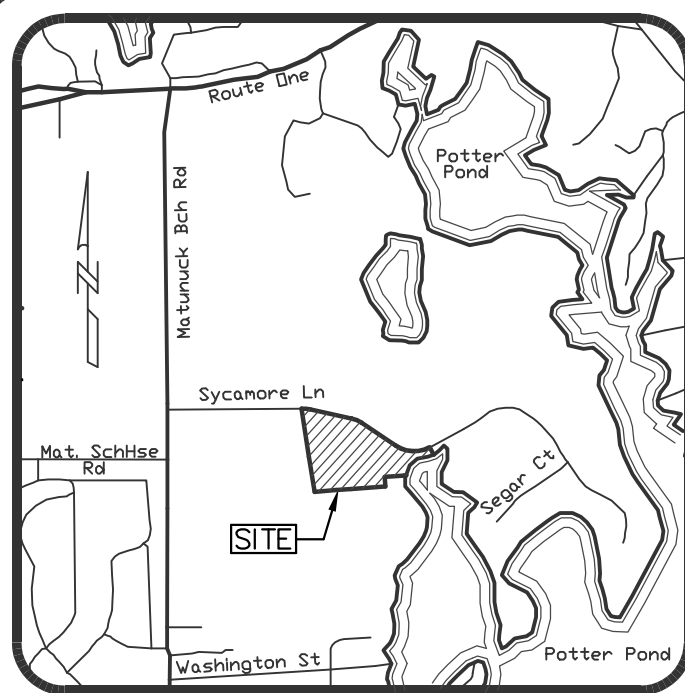


MINOR SUBDIVISION  
PRELIMINARY PLAN  
HEFNER SUBDIVISION  
ASSESSOR'S PLAT 87-1 LOT 1  
ASSESSOR'S PLAT 86-2 LOT 20  
SITUATED IN  
SOUTH KINGSTOWN, RHODE ISLAND

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

DATE:  
OCTOBER 3, 2024

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



LOCATION MAP  
(Not To Scale)

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 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:**

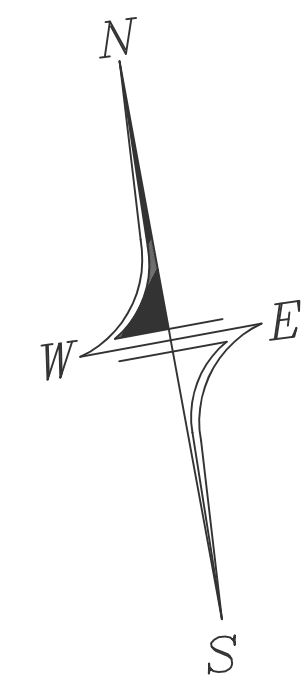
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
A MINOR SUBDIVISION PRELIMINARY PLAN OF LOT 20 A.P. 86-2 & LOT 1 A.P. 87-1 LOT 1.

BY: Richard L. Couchon 10/3/24  
RICHARD L. COUCHON, RIPLS #1820  
CERTIFICATE OF AUTHORIZATION #763

**NOTES:**

- GROUND COVER ON SUBJECT PROPERTY IS DECIDUOUS WOODLAND, OPEN FIELDS AND LAWN AREAS.
- SUBJECT PROPERTY HAS NO KNOWN AREAS OF PRIME AGRICULTURAL SOILS OR USE
- THERE ARE NO KNOWN HISTORICAL CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO KNOWN UNIQUE HISTORICAL FEATURES LOCATED ON THE SUBJECT PROPERTY EXCEPT FOR STONE WALLS.
- SUBJECT PROPERTY IS LOCATED IN A NATURAL HERITAGE AREA.
- SUBJECT PROPERTY IS LOCATED IN THE SOUTH SHORE SALT PONDS CRITICAL RESOURCE AREA.
- SUBJECT PROPERTY IS NOT LOCATED IN A GROUND WATER PROTECTION OVERLAY DISTRICT.
- SUBJECT PROPERTY IS NOT LOCATED IN A TMDL WATERSHED.
- SUBJECT PROPERTY IS NOT LOCATED IN A DRINKING WATER SUPPLY WATERSHED.
- THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY 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

