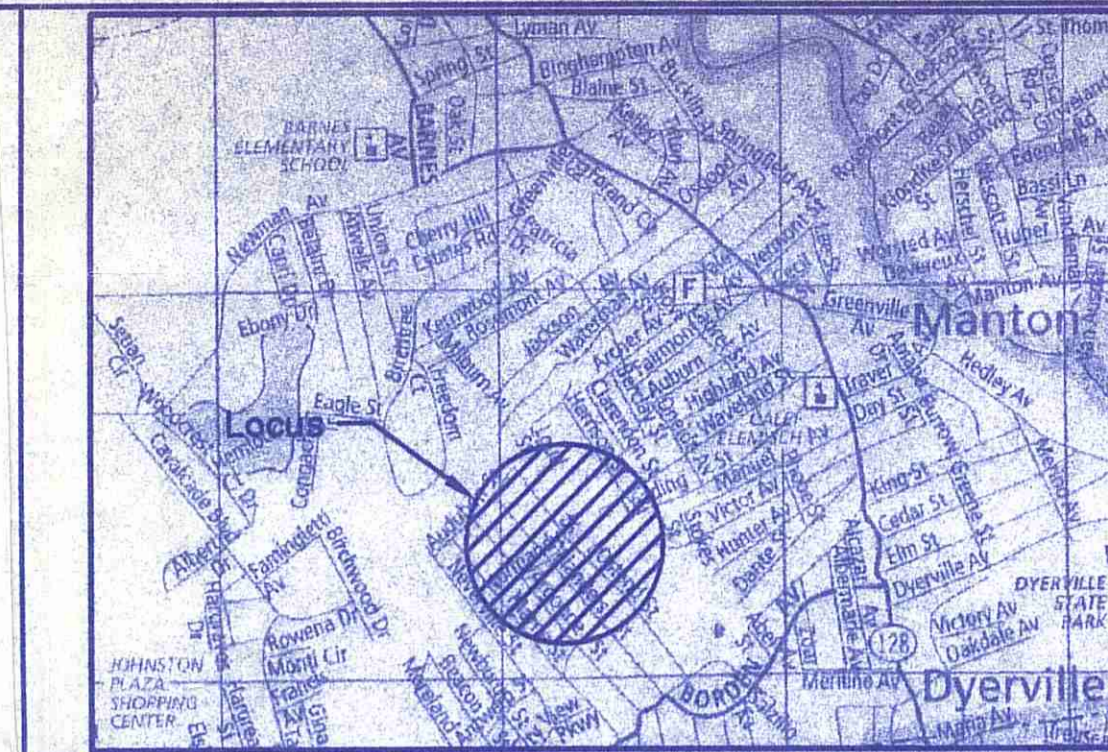
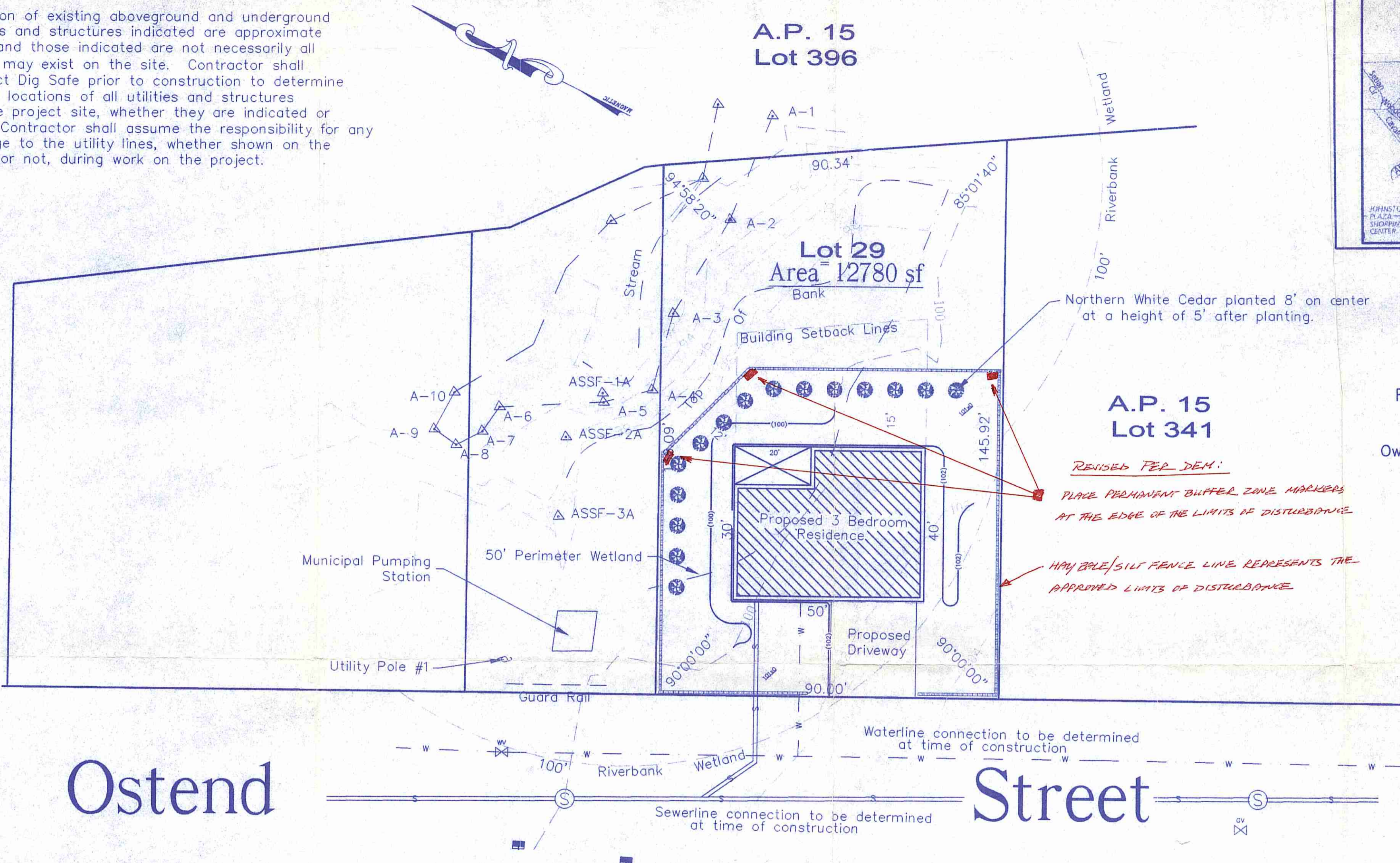


