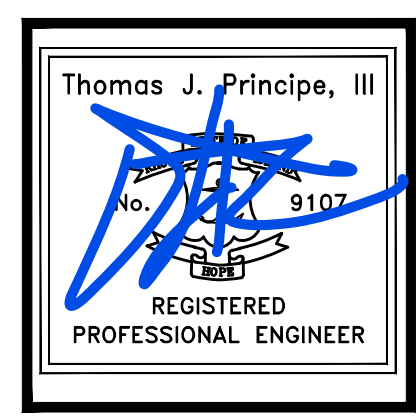


LEGEND

EXISTING	PROPOSED
PERIMETER LINE	—————
ABUTTER LINE	—————
GUARDRAIL	—————
CONTOUR	————— 122 —————
UTILITY POLE	—————
SIGN	—————
LIGHT POLE	—————
OVERHEAD WIRE	————— OHW —————
CATCH BASIN	—————
DRAIN MANHOLE	—————
DRAINLINE	————— D —————
WATERLINE	————— W —————
WATER GATE VALVE	—————
SEWER MANHOLE	—————
SEWERLINE	————— S —————
GAS LINE	————— G —————
GAS VALVE	—————

GENERAL NOTES:

- DEED REFERENCE: BK 986, PAGE 302.
- THIS PROPERTY FALLS WITHIN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X AS MAPPED BY FIRM #44009C0203K DATED 4/3/2020.
- SOILS ON SITE ARE CLASSIFIED AS RAINBOW SILT LOAM (RoB) AND BROADBROOK SILT LOAM (BrA) AS IDENTIFIED BY THE USDA RI SOIL SURVEY. THERE ARE NO AREAS OF PRIME AGRICULTURAL SOIL AND/OR FARMLAND SOILS ON THE PROPERTY.
- THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
- THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PROPERTY.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA AS DEFINED BY RIDEM.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OF THE RI CRMC.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
- THE SUBJECT PARCEL IS LOCATED WITHIN THE INDIAN RUN BROOK TMDL.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
- THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- THE SUBJECT PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE.
- TSK SEWER IS LOCATED WITHIN KELLEY WAY.
- 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 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.



SITE LAYOUT PLAN

ZONING DISTRICT: SPECIAL MANAGEMENT DISTRICT (SMD ROUTE 1)  
 ROUTE 1 SPECIAL MANAGEMENT DISTRICT OPEN SPACE CALCULATION:  
 REQUIRED OPEN SPACE = 15% OF SUITABLE AREA (3.15 AC., 137,214 SF)  
 REQUIRED OPEN SPACE = 20,583 SF  
 PROVIDED OPEN SPACE = 22,629 SF

STREET INDEX  
 KELLEY WAY (PUBLIC- STATE)  
 OLD TOWER HILL ROAD (PUBLIC- STATE HIGHWAY)  
 HAMPTON WAY (PRIVATE- TOWN)

REVISIONS			
No.	DATE	DRWN	CHKD
1.	10/20/20	JAR	JAR

**PRINCIPE COMPANY, INC.**  
 ENGINEERING DIVISION  
 PO BOX 298  
 TIVERTON, RI 02878  
 401-265-1090

PRE-APPLICATION SUBMISSION  
 for  
**#108 KELLEY WAY  
 AP 57-2, LOT 57**  
 in  
 SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=30' SHEET NO: 3 OF 3  
 DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: TJP  
 DATE: 9/22/20 PROJECT NO.: LD\_2020-9

OWNER:  
 SUSAN & PHILIP GREENE  
 45 PROSPECT AVENUE  
 WAKEFIELD, RI 02879

APPLICANT:  
 WESTERLY COMMUNITY CREDIT UNION  
 4979 TOWER HILL ROAD  
 WAKEFIELD, RI 02979