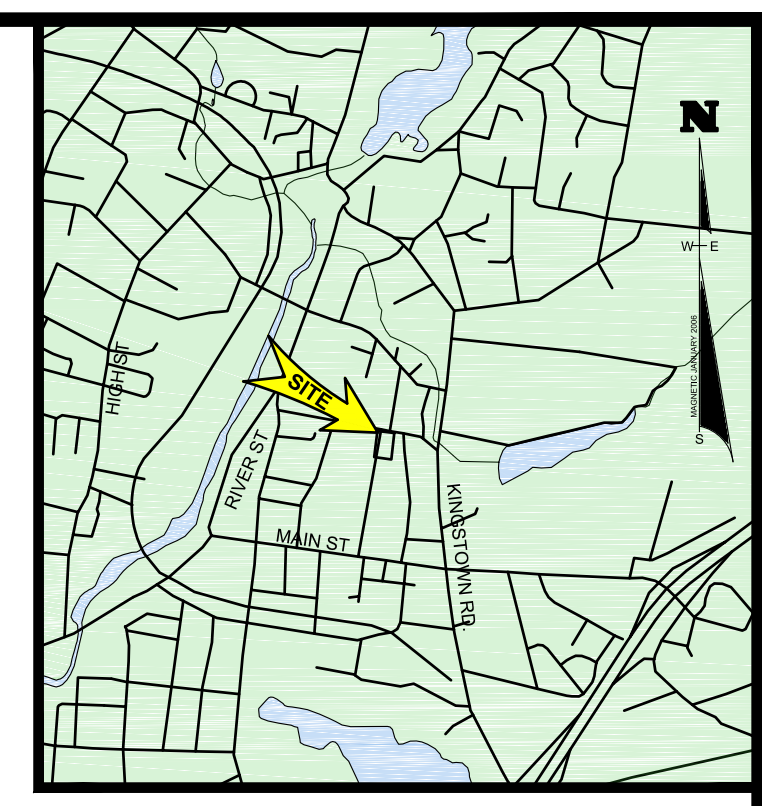


- GENERAL NOTES:**
- ACCORDING TO THE TOWN OF SOUTH KINGSTOWN'S GEOGRAPHIC INFORMATION SYSTEM THE SUBJECT PARCEL IS:
 - NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
 - NOT WITHIN THE GROUNDWATER PROTECTION OVERLAY.
 - NOT WITHIN THE CANNABIS OVERLAY DISTRICT.
 - HAS WALPOLE SANDY LOAM, 0% TO 3% SLOPES FOR ENTIRE LOT 226.
 - THE SUBJECT PARCELS ARE WITHIN FEMA FLOOD ZONE X PER FEMA FIRM PANEL 44009C0203K WITH AN EFFECTIVE DATE OF 4/3/2020.
 - ACCORDING TO THE ONLINE RIDEM ENVIRONMENTAL RESOURCE MAP THE SITE IS NOT WITHIN A NATURAL HERITAGE AREA.
 - BELOW GRADE UTILITIES SHOWN BASED ON INFORMATION PROVIDED BY THIRD-PARTIES. THE APPROPRIATE DEPARTMENT OR UTILITY COMPANY AND DIGSAFE SHALL BE CONTACTED TO VERIFY LOCATIONS AND PRIOR TO EXCAVATION.
 - NO CEMETERIES WERE OBSERVED ONSITE. NO UNIQUE NATURAL FEATURES WERE OBSERVED ONSITE.

