

LOCUS
Not to Scale

Notes:

- 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 # 44009C0192J 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 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 hereon 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.

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.

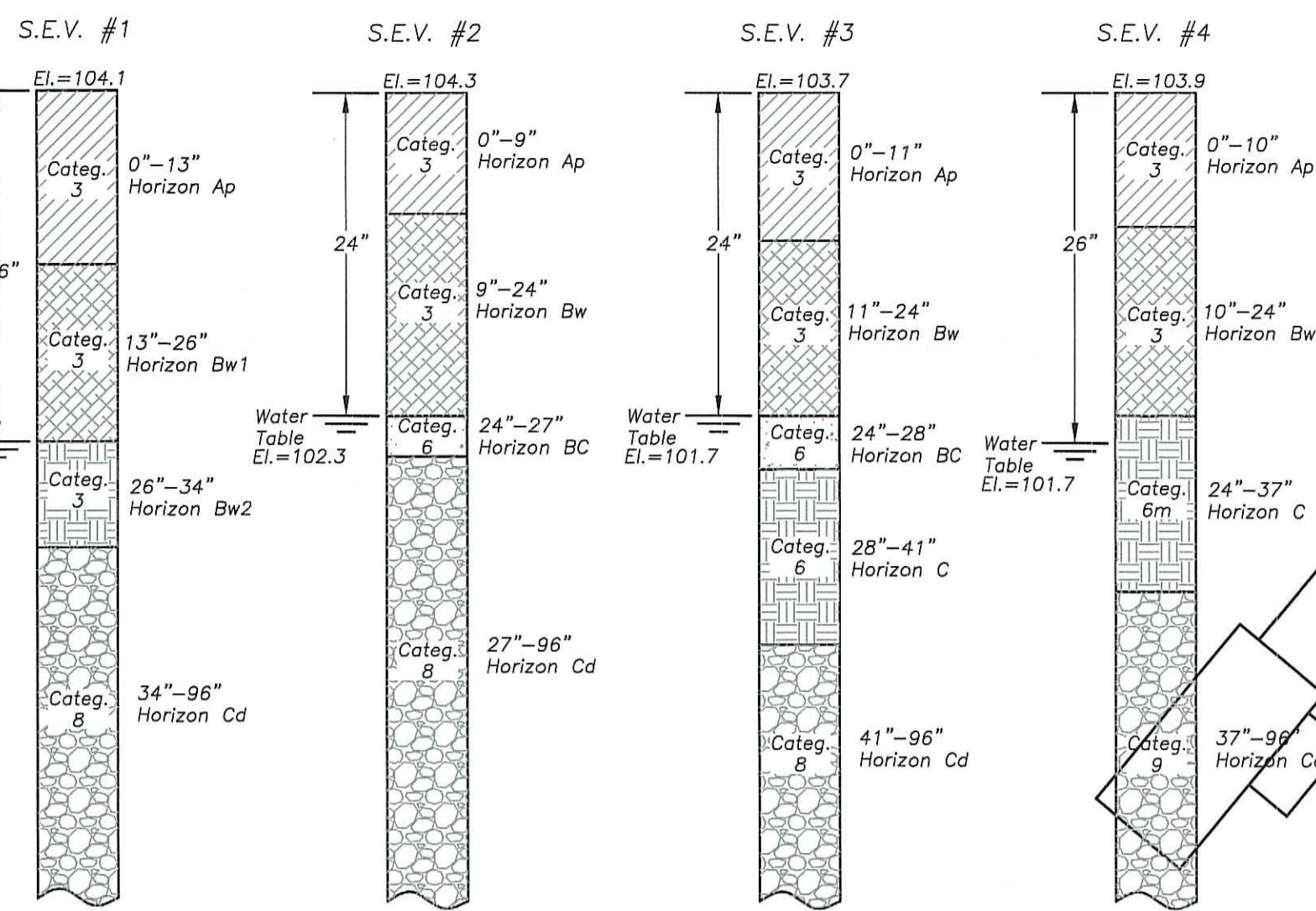
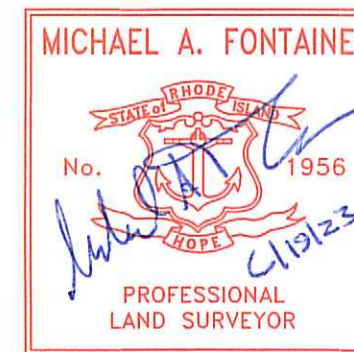
Certification:

