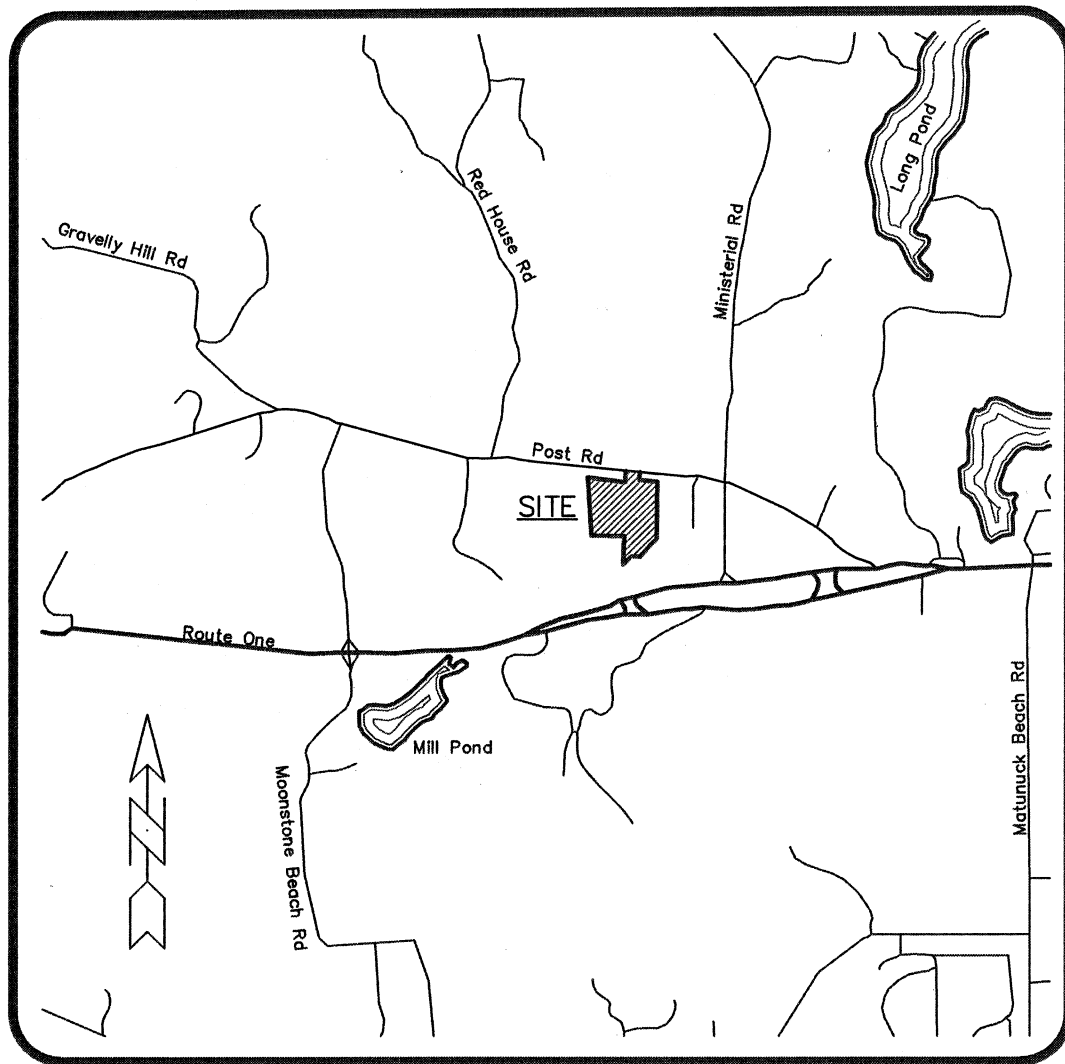


CONCEPTUAL MASTER PLAN
SMITH/COHEN SUBDIVISION
ASSESSOR'S PLAT 79-2 LOT 5
SITUATED IN
SOUTH KINGSTOWN, RHODE ISLAND



LOCATION MAP
NOT TO SCALE

ZONING DISTRICT -RR80

MINIMUM AREA = 80,000 S.F.
MINIMUM LOT WIDTH = 200 FEET
MINIMUM YARD REQUIREMENTS:
FRONT SETBACK 50 FEET
SIDE SETBACK 40 FEET
REAR SETBACK 50 FEET

