

PRE-APPLICATION SUBMISSION of a PROPOSED MAJOR SUBDIVISION

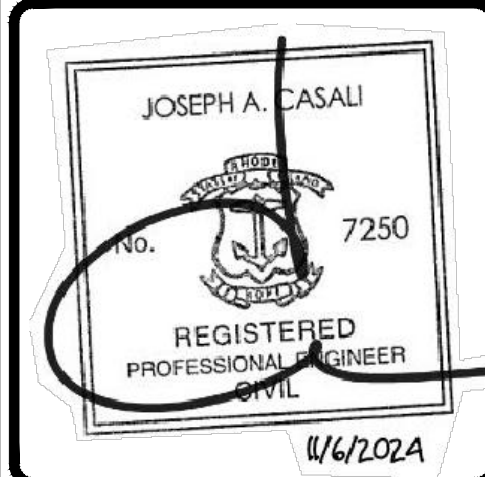
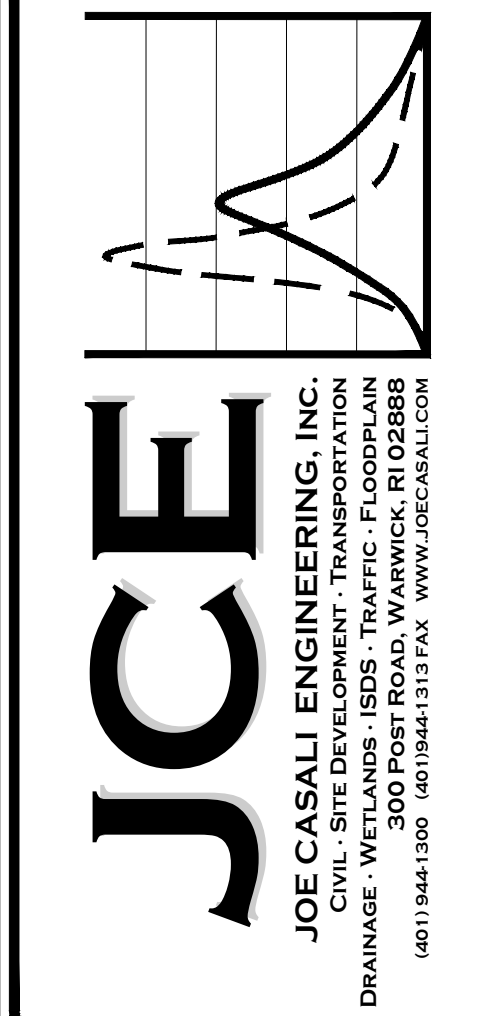
216 SAUGATUCKET RD

