



LOCATION MAP

GENERAL NOTES:

1. THE PARCEL OF LAND DESIGNATED AS LOT 110 ON TAX MAP 57-1 IS LOCATED IN THE TOWN OF SOUTH KINGSTOWN, COUNTY OF WASHINGTON AND STATE OF RHODE ISLAND.
2. THE CURRENT OWNER OF RECORD OF SAID LOT 110 IS SOUTHERN RHODE ISLAND PROFESSIONAL CENTER, LLC BY VIRTUE OF DEED BOOK 983, PAGE 350 RECORDED IN THE TOWN OF SOUTH KINGSTOWN.
3. SAID PARCEL FALLS IN AN X ZONE (MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA MAP NO. 44009C0203K WITH AN EFFECTIVE DATE OF APRIL 3, 2020.
4. THE CURRENT ZONING IS CN (MULTI):
 DIMENSIONAL REGULATIONS:
 FRONT YARD - 20'
 SIDE YARD - 10'
 REAR YARD - 30'
 MIN. LOT FRONTAGE - 100'
 MIN. PARCEL SIZE - 15,000 SF (1ST 2 UNITS)
 5,000 SF (EA. ADDITIONAL UNIT)
 MAX. LOT COVERAGE - 30%
5. THERE ARE NO HISTORICAL CEMETERIES PRESENT ON THE SUBJECT PROPERTY.
6. THERE ARE NO WETLANDS SHOWN ON SAID PARCEL ON THE TOWN OF SOUTH KINGSTOWN GIS WEBSITE.
7. SAID PARCEL CONTAINS 1.29 ACRES (56,382 sq. ft.).
8. ANY UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY FUTURE DEVELOPMENT.
9. SOIL TYPES WITHIN THE SUBDIVISION PARCEL AS MAPPED BY THE TOWN OF SOUTH KINGSTOWN GIS WEBSITE ARE Hkc & MU.

SOILS:

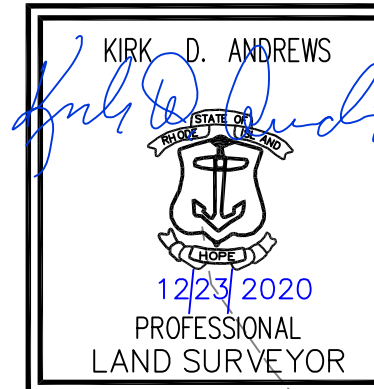
Hkc - HINCKLEY GRAVELLY SANDY LOAM, ROLLING, 3-15% SLOPES.
 MU - URBAN LAND MERRIMAC COMPLEX, 0-15% SLOPES

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:

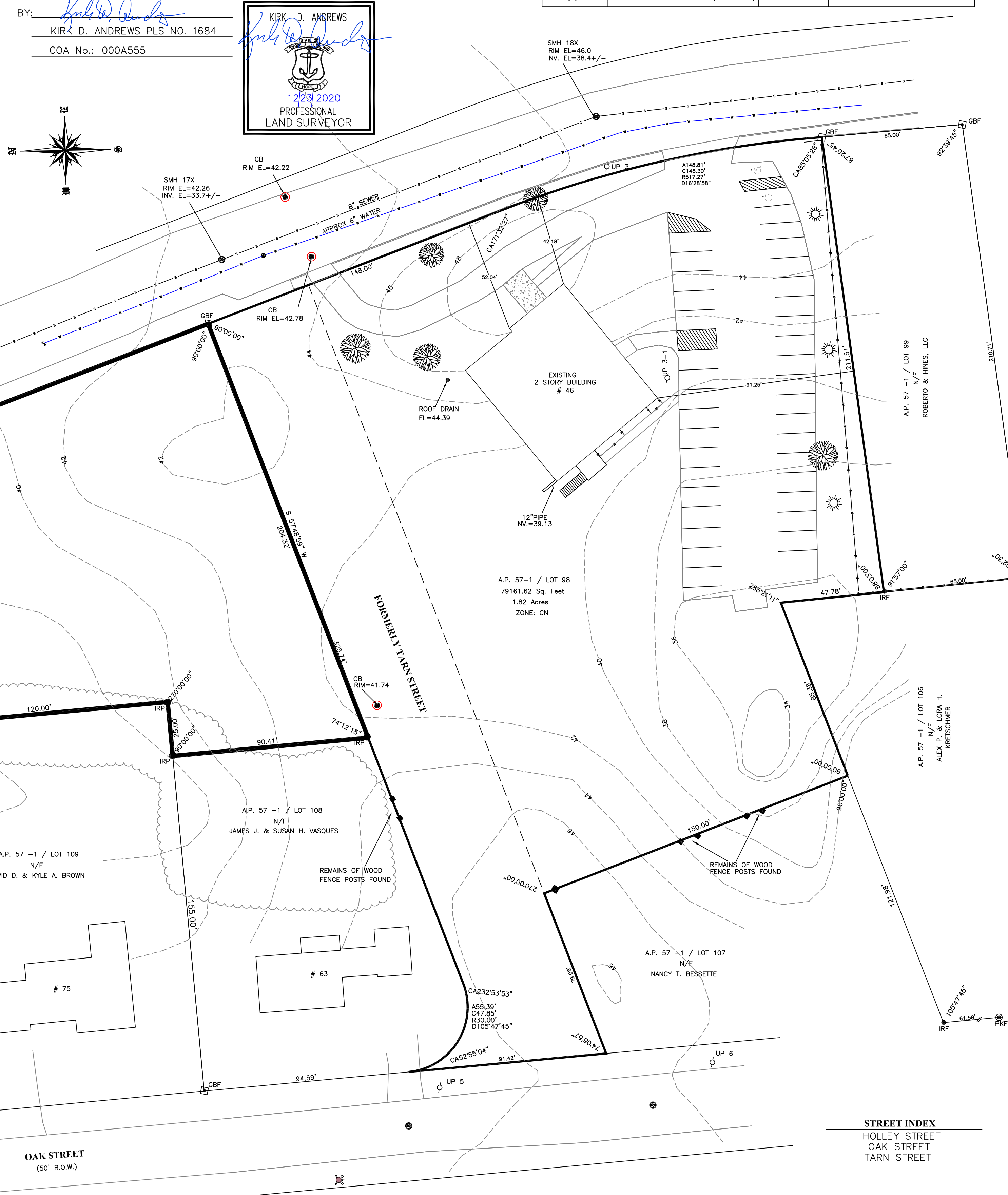
TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:
 COMPREHENSIVE BOUNDARY SURVEY CLASS I
 DATA ACCUMULATION SURVEY CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE BOUNDARY AND TO DEPICT THE EXISTING CONDITIONS FOR A FUTURE PROPOSED SITE PLAN.

BY: *Kirk D. Andrews*
 KIRK D. ANDREWS PLS NO. 1684
 COA No.: 000A555



LEGEND		
GBF	GRANITE BOUND FOUND	EXISTING FENCE
PKF	"PK" NAIL SET	EXISTING HYDRANT
IRF/P	IRON ROD FOUND/PROPOSED	EXISTING CATCH BASIN
☼	EXISTING LIGHT POLE	UP 5
☼	EXISTING TREE	EXISTING SEWER MANHOLE
-36-	EXISTING CONTOUR (NAVD88)	APPROX. TREE LINE



REFERENCES:

1. "EXTENSION OF LOTS ON DALE CARLIA FARM IN WAKEFIELD, R.I. SCALE: 1"=80' MARCH, 1923 LEON L. HOLLAND, CIVIL ENGINEER"
2. "ADMINISTRATIVE SUBDIVISION PLAN SHOWING A PARCEL OF LAND TO BE CONVEYED FROM: AUDREY I. HOSLEY et al TO: JAMES J. VASQUES et ux ON TARN STREET SOUTH KINGSTOWN, R.I. FEB.-1995 DRAWN BY W & W LAND SURVEYORS, INC."
3. TOWN OF SOUTH KINGSTOWN DB 983 PG 353, DB 1491 PG 768, DB 1292 PG 116, DB 1357 PG 337, DB 130 PG 494, DB 1587 PG 301, DB 983 PG 350, DB 589 PG 187.
4. TOWN OF SOUTH KINGSTOWN, R.I. TAX MAP 57-1.
5. TOWN OF SOUTH KINGSTOWN, R.I. GIS WEBSITE.
6. WWW.BING.COM

SURVEY & LOCATION PLAN
 PREPARED FOR
SCOT HALLBERG
 LOCATION
HOLLEY STREET
A.P. 57-1 / LOT 110
SOUTH KINGSTOWN, RI

NO.	REVISION	BY	DATE

Checked By: K.D.A. Drawn By: E.J.I.
 Scale: 1"=30' Date: 12-23-20

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