

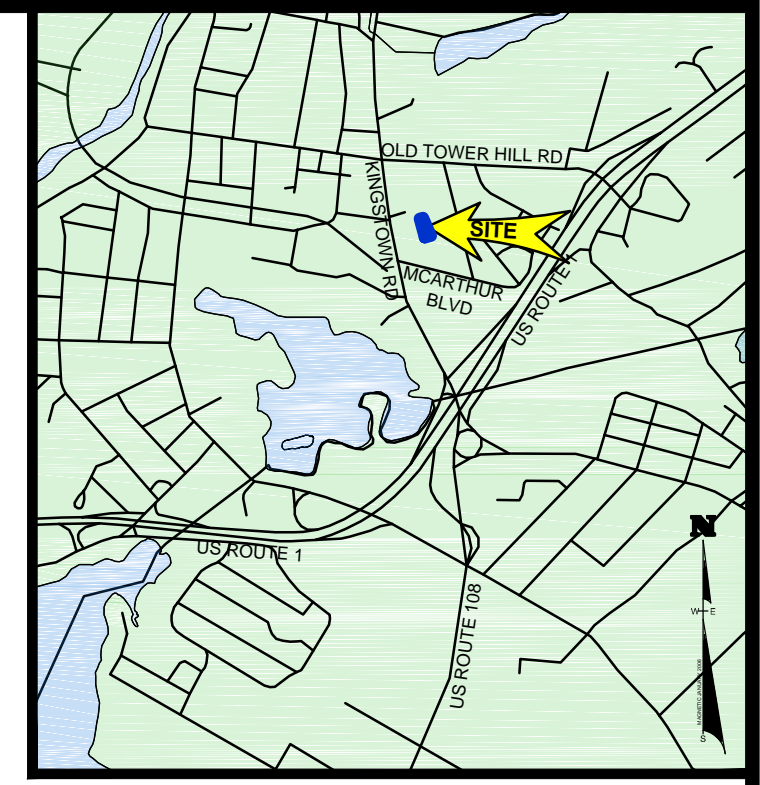


A.M. 57-2, LOT 8  
N/F VAROR CORPORATION  
BK. 113, PAGE 17

ABUTTERS ACROSS STREETS	
NAME	PLAT/LOT
KRISTIN AND EMILY PATTERSON	57-2/14
CYNTHIA R. SCUNCIO	57-3/77
CAROL A. BROWNING	57-3/78
575-577 KINGSTOWN RD LLC	57-3/80
VAROR CORPORATION	57-2/4

OWNER INFORMATION	
OWNER/APPLICANT:	GALILEE MISSION INC
ADDRESS:	268 KINGSTOWN RD. NARRAGANSETT, RI 02882

SITE INFORMATION	
LOT:	5
ASSESSOR'S MAP:	57-2
LOT AREA:	11,016.0 SF
ZONING DISTRICT:	CH
<b>TOWN REQUIREMENTS REQUIRED</b>	
LOT AREA	20,000 SF
LOT WIDTH	100 FEET
FRONT SETBACK:	40 FEET
CORNER SIDE SETBACK:	40 FEET
SIDE SETBACK:	30 FEET
REAR SETBACK:	40 FEET
BUILDING COVERAGE:	30%
BUILDING HEIGHT:	35 FEET



**LOCATION PLAN**  
SCALE: 1" = 200'

**GENERAL NOTES:**

1. THIS SITE IS NOT LOCATED WITHIN A CRITICAL RESOURCE AREA.
2. THIS SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA
3. THERE ARE NO UNIQUE NATURAL FEATURES ON SITE
4. THE SITE IS NOT WITHIN THE GROUNDWATER PROTECTION OVERLAY DISTRICT
5. THE SITE IS NOT WITHIN A TMDL WATERSHED
6. THE SITE IS NOT WITHIN A DRINKING SUPPLY WATERSHED
7. THE EXISTING BUILDING OR PARCEL ARE NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES

**NOTE: THIS PLAN IS MARKED UNSIGNED. THE RI BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS PROHIBITS DIGITAL SIGNATURES; THEREFORE, A SIGNED PDF IS NOT A VALID SURVEY PLAN. ONLY A PLAN WITH AN ORIGINAL SIGNATURE IS CONSIDERED A LEGAL SURVEY PLAN. REDUCED COPIES OF PLANS ARE ALSO NOT CONSIDERED LEGAL SURVEY PLANS.**