**216 SAUGATUCKET RD.
SOUTH KINGSTOWN, RHODE ISLAND
AP 42, LOT 8**

ZONING DISTRICT: R40 - MEDIUM DENSITY RESIDENTIAL

**SUBMISSIONS:
SOUTH KINGSTOWN PLANNING BOARD - PRE-APPLICATION REVIEW**

**APPROVALS:
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - WETLAND EDGE VERIFICATION NO. 24-0177**



**PROPOSED RESIDENTIAL SUBDIVISION
216 SAUGATUCKET ROAD
SOUTH KINGSTOWN, RHODE ISLAND
AP 42, LOTS 8**

REVISIONS:	
NO.	DATE DESCRIPTION

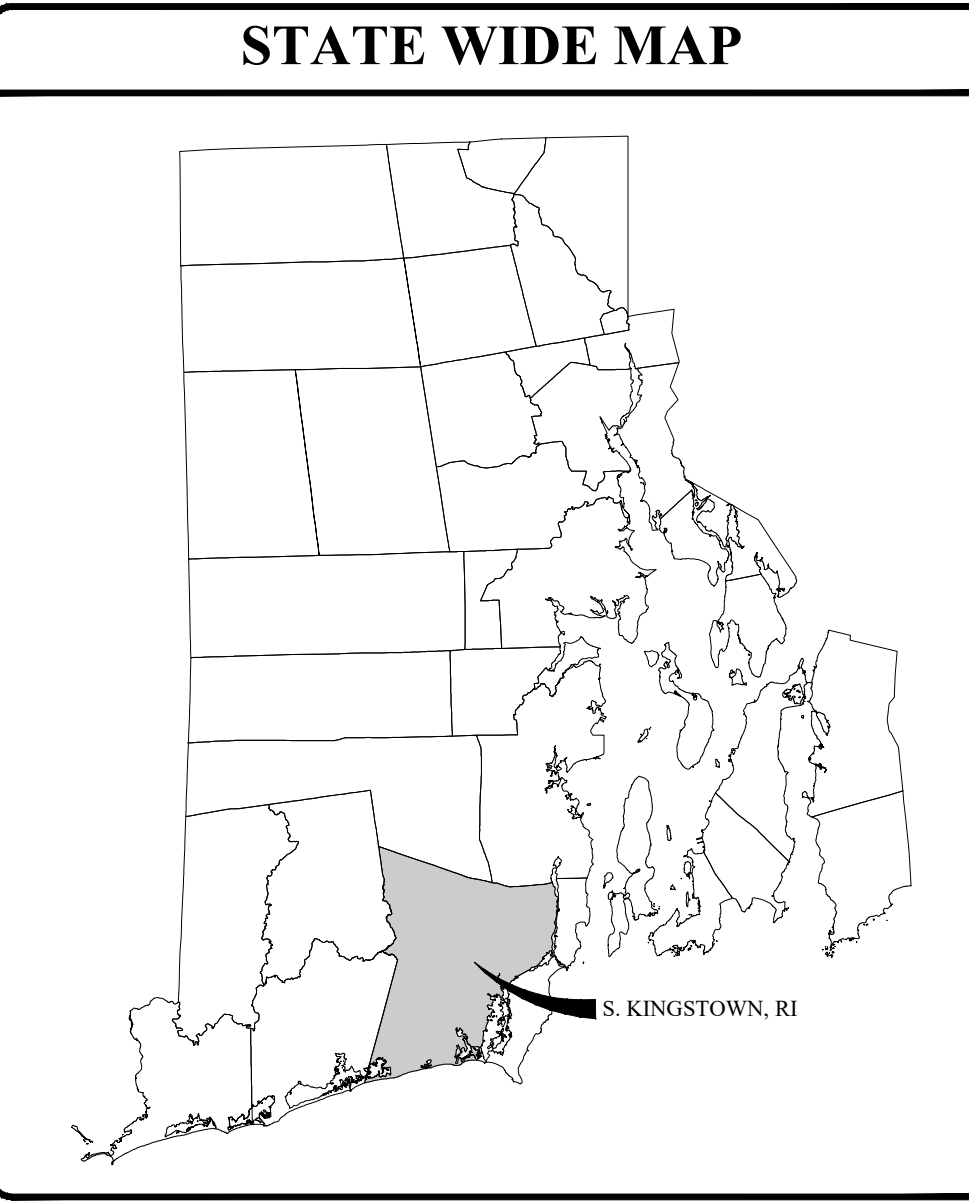
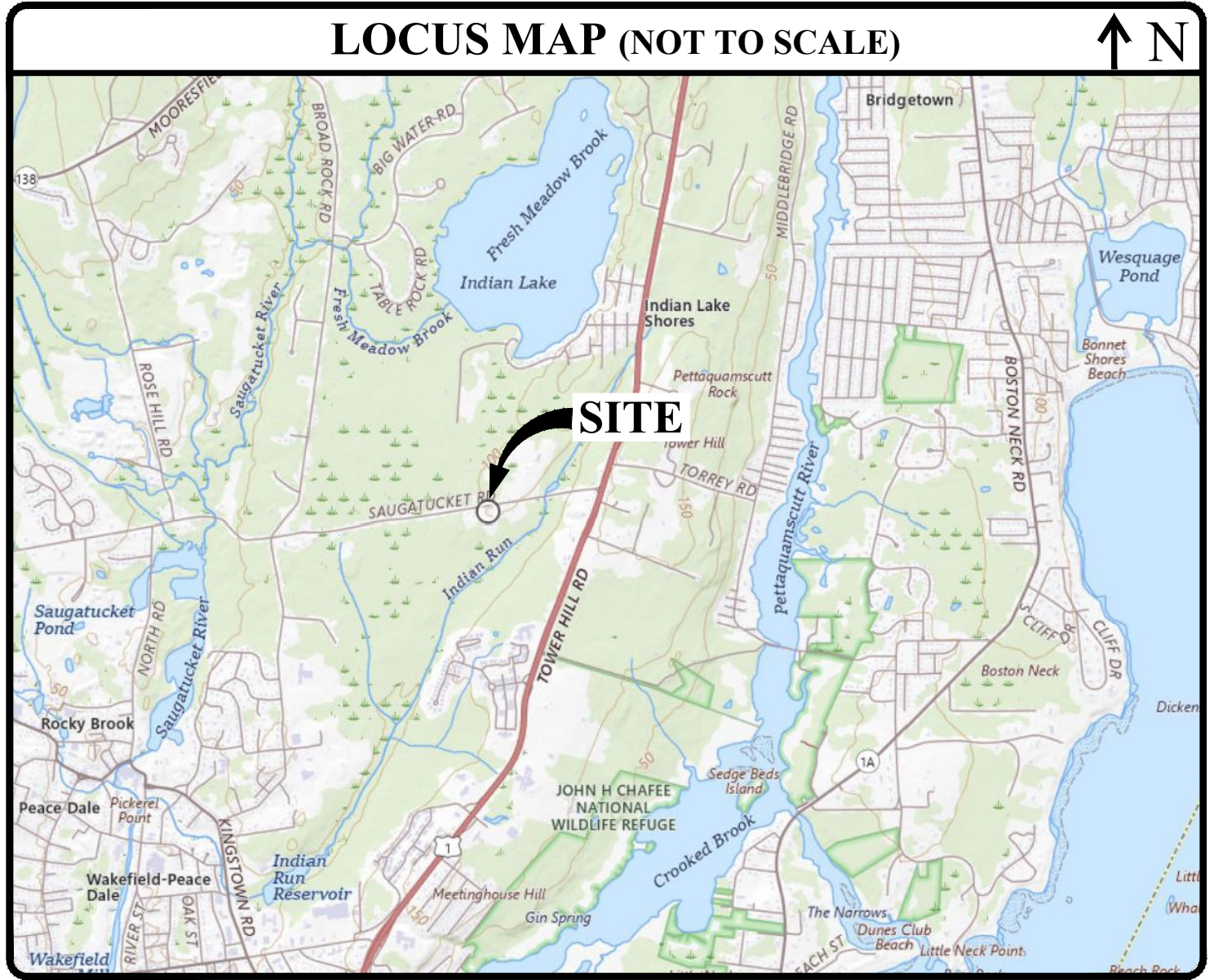
DESIGNED BY:	DRD
DRAWN BY:	SEP
CHECKED BY:	JAC
DATE:	NOV. 2024
PROJECT NO.:	24-20

PRELIMINARY, NOT FOR CONSTRUCTION

COVER SHEET

SHEET 1 OF 5

PROJECT TEAM	
OWNER/ APPLICANT:	DENALI BUILDING CO. C/O PETER ABBENANTE JR. 620 OLD BAPTIST RD. N. KINGSTOWN, RI 02852 (401) 300-9716
CIVIL ENGINEER:	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 (401) 944-1300 phone (401) 944-1313 fax
SURVEYOR:	OCEAN STATE PLANNERS, INC. 1255 OAKLAWN AVE. CRANSTON, RI 02920 (401) 463-9696
WETLAND: BIOLOGIST:	NATURAL RESOURCE SERVICES, INC. P.O. BOX 311 HARRISVILLE, RI 02830 (401) 568-7390



INDEX OF DRAWINGS	
SHEET NO.	PLAN
1	COVER SHEET
2	GENERAL NOTES & AERIAL PLAN
3	EXISTING CONDITIONS PLAN
4	CONVENTIONAL SUBDIVISION YIELD PLAN
5	FLEXIBLE FRONTAGE SUBDIVISION PLAN
R1	CLASS I BOUNDARY AND CLASS III DATA ACCUMULATION SURVEY, PREPARED BY OCEAN STATE PLANNERS, INC., STAMPED AND DATED AUGUST 2024.

