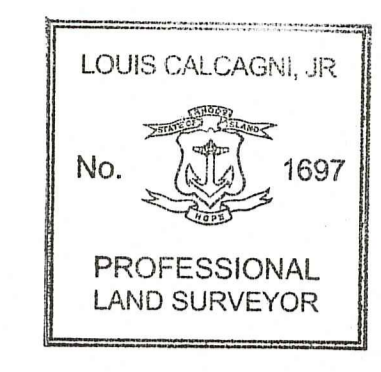


Designed By: Drawn By: CJB Checked By: RD/LC Issued For:
 Scale: 1"=100' Date: 12/2022 Rev: 07/12/2023
 Owner: CROWN PROPERTIES LLC
 34 OAKDALE AVENUE
 JOHNSTON, RI 02919
 Prepared By: LOU CALCAGNI, JR. P.L.S.
 1 CALCAGNI PLACE
 GREENVILLE, RHODE ISLAND 02828-1215
 401-255-9008

Drawing Title:
 SITE PLAN
 2221 PLAINFIELD PIKE
 JOHNSTON, RHODE ISLAND
 ASSESSOR'S MAP 32, LOT 3



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:
 TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS I
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 PLAN TO SHOW PROPERTY BOUNDARY SURVEY
 BY: *John Calcagni* 7/12/23 DATE

ZONING B-2
 MIN. DISTANCE OF STRUCTURE FROM RESIDENTIAL ZONE = 50'
 MIN. FRONT YARD = 40'
 MIN. SIDE YARD = 40'
 MIN. REAR YARD = 40'
 MAX. BUILDING HEIGHT = 35'
 MAX. BUILDING COVERAGE = 40%

