

Notes:  
Not to Scale

- The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DIGSAFE prior to construction @ 1-888-344-7233.)
- Project site is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on F.E.M.A. Flood Insurance rate map # 440080C0192J for the Town of South Kingstown, Rhode Island, Washington County, having an effective date of October 16, 2013.
- Site does not fall within a C.R.M.C. Special Area Management Plan (S.A.M.P.)
- Site is not within a Natural Heritage Area as defined by RIDEM.
- Site is located within the Saugatucket River TDML watershed as identified by RIDEM.
- Site is not within the Town of South Kingstown Groundwater Protection Protection Overlay District.
- Site is not within an RIDEM Critical Resource Area.
- Site is not within an RIDEM Drinking Water Watershed.
- Site is not on the National Register of Historic Places.
- Wetlands shown herein were delineated by David Kalen of Onsite Wastewater Initiative, LLC on June 15 & 17 2021 and August 4, 2021 and located by field by Fontaine Land Surveying, LLC on August 26, 27, 30 & 31, 2021.
- No active agricultural use on site.
- No prime agricultural soils or farmland soils on site.
- No Historic Cemeteries or on or adjacent to the site.
- No unique historic features or walls other than shown herein.

References:

- Plat Showing Boundaries of Lot No. 1 Out of Land of Kenneth T. Mars Located in Wakefield, in the Town of South Kingstown Washington County State of Rhode Island prepared by Raymond W. Schwab 18 June, 1964 on file in the Town of South Kingstown Land Records L.E.R. 94, between pages 128 & 129.
- Plat Showing Bounds of Lot No. 2 Out of Land of Kenneth T. Mars Located in the Town of South Kingstown Washington County State of Rhode Island prepared by Raymond Schwab 18 June 1964 on file in the Town of South Kingstown Land Records Plat Book 14 page 1123.
- Plat Showing Bounds of Lots No. 3 & 4 Out of Land of Kenneth T. Mars Located in the Town of South Kingstown Washington County State of Rhode Island prepared by Raymond Schwab 18 June 1964 on file in the Town of South Kingstown Land Records Plat Book 14 page 1123.
- Section "A" Subdivision of Land of Thomas F. O'Brien ET UX Grace A. J.T. Located in the Town of South Kingstown Washington County State of Rhode Island prepared by Raymond Schwab December 1961 on file in the Town of South Kingstown Land Records Plat Book 14, Page 1064.
- Administrative Subdivision Plat 63-1, Lots 36 & 37 for Gordon & Mary E. Stewart South Kingstown, Rhode Island July 25, 1997 Revised Sept. 12, 1997 prepared by Marc N. Nyberg Associates, Inc. on file in the Town of South Kingstown Land Records Plan C97-67.
- Final Plan Showing The Willard Avenue Plat "Minor Subdivision" Assessor's Plat 55-4, Lot 34 Old Post Road & Willard Avenue South Kingstown, Rhode Island November 6, 2009, Revised March 9, 2010 prepared by Flynn Surveys, Inc. on file in the Town of South Kingstown Land Records Plan C2010-19.
- State of Rhode Island Highway Plat 332.

Certification:

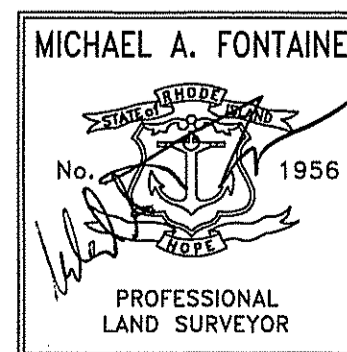
This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on April 28, 2018, as follows:

Survey Type:  
Comprehensive Boundary Survey - Class I  
Data Accumulation Survey - Planimetric - Class III  
Topographic Survey - Class T-2