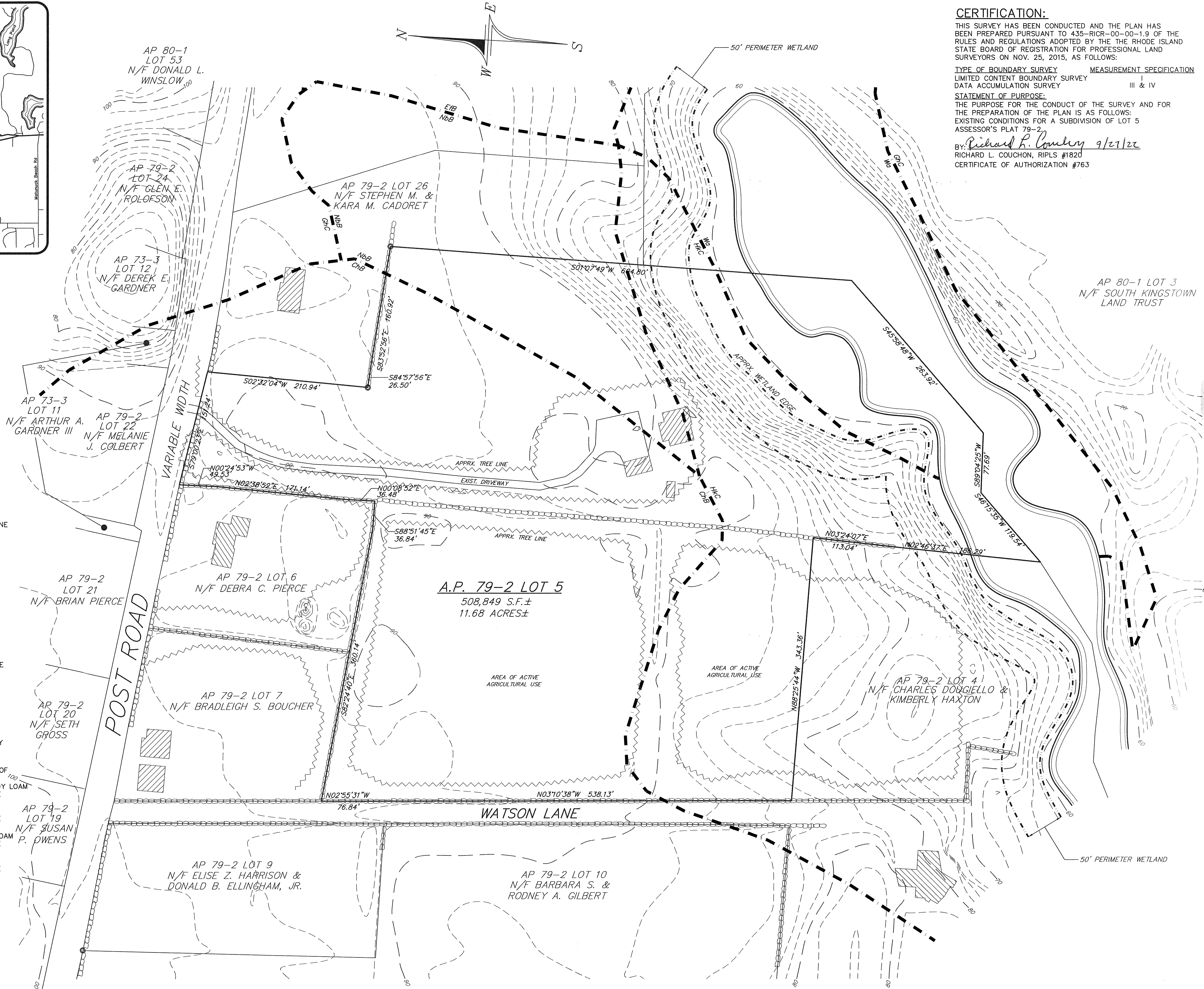
OWNER/APPLICANT:

SIBLEY C. SMITH, JR. &
CECILE L. COHEN IRREVOCABLE TRUST
2300 POST ROAD
WAKEFIELD, RI 02879

NOTES:

1. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE AS DELINEATED ON FIRM MAP #44009C0189J, DATED OCTOBER 16, 2013.
2. GROUND COVER ON SUBJECT PROPERTY IS PREDOMINATELY DECIDUOUS WOODLAND AND SOME GRASSLAND.
3. SUBJECT PROPERTY HAS SOME AREAS OF PRIME AGRICULTURAL SOILS.
4. THERE ARE NO KNOWN HISTORICAL CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
5. THERE ARE NO KNOWN UNIQUE HISTORICAL FEATURES LOCATED ON THE SUBJECT PROPERTY EXCEPT FOR STONE WALLS.
6. SUBJECT PROPERTY IS NOT LOCATED IN A NATURAL HERITAGE AREA.
7. SUBJECT PROPERTY IS LOCATED IN THE SOUTH SHORE SALT PONDS CRITICAL RESOURCE AREA.
8. SUBJECT PROPERTY IS NOT LOCATED IN A GROUND WATER PROTECTION OVERLAY DISTRICT.
9. SUBJECT PROPERTY IS NOT LOCATED IN A TMDL WATERSHED.
10. SUBJECT PROPERTY IS NOT LOCATED IN A DRINKING WATER SUPPLY WATERSHED.
11. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
12. SOIL DESIGNATION - REFERENCE: 1981 SOIL SURVEY OF RHODE ISLAND

ChB - CANTON & CHARLTON VERY STONY FINE SANDY LOAM
BUILDING SITE DEVELOPMENT - MODERATE TO SEVERE
FLOODING - NONE, >6' WATER TABLE
Efb - ENFIELD SILT LOAM
BUILDING SITE DEVELOPMENT - MODERATE TO SEVERE
FLOODING - NONE, >6' WATER TABLE
Ghc - GLOUCESTER-HINCKLEY VERY STONY SANDY LOAM
BUILDING SITE DEVELOPMENT - MODERATE TO SEVERE
FLOODING - NONE, >6' WATER TABLE
Hkc - HINCKLEY GRAVELLY SANDY LOAM
BUILDING SITE DEVELOPMENT - MODERATE TO SEVERE
FLOODING - NONE, >6' WATER TABLE
Nsb - NARRAGANSETT SILT LOAM
BUILDING SITE DEVELOPMENT - MODERATE
FLOODING - NONE, >6' WATER TABLE
Wq - WALPOLE SANDY LOAM
BUILDING SITE DEVELOPMENT - SEVERE
FLOODING - NONE, 0-1' WATER TABLE



CERTIFICATION:

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

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: DATA ACCUMULATION SURVEY III & IV

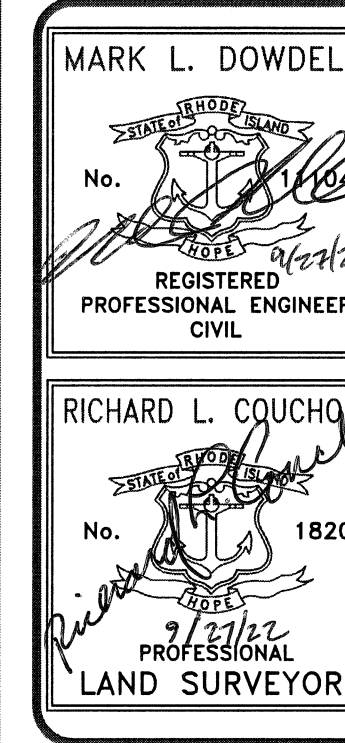
STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
EXISTING CONDITIONS FOR A SUBDIVISION OF LOT 5
ASSESSOR'S PLAT 79-2

BY: *Richard L. Dowdell* 9/27/22
RICHARD L. COUCHON, RIPLS #1820
CERTIFICATE OF AUTHORIZATION #763

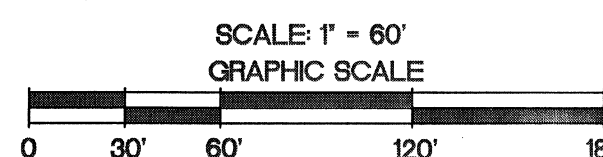
CONCEPTUAL MASTER PLAN
EXISTING CONDITIONS
SMITH/COHEN SUBDIVISION
ASSESSOR'S PLAT 79-2 LOT 5
SITUATED IN THE TOWN OF
SOUTH KINGSTOWN, RHODE ISLAND
PREPARED FOR
CECILE L. COHEN

