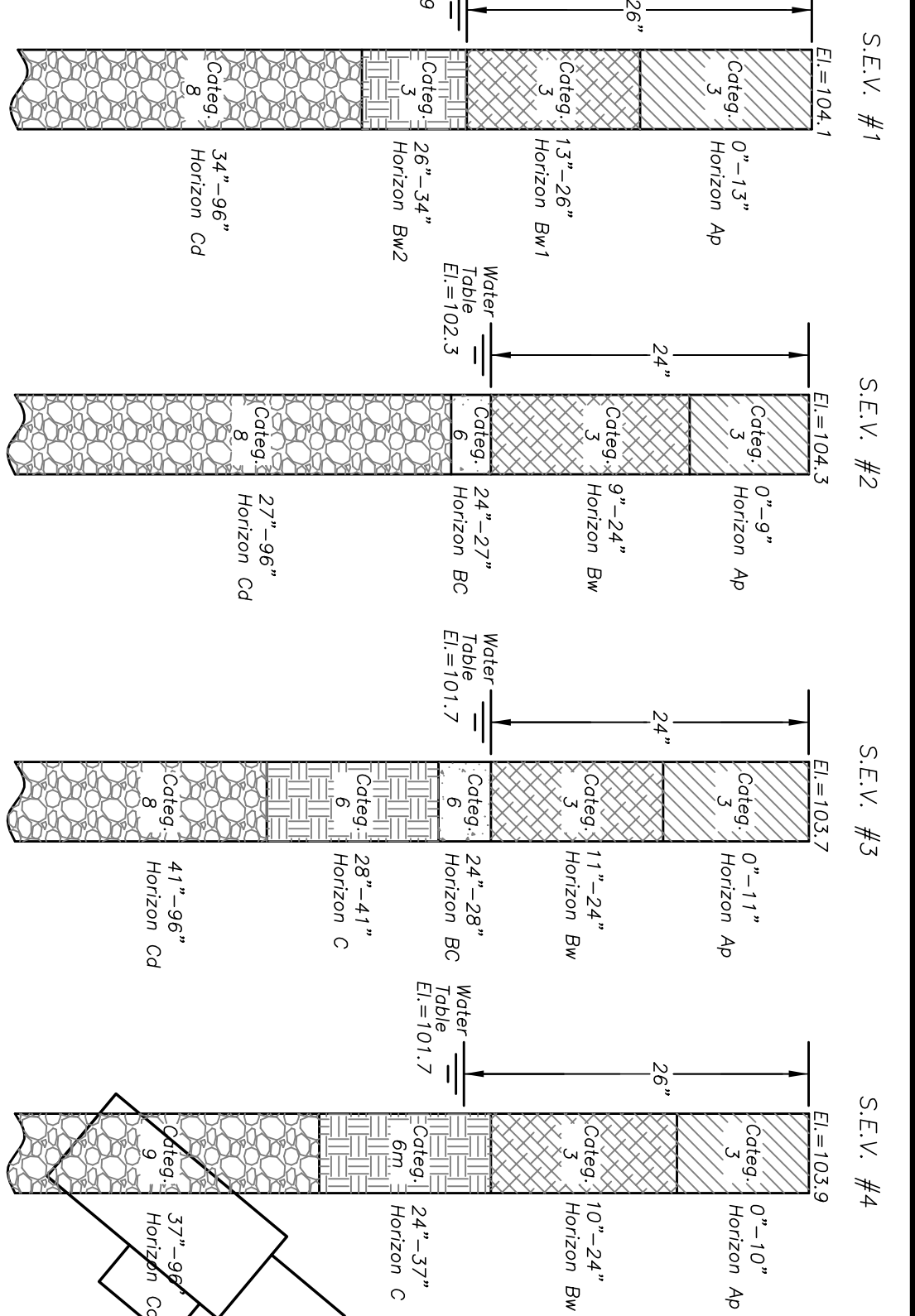


**Notes:**

- The underground utilities shown have been located from field survey, auguring 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 carry that they are located as accurately as possible under the circumstances. The Surveyor shall not be held liable for the location of the underground utilities (Pipes) shown on this plan 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 FEMA Flood Insurance rate map # 4409030192A 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 Saugpuisset River TDM watershed as identified by RIDEM.
- Site is not within the Town of South Kingstown Groundwater Protection Overlay District.
- Site is not within on RIDEM Critical Resource Area.
- Site is not within on RIDEM Drinking Water Watershed.
- Site is not on the National Register of Historic Places.
- Wetlands shown herein were delineated by David Koen of Onsite Wetlands Institute, LLC on June 15 & 17 2021 and Oregon N/F, Portland, ME on August 26, 27, 30 & 31, 2021.



