

# MINOR SUBDIVISION "THE HALLBERG PLAT"

LOCATION:

**93 COLUMBIA STREET  
SOUTH KINGSTOWN, RHODE ISLAND  
A.P. 57-1 / LOT 195**

PLAN SET:

**SHEET 1 - COVER SHEET  
SHEET 2 - EXISTING CONDITIONS  
SHEET 3 - YIELD PLAN  
SHEET 4 - MINOR SUBDIVISION**

ZONING (R-10):

DIMENSIONAL REGULATIONS:	
MINIMUM LOT AREA:	10,000 SQ. FT.
MINIMUM FRONTAGE:	80 FEET
MINIMUM FRONT YARD SETBACK:	25 FEET
MINIMUM SIDE YARD SETBACK:	10 FEET
MINIMUM CORNER SIDE YARD SETBACK:	20 FEET
MINIMUM REAR YARD SETBACK:	30 FEET
MAXIMUM BLD COVERAGE:	25%



LOCATION MAP

OWNER/APPLICANT:

Scot V. Hallberg  
17 Arnold Street, Suite 100  
Wakefield, R.I. 02879  
scothallberg@gmail.com

LAND SURVEYORS:

Kirk D. Andrews, PLS  
East Greenwich Surveyors, LLC  
1050 Main Street, Unit 31  
East Greenwich, R.I. 02818  
401-339-2681  
kandrews1684@aol.com

Note: There are no permits and/or agreements with the State nor any Federal Agencies.

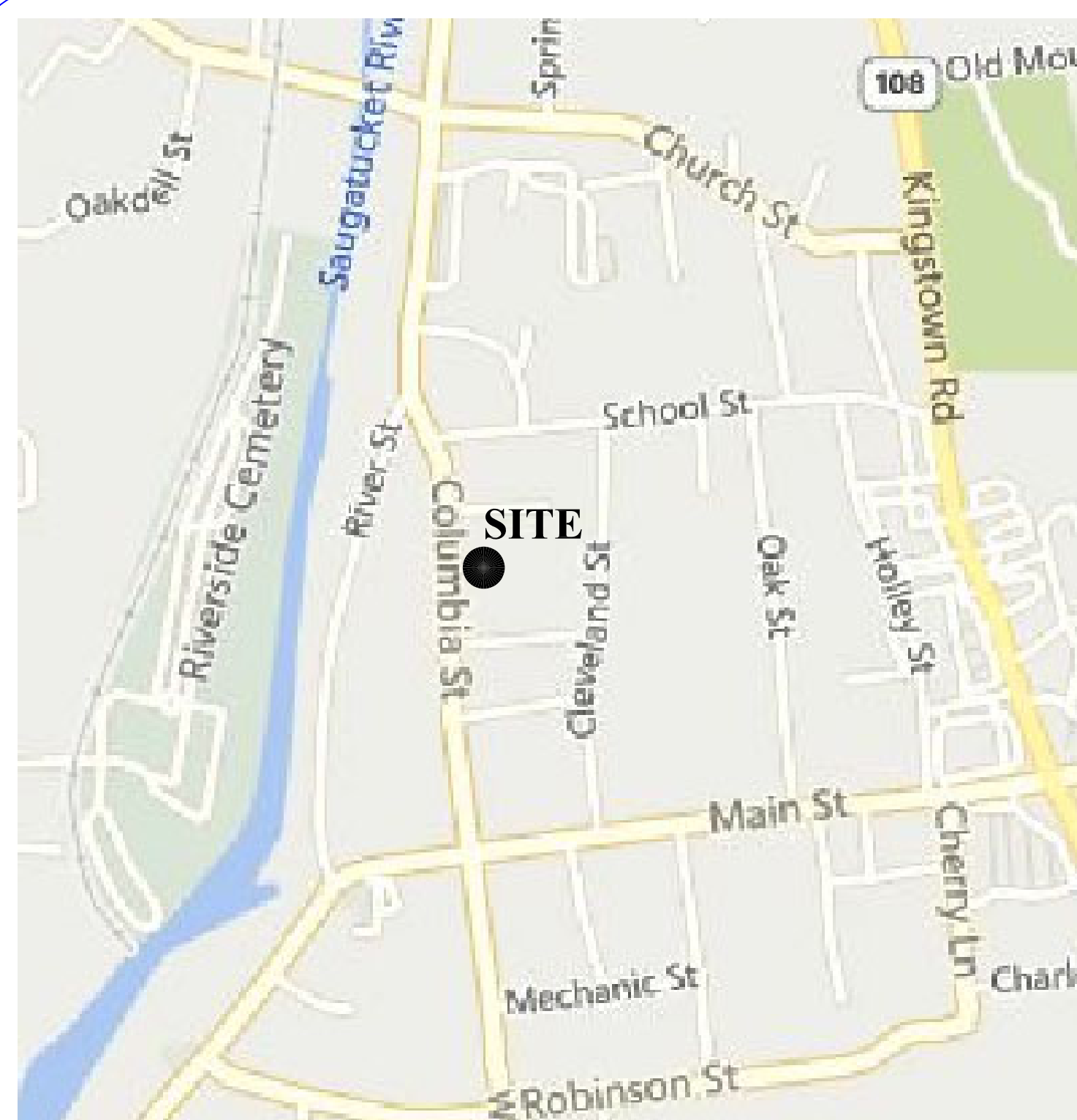
MINOR SUBDIVISION  
"THE HALLBERG PLAT"  
PREPARED FOR  
SCOTT HALLBERG  
LOCATION  
A.P. 57-1 / LOT 195  
93 COLUMBIA STREET  
SOUTH KINGSTOWN, R. I.

