

**PRE-APPLICATION SUBMISSION  
FOR  
"THE LOTS ON COLUMBIA"  
MAJOR SUBDIVISION**

**A.P. 57-1 LOT 195  
#93 COLUMBIA STREET**

**IN  
SOUTH KINGSTOWN, RHODE ISLAND**

OWNER:

SCOT HALLBERG  
17 ARNOLD STREET, SUITE 100  
WAKFIELD, RI 02879

APPLICANT:

SCOT HALLBERG  
17 ARNOLD STREET, SUITE 100  
WAKFIELD, RI 02879

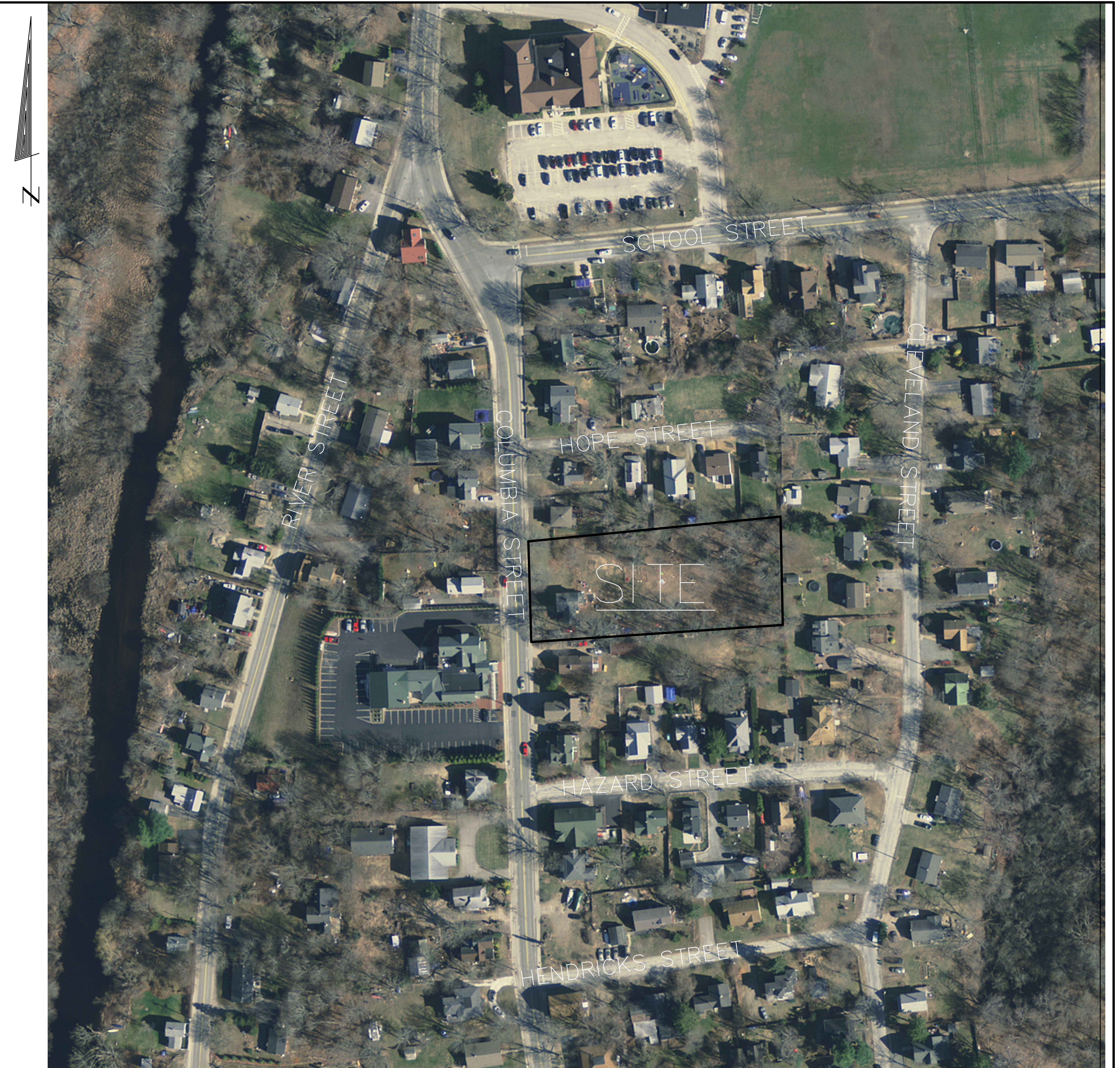
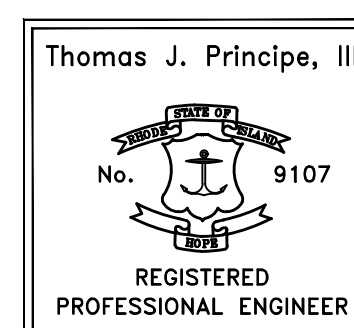


