

PRE-APPLICATION

ALEWIFE CEDARS

A 4-Lot Flexible Frontage Major Subdivision

Lot 37, AP 67, 961 Ministerial Road

South Kingstown, RI

Zoned Residential R-80

NOVEMBER 2024



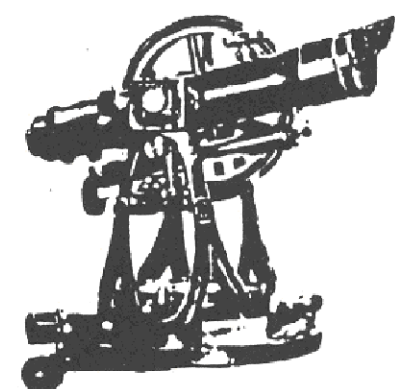
LOCATION MAP
USGS KINGSTON QUADRANGLE
Approx. Scale: 1" = 2,000'

REVISIONS

<u>DATE</u>	<u>SHEET ID</u>	<u>COMMENTS</u>
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JACKSON SURVEYING, Inc.
SURVEYING & ENGINEERING

P.O. BOX 454 CHARLESTOWN, RI 02813 PH. (401) 364-3130

**DESIGNED & PLATTED FOR
OWNER & APPLICANT**
PAUL T. BUONAIUTO 2017 TRUST

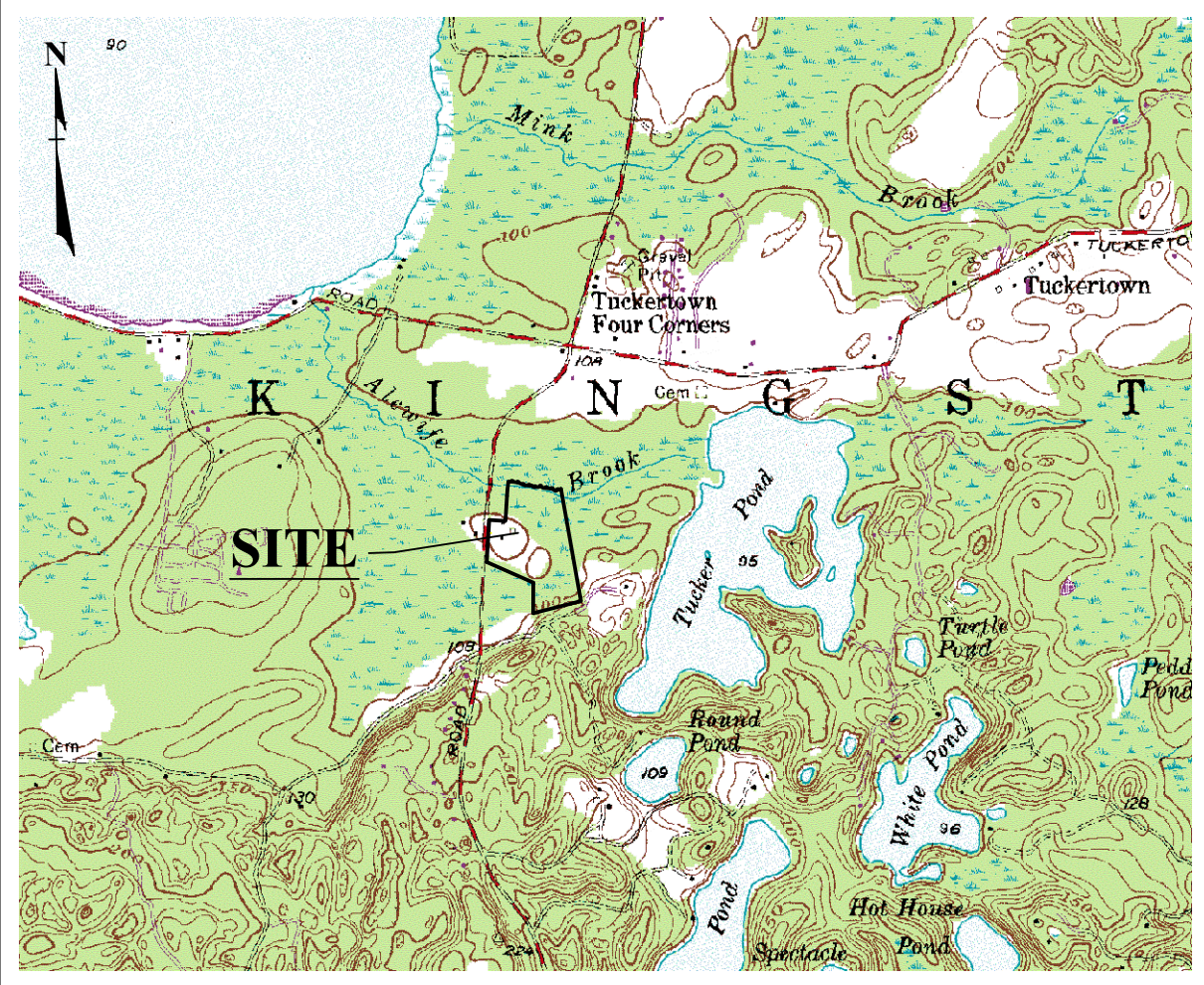
Paul T. Buonaiuto, Trustee
95 Prospect Road, Wakefield, RI 02879
paulbuonaiuto@me.com
(401) 641-6174