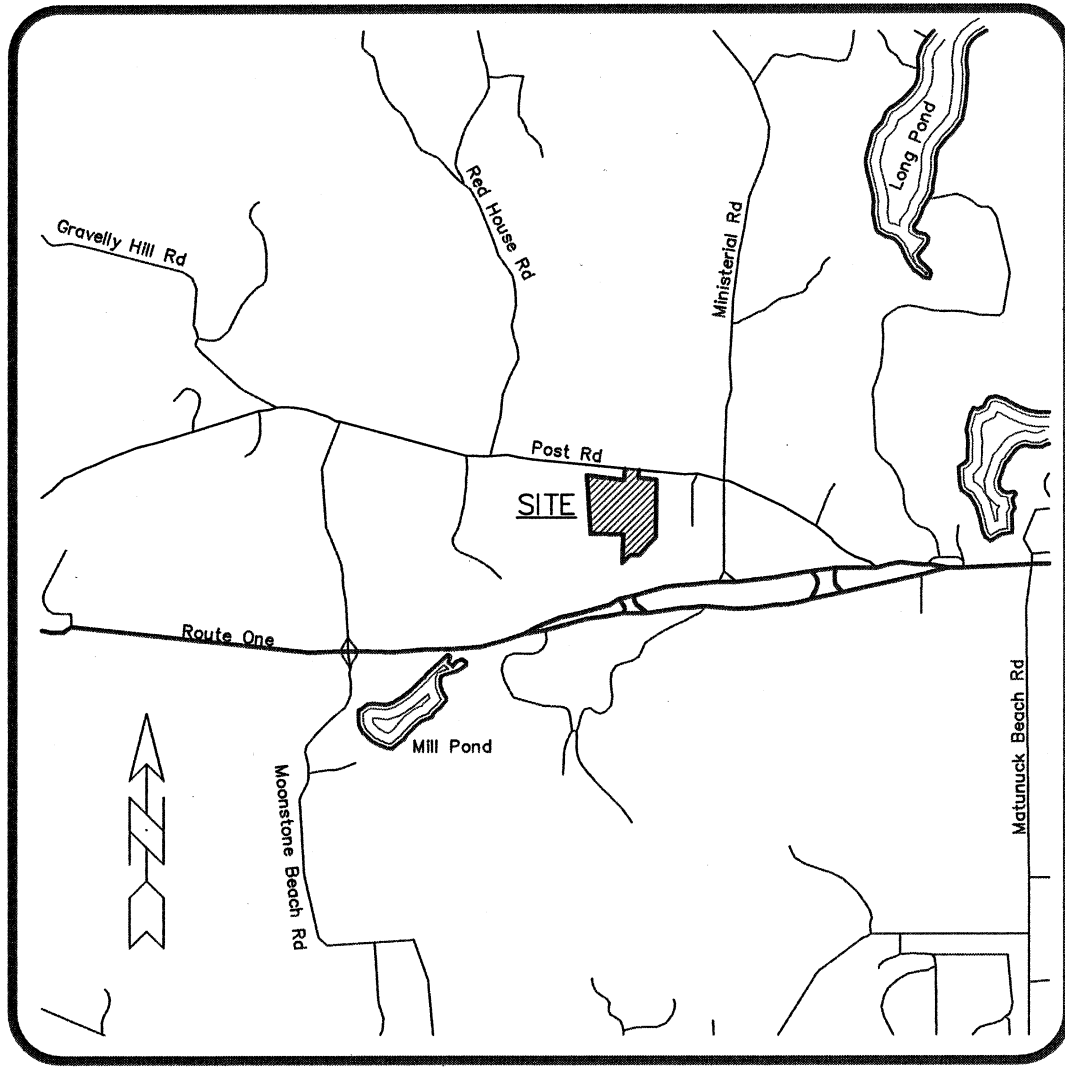
NO.	REVISION	DATE



DE DOWDELL ENGINEERING
DOWDELL ENGINEERING ASSOCIATES, LLC
CIVIL & ENVIRONMENTAL ENGINEERS
SURVEYORS & LAND PLANNERS
P.O. BOX 1884 • 3948 OLD POST ROAD
CHARLESTOWN, RHODE ISLAND 02813
WEBSITE: dowdelleng.com EMAIL: mark@dowdelleng.com