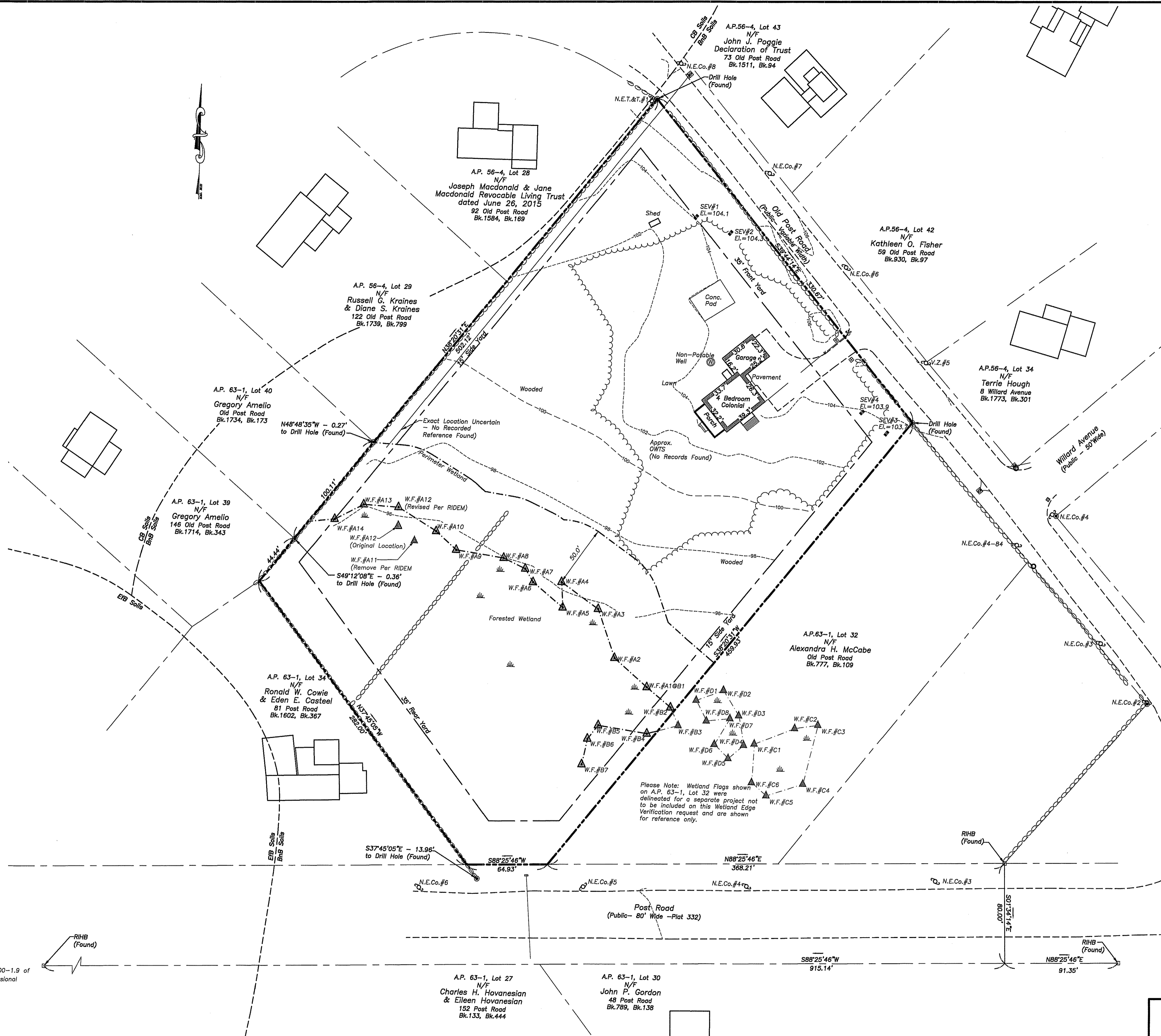
The purpose for the conduct of the survey and for the preparation of the plan is as follows:  
To perform a Comprehensive Boundary Survey along with inclusion of Planimetric and Topographic Features for the purpose of preparing an "Existing Conditions Survey Plan".

By: *[Signature]* Date: 5/1/22

Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



5/1/22



Please Note: Wetland flags shown on A.P. 63-1, Lot 32 were delineated for a separate project not to be included on this Wetland Edge Verification request and are shown for reference only.

