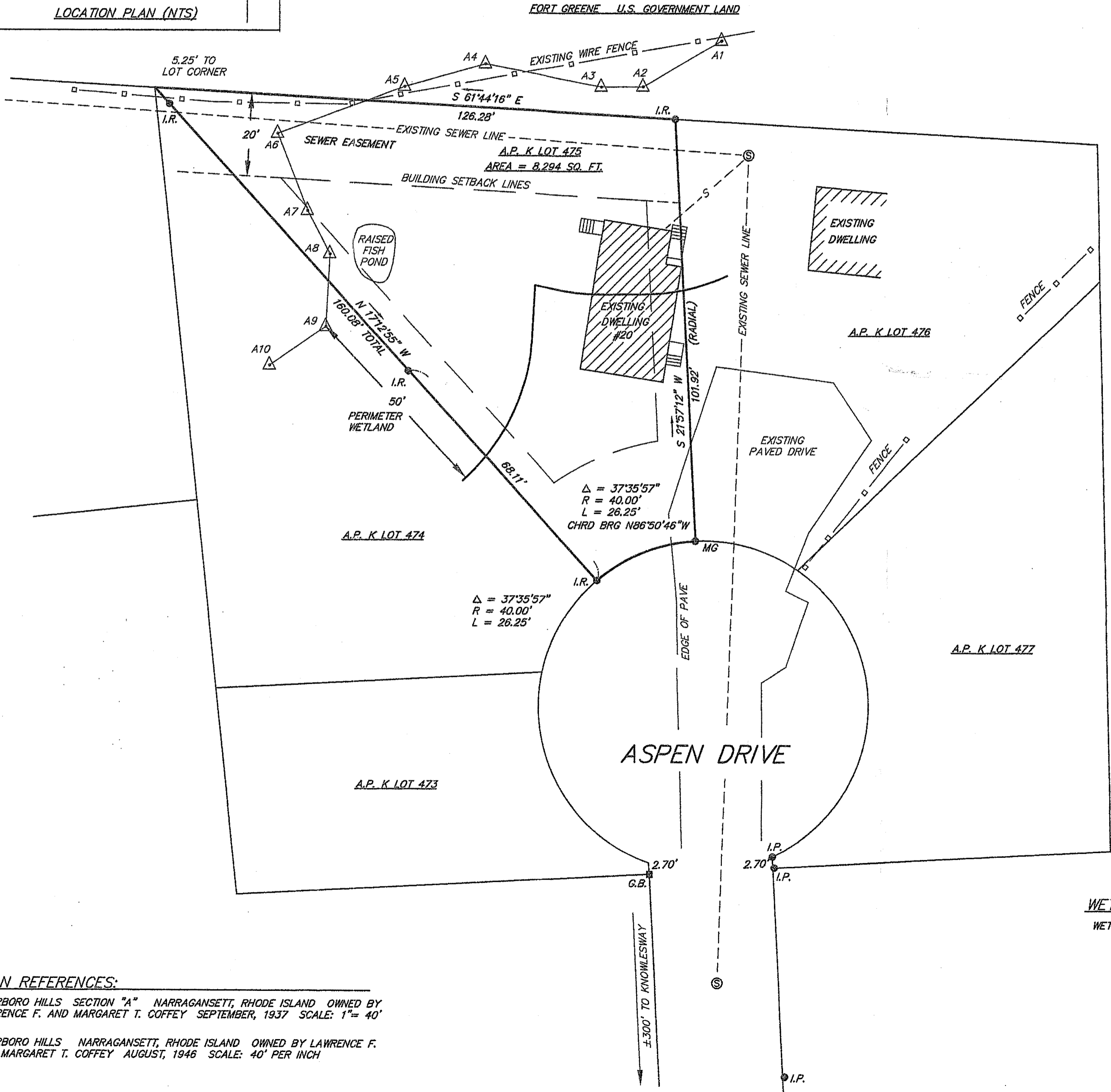
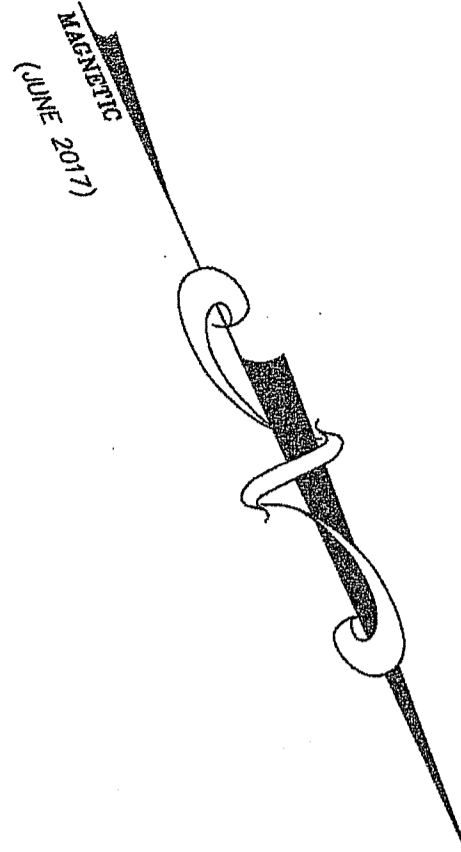


