

LOCATION PLAN  
SCALE: 1" = 1,500'

PLAN REFERENCES

1. LONGMEADOW SHORE PLAT, WARWICK, RI, BELONGING TO VICTORY LAND COMPANY, B.F. FROM, IS INTERMAN CO. MAP 1923, RECORDED IN THE CITY OF WARWICK LAND EVIDENCE RECORDS IN PLAT BOOK B AT PAGE 2, AND ON PLAT C&D 330.
2. CITY OF WARWICK RI, OCEAN AVE. SCALE 1"=40' AUG. 14, 1947. WARWICK CITY ENGINEERS.

NOTES

1. NOT ALL COMMENTS COULD BE SET WITH MONUMENTS DUE TO FIELD CONDITIONS.
2. METRANOS DELINEATION WAS CONDUCTED BY NATURAL RESOURCE SERVICES, INC. ON JANUARY 29, 2024 AND REPRESENTED IN A FIELD BOOK NO. 2024-01. MONUMENTS WERE SET AT THE CORNERS WHERE LIEBERD IN THE FIELD TO A SURVEY GRADE BY SCITUATE SURVEYS, INC. IN APRIL OF 2024. PLATS G71-G77 REPRESENT REVERSE SIDE TOP CORNER BOUNDARY PLATS G71-G77 DEFLECT THE UNIFORM EXTEND OF A CONTIGUOUS FRESHWATER METLAND.
3. THE ENTIRETY OF THE SUBJECT PARCEL LIES WITHIN THE CRMC 200'-FOOT JURISDICTIONAL LIMIT. ALL OF THE UPLAND AREA LIES WITHIN THE 50' BUFFER ZONE. A REQUESTED 25' BUFFER ZONE IS DERIVED FROM THE 10' OF THE ERODED BANK.
4. THIS IS A PROPOSED CORNER LOT WITH 2 FRONT SETBACKS AND 2 SIDES. THERE ARE NO REAR SETBACKS.
5. THE MEAN HIGH WATER LINE AND THE MEAN LOW WATER LINE, PER SURVEY RECORDS, DATA DEPARTMENTS, DO NOT LIE ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY LIES WITHIN A ZONE 1E (17 FEET) AND ZONE 1E (17 FEET) SPECIAL ZONING MAP AND THE MEASUREMENTS OF THE SUBJECT PROPERTY ARE BASED ON THE MEASUREMENTS OF WARWICK, WENT COUNTY, RHODE ISLAND MAP NUMBER 440201534, EFFECTIVE DATE: SEPTEMBER 18, 2013.
7. A 4' STANDARD ORANGE SAFETY FENCE WILL BE INSTALLED BEHIND THE SILT FENCE DURING CONSTRUCTION.
8. ASSESSOR'S PLAT 356, LOT 162 WAS FORMERLY THREE LOTS, WHICH WERE COMBINED THROUGH AN ADMINISTRATIVE SUBDIVISION APPROVED ON JANUARY 27, 2025 AND RECORDED ON JANUARY 28, 2025 ON PLAT C&D 1943.
9. THE TOPOGRAPHY SHOWN ORIGINATES FROM AN ON-SITE SURVEY BY SCITUATE SURVEYS, INC. IN MARCH, 2024 USING CONVENTIONAL (TOTAL STATION) SURVEY METHODS AT A 1" CONTROLLING INTERVAL.
10. THE HORIZONTAL DATUM FOR THE INTERPOLATION SHOWN ON THIS PLAN REPRESENTS THE NORTH AMERICAN DATUM OF 1983 (NAD83). VERTICAL DATUM OF 1989 (NAVD89).

