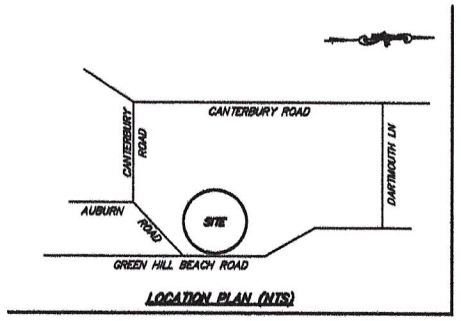


LOCATION PLAN (NTS)

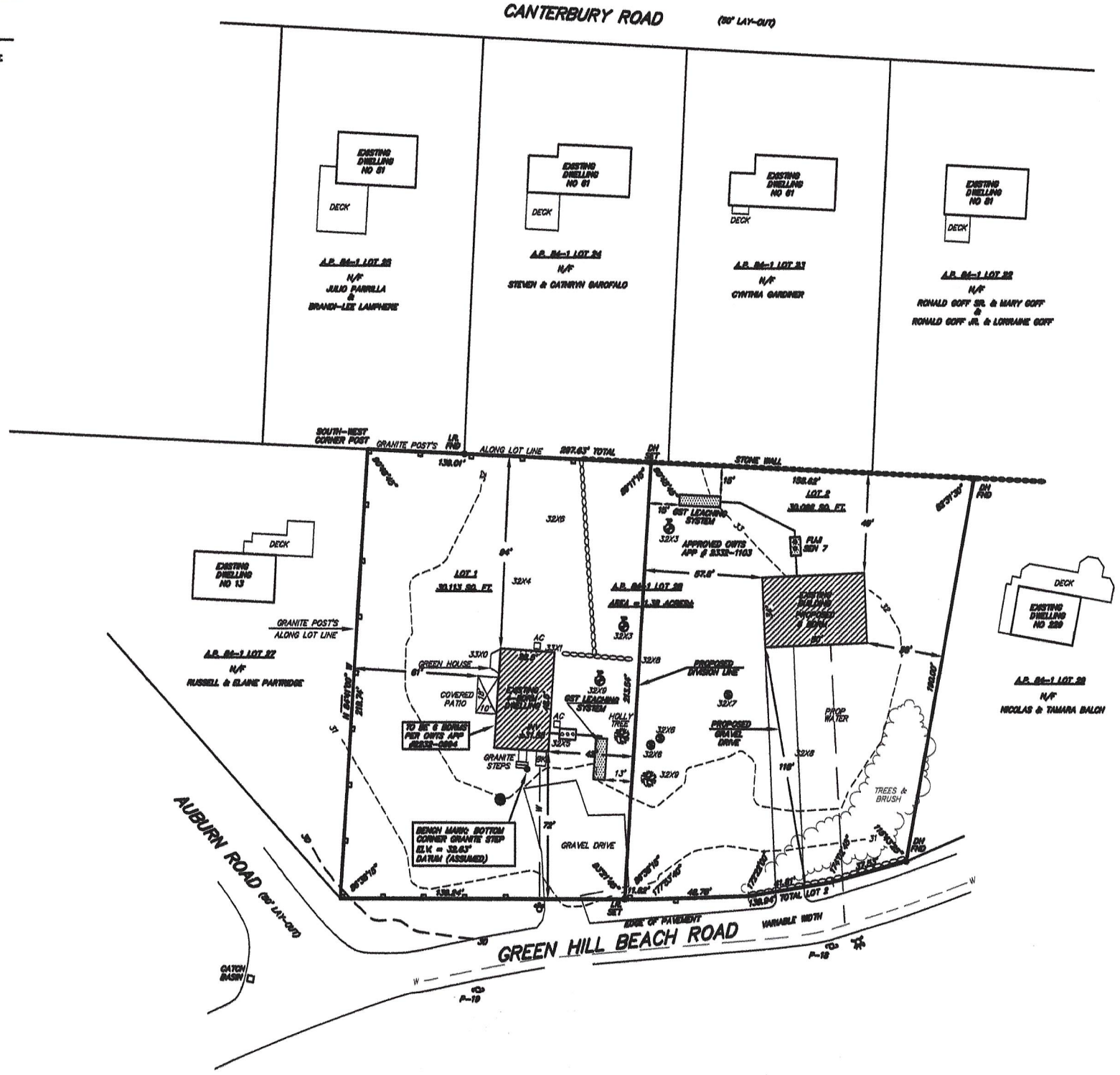
ZONING: R-30 (30,000 S.F.)
MINIMUM LOT FRONTAGE - 125'
YARDS: FRONT - 40'
SIDE - 20'
REAR - 40'
MAXIMUM LOT COVERAGE - 20%

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NORTH

PLAN REFERENCES:
TRACT OF LAND AT GREEN HILL, SOUTH KINGSTOWN, R.I.
PROPERTY OF JACK FEINERMAN. MARCH, 1969 A.A. EASTERBROOKS, C.E.
SCALE 1" = 40'

