



LOCATION MAP

LEGEND

IRP/P •	IRON ROD FOUND/PROPOSED
CBF ■	CONCRETE BOUND FOUND
SBF □	STONE BOUND FOUND
⊙	EXISTING SEWER MANHOLE
⊕	EXISTING WATER GATE
-X-	EXISTING CHAIN LINK FENCE
---50---	EXISTING CONTOUR (NAVD 88)
-O-UP26	EXISTING UTILITY POLE

STREET INDEX
COLUMBIA STREET

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RIGR-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: _____ MEASUREMENT SPECIFICATION: _____
 COMPREHENSIVE BOUNDARY SURVEY CLASS I
 DATA ACCUMULATION SURVEY CLASS III
 TOPOGRAPHICAL SURVEY CLASS T4

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE BOUNDARY SO TO PRODUCE A MINOR SUBDIVISION PLAN.

BY: _____
 KIRK D. ANDREWS PLS NO. 1684
 COA No.: 000A555

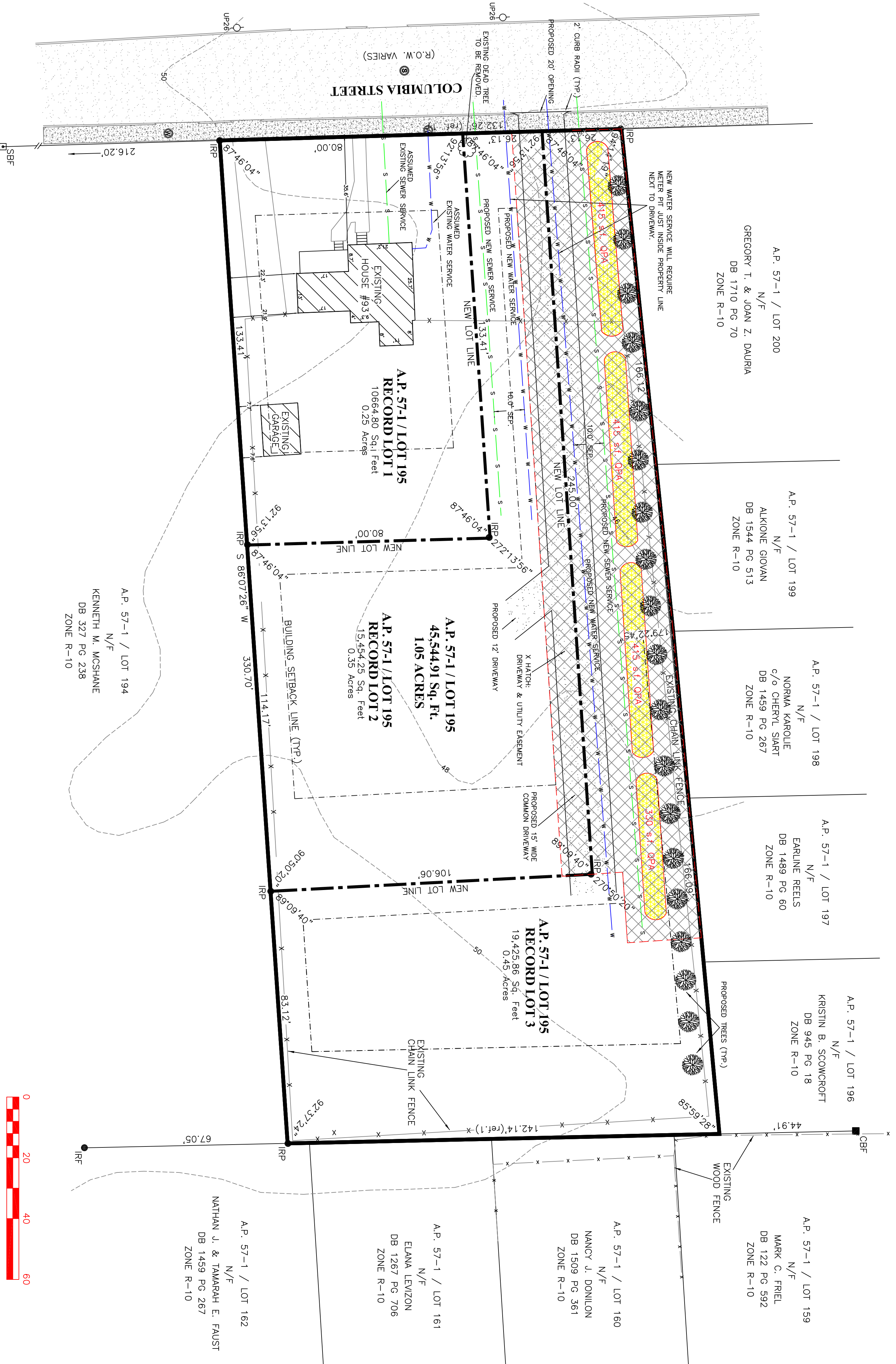
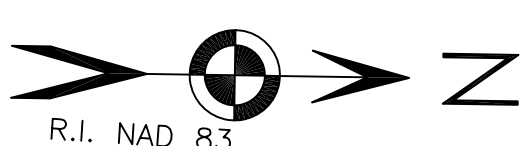
- GENERAL NOTES:**
1. THE PARCEL OF LAND DESIGNATED AS LOT 195 ON TAX MAP 57-1 IS LOCATED IN THE TOWN OF SOUTH KINGSTOWN, COUNTY OF WASHINGTON AND STATE OF RHODE ISLAND.
 2. THE CURRENT OWNER OF RECORD OF SAID LOT 195 IS SCOT V. HALLBERG BY VIRTUE OF DEED BOOK 1335 AT PAGE 414 RECORDED IN THE TOWN OF SOUTH KINGSTOWN.
 3. SAID PARCEL FALLS IN AN X ZONE (MINIMAL CHANGE FLOOD HAZARD) AS REPRESENTED ON FEMA MAP NO. 440090203K 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 FRONT YARD SETBACK: 80 FEET
 MINIMUM SIDE YARD SETBACK: 25 FEET
 MINIMUM CORNER SIDE YARD SETBACK: 10 FEET
 MINIMUM REAR YARD SETBACK: 20 FEET
 MAXIMUM BLD COVERAGE: 30 FEET
 25%
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 UNITED 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 GIS WEBSITE ARE MU.

