

SHEET INDEX:

SHEET 1 - EXISTING CONDITIONS PLAN
SHEET 2 - YIELD PLAN
SHEET 3 - PROPOSED CONDITIONS PLAN

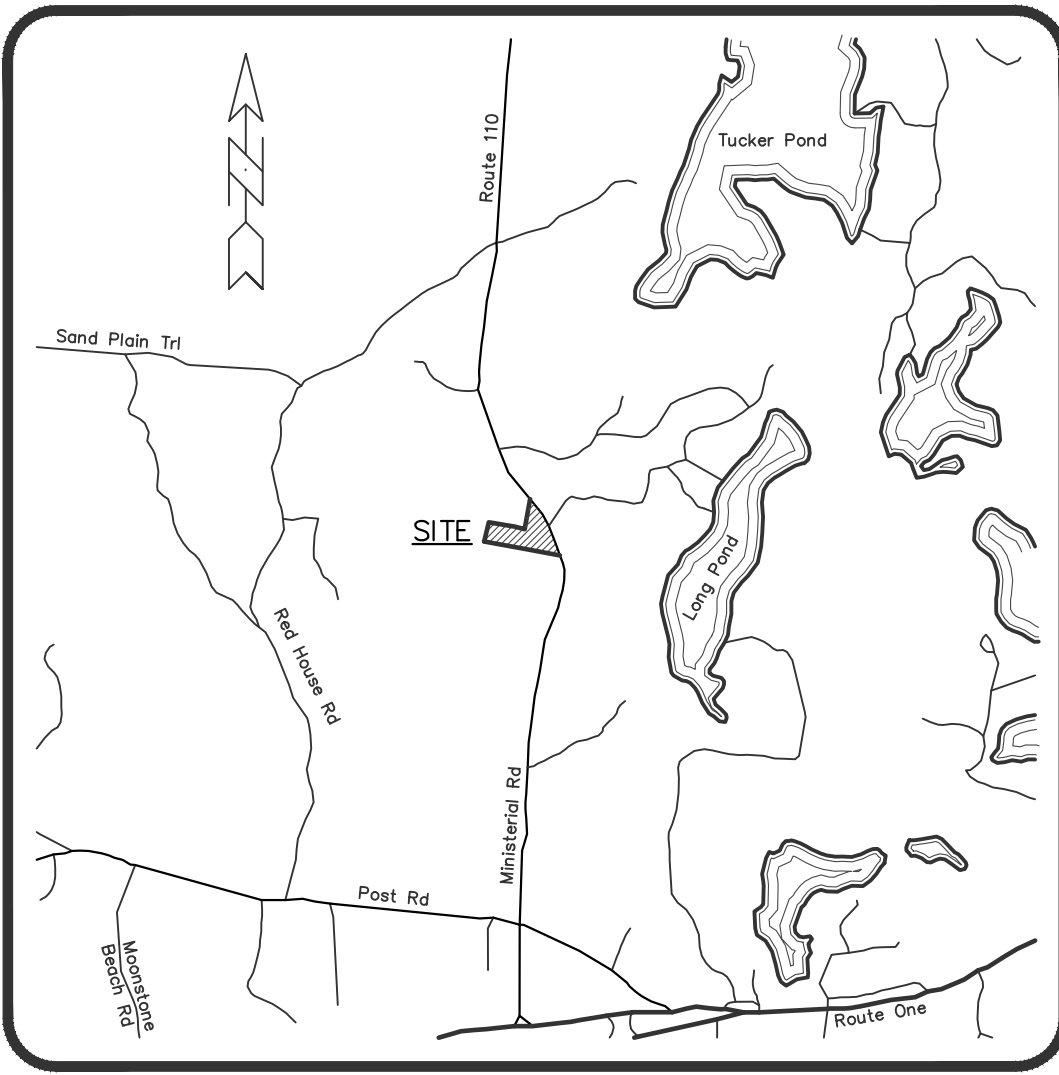
PRE-APPLICATION PLAN
MEEHAN SUBDIVISION
ASSESSOR'S PLAT 74 LOT 42
SITUATED IN
SOUTH KINGSTOWN, RHODE ISLAND

