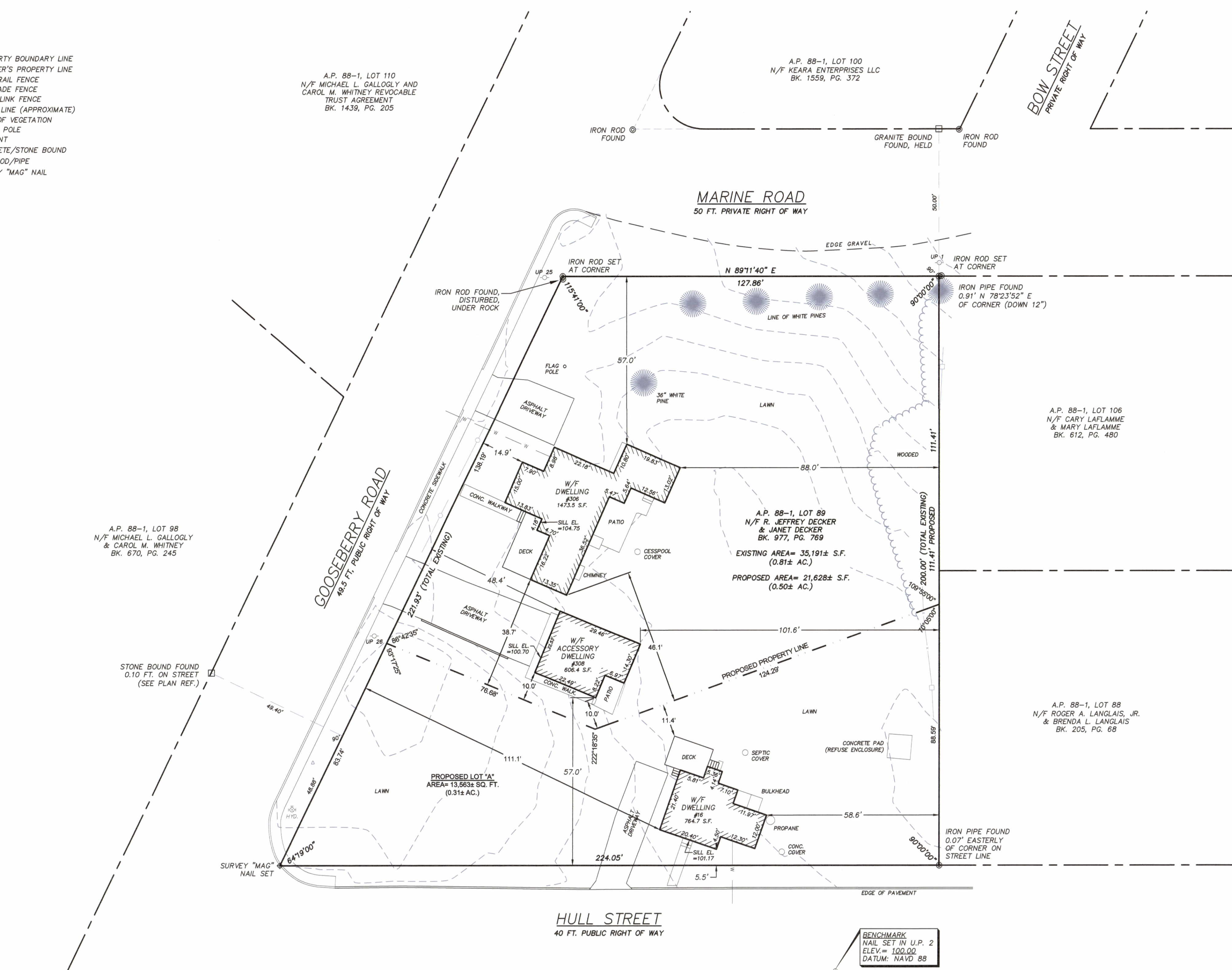
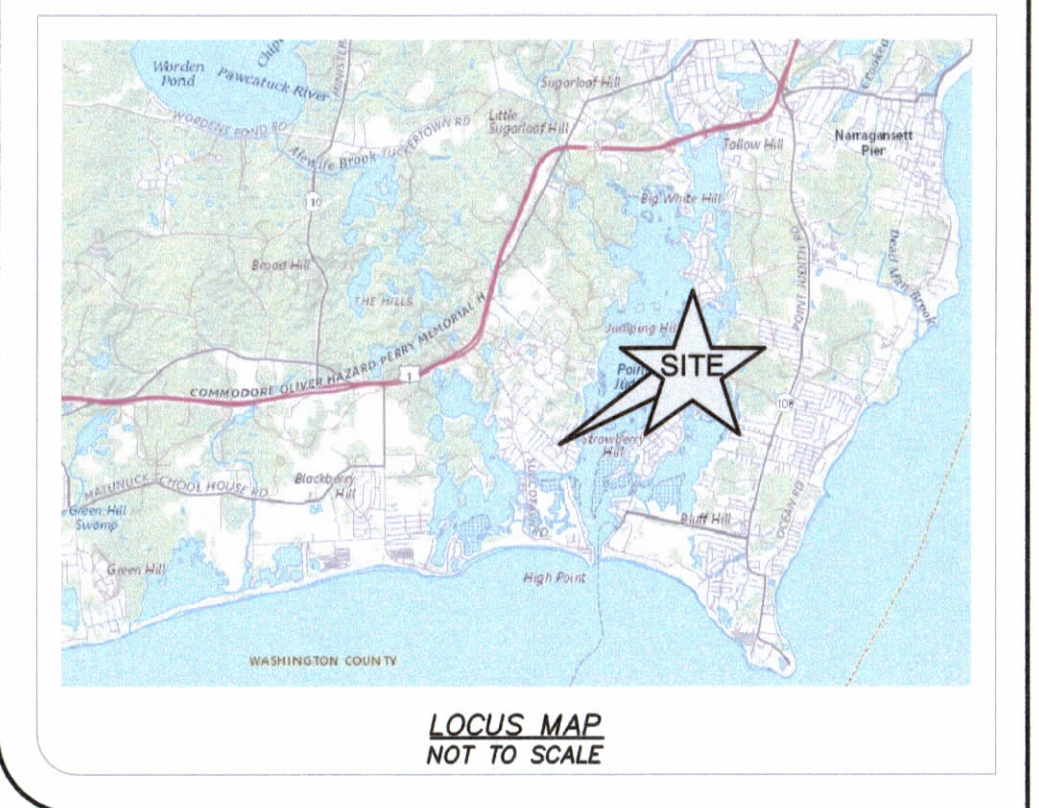
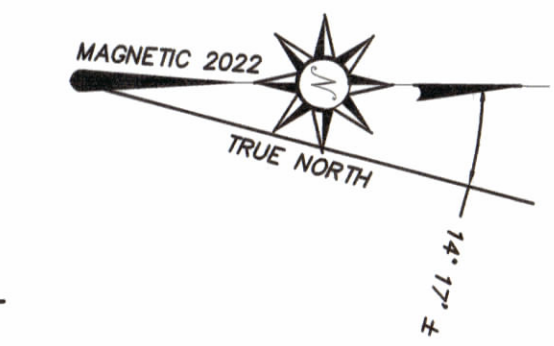


