

EXISTING PLAN VIEW
SCALE: 1"=40'

PROPOSED LAND AREA TABLE:

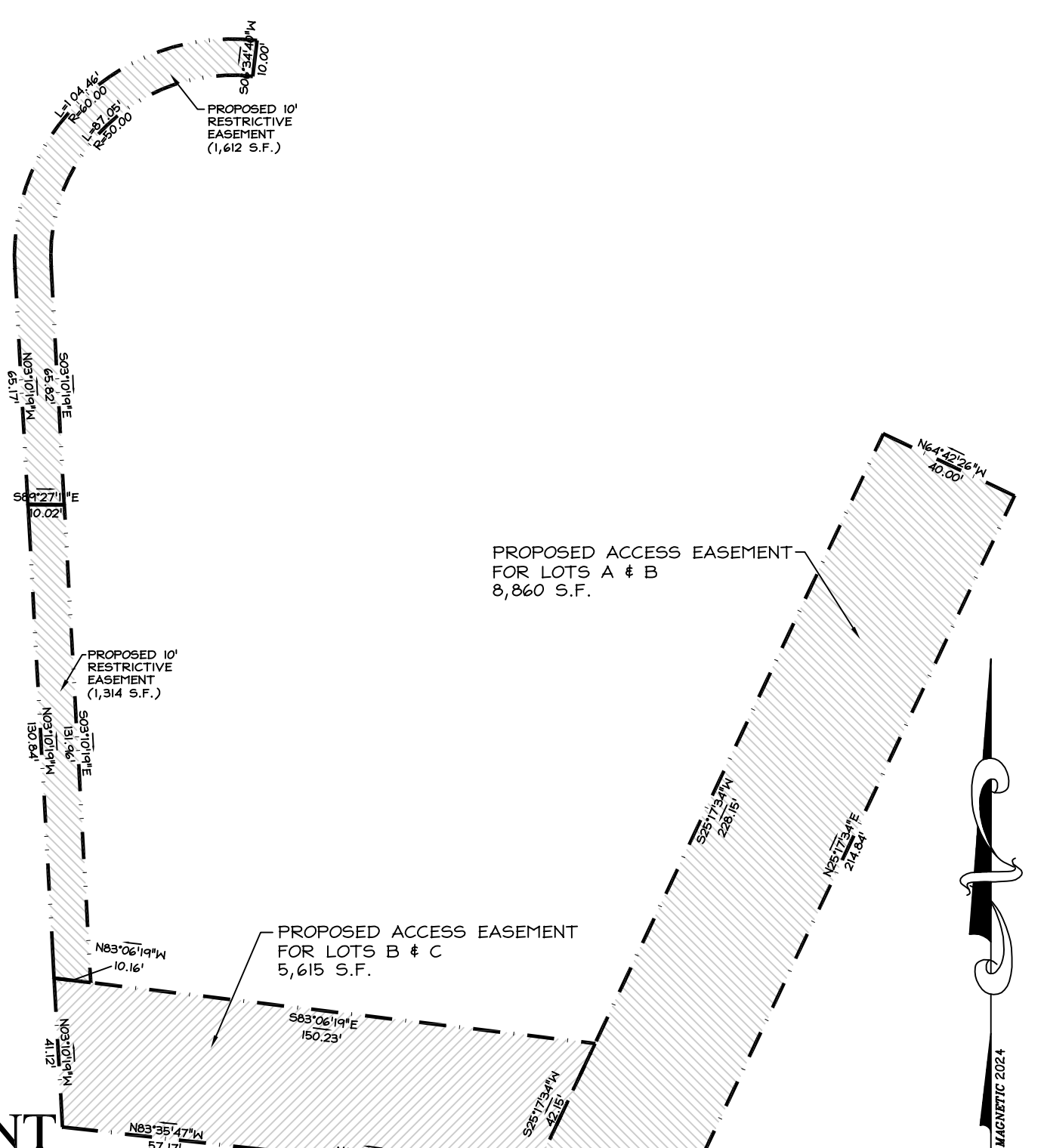
PARCEL	PARCEL AREA	PARCEL EASEMENT AREA(S)	PARCEL DEVELOPABLE AREA
LOT A	31,094 S.F./0.73 ACRES	1,314 S.F. + 5,615 S.F.	24,965 S.F.
LOT B	29,903 S.F./0.69 ACRES	1,612 S.F.	28,371 S.F.
LOT C	67,129 S.F./1.54 ACRES	0,860 S.F.	58,269 S.F.
LOT D	43,096 S.F./0.99 ACRES	0 S.F.	43,096 S.F.

