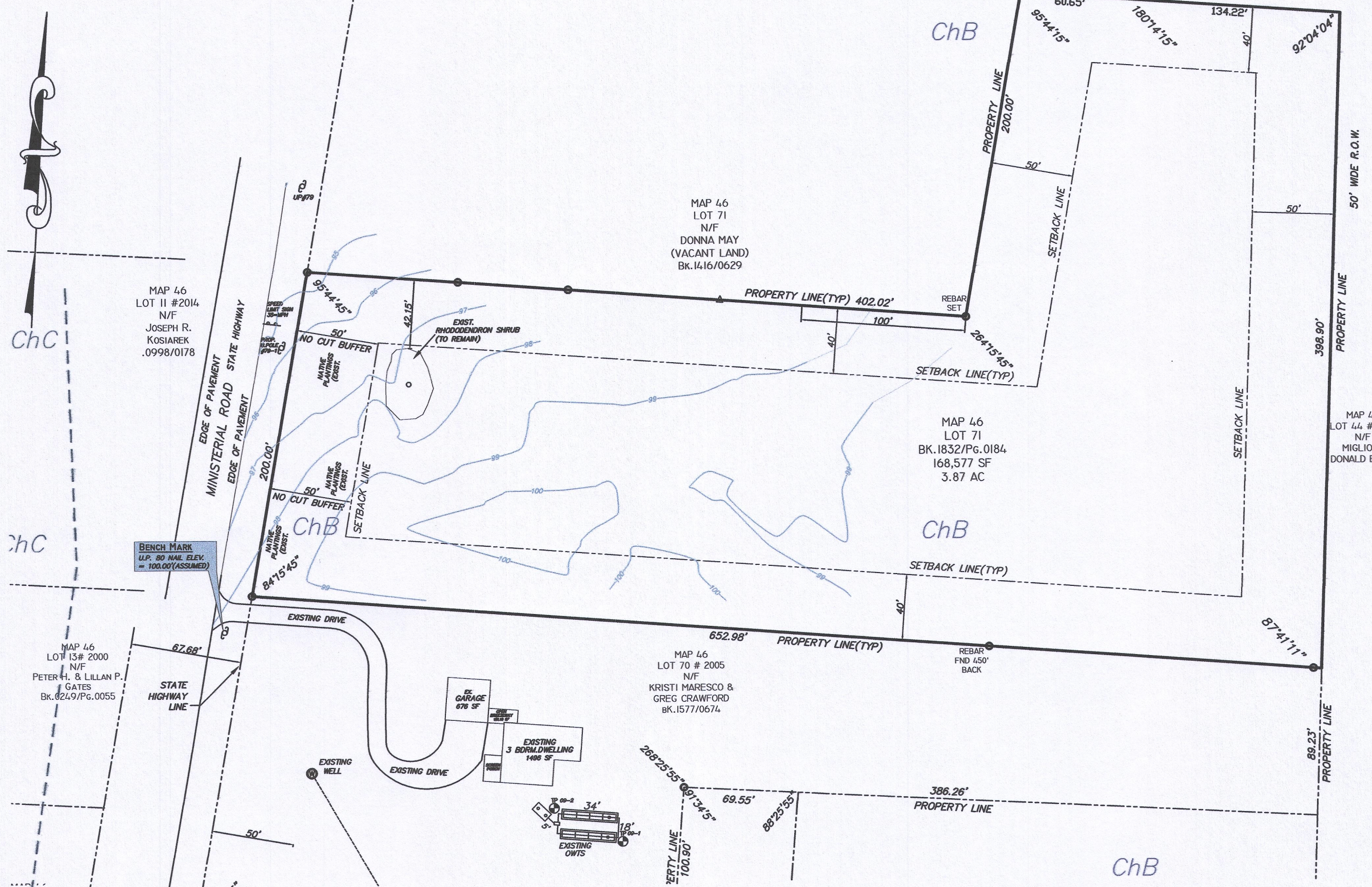


G:\Lan\Projects\48493004 PERSSON\MINISTERIAL RD S&K.dwg - 2/20/2023 7:02:10 PM, Censor: ID: 7295.pcs



**R80 ZONING DATA**

BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT:	50'	>50'
SIDE :	40'	>40'
REAR :	50'	>50'
FRONTAGE:	200'	200'
MIN.LOT SIZE :	80,000 SF	
EXISTING LOT SIZE:	168,577 SF (3.87 AC)	
MAX.ALLOWABLE LOT COVERAGE:	20%	