NO.	REVISION	BY	DATE
1	TOWN COMMENTS	E.J.I.	8-8-23
2	TOWN COMMENTS	E.J.I.	10-2-23
3	TOWN COMMENTS	E.J.I.	11-6-23

Checked By: K.D.A. Drawn By: E.J.I. Date: 6-9-2023

**E. GREENWICH  
SURVEYORS, LLC**  
LAND SURVEYING AND SITE PLANNING  
1050 MAIN STREET SUITE 31  
EAST GREENWICH, RHODE ISLAND 02818  
PHONE (401) 339-2681 (401) 368-8574  
FAX (401) 884-0017 E-MAIL: KANDREW1684@AOL.COM

Sheet **1**  
of **4** sheets



**LOCATION MAP**

**LEGEND**

IRF/P ●	IRON ROD FOUND/PROPOSED
CBF ■	CONCRETE BOUND FOUND
SBF □	STONE BOUND FOUND
⊙	EXISTING SEWER MANHOLE
⊗	EXISTING WATER GATE
-X-X-	EXISTING CHAIN LINK FENCE
-50-	EXISTING CONTOUR (NAVD 88)
○-UP26	EXISTING UTILITY POLE

THIS SURVEY HAS BEEN CONDUCTED 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:
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHICAL SURVEY	CLASS T4

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE BOUNDARY SO TO PRODUCE A MINOR SUBDIVISION PLAN.