- NOTES:**
- TOTAL AREA = 19.78 ac. ±
 - APPROX. UPLAND AREA = 8.3 ac. ±
 - APPROX. AREA OUT OF BUFFER = 4.1 ac. ±
 - ZONING CLASSIFICATION IS A R-80 RESIDENTIAL ZONE.
Min. Frontage = 200 ft.
Front Setback = 50 ft.
Side Setback = 40 ft.
Rear Setback = 50 ft.
Accessory Side & Rear = 20 ft.
 - THIS PARCEL IS LOCATED WITHIN A NATURAL HERITAGE AREA. THE CLOSEST OBSERVATION IS THIRD OF A MILE EAST OF ALWIFE BROOK.
 - THIS PARCEL IS NOT LOCATED WITHIN A CRITICAL RESOURCE AREA.
 - THIS PARCEL IS NOT LOCATED WITHIN ANY FLOOD ZONES AS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAPS. HOWEVER, A FLOOD PLAIN AS DEFINED BY RI DEM DOES EXIST ALONG THE EXISTING BROOK.
 - THE EXISTING CONTOURS AS SHOWN HEREON ARE REFERENCED TO VERTICAL DATUM NAVD88.
 - THERE ARE NO KNOWN EXISTING OR ACTIVE AGRICULTURAL USES ON THIS PARCEL.
 - THERE ARE NO KNOWN CEMETERIES ON THIS PARCEL.
 - THIS PARCEL IS LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
 - THIS PARCEL IS NOT LOCATED WITHIN THE CRMC JURISDICTION OR A SPECIAL AREA MANAGEMENT PLAN.
 - THIS PARCEL IS LOCATED WITHIN THE CHIPUXET RIVER-PAWCATUCK RIVER WATERSHED THAT HAS TMDLS.
 - THIS PARCEL IS LOCATED WITHIN THE SUEZ WATER & KINGSTON WATER SUPPLY WATERSHED.
 - THIS PARCEL AND BUILDINGS ARE NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
 - THIS PARCEL IS SERVICED BY OVERHEAD UTILITY LINES, ONSITE WASTEWATER TREATMENT SYSTEMS AND ONSITE PRIVATE WELLS.
 - THE UPLAND AREAS CONSIST OF DEERFIELD AND WINDSOR SOILS BOTH OF WHICH ARE CONSIDERED FARMLAND OF STATEWIDE IMPORTANCE.



