

GENERAL NOTES

1. THIS SITE IS NOT LOCATED WITHIN A DRINKING WATER RESERVOIR, GROUNDWATER RESERVOIR, OR NATURAL HERITAGE AREA AS DEFINED BY RIDEM OR CRMC.
2. THIS PARCEL IS LOCATED IN THE NARROW RIVER SPECIAL MANAGEMENT AREA, AS DEFINED BY CRMC.
3. THE PARCEL MAINTAINS NO WETLANDS, BUFFERS, COASTAL FEATURES, OR FLOOD ZONES.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 44009-C0203K REVISED 4/3/2020, THIS PARCEL IS LOCATED IN ZONE X - AREAS OF MINIMAL FLOODING.
5. PUBLIC UTILITIES (WATER & TELECOM) ARE AVAILABLE; PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS WILL BE PROVIDED AT EACH LOT FOR SEWAGE DISPOSAL.
6. THE PROPERTY AND ALL ABUTTING PROPERTIES ARE CURRENTLY ZONED R20.
7. THERE ARE NO KNOWN HISTORIC CEMETERIES ON THE PROPERTY. THERE ARE NO BUILDINGS OR NATURAL FEATURES LOCATED ON THE PARCEL WHICH ARE CURRENTLY LISTED OR ELIGIBLE FOR LISTING ON THE NATURAL REGISTER OF HISTORIC PLACES.
8. THE SITE IS NOT CURRENTLY USED FOR AGRICULTURAL PURPOSES. ON-SITE SOILS ARE LISTED AS PRIME FARMLAND SOILS.
9. THERE SHALL BE NO PHASING FOR THE SUBDIVISION.

PLAT PERIMETER COORDINATES

POINT	NORTH	EAST
NGS DISK LW0685	131,651.21	334,780.11
NORTH CORNER	131,725.92	334,844.12
EAST CORNER	131,541.86	335,081.02
SOUTH CORNER	131,383.92	334,958.32
WEST CORNER	131,567.98	334,721.41

REFERENCES:
 TOWN OF SOUTH KINGSTOWN, CLERK'S OFFICE
 PLAT ENTITLED "NARRAGANSETT HEIGHTS"
 LOCATED IN DEED BOOK 23, BETWEEN PAGES 454 & 455.
 PLAT ENTITLED "PLAT OF LAND AT TOWER HILL ROAD"
 LOCATED IN PLAT BOOK 10, PAGE 758.
 DEED BOOK 1774, PAGE 759.

ZONING
 ALL LOTS SHOWN ARE LOCATED IN A R-20 ZONED AREA (RESIDENTIAL).
 R-20 ZONING REQUIREMENTS:
 AREA 20,000 S.F. MIN.
 FRONTAGE / WIDTH 100' MIN.
 FRONT SETBACK 35' MIN.
 REAR SETBACK 35' MIN.
 SIDE SETBACK 15' MIN.
 BLDG. HEIGHT 35' MAX.
 LOT COVERAGE 25% MAX.

