

# PRE-APPLICATION FILING for UNION FIRE DISTRICT STATION 7, MATUNUCK

49 MATUNUCK SCHOOLHOUSE ROAD  
SOUTH KINGSTOWN, RHODE ISLAND  
AP 86-2, LOT 32

ZONING DISTRICT: GI (GOVERNMENT & INSTITUTION)

### OWNER/APPLICANT

UNION FIRE DISTRICT  
OF SOUTH KINGSTOWN  
MR. ANTHONY CICCONI, CHAIR  
BOARD OF WARDENS  
131 ASA POND ROAD  
WAKEFIELD, RI 02880

### ENGINEER

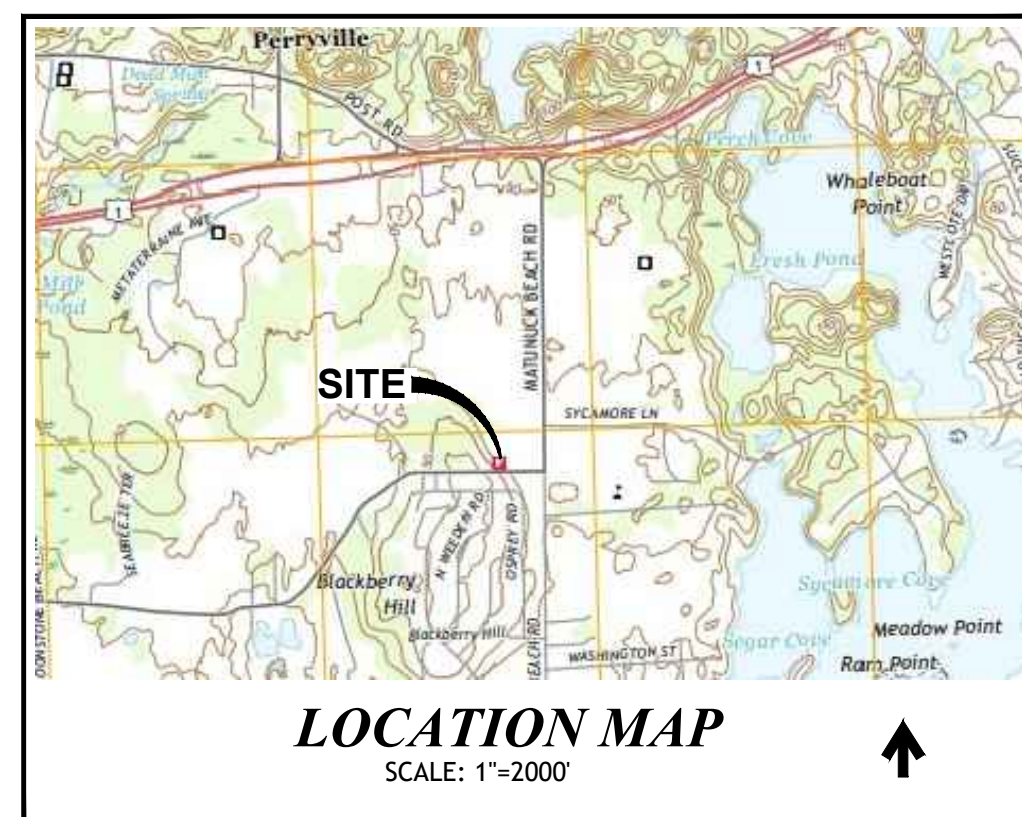
JOE CASALI ENGINEERING, INC.  
300 POST ROAD  
WARWICK, RI 02888  
(401) 944-1300 phone  
(401) 944-1313 fax

### ARCHITECT

AHARONIAN & ASSOCIATES INC.  
310 G. WASHINGTON HWY.  
SMITHFIELD, RI 02917  
(401) 232-5010

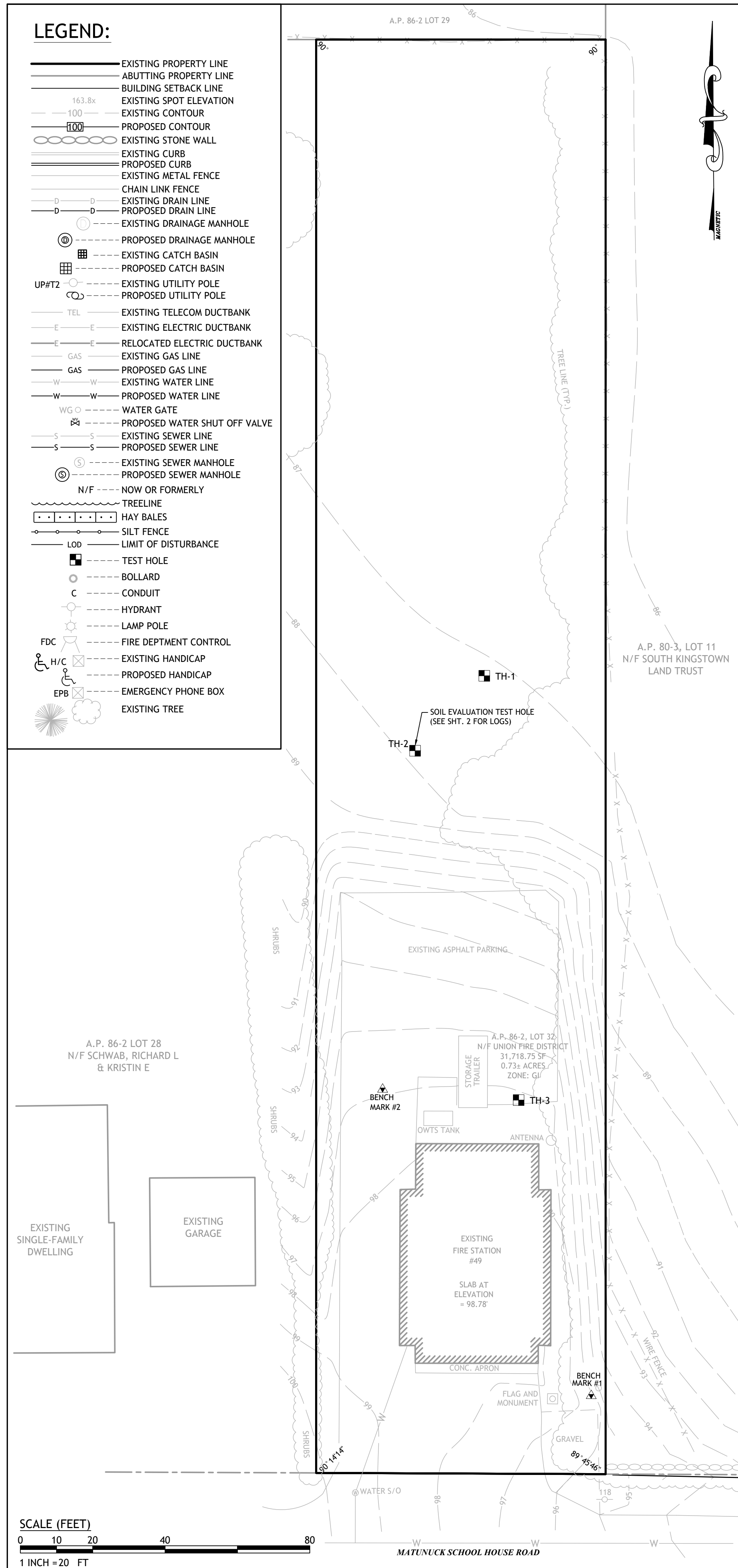
### SURVEYOR

PINCH LAND SURVEYING  
148 HIGH STREET  
WAKEFIELD, RI 02879  
(401) 789-8087 phone



### LEGEND:

- EXISTING PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- 163.8x — EXISTING SPOT ELEVATION
- 100 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- EXISTING STONE WALL
- EXISTING CURB
- PROPOSED CURB
- EXISTING METAL FENCE
- CHAIN LINK FENCE
- EXISTING DRAIN LINE
- PROPOSED DRAIN LINE
- EXISTING DRAINAGE MANHOLE
- ⊙ — PROPOSED DRAINAGE MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- UP/FTZ — EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- TEL — EXISTING TELECOM DUCTBANK
- E — EXISTING ELECTRIC DUCTBANK
- RELOCATED ELECTRIC DUCTBANK
- GAS — EXISTING GAS LINE
- PROPOSED GAS LINE
- W — EXISTING WATER LINE
- PROPOSED WATER LINE
- WG — WATER GATE
- PROPOSED WATER SHUT OFF VALVE
- S — EXISTING SEWER LINE
- PROPOSED SEWER LINE
- ⊙ — EXISTING SEWER MANHOLE
- ⊙ — PROPOSED SEWER MANHOLE
- N/F — NOW OR FORMERLY
- TREELINE
- HAY BALES
- SILT FENCE
- LOD — LIMIT OF DISTURBANCE
- TEST HOLE
- BOLLARD
- CONDUIT
- HYDRANT
- LAMP POLE
- FDC — FIRE DEPARTMENT CONTROL
- H/C — EXISTING HANDICAP
- PROPOSED HANDICAP
- EPB — EMERGENCY PHONE BOX
- EXISTING TREE