**Note:**  
 Location of existing aboveground and underground utilities and structures indicated are approximate only, and those indicated are not necessarily all which may exist on the site. Contractor shall contact Dig Safe prior to construction to determine actual locations of all utilities and structures on the project site, whether they are indicated or not. Contractor shall assume the responsibility for any damage to the utility lines, whether shown on the plans or not, during work on the project.



**Location Map**  
 N.T.S.

Reference:  
 Hartford Avenue Gardens  
 Johnston, RI  
 Owned by the J.W. Wilbur Co.-Inc.-Oct. 17, 1918



Northern White Cedar planted 8' on center at a height of 5' after planting.

*REVISED PER DEM:*  
 PLACE PERMANENT BUFFER ZONE MARKERS AT THE EDGE OF THE LIMITS OF DISTURBANCE

*HAYBALE/SILT FENCE LINE REPRESENTS THE APPROVED LIMITS OF DISTURBANCE*

Zoning District R-15	
Minimum Lot Area (sq. ft.)	15,000sf
Minimum Lot and Frontage (ft.)	100ft
Maximum Lot Coverage	20%
Maximum Building Height	25%
Setbacks	
Minimum Front Yard	25ft
Minimum Rear Yard	45ft
Minimum Side Yard	20ft*

\*20ft. 2ft for each 5ft of building height over 25ft

**Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.**

Ostend

Street

Street Index  
 Ostend Street  
 Antwerp Street

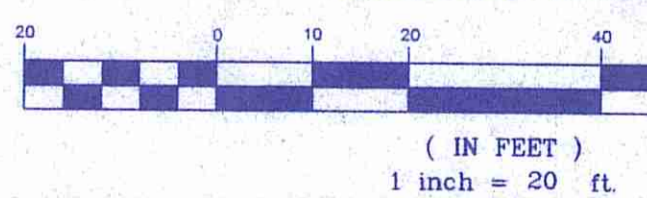
Antwerp St.