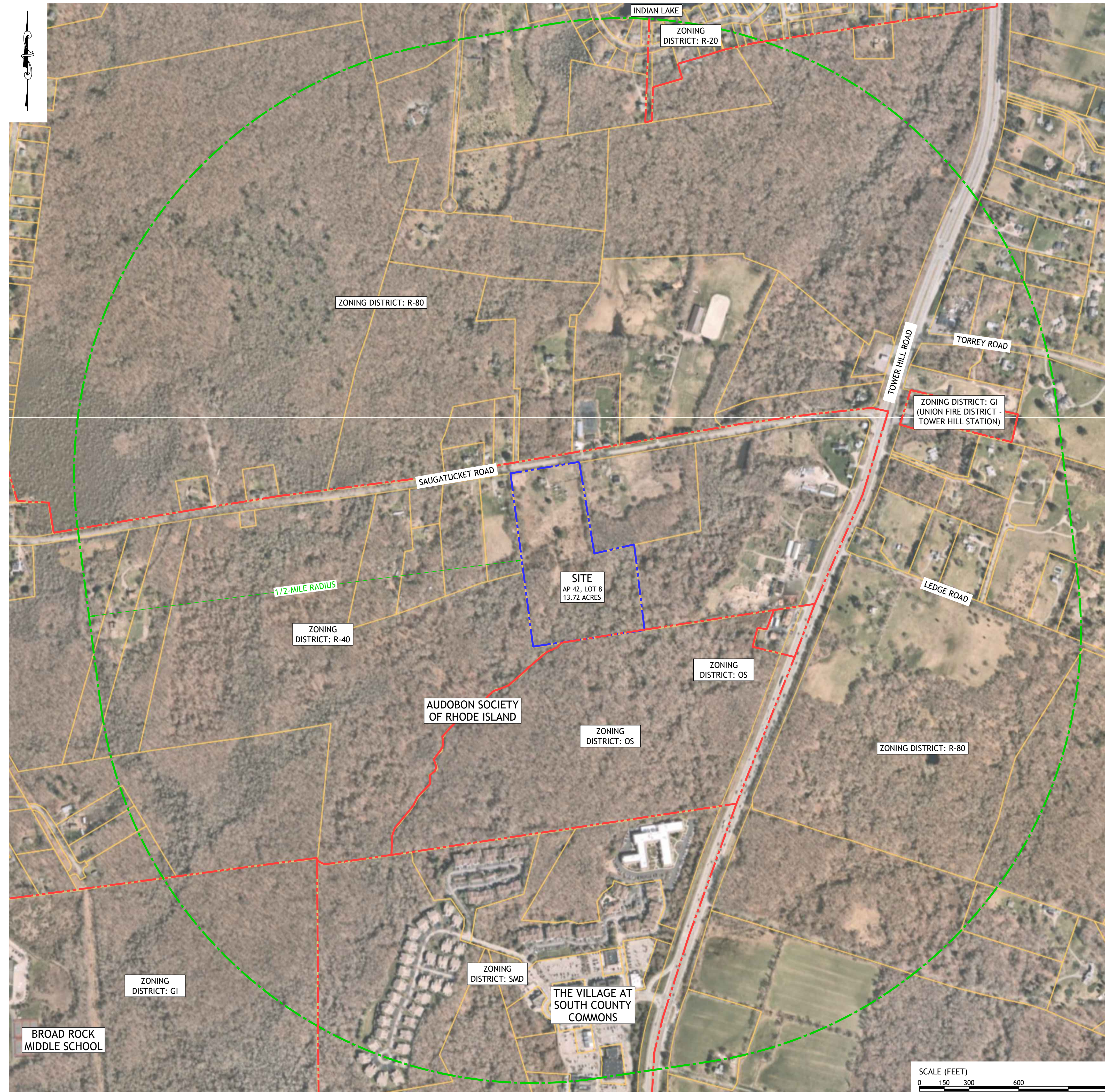
G:\24-20 Denali Corp\KCD\216 Saugatucket Rd [PRE-APP] dwg Nov - 14, 2024 8:00am

GENERAL NOTES:

1. THESE PLANS ARE BASED ON A CLASS I BOUNDARY AND CLASS III TOPOGRAPHIC SURVEY, COMPLETED BY OCEAN STATE PLANNERS INC. IN AUGUST 2024 (REFERENCE PLAN 1). ADDITIONAL EXISTING CONDITIONS INFORMATION OBTAINED FROM NEARMAP (AERIAL IMAGERY) DATED MARCH 2024.
2. THE SITE LIES WITHIN FEMA FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FIRM MAP FOR THE TOWN OF SOUTH KINGSTOWN, MAP NUMBER 44009C0204K, EFFECTIVE DATE APRIL 3, 2023.
3. THE SUBJECT PARCEL IS LOCATED WITHIN THE R40 MEDIUM RESIDENTIAL DISTRICT. THE PARCEL IS NOT LOCATED WITHIN ANY KNOWN TOWN OVERLAY DISTRICTS.
4. THERE ARE NO CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY; THERE ARE NO CEMETERIES, GRAVE SITES OR BURIAL GROUNDS SHOWN WITHIN THE PROJECT AREA BASED ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
5. THERE ARE NO KNOWN EASEMENTS WITHIN THE PROJECT SITE.
6. FRESHWATER WETLANDS WERE FIELD DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN DECEMBER 2023. WETLAND FLAGS WERE SURVEY LOCATED BY JOE CASALI ENGINEERING ON JUNE 25 2024. WETLAND EDGE, AS SHOWN, CONFIRMED BY THE RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT THROUGH EDGE VERIFICATION NO. 24-0177. THE PROJECT SITE IS LOCATED WITHIN RIDEMS RIVER REGION 2. INDIAN RUN BROOK IS A FIRST ORDER STREAM WITH AN ASSOCIATED 100-FOOT BUFFER ZONE.
7. EXISTING SOILS ON THE SITE HAVE BEEN CLASSIFIED AS BROADBROOK SILT LOAM, 0-3% SLOPES (BfA), RAINBOW SILT LOAM, 3-8% SLOPES (RbB), and STISSING SILT LOADM (Se). BfA AND RbB SOILS ARE CLASSIFIED AS PRIME FARMLAND. Se SOILS ARE CLASSIFIED AS FARMLAND OF STATEWIDE IMPORTANCE. SOIL EVALUATION TEST HOLES WERE COMPLETED BY AVIZINIS ENVIRONMENTAL SERVICES, INC. IN OCTOBER 2024. LOGS ARE PROVIDED UNDER SEPARATE COVER.
8. THE SUBJECT PARCEL IS LOCATED WITHIN A NATURAL HERITAGE AREA. THE PROJECT SITE IS NOT LOCATED WITHIN A GROUNDWATER PROTECTION AREA.
9. PUBLIC SEWER IS NOT AVAILABLE TO THE PROJECT SITE. THE SITE IS SERVICED BY PUBLIC WATER (UNITED WATER DISTRICT). THE SITE WILL BE SERVICED BY INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) AND PRIVATE WELLS.

LEGEND:

- | | | | |
|-----|-----------------------------|-------|----------------------|
| --- | EXISTING PROPERTY LINE | --- | UTILITY POLE |
| --- | PROPOSED PROPERTY LINE | --- | OVERHEAD WIRES |
| --- | ABUTTING PROPERTY LINE | --- | UNDERGROUND ELECTRIC |
| --- | BUILDING SETBACK LINE | --- | VERIZON LINE |
| --- | WETLAND EDGE | --- | WATER LINE |
| WF | WETLAND FLAG | --- | WATER SHUT OFF VALVE |
| --- | WETLAND BUFFER | W | WELL |
| --- | WETLAND JURISDICTIONAL ZONE | S | SEWER |
| 100 | EXISTING CONTOUR | SMH | SMH |
| 100 | PROPOSED CONTOUR | N/F | NOW OR FORMERLY |
| ○ | IRON PIN | --- | EXISTING TREE LINE |
| ● | DRILL HOLE | --- | SILT FENCE |
| □ | CONCRETE BOUND | --- | LIMIT OF DISTURBANCE |
| --- | EXISTING CURB | B-101 | BORING LOCATION |
| --- | GUARD RAIL | R&R | REMOVE & RESET |
| D | DRAIN LINE | R&D | REMOVE & DISPOSE |
| ⊕ | DRAINAGE MANHOLE | R&S | REMOVE & STOCKPILE |
| ⊕ | CATCH BASIN | | |