- Property Line
- Easement Line
- Abutter's Line
- Building Line
- Existing Index Contour
- Existing Intermediate Contour
- Proposed Contour
- Soil Erosion Control
- Soil Evaluation (S.E.V.)
- Iron Rod (Found/Set)
- Drill Hole (Found/Set)
- Concrete/Stone Monument (Found/Set)
- Hub/Tack

Street Index

Post Road  
Old Post Road

Owner

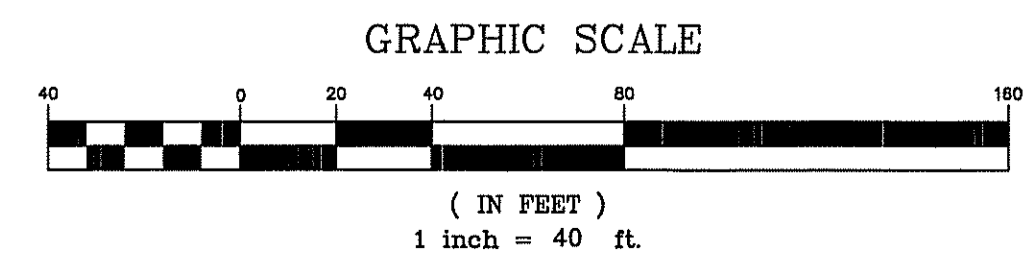
Eric S. Hanson &  
Olwyn McCabe Hanson  
54 Old Post Road  
Wakefield, RI 02879

Parcel Data

Deed Book 899, Page 270  
Lot Area: 163,018 s.f.±  
or 3.74 Acres±

Zoning Data

R-20 Zone  
Min. Frontage/Width: 100'  
Min. Lot Size: 20,000 s.f.  
Max. Building Coverage: 25%  
Min. Front Yard: 35'  
Min. Side Yard: 35'  
Min. Rear Yard: 35'  
Max. Bldg. Height: 35'  
\* Please refer to Zoning Regs. for additional information.



