

PREPARED FOR:  
 THOMAS GERALD LLC  
 20 GERALD'S FARM DRIVE  
 EXETER, R.I.  
 02822

ZONING DATA:

CLASSIFICATION = MU

SETBACKS

FRONT = 40'  
 SIDE = 30'  
 REAR = 40'  
 RECORD PLAT FRONT SETBACK = 50'

FLOOD DATA:

ENTIRE PARCEL IS NOT LOCATED IN ANY AREA OF FLOOD  
 HAZARD ON FIRM COMMUNITY PANEL 44009C0184K EFFECTIVE 4/03/2020

REFERENCES:

- 1.) TOWN OF SOUTH KINGSTOWN ASSESSORS PLAT NO. 40-1
- 2.) TOWN OF SOUTH KINGSTOWN DEED BOOK/PAGE;  
1595/146, 1769/185 & 550/386
- 3.) TOWN OF SOUTH KINGSTOWN RECORDED PLAT 871  
"PLAN OF LAND FOR SAMUEL R. RODMAN" - FEB., 1950

SURVEY CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: \_\_\_\_\_ MEASUREMENT SPECIFICATION \_\_\_\_\_

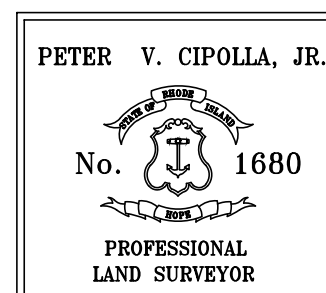
COMPREHENSIVE BOUNDARY SURVEY  
 DATA ACCUMULATION - PLANIMETRIC

CLASS I  
 CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

PERFORM A CLASS 1 PROPERTY SURVEY

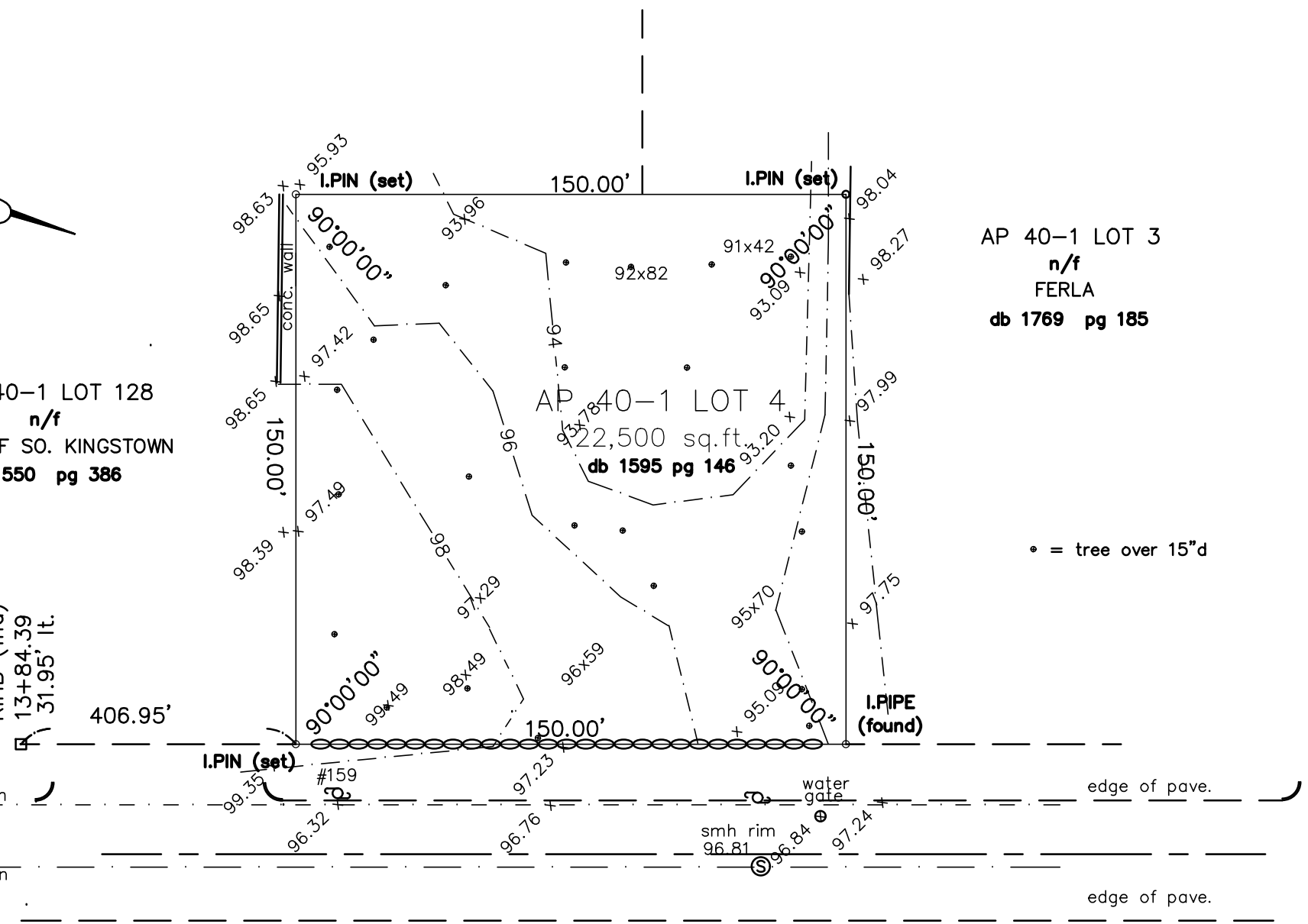
BY: *Peter V. Cipolla, Jr*  
 PETER V. CIPOLLA, JR. - RIPLS # 1680  
 COA # LS-A64



