

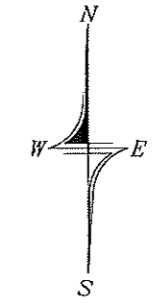
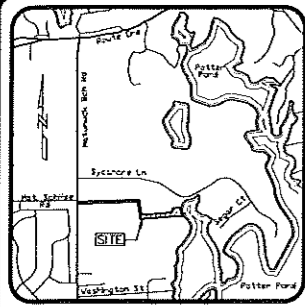
SHEET INDEX:
SHEET 1 - EXISTING CONDITIONS PLAN
SHEET 2 - CONCEPT PLAN

PRE-APPLICATION PLAN
COONEY BOAT HOUSE PROPERTY
ASSESSOR'S PLAT 87-1 LOT 17
SITUATED IN
SOUTH KINGSTOWN, RHODE ISLAND

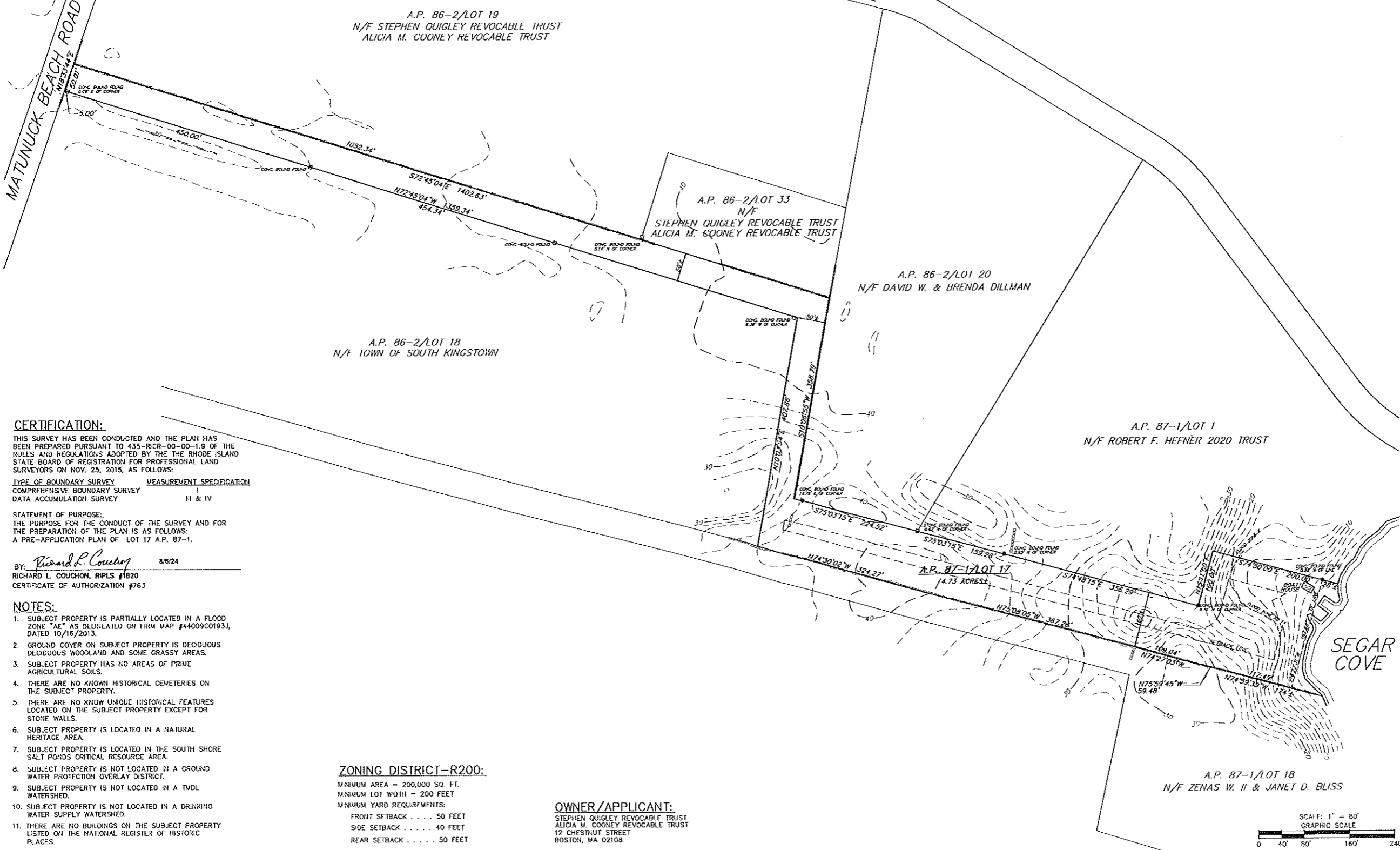
PREPARED FOR
ALICIA COONEY AND STEPHEN QUIGLEY
12 CHESTNUT STREET
BOSTON, MA 02108