JCE
 JOE CASALI ENGINEERING, INC.
 CIVIL ENGINEER - TRANSPORTATION
 300 POST ROAD, WARWICK, RI 02888
 (401) 944-1300 (401) 944-1313 FAX WWW.JCEASALI.COM

JOSEPH A. CASALI
 No. 7250
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 1/4/2024

**PROPOSED RESIDENTIAL SUBDIVISION
 216 SAUGATUCKET ROAD
 SOUTH KINGSTOWN, RHODE ISLAND
 AP 42, LOTS 8**

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY:	DRD
DRAWN BY:	SEP
CHECKED BY:	JAC
DATE:	NOV. 2024
PROJECT NO.:	24-20

PRELIMINARY, NOT FOR CONSTRUCTION

GENERAL NOTES AND AERIAL PLAN

G:\24-20 Dental Corp\KCAD\216 Saugatucket Rd (PRE APP) dwg. Nov. 14, 2024 8:00am

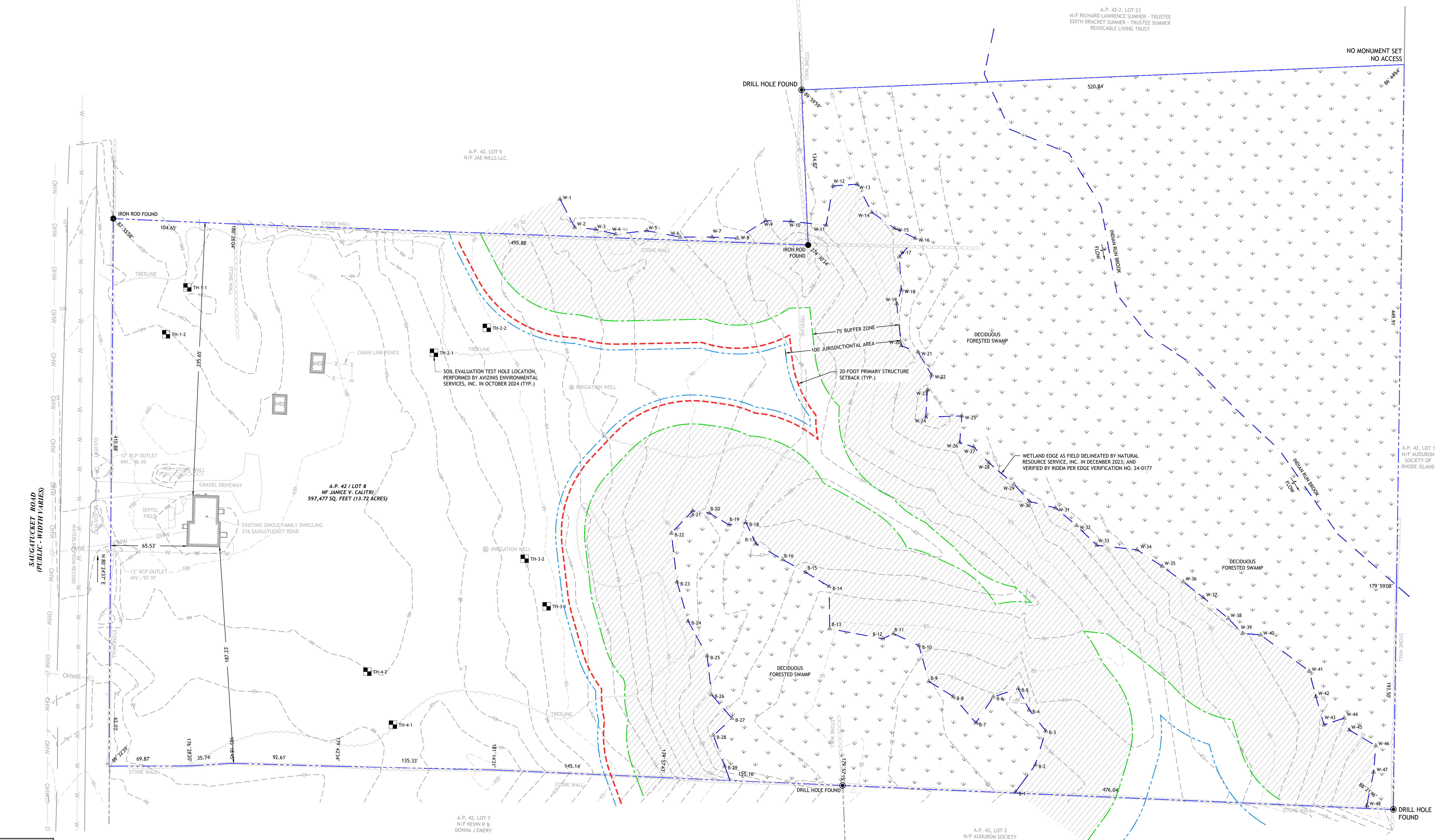
ZONING DIMENSIONAL REQUIREMENTS:

ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	R40	R40
MINIMUM LOT AREA	40,000 SF	597,477 SF
MINIMUM LOT FRONTAGE	150 FT	472.91 FT
MINIMUM FRONT YARD SETBACK	40 FT	65.5 FT
MINIMUM SIDE YARD SETBACK	20 FT	187.2 FT
MINIMUM CORNER SIDE YARD SETBACK	30 FT	N/A
MINIMUM REAR YARD SETBACK	40 FT	1,017.1 FT
MAX. BUILDING COVERAGE	20%	0.21%
MAX. BUILDING HEIGHT	35 FT	-35 FT
MAX. ACCESSORY BUILDING HEIGHT	20 FT	-20 FT
MIN. ACCESSORY BUILDING SIDE YARD SETBACK	15 FT	-15 FT
MIN. ACCESSORY BUILDING REAR YARD SETBACK	10 FT	-10 FT

SOIL EVALUATION TEST HOLE DATA:

TEST HOLE ID	SURFACE EL.	DEPTH / EL.	SHGWT / EL.
TH-1-1	103.0	96' / 95.0	18' / 101.5
TH-1-2	100.9	96' / 92.9	18' / 99.4
TH-2-1	97.3	96' / 89.3	24' / 95.3
TH-2-2	95.3	102' / 86.8	24' / 93.3
TH-3-1	95.5	108' / 86.5	32' / 92.8
TH-3-2	96.0	108' / 87.0	32' / 93.3
TH-4-1	98.5	96' / 90.5	24' / 96.5
TH-4-2	99.0	102' / 90.5	24' / 97.0

- NOTES:
 1. NE = NOT ENCOUNTERED
 2. ALL ELEVATIONS REFERENCE NAVD88.
 3. DEPTH REPRESENTS BOTTOM OF TEST HOLE.



