CONCEPTUAL MASTER PLAN
FOR
PROPOSED
11 UNIT RESIDENTIAL
DEVELOPMENT
TOWER HILL LANDINGS ANNEX LLC

PLAT MAP 32-4, LOT 32
ZONING DISTRICTS: CN and R-10
COMMERCIAL NEIGHBORHOOD and
MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT
and KINGSTOWN ROAD SPECIAL MANAGEMENT DISTRICT

2095 KINGSTOWN ROAD (ROUTE 108)
SOUTH KINGSTOWN, R.I.

OWNER
DCH1 REALTY HOLDINGS SOUTH, LLC
966 VICTORY HIGHWAY
WEST GREENWICH, RHODE ISLAND
02817

APPLICANT
LANDINGS CAPITAL and DEVELOPMENT LLC
543 THAMES STREET
NEWPORT, RHODE ISLAND
02840

ENGINEERS and LAND SURVEYORS
CROSSMAN ENGINEERING

MAY 1, 2020
SHEET 1 of 7
PARCEL CHARACTERISTICS:

1. The site is within Zone X, Area of Flood Hazard. The flood map for the zone is Number 4000X5000, effective on 7/17/2000.
2. The water levels are predated by 100-year flood stage.
3. The inundation area is B30, Streamplain Soils.
4. The site is within Zone R10, Floodplain Soils. The floodplain soils are designated Zone D10, Floodplain Soils.
5. There are no other natural features present on the site.
6. The soils are designated as follows:
   - UD Soils (Urban Land)
   - NaB Soils (Silt Loam)
7. The proposed development will be located outside the floodplain area.
8. The proposed development will be located within the designated floodplain area.
9. The proposed development will be located within the designated floodplain area.
10. The proposed development will be located within the designated floodplain area.
11. The proposed development will be located within the designated floodplain area.