PREPARED FOR
RICHARD MEEHAN
544 A MINISTERIAL ROAD
WAKEFIELD, RI 02879

DATE:
APRIL 14, 2023

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

SARDELLI SURVEY, LLC
P.O. BOX 1014
CHARLESTOWN, RI 02813
(401) 837-3364



LOCATION MAP
NOT TO SCALE

ZONING DISTRICT -- R80

MINIMUM AREA = 80,000 S.F.
MINIMUM LOT WIDTH = 200 FEET
MINIMUM YARD REQUIREMENTS:

- FRONT SETBACK 50 FEET
- SIDE SETBACK 40 FEET
- REAR SETBACK 50 FEET

OWNER/APPLICANT:

RICHARD MEEHAN
544A MINISTERIAL ROAD
WAKEFIELD, RI 02879

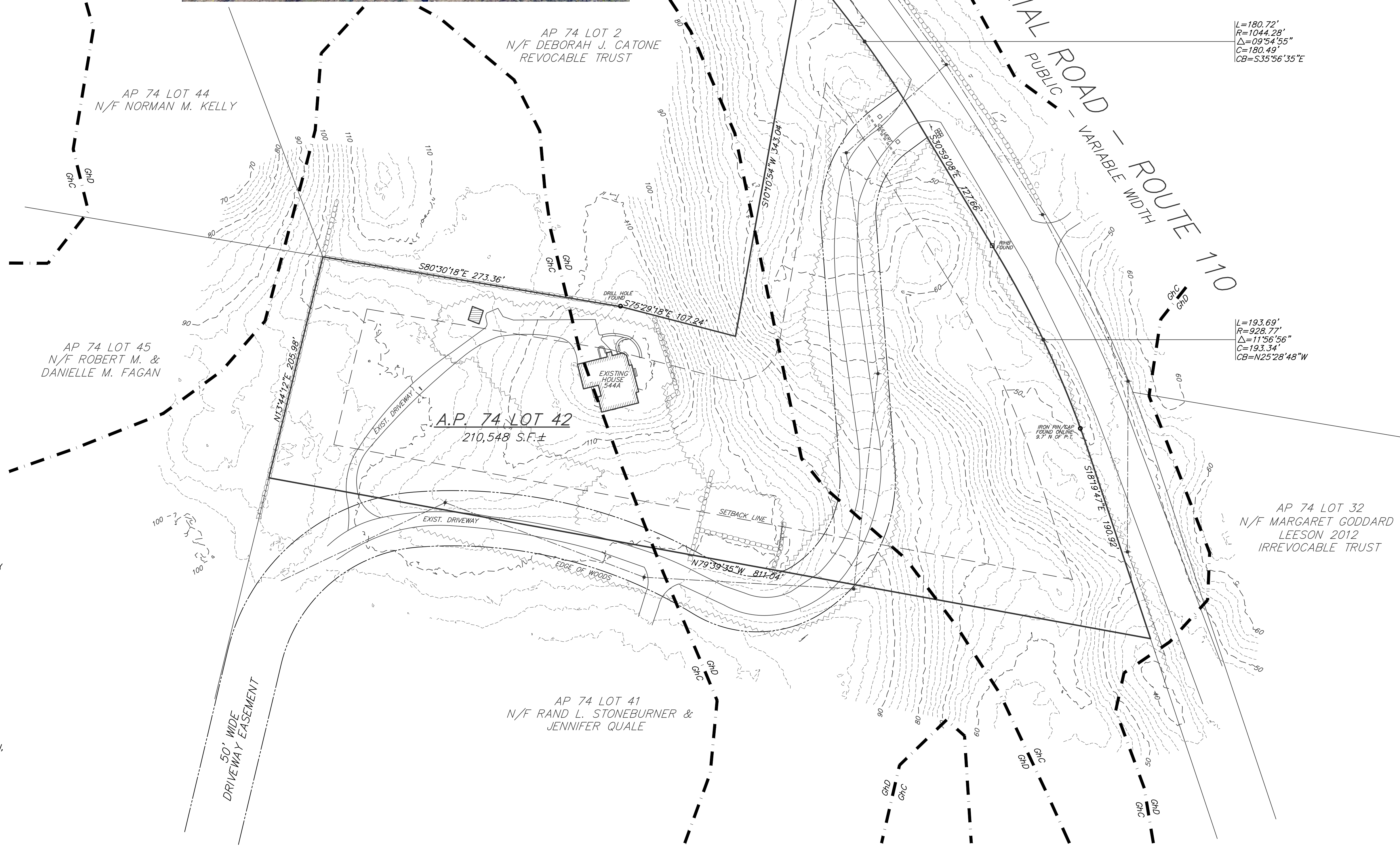
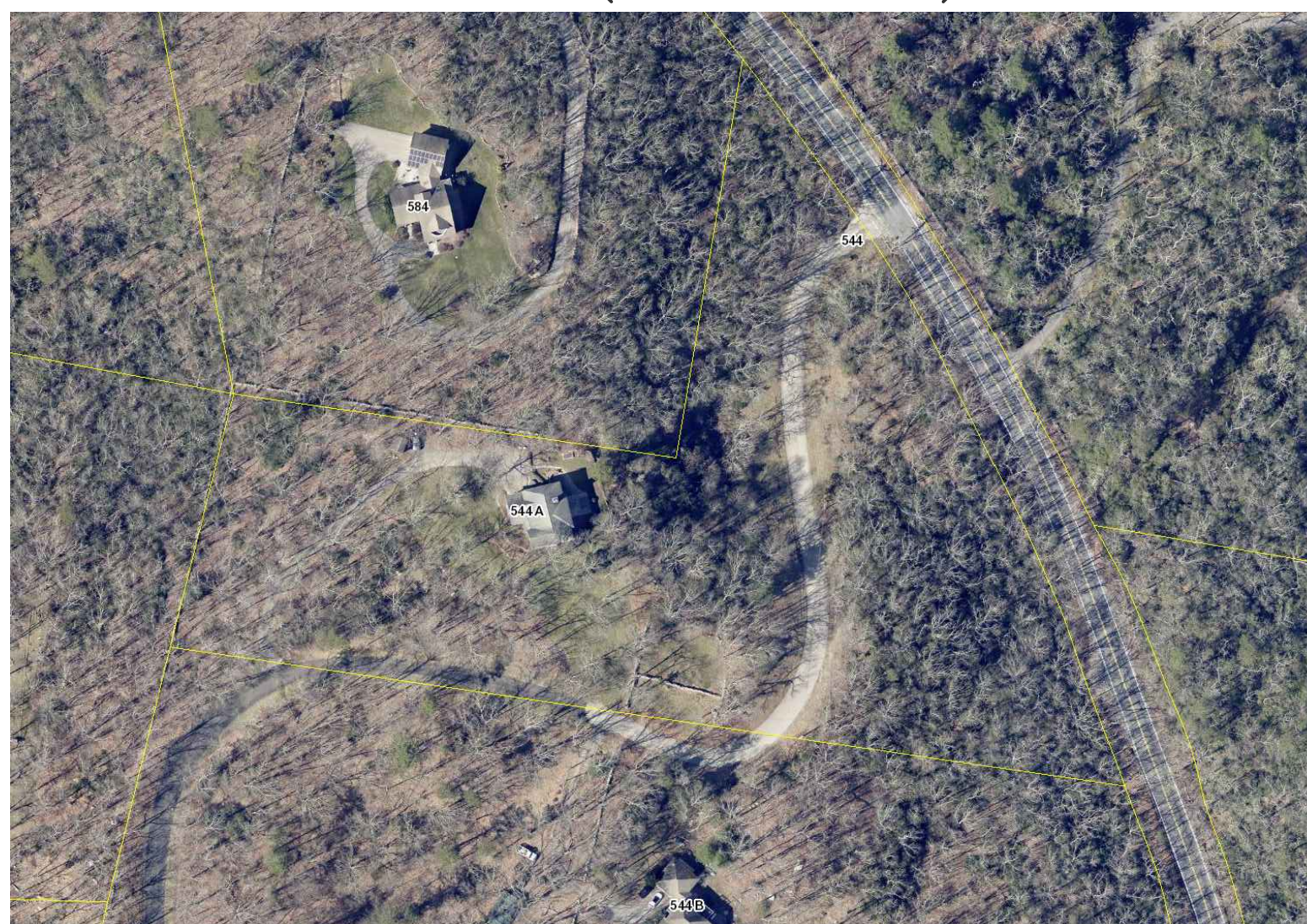
NOTES:

1. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X AS DELINEATED ON FIRM MAP #44009C0191J, DATED APRIL 3, 2020.
2. GROUND COVER ON SUBJECT PROPERTY IS PREDOMINATELY DECIDUOUS WOODLAND AND SOME GRASS AREAS.
3. SUBJECT PROPERTY HAS NO AREAS OF PRIME AGRICULTURAL SOILS.
4. THERE ARE NO KNOWN HISTORICAL CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
5. THERE ARE NO KNOWN UNIQUE HISTORICAL FEATURES LOCATED ON THE SUBJECT PROPERTY EXCEPT FOR STONE WALLS.
6. SUBJECT PROPERTY IS LOCATED IN A NATURAL HERITAGE AREA PER RIDEM ENVIRONMENTAL RESOURCE MAP.
7. SUBJECT PROPERTY IS LOCATED IN THE SOUTH SHORE SALT PONDS CRITICAL RESOURCE AREA.
8. SUBJECT PROPERTY IS NOT LOCATED IN A GROUND WATER PROTECTION OVERLAY DISTRICT.
9. SUBJECT PROPERTY IS NOT LOCATED IN A TMDL WATERSHED.
10. SUBJECT PROPERTY IS NOT LOCATED IN A DRINKING WATER SUPPLY WATERSHED.
11. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
12. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
13. SOIL DESIGNATION - REFERENCE: 1981 SOIL SURVEY OF RHODE ISLAND
GhC - GLOUCESTER-HINCKLEY VERY STONY SANDY LOAM BUILDING SITE DEVELOPMENT - MODERATE TO SEVERE FLOODING - NONE, >6" WATER TABLE
GhD - GLOUCESTER-HINCKLEY VERY STONY SANDY LOAMS, HILLY BUILDING SITE DEVELOPMENT - SEVERE FLOODING - NONE, >6" WATER TABLE
14. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
15. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE LEICA SMARTNET VRS NETWORK (MAINE TECH).
16. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF THE TOWN OF SOUTH KINGSTOWN, WASHINGTON COUNTY, STATE OF RHODE ISLAND, SHEET #74.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WASHINGTON COUNTY, RHODE ISLAND (ALL JURISDICTIONS), PANEL 191," MAP NUMBER 44009C0191J, EFFECTIVE DATE: APRIL 3, 2020.
3. MAP ENTITLED "BROAD HILL MEADOWS, PLAN OF DIVISION OF LAND NEAR PERRIVILLE, IN THE TOWN OF SOUTH KINGSTOWN, R.I., PREPARED FOR JOHN V. MCLOSKEY," PREPARED BY A.J. EASTERBROOKS, DATED OCTOBER 1992, FILED IN THE TOWN OF SOUTH KINGSTOWN AS PLAT BOOK #23, PAGE 16.

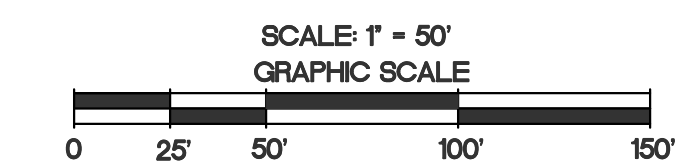
AERIAL IMAGERY OF SITE (NOT TO SCALE)



AP 74 LOT 31
N/F PETER L. II &
ALEXANDRA W. GABRIELE

L=180.72'
R=1044.28'
Δ=09°54'55"
C=180.49'
CB=S35°56'35"E

L=193.69'
R=928.77'
Δ=11°56'56"
C=193.34'
CB=N25°28'48"W



CERTIFICATION:

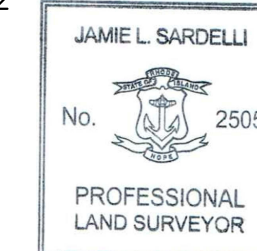
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY TOPOGRAPHIC SURVEY
MEASUREMENT SPECIFICATION: T-1

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
EXISTING CONDITIONS FOR A SUBDIVISION OF LOT 42 ASSESSOR'S PLAT 74.

