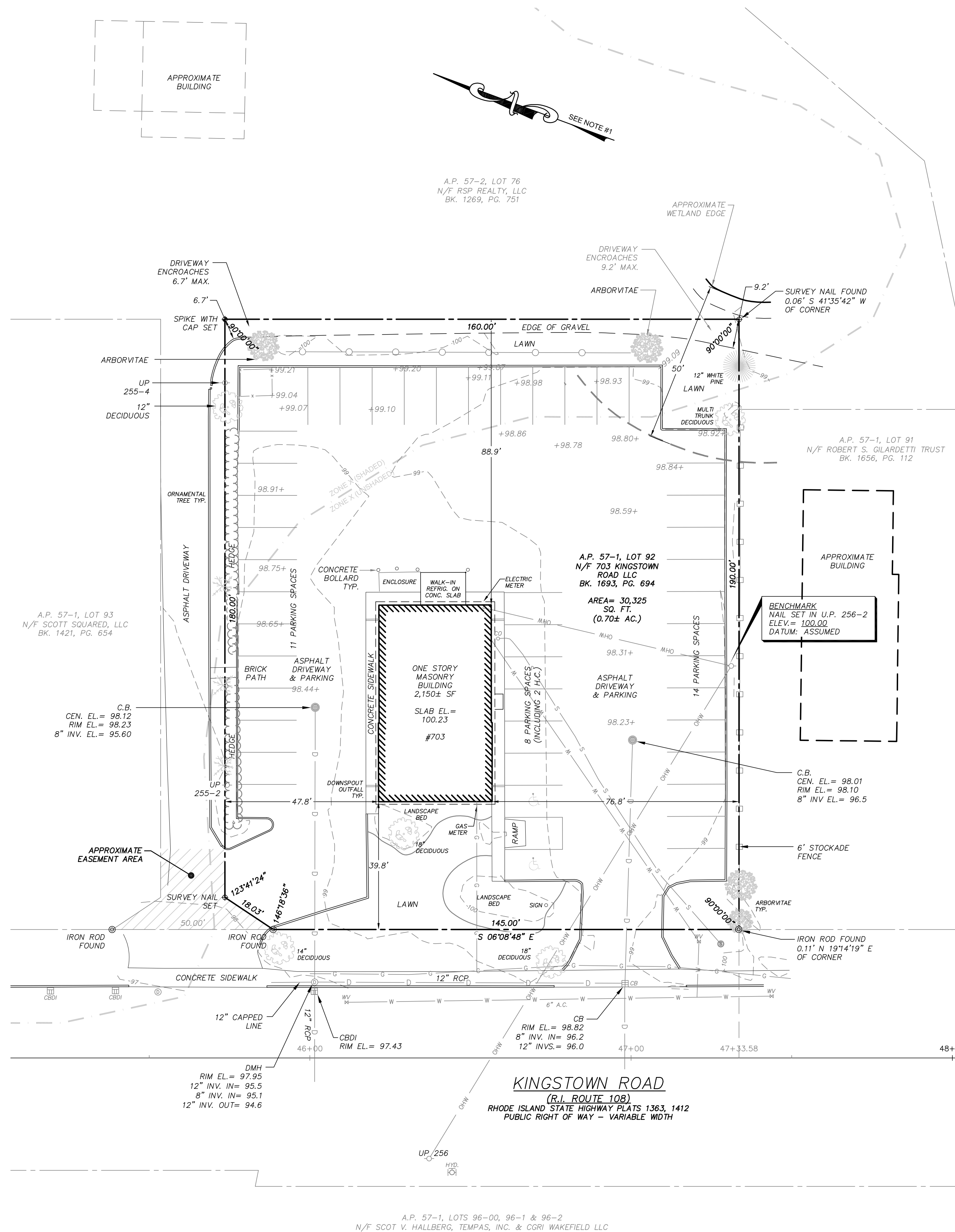


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6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
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AERIAL PHOTO
SCALE: 1"=60'