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 1/4/2024

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 CHECKED BY: JAC
 DATE: NOV. 2024
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EXISTING CONDITIONS PLAN

SHEET 3 OF 5

C:\24-20 Dental Corp\1\216 Saugatucket Rd (PRE APP) dwg Nov. 14, 2024 8:00am

1-888-DIG-SAFE
 PROTECT YOURSELF, LIVE THREE WORKING DAYS NOTICE
 LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION CALL DIGSAFE AT 1-888-DIG-SAFE 1-888-344-7233

GENERAL NOTES:

1. THE YIELD PLAN PRESENTED ON THIS SHEET IS PROPOSED TO BE BUILT IN ONE (1) PHASE, CONSISTING OF 1,560 SQ. FT. (FOOTPRINT), 3-BEDROOM, SINGLE-FAMILY DWELLINGS.
2. THE DEVELOPMENT IS PROPOSED TO BE SERVICED BY PUBLIC WATER (VEOLIA) AND PRIVATE OWTS.
3. THE DEVELOPMENT IS PROPOSED TO BE ACCESSED BY A 20-FT-WIDE ACCESS ROADWAY WITH 40-FT-WIDE RIGHT-OF-WAY (LOCAL CLASS D ROADWAY); 10-FT TRAVEL LANES, AND 1-FT-WIDE BERM ON EACH SIDE.
4. DRAINAGE SYSTEM / STORMWATER MANAGEMENT AREA WILL MEET TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REQUIREMENTS, AND ALL APPLICABLE RIDEM RULES AND REGULATIONS. STORMWATER MANAGEMENT SYSTEM TO BE MAINTAINED BY HOA.

ZONING DIMENSIONAL REQUIREMENTS:

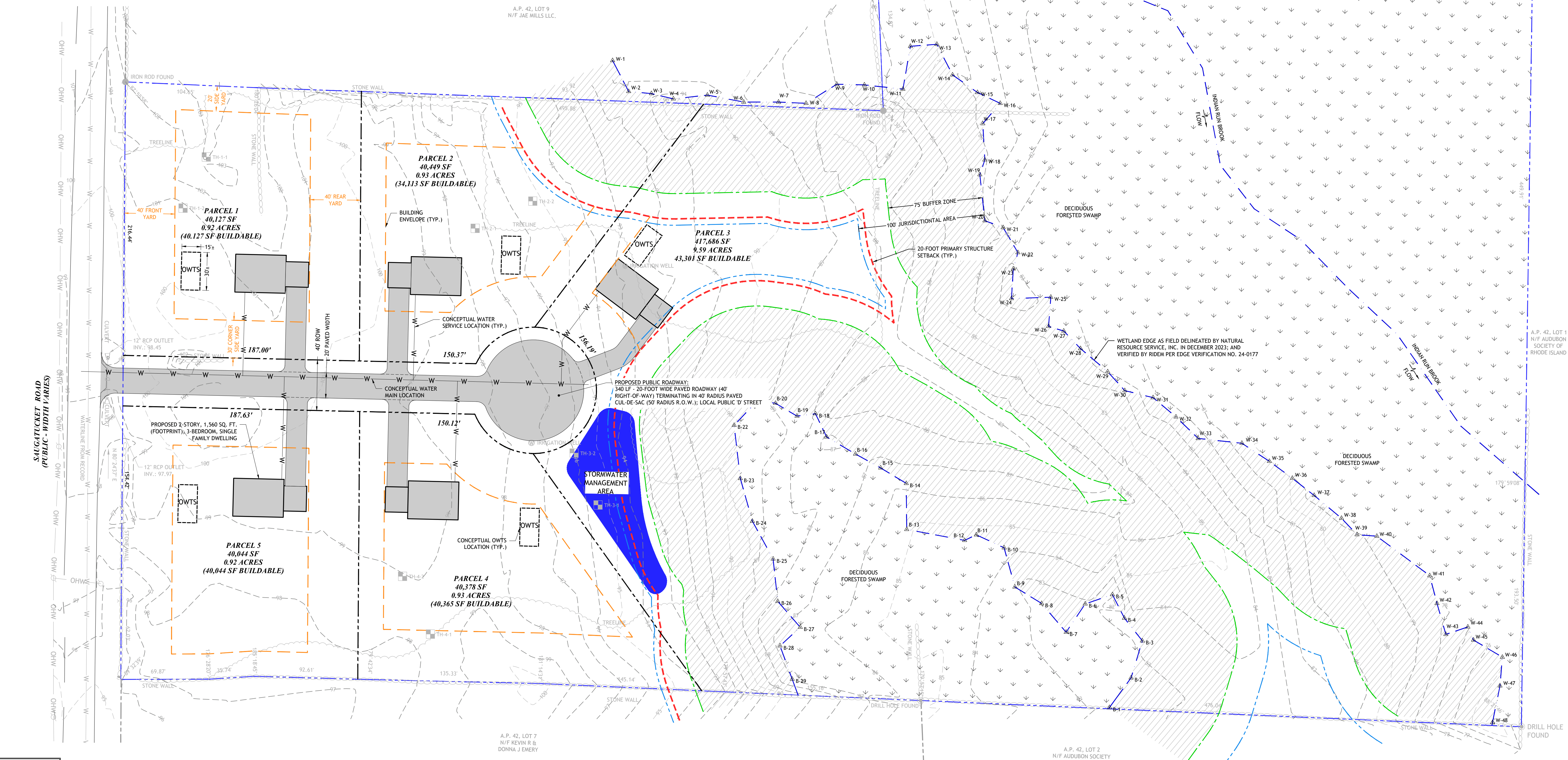
ZONING CRITERIA	REQUIRED	EXISTING	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
ZONING DISTRICT	R40	R40	R40	R40	R40	R40	R40
MINIMUM LOT AREA	40,000 SF	597,477 SF	40,127 SF	40,449 SF	417,686 SF	40,378 SF	40,044 SF
MINIMUM LOT FRONTAGE	150 FT	472.91 FT	216.44 FT	150.37 FT	156.19 FT	150.12 FT	216.45 FT
MINIMUM FRONT YARD SETBACK	40 FT	65.5 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT
MINIMUM SIDE YARD SETBACK	20 FT	187.2 FT	>20 FT	>20 FT	>20 FT	>20 FT	>20 FT
MINIMUM CORNER SIDE YARD SETBACK	30 FT	N/A	>30 FT	N/A	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK	40 FT	1,017.1 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT
MAX. BUILDING COVERAGE	20%	0.21%	<20%	<20%	<20%	<20%	<20%
MAX. BUILDING HEIGHT	35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT
MAX. ACCESSORY BUILDING HEIGHT	20 FT	>20 FT	N/A	N/A	N/A	N/A	N/A
MIN. ACCESSORY BUILDING SIDE YARD SETBACK	15 FT	>15 FT	N/A	N/A	N/A	N/A	N/A
MIN. ACCESSORY BUILDING REAR YARD SETBACK	10 FT	>10 FT	N/A	N/A	N/A	N/A	N/A

NOTES:

1. ON A CORNER LOT, THERE SHALL BE MORE THAN ONE (1) FRONT LOT LINE, AND THERE MAY BE NO REAR LOT LINE.
2. CORNER YARD: THE SIDE YARD ON THAT SIDE OF LOT, LOCATED AT THE CORNER OR INTERSECTION OF TWO (2) STREET LINES, NEAREST THE SIDE STREET. A SIDE STREET SHALL BE THE LESS TRAVELED STREET.

