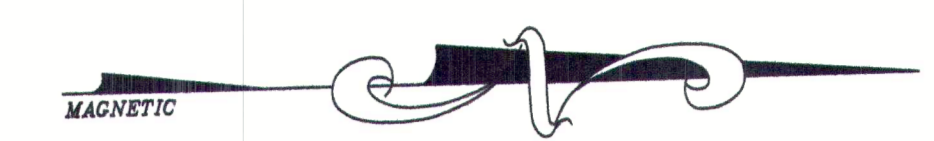
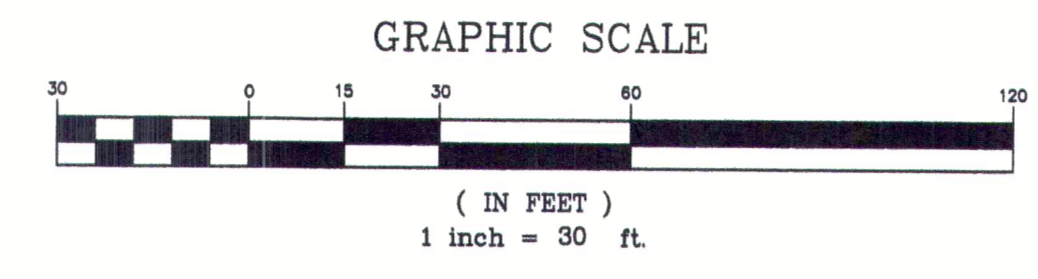
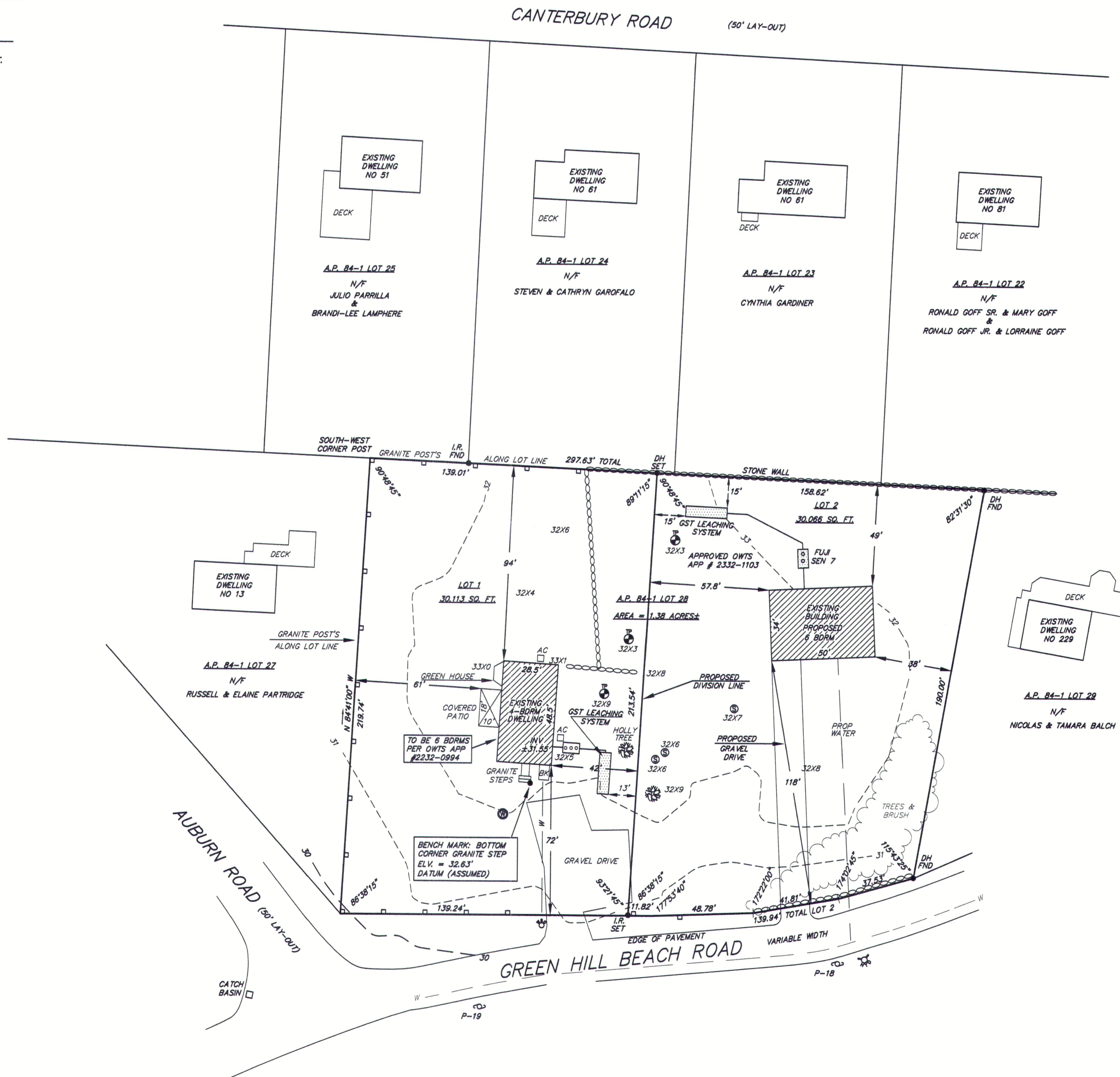