**LEGEND**

- 100 --- EXISTING CONTOUR
- (100) --- PROPOSED CONTOUR
- DRAINAGE LINE
- SEWER MAIN
- WATER LINE
- TREE LINE
- HAYBALE/SILT FENCE LINE
- LIMIT OF CONSTRUCTION
- PERIMETER WETLAND LINE
- ⊙ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ GATE VALVE
- ⊙ IRON ROD
- ⊙ DRILL HOLE
- EDGE OF WETLAND
- ⊙ UTILITY POLE
- ⊙ TEST HOLE
- ⊙ PERC TEST HOLE
- PROPOSED FINISH GRADE
- PROPOSED NORTHERN WHITE CEDAR
- EXISTING PROPERTY LINE
- WATER MAIN VALVE
- GAS MAIN VALVE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED AUG 30 2006 FILE # 06-0351  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL.  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE.

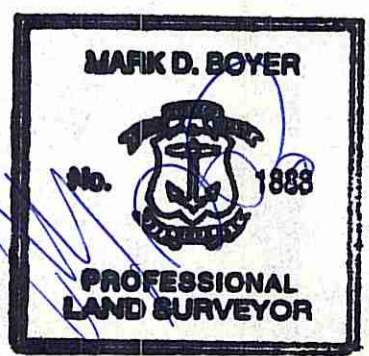
*W. Joseph Casey*  
 GRAPHIC SCALE



NOTE: BASE OF LEVELS IS ASSUMED

**BOYER ASSOCIATES**  
 1200 MAIN STREET  
 WEST WARWICK, RI 02893  
 TEL. (401)821-8872 FAX (401)826-1993

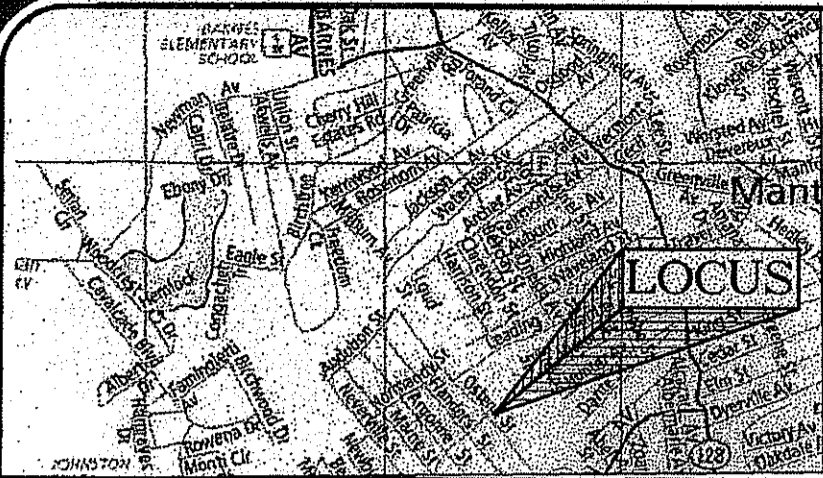
CERTIFICATION  
 THIS PERIMETER SURVEY CONFORMS TO A CLASS 3 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.  
 BY: *[Signature]*  
 Registered Professional Land Surveyor



Checked By: M.D.B.	Drawn By: MDB		
Scale: 1" = 20'	Date: May 17, 2006		
REVISIONS			
NO.	REVISION	BY	DATE
1	COMMENTS BY NATURAL RESOURCE SERVICES, INC.	J.M.	7/21/06

Being: ASSESSORS PLAT NO. 15 LOT NO. 29  
 Site Plan - Existing Conditions  
**Robert L. Corsi**  
 Location:  
 Ostend Street  
 Johnston, RI

RECEIVED  
 JUL 25 2006  
 ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES



**Location Map**

Not To Scale

**Legend**

- Property Line /Dimension
- Flagged Wetland Edge
- 50' Perimeter Wetland
- 100' Riverbank Wetland
- Existing Contour
- Proposed Contour
- Silt Fence/Hay Bales At Silt Limit Of Disturbance
- Existing Water Main
- Proposed Water Service
- Existing Sewer Line
- Proposed Northern White Cedar
- Existing Arborvitae
- Utility Pole
- Existing Sewer Manhole
- Existing Water Main Valve
- Proposed Permanent Buffer Zone Monument
- Proposed Boulder Retaining Wall

SEE WETLANDS APPROVAL #06-0351 APPROVED AUG. 30, 2006

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

A.P. 15 Lot 28  
n/f  
Justine E. Glaude

A.P. 15 Lot 396  
n/f  
Town Of Johnston

Lot 29  
Area=12,780sf

A.P. 15 Lot 341  
n/f  
Norma L. Palmieri

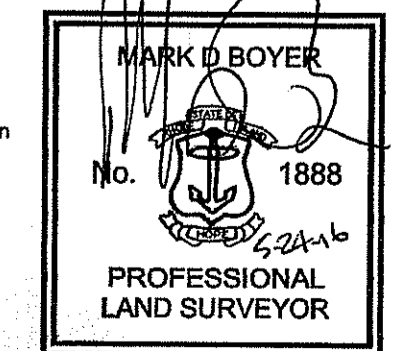
A.P. 15 Lot 425  
n/f  
Cynthia A. Dubois

- REFERENCES:
- HARTFORD AVENUE GARDENS JOHNSTON, RI OWNED BY THE J.W. WILBUR CO. INC OCT 17, 1918
  - SITE PLAN EXISTING CONDITIONS ROBERT L. CORSI SCALE: 1"=20' MAY 17, 2006 REVISED 7/21/06 LOCATION OSTEND STREET JOHNSTON, RI BY BOYER ASSOCIATES.
  - RIDEM WETLANDS APPROVAL 06-0351 AUG 30, 2006

**Ostend Street**

**Antwerp Street**

BENCH MARK  
SMH RIM  
ELEV. 100.0' ASSUMED



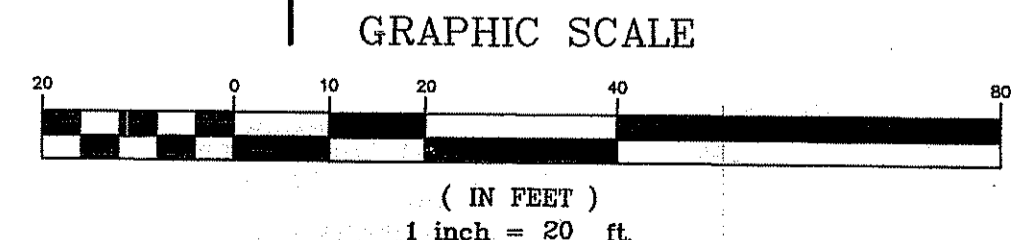
**CERTIFICATION**  
This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors as follows on November 25, 2015, as follows:

TYPE OF BOUNDARY SURVEY : LIMITED CONTENT BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: I  
OTHER TYPE OF SURVEY : DATA ACCUMULATION SURVEY  
TOPOGRAPHIC SURVEY ACCURACY T-2

The purpose for the conduct of this survey and for the preparation of this plan is to establish the platted property lines in order to ensure that the proposed single family residence can conform to all town regulations and to obtain a Wetlands Approval from RIDEM.

By 5-24-16  
Mark D. Boyer #1888  
Boyer Associates C.O.A. # A317

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED JUN 23 2016 FILE # 06-0351  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



**BOYER ASSOCIATES**  
1071 MAIN STREET  
WEST WARWICK, RI 02893  
TEL. (401)821-8872 FAX (401)826-1993

SHEET 1 OF 1

Being Assessors Plat No. 15 Lot No. 29  
Boundary Survey & Proposed Residence Plan  
Innovative Properties, LLC  
LOCATION  
Ostend Street  
Johnston, Rhode Island

Checked By: MDB	Drawn By: JDM	Date: May 24, 2016	
Scale: 1" = 20'	REVISIONS		
NO.   REVISION   BY   DATE			