LEGEND

- IRCF ○ Iron Rod w/ CAP FOUND
- IRF ○ Iron Rod FOUND
- CBDF □ Concrete BOUND DRILLHOLE FOUND
- IPF ○ Iron Pipe FOUND
- U.P. 40 ○ Utility Pole
- WS Water SHUTOFF
- DHS ○ Drillhole SET
- DHF ○ Drillhole FOUND
- CS/ST/STL Cesspool/SEPTIC TANK Lid
- W Well
- SW Stone WALL
- PL Property LINE
- APL Approx. Property LINE
- CON Contour (Assumed DATUM)
- WL Prop. WATERLINE
- EL Prop. ELECTRICLINE
- WLN WaterLINE#
- SE Soil EVALUATION
- TH-2 Spot ELEVATION
- PP Prop. PROPERTY LINE
- DR Prop. DRAINLINE
- SFL Prop. Silt Fence/L.O.D.

PROPOSED EASEMENT PLAN VIEW

SCALE: 1"=40'



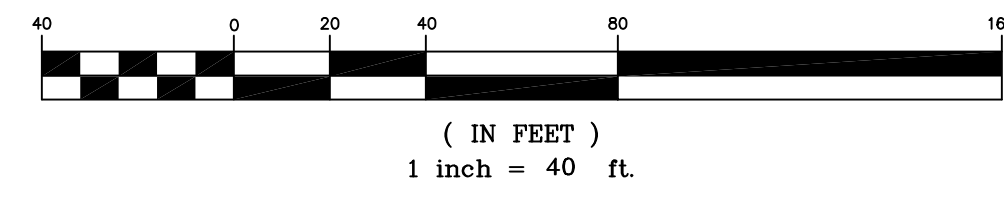
PROPERTY OWNER(S):

ANN G. KELLEY FAMILY TRUST
523 SOUTH ROAD
WAKEFIELD, RI 02879

ZONING DISTRICT : R-20

PRINCIPAL BUILDING SETBACKS :
FRONT : 35'
REAR : 35'
SIDES : 15'
CORNER SIDES : 25'
MIN. LOT AREA = 20,000 S.F.
MAX. LOT COVERAGE = 25%
MIN. LOT FRONTAGE : 100'