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

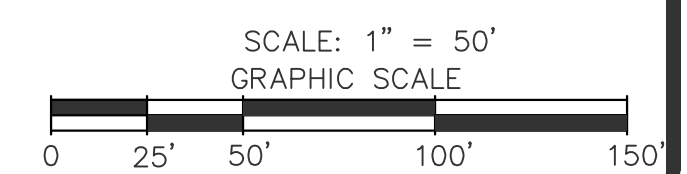
SEGAR COVE

**OWNERS:**

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

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

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



NO.	REVISION	DATE

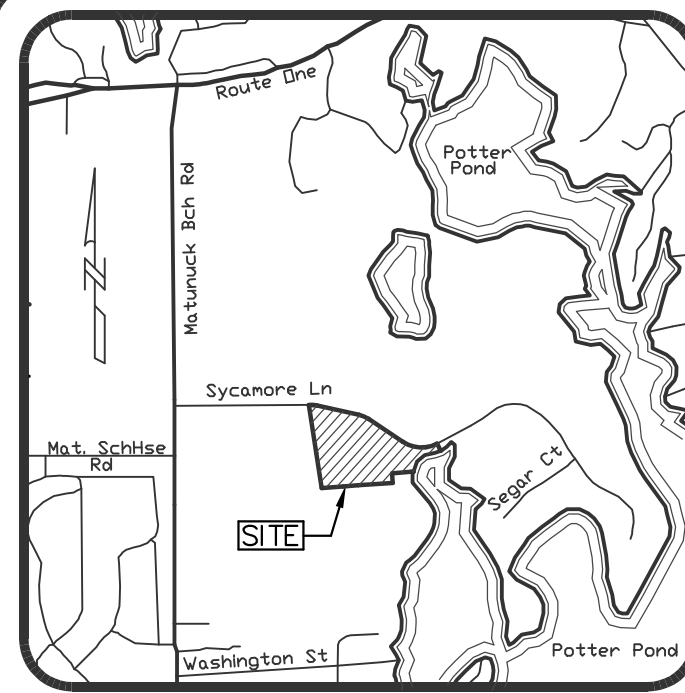
MARK L. DOWDELL  
8/3/24  
No. 11104  
REGISTERED  
PROFESSIONAL ENGINEER  
CIVIL

RICHARD L. COUCHON  
8/3/24  
No. 1820  
REGISTERED  
PROFESSIONAL  
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.
SHEET: 1	DATE: OCT 3, 2024
1 OF 3 SHEETS	





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:**

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

BY: *Richard L. Couchon* 10/3/24  
RICHARD L. COUCHON, RIPLS #1820  
CERTIFICATE OF AUTHORIZATION #763

**OWNERS:**

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

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

TOTAL NUMBER OF PROPOSED BUILDABLE LOTS: 3

**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  
PREPARED FOR  
ROBERT F. HEFFNER 2020 TRUST

NO.	REVISION	DATE

MARK L. DOWDELL  
10/3/24  
No. 11104  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

RICHARD L. COUCHON  
No. 1820  
10/3/24  
PROFESSIONAL  
LAND SURVEYOR

**DE DOWDELL ENGINEERING**  
DOWDELL ENGINEERING ASSOCIATES, LLC  
CIVIL & ENVIRONMENTAL ENGINEERS  
SURVEYORS & LAND PLANNERS  
103945 RIDGE ROAD  
SOUTH KINGSTOWN, RHODE ISLAND 02875  
(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**  
3 OF 3 SHEETS

LOCATION MAP  
(Not To Scale)

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

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

A.P. 87-1/LOT 2  
N/F JOSEPH A. FIORITA, JR.

A.P. 87-1/LOT 17  
N/F ALICIA M. COONEY REVOCABLE TRUST

SEGAR COVE

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

