

- Study Plan Notes:**
- THE SITE IS LOCATED ON THE TOWN OF SOUTH KINGSTON, RHODE ISLAND ASSESSOR'S PLAT 57-1 LOTS 121, 122 & 146.
 - THE SITE IS APPROXIMATELY 2.9± ACRES AND IS ZONED R-10.
 - THE OWNER OF AP 57-1 LOT 121 IS: SOUTH COUNTY POST & BEAM INC. 521 LIBERTY LANE WEST KINGSTON, RI 02892
THE OWNER OF AP 57-1 LOT 122 IS: SOUTH COUNTY POST & BEAM INC. 521 LIBERTY LANE WEST KINGSTON, RI 02892
THE OWNER OF AP 57-1 LOT 146 IS: SOUTH COUNTY POST & BEAM INC. 521 LIBERTY LANE WEST KINGSTON, RI 02892
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONES X (SHADED) AND X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP #4009C02034, MAP REVISED OCTOBER 16, 2013. (FLOOD PLAN DESCRIPTIONS SHOWN ABOVE)
 - SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
 - THE SITE HAS WATER SERVICE PER UNITED WATER (8-20-2014)
 - 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)
 - THE SITE HAS PUBLIC SEWER ON OAK STREET PER S. KINGSTON PUBLIC SERVICES (8-20-2014)

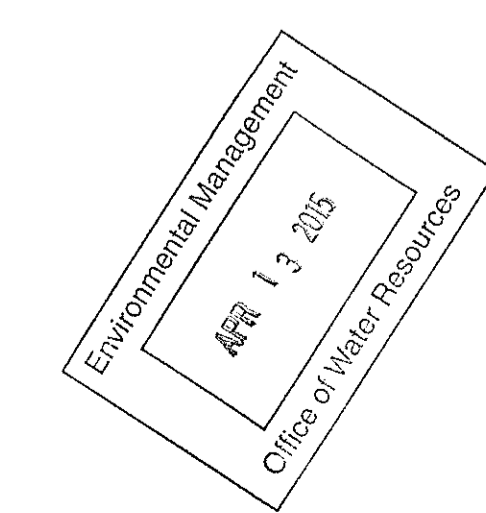
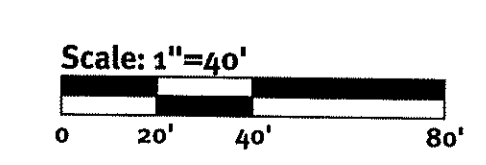
Dimensional Regulations:

CURRENT ZONING:	R-10
MINIMUM LOT AREA:	15,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	80'
MINIMUM FRONT AND CORNER SIDE YARD:	25'/20'
MINIMUM SIDE YARD:	10'
MINIMUM REAR YARD:	30'
MAXIMUM STRUCTURE HEIGHT:	35'
MINIMUM BUILDING COVER:	25%

Certification Note:

THE EXISTING DATA COMPILED ON THIS CONCEPT/STUDY PLAN IS FROM EXISTING MAPS AND RECORDED DATA. DUE TO METHODS OF COMPILATION AND ACCURACY OF SOME MAPS USED TO COMPLETE THIS PLAN, THERE MAY BE SOME DEVIATIONS FROM SAID MAPS AND/OR DATA AND THIS PLAN. THERE ARE MANY FACTORS WHICH LEAD TO THIS, INCLUDING THE ACCURACY OF SAID MAPS AND DATA, AND KNOWN SITE FEATURES SUCH AS STONE WALLS, ROADWAYS, AND BUILDINGS. THESE DEVIATIONS ARE COMMON WHEN COMPILING MAPS AND DATA FROM VARIOUS SOURCES AND CANNOT BE AVOIDED WITHOUT AN ACTUAL FIELD SURVEY AND DEED RESEARCH. THIS PLAN IS TO BE UTILIZED FOR DISCUSSION PURPOSES ONLY.

THIS 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.



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Boston • Providence • Newport

DAVID A. RUSSO
No. [Signature]
REGISTERED PROFESSIONAL ENGINEER CIVIL

No.	Date	Wetland Edge Verification	Drawn By: DAR	By:
0	4/30/2015			

Wetland Edge Verification Plan
Oak Street
South Kingston, Rhode Island

Client: **South County Post & Beam Inc.**
521 Liberty Lane
West Kingston, RI 02892 tel: (401) 783-4445

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