ZONING: R-10 (10,000 S.F.)
 MINIMUM LOT FRONTAGE - 100'
 SUB-STANDARD LOT OF RECORD
 EXISTING FRONTAGE = 1-50'
 YARDS: FRONT - 25'
 SIDE - 8'
 REAR - 20'
 MAXIMUM LOT COVERAGE - 25%



- LEGEND**
- A.P. ASSESSORS PLAT
 - G.B. GRANITE BOUND
 - I.R. IRON ROD SET
 - I.P. IRON PIPE
 - M.G. MAG NAIL
 - FND FOUND
 - UTILITY POLE
 - SEWER MAN-HOLE
 - GAS GATE
 - WATER GATE
 - OHW OVER-HANGING WIRES
 - 25 --- EXISTING CONTOUR
 - 25X2 ELEVATION SPOT SHOT
 - WATER SERVICE

Environmental Management
JAN 9 2019
 Office of Water Resources

STATEMENT OF PURPOSE:
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 EXISTING CONDITIONS PLAN
 BY: *James G. Flynn* SIGN
 JAMES G. FLYNN PRINT
 COA. NO. A 288

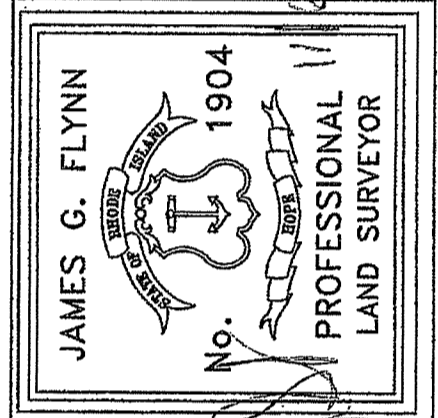
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED FEB 8 2019 FILE # 19-0010
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Charles A. Hester
WETLAND NOTE:
 WETLANDS FLAGGED BY NATURAL RESOURCE SERVICES INC.

FLYNN SURVEYS INC.

