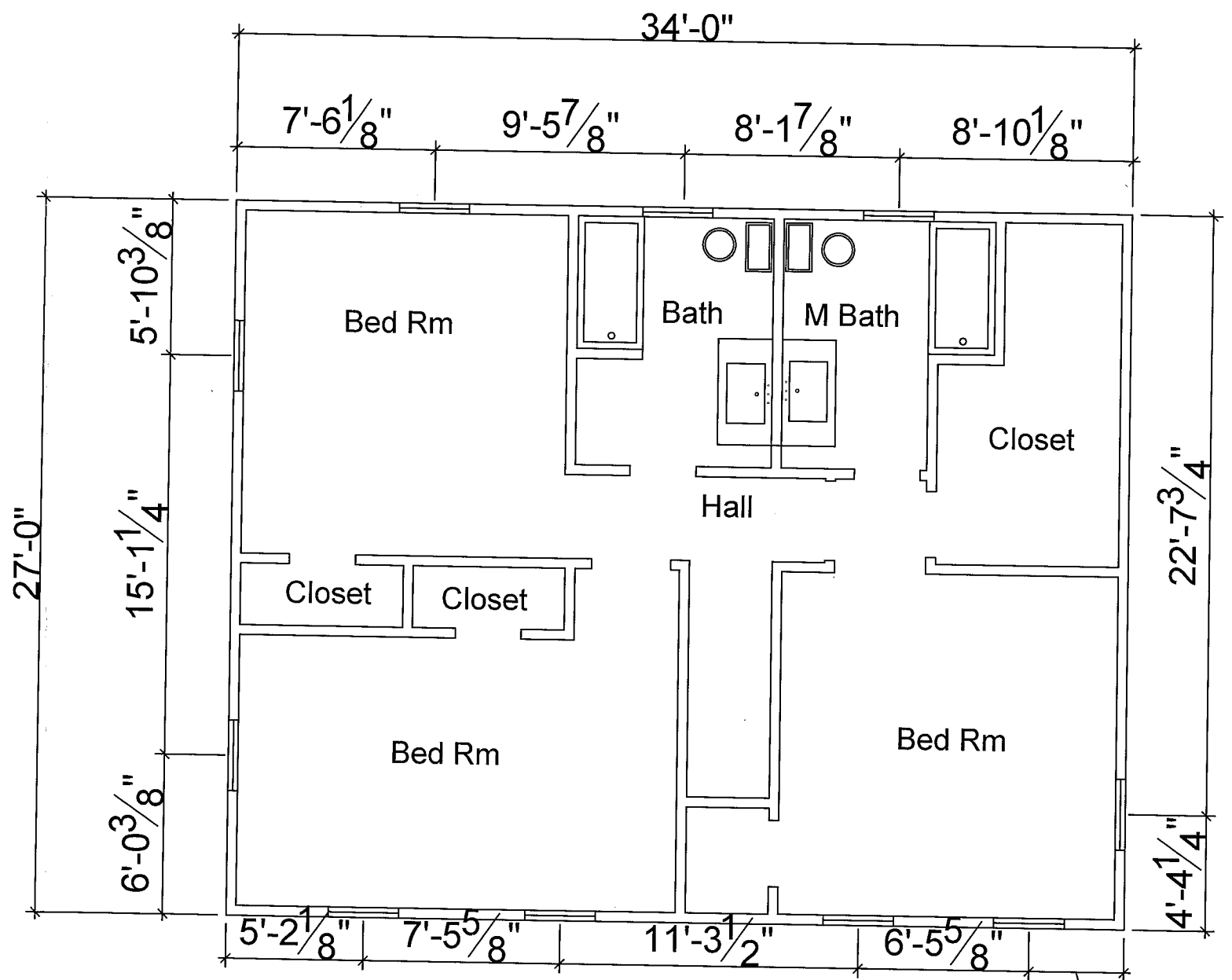
34'-0"

FRONT ELEVATION





FIRST FLOOR PLAN



SECOND FLOOR PLAN