PREPARED BY:

**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION

PO BOX 298  
TIVERTON, RHODE ISLAND 02878  
401-816-5385

APRIL 4, 2022



AERIAL LOCUS MAP  
SCALE 1"=100'

PROJECT DATA:

EXISTING: PLAT: 57-1 LOT: 195  
LOT AREA : 1.045 ACRES

STREET INDEX  
COLUMBIA STREET

PROPOSED:  
THREE (3) RESIDENTIAL LOTS (INCLUDING ONE EXISTING DWELLING)  
PER FLEXIBLE PROVISIONS (SECTION 502.2 OF ZONING ORDINANCE)

ZONING DESIGNATION: R-10

MIN. LOT AREA	10,000 SF
MIN. FRONTAGE/LOT WIDTH	80 FT
MIN. FRONT YARD	25 FT
MIN. SIDE YARD	10 FT
MIN. REAR YARD	30 FT
MIN. CORNER SIDE YARD	20 FT
LOT BUILDING COVERAGE	25%

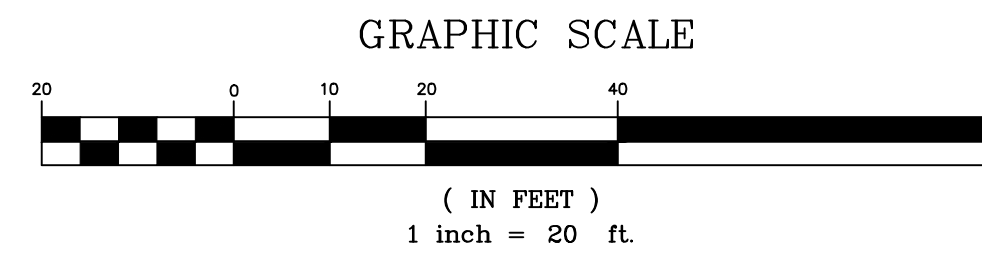
LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN
- 3) YIELD PLAN
- 4) FLEXIBLE DESIGN PLAN

STREET INDEX  
COLUMBIA STREET

ZONING DESIGNATION: R-10

MIN. LOT AREA 10,000 SF  
MIN. FRONTAGE/LOT WIDTH 80 FT  
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MIN. REAR YARD 30 FT  
MIN. CORNER SIDE YARD 20 FT  
LOT BUILDING COVERAGE 25%



PLAN REFERENCES:

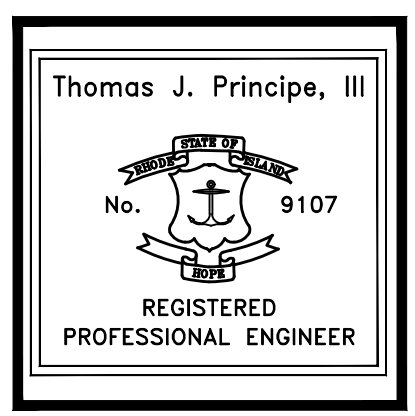
1. PLAN ENTITLED : " SURVEY AND LOCATION PLAN " LOCATION AP 57-1 / LOT 195 93 COLUMBIA STREET SOUTH KINGSTOWN, RI PREPARED FOR SCOT HALLBERG BY EAST GREENWICH SURVEYORS, LLC 1050 MAIN STREET SUITE 31 EAST GREENWICH, RI 02818 401-338-2681 KANDREWS1684@AOL.COM