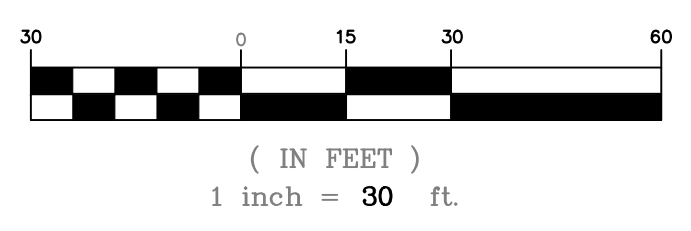
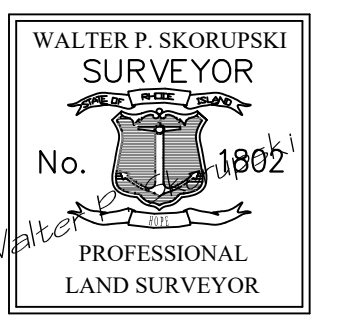
USDA - SOIL SURVEY OF RHODE ISLAND			
ABBREV.	SOILS NAME	SOIL CATEGORY	USDA SOIL DESCRIPTION
BrB	BROADBROOK SILT LOAM, 3 TO 8 % SLOPES	C	THIS GENTLY SLOPING, WELL DRAINED SOIL IS ON THE SIDE SLOPES OF GLACIAL UPLAND HILLS AND DRUMLINS; SUITABLE FOR COMMUNITY DEVELOPMENT, PRIME FARMLAND
RaB	RAINBOW SILT LOAM, 3 TO 8 % SLOPES	C	THIS GENTLY SLOPING, MODERATELY WELL DRAINED SOIL IS ON SIDE SLOPES OF GLACIAL UPLAND HILLS AND DRUMLINS; SUITABLE FOR COMMUNITY DEVELOPMENT, PRIME FARMLAND

LEGEND

- LW0683 NGS REFERENCE DISK
- C.B. CONCRETE BOUND FOUND
- G.B. GRANITE BOUND SET
- I.R. IRON ROD SET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SITE CONDITIONS
- PROPOSED CONDITIONS
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING WELL
- EXISTING WATERLINE
- EXISTING UTILITY POLE
- TREELINE
- STONEWALL
- FENCE
- TEST HOLES
- EROSION CONTROLS
- BUILDING SETBACKS
- SOIL TYPE

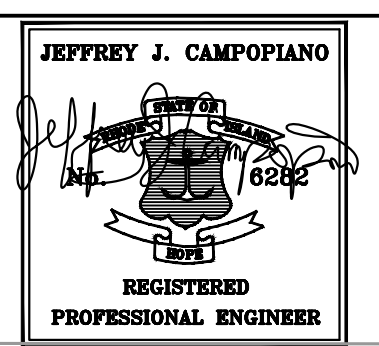
CERTIFICATION

This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.
 COMPREHENSIVE BOUNDARY SURVEY - CLASS I
 TOPOGRAPHY - CLASS II
 The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:
 To Demonstrate the Location and Dimensions of Site Features, Locate Perimeter Property Lines and Prepare a Three Lot Minor Subdivision From Lot 84, Assessor Plat 58-1 in the Town of South Kingstown, R.I.
 By: Walter P. Skorupski 8/06/2023
 Walter P. Skorupski
 Registered Professional Land Surveyor
 LS A378-COA
 Date:



STREET INDEX
 SEA VIEW AVENUE
 SUMMIT AVENUE
 HILLSIDE ROAD

ENGINEER
JEFFREY J. CAMPOPIANO, P.E.
 P.O. BOX 808
 SAUNDERSTOWN, RHODE ISLAND 02874
 PHONE: 401-487-3527
 jeff@campopiano-eng.com

