

PROJECT OWNER & APPLICANT

JOCASTA RODRIGUEZ
26 HOPKINS AVENUE
JOHNSTON, RI 02919
PHONE: (401) 559-6868
EMAIL: jocastarodriguez@yahoo.com

PROJECT BIOLOGIST

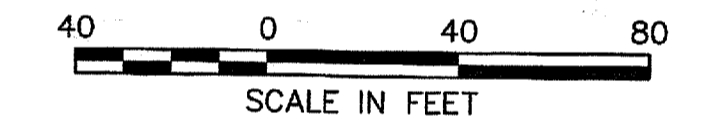
NATURAL RESOURCE SERVICES, INC.
P.O. BOX 311
HARRISVILLE, RI 02830
PHONE: (401) 568-7390
EMAIL: kayleigh@nrswetlands.com

ZONING

ZONE R-40
FRONT YARD SETBACK = 40'
SIDE YARD SETBACK = 35'
REAR YARD SETBACK = 75'

FLOOD NOTE

ALL OF PROJECT AREA FALLS WITHIN
ZONE "X" (AREAS OUTSIDE OF 0.2%
ANNUAL FLOOD CHANCE). FEMA MAP:
44007C0280G EFFECTIVE: 03/02/2009



HOPKINS AVENUE
PUBLIC - WIDTH VARIES

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATED: JUL 25 2024 FILE #: 24-0150
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE
Nancy L. Freeman

SITE PLAN

ASSESSORS PLAT 57 LOTS 73, 74 & 75
JOHNSTON, RHODE ISLAND
PREPARED FOR: JOCASTA RODRIGUEZ

PREPARED BY: ENGELHARDT SURVEYING, LLC
18 TIMBERLINE DRIVE
WARWICK, RHODE ISLAND 02886
TEL. 401-467-1940

SCALE 1"=40' MAY, 2024 SHEET 1 OF 1
REVISED: 6-12-2024 - SILT FENCE, OWNER CHANGE

NOTES

- 1) TOTAL SQUARE FEET = 136,364 SQ. FT. OR 3.1305 AC
JOHNSTON = 131,794 SQ. FT.
SCITUATE = 4,570 SQ. FT.
- 2) TOTAL EXISTING BUILDING FOOTPRINT = 1,760± SF
BUILDING FOOTPRINT TO BE RAZED = 624± SF
PROPOSED ADDITIONAL BUILDING FOOTPRINT = 1,110± SF
PROPOSED TOTAL BUILDING FOOTPRINT = 2,246± SF
PROPOSED TOTAL BUILDING FOOTPRINT DIFFERENCE = +486± SF
- 3) PROPOSED SQUARE FEET OF ADDITION = 1,200 SF. (ROUNDED UP)
2 RAIN GARDENS REQUIRED. DRAINAGE AREA OF 600 SF EACH.
RAIN GARDEN SURFACE AREA IN SILTY SOILS FOR 6" DEEP
GARDENS = 150 SF EACH.