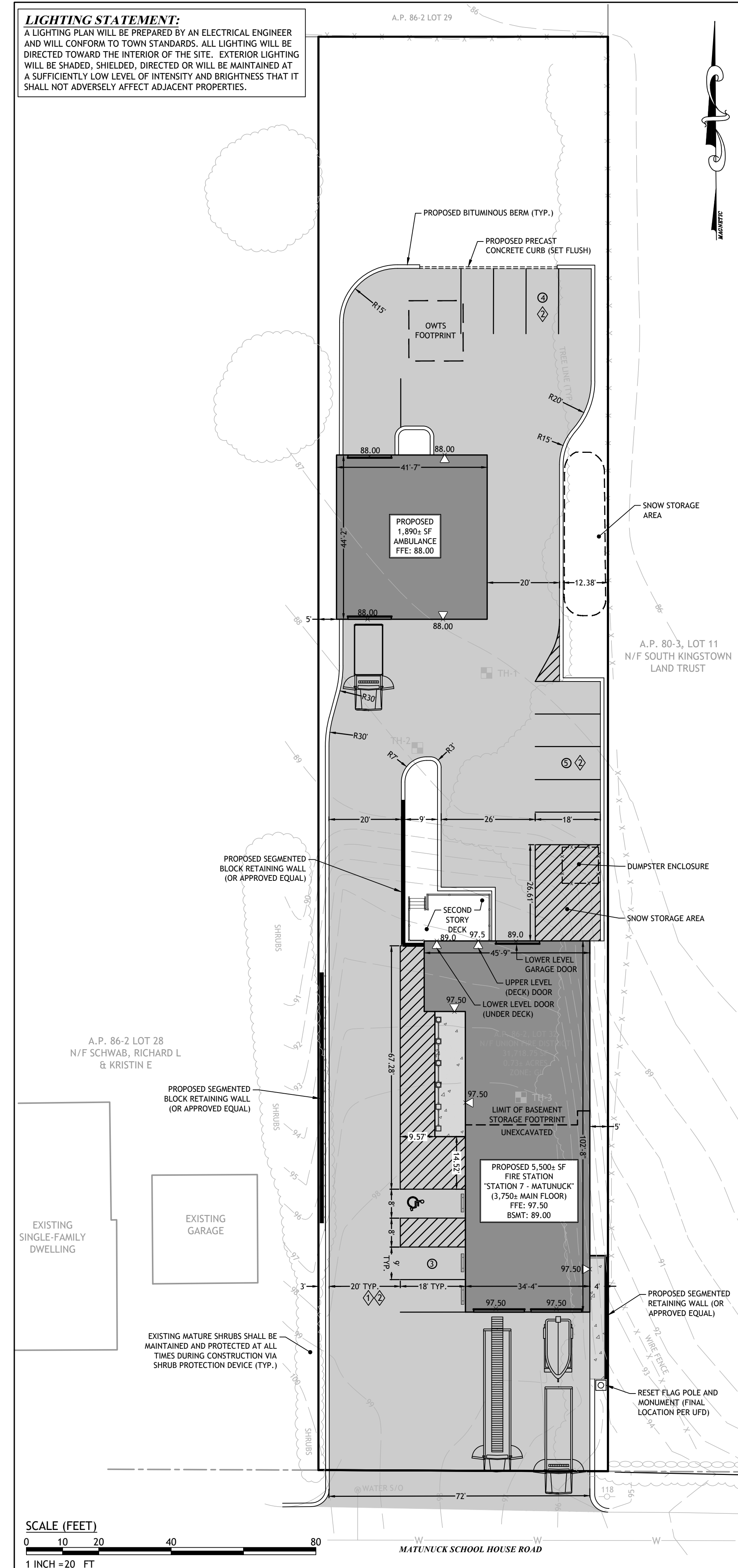


SCALE (FEET)  
0 10 20 40 80  
1 INCH = 20 FT

EXISTING CONDITIONS  
SCALE: 1 INCH = 20 FEET

### LIGHTING STATEMENT:

A LIGHTING PLAN WILL BE PREPARED BY AN ELECTRICAL ENGINEER AND WILL CONFORM TO TOWN STANDARDS. ALL LIGHTING WILL BE DIRECTED TOWARD THE INTERIOR OF THE SITE. EXTERIOR LIGHTING WILL BE SHADED, SHIELDED, DIRECTED OR WILL BE MAINTAINED AT A SUFFICIENTLY LOW LEVEL OF INTENSITY AND BRIGHTNESS THAT IT SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.



SCALE (FEET)  
0 10 20 40 80  
1 INCH = 20 FT

PROPOSED CONDITIONS  
SCALE: 1 INCH = 20 FEET

### GENERAL NOTES:

- CLASS I PROPERTY LINE SURVEY AND CLASS III TOPOGRAPHIC SURVEY COMPLETED BY PINCH LAND SURVEYING, 148 STREET, WAKEFIELD, RI IN MARCH 2014.
- THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
- THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE TOWN OF SOUTH KINGSTOWN, MAP NO. 44009C0193J EFFECTIVE DATE OF OCTOBER 16, 2013.
- BENCHMARK NO. 1: CHISELED "X" SET IN TOP OF 3x4" ROCK AT ELEVATION = 97.73'. BENCHMARK NO. 2: MAG NAIL SET IN ASPHALT DRIVE AT ELEVATION = 96.96.
- THERE ARE NO HISTORIC CEMETERIES OR ON IMMEDIATELY ADJACENT TO THE DEVELOPMENT PARCEL.
- THE SUBJECT SITE IS WITHIN THE OWTS CRITICAL RESOURCE AREA.
- THE PROJECT SITE IS NOT WITHIN THE TOWN OF SOUTH KINGSTOWN'S GROUNDWATER PROTECTION OVERLAY DISTRICT; NOR WITHIN A TADL WATERSHED; NOR A DRINKING WATER SUPPLY WATERSHED; NOR A NATURAL HERITAGE AREA. THE SUBJECT SITE DOES NOT FALL UNDER THE JURISDICTION OF ANY SPECIAL AREA MANAGEMENT PLAN (SAMP) OF RI CRM.
- THE DEVELOPMENT PARCEL NOR THE EXISTING BUILDING WITHIN THE SUBJECT PARCEL IS NOT LISTED ON THE NATURAL REGISTER OF HISTORIC PLACES.

### LIST OF RELIEF REQUIRED:

- VARIANCES FROM TOWN OF SOUTH KINGSTOWN ZONING ORDINANCE:
- ARTICLE 7, SECTION 711: MINIMUM OFF-STREET PARKING REQUIREMENTS  
PARKING SPACE INCLUDING AISLES SHALL BE NO LESS THAN 350 SF PER VEHICLE  
REQUIRED: 350 SF  
PROPOSED: 342 SF  
RELIEF REQUESTED: 8 SF
  - ARTICLE 7, SECTION 711: MINIMUM OFF-STREET PARKING REQUIREMENTS  
SEE CALCULATION  
REQUIRED: 16 SPACES  
PROPOSED: 12 SPACES  
RELIEF REQUESTED: 4 SPACES

ZONING CRITERIA	REQUIRED
ZONING DISTRICT	GI
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MINIMUM FRONTAGE	NONE
MINIMUM FRONT YARD	NONE
MINIMUM SIDE YARD SETBACK	NONE
MINIMUM REAR YARD SETBACK	NONE
MAXIMUM BUILDING HEIGHT MAX.	NONE
LOT COVERAGE (STRUCTURE)	NONE

### OFF-STREET PARKING REQUIREMENTS:

USE: PUBLIC SERVICE BUILDINGS  
1 SPACE PER 350 SF OF FLOOR AREA

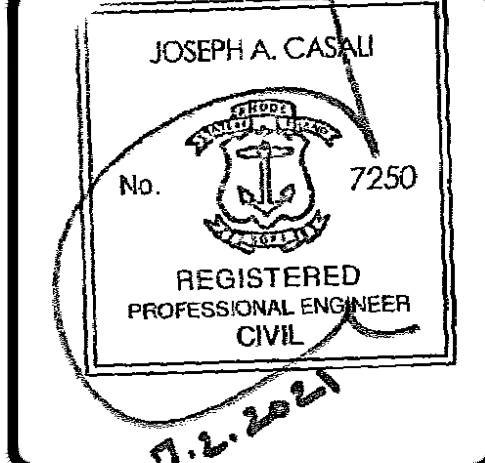
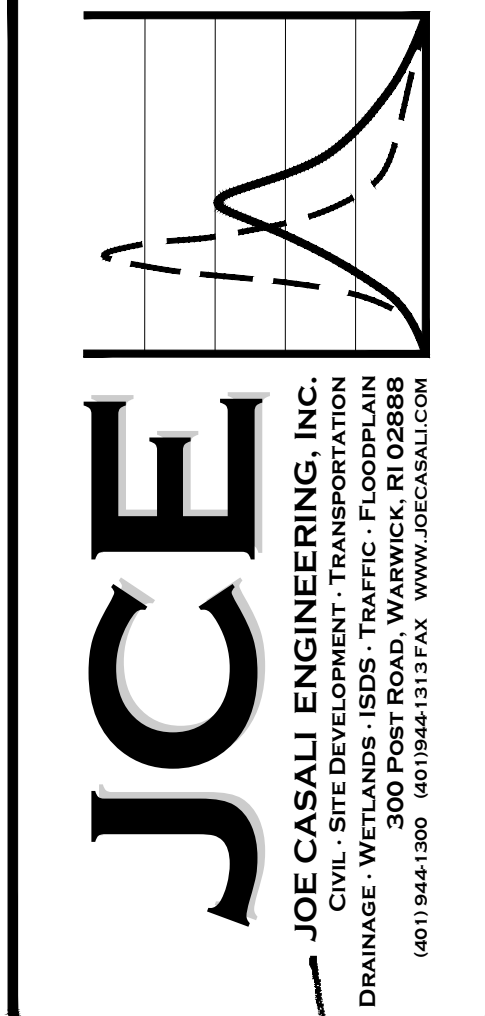
TOTAL FLOOR AREA: 5,470 SF  
5,640 SF / 350 SF = 16 SPACES