BY: \_\_\_\_\_  
 KIRK D. ANDREWS PLS NO. 1684  
 COA No.: 000A555

**GENERAL NOTES:**

- THE PARCEL OF LAND DESIGNATED AS LOT 195 ON TAX MAP 57-1 IS LOCATED IN THE TOWN OF SOUTH KINGSTOWN, COUNTY OF WASHINGTON AND STATE OF RHODE ISLAND.
- THE CURRENT OWNER OF RECORD OF SAID LOT 195 IS SCOT V. HALLBERG BY VIRTUE OF DEED BOOK 1335 AT PAGE 414 RECORDED IN THE TOWN OF SOUTH KINGSTOWN.
- SAID PARCEL FALLS IN AN X ZONE (MINIMAL CHANCE FLOOD HAZARD) AS REPRESENTED ON FEMA MAP NO. 44009C0203K WITH AN EFFECTIVE DATE OF APRIL 3, 2020.
- THE CURRENT ZONING IS R-10  
 DIMENSIONAL REGULATIONS:  
 MINIMUM LOT AREA: 10,000 SQ. FT.  
 MINIMUM FRONTAGE: 80 FEET  
 MINIMUM FRONT YARD SETBACK: 25 FEET  
 MINIMUM SIDE YARD SETBACK: 10 FEET  
 MINIMUM CORNER SIDE YARD SETBACK: 20 FEET  
 MINIMUM REAR YARD SETBACK: 30 FEET  
 MAXIMUM BLD COVERAGE: 25%
- THE SUBJECT PARCEL CONTAINS 1.045 ACRES OF LAND.
- THERE ARE NO HISTORICAL CEMETERIES PRESENT ON OR IMMEDIATELY ADJACENT TO THE SUBJECT PARCEL.
- THE SUBJECT PARCEL IS NOT LOCATED IN A ZONING OVERLAY DISTRICT.
- THE SUBJECT PARCEL IS LOCATED IN THE VEOLIA WATER DISTRICT.
- THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.
- ANY UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY FUTURE DEVELOPMENT.
- SOIL TYPES WITHIN THE SUBDIVISION PARCEL AS MAPPED BY THE TOWN OF SOUTH KINGSTOWN GIS WEBSITE ARE MU.  
 SOILS:  
 MU - MERRIMAC-URBAN LAND COMPLEX
- THERE ARE IS NO ACTIVE AGRICULTURAL USE ON THIS SITE.
- THERE ARE NO UNIQUE NATURAL FEATURES PRESENT ON THE SITE.
- THERE ARE NO AREAS OF PRIME AGRICULTURAL SOILS OR STATEWIDE IMPORTANCE ON SITE.
- THERE ARE NO UNIQUE HISTORIC FEATURES TO THE EXISTING HOUSE.
- THE PARCEL IS NOT LOCATED IN ANY OF THE FOLLOWING:  
 a. NATURAL HERITAGE AREA (RIDEM).  
 b. AREA UNDER THE JURISDICTION OF (SAMP).  
 c. GROUNDWATER PROTECTION OVERLAY DISTRICT.  
 d. AREAS WITHIN A TMDL WATERSHED (RIDEM & S.K.).  
 e. AN OWS CRITICAL RESOURCE AREA (RIDEM).  
 f. DRINKING WATER SUPPLY WATERSHED (RIDEM).  
 g. NATIONAL REGISTER OF HISTORIC PLACES.