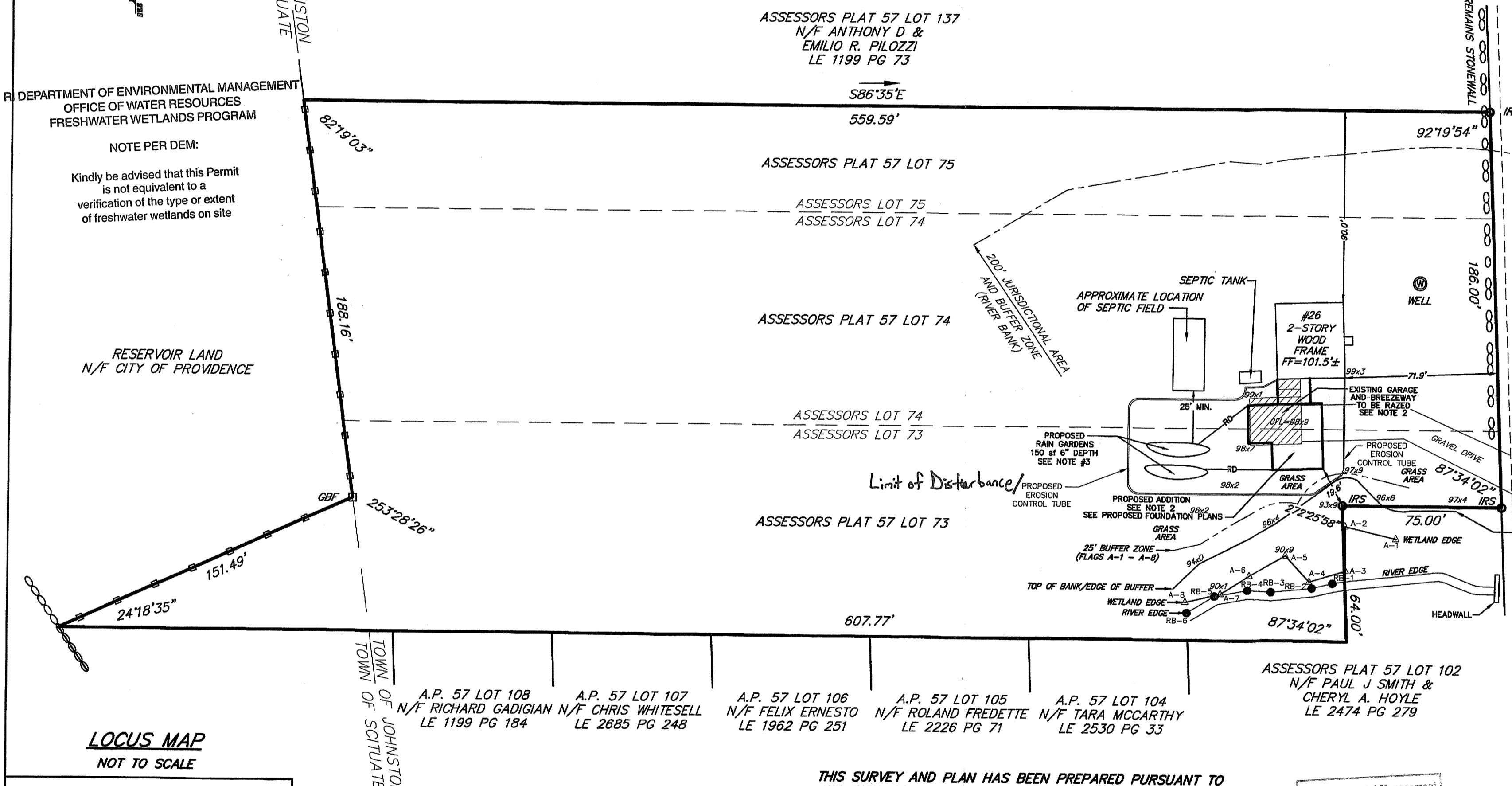
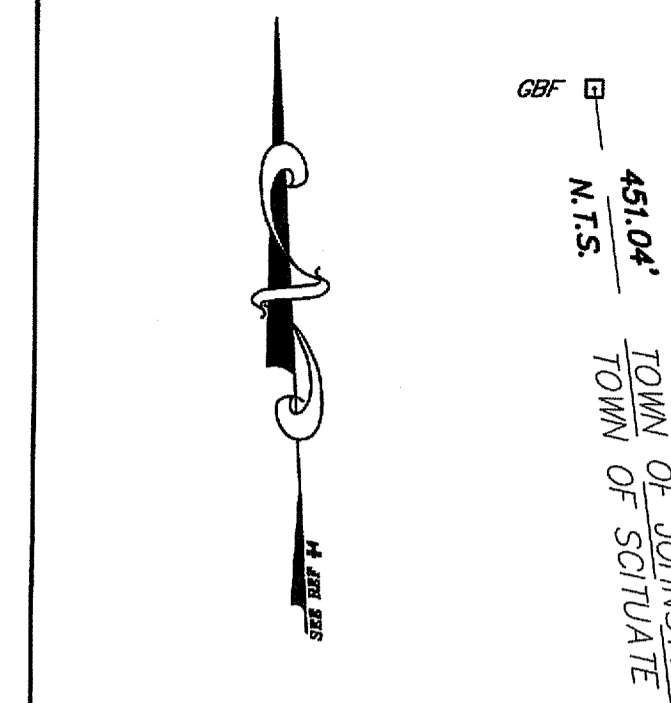
LEGEND