- PROJECT NOTES:
- DEED REFERENCE: BK 1335, PAGE 0414.
  - 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.
  - THERE ARE NO KNOWN HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THIS PARCEL.
  - HORIZONTAL DATUM IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND CONTOURS BASED ON NAVD 88 DATUM.
  - FRESHWATER WETLANDS ARE NOT PRESENT ON THE SUBJECT PARCEL.
  - 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 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 OWS 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.
  - PUBLIC SEWER (TSK) IS LOCATED WITHIN COLUMBIA STREET.
  - PUBLIC WATER (SUEZ) IS LOCATED WITHIN COLUMBIA STREET.
  - SOIL TYPE WITHIN THE SUBDIVISION PARCEL AS MAPPED BY THE USDA RI SOIL SURVEY IS MU, MERRIMAC-URBAN LAND COMPLEX, 0-8% PERCENT SLOPES.
  - THE SITE IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD ZONE X AS MAPPED BY FEMA MAP 44009C0203K EFFECTIVE DATE 4/3/2020.

LEGEND:

PROPERTY PERIMETER	—————
ABUTTER LINE	-----
EDGE OF PAVEMENT	-----
EXISTING FENCE	-x-x-x-
EXISTING CONTOUR	-----
EXISTING SEWER MAIN	-----
EXISTING WATER MAIN	-----
EXISTING TREELINE	~~~~~

