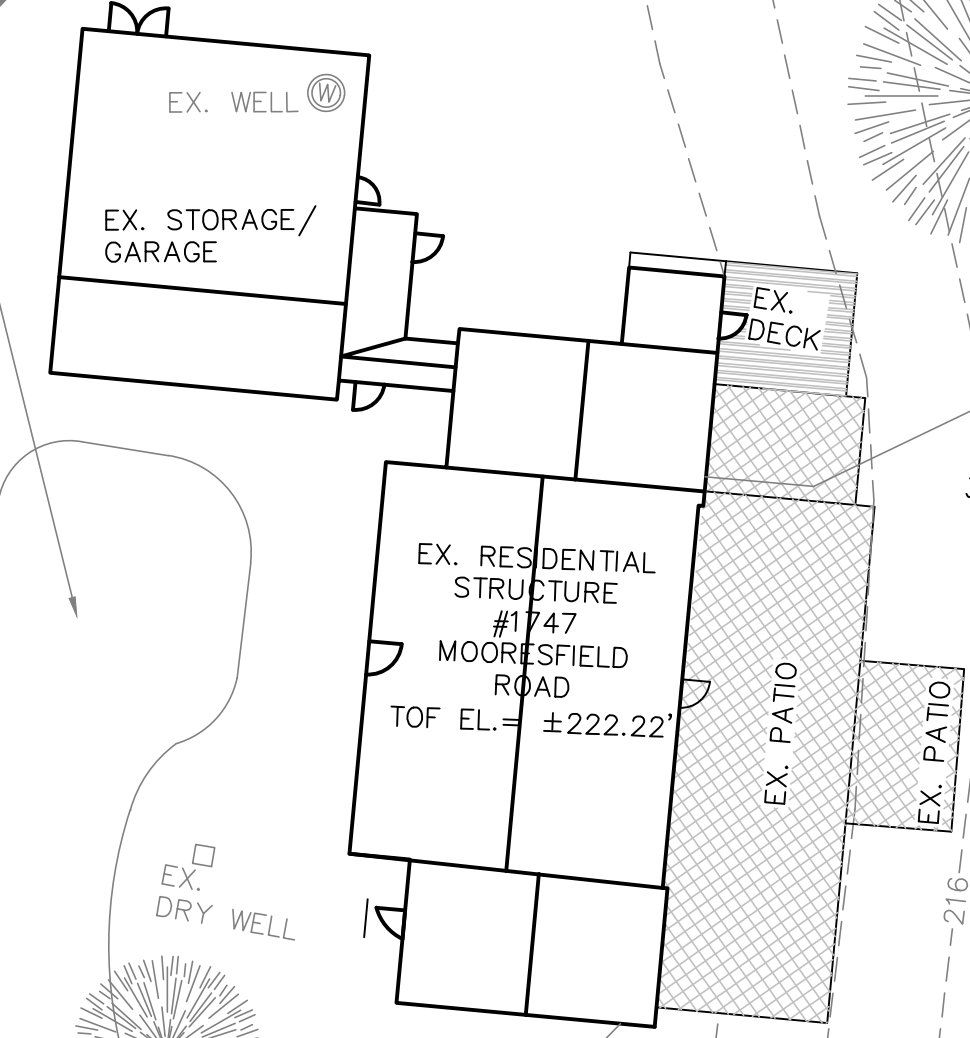


A.P. 24-4 LOT 19
N/F WILLIAM F ROSE

RaB

A.P. 24-4 LOT 19
N/F WILLIAM F ROSE

EX. PARKING/
DRIVEWAY



TH-3
GWT 3.5'
EL. 212

BENCHMARK:
HUB & TACK SET
EL. = 214.83' (NAVD88)

BENCHMARK:
PK NAIL SET
EL. = 219.41' (NAVD88)

MOORESFIELD ROAD (ROUTE 138)