AP 40-1 LOT 128  
 n/f  
 TOWN OF SO. KINGSTOWN  
 db 550 pg 386

AP 40-1 LOT 3  
 n/f  
 FERLA  
 db 1769 pg 185

RIHB (fnd)  
 13+84.39  
 31.95' lt.



• = tree over 15" d

KINGSTOWN ROAD  
 (public 66' wide)

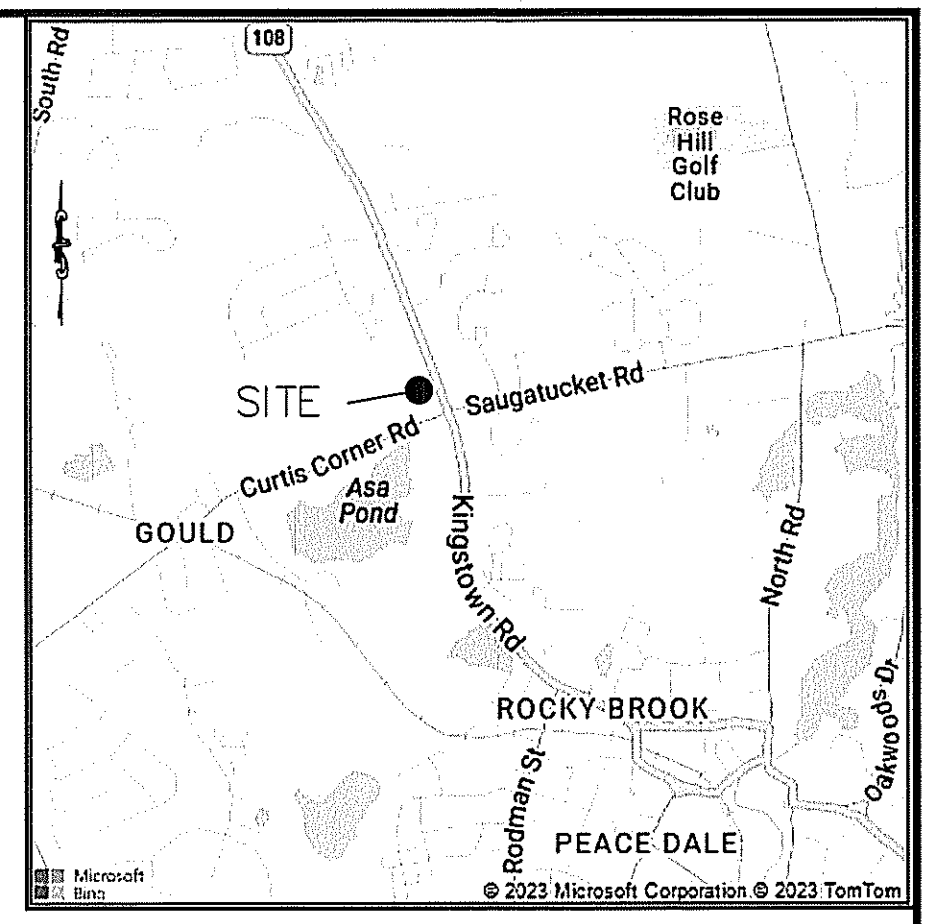
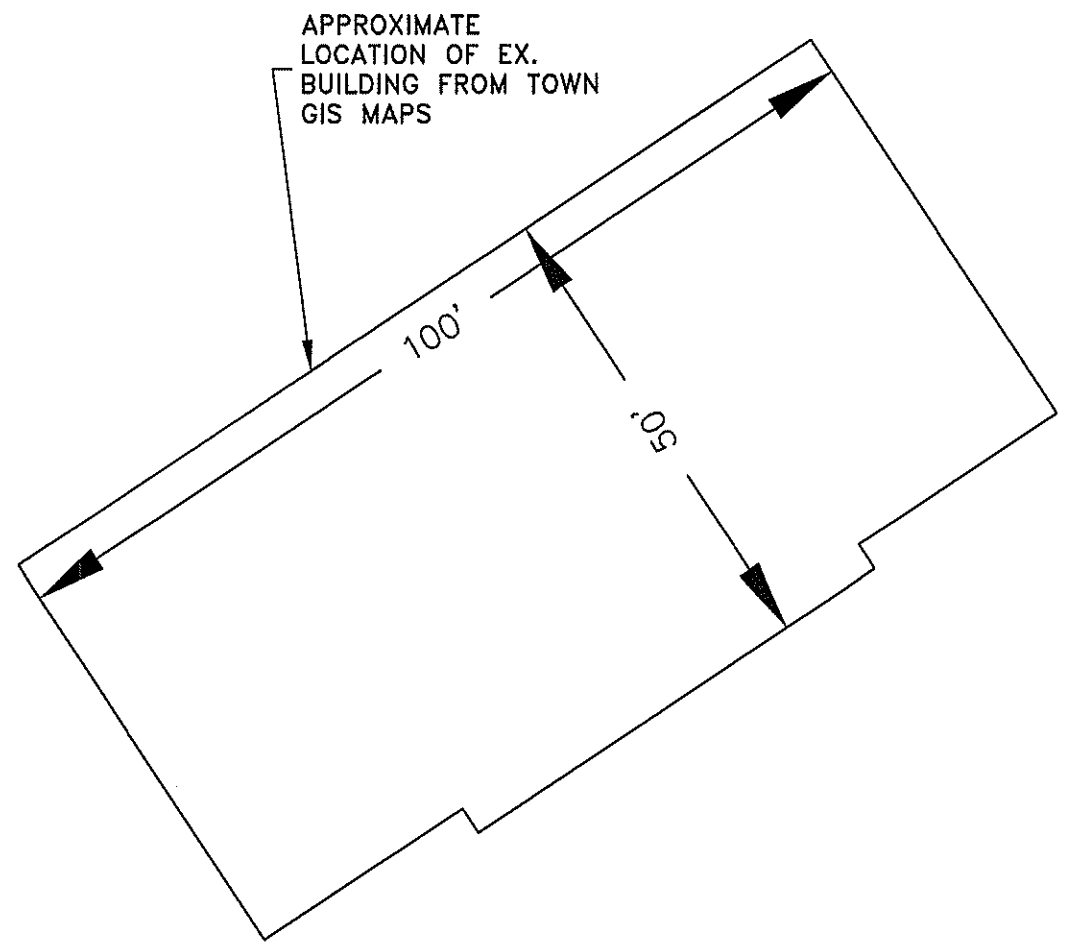
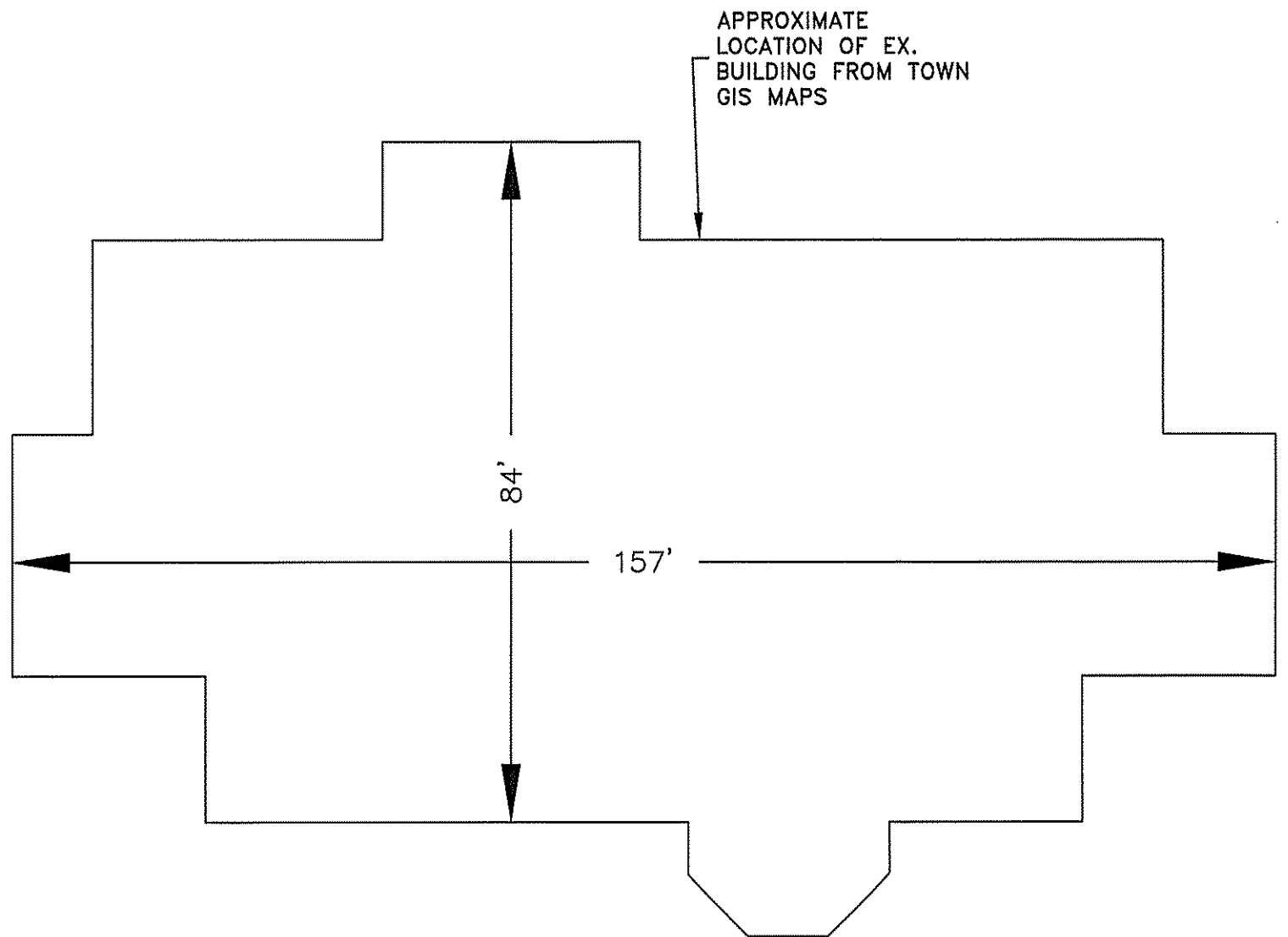
97.42 = SPOT ELEVATION  
 = UTILITY POLE