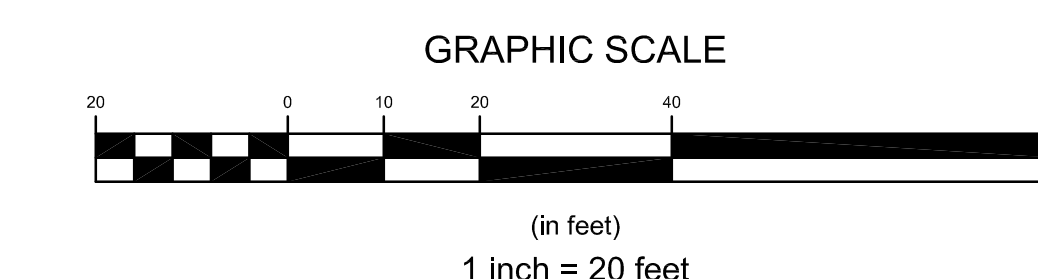


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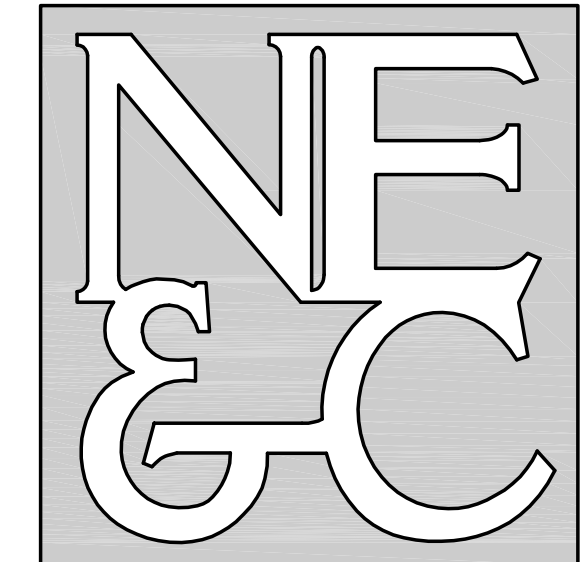
—	PROPERTY LINE
- - -	ABUTTER'S PROPERTY LINE
--- ---	TOPOGRAPHIC CONTOUR LINE
- - - - -	APPROX. WETLAND EDGE
- - - - -	FEMA FLOOD ZONE DELINEATION
○	SPLIT RAIL FENCE
□	STOCKADE FENCE
X	CHAIN LINK FENCE
OHW	OVERHEAD WIRE
G	GAS LINE
S	SEWER LINE
W	WATER LINE
○	UTILITY POLE
○	FIRE HYDRANT
○	CATCH BASIN(S)
○	CATCH BASIN DRAIN INLET
○	SEWER MANHOLE
○	DRAINAGE MANHOLE
○	WATER VALVE
○	RHODE ISLAND HIGHWAY BOUND
○	IRON ROD FOUND
○	SPIKE WITH CAP SET
○	SURVEY NAIL FOUND/SET
○	EXISTING TREES

GENERAL NOTES:

- EXISTING CONDITIONS AND NORTH ARROW TAKEN FROM PLAN ENTITLED 'DEVELOPMENT PLAN REVIEW PLAN, SOUTH COUNTY COMMISSION CENTER, EXISTING / PROPOSED CONDITIONS PLAN IN THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND, A.P. 57-1, LOT 92 - 703 KINGSTOWN ROAD', PREPARED BY SOUTH COUNTY SURVEY CO, DATED APRIL 27, 2020.
- SUBJECT PARCEL LIES WITHIN THE COMMERCIAL HIGHWAY (CH) ZONING DISTRICT.
- SUBJECT PARCEL IS SERVED BY PUBLIC WATER, SEWER AND GAS.
- NO AREAS OF WETLANDS EXIST ON THE SUBJECT PARCEL.
- SOIL CLASSIFICATION AT THE SITE IS URBAN LAND (U). THERE ARE NO PRIME AGRICULTURAL SOILS AND FARMLAND SOILS OF STATEWIDE IMPORTANCE AT THE SITE. SOURCE: USDA SOIL SURVEY.
- SUBJECT PARCEL IS LOCATED WITHIN THE SAUGATUCK RIVER WATERSHED PLANNING AREA.
- BY GRAPHIC PLOTTING ONLY SUBJECT PARCEL LIES PREDOMINATELY WITHIN FEMA FLOOD ZONE X (UNSHADED); AREA OF MINIMAL FLOOD HAZARD, AND PARTIALLY WITHIN ZONE X (SHADED); AREA OF 0.2 PCT. ANNUAL CHANCE FLOOD HAZARD. SEE PANEL 44009C0203K EFFECTIVE 04/03/2020.
- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1. (888) 344-7233, AND/OR ALL LOCAL UTILITY COMPANIES.
- THE PROPERTY IS NOT LOCATED IN ANY NATURAL HERITAGE AREAS AS DEFINED BY RIDEM.
- THE PROPERTY IS NOT LOCATED IN AN AREA UNDER JURISDICTION OF ANY SPECIAL MANAGEMENT PLAN (SAMP) OF THE RI CRMC, INCLUDING BUT NOT LIMITED TO THE NARROW RIVER SAMP AND THE SALT PONDS REGION SAMP.
- THE PROPERTY IS NOT LOCATED IN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
- THE PROPERTY IS NOT LOCATED WITHIN A TMDL WATERSHED AS IDENTIFIED BY THE RIDEM AND THE TOWN OF SOUTH KINGSTOWN.
- THE PROPERTY IS NOT LOCATED IN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY THE RIDEM.
- THE PROPERTY IS NOT LOCATED IN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
- THE PROPERTY NOR THE BUILDING WITHIN THE PROPERTY ARE NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.

