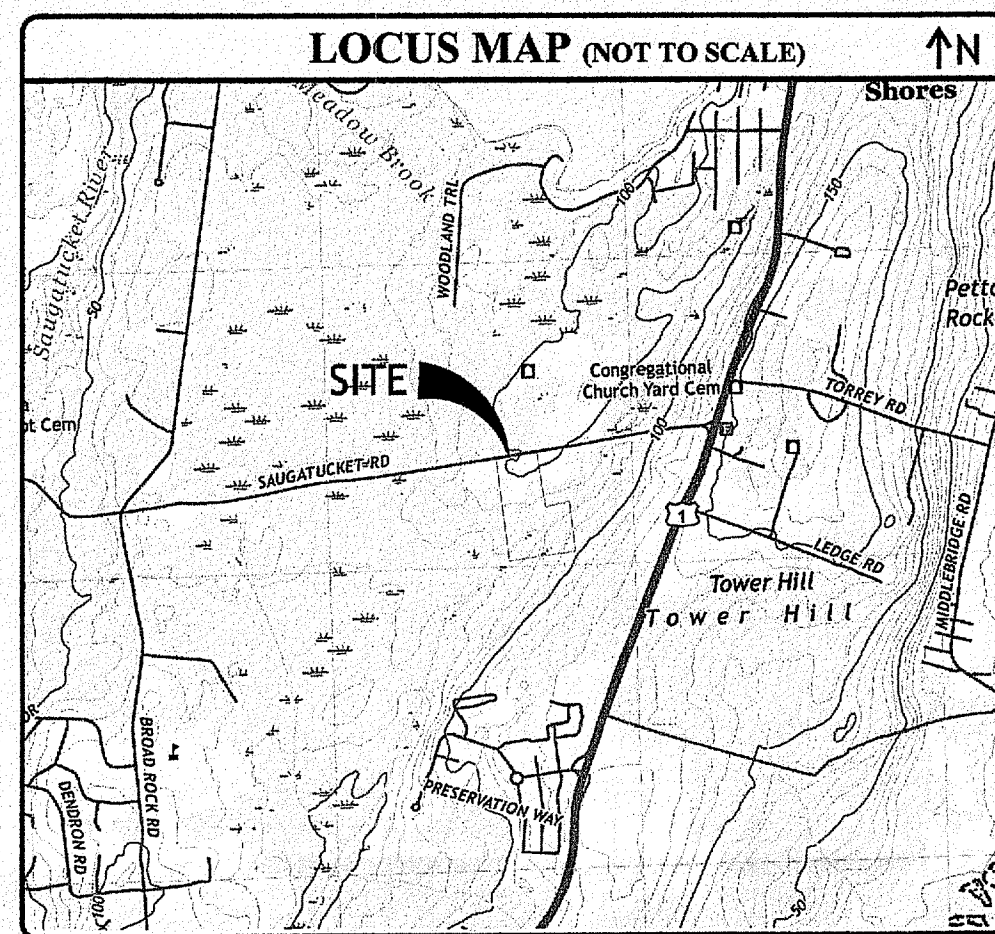


EXISTING CONDITIONS SITE PLAN

216 SAUGATUCKET
SOUTH KINGSTOWN, RI
AP 42, LOT 8

ZONE: R40 - MEDIUM DENSITY RESIDENTIAL DISTRICT

OWNER JANICE V CALITRI 216 SAUGATUCKET ROAD WAKEFIELD, RI 02879	CIVIL ENGINEER JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 (401) 944-1300 phone (401) 944-1313 fax
APPLICANT DENALI BUILDING CO. C/O PETER ABENANTE 620 OLD BAPTIST ROAD NORTH KINGSTOWN, RI 02852 PHONE: 401-300-9716	WETLAND BIOLOGIST NATURAL RESOURCE SERVICES, INC. PO BOX 311 HARRISVILLE, RI 02830 PHONE: 401-668-7390



