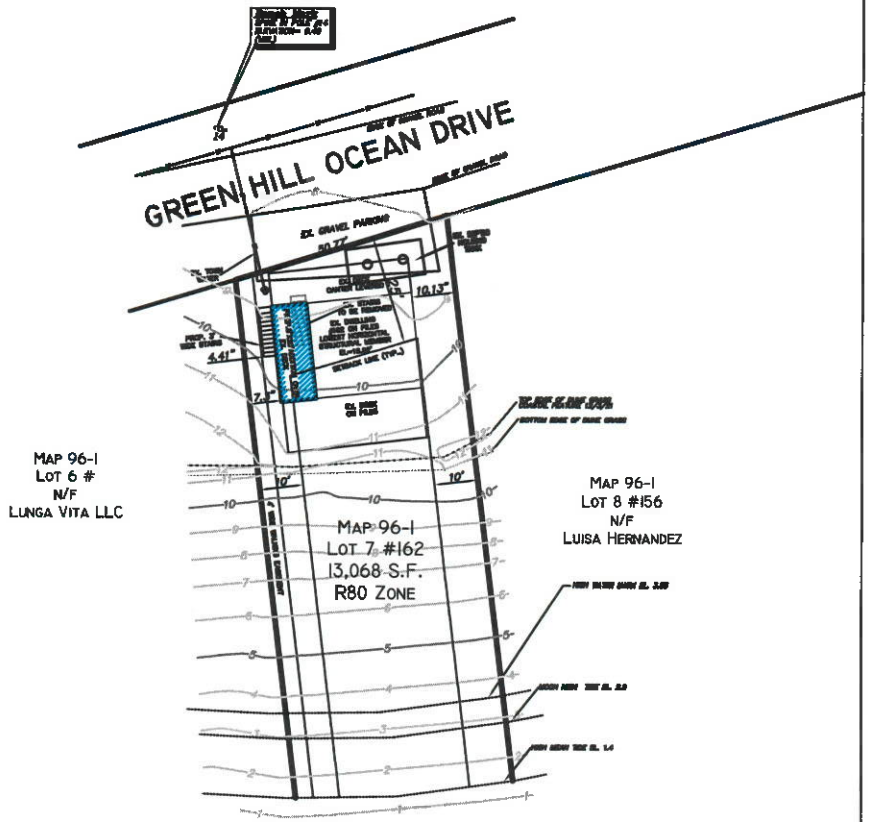
G:\Land Projects\7184008 ROCK SITE PL GREEN HILL OCEAN DR SK\dwg\7184008 ROCK SITE PL ADDITION GREEN HILL O



PLAN VIEW

SCALE: 1" = 20'

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NOTES

1.) SITE IS NOT LOCATED WITHIN AN IDENTIFIED FLOOD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE WASHINGTON COUNTY COMMUNITY PANEL NUMBER 44009C0301J. MAP EFFECTIVE DATE OCTOBER 16, 2013.

2.) SUBJECT SITE DOES NOT LIE WITHIN A NATURAL HERITAGE AREA. SUBJECT SITE DOES LIE WITHIN A CRITICAL RESOURCE AREA.

1.) SITE IS LOCATED WITHIN AN IDENTIFIED FLOOD ZONE V14 ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE WASHINGTON COUNTY COMMUNITY PANEL NUMBER 44009C0184J. MAP EFFECTIVE DATE OCTOBER 16, 2013.

2.) SUBJECT SITE DOES NOT LIE WITHIN A NATURAL HERITAGE AREA. SUBJECT SITE DOES LIE WITHIN THE COASTAL PONDS CRITICAL RESOURCE AREA.

3.) REFERENCE PLAN ENTITLED "GREEN HILL PLAT NO.1. SOUTH KINGSTOWN, R.I. BY FRANK E.WATERMAN CO. APRIL, 1924. SCALE: 1"=200'."

4.) RECORDED IN SOUTH KINGSTOWN, RI. AUGUST 6, 1924.

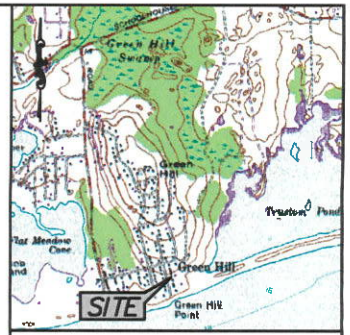
5.) WARRANTY DEED FOR A 4' WALKING EASEMENT OVER TAX ASSESSORS PLAT 96-1,LOT 9A & 9B, AS SET FORTH IN BK 116, PG 283 OF S.K. L.E. RECORDS.

R80 ZONING DATA

BUILDING SETBACKS (NON-CONFORMING LOT)

	REQUIRED	EXISTING PROP.
FRONT =	25'	< 50'
SIDE =	10'	VARIES
REAR =	30'	
MIN.LOT SIZE:	80,000 SF	
EXISTING LOT AREA:		13,068 SF(.23AC)
MAX.ALLOWABLE LOT COVERAGE:	20%?	
EXISTING LOT COVERAGE:		528 SF(4.0%)
PROP.LOT COVERAGE:		176 SF
TOTAL LOT COVERAGE:		704 SF

WESLEY GRANT III
No. 3157
REGISTERED PROFESSIONAL ENGINEER



LOCUS MAP N.T.S.

LEGEND

- EXISTING CONTOUR
- ROAD EDGE
- PROPERTY LINE
- W — WATER LINE
- DUNE LOCATIONS
- TEST PIT LOCATION
- PROPOSED CONTOUR

SITE PLAN
FOR ADDITION

PREPARED FOR:
THOMAS ROCK
5 SUNRISE LANE
SOUTH WINDSOR,CT 06074

FOR PROPERTY LOCATED ON:
162 GREEN HILL OCEAN DR

IN THE TOWN OF:
SOUTH KINGSTOWN, RHODE ISLAND
MAP 96-1, LOT 7
R80 ZONING

#	DATE	DESCRIPTION	BY

DRAWN BY:	AHH/ZMD	DATE:	JAN 2022
CHECKED BY:	WGIII	DRAWING #:	7184008
JOB #:	7184008	SHEET:	1 OF 1

ENVIRONMENTAL PLANNING & SURVEYING, INC.
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