SURVEY PLOT PLAN  
 A.P. 40-1 LOT 4  
 SOUTH KINGSTOWN, R.I.

1" = 40' OCT. 4, 2023

PETER V. CIPOLLA, JR.  
 professional land surveyor

P.O. BOX 8662 - CRANSTON, R.I. - 02920



LOCATION MAP N.T.S.

**SITE CONDITIONS**

LOT: 4  
 A.M.: 40-1  
 AREA: 22,500 S.F.  
 ROAD FRONTAGE: 134.0'  
 ZONING DISTRICT: MU

**SETBACKS**  
 FRONT: 25 FEET\*  
 REAR: 20 FEET\*  
 SIDE: 10 FEET\*  
 MAX. BUILDING LOT COV.: 30%\*  
 MAX. BUILDING HEIGHT: 35'\*

\*PER LOCAL BUILDING & ZONING OFFICIAL ON 1/12/2024 FOR TWO-FAMILY STRUCTURES

**GENERAL:**

- THE CONTRACTOR IS REQUIRED TO MAINTAIN THE CONSTRUCTION AREA IN A SAFE MANNER AND ALL CONSTRUCTION ACTIVITY ON THE SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- PROPOSED CONSTRUCTION WILL RESULT IN LESS THAN ONE ACRE OF SOIL DISTURBANCE.
- SOIL TYPES (FOR AREA OF DEVELOPMENT):  
 Nbb - NARRAGANSETT, VERY STONY SILT LOAM, 0-8 PERCENT SLOPES  
 Bnb - BRIDGEHAMPTON-CHARLTON COMPLEX, VERY STONY, 0-8 PERCENT SLOPES.