**SOIL TYPES:**  
**ChB**  
 CANTON & CHARLTON FINE SANDY LOAMS  
 0 TO 8% SLOPES  
 VERY STONY

**PROPERTY OWNERS OF RECORD:**  
 ROBERT PERSSON & MARY D. PIERCE  
 3683 TOWER HILL ROAD  
 WAKEFIELD, RI 02879

**PLAN VIEW**  
 SCALE: 1" = 60'

**REF: ZONING ORDINANCE SECTION 505.6**  
**MINISTERIAL ROAD SCENIC HIGHWAY**

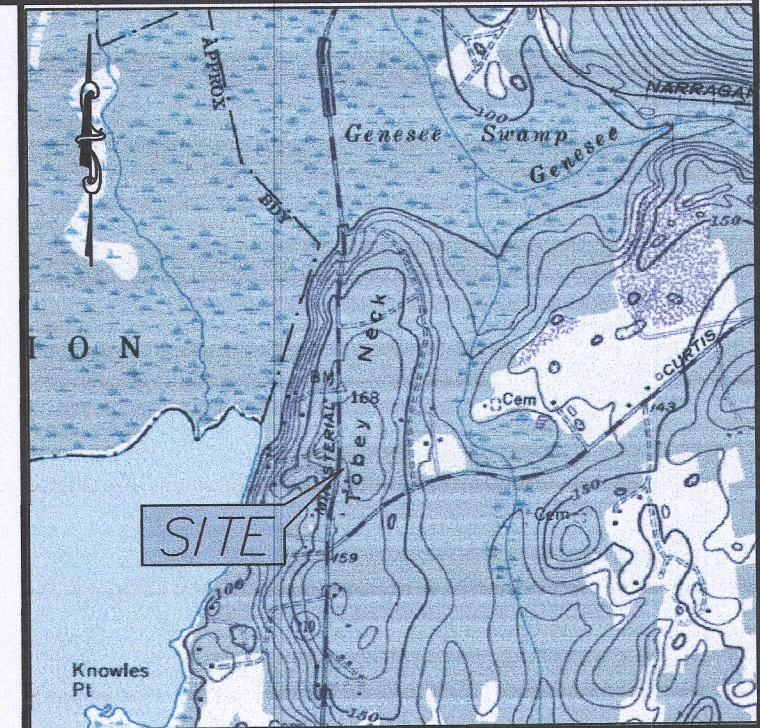
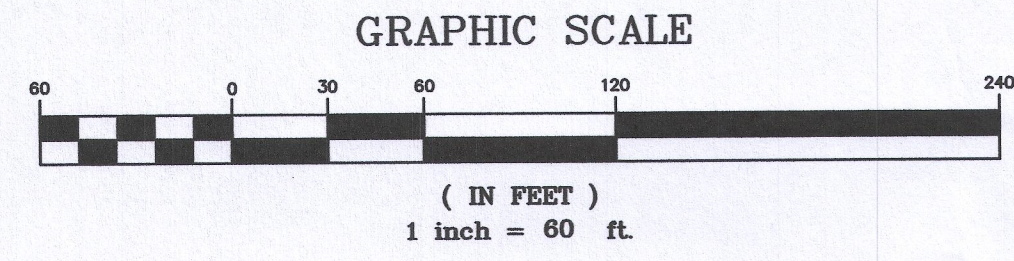
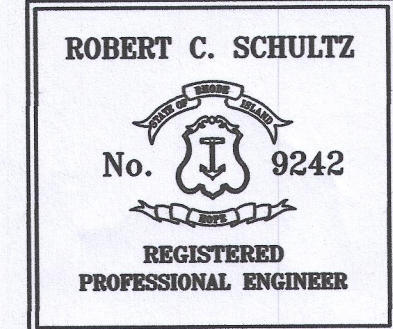
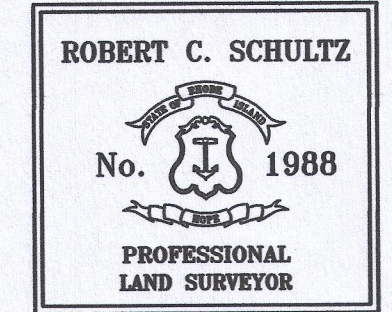
"ANY NEW USE HAVING DIRECT LOT FRONTAGE OR VEHICULAR ACCESS ON THE MINISTERIAL ROAD SCENIC HIGHWAY SHALL BE SUBJECT TO DEVELOPMENT PLAN REVIEW AS PROVIDED IN SECTION 505.1 (B) (1)(c), AND SHALL CONFORM TO THE FOLLOWING STANDARDS:

- A. WHERE THAT PORTION OF THE LOT ADJACENT TO MINISTERIAL ROAD SCENIC HIGHWAY IS ALREADY WOODED OR CONTAINS SIGNIFICANT STANDS OF NATURAL VEGETATION OR SPECIMEN PLANT MATERIALS, A MINIMUM 50 FT WIDE BUFFER SHALL BE MAINTAINED. EXISTING VEGETATION SHALL NOT BE REMOVED UNLESS PERMITTED BY THE PLANNING BOARD AT THE TIME OF THE DEVELOPMENT PLAN REVIEW. A SINGLE DRIVEWAY NOT TO EXCEED 20FT IN WIDTH MAY BE CONSTRUCTED FROM THE HIGHWAY ACROSS THE WOODED BUFFER. STRAIGHT DRIVEWAYS SHALL BE AVOIDED AND, WHEREVER POSSIBLE, A CURVED DRIVEWAY SHALL BE LOCATED SO AS TO OBSTRUCT DIRECT VIEWS FROM THE ROAD TO THE HOUSE.
- B. WHERE EXISTING VEGETATION ALONG THE STREET IS MINIMAL OR ABSENT, AND PROPOSED CONSTRUCTION WILL BE VISIBLE FROM THE HIGHWAY, A LANDSCAPED STREET YARD AS PROVIDED IN THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL BE REQUIRED.
- C. ANY GARAGES SHALL HAVE DOORS FACING TO THE SIDE OR REAR OF THE HOUSE AND AWAY FROM THE SCENIC HIGHWAY AND,
- D. ANY OUTDOOR STORAGE OF MATERIALS SHALL BE LOCATED IN THE REAR YARD SO AS NOT TO BE VISIBLE FROM THE STREET, OR SHALL BE FULLY ENCLOSED AND SCREENED BY MEANS OF A FULL LANDSCAPE SCREEN AS DEFINED IN THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS."