JOB NO. 1590	DRAWN BY: R.L.C.
DWG. NO.1590-CMP1	CHECKED: W.D.D.
SCALE: 1"=60'	APPROVED: M.L.D.
DATE: SEPT. 19, 2022	





LOCATION MAP
NOT TO SCALE

ZONING DISTRICT -RR80

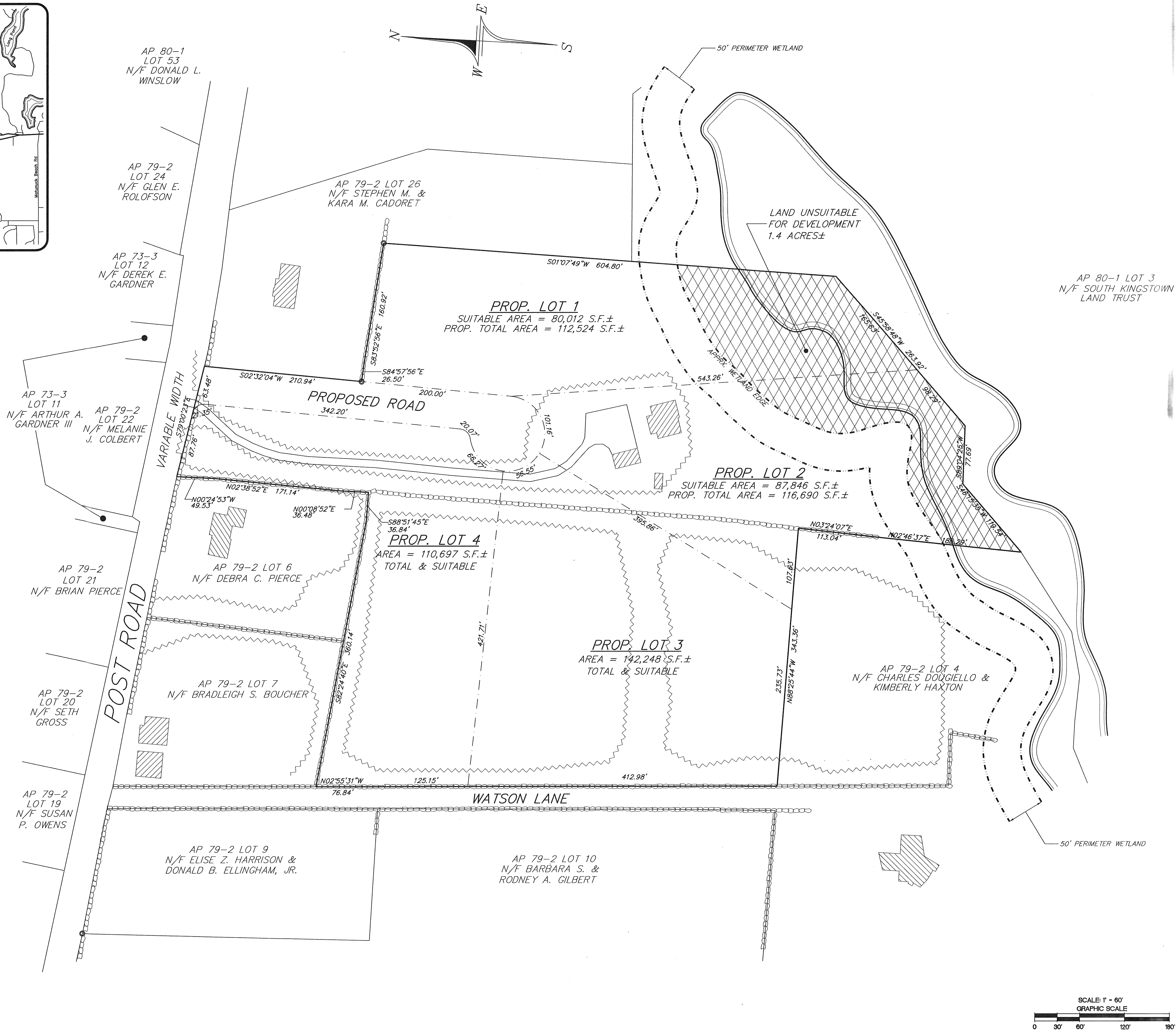
MINIMUM AREA = 80,000 S.F.
MINIMUM LOT WIDTH = 200 FEET
MINIMUM YARD REQUIREMENTS:
FRONT SETBACK 50 FEET
SIDE SETBACK 40 FEET
REAR SETBACK 50 FEET