DEVELOPMENT DATA:

TOTAL LOT AREA: 597,477 SQ. FT.
 UNBUILDABLE AREA: 380,733 SQ. FT.
 TOTAL DEVELOPABLE AREA: 216,724 SQ. FT.
 MAX. YIELD = 216,724 SQ. FT. / 40,000 SQ. FT.: 5.42 LOTS
 TOTAL PROPOSED LOTS: 5 LOTS



1-888-010-SAFE
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 1-888-344-7233

SCALE (FEET)
 0 20 40 80 160
 1 INCH = 40 FT

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JOSEPH A. CASALI
 No. 7250
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 1/4/2024

**PROPOSED RESIDENTIAL SUBDIVISION
 216 SAUGATUCKET ROAD
 SOUTH KINGSTOWN, RHODE ISLAND
 AP 42, LOTS 8**

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY: DRD
 DRAWN BY: SEP
 CHECKED BY: JAC
 DATE: NOV. 2024
 PROJECT NO: 24-20

PRELIMINARY, NOT FOR CONSTRUCTION

CONVENTIONAL SUBDIVISION PLAN (YIELD PLAN)

SHEET 4 OF 5

GENERAL NOTES:

- THE YIELD PLAN PRESENTED ON THIS SHEET IS PROPOSED TO BE BUILT IN ONE (1) PHASE, CONSISTING OF 1,560 SQ. FT. (FOOTPRINT), 3-BEDROOM, SINGLE-FAMILY DWELLINGS.
- THE DEVELOPMENT IS PROPOSED TO BE SERVICED BY PUBLIC WATER (VEOLIA WATER) AND PRIVATE OWTS.
- THE DEVELOPMENT IS PROPOSED TO BE ACCESSED BY A 20-FT-WIDE PRIVATE DRIVEWAY WITH HAMMERHEAD TURNAROUND. ROADWAY TO BE MAINTAINED BY HOA.
- DRAINAGE SYSTEM / STORMWATER MANAGEMENT AREA WILL MEET TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REQUIREMENTS, AND ALL APPLICABLE RIDEN RULES AND REGULATIONS. STORMWATER MANAGEMENT SYSTEM TO BE MAINTAINED BY HOA.

ZONING DIMENSIONAL REQUIREMENTS:

ZONING CRITERIA	REQUIRED	EXISTING	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
ZONING DISTRICT	R40	R40	R40	R40	R40	R40	R40
MINIMUM LOT AREA	40,000 SF	597,477 SF	40,132 SF	40,237 SF	426,123 SF	46,552 SF	44,549 SF
MINIMUM LOT FRONTAGE	150 FT	472.91 FT	146.98 FT ⁽¹⁾	20.0 FT ⁽¹⁾	20.0 FT ⁽¹⁾	20.0 FT ⁽¹⁾	265.91 FT
MINIMUM FRONT YARD SETBACK	40 FT	65.5 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT
MINIMUM SIDE YARD SETBACK	20 FT	187.2 FT	>20 FT	>20 FT	>20 FT	>20 FT	>20 FT
MINIMUM CORNER SIDE YARD SETBACK	30 FT	>30 FT	N/A	N/A	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK	40 FT	1,017.1 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT
MAX. BUILDING COVERAGE	20%	0.21%	<20%	<20%	<20%	<20%	<20%
MAX. BUILDING HEIGHT	35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT
MAX. ACCESSORY BUILDING HEIGHT	20 FT	>20 FT	N/A	N/A	N/A	N/A	N/A
MIN. ACCESSORY BUILDING SIDE YARD SETBACK	15 FT	>15 FT	N/A	N/A	N/A	N/A	N/A
MIN. ACCESSORY BUILDING REAR YARD SETBACK	10 FT	>10 FT	N/A	N/A	N/A	N/A	N/A

NOTES:

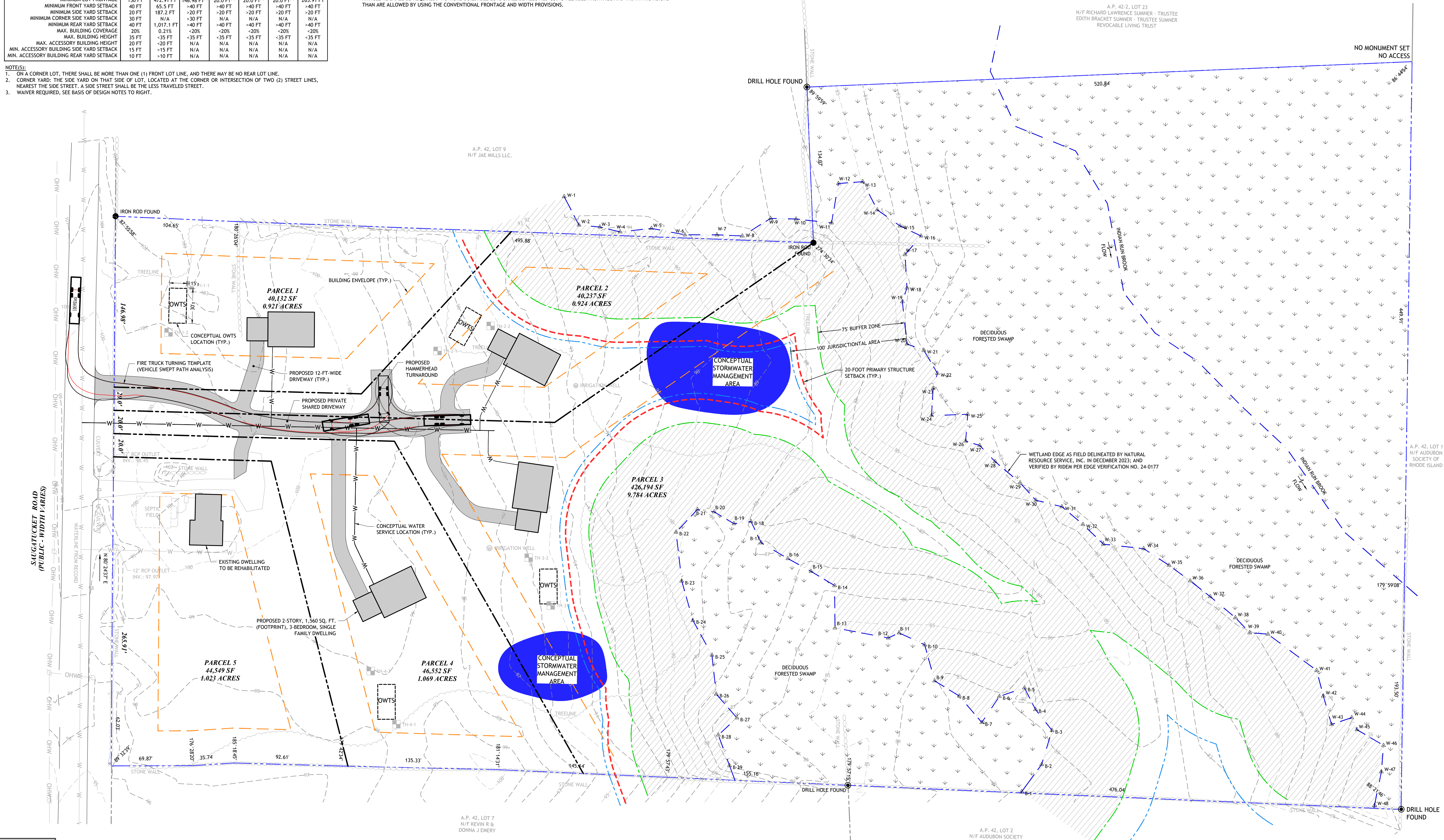
- ON A CORNER LOT, THERE SHALL BE MORE THAN ONE (1) FRONT LOT LINE, AND THERE MAY BE NO REAR LOT LINE.
- CORNER YARD: THE SIDE YARD ON THAT SIDE OF LOT, LOCATED AT THE CORNER OR INTERSECTION OF TWO (2) STREET LINES, NEAREST THE SIDE STREET. A SIDE STREET SHALL BE THE LESS TRAVELED STREET.
- WAIVER REQUIRED, SEE BASIS OF DESIGN NOTES TO RIGHT.