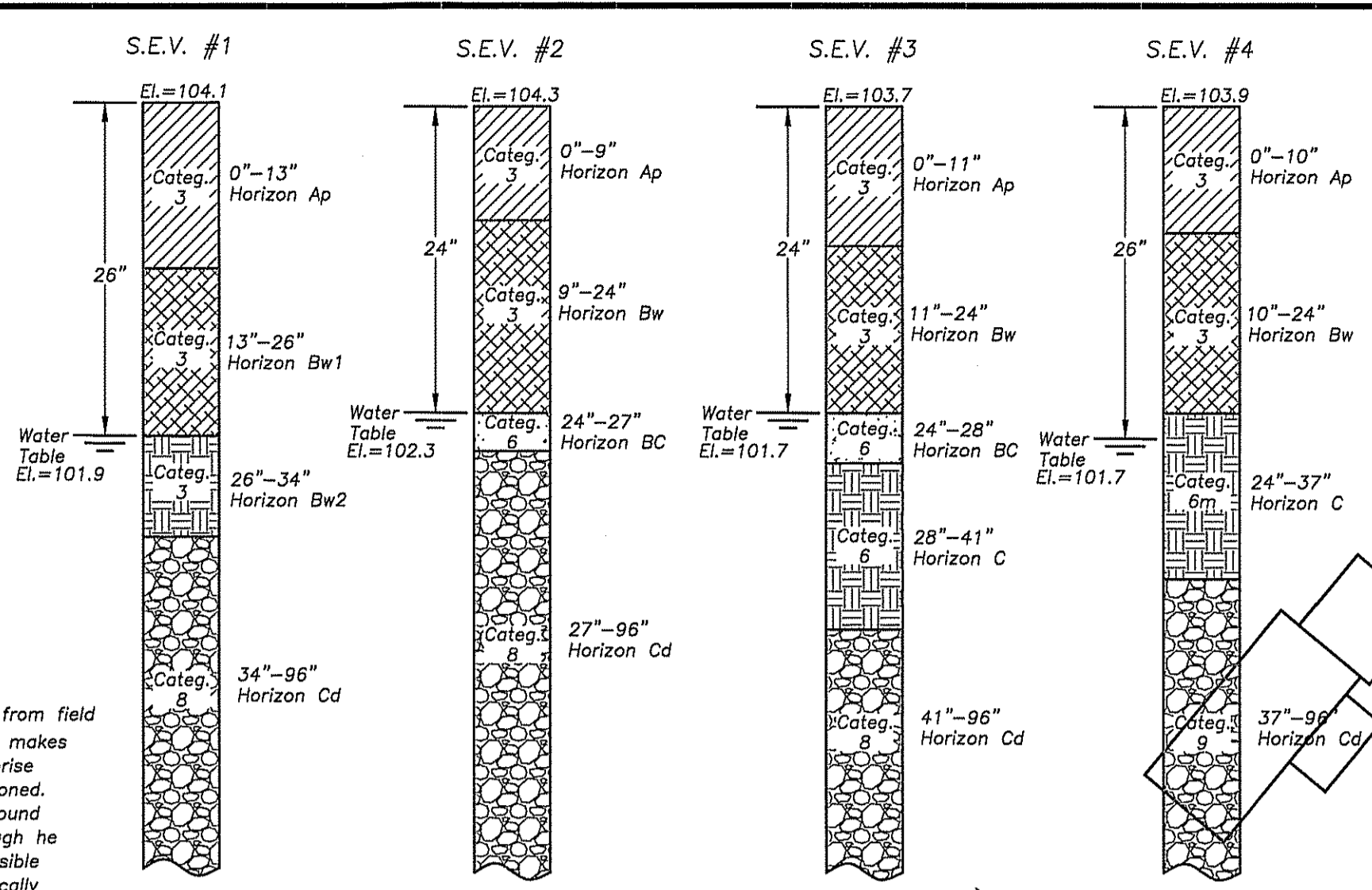
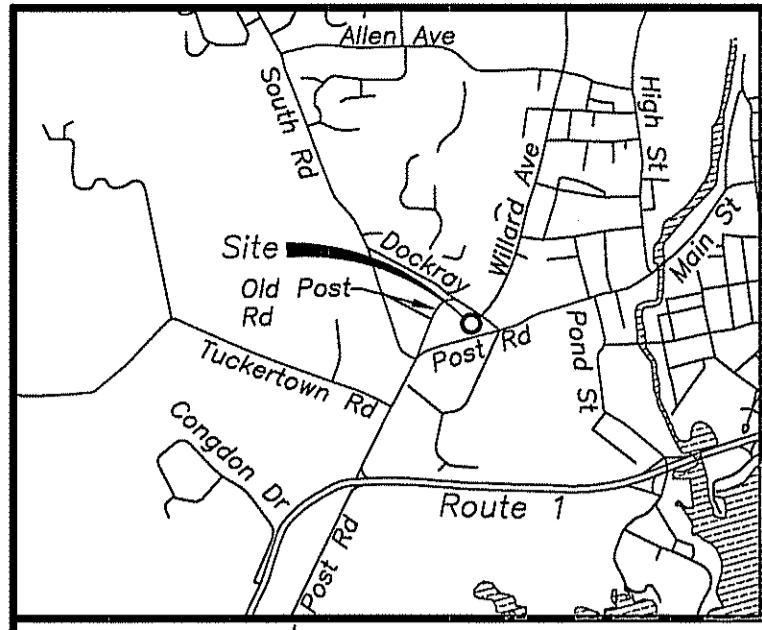
Preliminary  
Hanson Minor Subdivision  
Existing Conditions Plan  
A.P. 63-1, Lot 33  
54 Old Post Road  
Wakefield, Rhode Island  
Prepared For: Eric S. Hanson & Olwyn McCabe Hanson

No.	Revision:	By:	Date:
1	Add Offsite Buildings	MAF	5-6-22



Michael A. Fontaine, PLS  
593 Green Hill Beach Road  
South Kingstown, RI 02879  
ghb593@verizon.net  
(401)793-6777

Scale: 1"=40'  
Date: 2-21-22  
Drawn By: MAF  
Checked By: MAF  
Job #: 21-031  
Map #: 21-031  
Sheet: 1 of 2