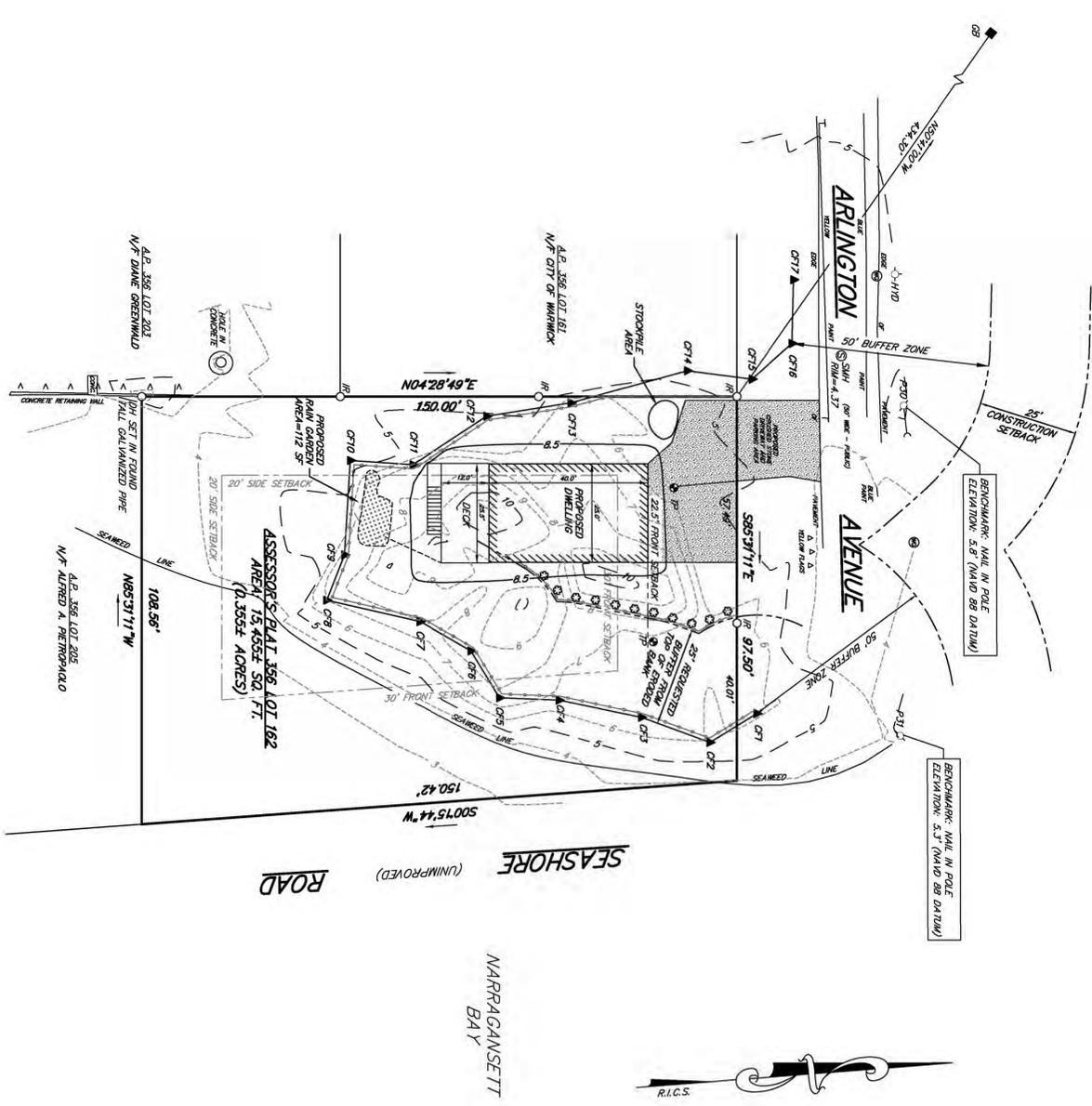
LEGEND

- A.P. ASSESSOR'S PLAT
- N/F. NOW OR FORMERLY
- SQ. FT. SQUARE FEET
- IP. IRON PIPE FOUND
- GP. GRANITE BOUND FOUND
- OR. IRON ROD WITH STAINLESS CAP SET
- OH. DRILL HOLE SET
- WH. WATER GATE
- PH. FIRE HYDRANT
- SM. SHERM MANHOLE
- U. UTILITY POLE WITH BUY ANCHOR
- TR. TEST PIPE
- CT-1. COASTAL FEATURE DELINEATION FLAG (TOP OF BANK)
- CT-2. COASTAL FEATURE DELINEATION FLAG (CONTIGUOUS FRESHWATER METLAND)
- CT-3. PROPOSED SILT FENCE
- CT-4. PROPOSED 3-5 GALLON BARRETTARY PLANTS (NATURAL PENETRANCIAL), 5' ON CENTER TO BE INSTALLED AS A BUFFER TRANSITION ALONG CAMP SECTION 1.17 VARIANCE
- CT-5. PROPOSED (500) OF REQUIRED 25' BUFFER ZONE

ZONE DATA

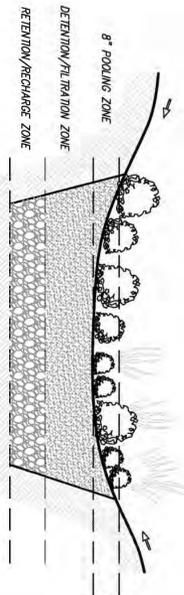
ZONE: A-15 RESIDENTIAL DIMENSIONAL REGULATIONS		PROPOSED DEVELOPMENT	
MINIMUM LOT AREA:	15,000 SQ. FT.	LOT AREA:	15,455 SQ. FT.
MINIMUM LOT FRONTAGE:	125'	LOT FRONTAGE:	92.50' (ARLINGTON AVENUE) & 150.41' (SEASHORE ROAD)
MINIMUM LOT WIDTH:	125'	LOT WIDTH:	98.16' (ARLINGTON AVENUE) & 150.41' (SEASHORE ROAD)
MINIMUM FRONT YARD DEPTH:	30'	FRONT YARD DEPTH:	22.5' & 30'
REAR YARD DEPTH:	30'	REAR YARD DEPTH:	17' & 20'
MAXIMUM STRUCTURE HEIGHT:	35'	MAXIMUM STRUCTURE HEIGHT:	N/A
MAXIMUM DETACHED ACCESSORY BUILDING HEIGHT:	20'	MAXIMUM DETACHED ACCESSORY BUILDING HEIGHT:	N/A

