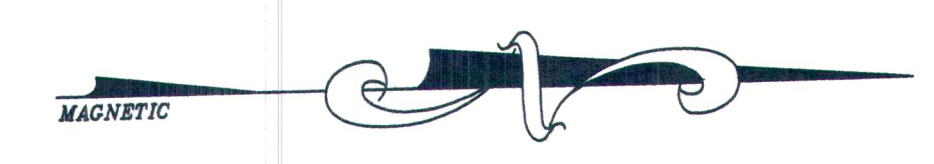
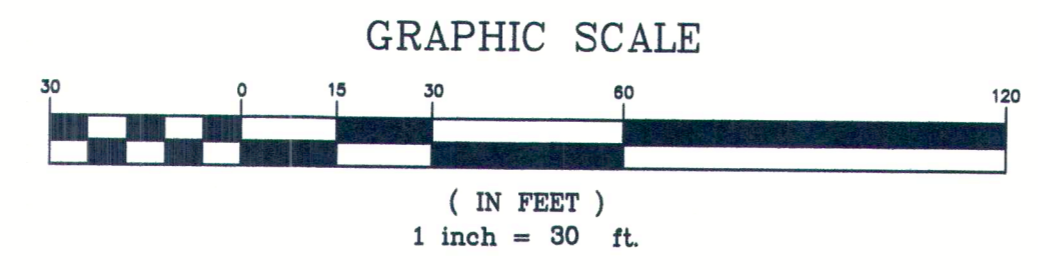


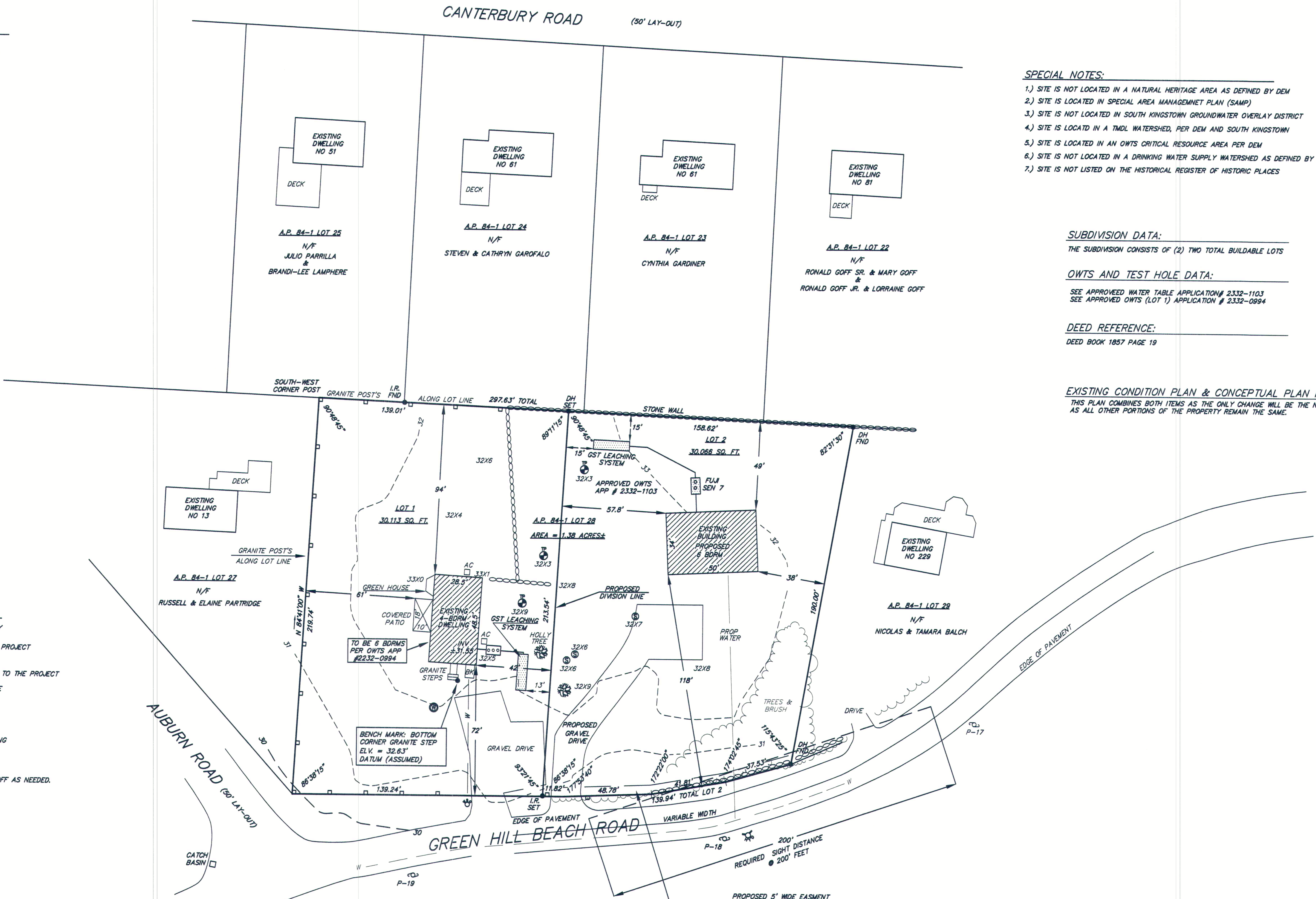
ZONING: R-30 (30,000 S.F.)
 MINIMUM LOT FRONTAGE - 125'
 YARDS: FRONT - 40'
 SIDE - 20'
 REAR - 40'
 MAXIMUM LOT COVERAGE - 20%