**WORK PROPOSED:**

- INSTALL EROSION CONTROL MEASURES AND CONSTRUCTION PAD.
- IMPROVEMENTS CONSIST OF A PROPOSED RESIDENTIAL BUILDING, DECKS, UTILITIES AND STORMWATER DRY WELLS.
- EARTHWORK PROPOSED IS FOR THE EXCAVATION OF FOUNDATION, DECKS, UTILITIES AND BMPS.
- TOTAL AREA OF DISTURBANCE = 16,200 S.F. (INCLUDES LAWN RESTORATION AS NEEDED)

**SURVEY PLAN REFERENCE:**

- REFERENCE SURVEY PLOT PLAN OF LAND IN THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND A.P. 40-1, LOT 4 - OCTOBER 4, 2023 BY PETER V. CIPOLLA, JR.
- REFERENCE PROPOSED BUILDING LOCATION PLAN IN THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND A.P. 40-1, LOT 4 - OCTOBER 4, 2023 BY PETER V. CIPOLLA, JR.

**FEMA DESIGNATIONS:**

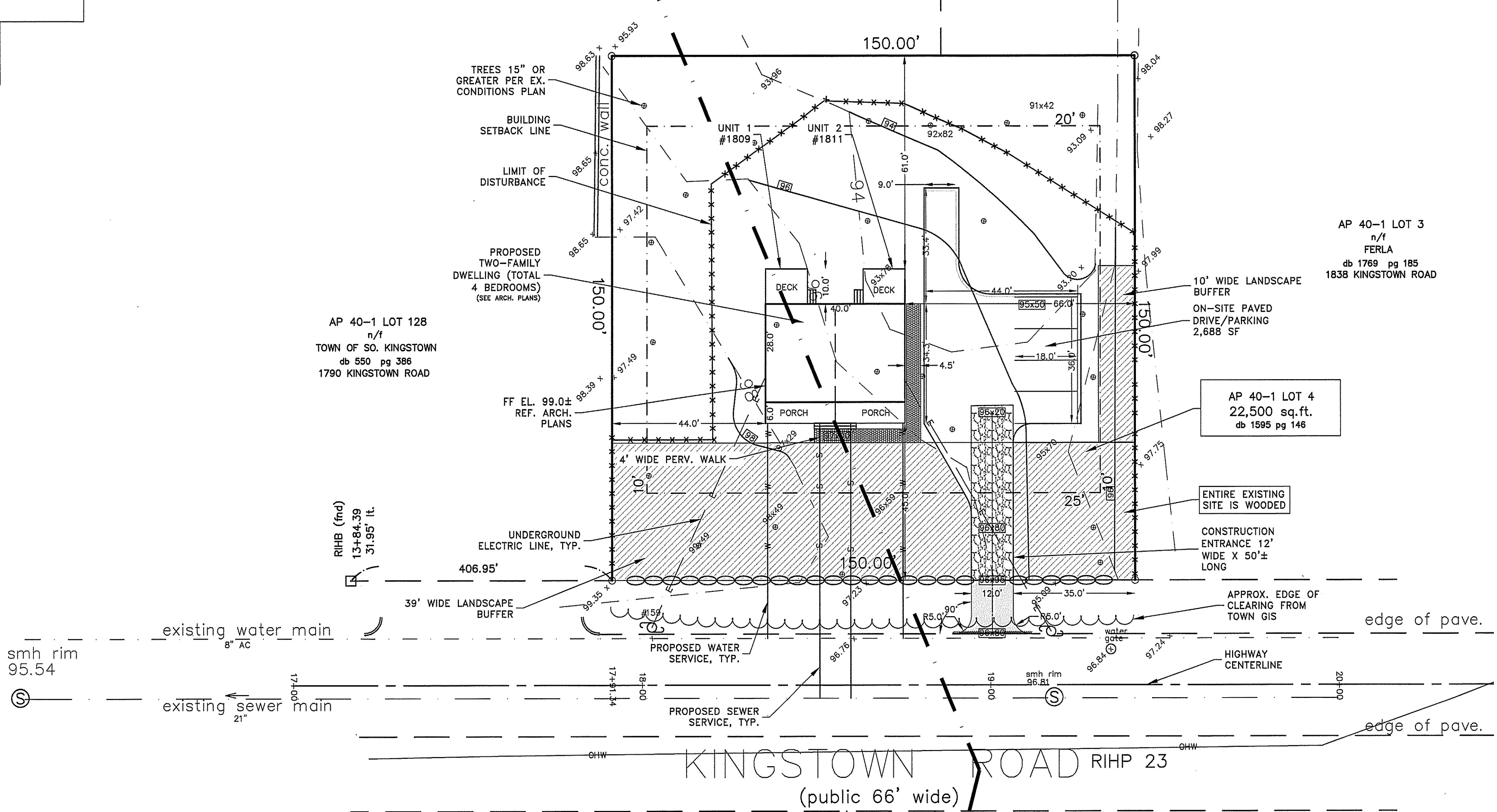
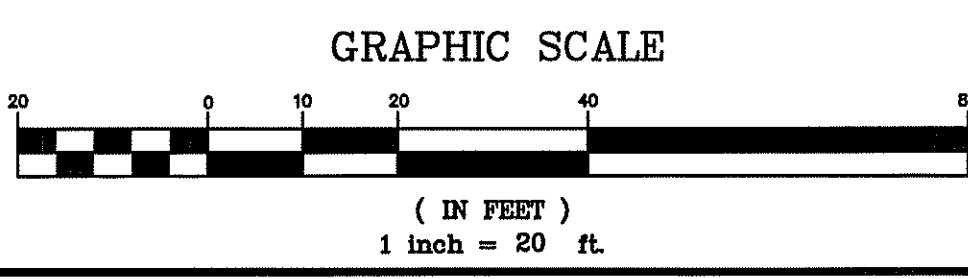
THE SUBJECT PROPERTY DEPICTED HEREON APPEARS OUTSIDE OF A FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP 44009C0184K, DATED APRIL 3, 2020.