- 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. THE PARCEL IS NOT LOCATED IN ANY OF THE FOLLOWING:
 - a. NATURAL HERITAGE AREA (RDEM).
 - b. AREA UNDER THE JURISDICTION OF (SAMP).
 - c. GROUNDWATER PROTECTION OVERLAY DISTRICT.
 - d. AREAS WITHIN A TMDL WATERSHED (RDEM & S.K.)
 - e. AN OWNS CRITICAL RESOURCE AREA (RDEM).
 - f. DRINKING WATER SUPPLY WATERSHED (RDEM).
 - g. NATIONAL REGISTER OF HISTORIC PLACES.

LOT AREA PRIOR TO SUBDIVISION
 A.P. 57-1 / LOT 195: 45,544.91 Sq.Ft. (1.05 Acres)

NEW LOT AREA
 RECORD LOT 1: 10,664.80 Sq.Ft. (0.25 Acres)
 RECORD LOT 2: 15,454.25 Sq.Ft. (0.35 Acres)
 RECORD LOT 3: 19,425.86 Sq.Ft. (0.45 Acres)

OWNER/APPLICANT
 Scot V. Hallberg
 17 Arnold Street, Suite 100
 Wakefield, R.I. 02879
 scothallberg@gmail.com



E. GREENWICH SURVEYORS, LLC
 LAND SURVEYING AND SITE PLANNING

1050 MAIN STREET SUITE 31
 EAST GREENWICH, RHODE ISLAND 02818
 PHONE (401) 339-2681 (401) 368-8574
 FAX (401) 884-0017 E-MAIL: KANDREWS1684@AOL.COM

Checked By: K.D.A. Drawn By: E.J.I.
 Date: 6-9-2023
 Scale: 1" = 20'

REVISIONS

NO.	REVISION	BY	DATE
1	ISSUED	EJL	6-9-2023
2	REVISION	EJL	6-9-2023
3	REVISION	EJL	6-9-2023
4	REVISION	EJL	6-9-2023
5	REVISION	EJL	6-9-2023

MINOR SUBDIVISION "THE HALLBERG PLAT"
 PREPARED FOR
 SCOT HALLBERG

LOCATION
 A.P. 57-1 / LOT 195
 93 COLUMBIA STREET
 SOUTH KINGSTOWN, R. I.

Sheet 4 of 4 sheets