A.P. 24-4 LOT 15
N/F HAROLD F & MARIA
POMEROY

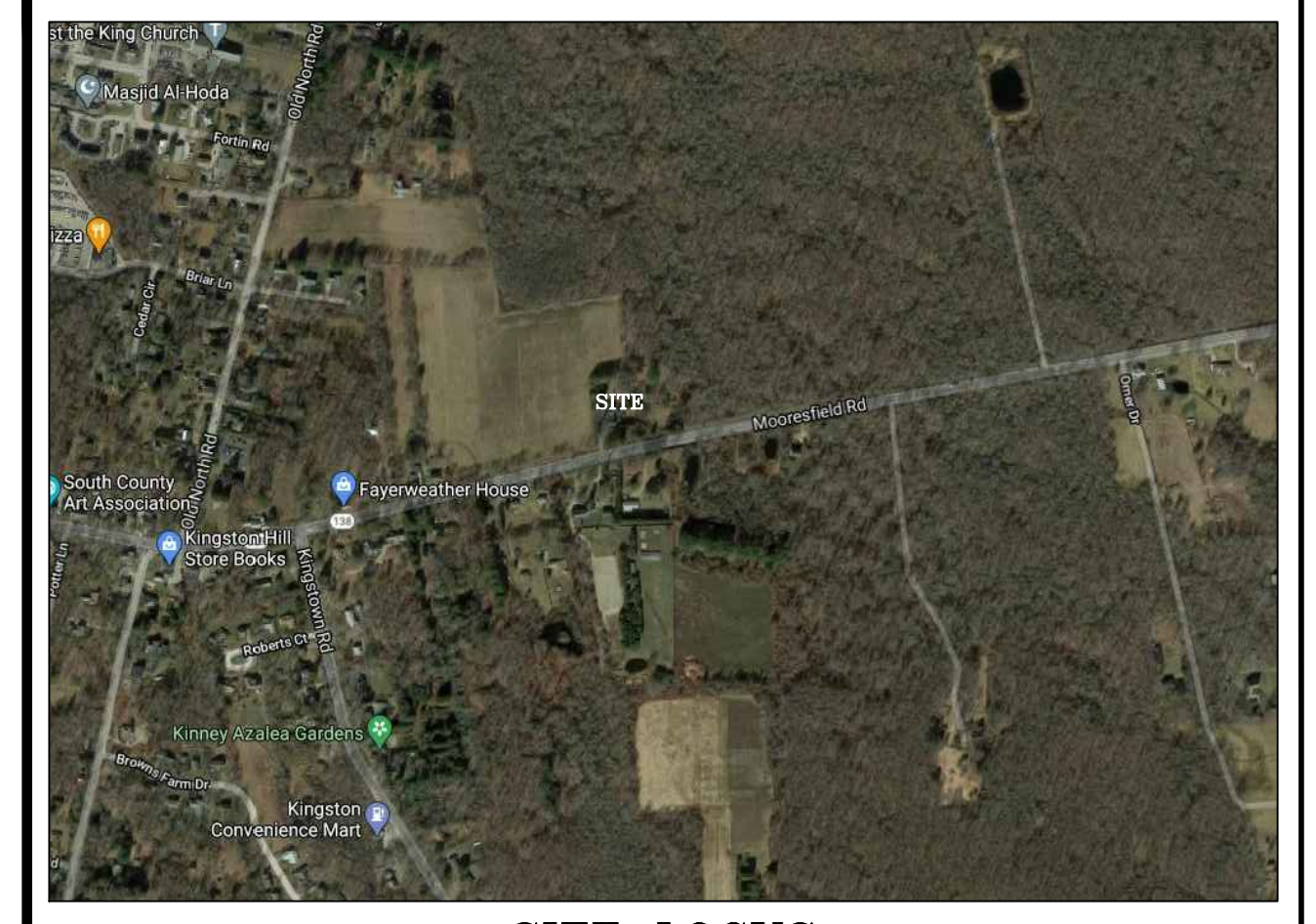
A.P. 24-4 LOT 34
N/F MARK W BODEN

ZONING CRITERIA
R40
FRONT YARD - 40'
SIDE YARD - 20'
REAR YARD - 40'
MIN. LOT FRONTAGE/WIDTH - 150'
MAX. LOT COVERAGE - 20%

