

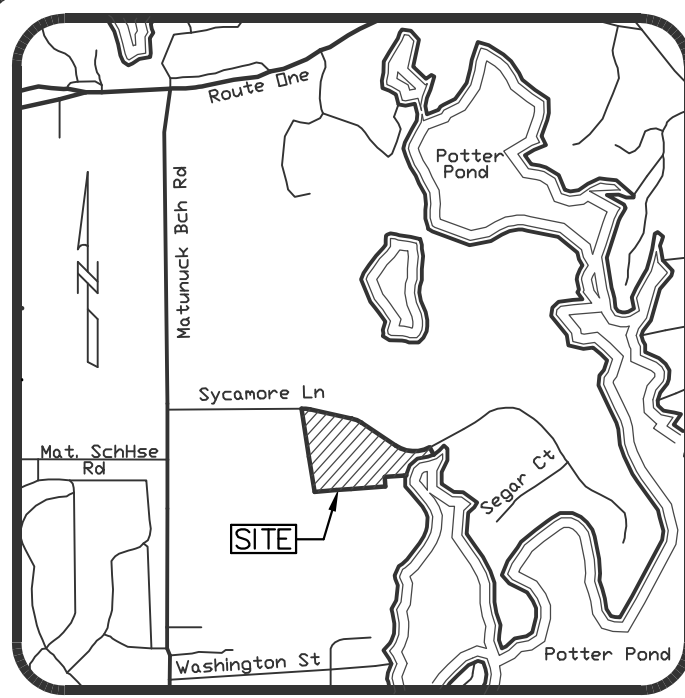
MINOR SUBDIVISION
PRELIMINARY PLAN
HEFNER SUBDIVISION
ASSESSOR'S PLAT 87-1 LOT 1
ASSESSOR'S PLAT 86-2 LOT 20
SITUATED IN
SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR APPLICANT:
ROBERT F. HEFNER 2020 TRUST
8080 TIGER LILY DRIVE
NAPLES, FL 34113

PROPERTY OWNERS:
A.P. 87-1/LOT 1
ROBERT F. HEFNER 2020 TRUST
8080 TIGER LILY DRIVE
NAPLES, FL 34113
A.P. 86-2/LOT 20
DAVID W. & BRENDA DILLMANN
171 SYCAMORE LANE
WAKEFIELD, RI 02879

DATE:
OCTOBER 3, 2024
REVISED:
JANUARY 2, 2025

PREPARED BY
DOWDELL ENGINEERING
ASSOCIATES, LLC
3949 OLD POST ROAD
CHARLESTOWN, RI 02813
(401) 364-1027



A.P. 86-2/LOT 21
N/F VINCENT, JR. &
JUDITH-ANN VESPIA

A.P. 87-1/LOT 14
N/F ABEL & CLARKSON COLLINS

ZONING DISTRICT-R200:

MINIMUM AREA = 200,000 SQ. FT.
MINIMUM LOT WIDTH = 200 FEET
MINIMUM YARD REQUIREMENTS:
FRONT SETBACK 50 FEET
SIDE SETBACK 40 FEET
REAR SETBACK 50 FEET

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	MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY	I
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:
A MINOR SUBDIVISION PRELIMINARY PLAN OF LOT 20 A.P. 86-2 & LOT 1 A.P. 87-1 LOT 1.

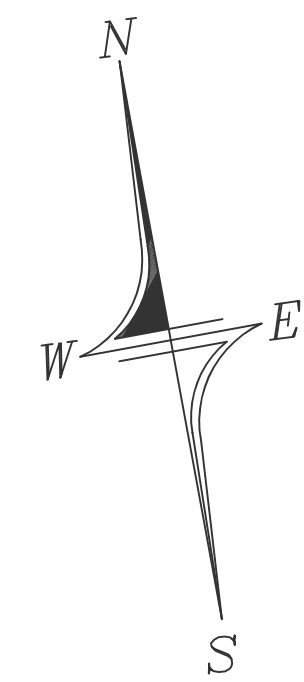
BY: Richard L. Couchon 1/2/25
RICHARD L. COUCHON, RIPLS #1820
CERTIFICATE OF AUTHORIZATION #763

NOTES:

- GROUND COVER ON SUBJECT PROPERTIES IS DECIDUOUS WOODLAND, OPEN FIELDS AND LAWN AREAS.
- SUBJECT PROPERTIES HAVE NO KNOWN AREAS OF PRIME AGRICULTURAL SOILS OR USE
- THERE ARE NO KNOWN HISTORICAL CEMETERIES LOCATED ON THE SUBJECT PROPERTIES.
- THERE ARE NO KNOWN UNIQUE HISTORICAL FEATURES LOCATED ON THE SUBJECT PROPERTIES EXCEPT FOR STONE WALLS.
- SUBJECT PROPERTIES ARE LOCATED IN A NATURAL HERITAGE AREA.
- SUBJECT PROPERTIES ARE LOCATED IN THE SOUTH SHORE SALT PONDS CRITICAL RESOURCE AREA.
- SUBJECT PROPERTIES ARE NOT LOCATED IN A GROUND WATER PROTECTION OVERLAY DISTRICT.
- SUBJECT PROPERTIES ARE NOT LOCATED IN A TMDL WATERSHED.
- SUBJECT PROPERTIES ARE NOT LOCATED IN A DRINKING WATER SUPPLY WATERSHED.
- THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- SOIL DESIGNATION - REFERENCE: 1981 SOIL SURVEY OF RHODE ISLAND
BbB - BRIDGEHAMPTON SILT LOAM, 3 TO 8 PERCENT BUILDING SITE DEVELOPMENT - SLIGHT TO SEVERE FLOODING - NONE, >6' WATER TABLE
E1B - ENFIELD SILT LOAM, 3 TO 8 PERCENT BUILDING SITE DEVELOPMENT - SLIGHT TO SEVERE FLOODING - NONE, >6' WATER TABLE
Mk - MATUNUCK MUCKY PEAT BUILDING SITE DEVELOPMENT - SEVERE FLOODING - FREQUENT, 0-1' WATER TABLE

LOCATION MAP
(Not To Scale)

A.P. 86-2/LOT 33
N/F ALICIA M. COONEY
REVOCABLE TRUST



A.P. 86-2/LOT 20
305,435 S.F.

A.P. 87-1/LOT 1
376,400 S.F.

A.P. 87-1/LOT 13
N/F RYAN LLC

A.P. 87-1/LOT 12
N/F DOROTHY M. WOODCOCK
DECLARATION OF TRUST

A.P. 86-2/LOT 18
N/F TOWN OF
SOUTH KINGSTOWN

SEGAR COVE

PROPERTY OWNERS:

A.P. 87-1/LOT 1
ROBERT F. HEFNER 2020 TRUST
8080 TIGER LILY DRIVE
NAPLES, FL 34113

A.P. 86-2/LOT 20
DAVID W. & BRENDA DILLMANN
171 SYCAMORE LANE
WAKEFIELD, RI 02879

APPLICANT:

ROBERT F. HEFNER 2020 TRUST
8080 TIGER LILY DRIVE
NAPLES, FL 34113

NO.	REVISION	DATE
1.	TOWN COMMENTS	10/29/24

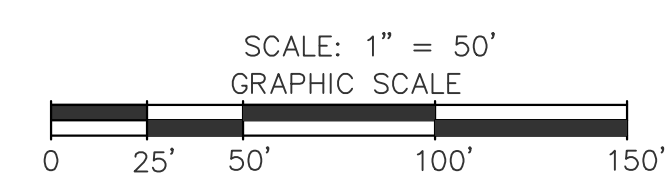
MARK L. DOWDELL
1/2/25
No. 11104
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

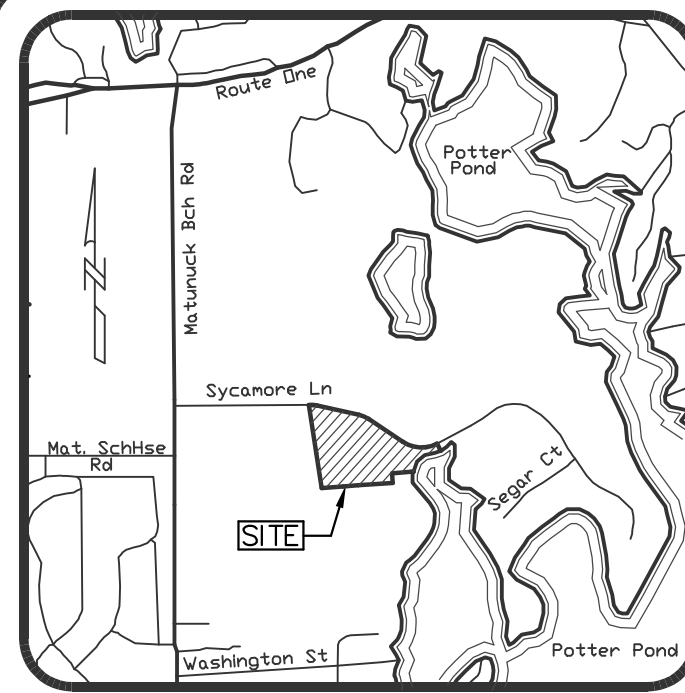
RICHARD L. COUCHON
1/2/25
No. 1820
REGISTERED
LAND SURVEYOR