BY: *J. L. Sardelli*
JAMIE L. SARDELLI, RIPLS #2505
SARDELLI SURVEY, LLC
CERTIFICATE OF AUTHORIZATION #710

4-14-23



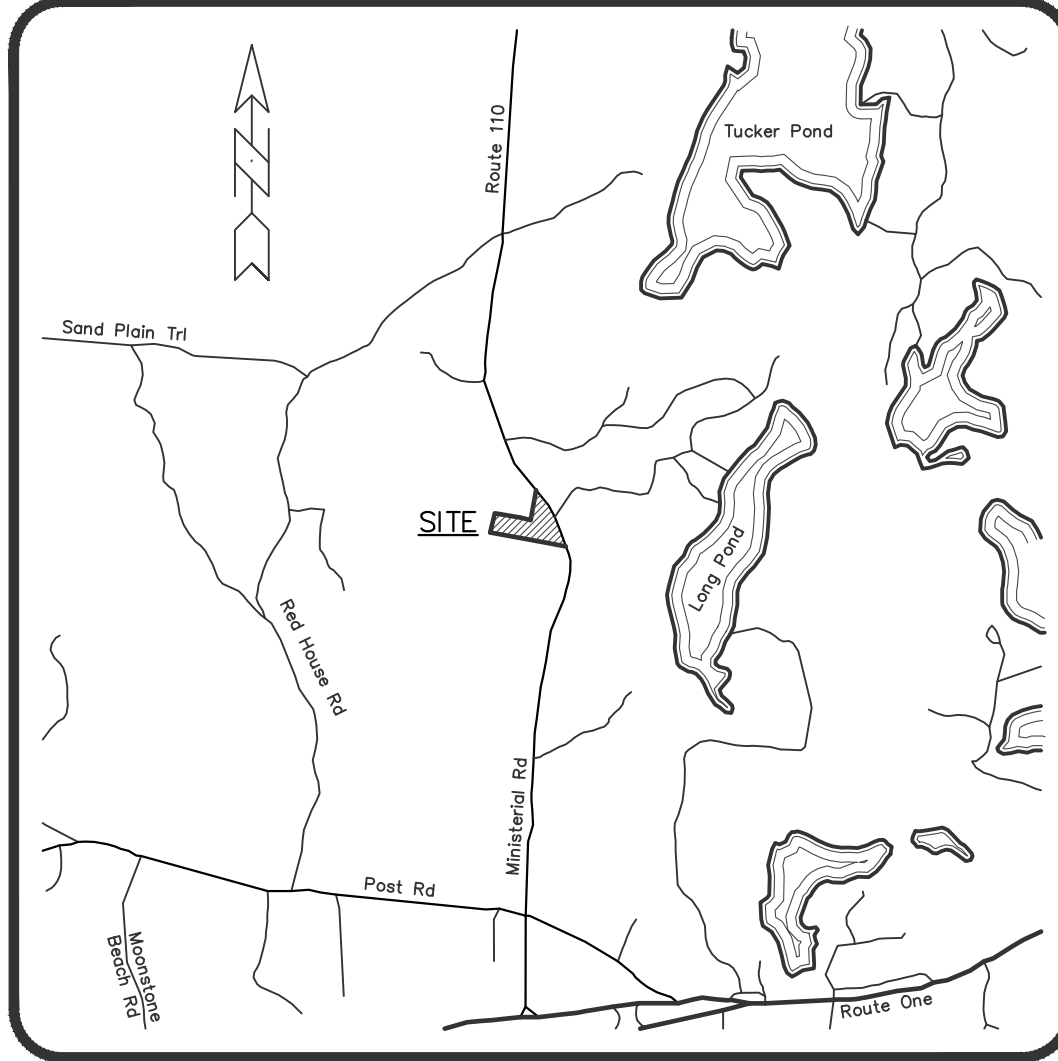
CONCEPTUAL MASTER PLAN
EXISTING CONDITIONS
MEEHAN SUBDIVISION
ASSESSOR'S PLAT 74 LOT 42
SITUATED IN THE TOWN OF
SOUTH KINGSTOWN, RHODE ISLAND
PREPARED FOR
RICHARD MEEHAN