\*2.5' OF RELIEF (25%) WAS GRANTED FOR FRONT SETBACK ALONG ARLINGTON AVENUE, AND 3' OF RELIEF (15%) WAS GRANTED FOR THE WESTERLY SIDE SETBACK AS PART OF A ZONING VARIANCE. ALSO GRANTED WAS A 25' SETBACK TO THE COASTAL FEATURE (50' REQUIRED) AT THE WARWICK BOARD OF REVIEW ON FEBRUARY 11, 2025. DOCUMENTED BY WARWICK ZBA CONDITIONAL DIMENSIONAL VARIANCE DECISION DATED 02/14/25.



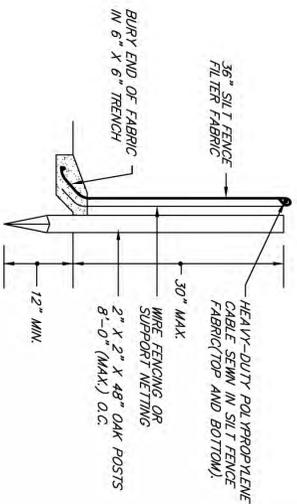
RAIN GARDEN AREA CALCULATION

- ROOF AREA = 1,308 SF
- 8" DEEP RAIN GARDEN WITH SANDY SOILS SIZE REQ. = 0.08 SF PER 1 SF OF DRAINAGE AREA
- 1,308 SF ROOF AREA x 0.08 = 105 SF REQUIRED
- RAIN GARDEN AREA PROVIDED = 112 SF PROVIDED



RAIN GARDEN DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

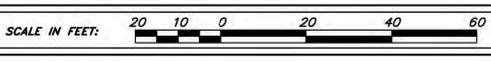
- INSTALLATION NOTES:
1. SET POSTS MINIMUM DEPTH 12" AND EXCAVATE.
  2. 6" X 6" TRENCH UPSLOPE ALONG LINE OF POSTS.
  3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND TO TRENCH.
  4. BACKFILL AND COMPACT THE EXCAVATED SOIL.
  5. BARRIER HEIGHT NOT TO EXCEED 30". LOCATE 6 FEET FROM TOE OF SLOPE. OVERLAP FILTER FABRIC 6" AT POSTS. POST SPACING MAXIMUM 8 FEET.

FOR STREET INDEX FILE UNDER:  
ARLINGTON AVENUE

OWNER/APPLICANT:  
JOHN W. MACSWEENEY &  
AIDAN J. MACSWEENEY  
2 CAPTAIN HARRIS DRIVE  
ASSONET, MA 02702



410 TIOGUE AVENUE  
COVENTRY, RHODE ISLAND 02816  
401 821 8101  
LAND SURVEYING / MAPPING / SITE PLANNING



VERIFICATION:  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 8 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 COMPREHENSIVE BOUNDARY SURVEY	MEASUREMENT SPECIFICATION CLASS I
TYPE OF SURVEY-OTHER DATA ACCUMULATION SURVEY	MEASUREMENT SPECIFICATION CLASS II VERTICAL CONTROL STANDARD V-3 TOPOGRAPHIC SURVEY ACCURACY 7-2

STATEMENT OF PURPOSE:  
THE PURPOSE OF THIS PLAN IS TO DEPICT THE RESULTS OF A BOUNDARY RETRACEMENT SURVEY AND TO APPLY FOR A CRMC APPLICATION AND SITE DEVELOPMENT.

BY: *Angelo M. Raimondi*  
ANGELO M. RAIMONDI, PROFESSIONAL LAND SURVEYOR, NO. 1762 © SCITUATE SURVEYS, INC. CGA NO. 430  
IF THIS MAP DOES NOT BEAR AN ORIGINAL SIGNATURE AND "MET" STAMP, THEN IT IS NOT AN AUTHENTIC VERSION.

03/09/2025 BUFFERS AND NOTES  
02/11/2025 REVISE GRADING

ANGELO M. RAIMONDI  
No. 1762  
PROFESSIONAL  
LAND SURVEYOR

"LONGMEADOW CORNER"  
CRMC PROPOSED RESIDENTIAL DEVELOPMENT PLAN  
OF LAND OF  
**JOHN W. MACSWEENEY &  
AIDAN J. MACSWEENEY**  
ASSESSOR'S PLAT 356 LOT 162  
ARLINGTON AVENUE  
WARWICK, RHODE ISLAND

SCALE: 1"=20' DATE: JANUARY 29, 2025 REVISION: 03/11/2025

PROJECT NO.: S53121  
DRAWING NO.: S55185  
DRAWN BY: C. L. BITTING

SHEET 1 OF 1