LEGEND

---	PROPERTY BOUNDARY LINE
- - -	ADJUTER'S PROPERTY LINE
—○—	SPLIT RAIL FENCE
—□—	STOCKADE FENCE
—◇—	CHAIN LINK FENCE
—W—	WATER LINE (APPROXIMATE)
—	EDGE OF VEGETATION
○	UTILITY POLE
◇	HYDRANT
□	CONCRETE/STONE BOUND
●	IRON ROD/PIPE
◆	SURVEY "MAG" NAIL



- PLAN NOTES:**
- NORTH ARROW REFERENCES MAGNETIC NORTH (FEBRUARY 2022).
 - EXISTING CONDITIONS SHOWN AS OF JULY 29, 2022 AND ARE THE RESULT OF A FIELD SURVEY BY SOUTH COUNTY SURVEY COMPANY, LLC.
 - SUBJECT PARCEL LIES WITHIN THE R-20 MEDIUM HIGH DENSITY RESIDENTIAL ZONING DISTRICT.
 - SUBJECT PARCEL IS SERVED BY PUBLIC WATER.
 - SUBJECT PARCEL IS PARTIALLY LOCATED IN A COASTAL RESILIENCY OVERLY DISTRICT.
 - SUBJECT PARCEL IS LOCATED IN A CARRY CAPACITY OVERLAY DISTRICT.
 - NO AREAS OF WETLANDS WERE OBSERVED ON THE SUBJECT PARCEL.
 - SUBJECT PARCEL LIES WITHIN MERRIMAC-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES (MU) SOIL CLASSIFICATION AREA PER USDA SOIL SURVEY.
 - THERE IS NO ACTIVE AGRICULTURAL USE ON THE PROPERTY.
 - THERE ARE NO AREAS CONTAINING PRIM AGRICULTURAL SOILS AND FARMLAND SOILS OF STATEWIDE IMPORTANCE.
 - THERE ARE NO HISTORIC CEMETERIES ON THE SUBJECT PARCEL.
 - THERE ARE NO UNIQUE HISTORIC FEATURES ON THE SUBJECT PARCEL.
 - THERE ARE NO UNIQUE NATURAL FEATURES ON THE SUBJECT PARCEL.
 - SUBJECT PARCEL IS NOT LOCATED IN NATURAL HERITAGE AREA.
 - SUBJECT PARCEL IS NOT LOCATED IN A SPECIAL AREA MANAGEMENT PLAN (SAMP).
 - SUBJECT LIES WITHIN THE SOUTH SHORE SALT PONDS CRITICAL RESOURCE AREA.
 - SUBJECT PARCEL DOES NOT LIE WITHIN A DRINKING WATER SUPPLY WATERSHED.
 - BY GRAPHIC PLOTTING ONLY SUBJECT PARCEL LIES PARTIALLY WITHIN FEMA FLOOD ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD, AND PARTIALLY IN ZONE X (SHADED) AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. SEE PANEL 44009C0194J EFFECTIVE 10/16/2013.

