A104

A103

50' WETLAND BUFFER

F11

F7

F10

F8

F9

50' WETLAND BUFFER

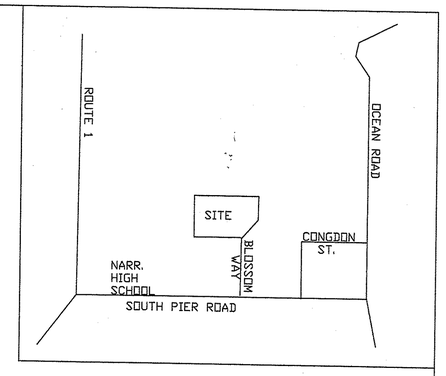
MAGNETIC NORTH 2018

(62)

DESLANDES REALTY LLC

LEGEND

- 'LIMIT OF DISTURBANCE' STAKE SET ON LINE
- STONE WALL
- WOOD FENCE
- (93) ASSESSOR'S PLAT LOT #
- ELECTRIC POLE
- BUILDING OFFSET LINE
- SILT FENCE



VICINITY MAP

B112

B108

B111

B109

B110

REFERENCES:
1. PROPOSED SITE PLAN ASSESSOR PLAT Q LOT 62 FRANK LOW STREET NARRAGANSETT, R.I. PREPARED FOR JIM DESLANDES 1" = 40' 4-19-16 BY CARRIGAN ENGINEERING
2. PLAN OF SURVEY OF LAND IN THE TOWN OF NARRAGANSETT, R.I. OWNED BY PHYLLIS DeVALERIO MAY 1982 BY A.J. EASTERBROOKS 1" = 50' PLAT BOOK 8 PAGE 36
3. PIER WALK ESTATES NARRAGANSETT, R.I. 1" = 40' BY A.J. EASTERBROOKS PLAT BOOK 12 PAGE 14

NOTES:
1. WETLAND 'B' & 'F' SERIES FLAGS TAKEN FROM REFERENCE 1 PLAN.
2. WETLAND 'A' SERIES FLAGS TAKEN FROM REFERENCE 3 PLAN.
3. ELEVATION DATUM MEAN SEA LEVEL NAVD 88
4. PROPOSED BUILDING LOT COVERAGE = 20.5 %

SEP 21 2018

DRILL HOLE SET ON LINE 38.13' FROM N.W. CORNER

1 ½" IRON PIPE FOUND

90°-43'-30"

125.00'

1" IRON PIPE SET

180°

1 ½" IRON PIPE FOUND ELEV. = 56.5'

30.31'

97°-22'-52"

40.00'

58'

EXISTING HOUSE TO BE RAZED 1ST FLOOR = 60.3'

DECK

28'

(93)

AREA = 7,991.1 SQ. FT.

PROPOSED 2 CAR GARAGE 1ST FLOOR = 59.5'

20'

24'

4'

10'

10'

59'

65.00'

30'

5'

PROPOSED HOUSE 1ST FLOOR = 61.5'

30'

PORCH

30'

PARKING AREA

20'

20'

121°-54'-10"

5/8" IRON ROD SET

DETAIL 'B'

(52)

RICHARD & MARY KENNY TRUST

PROPOSED WATER

WATER STOP

PROPOSED SEWER

40.00'

BLOSSOM WAY

PRIVATE RIGHT OF WAY

IRON ROD FOUND 64.30' FROM N.W. LOT CORNER

65.00'

1.07'

1" IRON PIPE SET

100.00'

222°-16'-16"

DETAIL 'A'

89°-16'-31"

60'

6' STOCKADE FENCE

N 57°25' W

100.00'

1" IRON PIPE SET

140°-42'-57"

1/4" STEEL ROD SET

4" SEWER

30'

60'

IRON ROD FOUND 39.28' FROM N.E. CORNER

0.91'

84°-45'-22"

5/8" IRON ROD SET

40'

DETAIL 'B'

SCALE IN FEET

0 10' 20' 30'

(92)

SUSAN KAUFMAN

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO.: 18-0258
DATED NOV 1 2 2018
SEE LETTER OF SAME DATE.

DAVID S. HILBERN
No. 1831
PROFESSIONAL LAND SURVEYOR
9/21/18

DATE: 8/20/18

SCALE: 1" = 10'

PROPERTY SURVEY OF LOT 93 ASSESSOR PLAT Q LOCATED AT 8 BLOSSOM WAY IN NARRAGANSETT, R.I. OWNED BY ZACHERY BOHLEN

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN 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:
COMPREHENSIVE BOUNDARY SURVEY CLASS 1
PURPOSE OF SURVEY:
TO REESTABLISH THE BOUNDARIES OF THE LOT
BY
DAVID HILBERN PROFESSIONAL LAND SURVEYOR
LICENSE # 1831 C.O.A. # A12

NO.	DATE	REVISIONS
1	9/21/18	ADDED LIMIT OF DISTURBANCE STAKES

HILBERN
Land Surveying
Land Surveyors and Planners
225 B SHADY LEA RD. NORTH KINGSTOWN, RI 02852 (401)294-4080

THE SUBJECT PROPERTY ABUTS THE FOLLOWING STREETS:
BLOSSOM WAY