

- Notes:**
- The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DIGSAFE prior to construction @ 1-888-344-7233.)
 - Project site is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on F.E.M.A. Flood insurance rate map # 440090185J for the Town of South Kingstown, Rhode Island, Washington County, having an effective date of April 3, 2020.
 - Site does not fall within a C.R.M.C. Special Area Management Plan (S.A.M.P.).
 - Site is not within a Natural Heritage Area as defined by RIDEM.
 - Site is not within a TDML watershed as identified by RIDEM.
 - Site is not within the Town of South Kingstown Groundwater Protection Protection Overlay District.
 - Site is not within an RIDEM Critical Resource Area.
 - Site is not within an RIDEM Drinking Water Watershed.
 - Site is not on the National Register of Historic Places.
 - Wetlands shown hereon were delineated by Natural Resource Services, Inc. on August 20, 2020 and located by field survey by Fontaine Land Surveying, LLC on December 15, 16 & 18, 2020.
 - Soil evaluations shown hereon were performed by Onsite Wastewater Initiative, LLC 7/1/2021 and located by field survey by Fontaine Land Surveying, LLC on 7/1/2021.

- References:**
- Plan Showing Survey of Certain Land of Dorothy M. Peckham Located in Kingston in the Town of South Kingstown State of Rhode Island Surveyed 28 December 1965 Raymond W. Schwab Scale: 1"=200' on file in the Town of South Kingstown Land Records Plot Book 14, page 1165.
 - Bean Farm Final Plat Located in the Town of South Kingstown, Washington County, State of Rhode Island Tax Assessors Map 24-1 Lot 35 For Anderson and Huggins Inc. Rev. April 27, 1987 Scale: 1"=50' Prepared By: Environmental Consultants, Inc. on file in the Town of South Kingstown Land Records Plot Book 18 pages 1747 & 1748.
 - Plat of Ground Presented to Kingston Troop 1 Boy Scouts by Arthur N. Peckham, Esq. 1925 on file in the Town of South Kingstown Land Records L.E.R. 44, between pages 464-465.