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

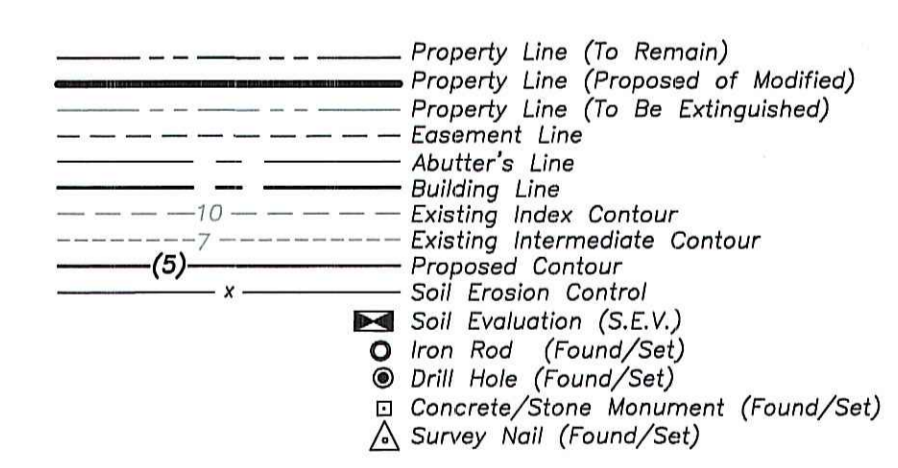
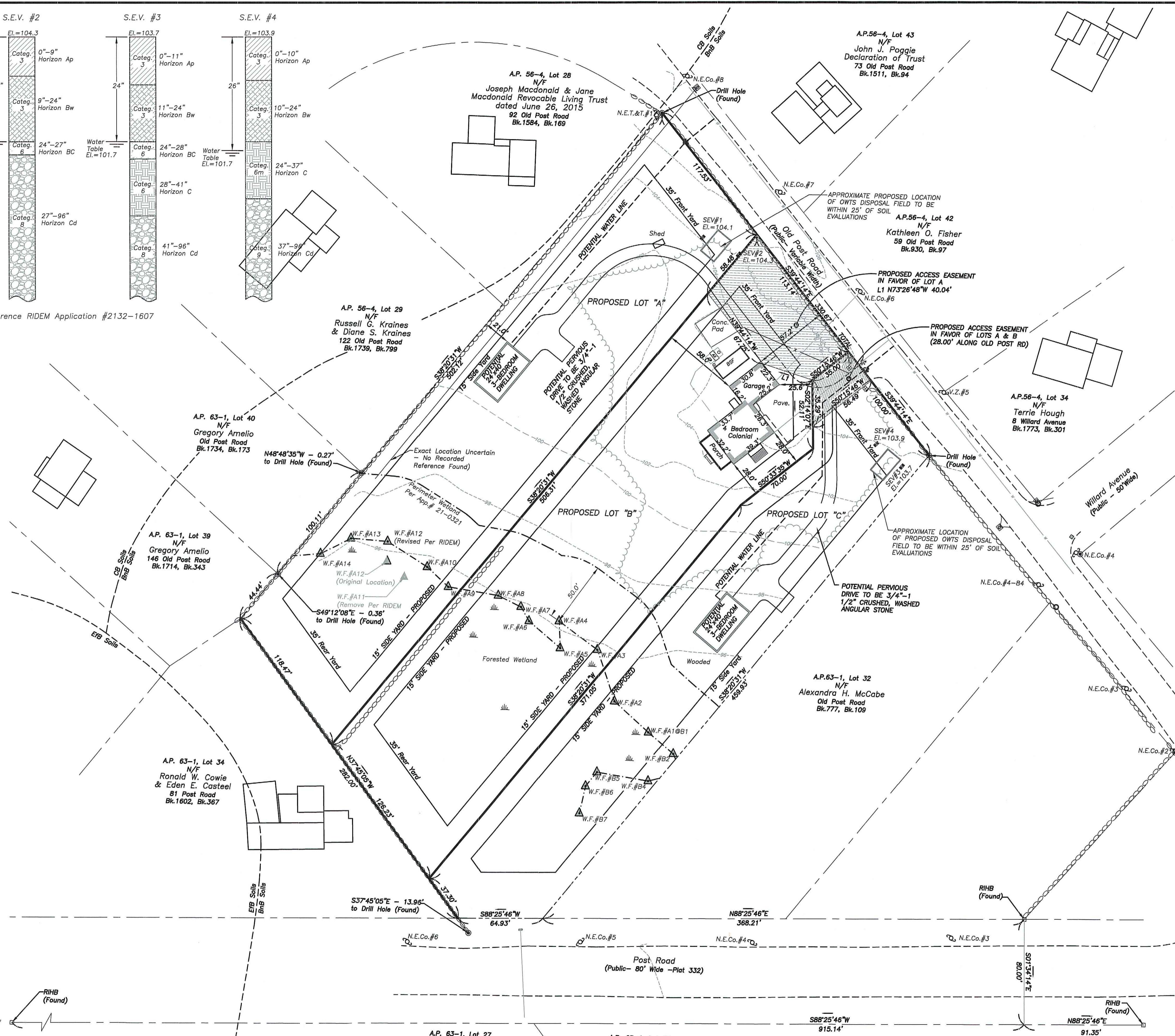
Survey Type:
Comprehensive Boundary Survey - Class I
Data Accumulation Survey - Planimetric - Class III

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: *6-19-23*
Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



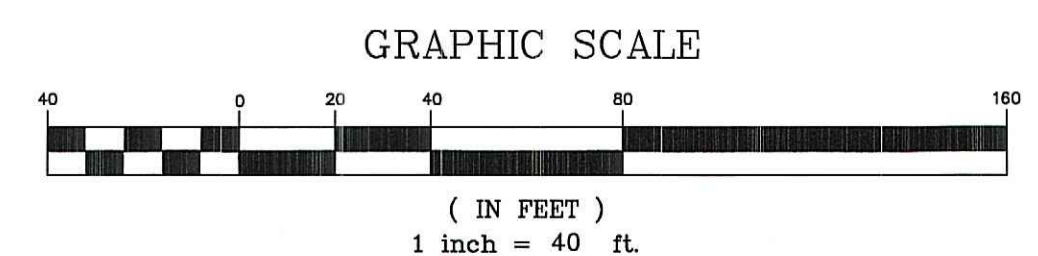
Reference RIDEM Application #2132-1607



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. Lot Size: 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 N/F 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



No.	Revision:	By:	Date:
1	Town Comments	MAF	5-6-22
2	Additional Town Comments	MAF	9-7-22
3	Add new OWTS installed	MAF	6-12-23

Fontaine
Land Surveying, LLC

Michael A. Fontaine, PLS
593 Great 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
Sheet: 2 of 2