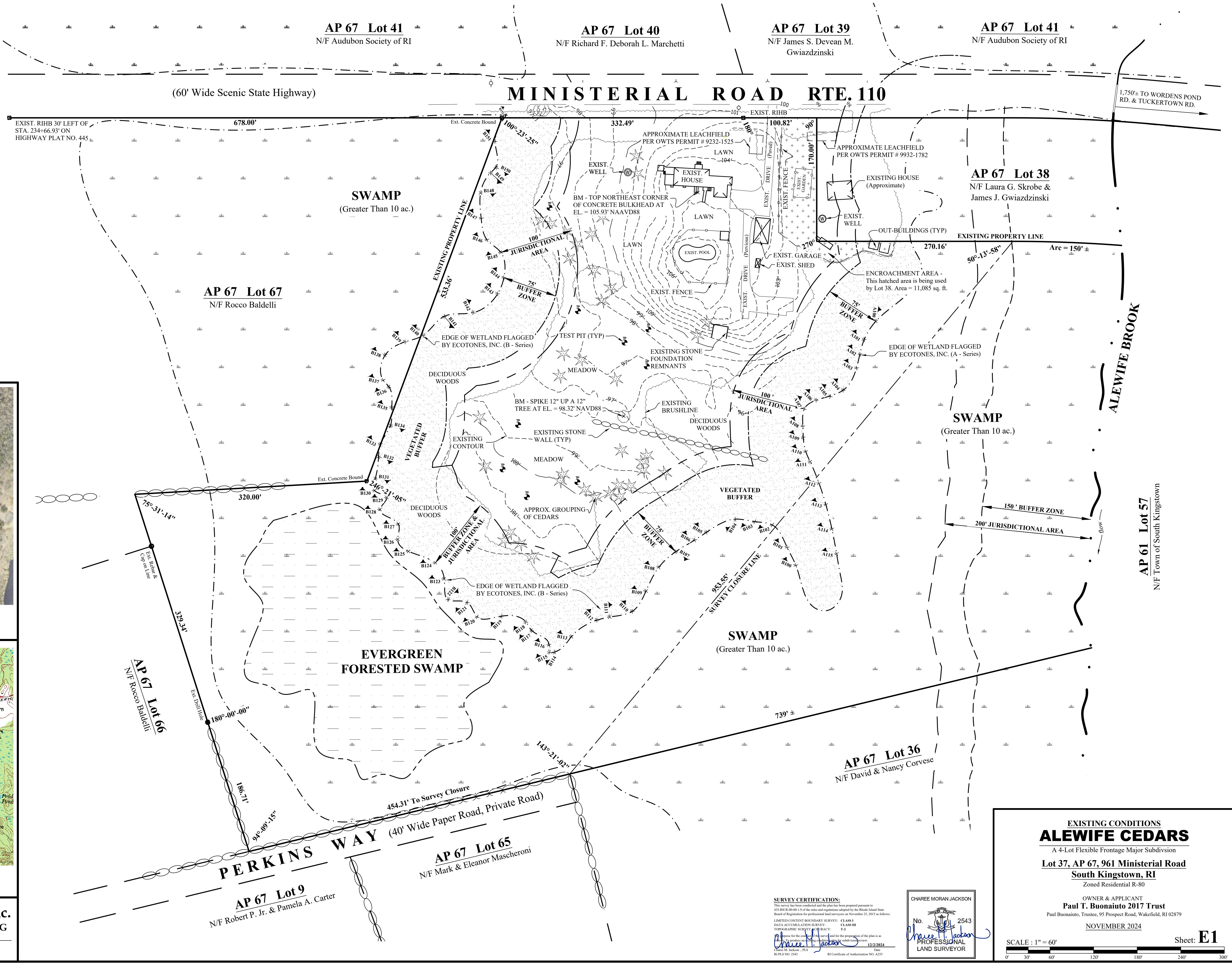
2024 RIGIS AERIAL
Approx. Scale: 1" = 400'



LOCATION MAP
Approx. Scale: 1" = 2,000'

JACKSON SURVEYING, Inc.
SURVEYING & ENGINEERING

P.O. BOX 454 CHARLESTOWN, RI 02813 PH. (401) 364-1310



SURVEY CERTIFICATION:
This survey has been conducted and the plan has been prepared pursuant to 415-2028-0000(a) of the rules and regulations adopted by the Rhode Island State Board of Registration for professional land surveyors on November 25, 2015 as follows:
LIMITED CONTENT BOUNDARY SURVEY: CLASS I
DATA ACCUMULATION SURVEY: CLASS III
TOPOGRAPHIC SURVEY: CLASS I
The plan is a true and correct copy of the original and for the purposes of this plan is as shown and certified by the surveyor.
CHAREE MORAN JACKSON
No. 2543
PROFESSIONAL LAND SURVEYOR
RI PLS No. 2543 RI Certificate of Authorization No. A255