OWNER/APPLICANT:  
SCOT HALLBERG  
LANDMARK REALTY GROUP, LLC  
203 MAIN STREET  
WAKEFIELD, RI 02879



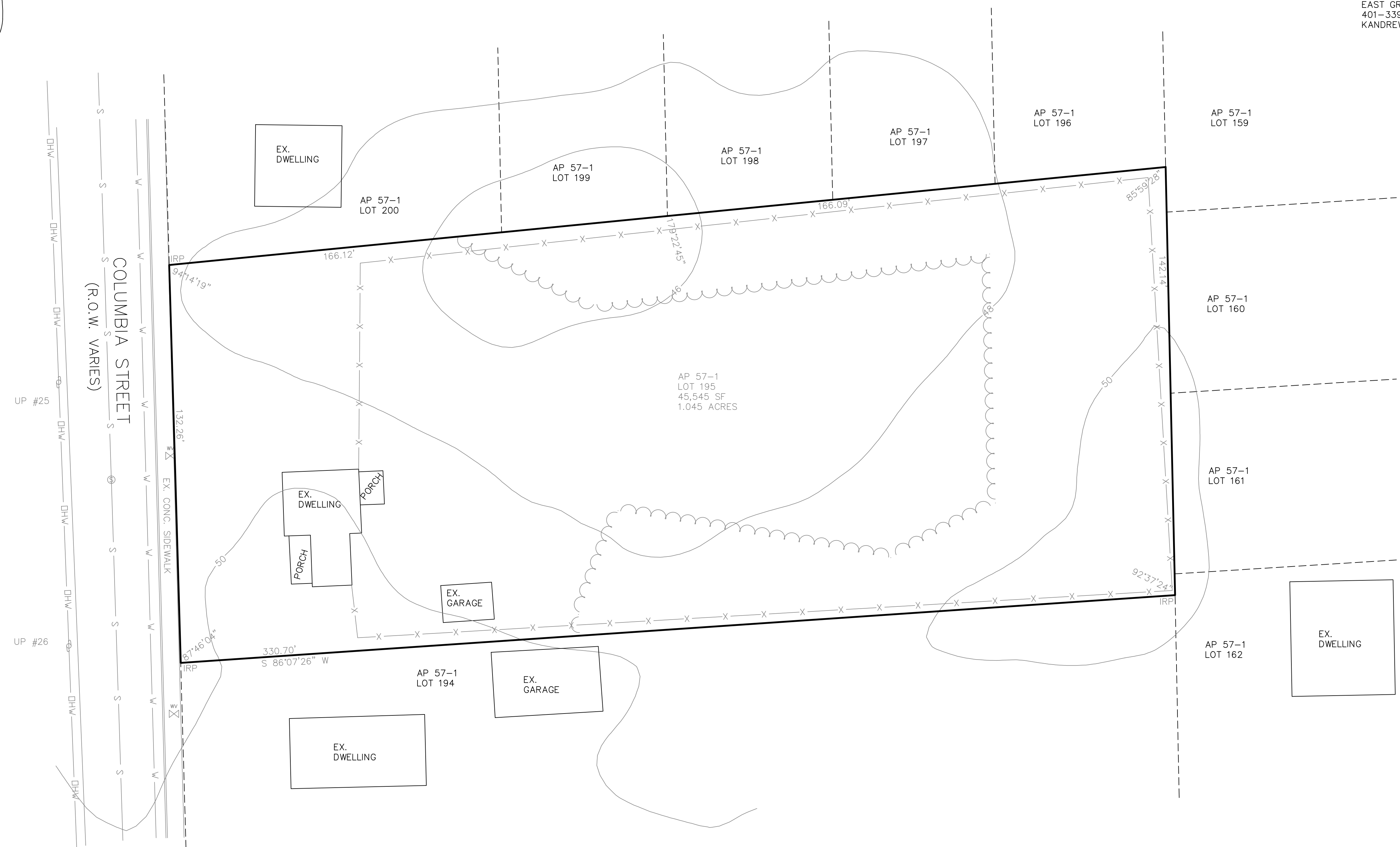
EXISTING CONDITIONS PLAN

**PRINCIPLE COMPANY, INC.**  
ENGINEERING DIVISION  
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TIVERTON, RI 02878  
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www.PrincipeEngineering.com

REVISIONS			
No.	DATE	DRWN	CHKD

PRE-APPLICATION SUBMISSION  
for  
"THE LOTS ON COLUMBIA"  
AP 57-1 LOT 195  
93 COLUMBIA STREET  
in  
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1" = 20' SHEET NO: 2 OF 4  
DRAWN BY: NEC DESIGN BY: NEC CHECKED BY: JAR  
DATE: 4/4/22 PROJECT NO.: LD-2018-47



