

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

LAKE SHORE DRIVE  
(PUBLIC ~ 40' WIDE)

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
DATED NOV 12 2020 FILE # 20-0198  
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

*Jonathan D. Wenzel*

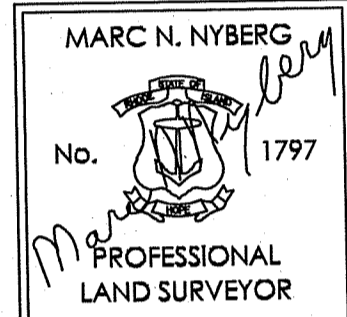


- ZONE: R-40  
MINIMUM LOT AREA: 40,000 Sq. Ft.  
MINIMUM LOT FRONTAGE: 140 Ft.  
MINIMUM SETBACKS:
- FRONT: 40 Ft.
  - SIDE: 35 Ft.
  - REAR: 75 Ft.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.

FILE NAME: 18-135 WORKSHEET.DWG

CREATED:	10/1/18	SAVED:	10/3/18	COMP'D:	GTE
CADD:	GTE	REVW'D:	MNN	STATUS:	WorkSheet



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:

- LIMITED CONTENT BOUNDARY SURVEY: CLASS I
- TOPOGRAPHIC ACCURACY: T-4

*Marc N. Nyberg*  
MARC N. NYBERG LICENSE No. 1797 COA No. A52

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

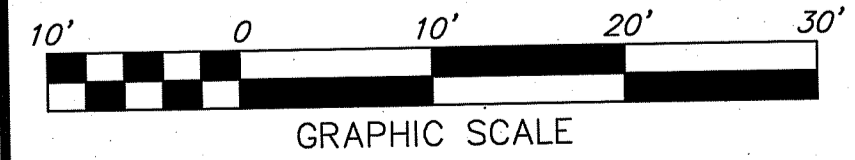
- EXISTING CONDITIONS SURVEY PLOT PLAN

PREPARED BY:

*Marc N. Nyberg Associates, Inc.*  
Land Surveyors  
Planners  
501 Great Road Unit 104 North Smithfield, RI 02896  
Tel: (401) 762-2870  
Fax: (401) 762-2871  
Email: mail@marcnyberg.com

EXISTING CONDITIONS  
OF  
46 LAKE SHORE DRIVE  
ASSESSOR'S PLAT 61 LOT 67  
JOHNSTON, RHODE ISLAND  
PREPARED FOR  
CARLOS COSTA  
46 LAKE SHORE DRIVE  
JOHNSTON, RI 02919-1114

SCALE: 1" = 10' DATED: October 1, 2018



JOB NUMBER: 18-135 SHEET NUMBER: 1 OF 1

