



WARD 7

**LAND DEVELOPMENT PLAN
PROPOSED CONDITIONS PLAN**

ASSESSORS PLAT 366, LOT 166
 WARWICK, RHODE ISLAND
 PREPARED FOR: GLEN TAYLOR
 PREPARED BY: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T: 401.884.8506 F: 401.884.7747
 MAY, 2023 SHEET 2 OF 2



SCALE IN FEET

- DEVELOPMENT NOTES:**
1. SITE FALLS WITHIN SOIL CLASSIFICATION "MC" & "MO" (WHOLELY LOAMY SANDS) WHICH ARE SANDY AND GRAVELLY SOILS WHICH ARE EXCESSIVELY DRAINAGE.
 2. THE PROPERTY IS LIGHTLY WOODED. GROUND COVER CONSISTS OF GRAVEL AREAS FORMERLY USED FOR STORAGE AND LIGHT GRASS COVER.
 3. THERE ARE COASTAL WETLAND PRESERVE WITHIN 200' OF THE PROPERTY.
 4. THERE ARE NO EASEMENTS OR RIGHTS OF WAY ON THE PROPERTY.
 5. THE ESTIMATED POPULATION OF THE DEVELOPMENT IS 4 ADULTS AND NO CHILDREN.

PROPOSED ZONING:

ZONE A10/PDR	THO FAMILY PROPOSED
MIN AREA	22,386 S.F.
MIN FRONTAGE	100'
MIN SIDE YARD	10.3'
MIN REAR YARD	20'
REQUIRED	15,000 S.F.
MIN AREA	100'
MIN FRONTAGE	30'
MIN SIDE YARD	20'
MIN REAR YARD	30'

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.

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4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.

ASSESSORS PLAT 366, LOT 167
 N/F
 SHAW CONSETTI, LLC
 L.E. 98668, Pg. 217

ASSESSORS PLAT 366, LOT 163
 N/F
 RAYMOND J. & HEIDI L. GARBUIT
 L.E. 10061, Pg. 120

PREPARED BY:
 GLEN TAYLOR &
 GARY E. MILLER - TAYLOR
 67 THROUGH ROAD
 WARWICK, RI 02886

PROFESSIONAL LAND SURVEYOR

PREPARED BY:
 HARRY A. MILLER, L.S.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T: 401.884.8506 / F: 401.884.7747
 ALPHAASSOCIATES.COM

GENERAL NOTES:

1. L.E. 10061, Pg. 110, SUBJECT PROPERTY.

2. L.E. 98668, Pg. 217, FINAL SUBDIVISION PLAN OF THE PROVISIONAL WARD 7 PLAN...

LEGEND:

- EXISTING ASPHALT ROAD
- EXISTING GRANITE BOUND
- EXISTING UTILITY POLE
- EXISTING WATER GATE
- EXISTING TREE
- EXISTING EDGE OF PAVEMENT
- EXISTING STONE WALL