BASIS OF DESIGN NOTES:

PER SECTION 502.2 OF THE S. KINGSTOWN ZONING ORDINANCE - LOT FRONTAGE AND WIDTH, FLEXIBLE PROVISIONS.

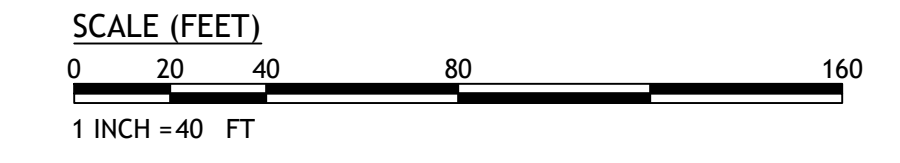
UPON APPROVAL BY THE PLANNING BOARD, THROUGH A REQUEST FOR WAIVER PURSUANT TO THE TOWN'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE FOLLOWING LOT FRONTAGE AND WIDTH VARIATIONS MAY BE PERMITTED:

- IN RESIDENTIAL ZONES R-10 THROUGH R-200, THE PLANNING BOARD IS AUTHORIZED TO REDUCE THE LOT FRONTAGE AND LOT WIDTH OF NEWLY CREATED LOTS IN A SUBDIVISION ON ANY PUBLIC OR APPROVED PRIVATE STREET TO A MINIMUM OF TWENTY (20) FEET.
- THE PLANNING BOARD MUST, BEFORE APPROVING SUCH FLEXIBLE LOT FRONTAGE AND LOT WIDTH, MAKE FINDINGS OF FACT THAT:
 - USING FLEXIBLE ZONING IS IN THE BEST INTEREST OF GOOD PLANNING DESIGN AS EVIDENCED BY CONSISTENCY WITH THE COMPREHENSIVE COMMUNITY PLAN AND THE ZONING ORDINANCE; AND
 - WOULD RESULT IN A BETTER USE OF THE LAND THAN PERMITTED UNDER CONVENTIONAL ZONING.
- OPEN SPACE LOTS, WITHIN AN APPROVED CLUSTER SUBDIVISION, MAY HAVE ZERO (0) FRONTAGE ON A STREET, AS LONG AS THE PLANNING BOARD APPROVES PRIVATE ACCESS TO THE OPEN SPACE BY EASEMENT.
- AS PART OF THE APPLICATION TO THE PLANNING BOARD FOR FLEXIBLE LOT FRONTAGE AND WIDTH, A "YIELD PLAN," AS DEFINED IN ARTICLE 12 SHALL BE REQUIRED. NO MORE BUILDABLE LOTS SHALL BE ALLOWED USING FLEXIBLE FRONTAGE AND WIDTH PROVISIONS THAN ARE ALLOWED BY USING THE CONVENTIONAL FRONTAGE AND WIDTH PROVISIONS.



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NOTICE: YOURSELF, ONE THREE WORKING DAYS NOTICE
1-888-344-7233



JOE CASALI ENGINEERING, INC.
CIVIL SITE DEVELOPMENT - TRANSPORTATION
150 STATE STREET, SUITE 100
WARWICK, RI 02888
(401) 944-1300 (401) 944-1313 FAX WWW.JOECASALI.COM

JOSEPH A. CASALI
No. 7250
REGISTERED PROFESSIONAL ENGINEER
CIVIL
1/4/2024

**PROPOSED RESIDENTIAL SUBDIVISION
216 SAUGATUCKET ROAD
SOUTH KINGSTOWN, RHODE ISLAND
AP 42, LOTS 8**

REVISIONS:

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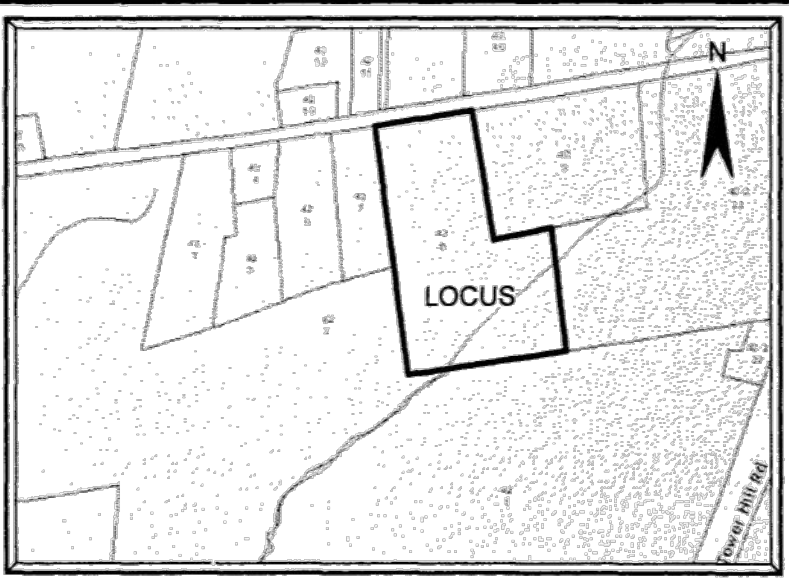
DESIGNED BY: DRD
DRAWN BY: SEP
CHECKED BY: JAC
DATE: NOV. 2024
PROJECT NO: 24-20