DATE:
AUGUST 6, 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 19
N/F STEPHEN QUIGLEY REVOCABLE TRUST
ALICIA M. COONEY REVOCABLE TRUST

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

A.P. 86-2/LOT 20
N/F DAVID W. & BRENDA DILLMAN

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

A.P. 87-1/LOT 1
N/F ROBERT F. HEFNER 2020 TRUST

A.P. 87-1/LOT 17
1.73 ACRES

A.P. 87-1/LOT 18
N/F ZENAS W. II & JANET D. BLISS

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 |
|-------------------------------|---------------------------|
| COMPREHENSIVE BOUNDARY SURVEY | I |
| DATA ACCUMULATION SURVEY | II & IV |

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
A PRE-APPLICATION PLAN OF LOT 17 A.P. 87-1.

BY: *Richard L. Couchon* 8/6/24
RICHARD L. COUCHON, RIPLS #1820
CERTIFICATE OF AUTHORIZATION #763

NOTES:

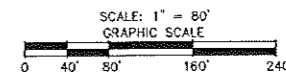
- SUBJECT PROPERTY IS PARTIALLY LOCATED IN A FLOOD ZONE "AE" AS DELINEATED ON FIRM MAP #44009C0193J, DATED 10/16/2013.
- GROUND COVER ON SUBJECT PROPERTY IS DECIDUOUS DECIDUOUS WOODLAND AND SOME GRASSY AREAS.
- SUBJECT PROPERTY HAS NO AREAS OF PRIME AGRICULTURAL SOILS.
- THERE ARE NO KNOWN HISTORICAL CEMETERIES 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.

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

OWNER/APPLICANT:

STEPHEN QUIGLEY REVOCABLE TRUST
ALICIA M. COONEY REVOCABLE TRUST
12 CHESTNUT STREET
BOSTON, MA 02108



EXISTING CONDITIONS
PRE-APPLICATION CONCEPT PLAN
SITUATED IN THE TOWN OF
SOUTH KINGSTOWN, RHODE ISLAND
PREPARED FOR
ALICIA COONEY

| NO. | REVISION | DATE |
|-----|----------|------|
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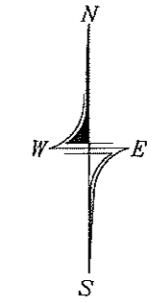
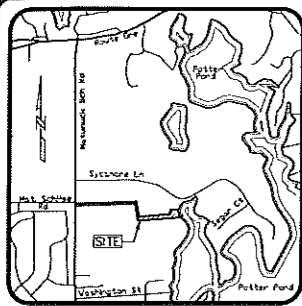
MARK L. DOWDELL
8/6/24
No. 11104
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

