

**LOCATION MAP**

**GENERAL NOTES:**

1. 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.
  2. 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.
  3. 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.
  4. 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: 23%
5. THE SUBJECT PARCEL CONTAINS 1.045 ACRES OF LAND.
  6. THERE ARE NO HISTORICAL CEMETERIES PRESENT ON OR IMMEDIATELY ADJACENT TO THE SUBJECT PARCEL.
  7. THE SUBJECT PARCEL IS NOT LOCATED IN A ZONING OVERLAY DISTRICT.
  8. THE SUBJECT PARCEL IS LOCATED IN THE VEOLIA WATER DISTRICT.
  9. THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.
  10. ANY UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY FUTURE DEVELOPMENT.
  11. SOIL TYPES WITHIN THE SUBDIVISION PARCEL AS MAPPED BY THE TOWN OF SOUTH KINGSTOWN SOILS:

- MU - MERRIMAC-URBAN LAND COMPLEX
12. THERE ARE IS NO ACTIVE AGRICULTURAL USE ON THIS SITE.
  13. THERE ARE NO UNIQUE NATURAL FEATURES PRESENT ON THE SITE.
  14. THERE ARE NO AREAS OF PRIME AGRICULTURAL SOILS OR STATEWIDE IMPORTANCE ON SITE.
  15. THERE ARE NO UNIQUE HISTORIC FEATURES TO THE EXISTING HOUSE.
  16. THE PARCEL IS NOT LOCATED IN ANY OF THE FOLLOWING:
    - a. NATURAL HERITAGE AREA (RIDEEM).
    - b. AREA UNDER THE JURISDICTION OF (SAMP).
    - c. GROUNDWATER PROTECTION OVERLAY DISTRICT.
    - d. AREAS WITHIN A TMDL WATERSHED (RIDEEM & S.K.)
    - e. AN OWTS CRITICAL RESOURCE AREA (RIDEEM).
    - f. DRINKING WATER SUPPLY WATERSHED (RIDEEM).
    - g. NATIONAL REGISTER OF HISTORIC PLACES.

**REFERENCES:**

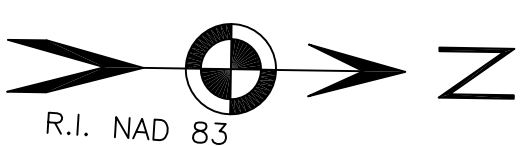
1. "PLAN OF SURVEY: A.P. 57-1/LOT 195 IN SOUTH KINGSTOWN, RHODE ISLAND FOR SCOT HALLBERG 12/5/08, 1"=20" PREPARED BY DANIEL F. HARRINGTON"
2. "SURVEY PLAN: A.P. 57-1, LOT 62, 82 CLEVELAND STREET, SOUTH KINGSTOWN, R.I. PREPARED FOR NATHAN J. & TAMARAH E. FAUST PREPARED BY ATLAS LAND SURVEYING, 1"=20" 6/23/2017"
3. "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"
4. "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."
5. TOWN OF SOUTH KINGSTOWN DEED BOOK 1335 PAGE 414, DEED BOOK 327 PAGE 238, DEED BOOK 1459 PAGE 267, DEED BOOK 1267 PAGE 706, DEED BOOK 1509 PAGE 361, DEED BOOK 122 PAGE 592, DEED BOOK 945 PAGE 18, DEED BOOK 1489 PAGE 60, DEED BOOK 82 PAGE 397, DEED BOOK 1544 PAGE 513, DEED BOOK 1710 PAGE 70.
6. TOWN OF SOUTH KINGSTOWN TAX ASSESSOR'S MAP 57-1.
7. TOWN OF SOUTH KINGSTOWN GIS WEBSITE.
8. WWW.BING.COM

**STREET INDEX**

COLUMBIA STREET

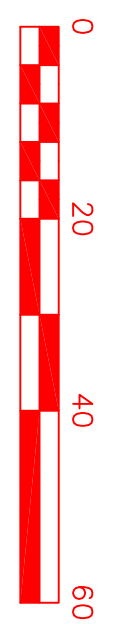
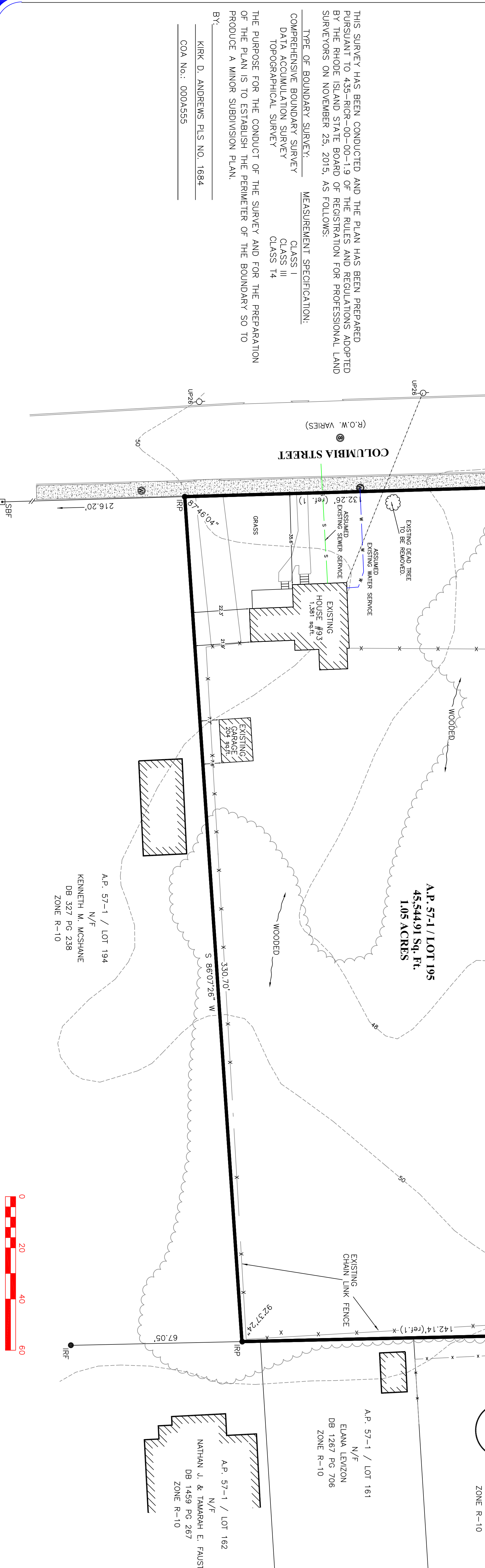
**OWNER/APPLICANT**

Scott V. Hallberg  
17 Arnold Street, Suite 100  
Wakefield, RI 02879  
scotthallberg@gmail.com



**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



**E. GREENWICH SURVEYORS, LLC**  
LAND SURVEYING AND SITE PLANNING

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EAST GREENWICH, RHODE ISLAND 02818  
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Checked By: **K.D.A.** Drawn By: **E.J.I.**  
Scale: **1"=20'** Date: **6-9-2023**

REVISIONS			
NO.	REVISION	BY	DATE
1	TOWN COMMENTS	E.J.I.	8-8-23
2	TOWN COMMENTS	E.J.I.	11-13-23
3	TOWN COMMENTS	E.J.I.	11-28-23

**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.