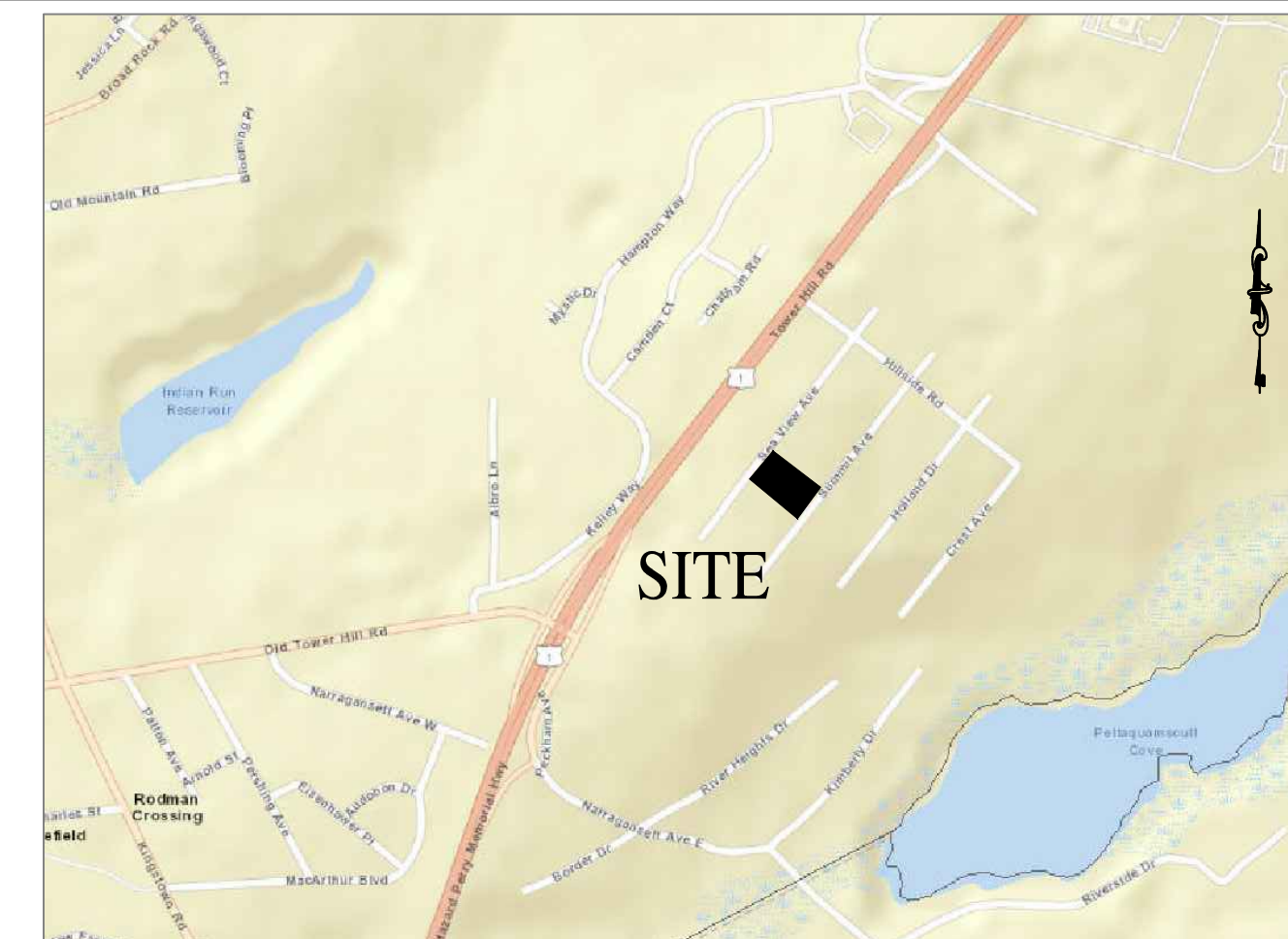
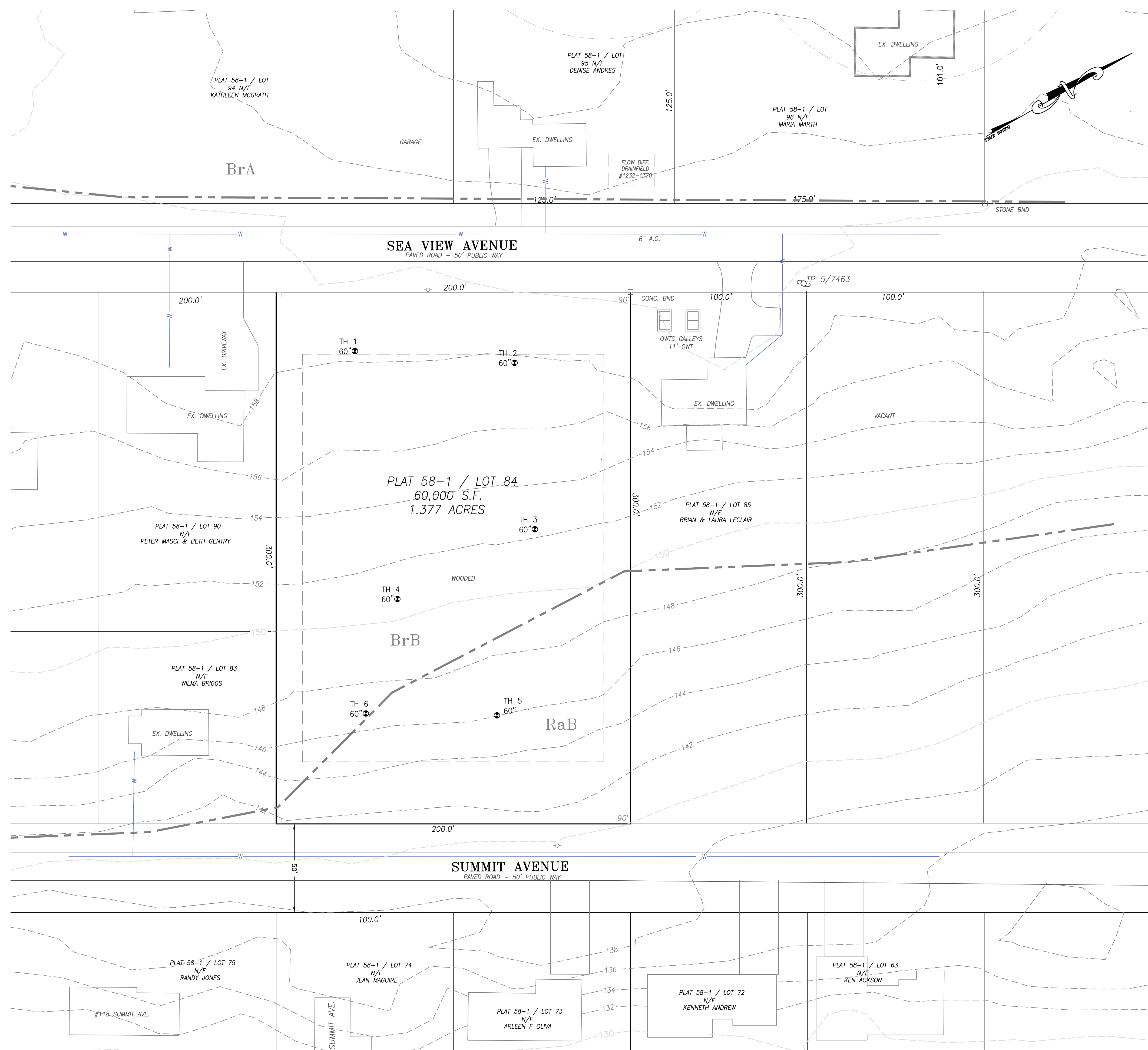