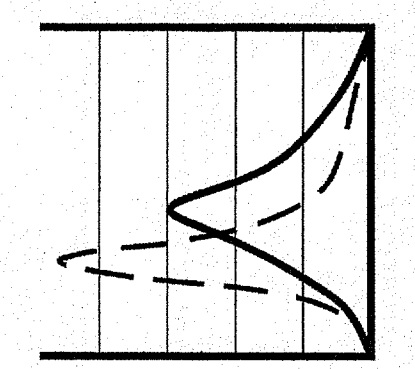
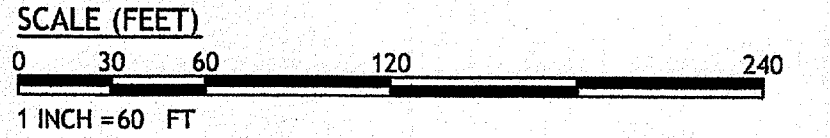
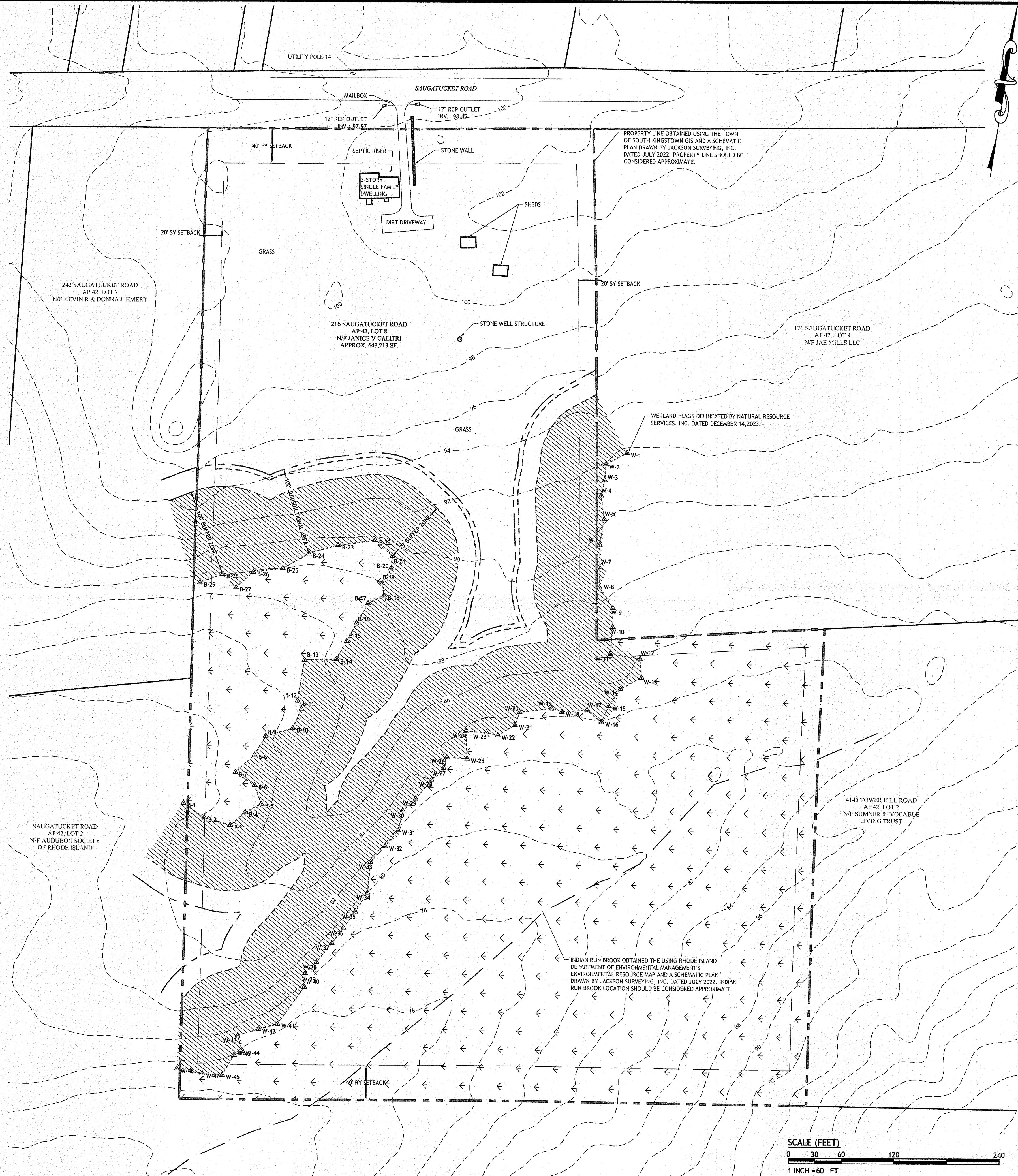
LEGEND:

- EXISTING PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- WETLAND EDGE
- WETLAND FLAG
- EXISTING CONTOUR
- N/F - NOW OR FORMERLY
- EXISTING DRAIN LINE
- EXISTING UTILITY POLE
- 75' WETLAND BUFFER
- 100' WETLAND BUFFER
- 100' JURISDICTIONAL AREA