STREET INDEX:
MOORESFIELD ROAD (STATE-PUBLIC)

LEGEND

| | |
|--------------------|---------------------|
| PERIMETER LINE | — |
| ABUTTER LINE | — |
| FENCE | -X-X-X-X- |
| CONTOUR LINE | - - - - 122 - - - - |
| SURVEY BOUND | IRF ● PKF ● GBF □ |
| UTILITY POLE | ⊕ |
| LIGHT POLE | ⊙ |
| OVERHEAD WIRE | - - - - OHW - - - - |
| CATCH BASIN | ⊠ |
| DRAIN MANHOLE | ⊙ |
| DRAINLINE | - - - - D - - - - |
| WATERLINE | - - - - W - - - - |
| SEWER MANHOLE | ⊙ |
| SEWERLINE | - - - - S - - - - |
| GAS LINE | - - - - G - - - - |
| TREE | ⊙ |
| EX. WELL | ⊙ |
| EX. TREELINE | ⊙ |
| EX. RETAINING WALL | - - - - |



SITE LOCUS
NOT TO SCALE

GENERAL NOTES:

- DEED REFERENCE: BK 1759, PAGE 156.
- THIS PROPERTY FALLS WITHIN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X AS MAPPED BY FIRM #44009C0185J DATED 4/3/2020.
- SOILS ON SITE ARE CLASSIFIED AS RAINBOW SILT LOAM (RaA) AND (RaB), RIDGEBURY, LEICESTER, WHITMAN (Rf) AND SCIO SILT LOAM (ScA) AS IDENTIFIED BY THE USDA RI SOIL SURVEY. THERE ARE AREAS OF PRIME AGRICULTURAL SOIL AND/OR FARMLAND SOILS ON THE PROPERTY.
- THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
- THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PROPERTY.
- THE SUBJECT PARCEL IS LOCATED WITHIN A NATURAL HERITAGE AREA AS DEFINED BY RIDEM.
- 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 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.
- 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.

PLAN REFERENCES:

- OWTS APPROVAL 9932-3201 DATED 11-23-21 AND PLANS BY PRINCIPE ENGINEERING, INC.
- DEM OWTS APP. #9932-3201 FOR 1747 MOORESFIELD ROAD, NOVEMBER 15, 1999.
- PLAN ENTITLED "SURVEY PLAN" PREPARED FOR PERRY VILES AND BARBARA LARSEN VILES. 1747 MOORESFIELD ROAD, SOUTH KINGSTOWN, RI MAP 24-4, LOT 18, DATE: 3/24/04 BY: ENVIRONMENTAL PLANNING AND SURVEYING, INC. 52 DUGWAY BRIDGE ROAD WEST KINGSTOWN, RI 02892 401.789.3628

OWNER/APPLICANT:
FOX REAL ESTATE HOLDING LP
1747 MOORESFIELD RD
WAKEFIELD, RI 02879

Thomas J. Principe, III
9107
REGISTERED PROFESSIONAL ENGINEER

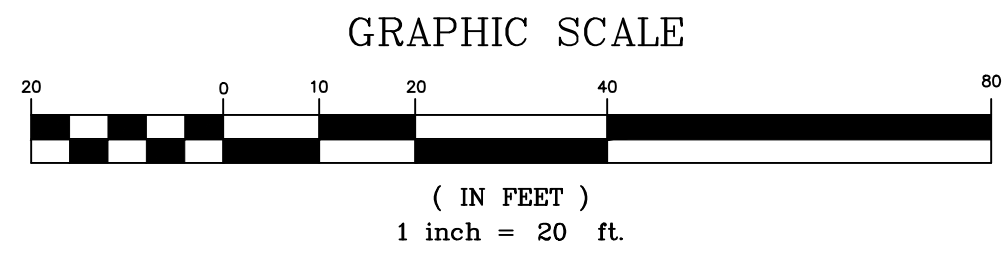
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
PO BOX 298
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPEENGINEERING.COM