- REFERENCES:**
- THE PLAN ENTITLED: "REVISED PLAT OF HOUSE LOTS AT WAKEFIELD IN THE TOWN OF SOUTH KINGSTOWN, R.I., PROPERTY OF LEONARD S. & ARTHUR T. HOLLEY, PLATTED AUGUST, 1968, W.R. EASTERBROOKS, CIVIL ENGINEER, SCALE 1"=60", RECORDED IN THE SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN PLAT BOOK 8, PAGE 680.
 - THE PLAN ENTITLED: "TOWN OF SOUTH KINGSTOWN MAP OF HIGH SCHOOL STREET FROM COLUMBIA STREET TO KINGSTOWN ROAD, AS LAID OUT BY ... PLATTED APRIL, 1960, W.R. EASTERBROOKS, CIVIL ENGINEER, SCALE 1"=60", RECORDED IN SOUTH KINGSTOWN LAND EVIDENCE BOOK 86, BETWEEN PAGES 140 & 141.
 - THE PLAN ENTITLED: "TRACT OF LAND IN THE TOWN OF SOUTH KINGSTOWN, R.I., TO BE CONVEYED BY LEONARD S. & ARTHUR T. HOLLEY TO AMSCOT, INC. PLATTED APRIL, 1960, W.R. EASTERBROOKS, CIVIL ENGINEER, SCALE 1"=60", RECORDED IN SOUTH KINGSTOWN LAND EVIDENCE BOOK 86, BETWEEN PAGES 140 & 141.
 - THE PLAN ENTITLED: "ADMINISTRATIVE SUBDIVISION PLAN SHOWING A PARCEL OF LAND TO BE CONVEYED FROM AUDREY T. HOSLEY et al TO JAMES J. VASQUES et ux ON TARN STREET SOUTH KINGSTOWN, R.I. FEBRUARY 1995" PREPARED BY W & W LAND SURVEYORS, INC. RECORDED IN SOUTH KINGSTOWN LAND EVIDENCE PLAT BOOK 24, PAGE 70.
 - THE PLAN ENTITLED: "PLAT OF LAND IN WAKEFIELD IN THE TOWN OF SOUTH KINGSTOWN, R.I., ACCOMPANYING DEED OF GEORGE A. HOLLEY TO CLOVIS H. ST. GERMAIN PLATTED OCT., 1941, LEON L. HOLLAND, CIVIL ENGINEER, SCALE 1" = 80", RECORDED IN SOUTH KINGSTOWN LAND EVIDENCE BOOK 53, PAGE 208.
 - THE PLAN ENTITLED: "RECORD PLAN OAK STREET AND MAGNOLIA LANE, SOUTH KINGSTOWN, RHODE ISLAND, CLIENT J THOMAS INVESTMENTS, LLC ... 1/8/21, PREPARED BY DIPRETE ENGINEERING", RECORDED IN SOUTH KINGSTOWN LAND EVIDENCE PLAT BOOK 2021-9.
 - THE PLAN ENTITLED: "HOLLEY ROAD EXTENSION & TARN STREET SEPTEMBER, 1973 DEPARTMENT OF PUBLIC WORKS, SCALE 1"=80". COPY IN FILES OF FRISELLA ENGINEERING, LIKELY OBTAINED FROM THE TOWN OF SOUTH KINGSTOWN PUBLIC WORKS DEPARTMENT.
 - A PARTIAL COPY OF A PLAN SHOWING THE HOLLEY ROAD (EXTENSION AND THE DRAINAGE EASEMENT FROM OAK STREET TO HOLLEY ROAD, RECEIVED FOR RECORD 10/7/74 IN THE SOUTH KINGSTOWN LAND EVIDENCE RECORDS PLAT BOOK 16, PAGE 1384.
 - THE PLAN ENTITLED: "TRACT OF LAND AT WAKEFIELD IN THE TOWN OF SOUTH KINGSTOWN, R.I., PROPERTY OF THE ESTATE OF ARTHUR T. HOLLEY, PLATTED SEPT., 1968, A.J. EASTERBROOKS, C.E. SCALE: 1"=60", RECORDED IN THE SOUTH KINGSTOWN LAND EVIDENCE PLAT BOOK 15, PAGE 1123.
 - THE PLAN ENTITLED: "OAK STREET FORMERLY MEADOW STREET SCALE 1"=50" JUNE 1935 SOUTH KINGSTOWN, R.I. EARL C. WHALEY SURVEYOR".
 - THE PLAN ENTITLED: "ADMINISTRATIVE SUBDIVISION, TAX ASSESSOR'S MAP 57-1, LOT 112 & 226, OWNED BY: JAY KENKARE and KENNETH A. HAYES, 125 OAK STREET, IN THE TOWN OF SOUTH KINGSTOWN, R.I. XXDXXXXXX 2024, SCALE: 1" = 20" * PREPARED BY JEFFREY K. BALCH, P.L.S.