PRELIMINARY, NOT FOR CONSTRUCTION

FLEXIBLE FRONTAGE SUBDIVISION PLAN

SHEET 5 OF 5

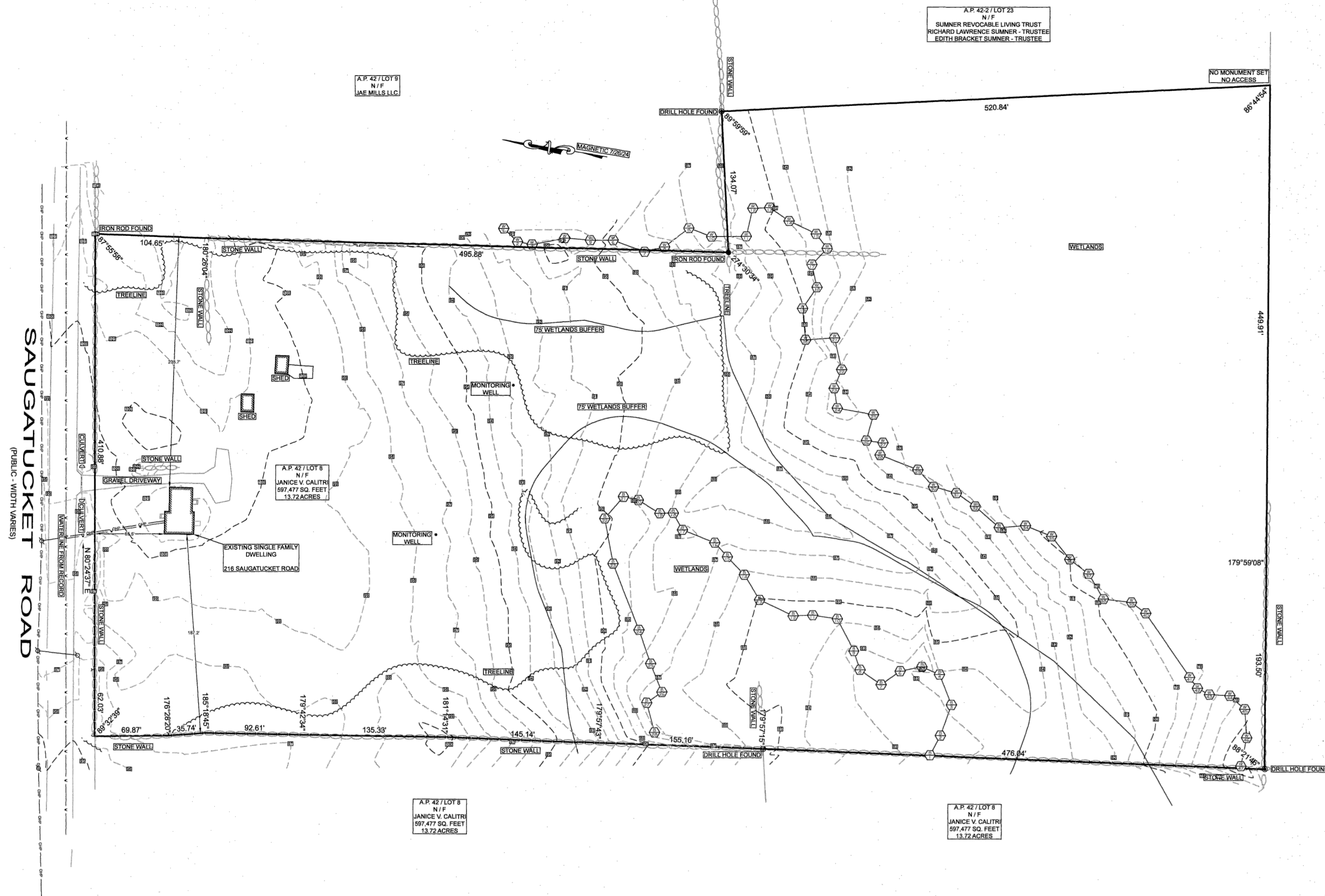
REFERENCE:
 1. DEED BK. 1579 PG. 433
 2. PLAN ENTITLED "BOUNDARY & LOCATION SURVEY AUDUBON SOCIETY POLE #29 - SAUGATUCKET ROAD
 A.P. 42, LOT 2 TOWN OF SOUTH KINGSTOWN STATE OF RHODE ISLAND BY SARDELLI SURVEY, LLC &
 ENVIRONMENTAL SERVICES DATE: 9-24-18 SCALE 1"=150"



LOCUS MAP
 NOT TO SCALE

ZONING DISTRICT R-40

- MINIMUM LOT AREA 40,000 S.F.
- MINIMUM LOT FRONTAGE 150 FT.
- MINIMUM SETBACKS: FRONT 40 FT.
- SIDE 20 FT.
- CORNER SIDE 30 FT.
- REAR 40 FT.
- BUILDING COVERAGE 20%
- BUILDING HEIGHT 35 FT.
- ACCESSORY BUILDING HEIGHT 20 FT.
- ACCESSORY BUILDING SIDE 15 FT.
- ACCESSORY BUILDING REAR 10 FT.



SURVEY CLASSIFICATION:
 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 NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
 LIMITED CONTENT BOUNDARY SURVEY
 DATA ACCUMULATION SURVEY

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

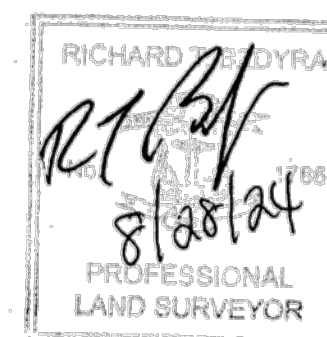
MEASUREMENT SPECIFICATION:
 CLASS I
 CLASS III

BY: *Richard T. Bzdyra* DATE: *8/28/24*
 RICHARD T. BZDYRA, PLS. LICENSE #1786; COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY NOT BE ACCURATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY 'DIGSAFE' AT 1-888-344-7233.



BOUNDARY STAKE-OUT SURVEY

A.P. 42 / LOT 8
 216 SAUGATUCKET ROAD
 SOUTH KINGSTOWN, RI 02879
 SCALE: 1"=50' DATE: AUGUST 28, 2024

PREPARED FOR:
DENALI BUILDING CORP
 820 OLD BAPTIST ROAD
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JOB NO. 10842 / DWG. NO. 10842 - C1 - (AR)

GRAPHIC SCALE: 1" = 50'
 0 50 100 150