22 STANTON AVENUE
 NARRAGANSETT, R.I. 02882
 401-783-6290

LAND SURVEYING / MAPPING / SITE PLANNING



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 ON NOVEMBER 25, 2015, AS FOLLOWS:
 COMPREHENSIVE BOUNDARY SURVEY CLASS 1
 TOPOGRAPHIC SURVEY ACCURACY N/A
 VERTICAL ACCURACY STANDARD N/A
 BY: *James G. Flynn*
 JAMES G. FLYNN P.L.S. NO. 1904

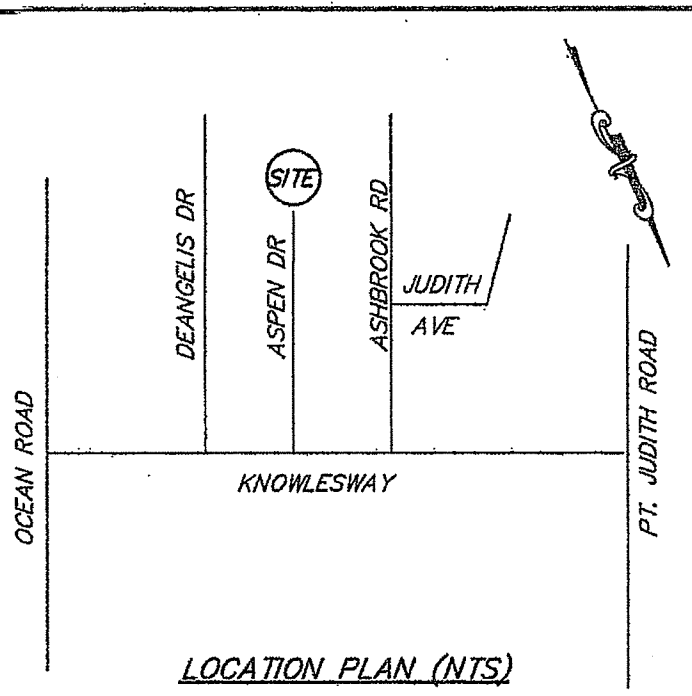
DATE: NOVEMBER 6, 2018
 SCALE: 1" = 20'

SURVEY PLAN SHOWING
EXISTING CONDITIONS
A.P. K LOT 475
20 ASPEN DRIVE
NARRAGANSETT, R.I.

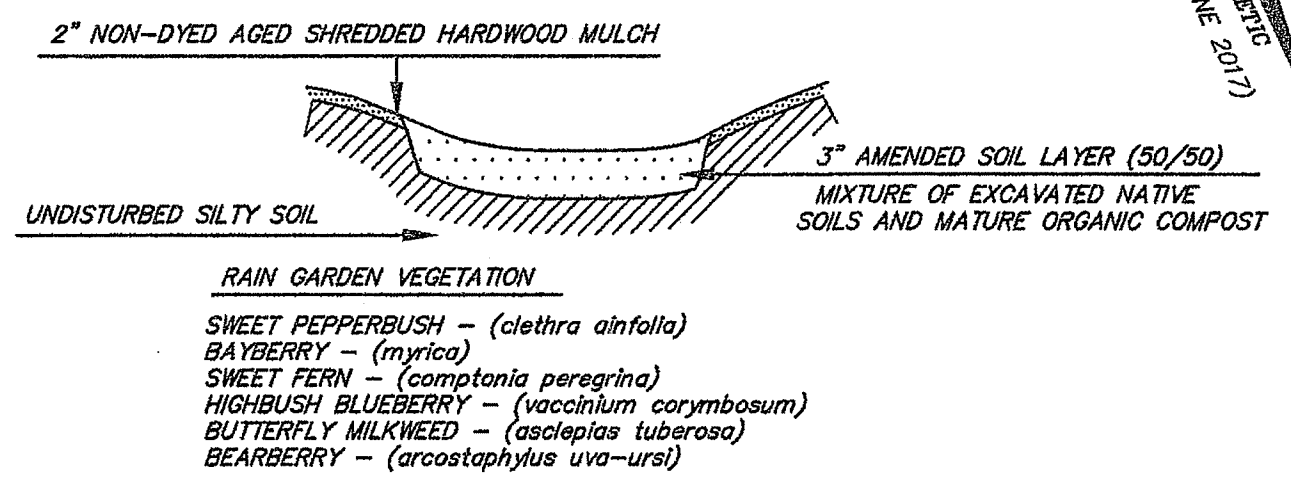
JOB NO. 1367 SHEET 1 OF 2
 DRAWING NO. 1367

