

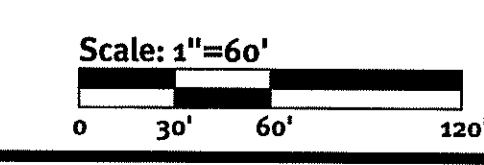
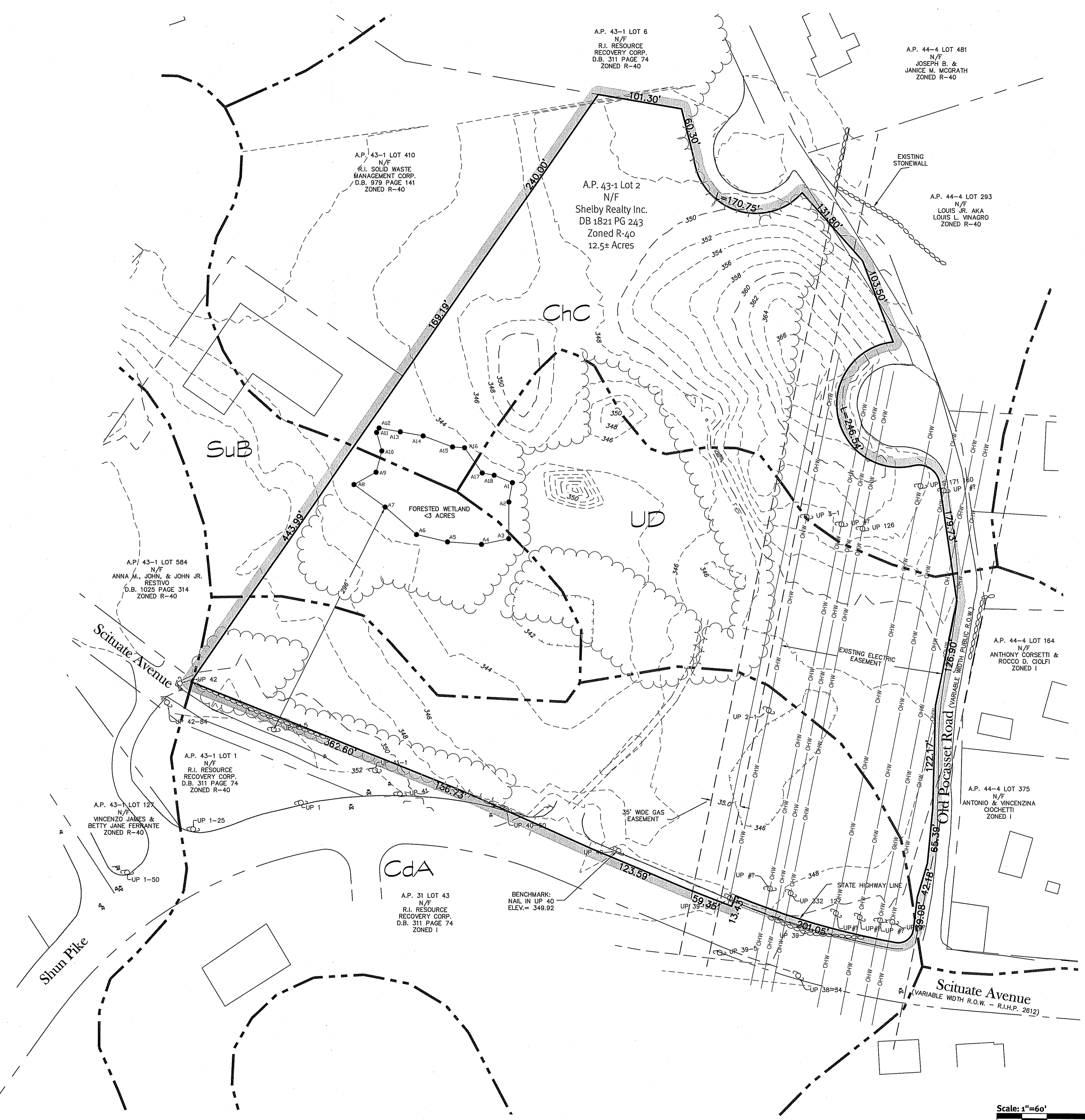
Locus Map Not To Scale