REQUIRED: 16 SPACES (1 ADA)  
PROVIDED: 12 SPACES (1 ADA)  
RELIEF REQUESTED: 4 SPACES\*

NOTE: RESCUE FACILITY TO HAVE TWO (2) EMPLOYEES MAX.; FIRE STATION TO HAVE SIX (6) EMPLOYEES MAX.; TWO (2) VISITOR SPOTS REQUIRED. THEREFORE, TO MEET PROGRAMMATIC NEEDS OF UFD, 10 SPACES TOTAL REQUIRED, 12 SPACES PROPOSED.

### INDEX OF DRAWINGS

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A2	EMS BUILDING ELEVATIONS, BY AHARONIAN & ASSOCIATES
A3	EXTERIOR ELEVATIONS, BY AHARONIAN & ASSOCIATES
R1	SURVEY PLAN, BY PINCH LAND SURVEYING



UNION FIRE DISTRICT OF S. KINGSTOWN  
STATION 7, MATUNUCK  
49 MATUNUCK SCHOOL HOUSE ROAD  
SOUTH KINGSTOWN, RHODE ISLAND  
AP 86-2, LOT 32

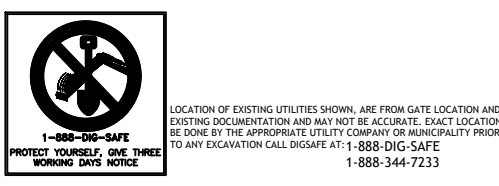
REVISIONS:	NO.	DATE	DESCRIPTION

DESIGNED BY:	DRD
DRAWN BY:	SD/SEP
CHECKED BY:	JAC
DATE:	JULY 2021
PROJECT NO.:	09-31c

PRELIMINARY, NOT FOR CONSTRUCTION

EXISTING CONDITIONS & SITE PLAN

SHEET 1 OF 3



**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS**  
Department of Environmental Management  
Office of Water Resources

**Site Evaluation Form**  
Part A - Soil Profile Description Application Number \_\_\_\_\_

Property Owner: The Union Fire District  
Property Location: 49 Matunuck Schoolhouse Rd., South Kingstown, RI  
Date of Test Hole: 9-23-13  
Soil Evaluator: Edward J. Avizis License Number: D0883  
Weather: Sunny - 60's Shaded: Yes  No  Time: 12:00pm

TH 1 Horizon	Depth	Horizon Boundaries Dist	Topo	Matrix	Soil Colors Re-Box Features	Re-Box Description Ab. & Con.	Texture	Structure	Consistence	Soil Category
HTM	0-3	g	S							
A <sub>1</sub>	3-7	C	S	10R 3/2		SL 1.5M	1.5M	fri		3
A <sub>2</sub>	7-9	C	S	10R 3/2		SL 1.5M	1.5M	fri		3
B <sub>1</sub>	9-20	g	S	10R 3/2		SL 1.5M	1.5M	fri		3
B <sub>2</sub>	20-33	g	S	10R 3/2	10R 5/2 c (2) p 10R 4/2 c (1) p	SL 2.5M	2.5M	fri		3
C	33-112	-	-	10R 6/2	10R 5/2 c (2) p 10R 4/2 c (1) p	LS 0.7M	0.7M	fri		3
TH 2 Horizon	Depth	Horizon Boundaries Dist	Topo	Matrix	Soil Colors Re-Box Features	Re-Box Description Ab. & Con.	Texture	Structure	Consistence	Soil Category
A <sub>p</sub>	0-8	1c	S	10R 3/2		SL 1.5M	1.5M	fri		3
B <sub>1</sub>	8-20	g	S	10R 3/2		SL 1.5M	1.5M	fri		3
B <sub>2</sub>	20-33	g	S	10R 3/2		SL 2.5M	2.5M	fri		3
C	33-112	g	S	10R 6/2	10R 5/2 c (2) p 10R 4/2 c (1) p	SL 0.7M	0.7M	fri		3
C <sub>g</sub>	112-112	-	-	10R 6/2	10R 5/2 c (2) p 10R 4/2 c (1) p	SL 0.7M	0.7M	fri		3

Soil Class: HTM Total Depth of each Test Hole: 112"  
Depth to Groundwater Seepage: >10" Depth to Impervious or Limiting Layer: >112"  
Estimated Seasonal High Water Table: <10", >10" Comments: \_\_\_\_\_

**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS**  
Department of Environmental Management  
Office of Water Resources