REVISIONS

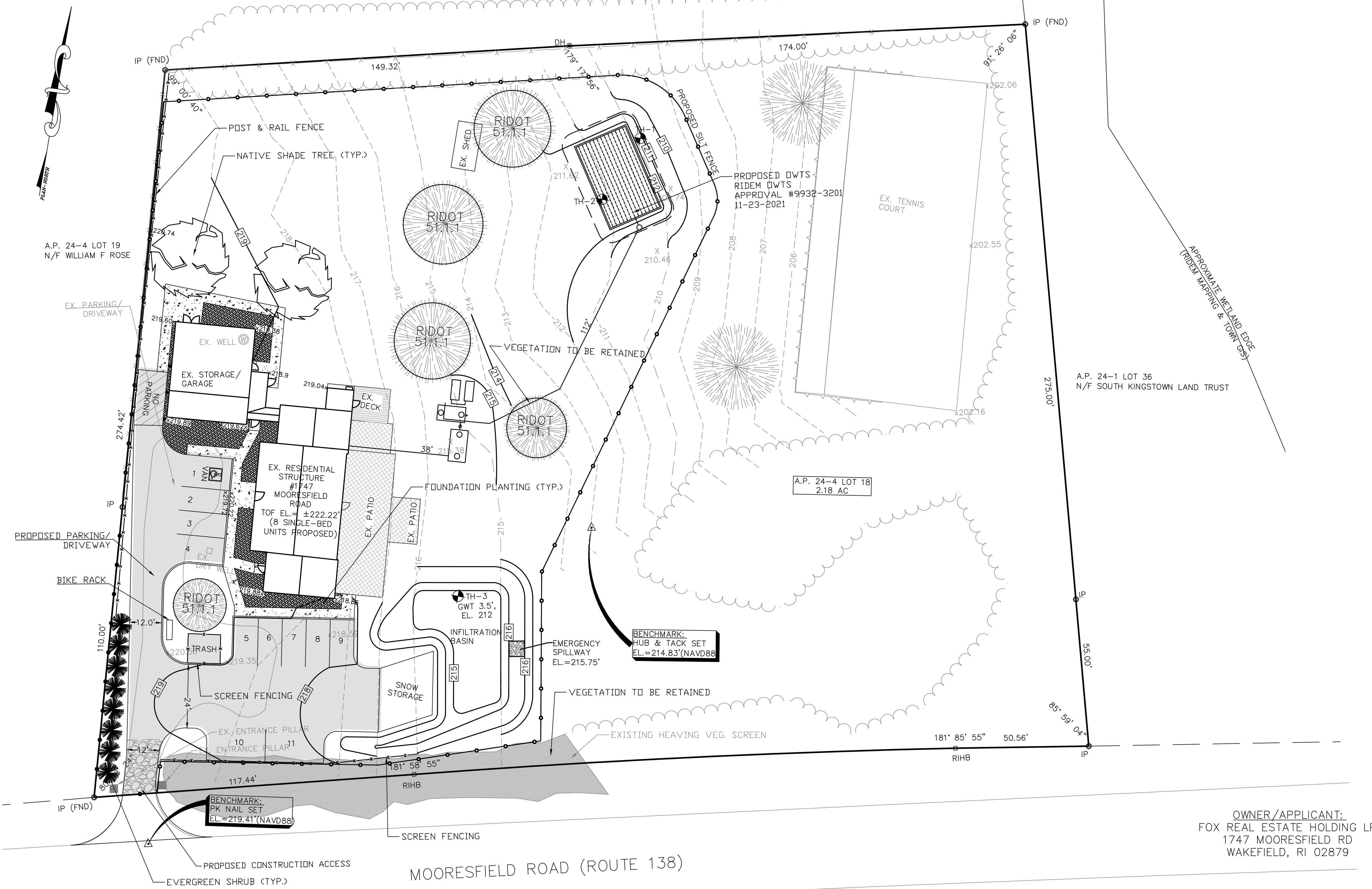
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DEVELOPMENT PLAN REVIEW
for
"MOORESFIELD MEADOWS"
AT
1747 MOORESFIELD ROAD
AP 24-4 LOT 18
in
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=20'
SHEET NO: 1 OF 3
DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: JAR
DATE: 4/28/22 PROJECT NO.: LD-2020-20