Legend

- EXISTING HYDRANT
- UTILITY POLE
- CATCH BASIN
- DRAINAGE MANHOLE
- WATER VALVE
- ASSessor's PLAT
- NOW OR FORMERLY
- SQ. FT.
- PERIMETER PROPERTY LINE
- EDGE OF FLAGGED WETLAND
- STONE WALL
- FENCE
- EXISTING PATH
- 2' CONTOUR LINE
- 10' CONTOUR LINE
- SOIL BOUNDARY LINE
- SOIL DESCRIPTION
- EXISTING TREELINE

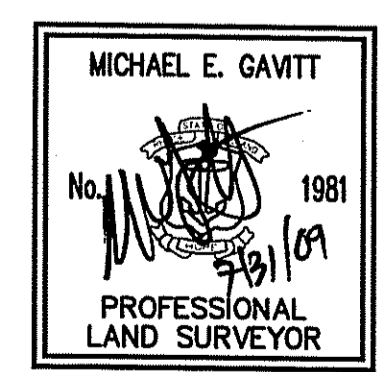
General Notes

- THE SITE IS FOUND ON TOWN OF JOHNSTON ASSESSOR'S PLAT 43-1 LOT 2.
- CURRENT OWNER OF RECORD IS NOW OR FORMERLY: SHELBY REALTY INC. C/O JOSEPH A. SCJACCA, ESQ. 121 PHENIX AVENUE CRANSTON, RI 02920
- THE APPLICANT IS: WAYNE MARTINI C/O MACERA & MARTINI TRANSPORTATION 2227 PLAINFIELD PIKE JOHNSTON, RI 02919
- THERE IS NO 100 YEAR FLOOD PLAIN LOCATED ON THE SITE ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF JOHNSTON, RI COMMUNITY PANEL 44007-00292G REVISED MARCH 2, 2009. THE SITE IS LOCATED WITHIN THE FOLLOWING FLOOD INSURANCE ZONES: THE BOUNDARIES OF WHICH, AS SHOWN APPROXIMATELY HEREON, HAVE BEEN DIGITIZED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP: ZONE C - [AREAS OF MINIMAL FLOODING]
- THE CURRENT ZONING OF THE SITE IS R-40
DIMENSIONAL REGULATIONS
MINIMUM LOT AREA: 40,000 SQ. FT.
MINIMUM LOT WIDTH: 140 FEET
MINIMUM FRONT YARD SETBACK: 35 FEET
MINIMUM SIDE YARD SETBACK: 75 FEET
MINIMUM REAR YARD SETBACK: 30 FEET
MAXIMUM STRUCTURE HEIGHT: 30 FEET
MAXIMUM BUILDING COVERAGE: 15%
- THE BOUNDARY LINE AS SHOWN ON THIS PLAN DEPICTS A CLASS IV SURVEY AS OBTAINED FROM PLANS OR RECORD. THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.
- WETLANDS DELINEATED AND FIELD LOCATED BY DIPRETE ENGINEERING.



CERTIFICATION:

THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.



No.	Date	Description	T.L.L.
0	7-27-09	RIDEM Edge Verification	T.L.L.
By: <i>M.E. Gavitt</i>			
Drawn By: T.L.L. Design By: T.L.L. Checked By: E.M.P.			

RIDEM Edge Verification Plan

Existing Conditions Plan
Scituate Avenue

Assessor's Plat 43-1 Lot 2
Johnston, Rhode Island



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Applicant
Wayne Martini c/o Macera & Martini Transportation
2227 Plainfield Pike
Johnston, Rhode Island 02919

Engineers • Planners • Surveyors