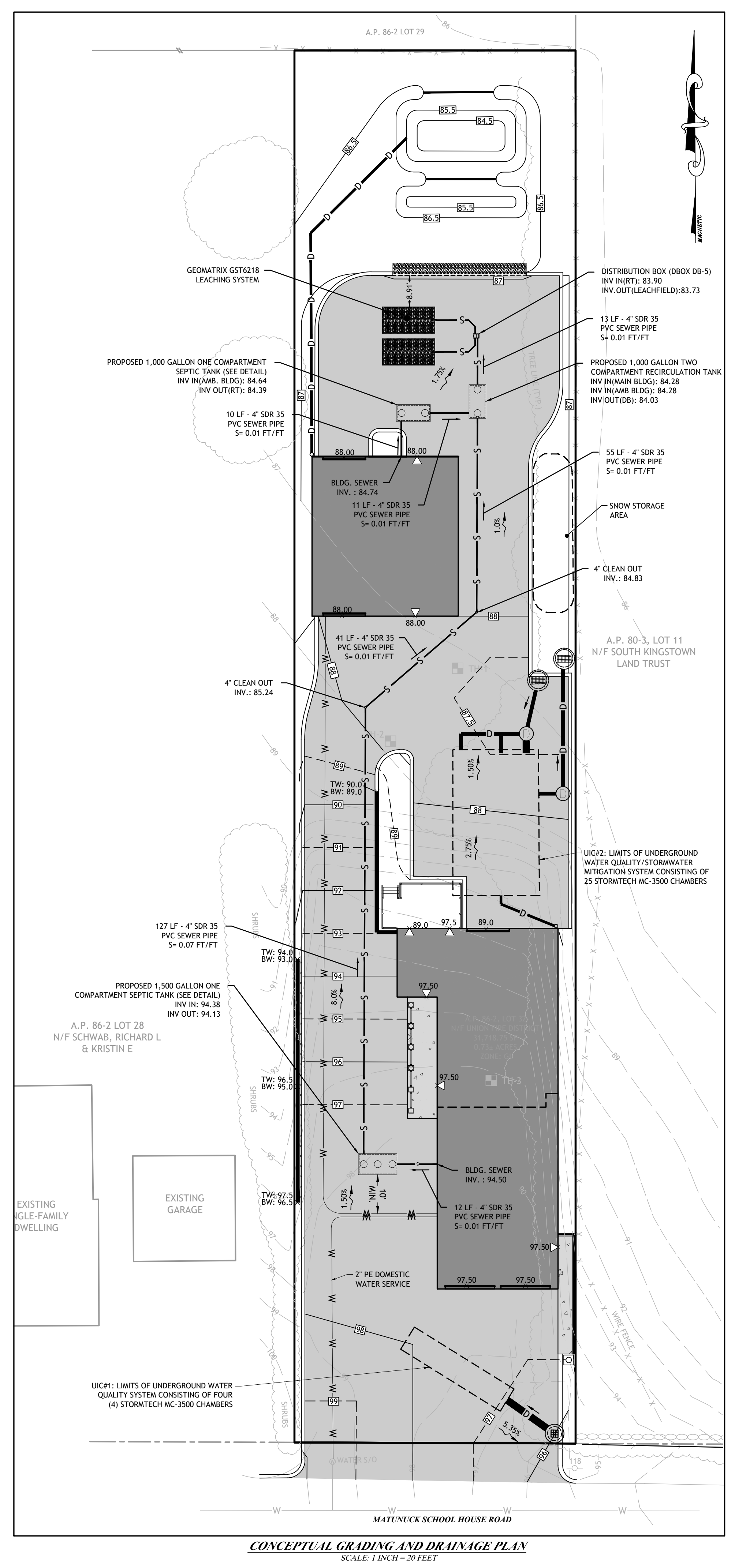
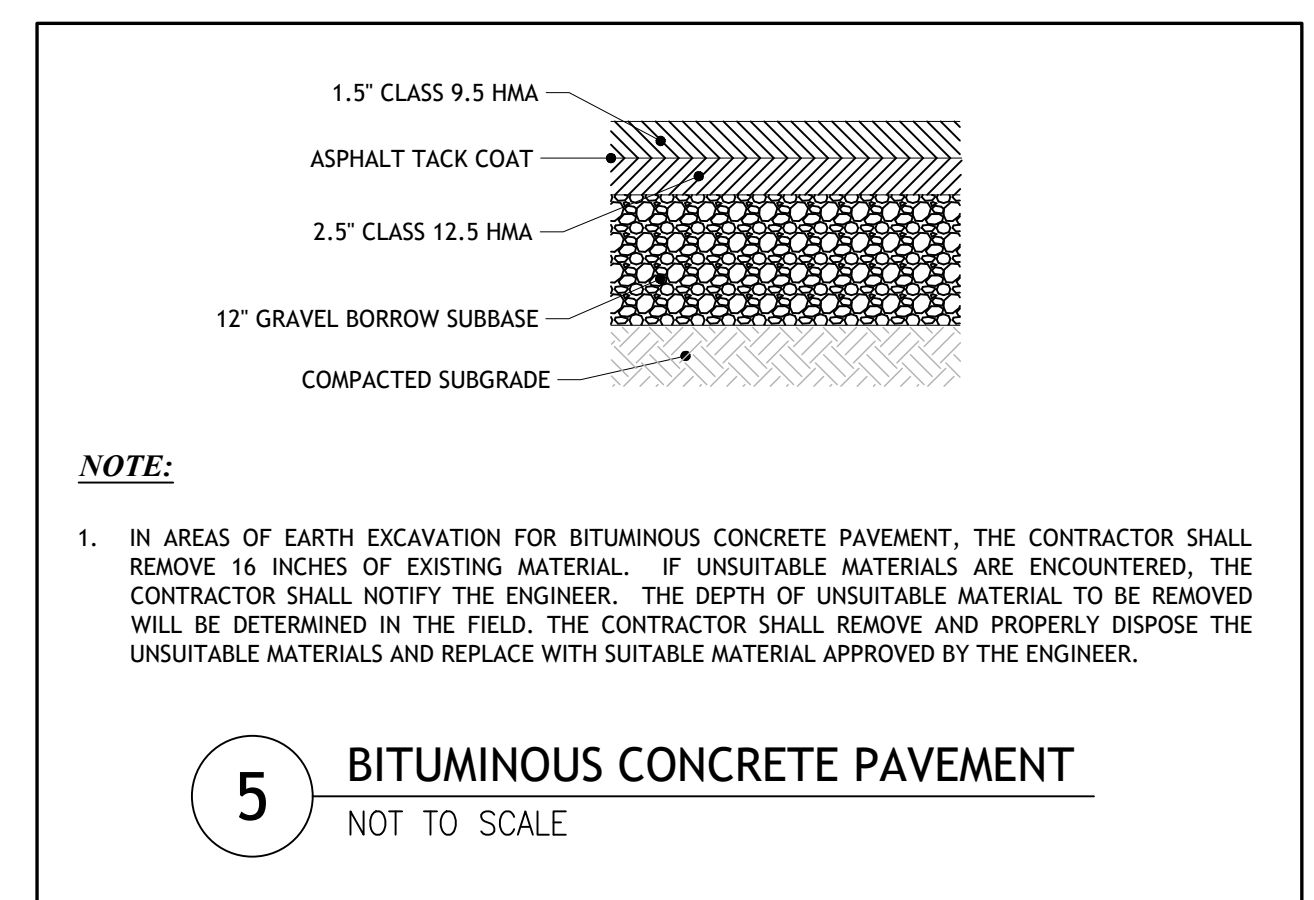
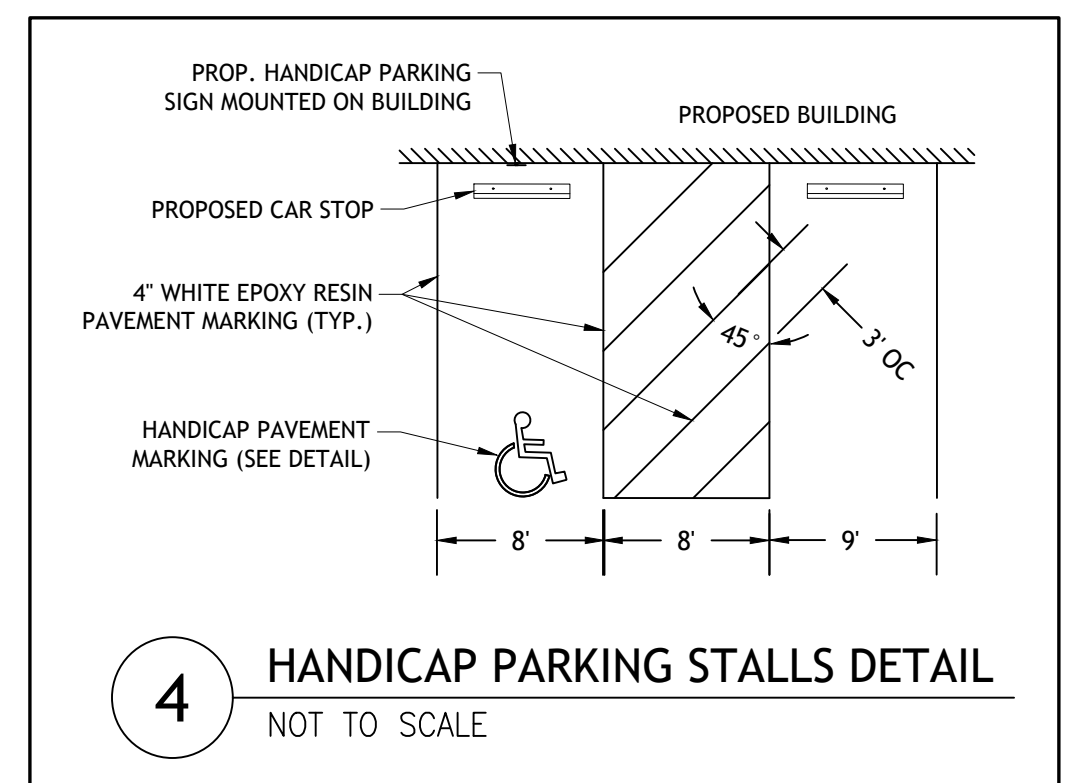
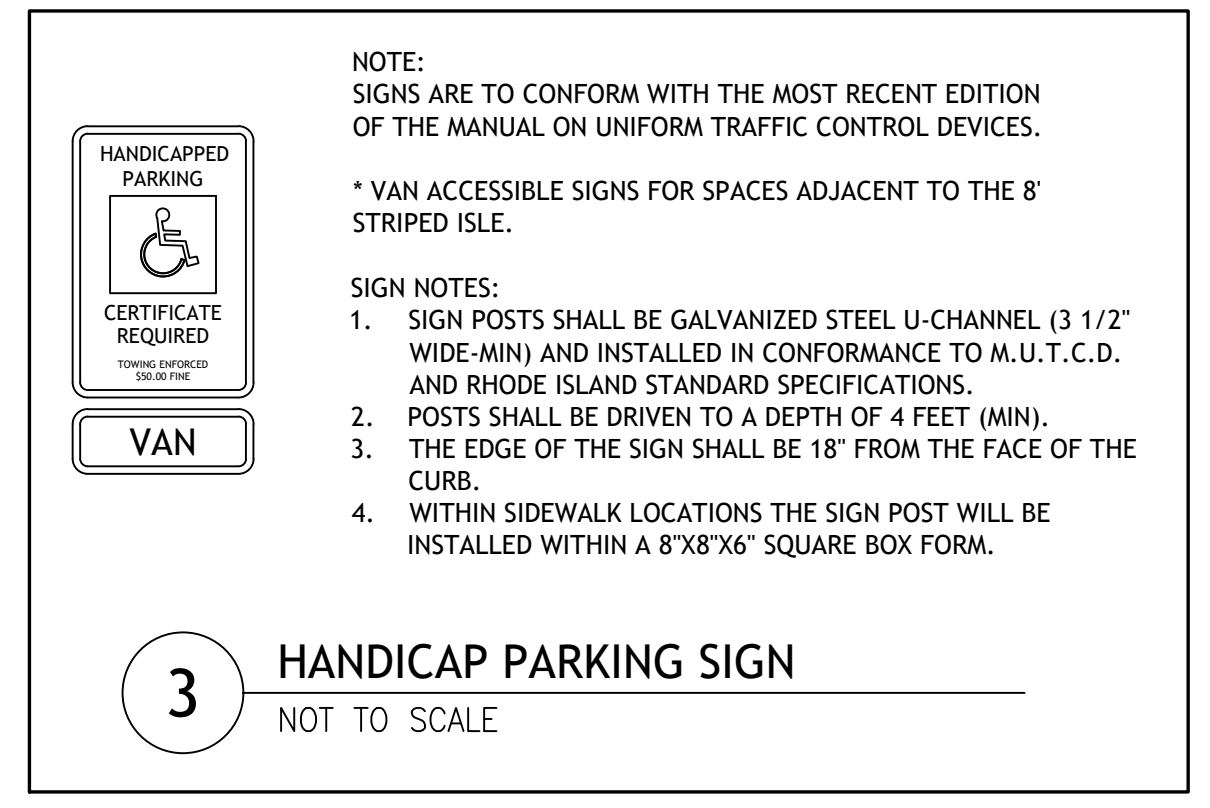
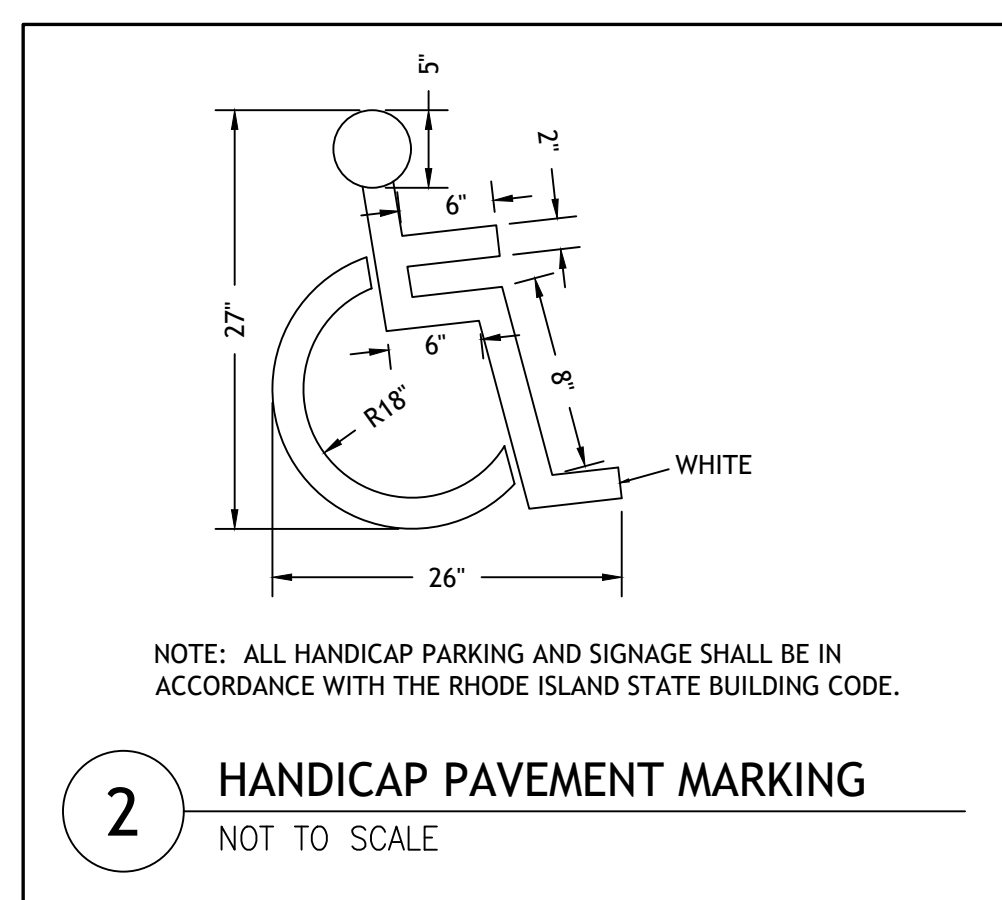
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Soil Evaluator: Edward J. Avizis License Number: D0883  
Weather: Sunny 60's Shaded: Yes  No  Time: 12:00pm