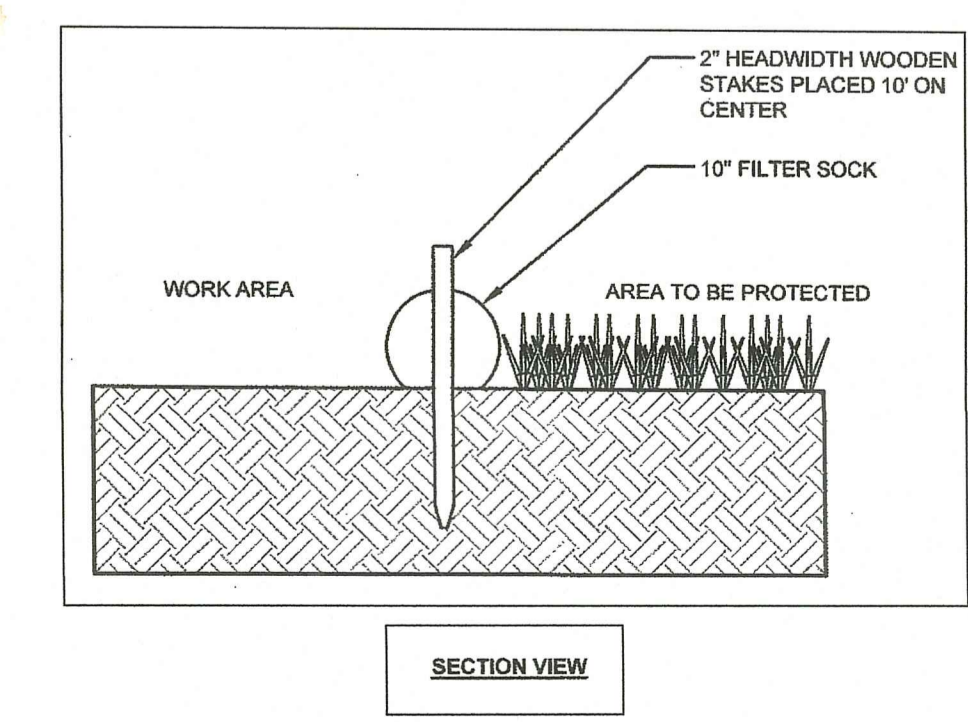
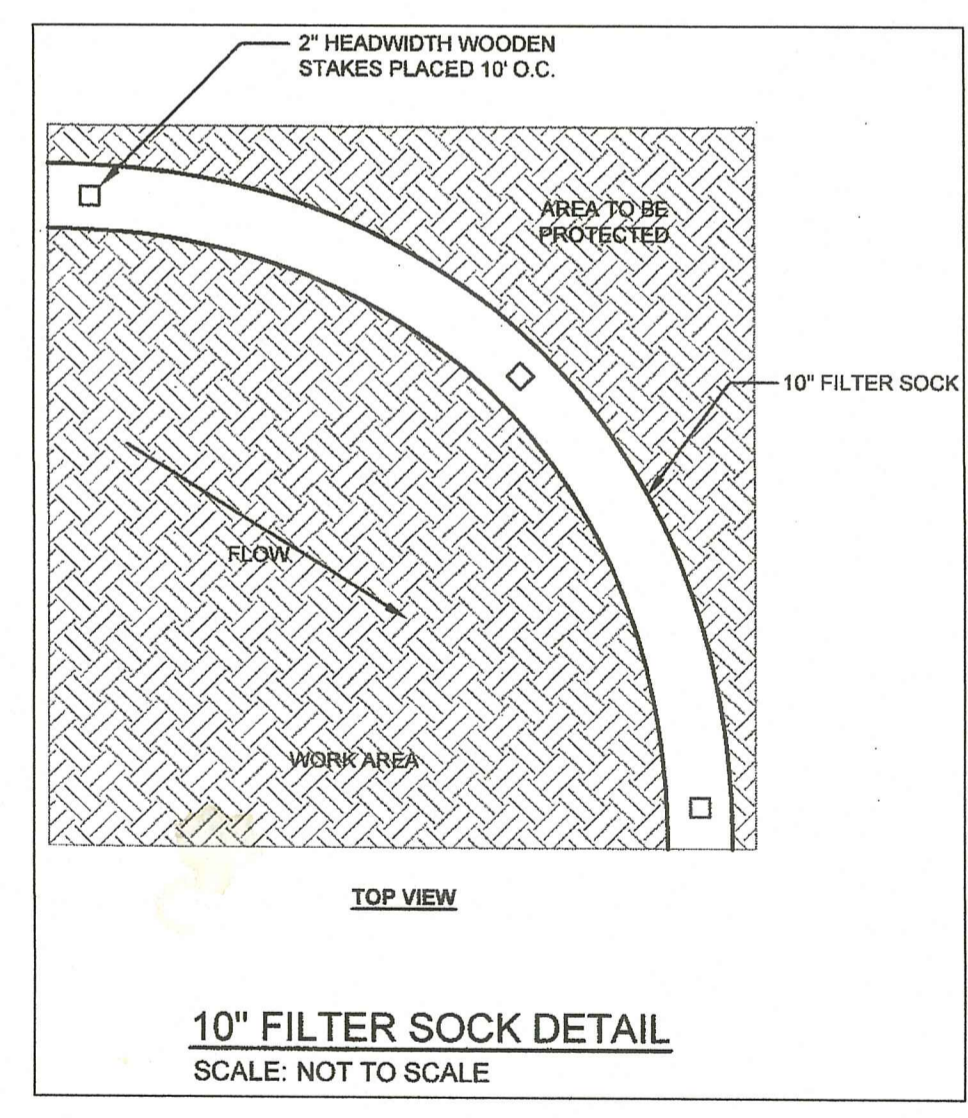
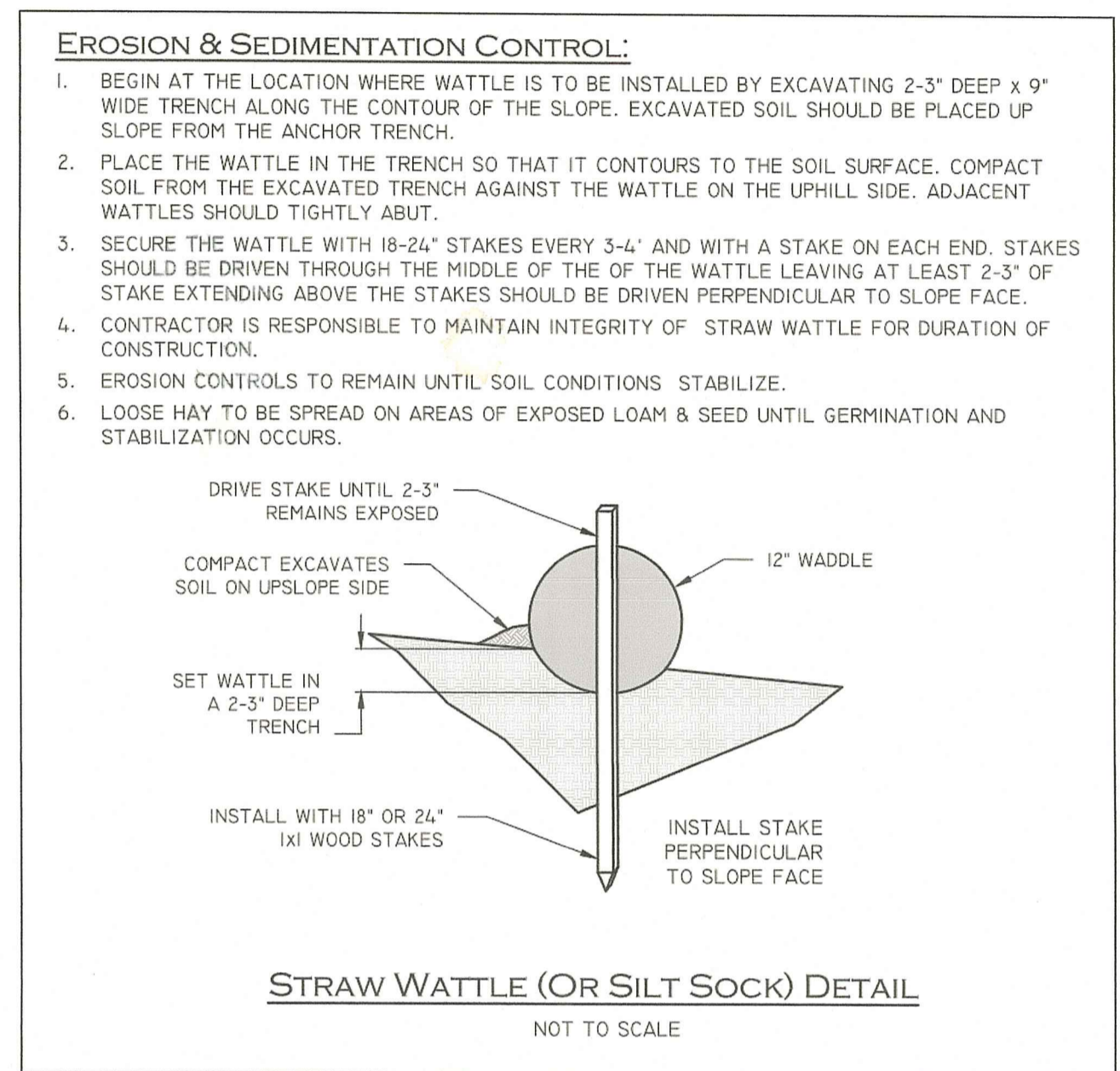
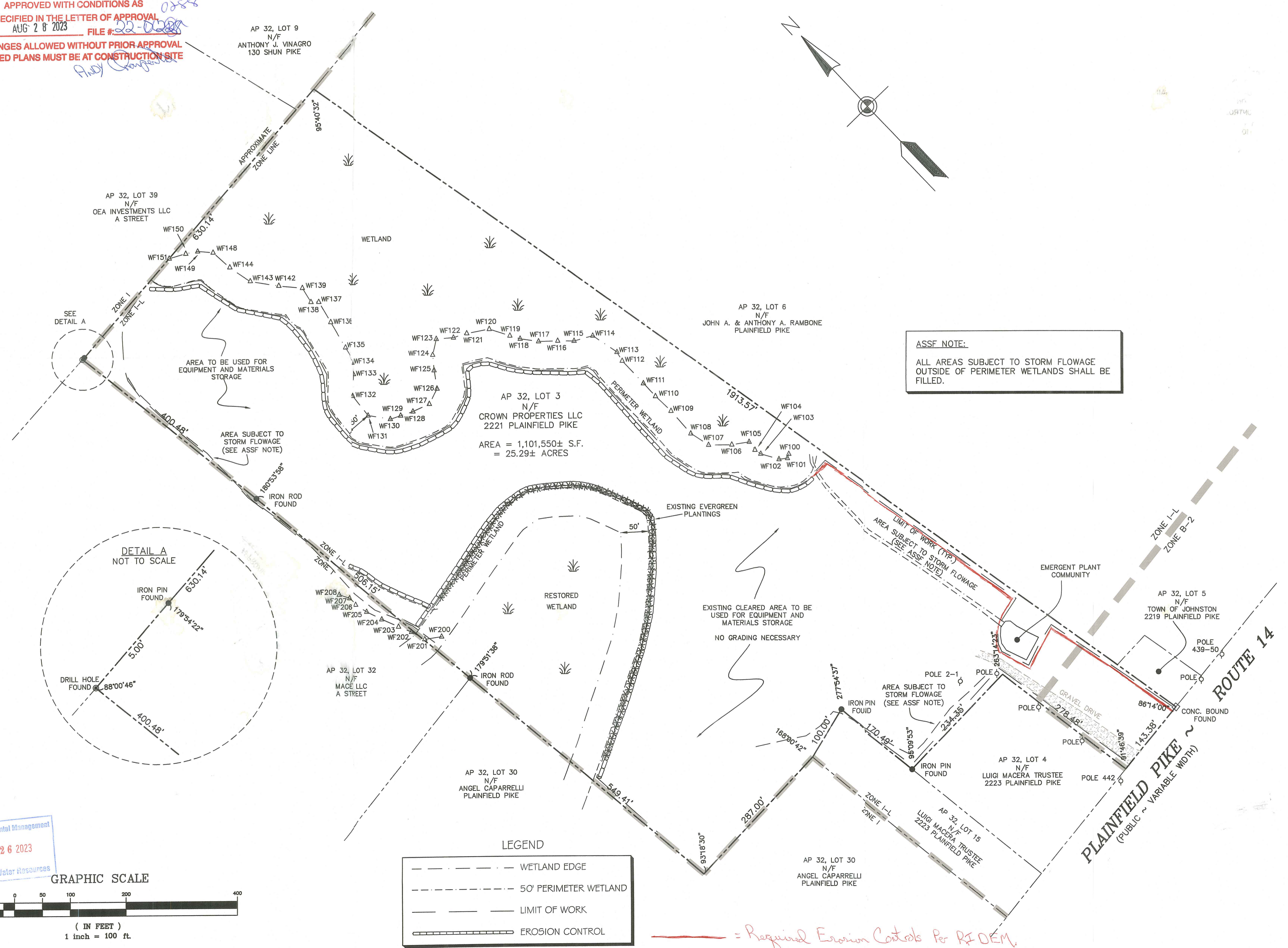
ZONING I-1
 MIN. DISTANCE OF STRUCTURE FROM RESIDENTIAL ZONE = 150'
 MIN. FRONT YARD = 50'
 MIN. SIDE YARD = 50'
 MIN. REAR YARD = 50'
 MAX. BUILDING HEIGHT = 40'
 MAX. BUILDING COVERAGE = 40%