OWNER / APPLICANT
Robert & MaryBeth McGuirl
 72 Hillside Road
 Wakefield, Rhode Island 02879
 PHONE: (401) 481-1373

SURVEYOR
Walter P. Skorupski
 7 Wessex Street
 Cranston, R.I. 02910
 PHONE: 401-241-5469
 skorupski@aol.com

REVISIONS:		
#	DATE	COMMENT

MCGUIRL SUBDIVISION
 A MINOR SUBDIVISION
 BY W. P. SKORUPSKI
 ASSESSORS PLAT 58-1, LOT 84
 SOUTH KINGSTOWN, RHODE ISLAND
 AUGUST 6, 2023



LOCUS MAP
SCALE: 1" = 1000'±

ZONING DISTRICT DIMENSIONAL REGULATIONS		
EXISTING ZONE: R20- RESIDENTIAL R20		
	REQUIRED DIMENSIONS	
	R20-	RESIDENTIAL
	20,000 S.F.	
MINIMUM LOT AREA (SF.)	100'	100'
MINIMUM LOT FRONTAGE:	100'	100'
MINIMUM LOT WIDTH:	100'	100'
MINIMUM YARD SETBACKS:	FRONT	35'
	SIDE	15'
	REAR	35'
MAXIMUM BUILDING COVERAGE:	25%	

