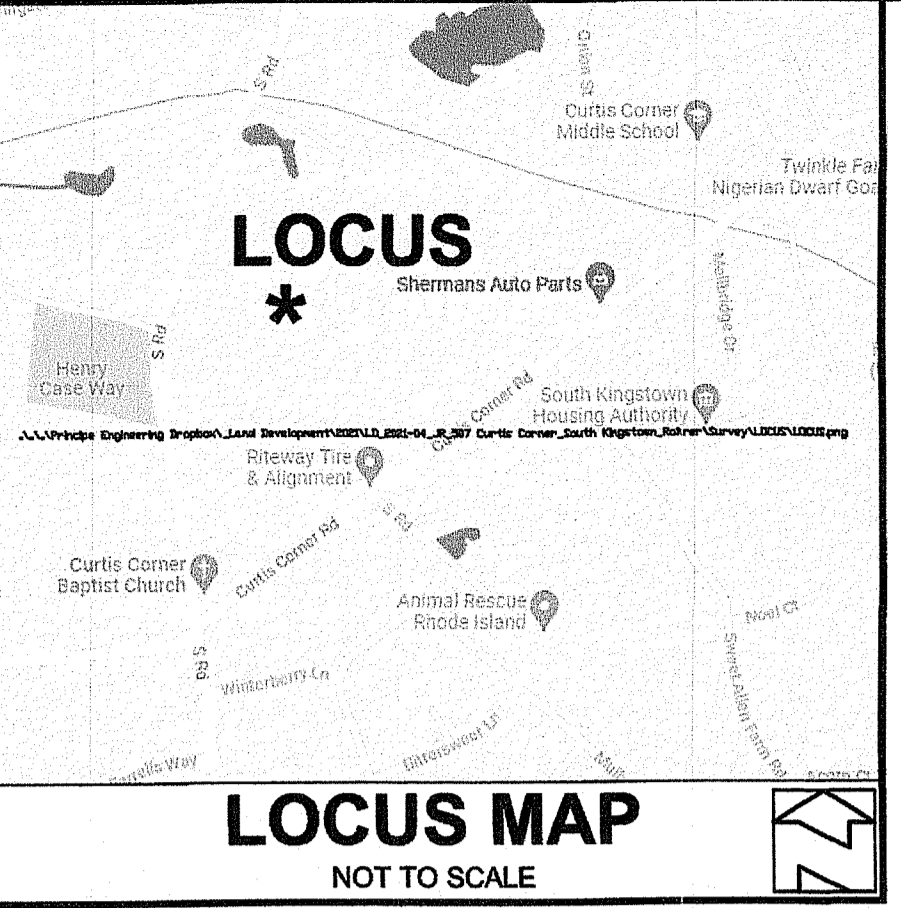


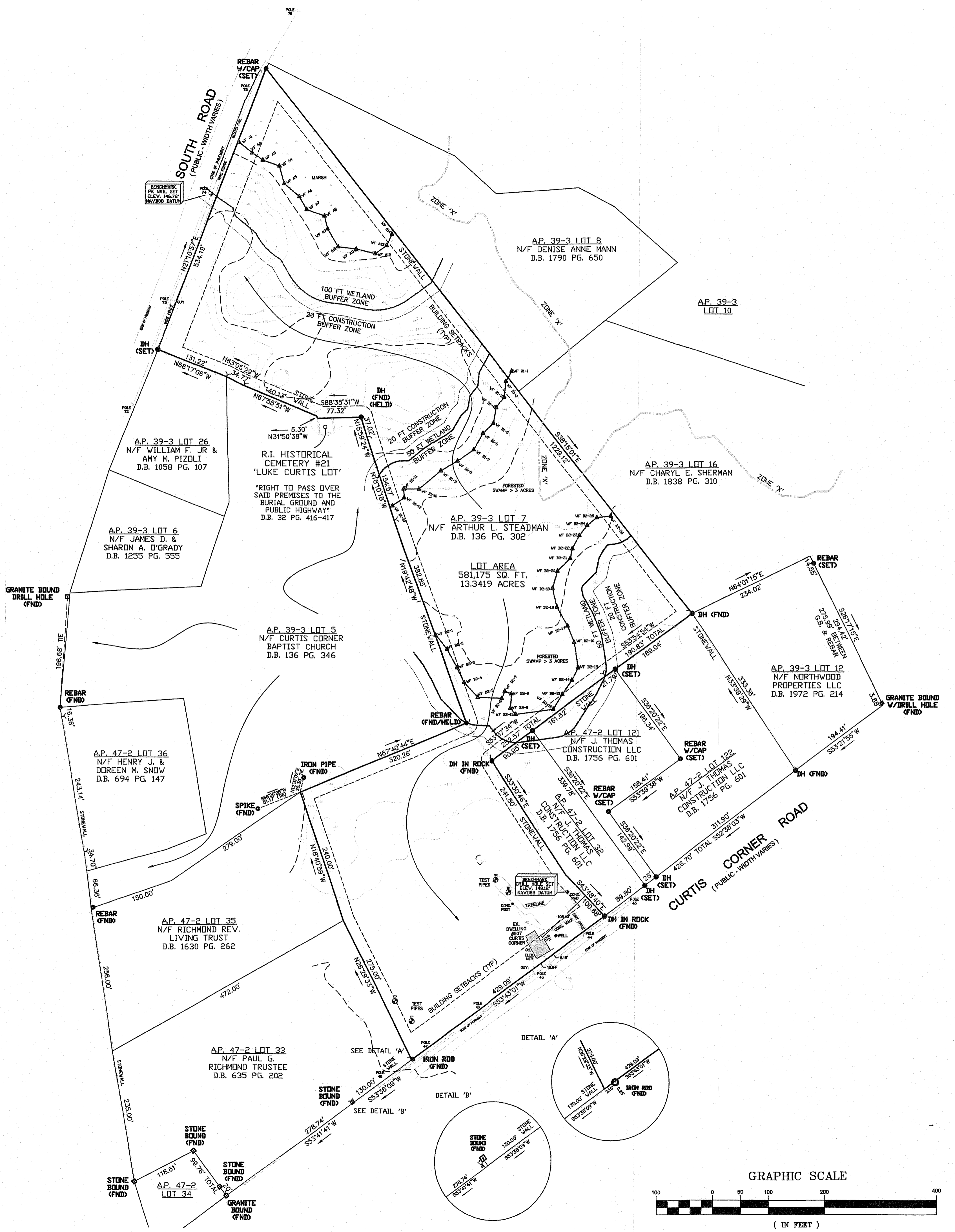
# ZONING CRITERIA

R-30 ZONING	
ZONING DISTRICT	R-30
MINIMUM LOT AREA	30,000 SQ. FT.
MINIMUM LOT WIDTH	125'
MINIMUM LOT FRONTAGE	125'
MINIMUM FRONT YARD SETBACK	40'
MINIMUM SIDE YARD SETBACK	20' (ACCESSORY 15')
MINIMUM REAR YARD SETBACK	40' (ACCESSORY 10')
MAXIMUM LOT BUILDING COVERAGE	20%
MAXIMUM BUILDING HEIGHT	35' (ACCESSORY 20')



- GENERAL NOTES:**
1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
  2. THIS SITE LIES PARTIALLY IN A ZONE X 0.2% ANNUAL CHANCE FLOOD HAZARD AREA AS SHOWN ON THE FIRM MAP FOR THE TOWN OF SOUTH KINGSTOWN, RI COMMUNITY PANEL NO. 44009C0184K, MAP EFFECTIVE APRIL 3, 2020.
  3. WETLANDS SHOWN HEREIN WERE DELINEATED BY ONSITE WASTEWATER INITIATIVE, LLC. 91 FOSTER SHELDON ROAD, WAKEFIELD, RI 02879.
  4. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NAVD83 DATUM.