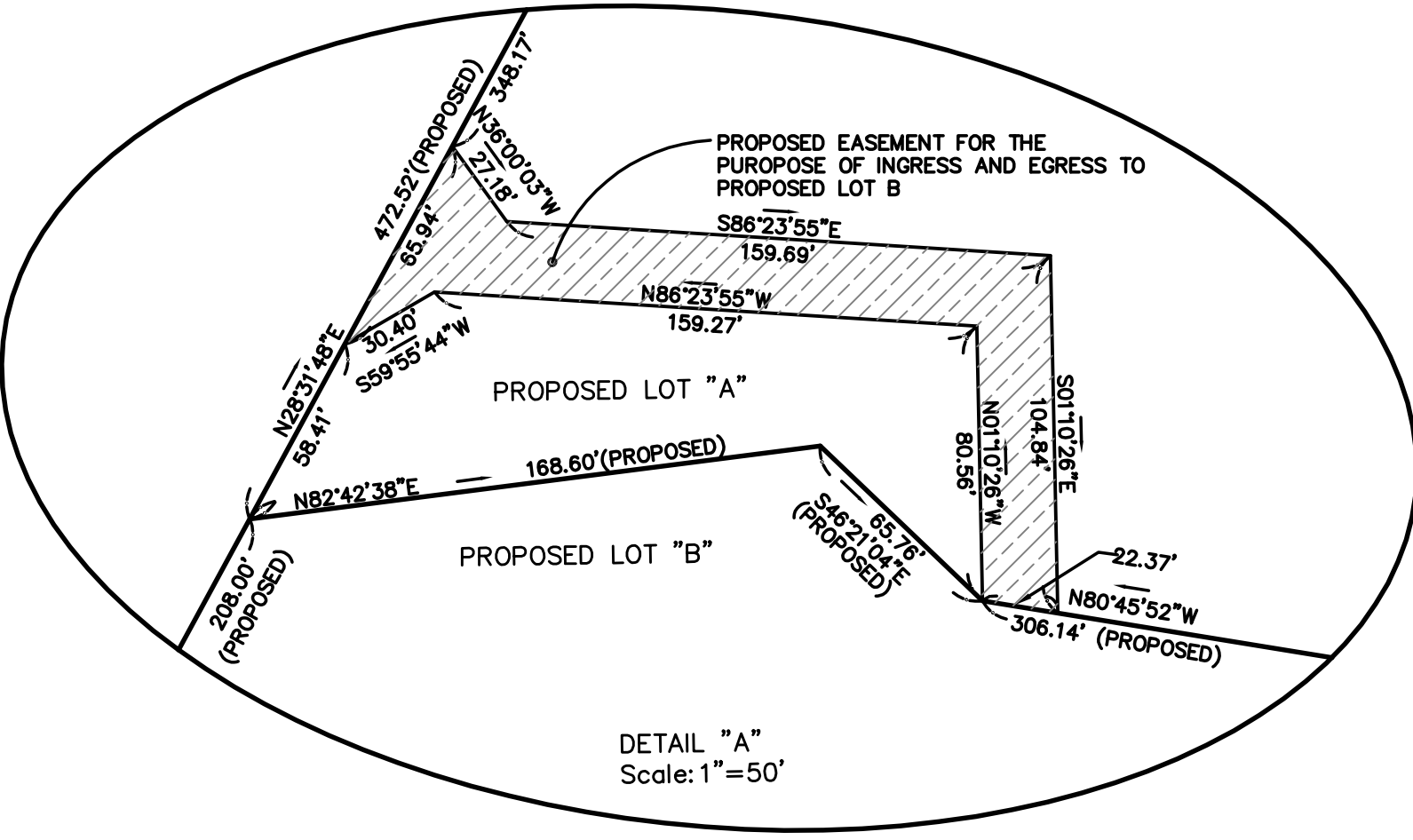
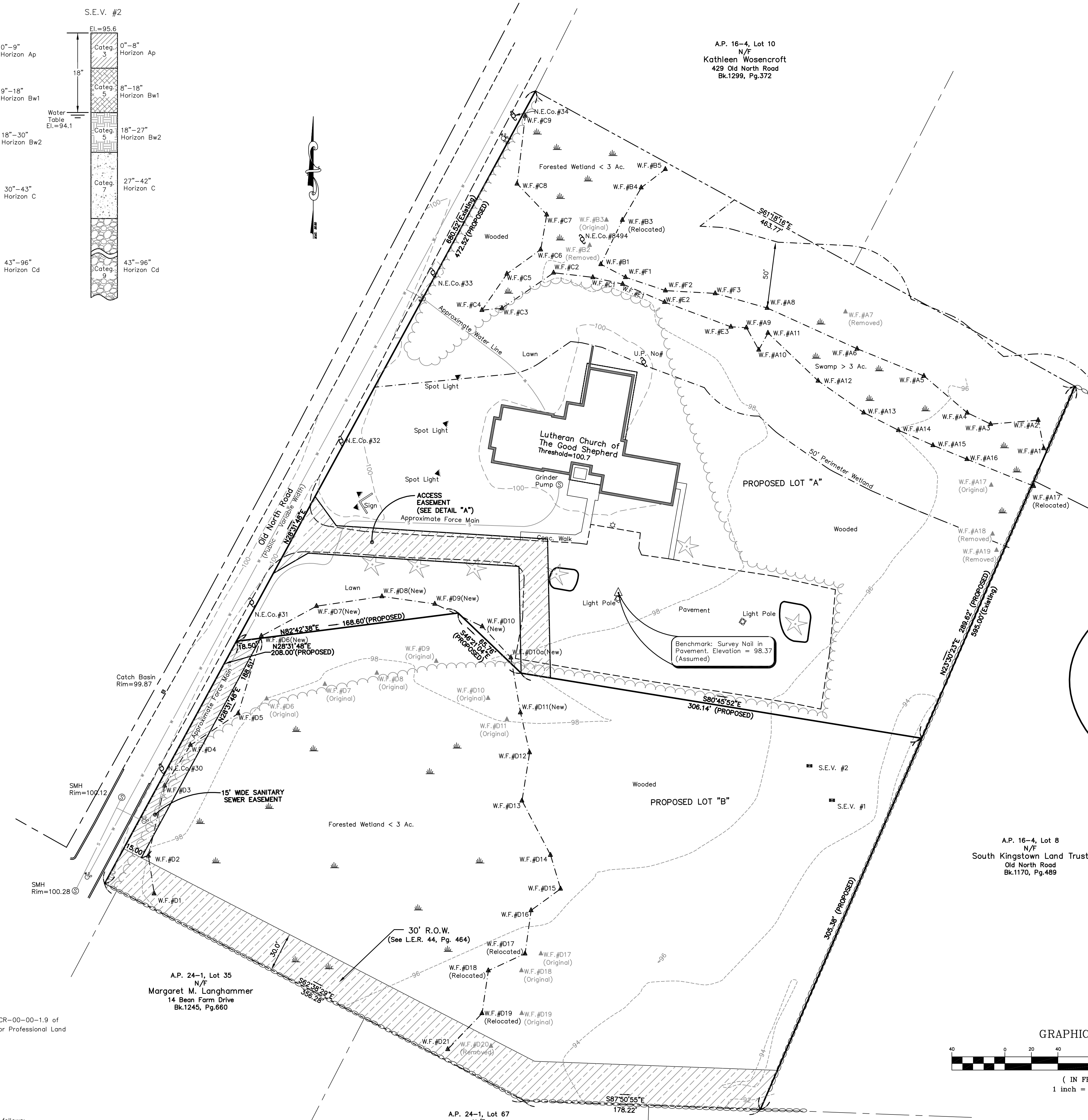
Certification:

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 Rhode Island State Board of Registration for Professional Land Surveyors on April 28, 2018, as follows:

Survey Type:
Comprehensive Boundary Survey - Class I
Data Accumulation Survey - Planimetric - Class III
Topographic Survey - Class T-2

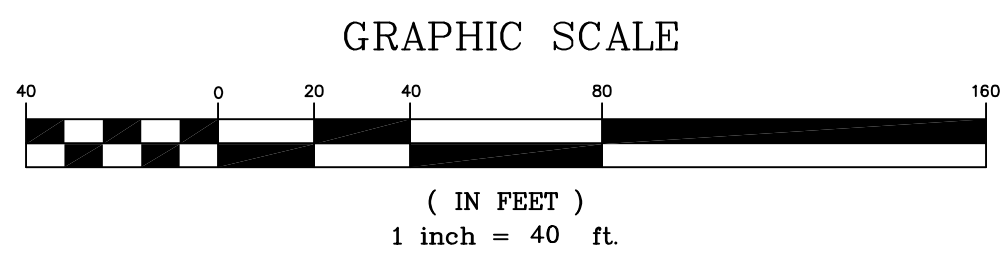
The purpose for the conduct of the survey and for the preparation of the plan is as follows:
To perform a Comprehensive Boundary Survey along with inclusion of Planimetric and Topographic Features for the purpose of preparing a "Minor Subdivision Plan".

By: _____ Date: _____
Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



Street Index	
Old North Road	
Owner	
Lutheran Church of The Good Shepherd	383 Old North Road Kingston, RI 02881
Parcel Data	
Deed Book 97, Page 423	
Lot Area: 326,459 s.f.±	or 7.49 Acres±
Zoning Data	
R-40 Zone	
Min. Frontage/Width: 150'	
Min. Lot Size: 40,000 s.f.	
Max. Building Coverage: 20%	
Min. Front Yard: 40'	
Min. Side Yard: 20'	
Min. Rear Yard: 40'	
Max. Bldg. Height: 35'	
* Please refer to Zoning Regs. for additional information.	
Parcel Data	
Proposed Lot "A"	
Total Lot Area: 176,491 s.f.±	or 4.05 Acres±
Upland: 154,341 s.f.±	or 3.54 Acres±
Wetland: 22,150 s.f.±	or 0.51 Acres±
Proposed Lot "B"	
Total Lot Area: 149,968 s.f.±	or 3.44 Acres±
Upland: 79,834 s.f.±	or 1.83 Acres±
Wetland: 70,134 s.f.±	or 1.61 Acres±

A.P. 16-4, Lot 8
N/F
South Kingstown Land Trust
Old North Road
Bk.1170, Pg.489



- Property Line (To Remain)
- Property Line (Proposed or Modified)
- Property Line (To Be Extinguished)
- Easement Line (Existing)
- Easement Line (Proposed)
- Abutter's Line
- Building Line
- Existing Index Contour
- Existing Intermediate Contour
- Proposed Contour
- Soil Erosion Control
- Soil Evaluation (S.E.V.)
- Iron Rod (Found/Set)
- Drill Hole (Found/Set)
- Concrete/Stone Monument (Found/Set)
- Survey Nail (Found/Set)

Preliminary

The Lutheran Church Minor Subdivision
A.P. 16-4, Lot 7
383 Old North Road
South Kingstown, Rhode Island

Prepared For: Lutheran Church of The Good Shepherd

A.P. 24-1, Lot 67
N/F
Matthew Karim Ghonem
& Kimberly M. Ghonem
36 Bean Farm Drive
Bk.1536, Pg.1

A.P. 24-1, Lot 68
N/F
Joseph J. Paolino
& Gail A. Paolino
62 Bean Farm Drive
Bk.519, Pg.434

No.	Revision:	By:	Date:
1	Add E & F Series Wetlands & RIDEM Comments	MAF	12-2-21



Michael A. Fontaine, PLS
593 Green Hill Beach Road
South Kingstown, RI 02879
ghb593@verizon.net
(401)793-6777

Scale: 1"=40'	Date: 7-14-2021
Drawn By: MAF	
Checked By: MAF	
Job # 20-059	
Map # 20-059	