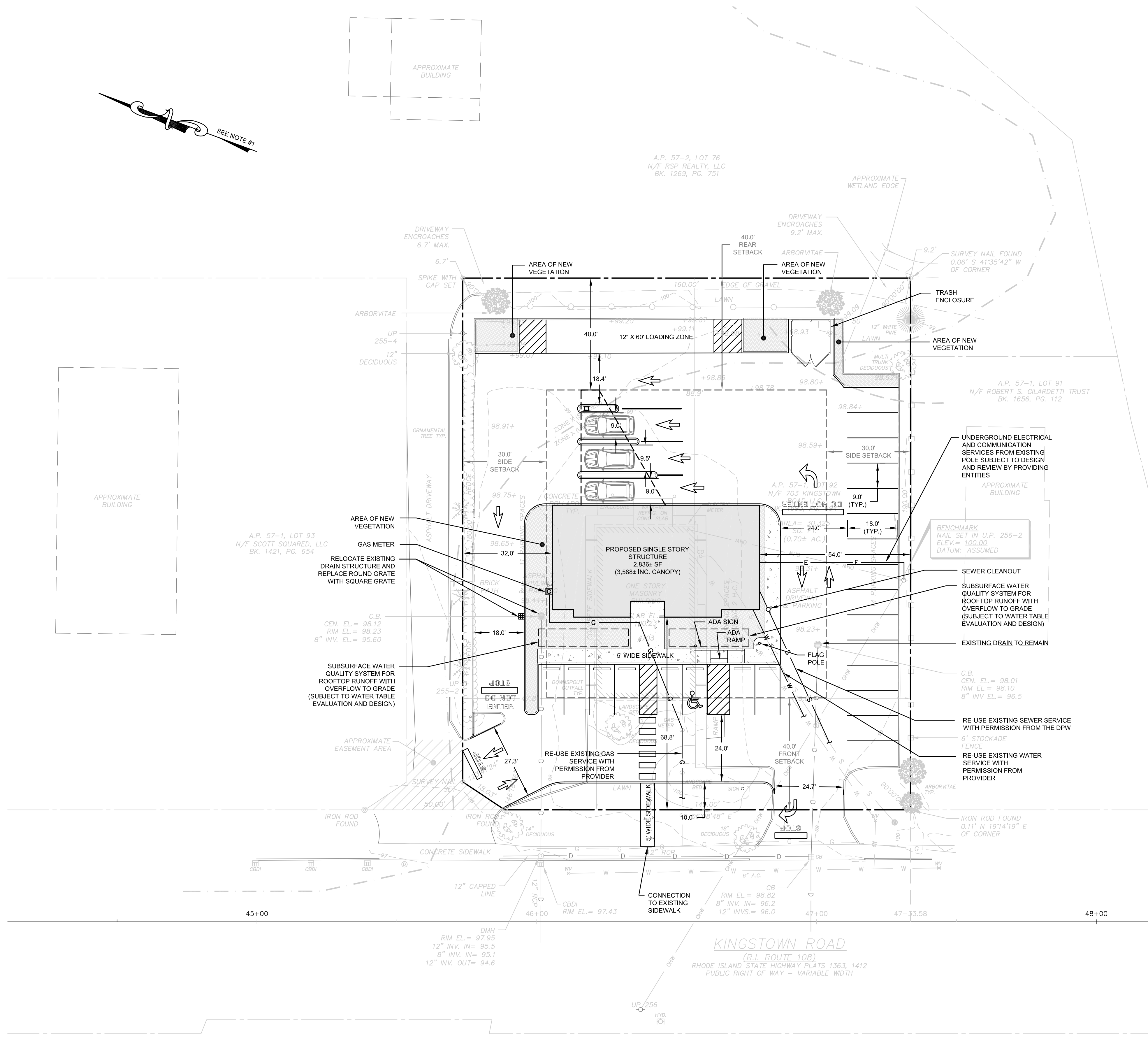


No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Scale:	1"=20'
Date:	31OCT23	Project Title:	
A.P. 57-1 LOT 92 703 KINGSTOWN ROAD, LLC SOUTH KINGSTOWN RHODE ISLAND			
Client:	PEOPLE'S CREDIT UNION C/O JASON STRALEY 109 ZETA DRIVE PITTSBURGH, PA 15238	Owner:	703 KINGSTOWN ROAD, LLC 59 SCHOONER DRIVE WAKEFIELD, RI 02879
Issued for:	TOWN OF SOUTH KINGSTOWN PRE-APPLICATION SUBMISSION		
Drawing Title:	EXISTING CONDITIONS SITE PLAN		
Drawing Number:	C-1		
Sheet	1 of 2		
Project Number:	20078.0		
Survey Index:	-		
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.			



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LEGEND

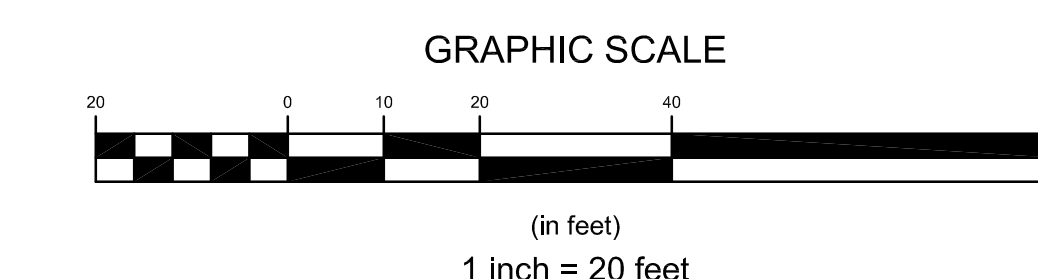
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RH	RHODE ISLAND HIGHWAY BOUND
IRF	IRON ROD FOUND
SCS	SPIKE WITH CAP SET
SNFS	SURVEY NAIL FOUND/SET
ET	EXISTING TREES
G	PROPOSED CURBING
G	PROPOSED GAS SERVICE
W	PROPOSED WATER SERVICE
S	PROPOSED SEWER SERVICE
E	PROPOSED UG ELEC SERVICE
---	BUILDING SETBACK LINE

- GENERAL NOTES:**