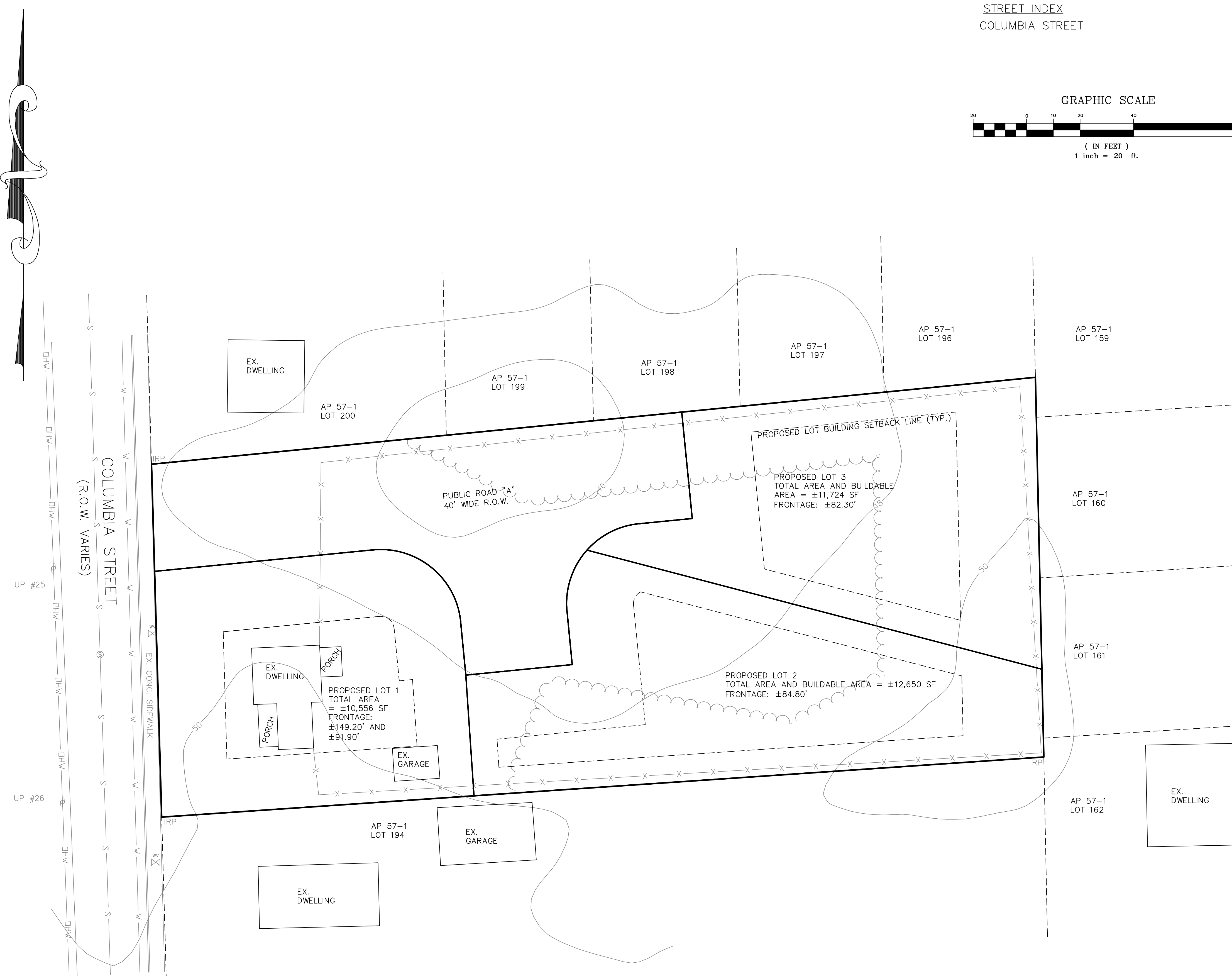
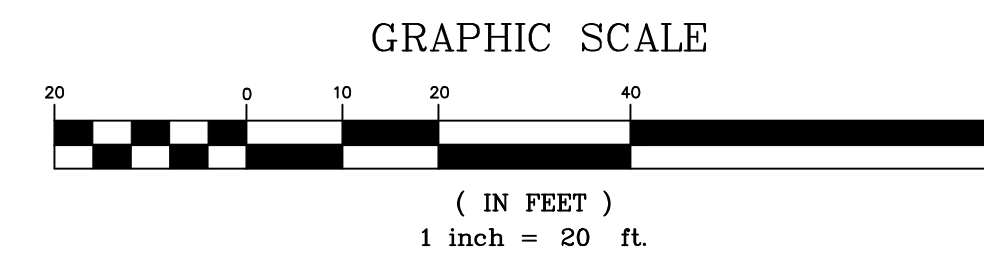
STREET INDEX  
COLUMBIA STREET

ZONING DESIGNATION: R-10

PLAN REFERENCES:

MIN. LOT AREA 10,000 SF  
MIN. FRONTAGE/LOT WIDTH 80 FT  
MIN. FRONT YARD 25 FT  
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LOT BUILDING COVERAGE 25%

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PREPARED FOR SCOT HALLBERG  
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1050 MAIN STREET SUITE 31  
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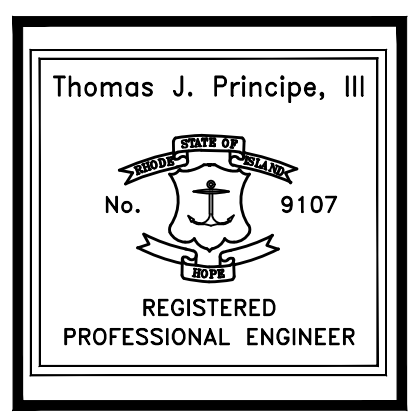