PLAN REFERENCES:
 SCARBORO HILLS SECTION "A" NARRAGANSETT, RHODE ISLAND OWNED BY LAWRENCE F. AND MARGARET T. COFFEY SEPTEMBER, 1937 SCALE: 1" = 40'
 SCARBORO HILLS NARRAGANSETT, RHODE ISLAND OWNED BY LAWRENCE F. AND MARGARET T. COFFEY AUGUST, 1946 SCALE: 40' PER INCH

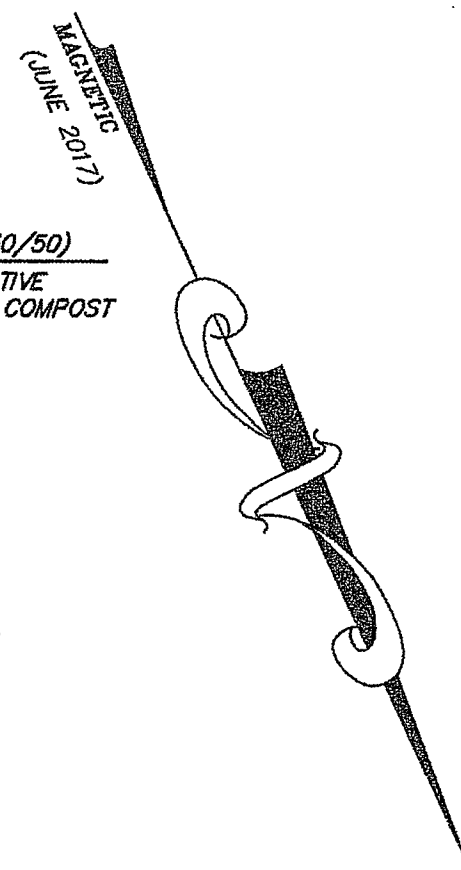
PREPARED FOR:
 CHRIS GAY
 20 ASPEN DRIVE
 NARRAGANSETT, R.I. 02882



ZONING: R-10 (10,000 S.F.)
 MINIMUM LOT FRONTAGE - 100'
 SUB-STANDARD LOT OF RECORD
 EXISTING FRONTAGE = 1-50'
 YARDS: FRONT - 25'
 SIDE - 8'
 REAR - 20'
 MAXIMUM LOT COVERAGE - 25%