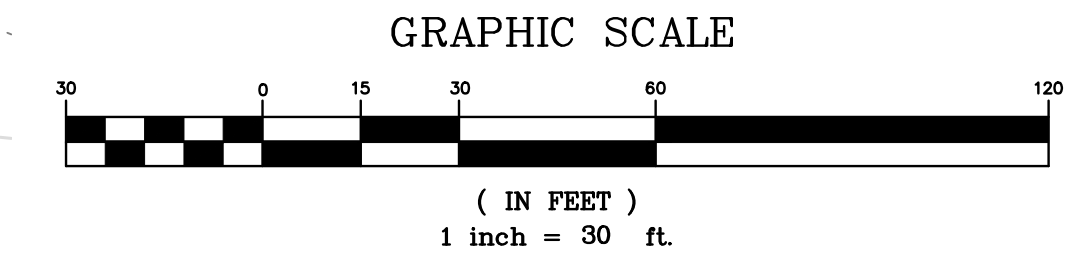
GENERAL NOTES

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- THE PARCEL MAINTAINS NO WETLANDS, BUFFERS, COASTAL FEATURES, OR FLOOD ZONES.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 44009-C0203K REVISED 4/3/2020, THIS PARCEL IS LOCATED IN ZONE X - AREAS OF MINIMAL FLOODING.
- PUBLIC UTILITIES (WATER & TELECOM) ARE AVAILABLE; PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS WILL BE PROVIDED AT EACH LOT FOR SEWAGE DISPOSAL.
- THE PROPERTY AND ALL ABUTTING PROPERTIES ARE CURRENTLY ZONED R20.
- THERE ARE NO KNOWN HISTORIC FEATURES OR CEMETERIES ON THE PROPERTY. THERE ARE NO BUILDINGS OR NATURAL FEATURES LOCATED ON THE PARCEL WHICH ARE CURRENTLY LISTED OR ELIGIBLE FOR LISTING ON THE NATURAL REGISTER OF HISTORIC PLACES.
- THERE ARE NO UNIQUE NATURAL FEATURES EXISTING ON THE SITE OTHER THAN DISTANT OCEAN VIEWS.
- THE SITE IS NOT CURRENTLY USED FOR AGRICULTURAL PURPOSES, ALTHOUGH THE SOILS ARE LISTED AS PRIME FARMLAND SOILS.
- THERE SHALL BE NO PHASING FOR THE SUBDIVISION.

USDA - SOIL SURVEY OF RHODE ISLAND			
ABBREV.	SOILS NAME	SOIL CATEGORY	USDA SOIL DESCRIPTION
BrB	BROADBROOK SILT LOAM, 3 TO 8 % SLOPES	C	THIS GENTLY SLOPING, WELL DRAINED SOIL IS ON THE SIDE SLOPES OF GLACIAL UPLAND HILLS AND DRUMLINS; SUITABLE FOR COMMUNITY DEVELOPMENT, PRIME FARMLAND
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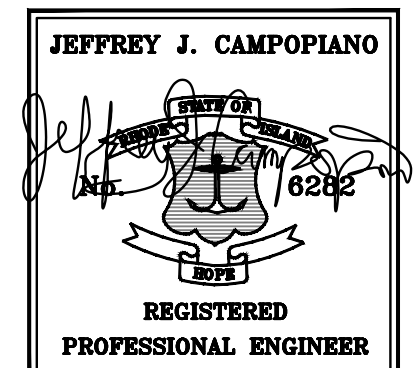
LEGEND:

- 101— EXISTING CONTOURS
- 107— PROPOSED CONTOUR
- 108— EXISTING SITE CONDITIONS
- 109— PROPOSED CONDITIONS
- 110— EXISTING PROPERTY LINE
- 111— BUILDING SETBACKS
- 112— EXISTING WELL
- 113— EXISTING WATERLINE
- 114— EXISTING UTILITY POLE
- 115— TREELINE
- 116— STONEWALL FENCE
- 117— TEST HOLES
- 118— EROSION CONTROLS



Existing Conditions
 MCGUIRL SUBDIVISION
 SEA VIEW & SUMMIT AVENUES
 A.P. 58-1 / LOT 84
 SOUTH KINGSTOWN, RHODE ISLAND

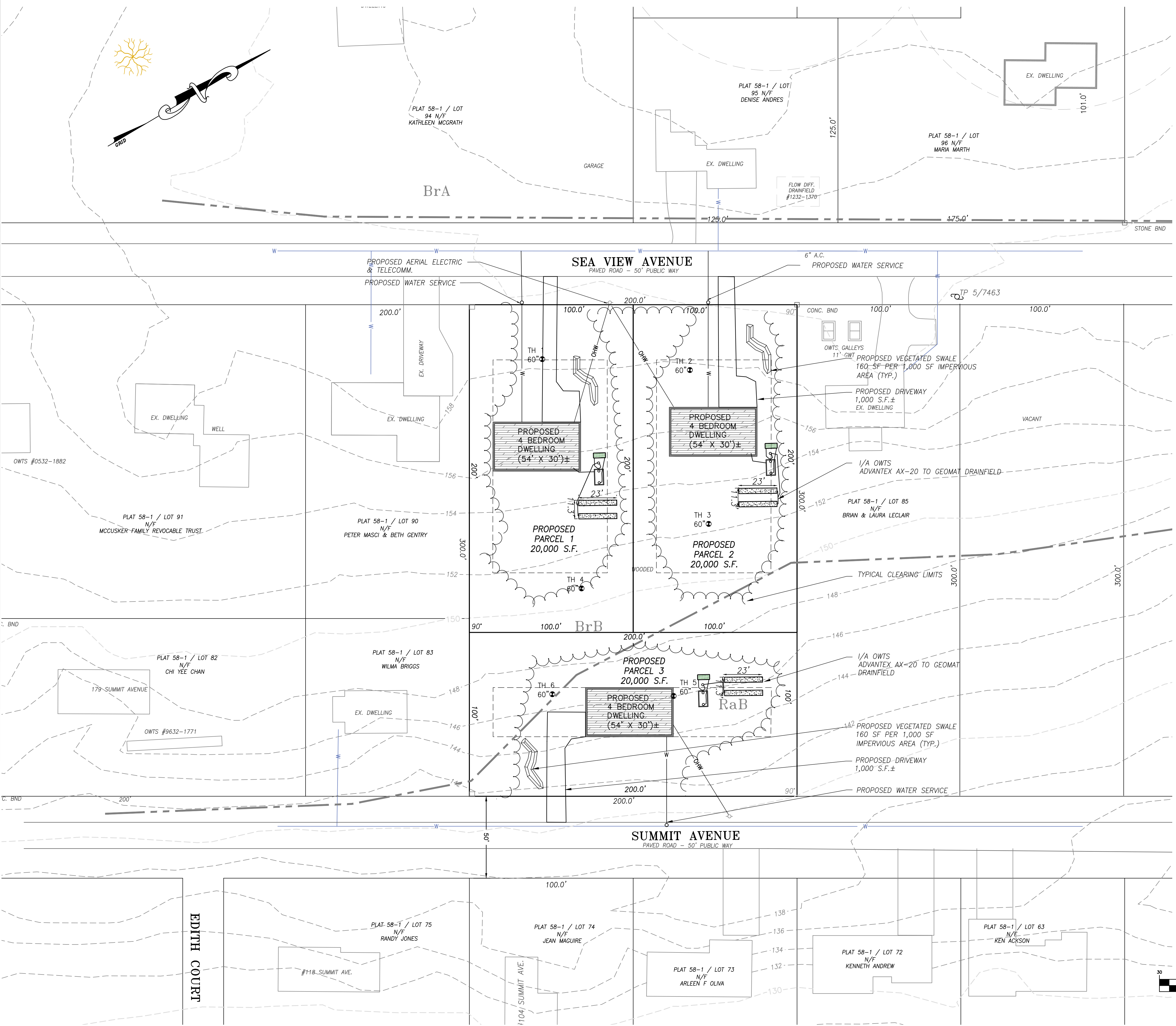
PREPARED BY:
 JEFFREY J. CAMPOPIANO, P.E.
 P.O. BOX 808
 SAUNDERSTOWN, RHODE ISLAND 02874
 PHONE: 401-487-3527
 jeff@campopiano-eng.com