Reference RIDEM Application #2132-1607

**References:**

- Plot Showing Boundaries of Lot No. 1 Out of Lot of Kenneth T. Murs Located in Waketield, in the Town of South Kingstown Washington County State of Rhode Island prepared by Roymond Schwab 18 June 1984 on file in the Town of South Kingstown Land Records L.E.R. 94, between pages 128 & 129.
- Plot Showing Boundaries of Lot No. 2 Out of Lot of Kenneth T. Murs Located in the Town of South Kingstown Washington County State of Rhode Island prepared by Roymond Schwab 18 June 1984 on file in the Town of South Kingstown Land Records Plot Book 14 page 1123.
- Plot Showing Boundaries of Lots No. 3 & 4 Out of Lot of Kenneth T. Murs Located in the Town of South Kingstown Washington County State of Rhode Island prepared by Roymond Schwab 18 June 1984 on file in the Town of South Kingstown Land Records Plot 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 Roymond Schwab December 1981 on file in the Town of South Kingstown Land Records Plot Book 14, Page 1084.
- Administrative Subdivision Plot 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. Wyand Associates, Inc. on file in the Town of South Kingstown Land Records Plot 63-7.
- Final Plan Showing The Willard Avenue Blvd "Minor Subdivision" Assessor's Plot 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 Plot C2010-19.
- State of Rhode Island Highway Plot 332.

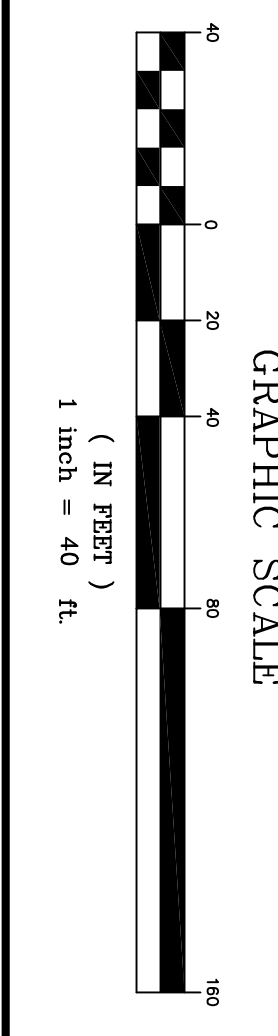
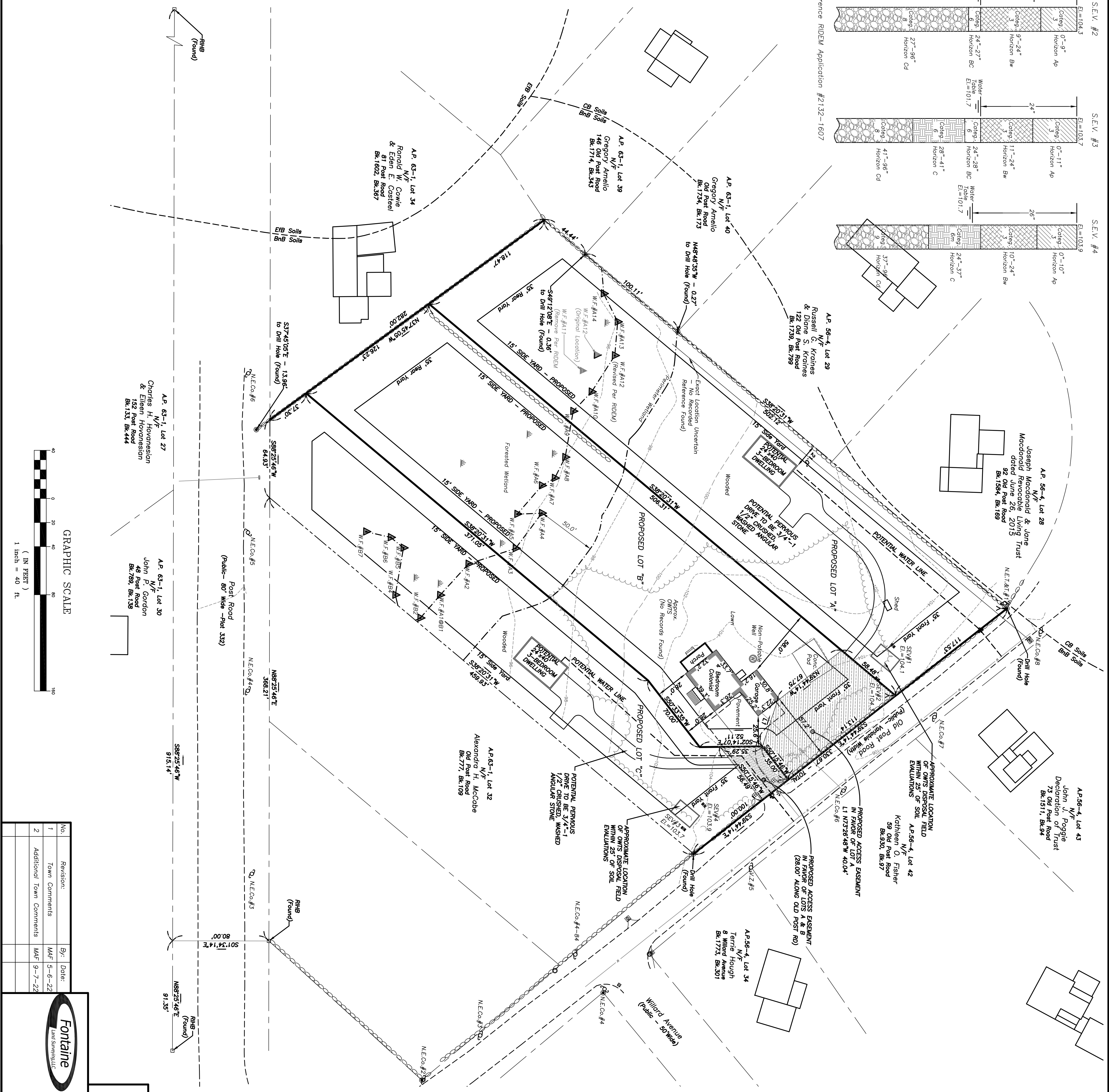
**Certification:**