Reference RIDEM Application #2132-1607

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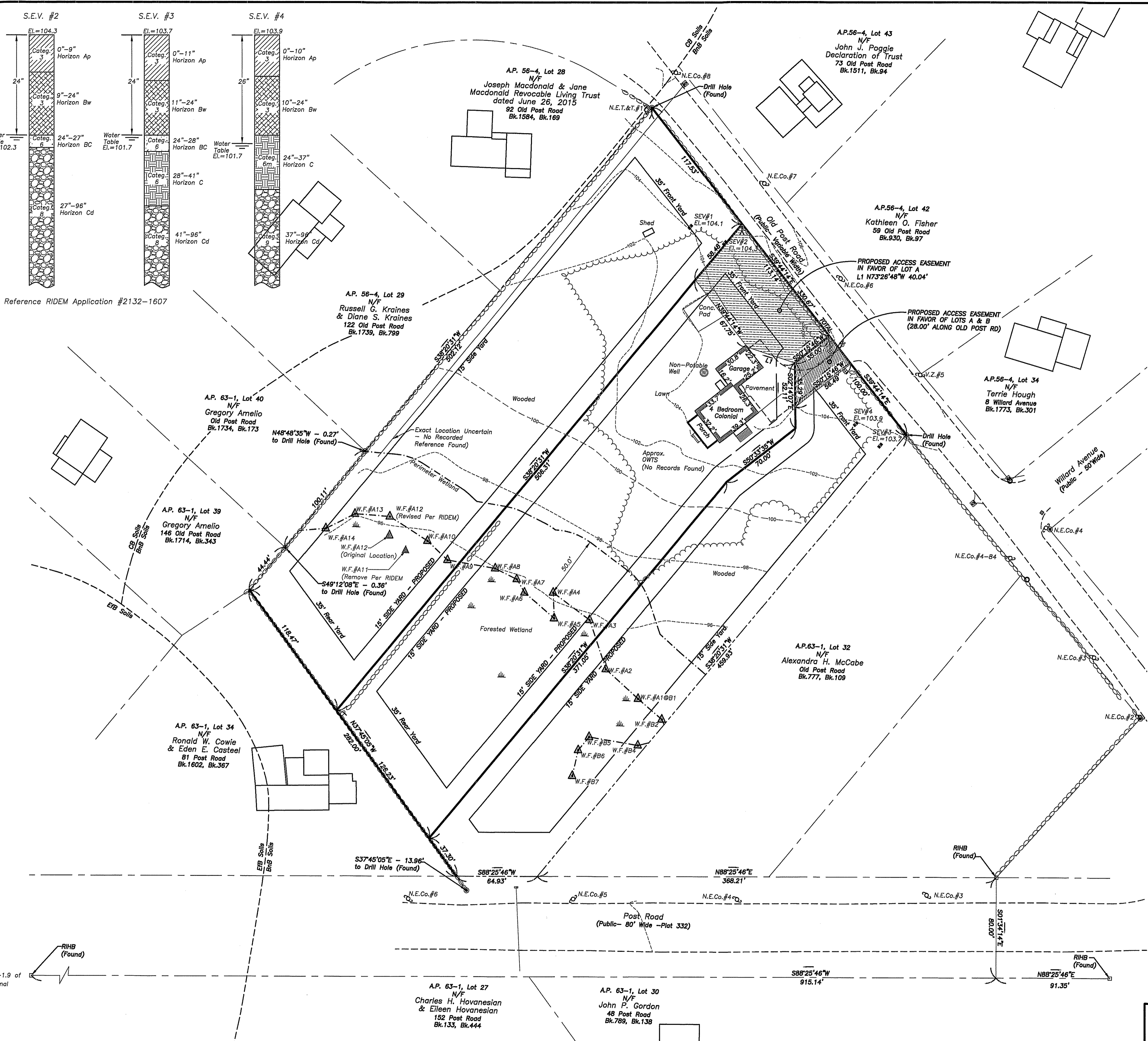
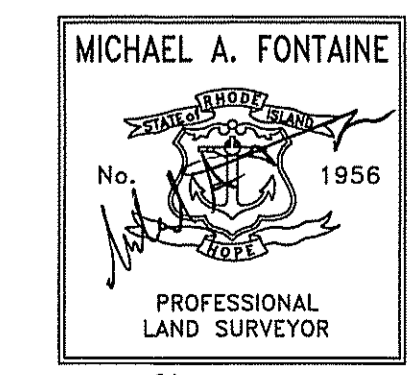
Survey Type:  
Comprehensive Boundary Survey - Class I

