

VICINITY LOCUS MAP
SCALE: 1"=1000'

REFERENCES:

- SEE PLAT ENTITLED "PLAT OF LAND AT WEST KINGSTON IN THE TOWN OF SOUTH KINGSTOWN, R.I. AS CONVEYED BY CLARA P. SHERMAN TO ABRAM E. WILCOX JR., SURVEYED AND PLATTED MAY, 1936 BY LEON L. HOLLAND" WHICH IS RECORDED IN THE LAND EVIDENCE RECORDS IN THE TOWN OF SOUTH KINGSTOWN IN DB 50 BETWEEN PAGES 170 AND 171.

NOTES:

- THIS BOUNDARY SURVEY WAS PERFORMED IN THE FIELD.
- TOPOGRAPHIC MAPPING OBTAINED BY RIGIS/FEMA 2-FT CONTOUR DATA AND VERIFIED BY FIELD SURVEY.
- THE SURVEYED PARCEL HAS RECORDED AND OBSERVED MEANS OF INGRESS AND EGRESS ALONG WAITES CORNER ROAD AND KINGSTOWN ROAD (RT 138).
- THIS SITE LIES WITHIN AN UNSHADED ZONE X PER FEMA FLOOD MAP 44009C0185J EFF. DATE 04/03/2022.
- THE SURVEYED PARCEL IS NOT IN HISTORIC OR CULTURAL, RECREATION, COMMUNITY FACILITIES, OR WELLHEAD PROTECTION AREA.
- NO HISTORICAL CEMETERIES WERE OBSERVED ON THE SURVEYED PARCEL.
- WETLANDS DELINEATED ON 6/8/22 BY NATURAL RESOURCE SERVICES, INC.
- NO EXISTING EASEMENTS AND RIGHTS-OF-WAY WITHIN OR ADJACENT TO THE SUBDIVISION PARCEL.
- THE TOPOGRAPHICAL CONTOUR INFORMATION SHOWN ON THE T-4 PORTIONS OF THIS PLAN HAS BEEN PREPARED FROM RIGIS AND FEMA SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE DATA DEPICTED ON A T-4 PLAN IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
- NO AREAS OF EXISTING, ACTIVE AGRICULTURE USE ON THE SITE.
- THE SUBJECT PARCEL IS SITUATED IN THE:
 - NATURAL HERITAGE AREA (RIDEM) ID #187
 - GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
 - SUB-WATERSHED OF RI HUC 12 WATERSHED (RIDEM) NAME: CHIPUXET RIVER - PAWTUCKET RIVER
- THE SUBJECT PARCEL IS NOT SUBJECT TO:
 - COSTAL POND CRITICAL RESOURCE AREA (RIDEM-ISDS)
 - SALT POND SPECIAL AREA MANAGEMENT PLAN (RICRMC)
 - NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (GRMC)
 - NATIONAL REGISTER OF HISTORIC PLACES
 - AN OWTS CRITICAL RESOURCE AREA (RIDEM)
 - A DRINKING WATER SUPPLY WATERSHED (RIDEM)
- ALL INFORMATION ON THIS PLAN IS SUBJECT TO THE USER'S FIELD VERIFICATION. ABOVEGROUND AND UNDERGROUND UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL DIGSAFE 811.

DIMENSIONAL REQUIREMENTS TABLE:

R20	AREA (SQ.FT.±)	WIDTH	FRONT	REAR	SIDE	COVER	HEIGHT
	20,000 SQ.FT.	100	35'	35'	15'	25%	35'

PARCELS SUMMARY TABLE:

PARCEL	AREA	FRONTAGE
1	20,000 SQ.FT.±	378.19'
2	36,916 SQ.FT.±	385.55'
AP 22-3 LOT 4	56,916 SQ.FT.±	763.74'

OWNERS:

ANTHONY & DEBRA FERRANTI
11 ANNA SAYLES ROAD
LINCOLN, RI 02865

APPLICANT:

DEBRA FERRANTI
11 ANNA SAYLES ROAD
LINCOLN, RI 02865

Parcel Line Table

Line #	Length	Direction
L1	16.37'	S77° 15' 42"E
L2	35.97'	N23° 47' 26"E

LEGEND:

- SBF STONE BOUND FOUND
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- MS MONUMENT TO BE SET
- N/F NOW OR FORMERLY
- SQ.FT. SQUARE FEET
- AC ACRES
- ± DENOTES A MORE OR LESS VALUE
- AP TAX ASSESSOR'S PLAT
- DB PG DEED BOOK AND PAGE
- A1 WETLANDS DELINEATION FLAG
- UP50 EXISTING UTILITY POLE
- WATER VALVE
- SEWER MANHOLE
- GAS VALVE
- WATER HYDRANT
- DRAINAGE CATCH BASIN
- EXISTING STONE WALL
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED CONTOURS
- EXISTING SURVEYED PARCEL LINES
- PROPOSED PARCEL LINES
- ABUTTING PROPERTY LINES
- EXISTING OVERHEAD UTILITY WIRES
- WATER LINE (APPROXIMATE LOCATIONS)
- SEWER LINE (APPROXIMATE LOCATIONS)
- DRAINAGE LINE (APPROXIMATE LOCATIONS)
- GAS LINE (APPROXIMATE LOCATIONS)
- PROPOSED HAYBALE OR SILTFENCE



Trusted Land Surveyors & Mapping Experts

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Certification of survey:
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 Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:

(a) Type of Boundary Survey:	Measurement Specification:
Limited Content Boundary Survey	I
- Perimeter Survey	
(b) Other Type of Survey:	
Data Accumulation Survey	III
- Planimetric Survey	IV
Compilation Plans	V-3
Vertical Control Standard	T-4
Topographic Survey Accuracy	

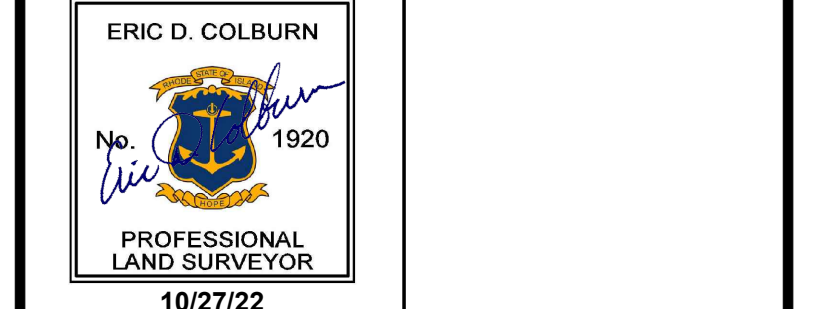
Portions of this compilation plan relative to the depicted contours (see note 9), adjoining owners nearby buildings, and underground utilities has been prepared from sources of information and data whose positional accuracy and reliability has not been verified. These data and other information depicted is subject to such changes as an authoritative field survey may disclose.

(c) Statement of Purpose
The purpose for the conduct of the survey and for the preparation of the plan is as follows: To perform a Limited Content Boundary Survey and 2-Lot Subdivision of AP 22-3 Lot 4.

By *Eric D. Colburn* PLS Signature
Eric D. Colburn, PLS No. 1920 Printed PLS Name & License No.

LS-A238 COA No.

Approved Seal Approved Seal



Date: 10/27/22

**Minor Subdivision Plan
The Ferranti Plat**
Conceptual & Proposed Condition Plan

AP 22-3 LOT 4
22 Waites Corner Road
South Kingstown, Rhode Island
Prepared For: Debra Ferranti

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Issue	Date & Issue Description	By	Check
00	10/20/22 ORIGINAL ISSUE	MRK EDC	
01	10/27/22 PARCELS, HOUSE & DRIVEWAY	MRK EDC	

Project Name

Debra Ferranti

Project No.

1746

Checked By

EDC

Drawn By

MRK

Scale

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

Sheet ID Sheet

V2 2

of 2 Sheets.

This plat is to be indexed under:
Waites Corner Road & Kingstown Road DWG NO. 1746-01.02.01