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PARKING:
FROM TOWN OF SOUTH KINGSTOWN ZONING ORDINANCE
SEC 711 MINIMUM OFF-STREET PARKING
TYPE OF USE: OFFICES, PUBLIC OR PROFESSIONAL ADMINISTRATION OR SERVICE BUILDINGS, BANKS, FINANCIAL INSTITUTIONS AND SIMILAR USES.
MINIMUM PARKING SPACES REQUIRED: 1 FOR EACH 350 SQ. FT. OF FLOOR AREA
REQUIRED:
FLOOR AREA = 2,835 SQ. FT.
2,835 SQ. FT / 350 SQ. FT. = 8.1 SPACES = **9 SPACES REQUIRED**
PROVIDED:
22 STANDARD SPACES
1 HANDICAP SPACES
23 TOTAL SPACES PROVIDED

DIMENSIONAL REGULATIONS:
(ZONE CH)

	REQUIRED	EXISTING	PROPOSED
MINIMUM AREA	20,000+ SF	30,325+ SF	30,325+ SF
MAX LOT COVERAGE	30%	7.1%	11.8%
FRONT SETBACK	40 FT	39.8 FT	68.8 FT
SIDE SETBACKS	30 FT	47.8 FT / 76.8 FT	32 FT / 54 FT
REAR SETBACK	40 FT	88.9 FT	40.0 FT
MINIMUM FRONTAGE	100 FT	145 FT	145 FT



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TOWN OF SOUTH KINGSTOWN PRE-APPLICATION SUBMISSION			
Drawing Title:			
PROPOSED CONCEPT PLAN			
Drawing Number:			C-2
Sheet			2 of 2
Project Number:			20078.0
Survey Index:			-
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