- PLAN REFERENCES:**
- SEE "SHERMAN HOMESTEAD PLAT BELONGING TO CHARLES P. SHERMAN & MARY S. WOODS. EAST MATUNUCK, SOUTH KINGSTOWN, RI. RALPH J. REGNIER, ENGR., MAY 1947. SCALE=60 FT. PER INCH." RECORDED IN PLAT BOOK 11, PAGE 777.

STREET INDEX

GOOSEBERRY ROAD
HULL STREET
MARINE ROAD

OWNERS/APPLICANTS:
A.P. 88-1, LOT 89
JEFFREY R. & JANET DECKER
16 MANOR RD.
RHINEBECK, NY 12572
(845) 206-2532

"THE DECKER SUBDIVISION"
MINOR SUBDIVISION PRELIMINARY PLAN
IN THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND
A.P. 88-1, LOT 89 ~ 306 GOOSEBERRY ROAD
& 16 HULL STREET
PREPARED FOR: JEFFREY & JANET DECKER
NOVEMBER 15, 2022 SCALE: 1"=20'

SURVEYOR'S CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATION ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY DATA ACCUMULATION
MEASUREMENT SPECIFICATION: CLASS I CLASS III

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

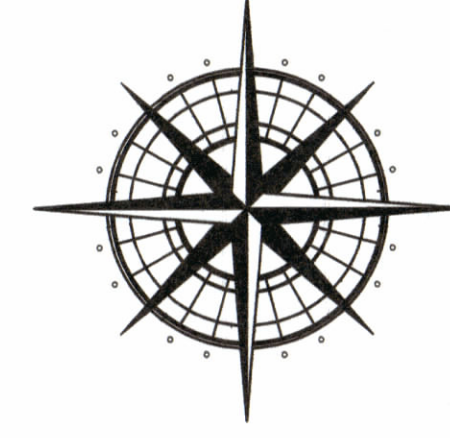
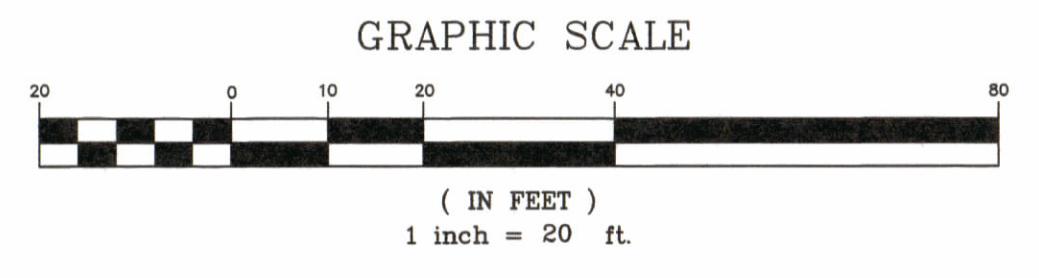
TO DIVIDE A.P. 88-1, LOT 89 INTO TWO PARCELS BY MINOR SUBDIVISION.

BY: *James T. Caldarone*
JAMES T. CALDARONE, PLS. NO. 2507
CO# NO. 722



ZONING DATA:
ZONE: MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT (R20)
USE: SINGLE FAMILY RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED LOT 89'	PROPOSED LOT A'
MINIMUM LOT AREA	20,000 S.F.	35,191± S.F.	21,628± S.F.	13,563± S.F. (VARIANCE REQUIRED)
MINIMUM LOT FRONTAGE	100 FT.	573.84 FT.	266.05 FT.	307.79 FT.
MINIMUM YARD SETBACKS				
FRONT	35 FT.	14.9 FT.	14.9 FT. (EXISTING)	5.5 FT. (EXISTING)
CORNER SIDE	25 FT.	57.0 FT.	57.0 FT.	111.1 FT.
SIDE	15 FT.	N/A	38.7 FT.	58.6 FT.
REAR	35 FT.	88.0 FT.	88.0 FT.	11.4 FT. (VARIANCE REQUIRED)
ACCESSORY STRUCTURE				
SIDE	10 FT.	N/A	10.0 FT.	N/A
REAR	10 FT.	58.6 FT.	10.0 FT.	N/A
MAXIMUM HEIGHT	35 FT.	17.8 FT.	17.8 FT.	15.5 FT.
MAIN STRUCTURE	15 FT.	15.5 FT.	11.3 FT.	N/A
ACCESSORY STRUCTURE	25%	8.1%	9.6%	5.6%
MAXIMUM LOT COVERAGE				



SOUTH COUNTY SURVEY Co
382B MAIN ST. WAKEFIELD, RI 02879
(401) 783-2300
www.SouthCountySurvey.com