TH 3 Horizon	Depth	Horizon Boundaries Dist	Topo	Matrix	Soil Colors Re-Box Features	Re-Box Description Ab. & Con.	Texture	Structure	Consistence	Soil Category
HTM	0-90	-	-	-	-	-	-	-	-	-

Soil Class: HTM Total Depth of each Test Hole: 90"  
Depth to Groundwater Seepage: \_\_\_\_\_ Depth to Impervious or Limiting Layer: >90"  
Estimated Seasonal High Water Table: \_\_\_\_\_ Comments: It appears the station was constructed on a fill pile

**1 SOIL EVALUATION TEST HOLE LOGS**  
NOT TO SCALE



**JCE**  
JOE CASALI ENGINEERING, INC.  
CIVIL ENGINEER  
300 POST ROAD, WARWICK, RI 02888  
(401) 944-1300

JOSEPH A. CASALI  
No. 7250  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
7.2.2011

UNION FIRE DISTRICT OF S. KINGSTOWN  
STATION 7, MATUNUCK  
49 MATUNUCK SCHOOL HOUSE ROAD  
SOUTH KINGSTOWN, RHODE ISLAND  
AP 86-2, LOT 32

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY: DRD  
DRAWN BY: SD/SEP  
CHECKED BY: JAC  
DATE: JULY 2011  
PROJECT NO: 09-31c

PRELIMINARY, NOT FOR CONSTRUCTION

**GRADING, DRAINAGE & DETAILS**

**SHEET 2 OF 3**

**SOUTH KINGSTOWN LANDSCAPE PLANNING DATA**

**ARTICLE XIII Design and Public Improvement Standards  
Subdivision and Land Development Regulations - ARTICLE IV  
Special Requirements**

ZONING CRITERIA	REQUIRED	PROPOSED	REGULATION 16
STREET TREE LOCATION	LOCATED WITHIN 10 FEET OF THE STREET RIGHT-OF-WAY LINE	NO TREES PROPOSED - DRIVEWAY EXTENDS WIDTH OF SIDE PROPERTY LINES	ARTICLE XIII 1.3.g.
SPACING OF STREET TREES	30 TO 50 FEET ON CENTER	NO TREES PROPOSED - DRIVEWAY EXTENDS WIDTH OF SIDE PROPERTY LINES	ARTICLE XIII 1.3.g.
TREE SIZE	1 1/2" TO 2" CALIPER AND 6 TO 8 FEET TALL	2" CALIPER AND 6 TO 8 FEET TALL	ARTICLE XIII 1.3.c.
SMALL SHRUB SIZE	4 FEET MINIMUM	4 FEET MINIMUM	ARTICLE IV G.1.c.
SMALL EVERGREEN TREE AND LARGE SHRUB SIZE	6 TO 8 FEET MINIMUM	NONE PROPOSED	ARTICLE IV.G.1.b.
PARKING LOT SCREENING ADJACENT TO A PUBLIC STREET	SELECTION OF 5 OPTIONS POSSIBLE	NO OPTION SELECTED - NO PARKING PROPOSED ADJACENT TO A PUBLIC STREET	ARTICLE IV.G.3
PERIMETER LANDSCAPING PLANT COUNTS-PARKING LOTS AND LOADING FACILITIES	1 TREE PLUS 3 LOW SHRUBS OR GROUNDCOVER PLANTS FOR EVERY 35 LINEAR FEET OF PERIMETER	NONE PROPOSED - 4.6 FOOT BUFFER STRIP BETWEEN PARKING AND PROPERTY LINE W/UG UTILITY	ARTICLE IV G.3.
INTERIOR LANDSCAPING	PARKING AREAS LESS THAN 2,500 SQUARE FEET - NO REQUIREMENT	NONE PROVIDED - ALL 3 PARKING AREAS LESS THAN 2,500 SQUARE FEET	ARTICLE IV.G.4.
INTERIOR LANDSCAPING COMBINATIONS	COMMON LANDSCAPE AREA SHALL CONTAIN 1 TREE AND 6 SHRUBS PER 300 SQUARE FEET	1 TREE AND 7 SHRUBS PROVIDED FOR AN AREA OF 302 SQUARE FEET	ARTICLE IV.G.4.1.
BUILDING LANDSCAPING	3 FOOT WIDE LANDSCAPE STRIP BETWEEN BUILDING AND PARKING AND BUILDING WALL FACING ADJACENT STREET SHALL BE LANDSCAPED	NO LANDSCAPE STRIPS PROVIDED	ARTICLE IV.G.5.

**LIST OF WAIVERS REQUESTED:**

WAIVER FROM ARTICLE XIII 1.3.A: STREET TREES  
 REQ: LOCATED WITHIN 10-FT OF THE STREET RIGHT-OF-WAY  
 PROP: NO TREES PROPOSED; DRIVEWAY EXTENDS WIDTH OF PROPERTY LIMITS

REQ: SPACED 30 TO 50 FEET ON CENTER  
 PROP: NO TREES PROPOSED; DRIVEWAY EXTENDS WIDTH OF PROPERTY LIMITS

WAIVER FROM ARTICLE IV.G.1.B: SMALL EVERGREEN TREE AND LARGE SHRUB SIZE  
 REQ: 6 TO 8 FEET MINIMUM  
 PROP: NONE PROPOSED

ARTICLE IV.G.3: PARKING LOT SCREENING  
 REQ: SELECTION OF 1 OF 5 OPTIONS  
 PROP: NONE; NO PARKING PROPOSED ADJACENT TO PUBLIC STREET

REQ: 1 TREE PLUS 3 LOW SHRUBS FOR EVERY 35-FT OF PERIMETER  
 PROP: NONE; 1- TO 3-FT BUFFER STRIP BETWEEN PARKING AND PROPERTY LINE

ARTICLE IV.G.5: BUILDING LANDSCAPING  
 REQ: 3-FT WIDE LANDSCAPE STRIP BETWEEN BUILDING AND PARKING  
 PROP: NO LANDSCAPE STRIPS PROVIDED