- GBF □ GRANITE BOUND FOUND
- IRS ○ IRON ROD SET
- N/F NOW OR FORMERLY
- LE/PG LAND EVIDENCE/PAGE
- N.T.S. NOT TO SCALE
- OLD POST FENCE
- - - EDGE OF PAVEMENT
- STONEWALL
- A-B △ WETLAND FLAG
- RB-6 ● RIVERBANK FLAG
- - - 200' BUFFER
- - - 25' BUFFER

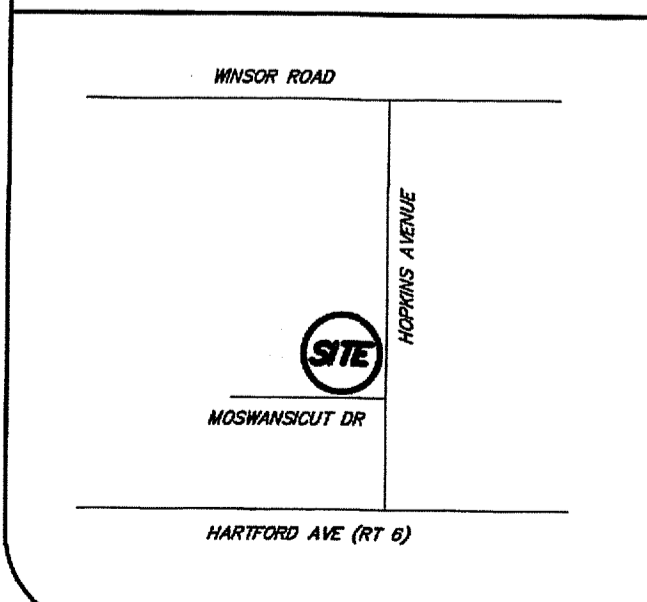
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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FRESHWATER WETLANDS PROGRAM

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

RESERVOIR LAND
N/F CITY OF PROVIDENCE



LOCUS MAP
NOT TO SCALE



- A.P. 57 LOT 108 N/F RICHARD GADIGIAN LE 1199 PG 184
- A.P. 57 LOT 107 N/F CHRIS WHITESELL LE 2685 PG 248
- A.P. 57 LOT 106 N/F FELIX ERNESTO LE 1962 PG 251
- A.P. 57 LOT 105 N/F ROLAND FREDETTE LE 2226 PG 71
- A.P. 57 LOT 104 N/F TARA MCCARTHY LE 2530 PG 33
- ASSESSORS PLAT 57 LOT 102 N/F PAUL J SMITH & CHERYL A. HOYLE LE 2474 PG 279

REFERENCES

- 1) LAND EVIDENCE 3133 PAGE 267 (SUBJECT DEED)
- 2) PLAN ENTITLED: "HOPKINS AVENUE PLAT" AUGUST 1, 1941 SCALE 1"=80' PLAT CARD 118
- 3) PLAN ENTITLED: "MOSWANSICUT PLAT" DECEMBER, 1952 SCALE 1"=40' PLAT CARD 121
- 4) PLAN ENTITLED: "PILOZZI PLAT" REVISED 4/10/03 SCALE 1"=60' PLAT CARD 366

THIS SURVEY AND PLAN HAS BEEN PREPARED PURSUANT TO 435-RIGR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 15, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY
LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION
CLASS I
CLASS III, T-2

THE PURPOSE OF THIS CONTENT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO ESTABLISH RECORD BOUNDARY LINES, IN ORDER TO FIND ZONING SETBACKS.

BY: *Robert S. Engelhardt* DATE: 6/12/2024
BY: ROBERT S. ENGELHARDT, PLS; LICENSE #1949; COA # A-437