**STREET INDEX:**

This plan, if recorded in the land evidence records of the local municipality shall be indexed under the following streets:  
• Patton Ave  
• Arnold St

**CERTIFICATION:**

This survey has been conducted on July 22, 2022 and the plan has been prepared pursuant to 435-RICR-00-00-1.9 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:
Limited Content Boundary Survey	I
Other Type of Survey:	
Data Accumulation Survey (By Onsite Instrument Survey)	III
Topographic Standard:	T-2
Vertical Control Standard:	V-1

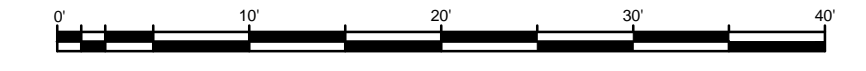
The purpose for the conduct of the survey and the preparation of the plan is as follows:

This plan is intended to show the location of existing and proposed improvements for regulatory and municipal applications.

**Unsigned**

BY: JEFFREY K. BALCH DATE: 7/25/2022  
JEFFREY K. BALCH, RI PROFESSIONAL LAND SURVEYOR #1839  
CERTIFICATE OF AUTHORIZATION #A535.

GRAPHICAL SCALE: 1" = 10'



**FRISELLA - BALCH & ASSOCIATES**  
LAND SURVEYORS  
33 NORTH RD. SUITE C-201  
PEACE DALE, RI  
PHONE (401) 783-5949  
FAX (401) 783-5997  
www.frissella.com

NO.	DATE	DESCRIPTION	BY

DRAWING TITLED:  
**EXISTING CONDITIONS SITE PLAN**

LOCATED ON:  
**LOT 5 PLAT 57-2**

OWNED BY:  
**GALILEE MISSION INC.**

ADDRESS:  
**23 ARNOLD STREET**

IN THE TOWN OF **SOUTH KINGSTOWN, RI**

**JULY 25, 2022**

DESIGNED BY:  
**JEFFREY K. BALCH, P.L.S.**

SCALE: 1" = 10'

DRAWN BY: **TM, IB** CHECKED BY: **JKB**

DRAWING NO.: **SHEET 1 OF 1**

JEFFREY K. BALCH  
PROFESSIONAL LAND SURVEYOR

**FEMA DESIGNATION:**  
THE SUBJECT PROPERTY DEPICTED HEREON APPEARS TO BE WITHIN ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44095C0203K, DATED APRIL 3, 2020.

**LEGEND**

	PROPERTY LINE		TEST PIT
	UTILITY POLE		BOUND
	SPOT GRADE		IRON PIN
	EXISTING CONTOUR		TREE/BRUSH LINE
	WATER LINE		FENCE LINE
	WATER VALVE		SILT FENCE

NOTE: ALL ITEMS IN LEGEND MAY OR MAY NOT BE ON PLAN.

**BENCHMARK**  
CONCRETE BOUND  
ELEV = 100.00  
ASSUMED DATUM

**BENCHMARK**  
MAGNAIL SET  
ELEV = 101.74  
ASSUMED DATUM

**NOTE:**  
INFORMATION ON SEWER LINE PROVIDED BY THE TOWN OF SOUTH KINGSTOWN  
INFORMATION ON WATER LINE PROVIDED BY VEOLIA AND BASED ON DIG SAFE MARKINGS

**REFERENCES:**

- Plan called "Duey Condominiums", Prepared by N.VELTRI SURVEY, INC., Dated January 2018
- Plan called "Administrative Subdivision" Prepared by Lloyd L. Whaley, Dated June 29, 2000
- Plan Called "Spadeena Parkway Development" Prepared by O.W. Greene, Jr.,
- Plan called "Pershing Avenue as laid out as a public highway", Prepared by Joseph Costanza, Daniel Winston Carr and Committee, Foster R. Sheldon
- Plan called "Plat of lots A & B, comprised of lots 19,20 & 21, Spadeena Parkway Development" Prepared by Joseph Frisella, PE, Dated March 1970
- Plan called "Plat of lots A & B, comprised of lots 18-21, Spadeena Parkway Development" Prepared by W. Easterbrooks, CE, Dated September 1959.

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