LOCATION PLAN
SCALE: 1" = 2000'

SITE INFORMATION

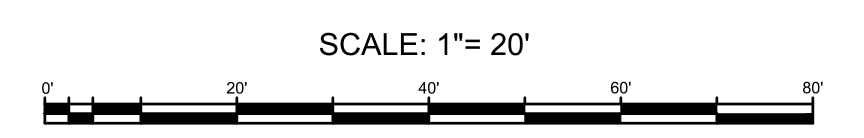
LOT:	226
ASSESSOR'S MAP:	57-1
ZONING DISTRICT:	RM
EXISTING LOT AREA:	32,569.15 SF
TOWN REQUIREMENTS	
LOT AREA*	10,000 SF
LOT WIDTH*	80 FEET
FRONT SETBACK:	25 FEET
SIDE SETBACK:	10 FEET
REAR SETBACK:	30 FEET
BUILDING COVERAGE*	25%
BUILDING HEIGHT:	35 FEET
* FOR SINGLE AND TWO-FAMILY	

OWNER INFORMATION

OWNER/APPLICANT: JAY KENKARE & KENNETH A. HAYES
 ADDRESS: 375 OAKWOODS DRIVE WAKEFIELD, RI 02879

STREET INDEX:

- THIS PLAN SHALL BE INDEXED IN THE SOUTH KINGSTOWN LAND EVIDENCE RECORDS UNDER THE FOLLOWING STREETS:
- OAK STREET
 - SCHOOL STREET
 - HOLLEY STREET



LEGEND

	PROPERTY LINE		TEST PIT
	UTILITY POLE		BOUND
	SPOT GRADE		IRON PIN
	EXISTING CONTOUR		TREE/BRUSH LINE
	WATER LINE		FENCE LINE
	WATER VALVE		SILT FENCE

NOTE: ALL ITEMS IN LEGEND MAY OR MAY NOT BE ON PLAN.

CERTIFICATION:

This survey has been conducted on August 20, 2024 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:	Limited Content Boundary Survey	Measurement Specification:	I
Other Type of Survey:	Data Accumulation Survey (By Onsite Instrument Survey)		III
Topographic Standard:			T-2
Vertical Control Standard:			V-1

The purpose for the conduct of the survey and the preparation of the plan is as follows:
 This plan is intended for the administrative subdivision to change the property line between the subject parcels.

DESIGNED BY: JEFFREY K. BALCH, P.L.S.
 DRAWN BY: IVB, JKB
 CHECKED BY: JKB
 DATE: _____
 JEFFREY K. BALCH, RI PROFESSIONAL LAND SURVEYOR #1839
 CERTIFICATE OF AUTHORIZATION #A535.

NOTE: THIS PLAN IS MARKED UNSIGNED. THE RI BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS PROHIBITS DIGITAL SIGNATURES; THEREFORE, A SIGNED PDF IS NOT A VALID SURVEY PLAN. ONLY A PLAN WITH AN ORIGINAL SIGNATURE IS CONSIDERED A LEGAL SURVEY PLAN. REDUCED COPIES OF PLANS ARE ALSO NOT CONSIDERED LEGAL SURVEY PLANS.

FRISELLA - BALCH & ASSOCIATES
 LAND SURVEYORS
 33 NORTH RD, SUITE C-201
 PEACE DALE, RI
 PHONE (401) 783-5949
 FAX (401) 783-5997
 www.frisella.com

NO.	DATE	DESCRIPTION	BY

DRAWING TITLED:
 PRELIMINARY KENKARE-HAYES MINOR SUBDIVISION.

LOCATED ON:
 TAX ASSESSOR'S MAP 57-1, LOT 226,

OWNED BY:
JAY KENKARE and KENNETH A. HAYES,

ADDRESS:
 OAK STREET,
 IN THE TOWN OF SOUTH KINGSTOWN, R.I.,

OCTOBER 8, 2024,
 DESIGNED BY: JEFFREY K. BALCH, P.L.S.

SCALE: 1" = 20'
 DRAWING NO: IVB, JKB
 SHEET 1 OF 1

JEFFREY K. BALCH
 No. 1839
 PROFESSIONAL LAND SURVEYOR