

- General Notes:**
- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTOWN ASSESSOR'S PLAT 56-3 LOT 137.
  - THE SITE IS APPROXIMATELY 7.6± ACRES AND IS ZONED RM - RESIDENTIAL MULTI-HOUSEHOLD DISTRICT.
  - THE OWNER OF AP 56-3 LOT 137 IS: ROLAND J. FIORE, 571 MAIN STREET, SOUTH KINGSTOWN, RI 02879
  - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C01924, MAP REVISED OCTOBER 16, 2013.
  - THIS SURVEY AND PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.
  - SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
  - THE SITE IS NOT WITHIN A:
    - GROUNDWATER PROTECTION AREA (RIDEM)
    - NATURAL HERITAGE AREAS (RIDEM)
    - NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (CRMC)
    - SALT PONDS SPECIAL AREA MANAGEMENT PLAN (CRMC)
    - GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
  - SUBSURFACE UTILITY LINES AND FEATURES, AS SHOWN HEREON, WERE COMPILED FROM FIELD EVIDENCE AND/OR AVAILABLE RECORD INFORMATION, AND THEIR LOCATIONS ARE ONLY APPROXIMATE. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. THE SUFFIX (R) DENOTES SUBSURFACE UTILITIES WHICH WERE COMPILED FROM RECORD INFORMATION ONLY. BEFORE DESIGNING FUTURE CONNECTIONS, THE APPROPRIATE UTILITIES MUST BE CONSULTED. BEFORE CONSTRUCTION, ALL UTILITIES, PUBLIC AND PRIVATE, MUST BE NOTIFIED (SEE RHODE ISLAND GENERAL LAWS, SECTION 39-1.2). CALL "DIG SAFE" 1-888-DIG-SAFE (888-344-7233) PRIOR TO ANY WORK BEGINS.
  - TOPOGRAPHY IS FROM THE TOWN OF SOUTH KINGSTOWN GIS DEPARTMENT, AND IS CONSIDERED APPROXIMATE AT THIS TIME.
  - WETLAND DELINEATION PERFORMED BY DIPRETE ENGINEERING ON MAY 1, 2014. REFERENCE RIDEM NOI FILE #C02-0143 DATED JULY 25, 2002.

**Dimensional Regulations**

THE CURRENT ZONING OF THE SITE IS RM - RESIDENTIAL MULTI-HOUSEHOLD DISTRICT

PROPOSED USE CODE: 12.1 (SEC. 301) MULTI-HOUSEHOLD LAND DEVELOPMENT PROJECT

MINIMUM LOT AREA:	80,000 SF
MINIMUM LOT FRONTAGE & WIDTH:	150 FT
MINIMUM FRONT YARD SETBACK:	100 FT
MINIMUM CORNER SIDE SETBACK:	60 FT
MINIMUM SIDE YARD SETBACK:	60 FT
MINIMUM REAR YARD SETBACK:	60 FT
LOT BUILDING COVERAGE:	35%
MAXIMUM PRINCIPAL BUILDING HEIGHT:	35 FT
MAXIMUM ACCESSORY BUILDING HEIGHT:	25 FT
ACCESSORY BUILDING MINIMUM SIDE SETBACK:	40 FT
ACCESSORY BUILDING MINIMUM REAR SETBACK:	40 FT

**Soil Notes**

(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)

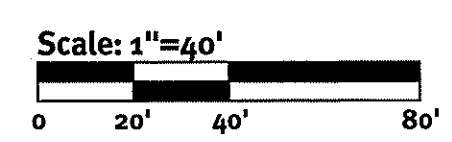
SOIL NAME DESCRIPTION	SOIL AREA
BMB	BRIDGEHAMPTON SILT LOAM, TILL SUBSTRATUM, 3 TO 8 PERCENT SLOPES
STA	SUTTON FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
CB	CANTON-URBAN LAND COMPLEX
W	WATER

SOIL MAPPING OBTAINED FROM 'SOIL SURVEY OF RHODE ISLAND' PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.

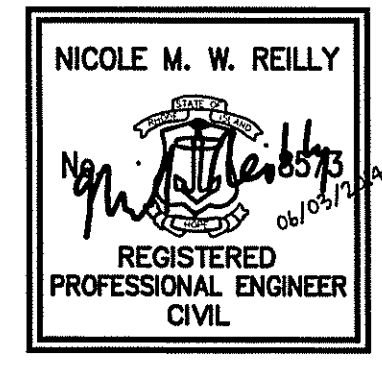
**Existing Legend**

BUILDING	ASPHALT	AP	N/F	PROPERTY LINE	ASSESSOR'S LINE	TREELINE	FENCE	STONE WALL	MINOR CONTOUR LINE	MAJOR CONTOUR LINE	SPOT ELEVATION	SOIL BOUNDARY LINE	SOIL IDENTIFICATION	WETLAND EDGE	WETLAND HATCH	STREAM CENTERLINE	ASSF (AREA SUBJECT TO STORM FLOWAGE)	ASF (AREA SUBJECT TO FLOODING)	100' RIVERBANK WETLAND	WETLAND FLAG	NAIL FOUND/SET	DRILL HOLE FOUND/SET	IRON ROD/PIPE FOUND/SET	BOUND FOUND/SET	UTILITY POLE	GAS LINE	WATER LINE	SEWER LINE	WATER VALVE	HYDRANT	MANHOLE	GAS VALVE	DRAIN LINE	CATCH BASIN
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**AP 56-3 Lot 137**  
 n/f  
**Roland J. Fiore**  
 Deed Book 1173 Page 113  
 Area=7.679 Acres



**RIDEM Wetland Edge Verification Submission**

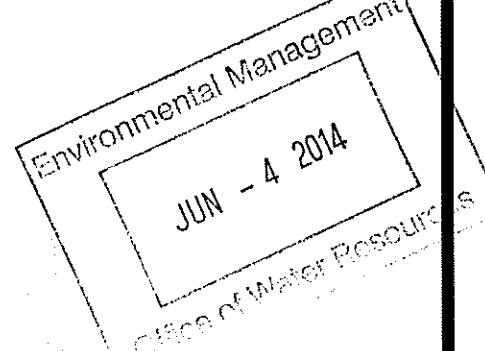


**Existing Conditions Plan**  
**571 Main Street**  
 Assessor's Plat 56-3, Lot 137  
 South Kingstown, Rhode Island

**DiPrete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 tel 401-943-1000 fax 401-464-6006 www.DiPrete-Eng.com

Applicant  
**Roland J. Fiore**  
 571 Main Street, South Kingstown, RI 02879  
 tel 401-782-2600 fax 401-782-3514

Drawn By:	R.B.S.
Date:	6/3/2014
Description:	RIDEM Wetland Edge Verification Submission
By:	R.B.S.



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