PREPARED FOR:
 Robert & MaryBeth McGuirl
 72 HILLSIDE ROAD
 SOUTH KINGSTOWN, RI 02879
 PHONE: (401) 481-1373

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE: 1" = 30'
 SHEET NUMBER
1



GENERAL NOTES

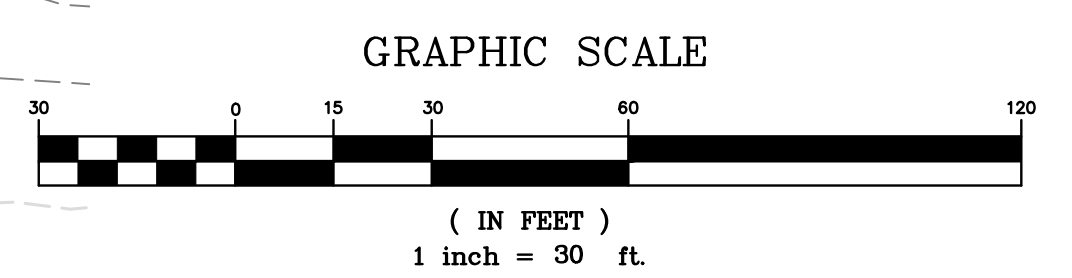
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EXISTING ZONE: R20; RESIDENTIAL R20	
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MINIMUM LOT FRONTAGE:	100'
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MINIMUM YARD SETBACKS:	
	FRONT 35'
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MAXIMUM BUILDING COVERAGE:	25%

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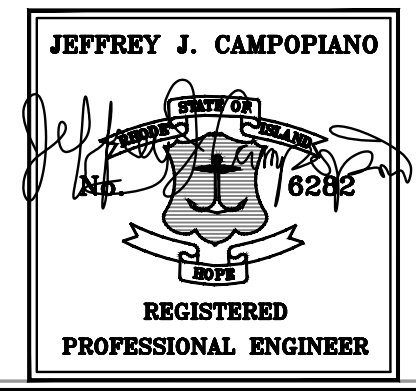
LEGEND:

- 10' --- EXISTING CONTOURS
- 20' --- PROPOSED CONTOUR
- --- EXISTING SITE CONDITIONS
- --- PROPOSED CONDITIONS
- --- EXISTING PROPERTY LINE
- --- PROPOSED PROPERTY LINE
- W --- EXISTING WELL
- W --- EXISTING WATERLINE
- --- EXISTING UTILITY POLE
- --- TREELINE
- --- STONEWALL
- --- FENCE
- TH # --- TEST HOLES
- --- EROSION CONTROLS / HAYBALES
- --- BUILDING SETBACKS
- --- SOIL TYPE



Proposed Conditions
MCGUIRL SUBDIVISION
 SEA VIEW & SUMMIT AVENUES
 A.P. 58-1 / LOT 84
 SOUTH KINGSTOWN, RHODE ISLAND

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NO.	DATE	DESCRIPTION

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SHEET NUMBER
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