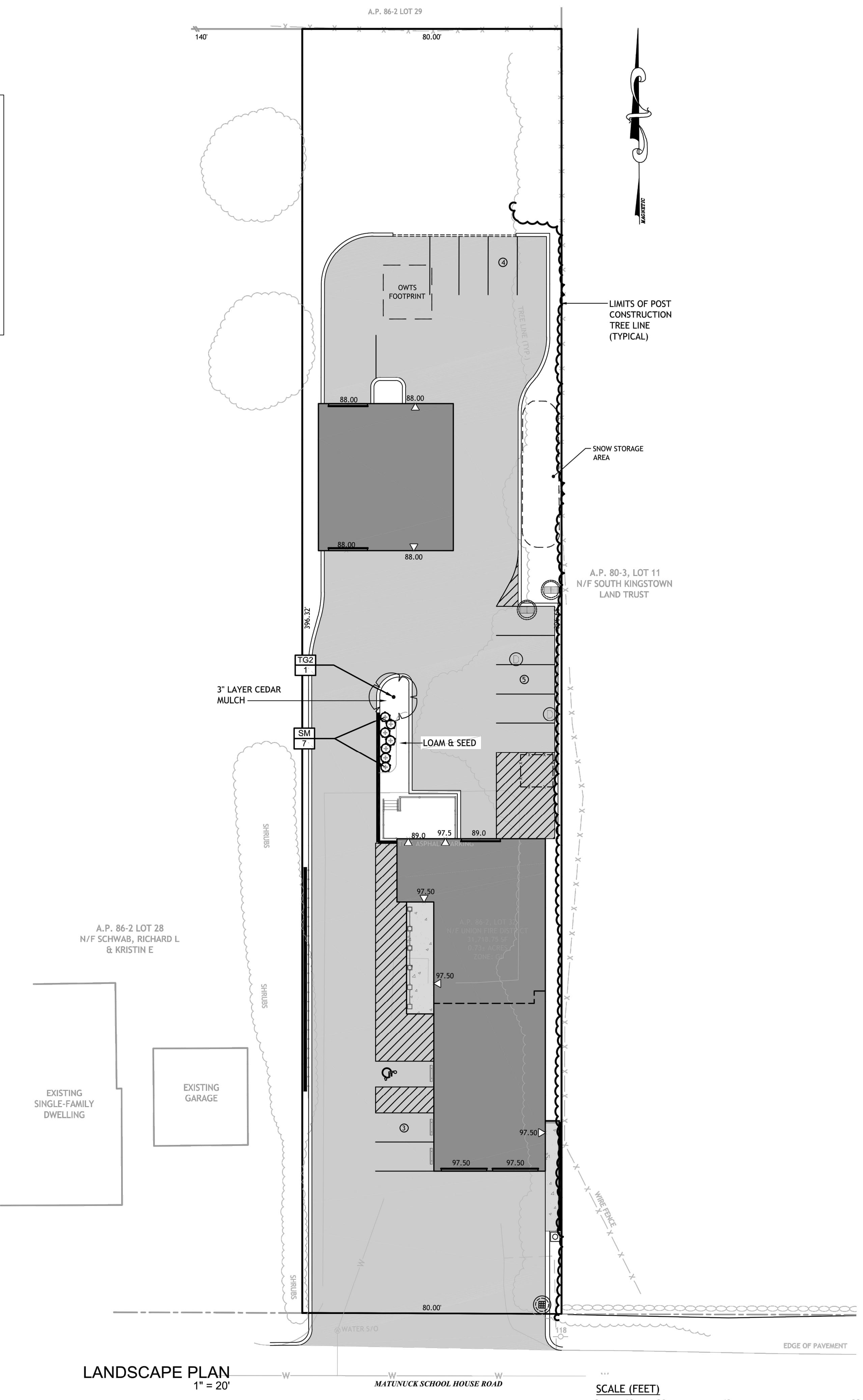
**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	B&B	CALIPER
	TG2	1	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B;	2"Cal

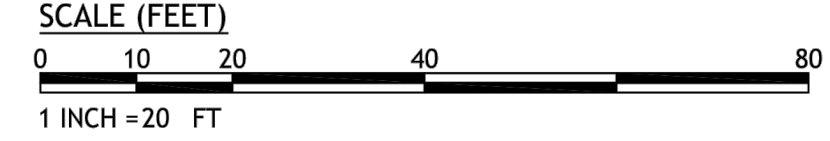
  

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT/B&B	SIZE
	SM	7	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	5 gal	

NOTE: LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED



LANDSCAPE PLAN  
1" = 20'



C:\09-31 Union Fire Station\09-31c-Station 7 - Matunuck\09-31c-Station 7 - Matunuck Landscape\09-23-21 - Standard\Union Fire - Station 7\Matunuck Landscape\09-23-21.dwg Jul 02, 2021 8:15am

LOCATION OF EXISTING UTILITIES SHOWN. USE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXIST UTILITIES TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION. CALL 811-888-910-SAFE.

**Diane C. Soule & Associates, ASLA**  
Landscape Architecture  
422 Farnum Pike  
Smithfield, Rhode Island 02917  
www.dianesouleandassociates.com  
401.231.0736  
email: diane@dcsa.ws



UNION FIRE DISTRICT OF S. KINGSTOWN  
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49 MATUNUCK SCHOOL HOUSE ROAD  
SOUTH KINGSTOWN, RHODE ISLAND  
AP 86-2, LOT 32

REVISIONS:

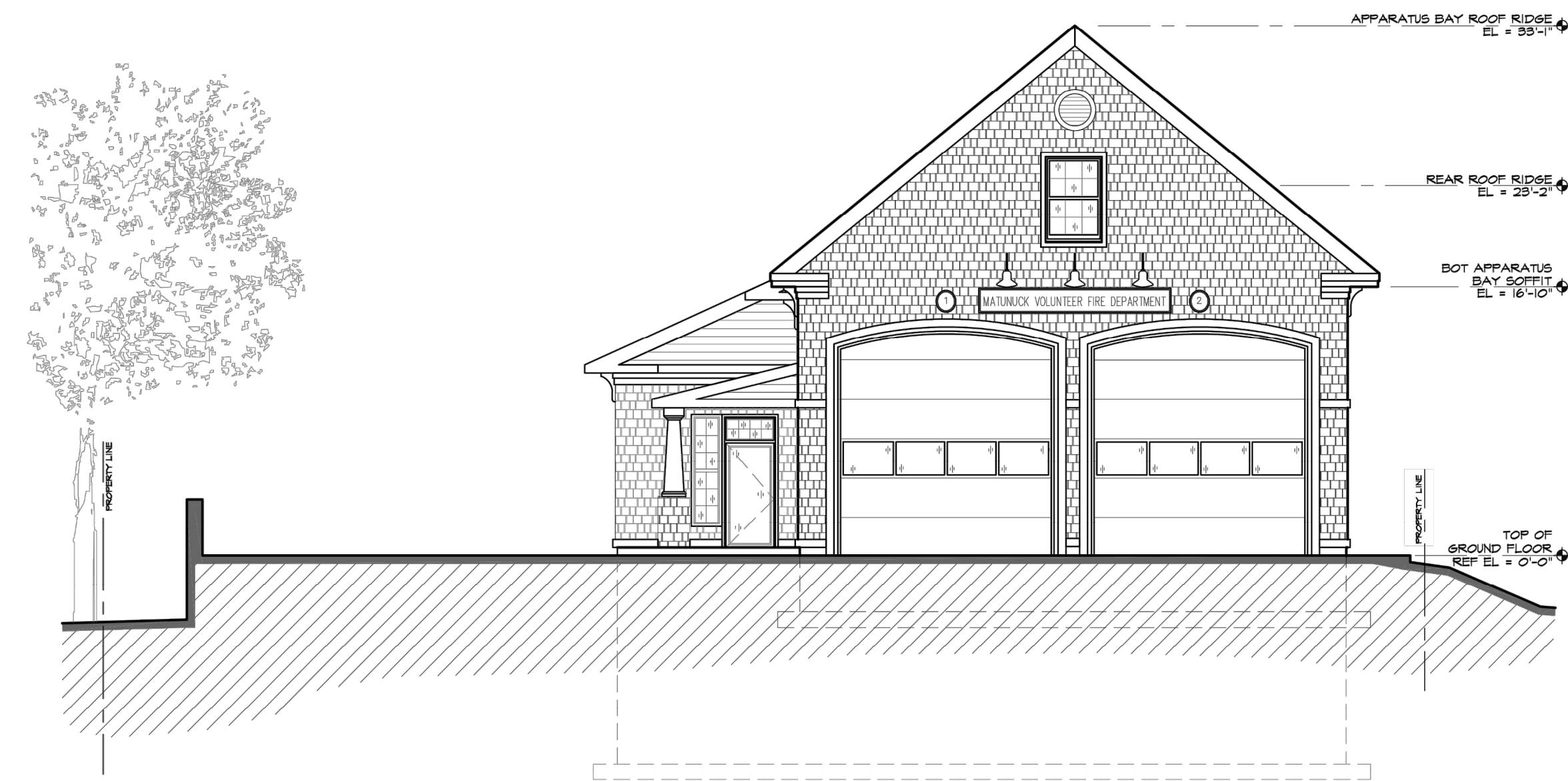
NO.	DATE	DESCRIPTION

DESIGNED BY: DCS  
 DRAWN BY: DCS  
 CHECKED BY: DCS  
 DATE: JULY 2021  
 PROJECT NO: 09-31c

PRELIMINARY, NOT FOR CONSTRUCTION

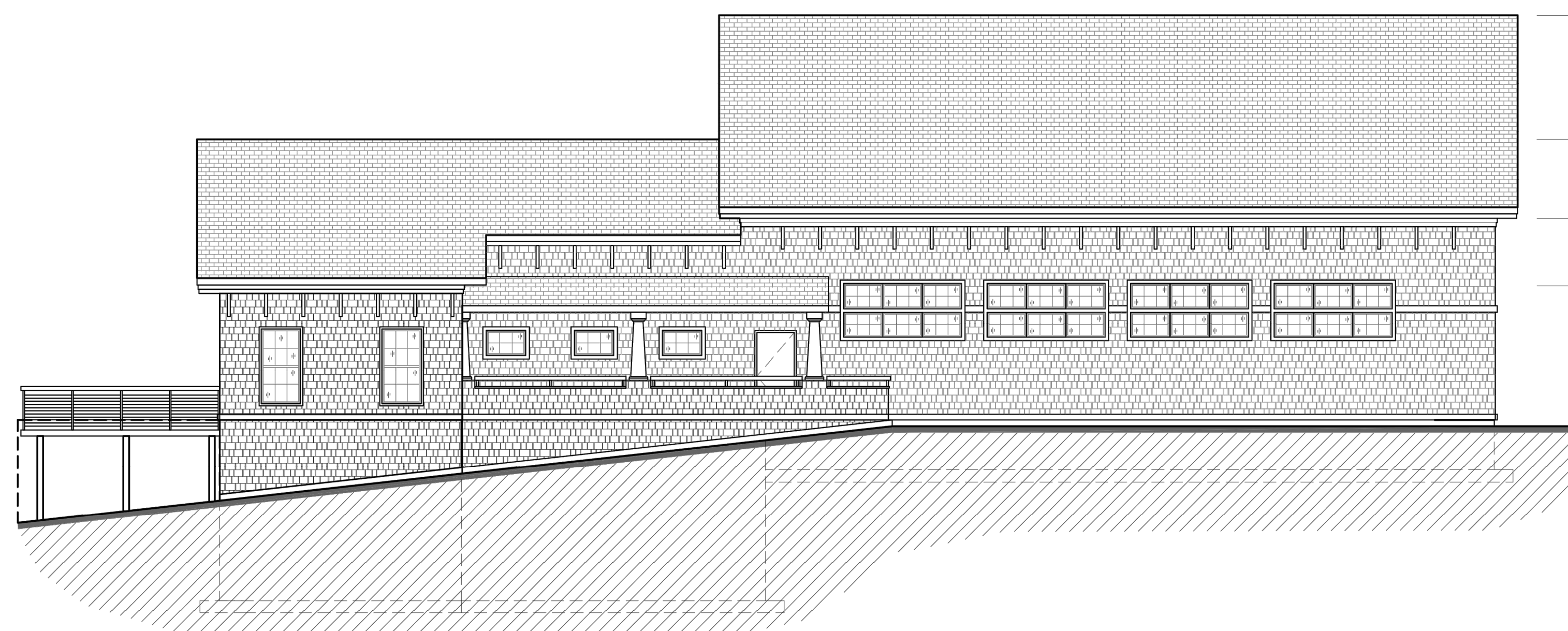
**CONCEPTUAL LANDSCAPE PLAN**

**SHEET 3 OF 3**



**SOUTH ELEVATION (STREET SIDE)**

SCALE: 1/8"=1'-0"



**WEST ELEVATION**

SCALE: 1/8"=1'-0"

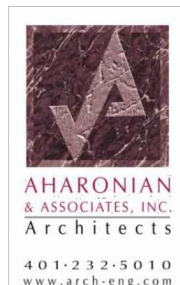


**NORTH ELEVATION**

SCALE: 1/8"=1'-0"

UNION FIRE DISTRICT - MATUNUCK FIRE  
STATION EXTERIOR ELEVATIONS

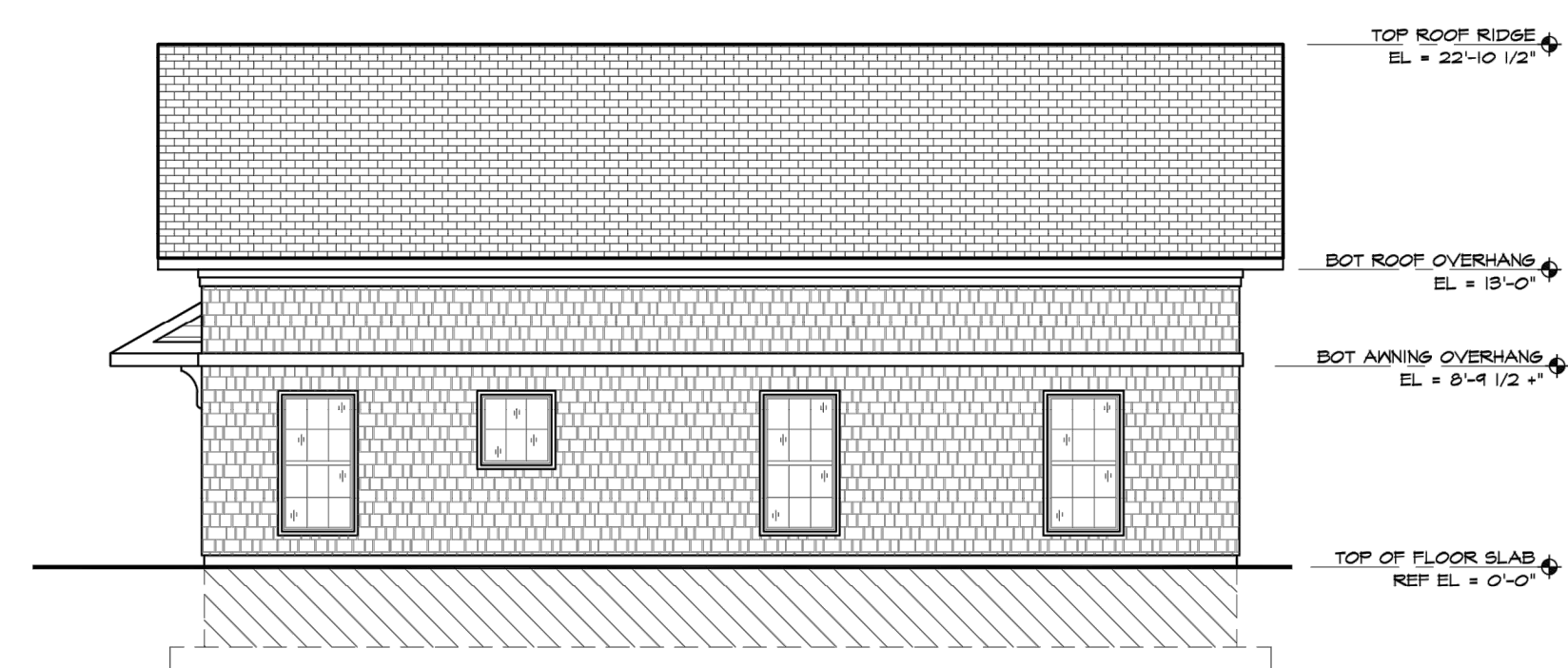
UNION FIRE DISTRICT:  
MATUNUCK STATION  
49 MATUNUCK SCHOOL HOUSE ROAD  
SOUTH KINGSTOWN, RI 02917  
JUNE 30, 2021