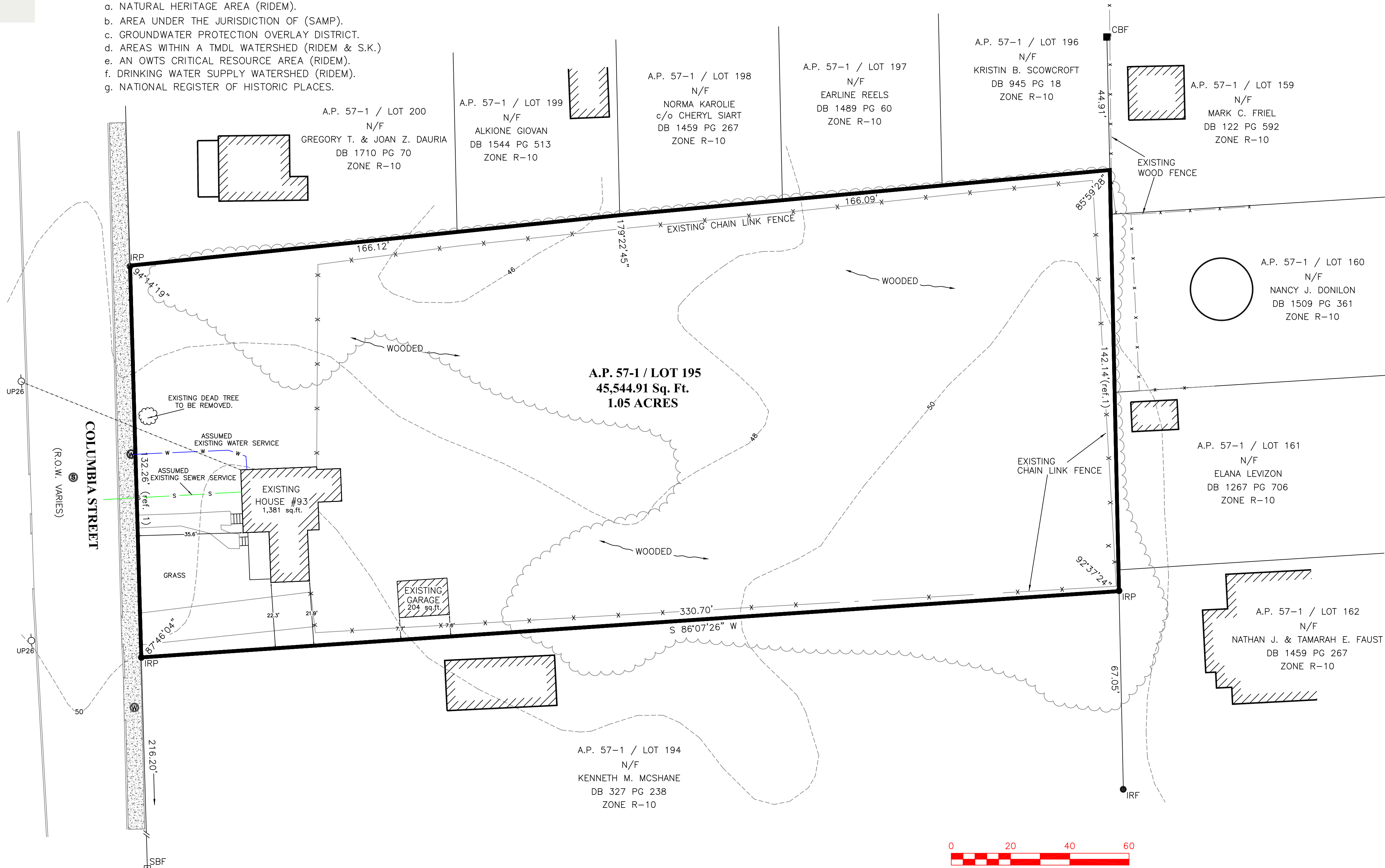
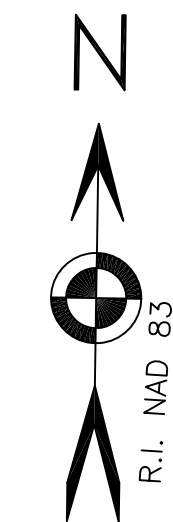
**REFERENCES:**

- "PLAN OF SURVEY: A.P. 57-1/LOT 195 IN SOUTH KINGSTOWN, RHODE ISLAND FOR SCOT HALLBERG 12/5/08, 1"=20' PREPARED BY DANIEL F. HARRINGTON"
- "SURVEY PLAN: A.P. 57-1, LOT 62, 82 CLEVELAND STREET, SOUTH KINGSTOWN, R.I. PREPARED FOR NATHAN J. & TAMARAH E. FAUST PREPARED BY ATLAS LAND SURVEYING, 1"=20' 6/23/2017"
- "MAP OF PART OF THE EDWARD W. HAZARD ESTATE IN WAKEFIELD, R.I. DEC. 26, 1890 1"=80' PREPARED BY T.G. HAZARD JR. ENGINEER"
- "ADMINISTRATIVE SUBDIVISION PLAN FOR A.P. 57-1 LOTS 27 & 35 SITUATED ON COLUMBIA & RIVER ST. WAKEFIELD, RHODE ISLAND PREPARED FOR AVERY-STORTI FUNERAL HOME INC."
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- TOWN OF SOUTH KINGSTOWN TAX ASSESSOR'S MAP 57-1.
- TOWN OF SOUTH KINGSTOWN GIS WEBSITE.
- WWW.BING.COM