- YIELD PLAN NOTES:**
- NUMBER OF PROPOSED LOTS = 3
  - PUBLIC ROAD "A" 40' WIDE R.O.W.
  - ALL PROPOSED LOTS MEET MIN. 80' FRONTAGE/WIDTH IN ZONE R-10

**LEGEND:**

PROPERTY PERIMETER	—————
ABUTTER LINE	-----
EDGE OF PAVEMENT	-----
EXISTING FENCE	-x-x-x-
EXISTING CONTOUR	-----
EXISTING SEWER MAIN	-----
EXISTING WATER MAIN	-----
EXISTING TREELINE	-----
PROPOSED LOT LINE	-----
PROPOSED BUILDING SETBACK	-----

**OWNER/APPLICANT:**  
SCOT HALLBERG  
LANDMARK REALTY GROUP, LLC  
203 MAIN STREET  
WAKEFIELD, RI 02879



**YIELD PLAN**

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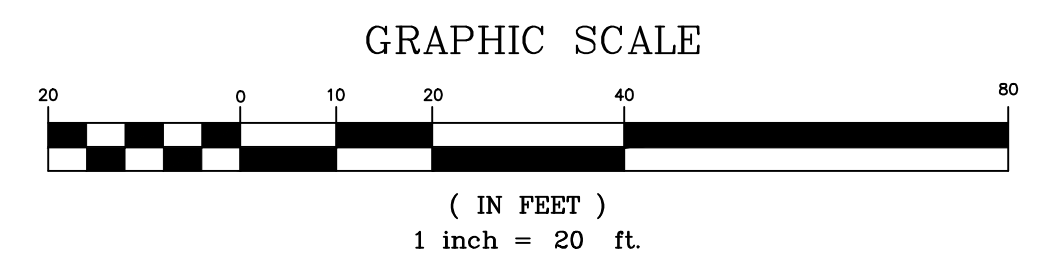
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DRAWN BY: NEC DESIGN BY: NEC CHECKED BY: JAR  
DATE: 4/4/22 PROJECT NO.: LD-2018-47

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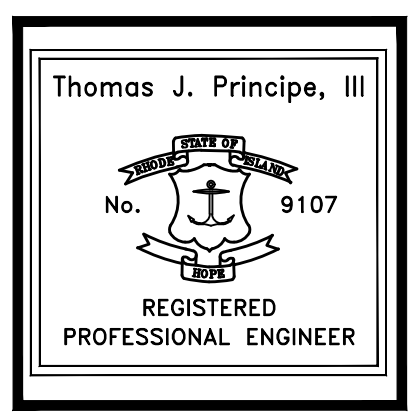
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FLEXIBLE DESIGN NOTES:  
 1. NUMBER OF PROPOSED LOTS = 3  
 2. PROPOSED LOTS 2 AND 3 HAVE REDUCED LOT FRONTAGE/WIDTH BELOW REQUIRED 80' IN R-10 ZONE.

LEGEND:

PROPERTY PERIMETER	—————
ABUTTER LINE	-----
EDGE OF PAVEMENT	=====
EXISTING FENCE	-x-x-x-
EXISTING CONTOUR	- - - - -
EXISTING SEWER MAIN	-s-
EXISTING WATER MAIN	-w-
EXISTING TREELINE	~~~~~
PROPOSED LOT LINE	-----
PROPOSED BUILDING SETBACK	- - - - -

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FLEXIBLE DESIGN PLAN

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SCALE: 1" = 20' SHEET NO: 4 OF 4  
 DRAWN BY: NEC DESIGN BY: NEC CHECKED BY: JAR  
 DATE: 4/4/22 PROJECT NO.: LD-2018-47