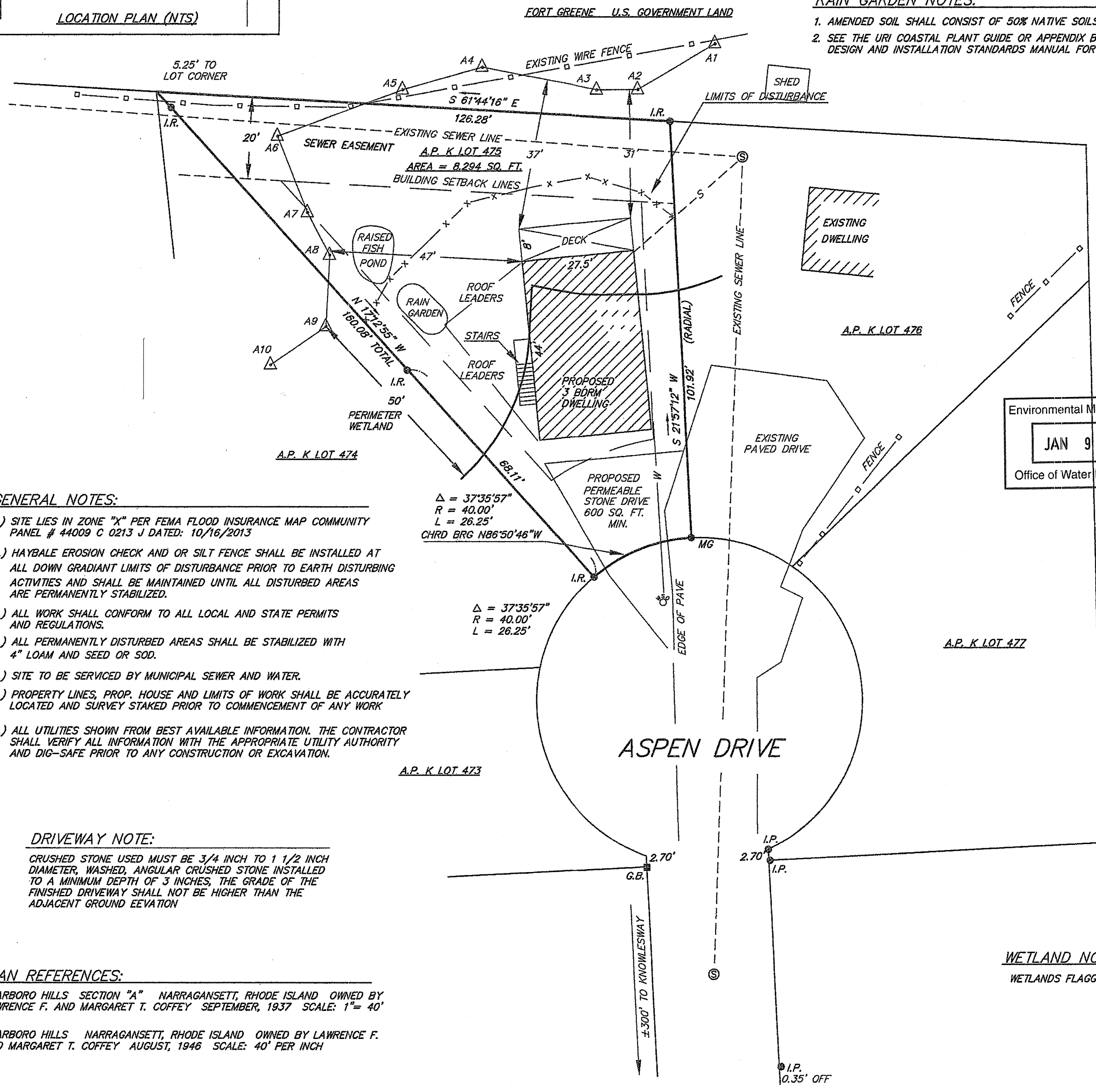
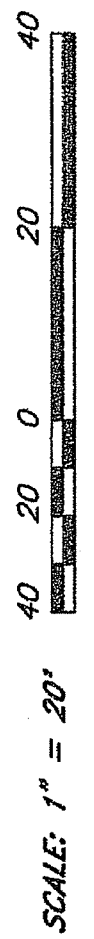
RAIN GARDEN NOTES:
 1. AMENDED SOIL SHALL CONSIST OF 50% NATIVE SOILS AND 50% NATIVE ORGANIC COMPOST.
 2. SEE THE URI COASTAL PLANT GUIDE OR APPENDIX B OF THE DEC. 2010 R.I. STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL FOR LANDSCAPING.



FLYNN SURVEYS INC.

22 STANTON AVENUE
 NARRAGANSETT, R.I. 02882
 401-783-6290

LAND SURVEYING / MAPPING / SITE PLANNING



LEGEND

- A.P. ASSESSORS PLAT
- G.B. GRANITE BOUND
- I.R. IRON ROD SET
- I.P. IRON PIPE
- MG MAG NAIL
- FND FOUND
- UTILITY POLE
- SEWER MAN-HOLE
- OHW OVER-HANGING WIRES
- 25 --- EXISTING CONTOUR
- 25X2 ELEVATION SPOT SHOT
- Water service per ties
- Sewer lateral per ties
- Silt fence or filter sock for erosion control at limits of disturbance

Environmental Management
JAN 9 2019
 Office of Water Resources

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 PROPOSED DEVELOPMENT PLAN

BY: James G. Flynn SIGN
 JAMES G. FLYNN PRINT
 COA NO. A 288

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED FEB 8 2019 FILE # 19-0010
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 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

James G. Flynn

WETLAND NOTE:

WETLANDS FLAGGED BY NATURAL RESOURCE SERVICES INC.