OWNER/APPLICANT:

SIBLEY C. SMITH, JR. &
CECILE L. COHEN IRREVOCABLE TRUST
2300 POST ROAD
WAKEFIELD, RI 02879

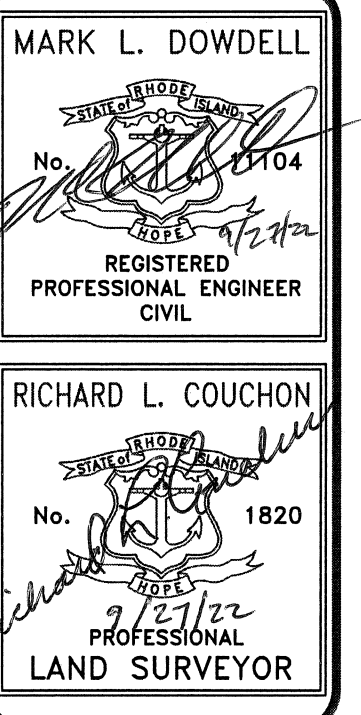
NOTES:

1. 4 BUILDABLE LOTS PROPOSED.



CONCEPTUAL MASTER PLAN
YIELD PLAN
SMITH/COHEN SUBDIVISION
ASSESSOR'S PLAT 79-2 LOT 5
SITUATED IN THE TOWN OF
SOUTH KINGSTOWN, RHODE ISLAND
PREPARED FOR
CECILE L. COHEN