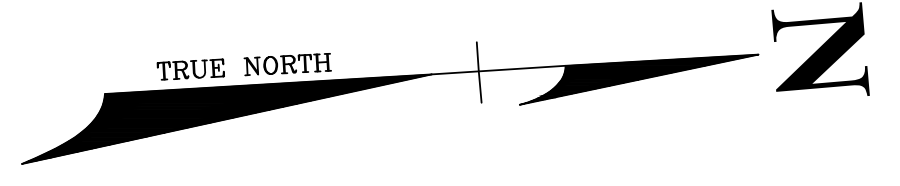
EXISTING CONDITIONS
ALEWIFE CEDARS
A 4-Lot Flexible Frontage Major Subdivision
Lot 37, AP 67, 961 Ministerial Road
South Kingstown, RI
Zoned Residential R-80

OWNER & APPLICANT
Paul T. Buonaiuto 2017 Trust
Paul Buonaiuto, Trustee, 95 Prospect Road, Wakefield, RI 02879

NOVEMBER 2024

SCALE: 1" = 60'

Sheet: **E1**



AP 67 Lot 41
N/F Audubon Society of RI

AP 67 Lot 40
N/F Richard F. Deborah L. Marchetti

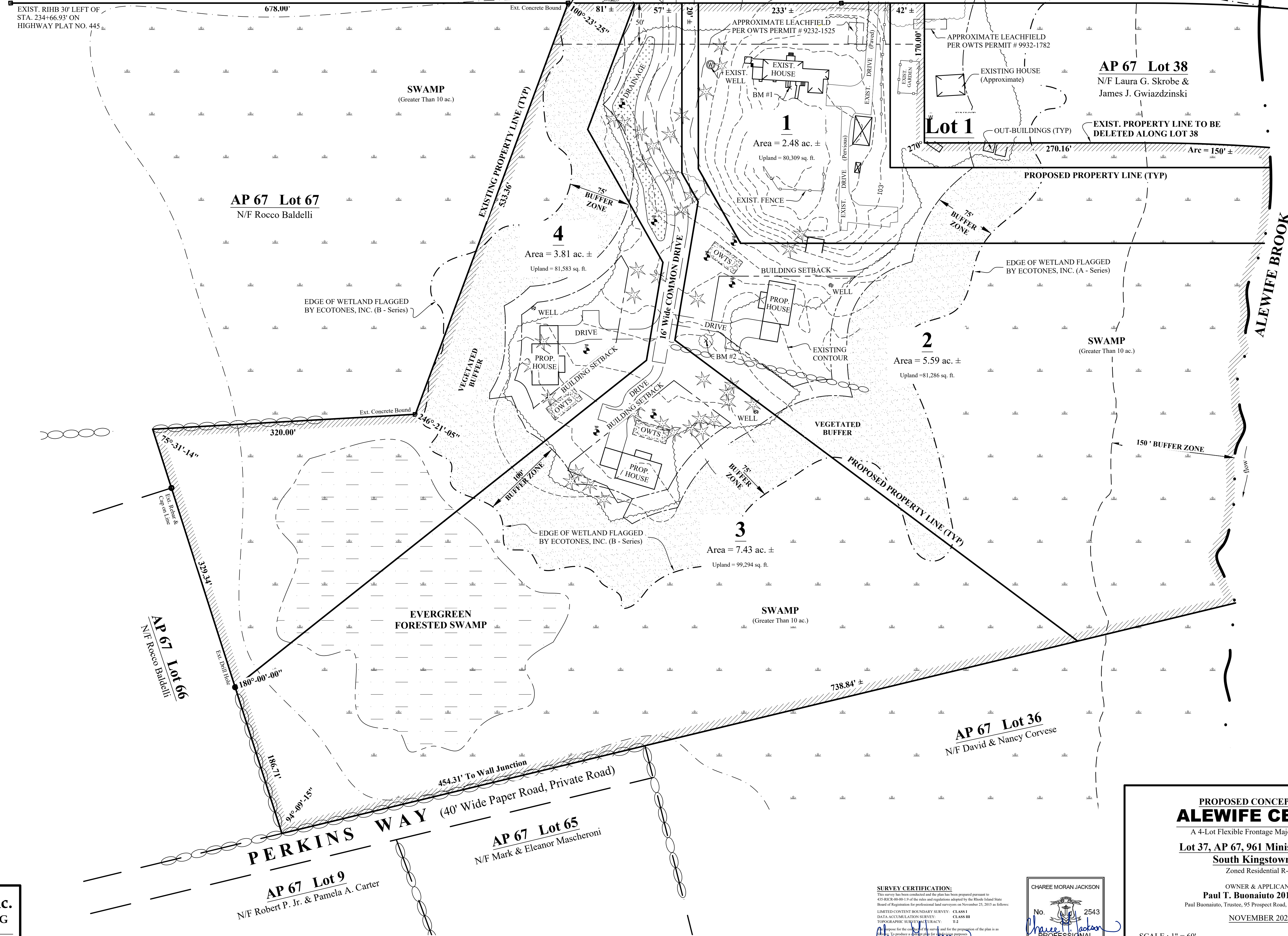
AP 67 Lot 39
N/F James S. Devean M.
Gwiazzdzinski