**REF: SUBSECTION C.**  
 ALTERATION OF THE 50FT WIDE BUFFER IS PROPOSED IN ORDER TO CONSTRUCT A 10 FT± WIDE DRIVEWAY FROM THE HIGHWAY ACROSS THE WOODED BUFFER. DURING CONSTRUCTION OF THE DRIVEWAY ANY PLANT MATERIAL THAT IS REMOVED WILL BE REPLACED BY IN-KIND SPECIMEN QUALITY NATIVE PLANTS. REFER TO SUBSECTION A.5 OF SEC.505.6.

- NOTES:**
- 1.) THIS SITE IS NOT LOCATED WITHIN AN IDENTIFIED FLOOD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE WASHINGTON COUNTY COMMUNITY PANEL NUMBER 44009C0185J. MAP EFFECTIVE DATE APRIL 3, 2020.
  - 2.) THE SUBJECT SITE LIES WITHIN THE DEM & S.K. MINISTERIAL ROAD NATURAL HERITAGE AREA. SUBJECT SITE DOES NOT LIE WITHIN A COASTAL POND CRITICAL RESOURCE AREA, OR THE NARROW RIVER SPECIAL MANAGEMENT PLAN.
  - 3.) THE SUBJECT SITE IS NOT IN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT OR WITHIN A TMDL WATERSHED, AN OWTS CRITICAL RESOURCE AREA, OR A DRINKING WATER SUPPLY WATERSHED, AS DEFINED BY DEM.
  - 4.) THE SUBJECT SITE IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.  
 REFERENCE IS MADE TO THE TOWN OF SOUTH KINGSTOWN WEB GIS & SITE, THE RI DEM, AND THE NATIONAL REGISTER OF HISTORIC PLACES.
  - 5.) NO SIGNIFICANT AGRICULTURAL SOILS ARE REPRESENTED ON THE SITE OR ABUTTING AREAS.
  - 6.) THERE IS NO CURRENT OR PREVIOUS AGRICULTURAL USEAGE IN EVIDENCE ON THE SITE.

- REFERENCES:**
- 3.) REFERENCE PLAN ENTITLED "LOT PLAN FOR A LAND LOCATED ON MINISTERIAL ROAD, SOUTH KINGSTOWN, RHODE ISLAND, FOR FRANK MAY, SALMON BROOK CORPORATE PARK, 655 WINDING BROOK DRIVE, GLASTONBURY, CT.06033-5087.  
 BY: ENVIRONMENTAL CONSULTANTS INC. DUGWAY BRIDGE ROAD, WEST KINGSTON RI. 02892.  
 PROJECT No.4229-001.  
 DATE: 3/9/1988. SCALE: 1" = 50'."



**LOCUS MAP** N.T.S.

**LEGEND**

- 21 --- EXISTING CONTOUR
- 21 --- PROPOSED CONTOUR
- ROAD EDGE
- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- SOIL TYPE BOUNDARY
- I.P. IRON PIN FND
- U.P. 24 ○ UTILITY POLE
- WELL
- TEST PIT LOCATION
- D.H. DRILL HOLE FND

**TOWN OF SOUTH KINGSTOWN**  
**DEVELOPMENT PLAN**  
**EXISTING CONDITIONS**  
 PREPARED FOR:  
**ROBERT PERSSON**  
**3683 TOWER HILL RD**  
**WAKEFIELD RI 02879**  
 FOR PROPERTY LOCATED ON:  
**MINISTERIAL ROAD**  
 IN THE TOWN OF:  
**SOUTH KINGSTOWN, RHODE ISLAND**  
**MAP 46, LOT 71**  
**R 80 ZONING**

#	DATE	DESCRIPTION	BY
3	3/29/23	DEVELOPMENT PLAN REV.	ZMD
2	1/16/23	DEVELOPMENT PLAN (PAP)	ZMD
1	11/24/22	CLIENT CHANGES (NOTES)	ZMD

DRAWN BY: AHH/ZMD DATE: NOV., 2022  
 CHECKED BY: RCS DRAWING #: 8483001  
 JOB #: 8483001 SHEET: 1 OF 3



**ENVIRONMENTAL PLANNING & SURVEYING, INC.**  
 CIVIL ENGINEERING  
 SURVEYING  
 CAD DRAFTING