**STREET INDEX**  
 COLUMBIA STREET

**OWNER / APPLICANT**

Scot V. Hallberg  
 17 Arnold Street, Suite 100  
 Wakefield, R.I. 02879  
 scotthallberg@gmail.com



**EXISTING CONDITIONS SITE PLAN  
 "THE HALLBERG PLAT"**

PREPARED FOR  
 SCOT HALLBERG

LOCATION  
 A.P. 57-1 / LOT 195  
 93 COLUMBIA STREET  
 SOUTH KINGSTOWN, R. I.

Checked By: K.D.A. Drawn By: E.J.I.

Scale: 1"=20' Date: 6-9-2023

**REVISIONS**

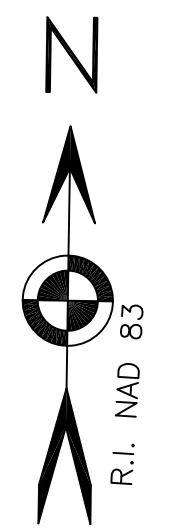
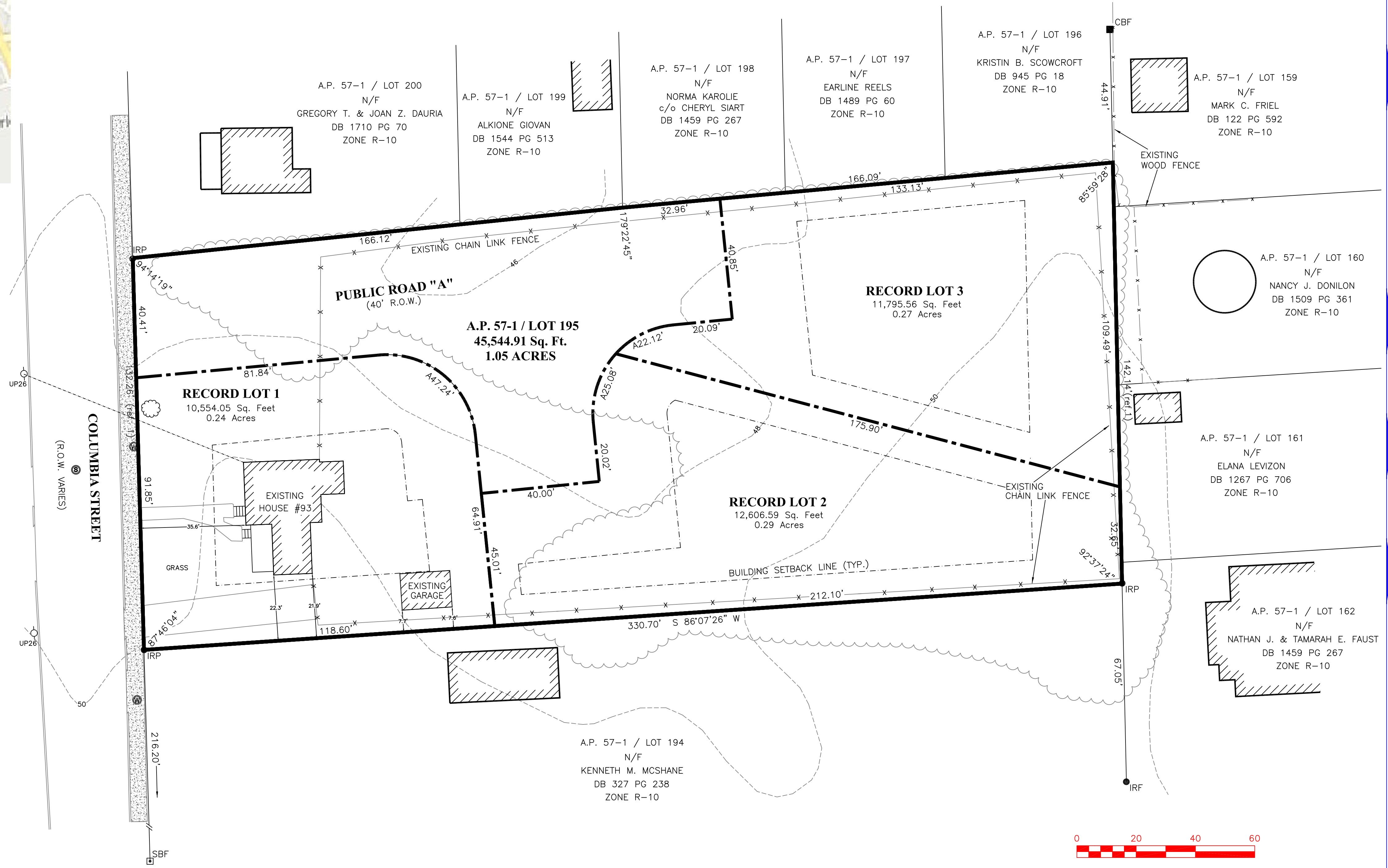
NO.	REVISION	DATE
1	ISSUED	6-9-2023
2	TOWN COMMENTS	6-9-2023
3	TOWN COMMENTS	6-9-2023