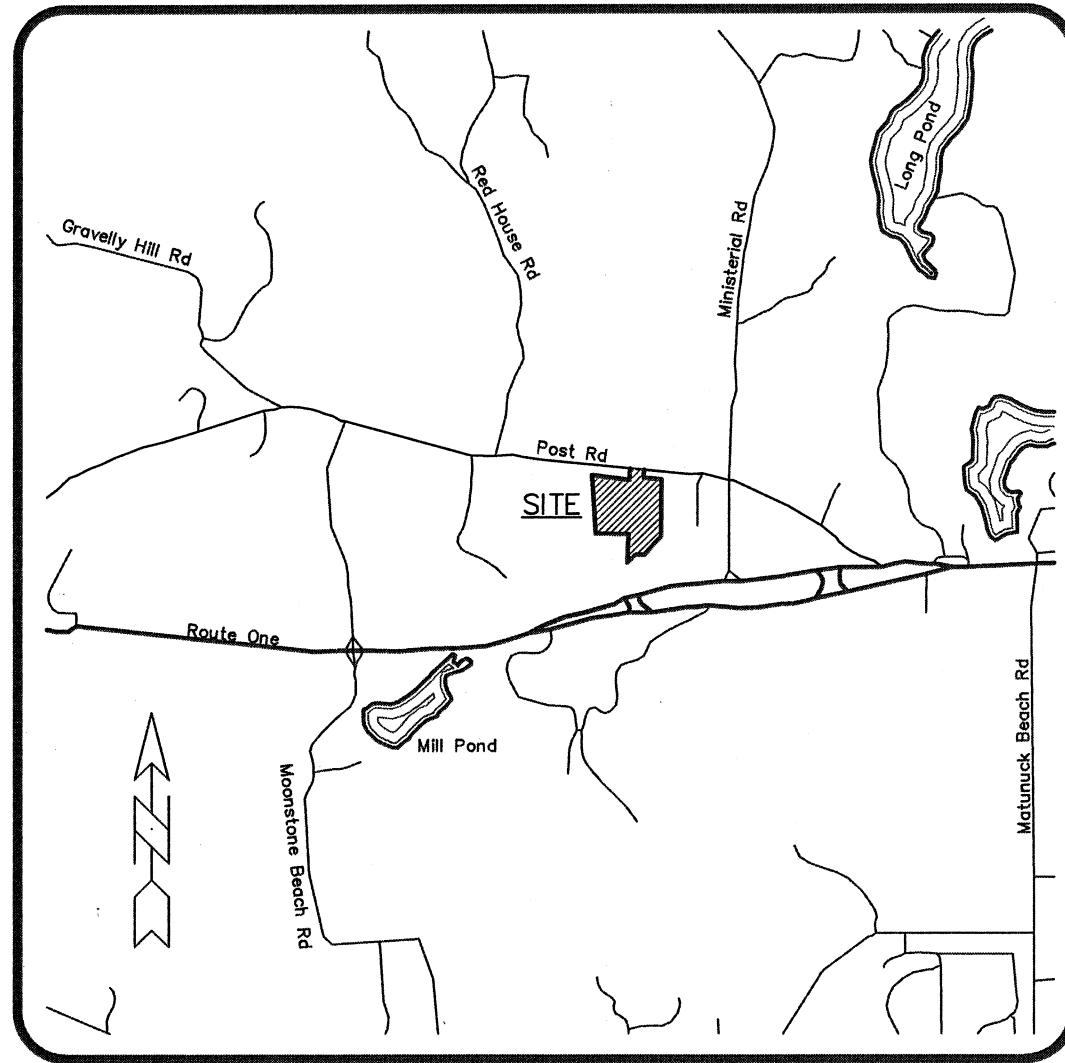
NO.	REVISION	DATE



DE DOWDELL ENGINEERING

DOWDELL ENGINEERING ASSOCIATES, LLC
CIVIL & ENVIRONMENTAL ENGINEERS
SURVEYORS & LAND PLANNERS
P.O. BOX 1684 • 3949 OLD POST ROAD
CHARLESTOWN, RHODE ISLAND 02813
PHONE: 401.221.1022
WEBSITE: dowdelleng.com EMAIL: mark@dowdelleng.com

JOB NO. 1590	DRAWN BY: R.L.C.
DWG. NO. 1590-CMP2	CHECKED: W.D.D.
SCALE: 1"=60'	APPROVED: M.L.D.
SHEET: 2	DATE: SEPT. 19, 2022
2 OF 3 SHEETS	