A.P. 24-4 LOT 19
N/F WILLIAM F ROSE



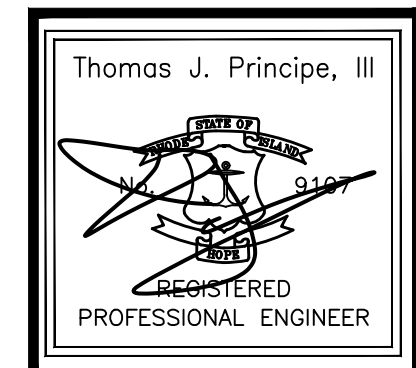
LEGEND

| | |
|--------------------------|-----------------------|
| PERIMETER LINE | — |
| ABUTTER LINE | — |
| FENCE | -X-X-X-X- |
| CONTOUR LINE | - - - - -122- - - - - |
| SURVEY BOUND | IRF ● PKF ● GBF □ |
| UTILITY POLE | ⊕ |
| LIGHT POLE | ⊙ |
| OVERHEAD WIRE | — OHW — |
| CATCH BASIN | ⊠ |
| DRAIN MANHOLE | ⊕ |
| DRAINLINE | — D — D — |
| WATERLINE | — W — W — |
| SEWER MANHOLE | ⊕ |
| SEWERLINE | — S — S — |
| GAS LINE | — G — G — |
| TREE | ⊙ |
| EX. WELL | ⊕ |
| EX. TREELINE | ⊙ |
| EX. RETAINING WALL | — |
| PROPOSED CONTOUR | — 122 — |
| PROPOSED FENCE | -X-X-X- |
| PROPOSED EROSION CONTROL | — |

- PLAN REFERENCES:**
- 1) DWTS APPROVAL 9932-3201 DATED 11-23-21 AND PLANS BY PRINCIPE ENGINEERING, INC.
 - 2) DEM DWTS APP. #9932-3201 FOR 1747 MOORESFIELD ROAD, NOVEMBER 15, 1999.
 - 3) PLAN ENTITLED "SURVEY PLAN" PREPARED FOR PERRY VILES AND BARBARA LARSEN VILES, 1747 MOORESFIELD ROAD, SOUTH KINGSTOWN, RI MAP 24-4, LOT 18, DATE: 3/24/04 BY: ENVIRONMENTAL PLANNING AND SURVEYING, INC. 52 DUGWAY BRIDGE ROAD WEST KINGSTOWN, RI 02892 401.789.3628

PROPOSED CONDITIONS PLAN

OWNER/APPLICANT:
FOX REAL ESTATE HOLDING LP
1747 MOORESFIELD RD
WAKEFIELD, RI 02879



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

REVISIONS

| No. | DATE | DRWN | CHKD |
|-----|------|------|------|
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DEVELOPMENT PLAN REVIEW
for
"MOORESFIELD MEADOWS"
AT
1747 MOORESFIELD ROAD
AP 24-4 LOT 18
in
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=20' SHEET NO: 2 OF 3

| | | |
|---------------|-------------------------|-----------------|
| DRAWN BY: JAR | DESIGN BY: JAR | CHECKED BY: JAR |
| DATE: 4/28/22 | PROJECT NO.: LD-2020-20 | |

A.P. 24-4 LOT 15
N/F HAROLD F & MARIA
POMEROY

A.P. 24-4 LOT 34
N/F MARK W BODEN

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R40
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MIN. LOT FRONTAGE/WIDTH - 150'
MAX. LOT COVERAGE - 20%

STREET INDEX:
MOORESFIELD ROAD (STATE-PUBLIC)

A.P. 24-4 LOT 15

