

STREET INDEX
SOUTH ROAD

ZONING DESIGNATION: R-20

MIN. LOT AREA 20,000 SF
 MIN. FRONTAGE/LOT WIDTH 100 FT
 MIN. FRONT YARD 35 FT
 MIN. SIDE YARD 15 FT
 MIN. REAR YARD 35 FT
 MIN. CORNER SIDE YARD 25 FT

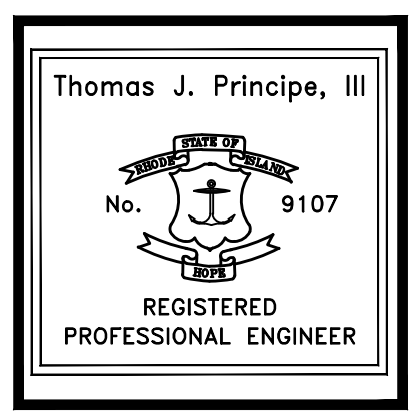
LEGEND:

PROPERTY PERIMETER
 ABUTTER LINE
 EDGE OF PAVEMENT
 STONEWALL
 EXISTING CONTOUR
 EXISTING WATER MAIN
 EXISTING TREELINE
 EXISTING WETLAND FLAG
 TEST HOLE

- PROJECT NOTES:**
- DEED REFERENCE: BK 558, PAGE 359, BK 1327, PAGE 96 AND BK 711, PAGE 450.
 - THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
 - THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL OR UNLESS OTHERWISE SHOWN.
 - WETLANDS SHOWN HEREON ARE ILLUSTRATED BASED ON RIGIS AND TOWN GIS AND SHOULD BE CONSIDERED APPROXIMATE AT THIS TIME.
 - THE UPLAND AREA WITHIN THIS SITE LIES WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD AND THE WETLAND AREA LIES WITHIN A 0.2% ANNUAL CHANCE FLOOD HAZARD, BASED ON FEMA SOUTH KINGSTOWN, RHODE ISLAND COMMUNITY PANEL NO. 44009C0184K, EFF. DATE APRIL 3, 2020.
 - THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
 - ANY HISTORIC CEMETERIES PRESENT ON THE SUBJECT PROPERTIES HAVE BEEN SHOWN.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OF THE RI CRMC.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE SAUGATUCKET RIVER TMDL.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
 - THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
 - THE SUBJECT PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE.
 - SOIL TYPES WITHIN THE SUBDIVISION PARCELS AS MAPPED BY THE USDA RI SOIL SURVEY ARE BnB BRIDGEHAMPTON-CHARLTON COMPLEX, VERY STONY 0 TO 8 PERCENT SLOPES, ChB CANTON AND CHARLTON FINE SANDY LOAMS 0 TO 8 PERCENT SLOPES, NnB NARRAGANSETT VERY STONY SILT LOAM 0 TO 8 PERCENT SLOPES AND Rf RIDGEBURY LEICESTER AND WHITMAN SOILS 0 TO 8 PERCENT SLOPES EXTREMELY STONY.
 - PUBLIC WATER (SUEZ WATER DISTRICT) IS LOCATED WITHIN SOUTH ROAD.

OWNER (AP 56-1 LOT 5&6)/APPLICANT:
 WILLIAM FLYNN
 PO BOX 5716
 WAKEFIELD, RI 02880

OWNER (AP 56-1 LOT 87):
 JACK CHEN
 PO BOX 5765
 WAKEFIELD, RI 02880



EXISTING CONDITIONS PLAN

PRINCIPE COMPANY, INC.
 ENGINEERING DIVISION
 PO BOX 298
 TIVERTON, RI 02878
 401.816.5385
 WWW.PRINCIPEENGINEERING.COM

PRE-APPLICATION PLAN
 for
"FLYNN ESTATES"
 A.P. 56-1 LOT 5, 6 & 87
 SOUTH ROAD
 in
 SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=50' SHEET NO: 2 OF 4
 DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: JAR
 DATE: 11/21/21 PROJECT NO.: OJ-FLYNN

REVISIONS			
No.	DATE	DRWN	CHKD