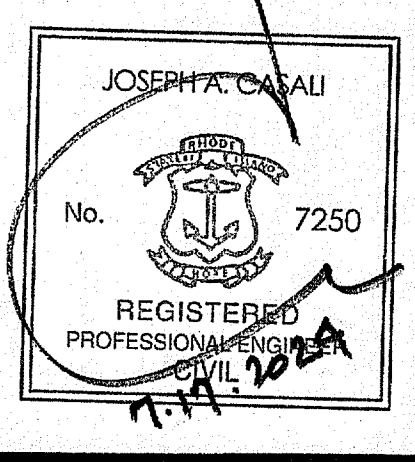
ZONING DIMENSIONAL REQUIREMENTS

ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	R40	R40
MINIMUM LOT AREA	40,000 SF	643,213 SF
MINIMUM LOT FRONTAGE	150 FT	438.60 FT
MINIMUM LOT WIDTH	150 FT	441.96 FT
MAXIMUM LOT COVERAGE	20%	0.21%
MAXIMUM PRINCIPAL BUILDING HEIGHT	35 FT	<35 FT
MINIMUM FRONT YARD SETBACK	40 FT	>40 FT
MINIMUM CORNER SIDE YARD SETBACK	30 FT	N/A
MINIMUM SIDE YARD SETBACK	20 FT	>20 FT
MINIMUM REAR YARD SETBACK	40 FT	>40 FT

- GENERAL NOTES:**
- EXISTING CONDITIONS ARE BASED ON AERIAL IMAGERY OBTAINED FROM NEARMAP DATED MARCH 2023. PROPERTY LINES DEPICTED ARE BASED ON THE TOWN OF SOUTH KINGSTOWN GIS AND A SCHEMATIC PLAN DRAWN BY JACKSON SURVEYING, INC. DATED JULY 2022.
 - THE SITE LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FIRM MAP FOR THE TOWN OF SOUTH KINGSTOWN, MAP NUMBER 44009C0203, EFFECTIVE DATE APRIL 3, 2020.
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE R40 MEDIUM RESIDENTIAL DISTRICT. THE PARCEL IS NOT LOCATED WITHIN ANY TOWN OVERLAY DISTRICTS.
 - THERE ARE NO KNOWN EASEMENTS WITHIN THE PROJECT SITE.
 - FRESHWATER WETLANDS WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN DECEMBER 2023. WETLAND FLAGS WERE LOCATED BY JOE CASALI ENGINEERING ON JUNE 25 2024. THE PROJECT SITE IS LOCATED WITHIN RIDEAK'S RIVER REGION 2. INDIAN RUN BROOK IS A FIRST ORDER STREAM WITH AN ASSOCIATED 100-FOOT BUFFER ZONE.
 - EXISTING SOILS ON THE SITE HAVE BEEN CLASSIFIED AS BROADBROOK SILT LOAM, 0-3% SLOPES (BR), RAINBOW SILT LOAM, 3-8% SLOPES (Rab), and STISSING SILT LOAM (Se). BR AND Rab SOILS ARE CLASSIFIED AS PRIME FARMLAND. Se SOILS ARE CLASSIFIED AS FARMLAND OF STATEWIDE IMPORTANCE.
 - THE SUBJECT PARCEL IS LOCATED WITHIN A NATURAL HERITAGE AREA. THE PROJECT SITE IS NOT LOCATED WITHIN A GROUNDWATER PROTECTION AREA.
 - PUBLIC SEWER IS NOT AVAILABLE TO THE PROJECT SITE. THE SITE IS SERVICED BY PUBLIC WATER. DEVELOPMENT. THE SITE LIES WITHIN THE UNITED WATER DISTRICT. THE SITE WILL BE SERVICED BY INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS).



JCE
JOE CASALI ENGINEERING, INC.
CIVIL - SITE DEVELOPMENT - TRANSPORTATION
DRAINAGE - WETLANDS - ISDS - TRAFFIC - FLOODPLAIN
300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 (401) 944-1313 FAX WWW.JCEONLINE.COM



216 SAUGATUCKET ROAD
SOUTH KINGSTOWN, RHODE ISLAND
AP 42, LOT 8

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY: DRD
DRAWN BY: MCG
CHECKED BY: JAC
DATE: JULY 2024
PROJECT NO: 24-20

RIDEM SUBMISSION

EXISTING CONDITIONS

SHEET 1 OF 1

Q:\24-20 Denali Corp\CAD\216 Saugatucket Road [DEM].dwg Jul. 17, 2024 11:33am