Data Accumulation Survey - Planimetric - Class III

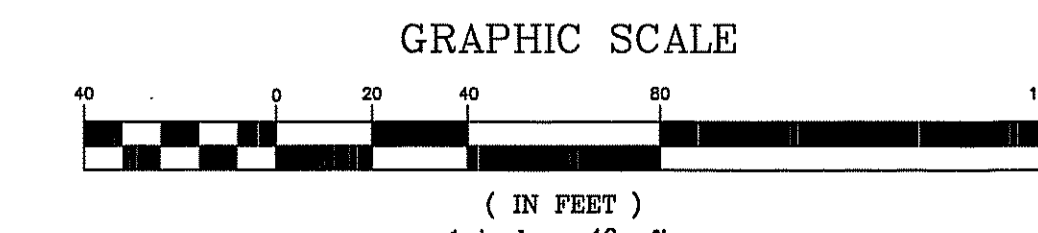
The purpose for the conduct of the survey and for the preparation of the plan is as follows:  
To perform a Comprehensive Boundary Survey along with inclusion of Planimetric Features for the purpose of preparing a "Minor Subdivision Plan".

By: Michael A. Fontaine Date: 5/16/22

Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



- Property Line (To Remain)
- Property Line (Proposed or Modified)
- Property Line (To Be Extinguished)
- Easement Line
- Abutter's Line
- Building Line
- Existing Index Contour
- Existing Intermediate Contour
- Proposed Contour
- Soil Erosion Control
- Soil Evaluation (S.E.V.)
- Drill Hole (Found/Set)
- Iron Rod (Found/Set)
- Concrete/Stone Monument (Found/Set)
- Survey Nail (Found/Set)



No.	Revision:	By:	Date:
1	Town Comments	MAF	5-6-22

**Fontaine** Land Surveying, LLC

Michael A. Fontaine, PLS  
593 Green Hill Beach Road  
South Kingstown, RI 02879  
ghb593@verizon.net  
(401)793-6777

Scale: 1"=40'  
Date: 02-21-22  
Drawn By: MAF  
Checked By: MAF  
Job #: 21-031  
Map #: 21-031

**Street Index**

Post Road  
Old Post Road

**Owner**

Eric S. Hanson &  
Olwyn McCabe Hanson  
54 Old Post Road  
Wakefield, RI 02879

**Parcel Data**

Deed Book 899, Page 270  
Lot Area: 163,018 s.f.±  
or 3.74 Acres±

**Zoning Data**

R-20 Zone  
Min. Frontage/Width: 100'  
Min. Lot Size: 20,000 s.f.  
Max. Building Coverage: 25%  
Min. Front Yard: 35'  
Min. Side Yard: 15'  
Min. Rear Yard: 35'  
Max. Bldg. Height: 35'  
\* Please refer to Zoning Regs. for additional information.

Existing Parcel  
A.P. 63-1, Lot 33  
Total Lot Area: 163,018 s.f.±  
or 3.74 Acres±

Land Suitable for Development:  
109,414 s.f.±  
or 2.51 Acres±

PROPOSED LOT "A"

Total Lot Area: 50,394 s.f.±  
or 1.16 Acres±

Land Suitable for Development:  
38,469 s.f.±  
or 0.88 Acres±

PROPOSED LOT "B"

Total Lot Area: 74,597 s.f.±  
or 1.71 Acres±

Land Suitable for Development:  
46,817 s.f.±  
or 1.07 Acres±

PROPOSED LOT "C"

Total Lot Area: 38,026 s.f.±  
or 0.87 Acres±

Land Suitable for Development:  
24,128 s.f.±  
or 0.55 Acres±

**Preliminary**

Hanson Minor Subdivision  
Proposed Lot Geometry Plan  
A.P. 63-1, Lot 33  
54 Old Post Road  
Wakefield, Rhode Island  
Prepared For: Eric S. Hanson & Olwyn McCabe Hanson