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LOCATION MAP



THE CURRENT ZONING IS R-10  
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**"THE HALBERG PLAT"**  
 PREPARED FOR  
 SCOT HALLBERG

LOCATION  
 A.P. 57-1 / LOT 195  
 93 COLUMBIA STREET  
 SOUTH KINGSTOWN, R. I.

NO.	REVISION	DATE	BY
1	ISSUE FOR PERMITS	05-23-23	E.J.I.
2	ISSUE FOR PERMITS	05-23-23	E.J.I.
3	ISSUE FOR PERMITS	05-23-23	E.J.I.

Checked By: K.D.A. Drawn By: E.J.I.  
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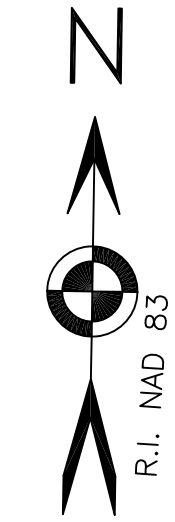
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6. TOWN OF SOUTH KINGSTOWN TAX ASSESSOR'S MAP 57-1.
7. TOWN OF SOUTH KINGSTOWN GIS WEBSITE.
8. WWW.BING.COM

**LOT AREA PRIOR TO SUBDIVISION**  
 A.P. 57-1 / LOT 195: 45,544.91 Sq.Ft. (1.05 Acres)

**NEW LOT AREA**  
 RECORD LOT 1: 10,664.80 Sq.Ft. (0.25 Acres)  
 RECORD LOT 2: 15,454.25 Sq.Ft. (0.35 Acres)  
 RECORD LOT 3: 19,425.86 Sq.Ft. (0.45 Acres)