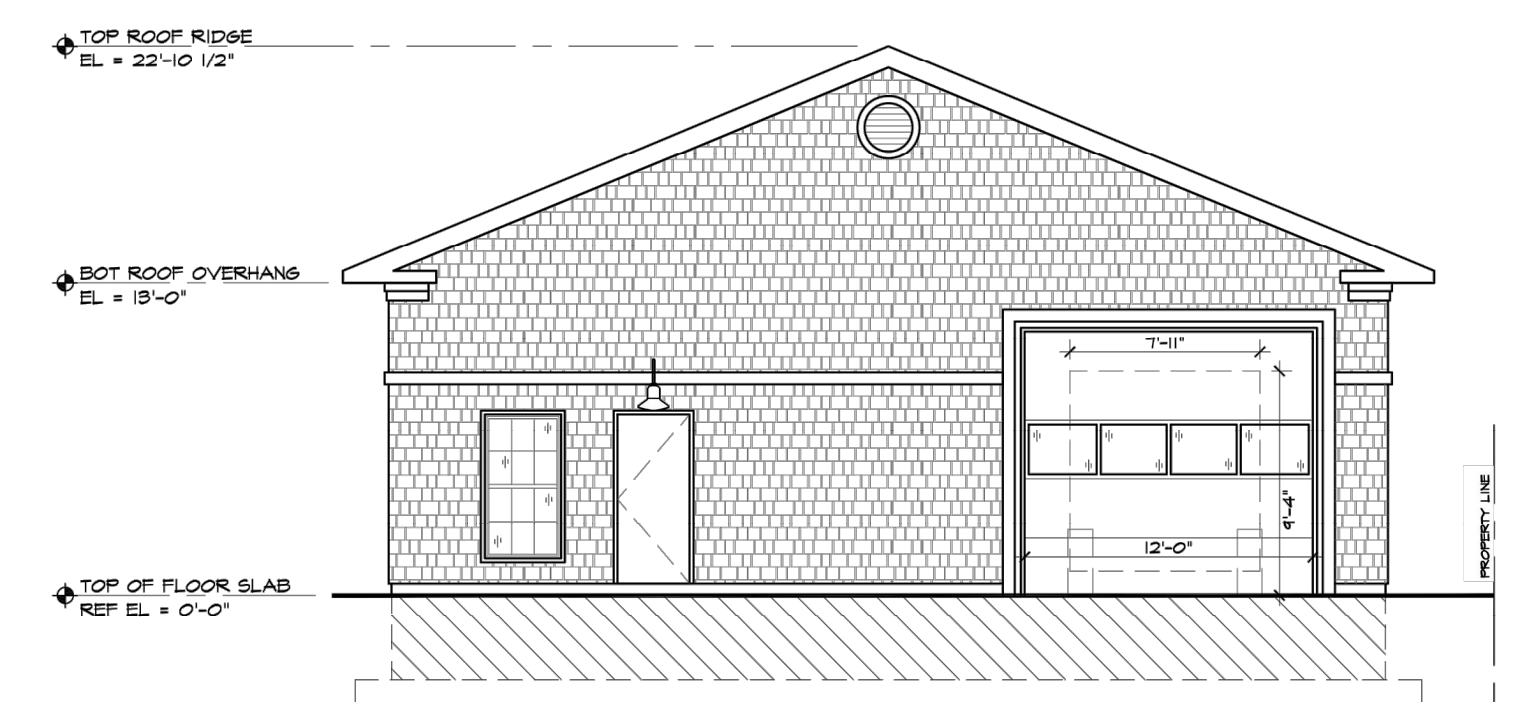
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"

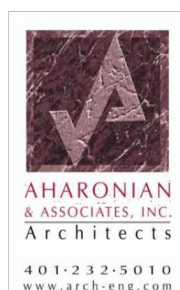


NORTH ELEVATION

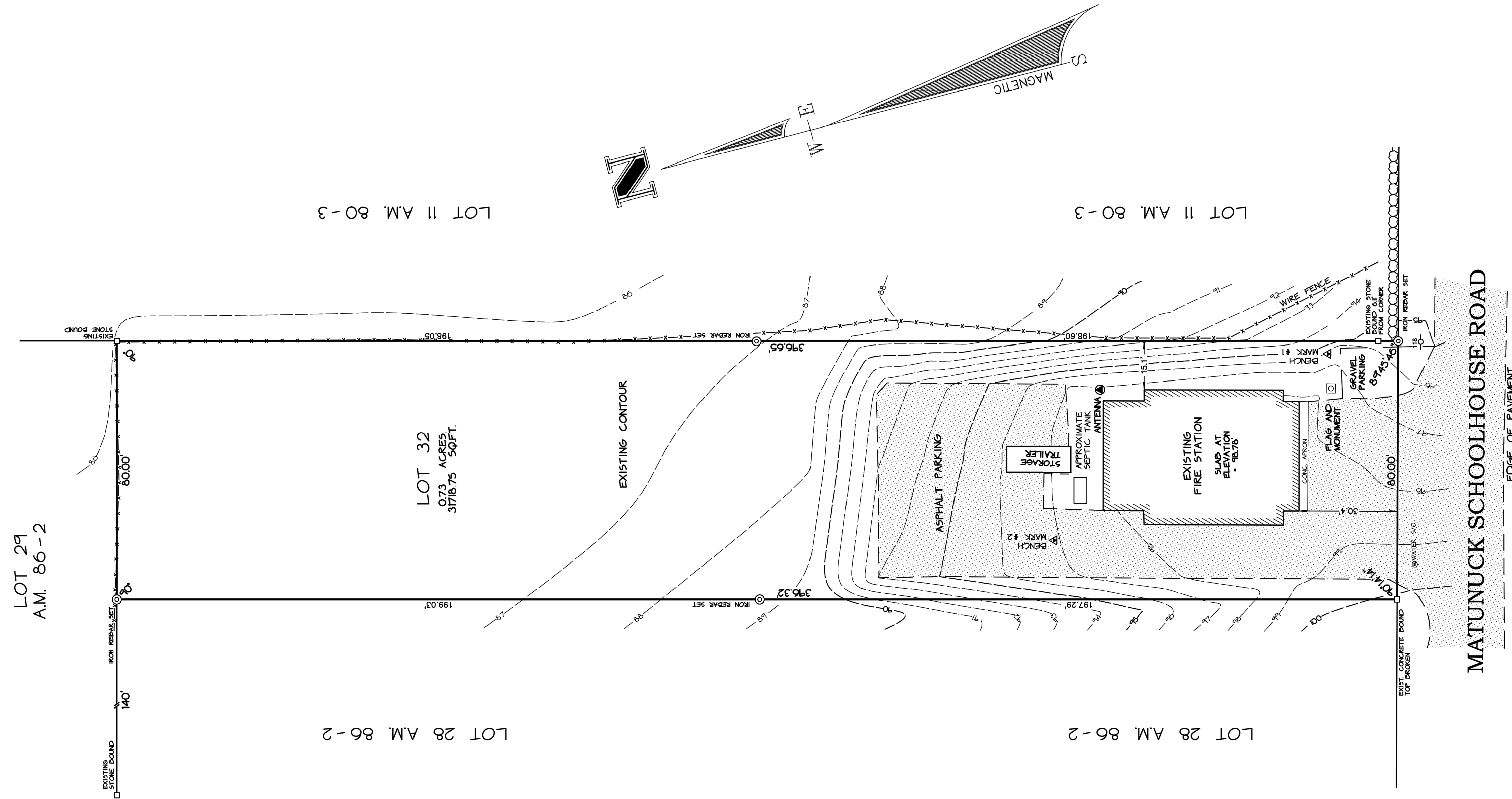
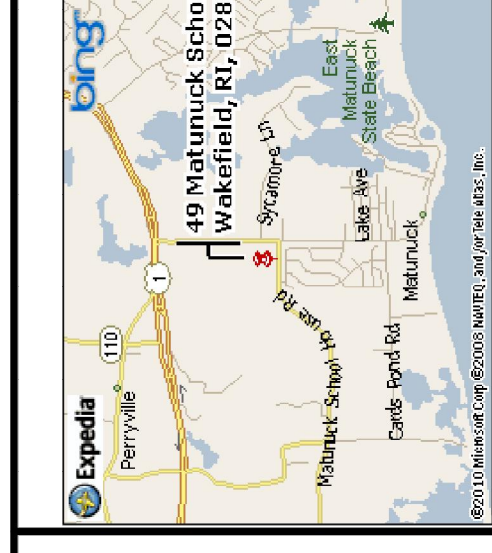
SCALE: 1/8"=1'-0"

UNION FIRE DISTRICT - MATUNUCK EMS  
STATION EXTERIOR ELEVATIONS

UNION FIRE DISTRICT:  
MATUNUCK STATION  
49 MATUNUCK SCHOOL HOUSE ROAD  
SOUTH KINGSTOWN, RI 02917  
JUNE 30, 2021







LOT 29  
A.M. 86-2

LOT 28 A.M. 86-2

LOT 32  
0.73 ACRES  
3176.75 SQ.FT.

LOT 11 A.M. 80-3

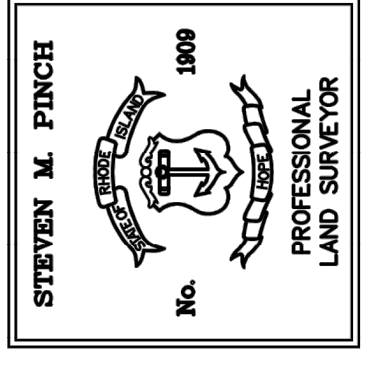
- BENCHMARK.**
- #1 - CHISELED "X" SET IN TOP OF 3"x4" ROCK  
AT ELEVATION = 97.73'
  - #2 - MAG NAIL SET IN ASPHALT DRIVE  
AT ELEVATION = 96.96'

THE BOUNDARIES SHOWN ON THIS PLAN SUBSTANTIALLY CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

THE LOCATION OF THE PHYSICAL FEATURES SHOWN ON THIS PLAN CONFORM TO A CLASS III STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
REGISTERED PROFESSIONAL  
LAND SURVEYOR

**PINCH LAND SURVEYING**  
148 High Street Unit 1  
Wakefield, RI 02879  
401-786-9087  
www.pinchsurveying.com  
pinchsurveying@verizon.net



**LOCATION PLAN**  
LOT 32 ASSESSOR'S MAP 86-2  
LOCATED AT  
49 MATUNUCK SCHOOLHOUSE ROAD  
OWNED BY:  
**THE UNION FIRE DISTRICT**  
IN THE TOWN OF  
**SOUTH KINGSTOWN, RI.**  
STEVEN M. PINCH P.L.S.  
SCALE: 1" = 20' NOV., 2010