This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-19 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  
 Date 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: \_\_\_\_\_ Date: \_\_\_\_\_  
 Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-4553



No.	Revision:	By:	Date:
1	Town Comments	MAF	5-6-22
2	Additional Town Comments	MAF	9-7-22

**Fontaine**  
 Land Surveying, LLC

Michael A. Fontaine, PLS  
 5935 Hill Road  
 South Kingstown, RI 02879  
 9th593@verizon.net  
 (401)793-6777

Map # 21-031

**Hanson Minor Subdivision**  
 Proposed Lot Geometry Plan

AP 63-1, Lot 33  
 54 Old Post Road  
 Waketield, Rhode Island

Prepared For: Eric S. Hanson & Olwyn McCabe Hanson

Scale: 1"=40'  
 Date: 02-21-22

Drawn By: MAF  
 Checked By: MAF  
 Job #: 21-031  
 Map #: 21-031

Existing Parcel AP 63-1, Lot 33 Total Lot Area: 163,018 s.f.t Land Suitable for Developments: 109,414 s.f.t or 2.51 Acres	PROPOSED LOT "A" Total Lot Area: 50,394 s.f.t or 1.16 Acres Land Suitable for Development: 38,489 s.f.t or 0.89 Acres	PROPOSED LOT "B" Total Lot Area: 74,597 s.f.t or 1.71 Acres Land Suitable for Development: 46,811 s.f.t or 1.07 Acres	PROPOSED LOT "C" Total Lot Area: 38,026 s.f.t or 0.87 Acres Land Suitable for Development: 24,128 s.f.t or 0.55 Acres
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**Street Index**  
 Post Road  
 Old Post Road

**Owner**  
 Eric S. Hanson &  
 Olwyn McCabe Hanson  
 54 Old Post Road  
 Waketield, RI 02879

**Parcel Data**  
 Deed Book 893, Page 270  
 Lot Area: 163,018 s.f.t  
 or 3.74 Acres

**Zoning Data**  
 R-20 Zone  
 Min. Front Yd: 100'  
 Min. Lot Size: 20,000 s.f.t  
 Max. Building Coverage: 25%  
 Min. Front Yard: 35'  
 Min. Side Yard: 15'  
 Min. Rear Yard: 35'  
 Max. Bldg. Height: 35'  
 \* See zoning ordinance for additional information