LEGEND
A.P. ASSESSORS PLAT
N/F NOW OR FORMERLY
G.B. GRANITE BOUND
I.R. IRON ROD
DH DRILL HOLE
FND FOUND
UTILITY POLE
WELL
TEST PIPE
CONCRETE COVER'S
APPARANT WATER SPICKET
FIRE HYDRANT
APPROX. WATER LINE
25 EXISTING CONTOUR
25X2 ELEVATION SPOT SHOT
SOIL EROSION CONTROL
AC AIR CONDITIONER UNIT
BK BULK-HEAD
16" TREE



SURVEY STREET INDEX
THIS PLAN SHALL BE FILED UNDER
GREEN HILL BEACH ROAD

SPECIAL NOTES:
1.) SITE IS NOT LOCATED IN A NATURAL HERITAGE AREA AS DEFINED BY DEM
2.) SITE IS LOCATED IN SPECIAL AREA MANAGEMENT PLAN (SAMP)
3.) SITE IS NOT LOCATED IN SOUTH KINGSTOWN GROUNDWATER OVERLAY DISTRICT
4.) SITE IS LOCATD IN A TMDL WATERSHED, PER DEM AND SOUTH KINGSTOWN
5.) SITE IS LOCATED IN AN OWTS CRITICAL RESOURCE AREA PER DEM
6.) SITE IS NOT LOCATED IN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY DEM
7.) SITE IS NOT LISTED ON THE HISTORICAL REGISTER OF HISTORIC PLACES

SUBDIVISION DATA:
THE SUBDIVISION CONSISTS OF (2) TWO TOTAL BUILDABLE LOTS

OWTS AND TEST HOLE DATA:
SEE APPROVED WATER TABLE APPLICATION # 3338-1103
SEE APPROVED OWTS (LOT 1) APPLICATION # 3338-2864

DEED REFERENCE:
DEED BOOK 1697 PAGE 19

EXISTING CONDITION PLAN & CONCEPTUAL PLAN NOTE:
THIS PLAN COMBINES BOTH ITEMS AS THE ONLY CHANGE WILL BE THE NEW LOT LINE AS ALL OTHER PORTIONS OF THE PROPERTY REMAIN THE SAME.

GENERAL NOTES:
1.) SITE LIES IN ZONE "X" PER FEMA FLOOD INSURANCE MAP COMMUNITY PANEL # 44009 C 0188 J DATED:10/16/2013
2.) THERE ARE NO WETLANDS OR BUFFER ZONES ASSOCIATED WITH THE PROJECT
3.) THERE ARE NO COASTAL FEATURES ASSOCIATED WITH THE PROJECT
4.) THERE AR NO EASEMENTS OR RIGHTS-OF WAY WITHIN OR ADJACENT TO THE PROJECT
5.) THERE IS NO AGRICULTURAL USE, EXISTING OR PRESENT ON THE SITE
6.) EXISTING GROUND COVER IS LAWN WITH NOTED TREE COVER
7.) THERE ARE NO HISTORIC CEMETERIES PRESENT ON SITE
8.) ABUTTING HOUSE LOCATIONS ARE APPROXIMATE ONLY
9.) SITE TO BE SERVICED BY MUNICIPAL WATER AND PRIVATE OWTS ALONG WITH CONNECTING TO EXISTING POWER GRID
10.) NO AREA SHALL BE PROPOSD FOR OPEN SPACE
11.) SITE SHALL CONTAIN ON-SITE INFILTRATION SYSTEM FOR ANY RUN-OFF AS NEEDED.

PREPARED FOR: OWNER / APPLICANT
AREDEMIS K.GURDJIAN-WALSH LIVING TRUST
C/O ARDEMIS GURDJIAN-WALSH
241 SPYGLASS DRIVE
EUGENE, OR. 97401

FLYNN SURVEYS INC.
22 STANTON AVENUE
NARRAGANSETT, R.I. 02882
401-783-6290
LAND SURVEYING / MAPPING / SITE PLANNING

SCALE: 1" = 30' 30 15 0 30 60

JAMES G. FLYNN No. 1904 PROFESSIONAL LAND SURVEYOR

THE SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE REGULATIONS OF THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 22, 2016, AS FOLLOWS:
COMPREHENSIVE BOUNDARY SURVEY CLASS I
TOPOGRAPHIC SURVEY ACCURACY T-2
VERTICAL ACCURACY ESTABLISHED V-2
JGF
JAMES G. FLYNN P.L.S. NO. 1904 CCRI # 359

STATEMENT OF PURPOSE:
THE PURPOSE FOR BE CONDUCTED OF THE SURVEY AND BE PREPARED OF THE PLAN IS FOR CONCEPTUAL PLAN

SCALE: 1" = 30' DATE: JANUARY 22, 2024 REVISED: 1/27/2024, 3/28/2024

EXISTING CONDITIONS & CONCEPTUAL PLAN
MINOR SUBDIVISION
"THE GURDJIAN-WALSH PLAT"
ASSESSOR'S PLAT 84-1 LOT 28
259 GREEN HILL BEACH ROAD
SOUTH KINGSTOWN, RHODE ISLAND

JOB NO. 1705
DRAWING NO. 1705-1