- REFERENCES:**
1. A PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION SURVEY PLAN, PREPARED FOR: MARTHA ROHRER, 1050 TUCKERTOWN ROAD, WAKEFIELD, RI, 02879, FOR PROPERTIES LOCATED OFF SOUTH ROAD & CURTIS CORNER ROAD IN THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND, MAP 39-3, LOT 7 & MAP 47-2, LOT 32, SCALE 1"=80', DATE: JULY, 2012, PREPARED BY ENVIRONMENTAL PLANNING & SURVEYING, INC."
  2. A PLAN ENTITLED "BOUNDARY SURVEY & EXISTING CONDITIONS PLAN, J. THOMAS CONSTRUCTION LLC, AP. 47-2 LOT 32, CURTIS CORNER ROAD, SOUTH KINGSTOWN, R.I., SCALE 1"=30', DATE: OCTOBER, 2019, PREPARED BY NATIONAL LAND SURVEYORS INC."
  3. A PLAN ENTITLED "BOUNDARY SURVEY & EXISTING CONDITIONS PLAN, JOHN T. D'AGOSTINO JR., AP. 39-3 LOT 12, 435 CURTIS CORNER ROAD, SOUTH KINGSTOWN, R.I., SCALE 1"=20', DATE: AUGUST, 2020, PREPARED BY NATIONAL LAND SURVEYORS INC."
  4. A PLAN ENTITLED "TRACT OF LAND AT CURTIS CORNER IN THE TOWN OF SOUTH KINGSTOWN, R.I., PROPERTY OF ARTHUR L. & MARY C. STEADMAN, SURVEYED & PLATTED JULY, 1963, BY A.J. EASTERBROOKS, C.E., SCALE 1"=50', WHICH IS LOCATED IN THE SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN DEED BOOK 92 PAGE 222-223.
  5. A PLAN ENTITLED "RELOCATION OF SOUTH ROAD, LOCATED IN THE TOWN OF SOUTH KINGSTOWN, R.I., SCALE 1"=40', PREPARED BY VILLAGE GREEN ENGINEERS."
  6. A PLAN ENTITLED "SURVEY OF LAND FOR CURTIS CORNER BAPTIST CHURCH, 591 CURTIS CORNER ROAD, WAKEFIELD, PLAT 39-3 LOT 5, SOUTH KINGSTOWN, R.I. SCALE 1"=50', DATE: DECEMBER, 1999, PREPARED BY JAMES P. LAWLESS, R.L.S."



**LEGEND**

EXISTING	LEGEND
BOUNDARY LINE	—
ABUTTER LINE	—
BUILDING	—
STONEWALL	—
EASEMENT	—
BUILDING SETBACK	—
CONTOUR MAJOR	— 140
CONTOUR	— 144
WETLAND EDGE	—
20FT CONSTRUCTION	—
50FT WETLAND	—
100FT WETLAND	—
FEMA	—
SURVEY BOUND	□
SURVEY DRILL HOLE	○
SURVEY IRON PIN	○
SURVEY BENCHMARK	⊕
UTILITY POLE	⊕
OVERHEAD WIRE	—
WELL	⊕

RI Environmental Management  
MAY 06 2024  
Office of Water Resources

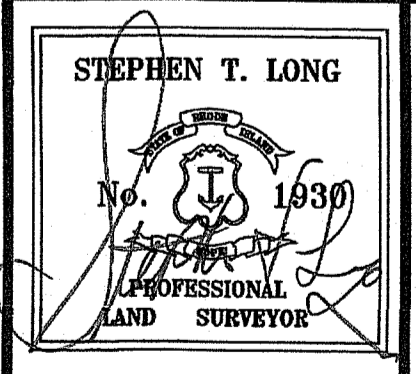
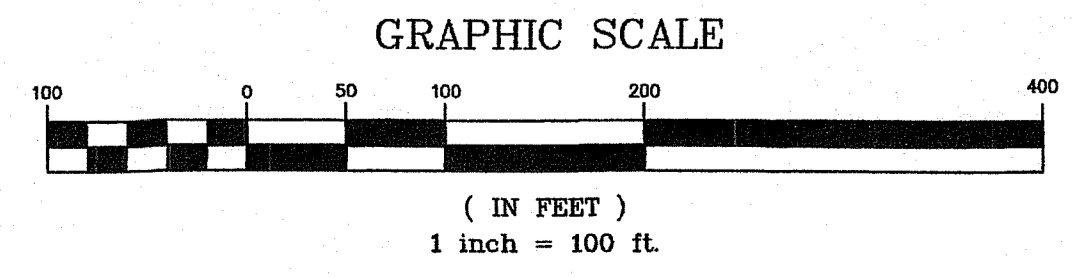
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD/CLASS 4 TOPD

PURPOSE OF SURVEY: EXISTING CONDITIONS

BY: *Stephen T. Long*  
STEPHEN T. LONG, PLS NO. 1930 DATE: 9-8-23

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**PRINCIPLE COMPANY, INC.**  
SURVEYING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
SURVEY@PRINCIPLEENGINEERING.COM  
PRINCIPLEENGINEERING.COM

**REVISIONS**

No.	DATE	DRWN	CHKD
1.	7/17/23	RAW	STL
2.	8/8/23	RAW	STL

**EXISTING CONDITIONS**  
for  
**ARTHUR L. STEADMAN & MARTHA ROHRER**  
AP 39-3 LOT 7  
507 CURTIS CORNER ROAD  
in  
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=100' SHEET NO: 1 OF 1  
DRAWN BY: RAW DESIGN BY: CHECKED BY: STL  
DATE: 3/2/2023 PROJECT NO.: LD-2021-4