LOCATION MAP
NOT TO SCALE

ZONING DISTRICT -RR80

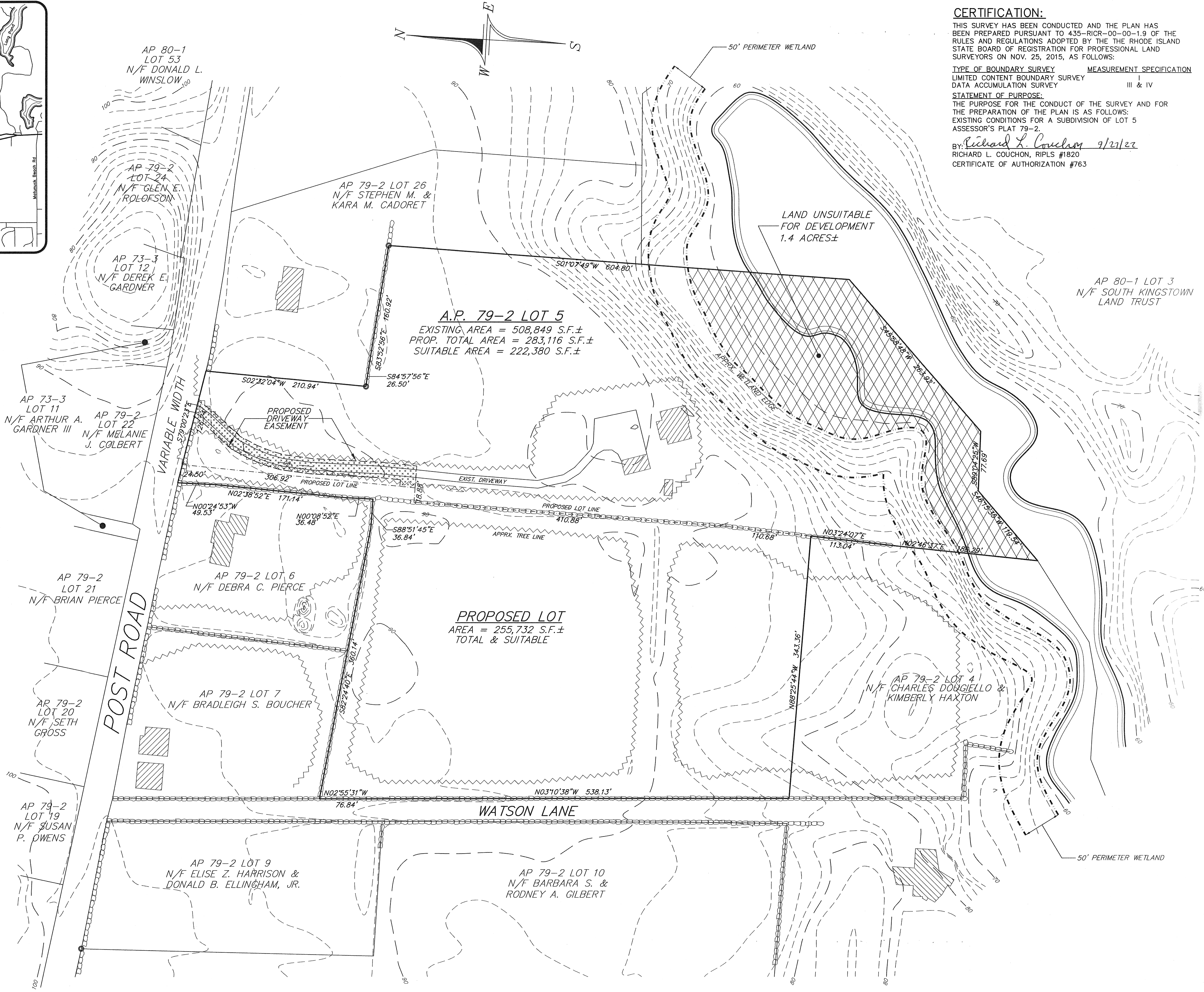
MINIMUM AREA = 80,000 S.F.
MINIMUM LOT WIDTH = 200 FEET
MINIMUM YARD REQUIREMENTS:
FRONT SETBACK 50 FEET
SIDE SETBACK 40 FEET
REAR SETBACK 50 FEET

OWNER/APPLICANT:

SIBLEY C. SMITH, JR. &
CECILE L. COHEN IRREVOCABLE TRUST
2300 POST ROAD
WAKEFIELD, RI 02879

NOTES:

- 2 BUILDABLE LOTS PROPOSED.
- WELL AND OWTS ARE PROPOSED FOR PROPOSED LOT.



CERTIFICATION:

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

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: DATA ACCUMULATION SURVEY III & IV

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
EXISTING CONDITIONS FOR A SUBDIVISION OF LOT 5 ASSESSOR'S PLAT 79-2.

BY: *Richard L. Couchon* 9/27/22
RICHARD L. COUCHON, RIPLS #1820
CERTIFICATE OF AUTHORIZATION #763

CONCEPTUAL MASTER PLAN
PROPOSED CONDITIONS
SMITH/COHEN SUBDIVISION
ASSESSOR'S PLAT 79-2 LOT 5
SITUATED IN THE TOWN OF
SOUTH KINGSTOWN, RHODE ISLAND
PREPARED FOR
CECILE L. COHEN

NO.	REVISION	DATE

MARK L. DOWDELL
No. *[Signature]*
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

RICHARD L. COUCHON
No. *[Signature]* 1820
REGISTERED
PROFESSIONAL
LAND SURVEYOR

**DOWDELL
ENGINEERING**

DOWDELL ENGINEERING ASSOCIATES, LLC
CIVIL & ENVIRONMENTAL ENGINEERS
SURVEYORS & LAND PLANNERS
P.O. BOX 1684 • 3949 OLD POST ROAD
CHARLESTOWN, RHODE ISLAND 02813
(401) 364-1027
WEBSITE: mark@dowdelleng.com

JOB NO. 1590	DRAWN BY: R.L.C.
DWG. NO. 1590-CMP3	CHECKED: W.D.D.
SCALE:	APPROVED: M.L.D.
1"=60'	DATE: SEPT. 19, 2022