AP 67 Lot 41
N/F Audubon Society of RI

(60' Wide Scenic State Highway)

MINISTERIAL ROAD RTE. 110

1,750± TO WORDENS POND RD. & TUCKERTOWN RD.



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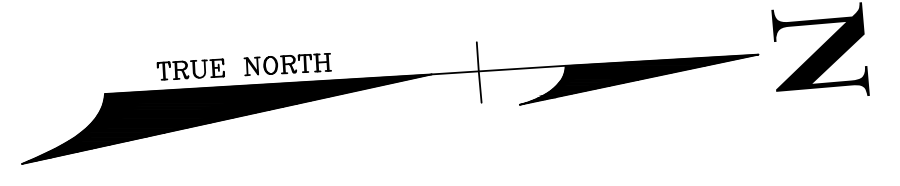
P.O. BOX 454 CHARLESTOWN, RI 02813 PH. (401) 364-3130

JOB NO. 23-053

SURVEY CERTIFICATION:
This survey has been conducted and the plan has been prepared pursuant to 45-RS-60 (Article 11) of the rules and regulations adopted by the Rhode Island State Board of Registration for professional land surveyors on November 25, 2013 as follows:
LIMITED CONVEY BOUNDARY SURVEY: CLASS I
DATA ACCUMULATION SURVEY: CLASS III
TOPOGRAPHIC SURVEY: CLASS I
I certify that the above is a true and correct copy of the plan as shown to me by the client and for the purposes of the plan as shown to me by the client.
Surveyed & Reduced: 11/20/24
RI P.E.S. No. 2543 Date: 11/20/24
RI Certificate of Authorization NO. A255

CHAREE MORAN JACKSON
No. 2543
Professional Land Surveyor

PROPOSED CONCEPT PLAN
ALEWIFE CEDARS
A 4-Lot Flexible Frontage Major Subdivision
Lot 37, AP 67, 961 Ministerial Road
South Kingstown, RI
Zoned Residential R-80
OWNER & APPLICANT
Paul T. Buonaiuto 2017 Trust
Paul Buonaiuto, Trustee, 95 Prospect Road, Wakefield, RI 02879
NOVEMBER 2024
SCALE: 1" = 60'
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N/F Audubon Society of RI

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N/F Richard F. Deborah L. Marchetti