DOWDELL ENGINEERING
DOWDELL ENGINEERING ASSOCIATES, LLC
CIVIL & ENVIRONMENTAL ENGINEERS
SURVEYORS & LAND PLANNERS
P.O. BOX 1884 • 3949 OLD POST ROAD
CHARLESTOWN, RHODE ISLAND 02813
(401) 364-1027
WEBSITE: dowdelleng.com EMAIL: mark@dowdelleng.com

JOB NO. 2641	DRAWN BY: R.L.C.
DWG. NO. 2641-P1.	CHECKED: M.L.D.
SCALE: 1"=50'	APPROVED: M.L.D.
DATE: OCT 3, 2024	
SHEET: 1	

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS:
1. SYCAMORE LANE





A.P. 86-2/LOT 21
N/F VINCENT, JR. &
JUDITH-ANN VESPIA

A.P. 87-1/LOT 14
N/F ABEL & CLARKSON COLLINS

CERTIFICATION:

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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: A MINOR SUBDIVISION PRELIMINARY PLAN OF LOT 20 A.P. 86-2 & LOT 1 A.P. 87-1 LOT 1.

BY: *Richard L. Couchon* 1/2/25
RICHARD L. COUCHON, RIPLS #1820
CERTIFICATE OF AUTHORIZATION #763

OWNERS:

A.P. 86-2/LOT 20
DAVID W. & BRENDA DILLMANN
171 SYCAMORE LANE
WAKEFIELD, RI 02879

A.P. 87-1/LOT 1
ROBERT F. HEFNER 2020 TRUST
8080 TIGER LILY DRIVE
NAPLES, FL 34113

TOTAL NUMBER OF PROPOSED BUILDABLE LOTS: 3

APPLICANT:

ROBERT F. HEFNER 2020 TRUST
8080 TIGER LILY DRIVE
NAPLES, FL 34113

ZONING DISTRICT-R200:

MINIMUM AREA = 200,000 SQ. FT.
MINIMUM LOT WIDTH = 200 FEET
MINIMUM YARD REQUIREMENTS:
FRONT SETBACK 50 FEET
SIDE SETBACK 40 FEET
REAR SETBACK 50 FEET

PROPOSED CONDITIONS PLAN
PRELIMINARY PLAN-MINOR SUBDIVISION
A.P. 86-2 LOT 20 & A.P. 87-1 LOT 1
SITUATED IN THE TOWN OF
SOUTH KINGSTOWN, RHODE ISLAND
HEFNER SUBDIVISION

NO.	REVISION	DATE
1.	TOWN COMMENTS	10/29/24
2.	CRMC COMMENTS	12/3/24
3.	OWTS UPDATE	1/2/25

MARK L. DOWDELL
1/2/25
No. 11104
REGISTERED PROFESSIONAL ENGINEER
CIVIL

RICHARD L. COUCHON
1/2/25
No. 1820
PROFESSIONAL LAND SURVEYOR

DE DOWDELL ENGINEERING
DOWDELL ENGINEERING ASSOCIATES, LLC
CIVIL & ENVIRONMENTAL ENGINEERS
SURVEYORS & LAND PLANNERS
10394 W. 139th St., Suite 100
Claremont, Rhode Island 02815
PHONE: (401) 364-1027
WEBSITE: dowdelleng.com EMAIL: mark@dowdelleng.com

JOB NO. 2641	DRAWN BY: R.L.C.
DWG. NO. 2641-P3	CHECKED: M.L.D.
SCALE: 1"=50'	APPROVED: M.L.D.
	DATE: OCT. 3, 2024
SHEET: 3	

A.P. 86-2/LOT 33
N/F ALICIA M. COONEY
REVOCABLE TRUST

A.P. 87-1/LOT 13
N/F RYAN LLC

A.P. 87-1/LOT 12
N/F DOROTHY M. WOODCOCK
DECLARATION OF TRUST

FLOOD ZONE COASTAL AE 13'
FLOOD ZONE AE 12'

PROPOSED LOT 3
TOTAL AREA = 207,329 S.F.
SUITABLE AREA = 200,176 S.F.

PROPOSED LOT 1
AREA = 274,325 S.F.

PROPOSED LOT 2
AREA = 200,181 S.F.

SEGAR COVE

THIS PLAN IS TO BE INDEXED
UNDER THE FOLLOWING ROADS:
1. SYCAMORE LANE