NO.	REVISION	DATE

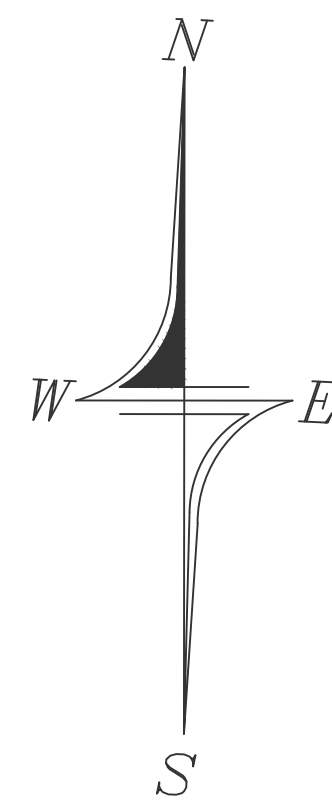


DE DOWDELL ENGINEERING
DOWDELL ENGINEERING ASSOCIATES, LLC
CIVIL & ENVIRONMENTAL ENGINEERS
SURVEYORS & LAND PLANNERS
3949 OLD POST ROAD
CANTON, RHODE ISLAND 02915
(401) 364-1027
WEBSITE: dowdelleng.com EMAIL: mark@dowdelleng.com

JOB NO. 3592	DRAWN BY: R.L.C.
DWG. NO. 3592-CMP1	CHECKED: J.L.S.
SCALE:	APPROVED: M.L.D.
1" = 50'	DATE: APRIL 14, 2023



LOCATION MAP
NOT TO SCALE



ZONING DISTRICT -- R80

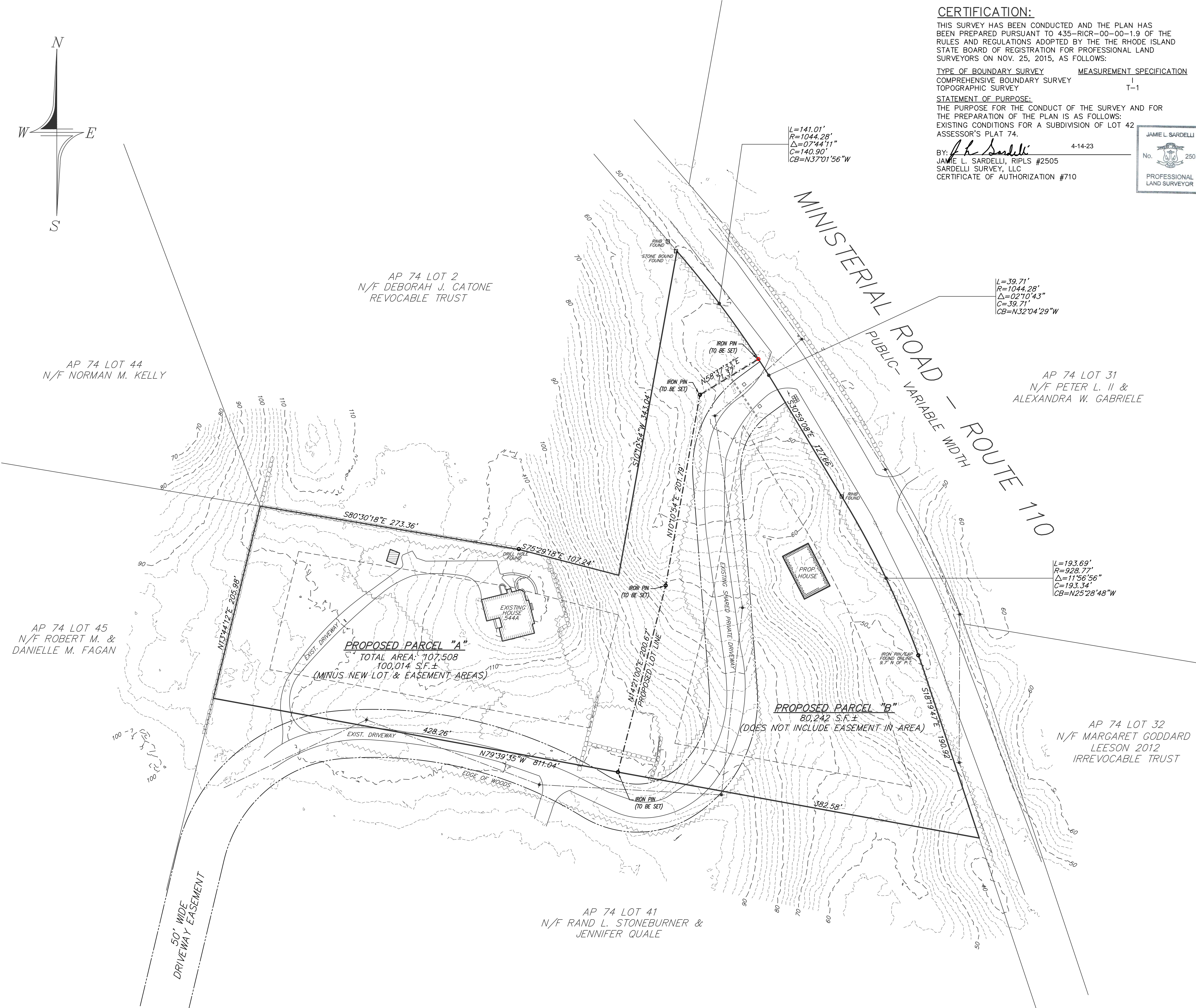
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 MINIMUM LOT WIDTH = 200 FEET
 MINIMUM YARD REQUIREMENTS:
 FRONT SETBACK 50 FEET
 SIDE SETBACK 40 FEET
 REAR SETBACK 50 FEET