GRAPHIC SCALE

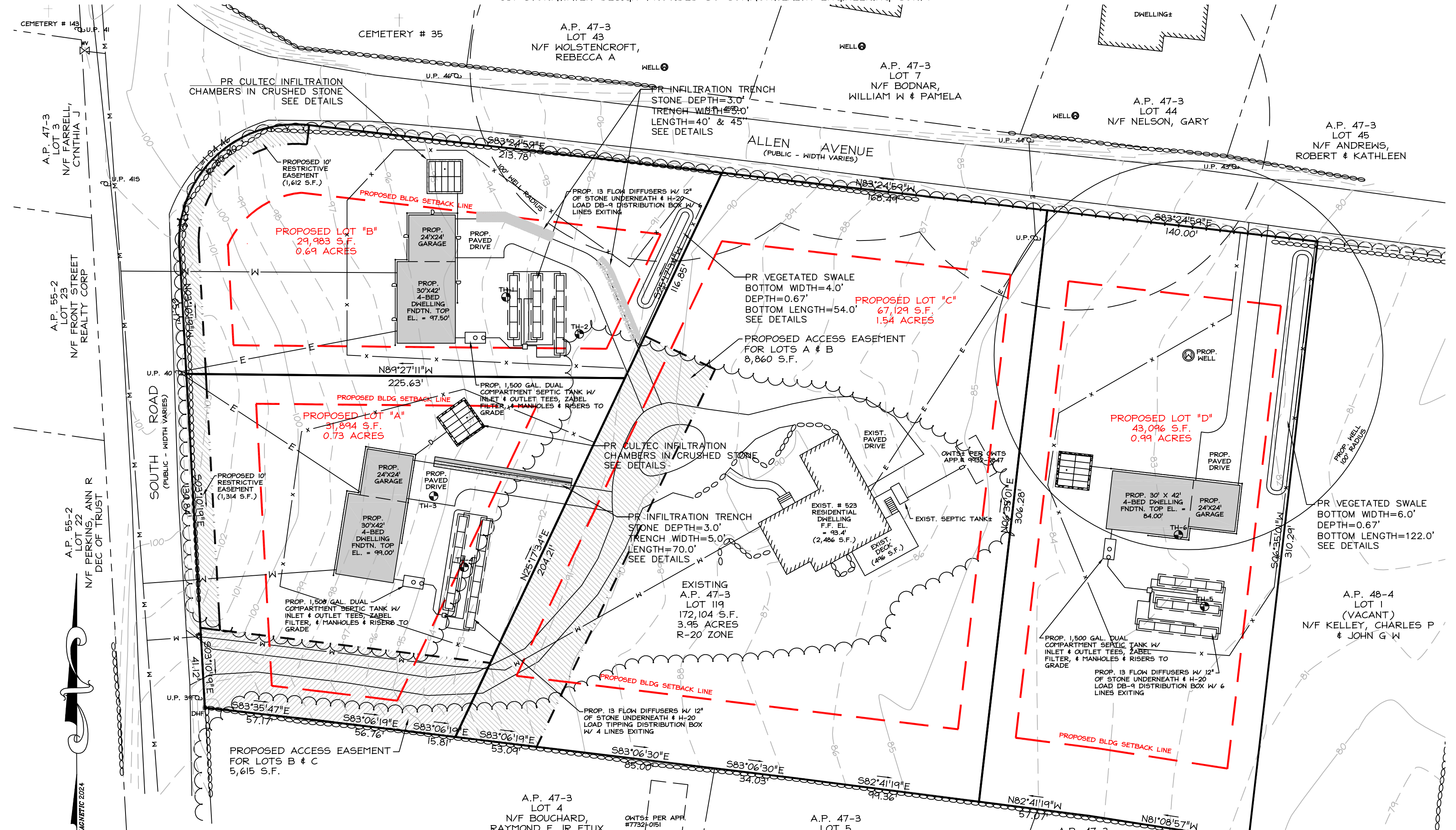


LOCUS MAP

NOT TO SCALE

GENERAL NOTES:

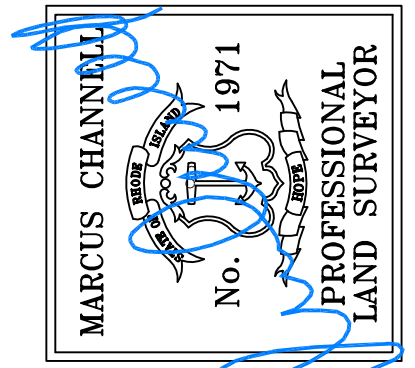
- REFERENCE PLAN ENTITLED "KELLEY WOODS FINAL SUBMISSION A MINOR TWO LOT SUBDIVISION OF CERTAIN LAND OF MILTON A. KELLEY ET AL, LOT NO. 1 OF MAP 48-4, ON SOUTH ROAD & ALLEN AVENUE IN THE TOWN OF SOUTH KINGSTOWN, RI, OCTOBER - 2001. SURVEYED BY W/W LAND SURVEYORS, INC."
- REFERENCE A.P. 47-3 & 49-4
- REFERENCE DEED BOOK/PAGE: 1795/13, 1720/723, 939/344, 045/425.
- UNDERGROUND UTILITIES ARE NOT LOCATED AS PART OF THIS PROJECT.
- SUBMITTAL OF THIS PLAN TO RIDEM OR CRMC IS BEYOND THE SCOPE OF THIS PROJECT AND WILL BE PERFORMED UNDER A SEPARATE PLAN.
- MODIFICATIONS TO THIS PLAN ARE PROHIBITED WITHOUT PERMISSION OF ATLAS LAND SURVEYING, LLC.
- THIS SURVEY & PLAN DOES NOT SHOW ANY PRESCRIPTIVE EASEMENTS OR SUFFICIENT EVIDENCE BY WHICH ANY DETERMINATION CAN BE MADE BY THIS SURVEYOR ABOUT THE EXISTENCE OF PRESCRIPTIVE EASEMENTS. SUCH EASEMENTS COULD EXIST ON THIS PROPERTY & NOT APPEAR ON THIS PLAN. USERS OF THIS PLAN ARE THEREFORE WARNED TO BE ON THE ALERT FOR THE EXISTENCE OF PRESCRIPTIVE EASEMENTS NOT SHOWN HEREON.
- STREET INDEX: SOUTH ROAD & ALLEN AVENUE
- PLAN DOES NOT STATE ANY OPINION REGARDING WHETHER THE OCCUPATION & USES NOT IN CONFORMANCE WITH THE RECORD LINE OF TITLE HAVE RIPPENED TO PRESCRIPTIVE EASEMENTS OR ADVERSE TITLE.
- SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD (IF ANY).
- THIS SURVEY HAS BEEN CONDUCTED & THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES & REGULATIONS ADOPTED BY THE RI STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON 11/25/2015 AS FOLLOWS: PERIMETER SURVEY: CLASS I, TOPOGRAPHY: CLASS III. THE PURPOSE FOR THE CONDUCT OF THE SURVEY & THE PLAN PREPARATION IS FOR CREATING A MINOR SUBDIVISION ON THE PROPERTY.
- ACCORDING TO FEMA MAP #44090C0104K, DATED 4/3/2020, THE PROPERTY IS NOT LOCATED WITHIN AN IDENTIFIED FLOOD ZONE.
- REFERENCE " FINAL SUBMISSION RI LAND COMPANY OLDE SOUTH FARM - SECTION I, LOCATED IN THE TOWN OF SOUTH KINGSTOWN, RI, SCALE: 1"=50', RAYMOND SCHWAB, RLS, REVISED DATE AUGUST 7, 1973."
- NINIGRET ENVIRONMENTAL, LLC DID A REVIEW OF THE PROPERTY IN MARCH OF 2024 & DETERMINED THERE ARE NO WETLANDS ON THE PROPERTY OR WETLANDS ON ADJUTING PROPERTIES THAT WILL EFFECT INFO SHOWN ON THIS PLAN.
- THE ENTIRE PROPERTY CONSISTS OF BMB - BRIDGEHAMPTON CHARLTON SOIL COMPLEX, VERY STONY, WITH 0-8% SLOPES, ACCORDING TO USDA SOIL SURVEY OF RI.
- PROPERTY DOES NOT RESIDE WITHIN: A NATURAL HERITAGE AREA, CRMC SAMP REGIONS, SK GROUNDWATER PROTECTION OVERLAY DISTRICT, SK TMDL WATERSHED, RIDEM CRITICAL RESOURCE AREA, OR RIDEM DRINKING WATER SUPPLY WATERSHED.
- THERE ARE NO AREAS OF ACTIVE AGRICULTURAL USE ON THE PROPERTY OR AREA OF AGRICULTURAL OR FARMLAND SOIL USE ON THE PROPERTY.
- STORMWATER DESIGN PROVIDED BY COMMONWEALTH ENGINEERING CORP.



PROPOSED PLAN VIEW
SCALE: 1"=40'

KELLEY PROPOSED MINOR
SUBDIVISION SURVEY SITE PLAN

A.P. 47-3, LOT 119
523 SOUTH ROAD
SOUTH KINGSTOWN, RHODE ISLAND
Prepared For:
CHARLES KELLEY



ATLAS LAND SURVEYING, LLC
PROPERTY & CONSTRUCTION SURVEYING & MAPPING

177 Burbank Drive ~ Warwick, RI 02886
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REVISION:

DATE: JULY 2024
DRAWN BY: KRC
SCALE: 1" = 40'

SHEET
1
OF 1 SHEETS 1
JOB NO. KELLEY
DWG. NO. KELLEY-SUBDI