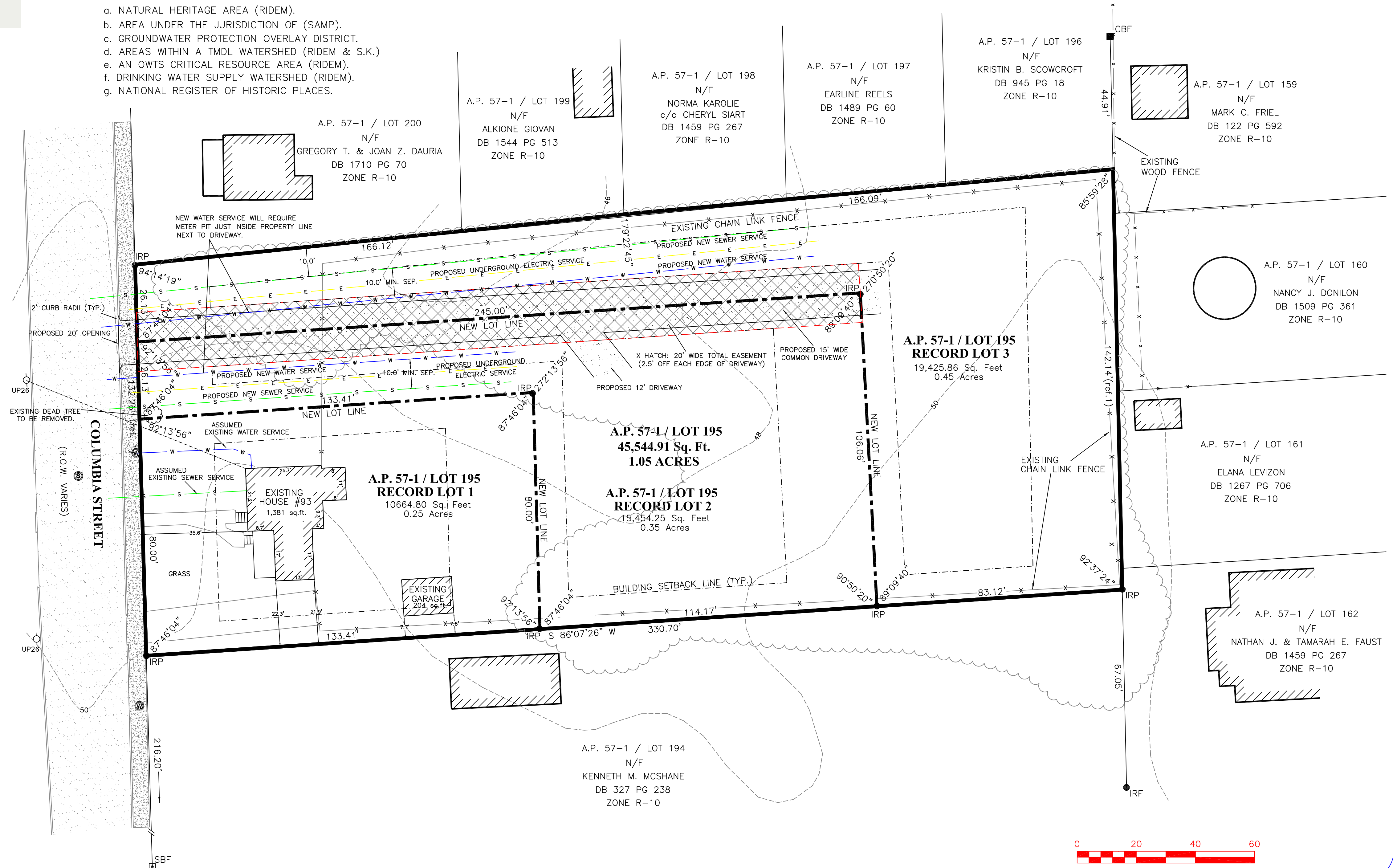
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LEGEND	
IRF/P •	IRON ROD FOUND/PROPOSED
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SBF □	STONE BOUND FOUND
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 COLUMBIA STREET



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THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE BOUNDARY SO TO PRODUCE A MINOR SUBDIVISION PLAN.

BY:  
 \_\_\_\_\_  
 KIRK D. ANDREWS PLS NO. 1684  
 \_\_\_\_\_  
 COA No.: 000A555

Checked By: K.D.A.	Drawn By: E.J.I.	
Scale: 1"=20'	Date: 6-9-2023	
REVISIONS		
NO.	REVISION	DATE
1	TOWN COMMENTS	EJI 8-8-23
2	TOWN COMMENTS	EJI 10-5-23
3	TOWN COMMENTS	EJI 11-28-23

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