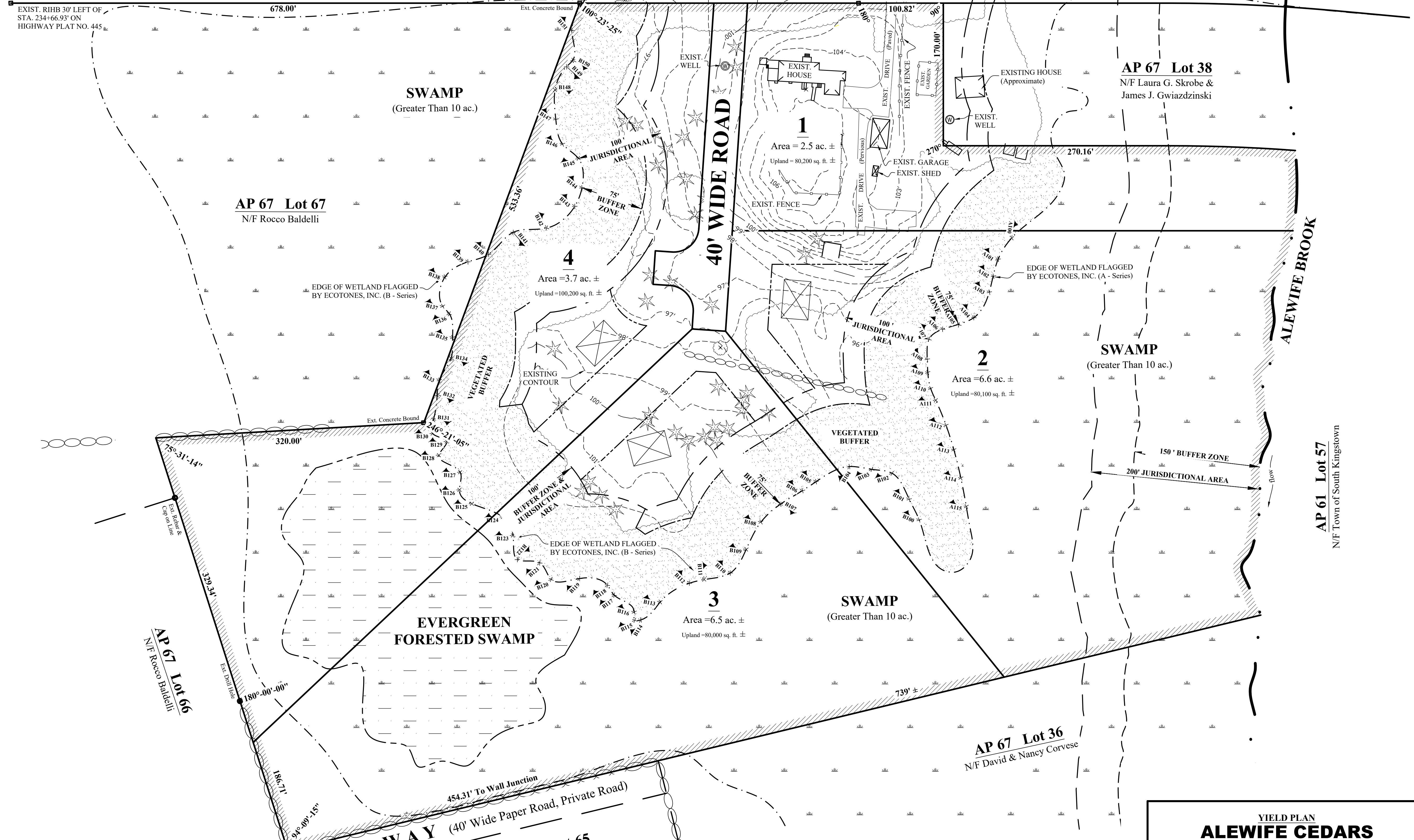
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N/F James S. Devean M.
Gwiazzdzinski

AP 67 Lot 41
N/F Audubon Society of RI

(60' Wide Scenic State Highway)

MINISTERIAL ROAD RTE. 110

1,750'± TO WORDENS POND
RD. & TUCKERTOWN RD.



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JACKSON SURVEYING, Inc.
SURVEYING & ENGINEERING

P.O. BOX 454 CHARLESTOWN, RI 02813 PH. (401) 364-3130

JOB NO. 23-053

AP 67 Lot 9
N/F Robert P. Jr. & Pamela A. Carter

AP 67 Lot 65
N/F Mark & Eleanor Mascheroni

AP 67 Lot 36
N/F David & Nancy Corvese

AP 61 Lot 57
N/F Town of South Kingstown

SURVEY CERTIFICATION:
This survey has been conducted and the plan has been prepared pursuant to 45-RS-60-10-11 of the rules and regulations adopted by the Rhode Island State Board of Registration for professional land surveyors on November 23, 2013 as follows:
LIMITED CONTENT BOUNDARY SURVEY: CLASS I
DATA ACCUMULATION SURVEY: CLASS III
TOPOGRAPHIC SURVEY: CLASS II
I certify that the work was done and for the preparation of the plan is as shown on the plan and as indicated by the signature of the surveyor.
Surveyor: *Charee H. Jackson*
Date: 11/09/24
RI P.E.S. No. 2543 RI Certificate of Authorization NO. A255

CHAREE MORAN JACKSON
No. 2543
PROFESSIONAL
LAND SURVEYOR

YIELD PLAN
ALEWIFE CEDARS
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