**UTILITIES:**

- THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND HAVE BEEN SHOWN USING THE AVAILABLE DATA. WATER & SEWER DATA PROVIDED BY THE SURVEYOR.
- THE CONTRACTOR SHALL CONTACT 'DIG-SAFE' AND/OR OTHER APPROPRIATE UTILITY COMPANIES TO ASCERTAIN THE EXACT LOCATION OF THE RESPECTIVE UTILITY PRIOR TO CONSTRUCTION. UTILITIES INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, WATER, SEWER, TELEPHONE, CABLE TV, ETC.
- PROPOSED WATER SERVICES SHALL BE 1" PER KINGSTON WATER DISTRICT.
- PROPOSED SEWER SERVICE LATERALS SHALL BE 6" PER TOWN OF SOUTH KINGSTOWN.

**LEGEND**

- These standard symbols will be found in the drawing.
- EX. TREE > 15" DIA. WATER GATE
  - UTILITY POLE
  - SEWER MANHOLE
  - OVERHEAD UTILITIES
  - STONEWALL
  - EX. SPOT ELEVATION
  - PR. SPOT ELEVATION
  - EXISTING CONTOUR
  - PROPOSED CONTOUR



**CJ DOYLE, P.E.**  
 CIVIL ENGINEERING  
 MAILING ADDRESS:  
 P.O. BOX 1161, HOPE VALLEY, RI 02852  
 OFFICE LOCATION:  
 1122 MAIN STREET, WYOMING, RI  
 PHONE (401) 491-9530  
 cjdengine@cox.net

NO.	DATE	DESCRIPTION	BY
1	06/26/2024	REVISED PER TOWN COMMENTS	CJD

DRAWING TITLE:  
**1809 ASSOCIATES - PROPOSED CONDITIONS PLAN**

LOCATED ON:  
**LOT 4 PLAT 40-1**

OWNED BY:  
**THOMAS GERALD, LLC (BUYER)**

ADDRESS:  
**1809 & 1811 KINGSTOWN ROAD  
 IN THE TOWN OF SOUTH KINGSTOWN, RI**

PROJECT TITLE:  
 1809 ASSOCIATES

PREPARED FOR/APPLICANT:  
 THOMAS GERALD, LLC  
 20 GERALD'S FARM DRIVE  
 EXETER, RI 02822

CURRENT OWNER:  
 BEN CHEN  
 554 HARTFORD PK  
 SCITUATE, RI 02857

DESIGNED BY:  
**CAROLYN J. DOYLE, P.E.**

SCALE: 1" = 20'

DRAWN BY: CJD  
 CHECKED BY: CJD

DRAWING NO. SHEET 1 OF 2

CAROLYN J. DOYLE  
 No. 5078  
 REGISTERED PROFESSIONAL ENGINEER