OWNER/APPLICANT:

RICHARD MEEHAN
 544A MINISTERIAL ROAD
 WAKEFIELD, RI 02879

NOTES:

- 2 BUILDABLE LOTS PROPOSED.
- WELL AND OWTS ARE PROPOSED FOR PROPOSED LOT.



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: COMPREHENSIVE BOUNDARY SURVEY TOPOGRAPHIC SURVEY
MEASUREMENT SPECIFICATION: T-1
STATEMENT OF PURPOSE: THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: EXISTING CONDITIONS FOR A SUBDIVISION OF LOT 42 ASSESSOR'S PLAT 74.
 BY: *J. L. Sardelli* 4-14-23
 JAMIE L. SARDELLI, RIPLS #2505
 SARDELLI SURVEY, LLC
 CERTIFICATE OF AUTHORIZATION #710
 JAMIE L. SARDELLI
 No. 2505
 PROFESSIONAL LAND SURVEYOR

CONCEPTUAL MASTER PLAN
 PROPOSED CONDITIONS
 MEEHAN SUBDIVISION
 ASSESSOR'S PLAT 74 LOT 42
 SITUATED IN THE TOWN OF
 SOUTH KINGSTOWN, RHODE ISLAND
 PREPARED FOR
 RICHARD MEEHAN

NO.	REVISION	DATE

MARK L. DOWDELL
 4/14/23
 No. 11104
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

JAMIE L. SARDELLI
 No. 2505
 PROFESSIONAL LAND SURVEYOR

DE DOWDELL ENGINEERING
 DOWDELL ENGINEERING ASSOCIATES, LLC
 CIVIL & ENVIRONMENTAL ENGINEERS
 SURVEYORS & LAND PLANNERS
 3894 S. OLD POST ROAD
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 (401) 364-1027
 WEBSITE: dowdelleng.com EMAIL: mark@dowdelleng.com

JOB NO. 3592	DRAWN BY: R.L.C.
DWG. NO. 3592-CMP3	CHECKED: J.L.S.
SCALE: 1"=50'	APPROVED: M.L.D.
DATE: APRIL 14, 2023	