GENERAL NOTES:

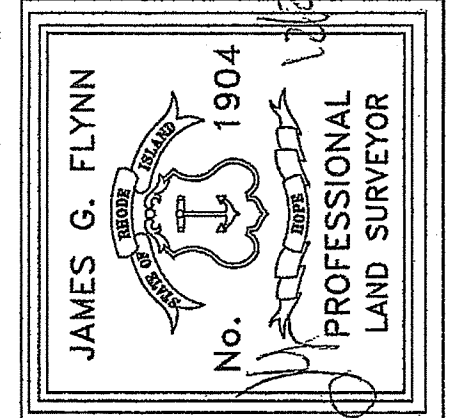
- 1.) SITE LIES IN ZONE "X" PER FEMA FLOOD INSURANCE MAP COMMUNITY PANEL # 44009 C 0213 J DATED: 10/16/2013
- 2.) HAYBALE EROSION CHECK AND OR SILT FENCE SHALL BE INSTALLED AT ALL DOWN GRADIENT LIMITS OF DISTURBANCE PRIOR TO EARTH DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- 3.) ALL WORK SHALL CONFORM TO ALL LOCAL AND STATE PERMITS AND REGULATIONS.
- 4.) ALL PERMANENTLY DISTURBED AREAS SHALL BE STABILIZED WITH 4" LOAM AND SEED OR SOD.
- 5.) SITE TO BE SERVICED BY MUNICIPAL SEWER AND WATER.
- 6.) PROPERTY LINES, PROP. HOUSE AND LIMITS OF WORK SHALL BE ACCURATELY LOCATED AND SURVEY STAKED PRIOR TO COMMENCEMENT OF ANY WORK
- 7.) ALL UTILITIES SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL INFORMATION WITH THE APPROPRIATE UTILITY AUTHORITY AND DIG-SAFE PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

DRIVEWAY NOTE:

CRUSHED STONE USED MUST BE 3/4 INCH TO 1 1/2 INCH DIAMETER, WASHED, ANGULAR CRUSHED STONE INSTALLED TO A MINIMUM DEPTH OF 3 INCHES. THE GRADE OF THE FINISHED DRIVEWAY SHALL NOT BE HIGHER THAN THE ADJACENT GROUND ELEVATION

PLAN REFERENCES:

- SCARBORO HILLS SECTION "A" NARRAGANSETT, RHODE ISLAND OWNED BY LAWRENCE F. AND MARGARET T. COFFEY SEPTEMBER, 1937 SCALE: 1"= 40'
- SCARBORO HILLS NARRAGANSETT, RHODE ISLAND OWNED BY LAWRENCE F. AND MARGARET T. COFFEY AUGUST, 1946 SCALE: 40' PER INCH



CERTIFICATION
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 COMPREHENSIVE BOUNDARY SURVEY CLASS I
 TOPOGRAPHIC SURVEY ACCURACY N/A
 VERTICAL ACCURACY STANDARD N/A
 BY: James G. Flynn
 JAMES G. FLYNN P.L.S. NO. 1904

DATE: DECEMBER 21, 2018

SCALE: 1" = 20'

SURVEY PLAN SHOWING
PROPOSED DEVELOPMENT
A.P. K LOT 475
20 ASPEN DRIVE
NARRAGANSETT, R.I.

PREPARED FOR:
 CHRIS GAY
 20 ASPEN DRIVE
 NARRAGANSETT, R.I. 02882