NOTES:
 THIS PARCEL LIES WITHIN ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF JOHNSTON, PROVIDENCE COUNTY, RHODE ISLAND, MAP NUMBER 44007C02956
 EFFECTIVE DATE: MARCH 2, 2009
 ZONE 'X' = AREA OF MINIMAL FLOOD HAZARD
 APPROXIMATE LOCATION OF WETLAND AREAS TAKEN FROM INFORMATION PROVIDED BY MCCUE ENVIRONMENTAL, LLC.

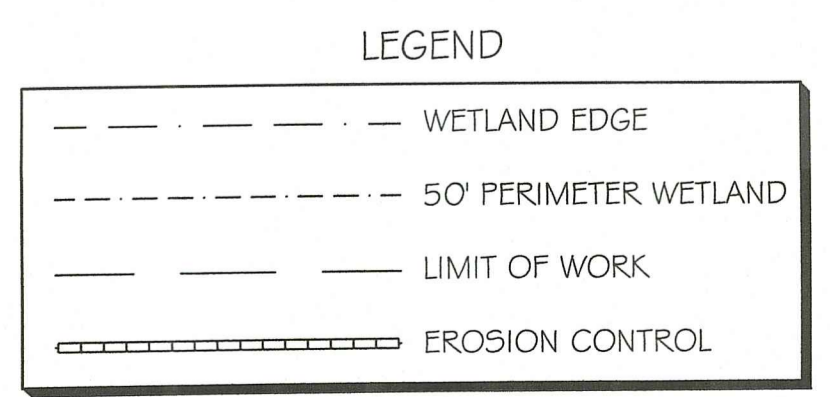
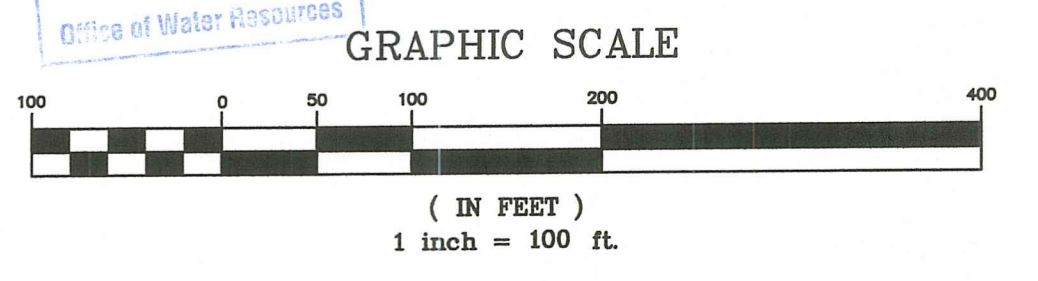
REFERENCES:
 DEED BOOK 1816, PAGE 88
 RHODE ISLAND HIGHWAY PLAT 1269, SHEET 17

LOCUS MAP
 NOT TO SCALE

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED: AUG 28 2023 FILE # 22-0288
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE



RI Environmental Management
 JUL 26 2023
 Office of Water Resources



--- = Required Erosion Controls Per RIDEM.