ZONING: R-30 (30,000 S.F.)
 MINIMUM LOT FRONTAGE - 125'
 YARDS: FRONT - 40'
 SIDE - 20'
 REAR - 40'
 MAXIMUM LOT COVERAGE - 20%



PLAN REFERENCES:
 TRACT OF LAND AT GREEN HILL, SOUTH KINGSTOWN, R.I.
 PROPERTY OF JACK FEINERMAN, MARCH, 1969 A.J. 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
 - W- APPROX. WATER LINE
 - 25 - - - EXISTING CONTOUR
 - 25X2 ELEVATION SPOT SHOT
 - x-x- SOIL EROSION CONTROL
 - AC AIR CONDITIONER UNIT
 - BK BULK-HEAD
 - 16" TREE



- SPECIAL NOTES:**
- 1.) SITE IS NOT LOCATED IN A NATURAL HERITAGE AREA AS DEFINED BY DEM
 - 2.) SITE IS LOCATED IN SPECIAL AREA MANEGNET PLAN (SAMP)
 - 3.) SITE IS NOT LOCATED IN SOUTH KINGSTOWN GROUNDWATER OVERLAY DISTRICT
 - 4.) SITE IS LOCATED 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# 2332-1103
 SEE APPROVED OWTS (LOT 1) APPLICATION # 2332-0994

DEED REFERENCE:
 DEED BOOK 1857 PAGE 19

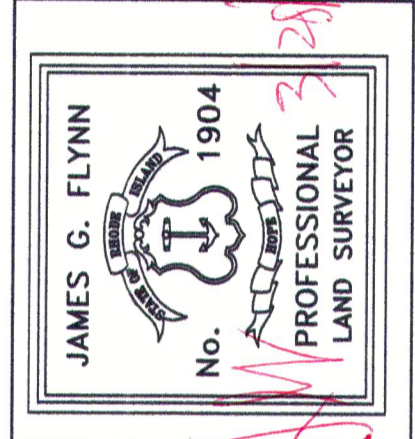
EXISTING CONDITION PLAN & CONCEPTUAL PLAN NOTE:
 THIS PLAN COMBINES BOTH ITEMS AS THE ONLY CHANGE WILL BE THE NEW LOT LINE AS ALL OTHER PORTIONS OF THE PROPERTY REMAIN THE SAME.

- 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 ARE 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 PROPOSED FOR OPEN SPACE
 - 11.) SITE SHALL CONTAIN ON-SITE INFILTRATION SYSTEM FOR ANY RUN-OFF AS NEEDED.

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

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



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 485-ROR-00-01 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 29, 2013, AS FOLLOWS:
 STATEMENT OF PURPOSE:
 THE PURPOSE FOR THE CONDUCT OF THIS SURVEY IS AS FOLLOWS:
 CLASS 1
 1-2
 CONCEPTUAL PLAN
 BY: JAMES G. FLYNN P.L.S. NO. 1904 COM. # 288

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

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