RICHARD L. COUCHON
8/6/24
REGISTERED
PROFESSIONAL
LAND SURVEYOR

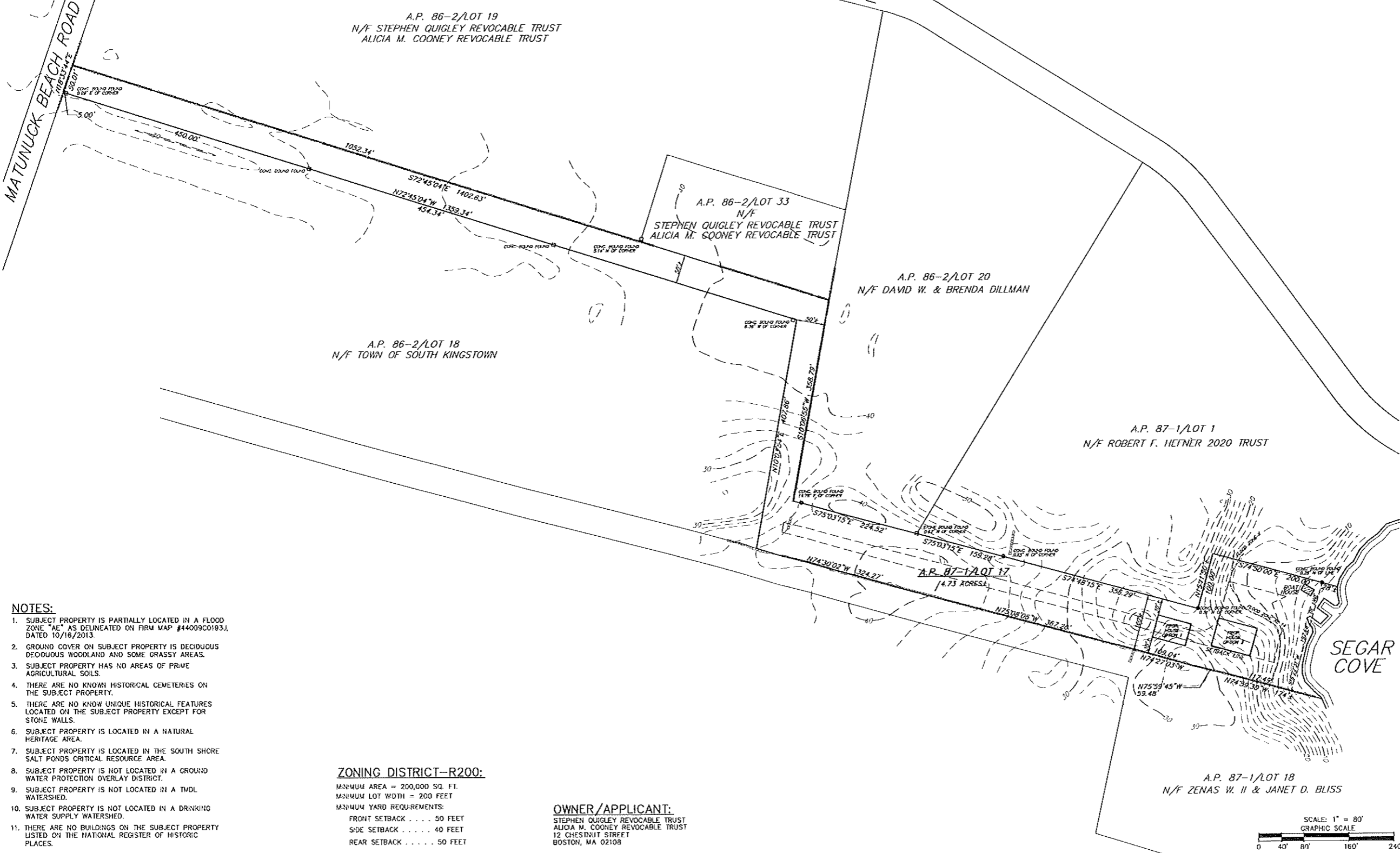
DOWDELL ENGINEERING
DOWDELL ENGINEERING ASSOCIATES, LLC
CIVIL & ENVIRONMENTAL ENGINEERS
SURVEYORS & LAND PLANNERS
P.O. BOX 1884 • 3949 OLD POST ROAD
CANTON, MA 01921
PHONE: 508-853-1007
WEBSITE: dowdelleng.com EMAIL: mark@dowdelleng.com

| | |
|---------------------|------------------|
| JOB NO. 3612 | DRAWN BY: R.L.C. |
| DWG. NO. 3612-FRAT1 | CHECKED: M.L.D. |
| SCALE: 1"=80' | APPROVED: M.L.D. |
| DATE: AUG 6, 2024 | |

SHEET:
1
1 OF 2 SHEETS



LOCATION MAP
(Not To Scale)



A.P. 86-2/LOT 19
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ALICIA M. COONEY REVOCABLE TRUST

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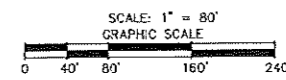
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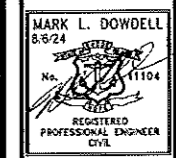
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CONCEPT PLAN
 PRE-APPLICATION CONCEPT PLAN
 A.P. 87-1 LOT 17
 SITUATED IN THE TOWN OF
 SOUTH KINGSTOWN, RHODE ISLAND
 PREPARED FOR
 ALICIA COONEY

| NO. | REVISION | DATE |
|-----|----------|------|
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 WEBSITE: dowdelleng.com EMAIL: mark@dowdelleng.com

| | |
|--------------------|------------------|
| JOB NO. 3612 | DRAWN BY: R.L.C. |
| DWG. NO. 3612-PRA2 | CHECKED: M.L.D. |
| SCALE: 1" = 80' | APPROVED: M.L.D. |
| DATE: AUG 6, 2024 | |

SHEET:
2
 2 OF 2 SHEETS