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 SPOCKET
 - 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

- GENERAL NOTES:**
- 1.) SITE LIES IN ZONE "X" PER FEMA FLOOD INSURANCE MAP COMMUNITY PANEL # 44009 C 0108 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.



- 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 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 # 2332-0894

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.

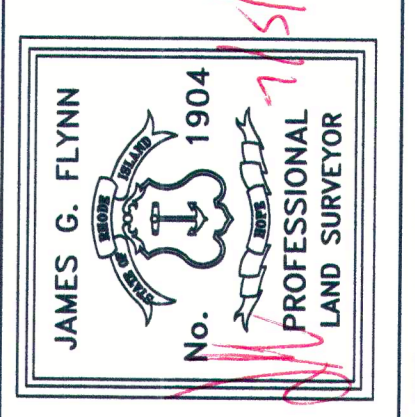
SURVEY STREET INDEX
 THIS PLAN SHALL BE FILED UNDER GREEN HILL BEACH ROAD

RECOMMEND 5' WIDE VEGETATION REMOVAL EASEMENT ALONG FRONT LOT LINE FOR ENTIRE WIDTH AND TO THE EDGE OF PAVEMENT OF PROPOSED LOT 2 EASEMENT LANGUAGE TO BE APPROVED BY THE TOWN OF SOUTH KINGSTOWN AND TO BE RECORDED IN THE SOUTH KINGSTOWN LAND RECORDS REGISTRY A NO PASSING SIGN AND OR A BLIND DRIVE SIGN IS ALSO RECOMMENDED.

SEE ENGINEERING REPORT PREPARED BY JEFFREY S. DAVIS P.E.
 GREEN HILL BEACH ROAD SIGHT DISTANCE STUDY

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

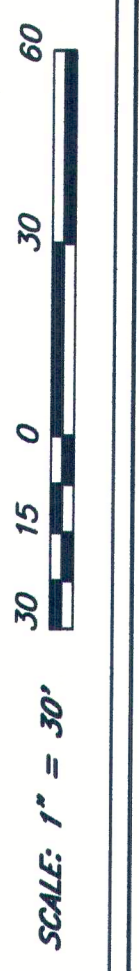
FLYNN SURVEYS INC.
 22 STANTON AVENUE
 MARRAGANSETT, R.I. 02882
 401-783-6290
 LAND SURVEYING / MAPPING / SITE PLANNING



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 4-35-RIC-100-00 OF THE R.I. STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 23, 2015, AS FOLLOWS:
 STATEMENT OF PURPOSE: CLASS 1
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS: CLASS 1-2
 COMPREHENSIVE BOUNDARY SURVEY
 TOPOGRAPHIC SURVEY ACCURACY STANDARD 1-2
 VERTICAL ACCURACY STANDARD 1-2
 CONCEPTUAL PLAN
 JAMES G. FLYNN P.L.S. NO. 1904 COMP A 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. 1797
 DRAWING NO. 1797-1



REVISED: 1/27/2024, 3/28/2024
 6/25/2024

DATE: JANUARY 22, 2024