

A.P. 39-2 / LOT 30
N/F
NEIL M. & SUSAN R.
WENDELL
DB 535 PG 216

A.P. 39-2 / LOT 1
N/F
TEFFT HILL FARM
HOMEOWNERS ASSOCIATION
DB 852 PG 848
(OPEN SPACE)

A.P. 39-2 / LOT 13
N/F
CONSTANCE G. ALEXANDER
DB 276 PG 101
ZONE R-40

A.P. 39-2 / LOT 15
N/F
TARUN THAKRAL & LAURA JOANNE SNOW THAKRAL
REVOCABLE LIVING TRUST AGREEMENT
DB 1697 PG 267

A.P. 39-2 / LOT 14
RECORD LOT 1
40,860 Sq. Ft.
0.94 ACRES

A.P. 39-2 / LOT 14
RECORD LOT 2
40,758 Sq. Ft.
0.94 ACRES

A.P. 39-2 / LOT 11
N/F
NEIL & SHANNON
AMORE
DB 1655 PG 454

A.P. 39-2 / LOT 11
N/F
NEIL & SHANNON
AMORE
DB 1655 PG 454

AREA PRIOR TO SUBDIVISION
A.P. 39-2 / LOT 14: 81,618 Sq.Ft. (1.88 ACRES)

AREA AFTER SUBDIVISION
RECORD LOT 1: 40,860 Sq.Ft. (0.94 ACRES)
RECORD LOT 2: 40,758 Sq.Ft. (0.94 ACRES)

OWNERS / APPLICANTS
RICHARD E. JR. & PATRICIA E. ANGELI
183 KENSINGTON COURT NORTH
WAKEFIELD, RI 02879

STREET INDEX
KENSINGTON COURT NORTH
SOUTH ROAD
CHESTNUT HILL ROAD

GENERAL NOTES:

- THE PARCEL OF LAND DESIGNATED AS LOT 14 ON TAX MAP 39-2 IS LOCATED IN THE TOWN OF SOUTH KINGSTOWN, COUNTY OF WASHINGTON AND STATE OF RHODE ISLAND.
- THE CURRENT OWNERS OF RECORD OF SAID LOT 14 IS RICHARD E. JR. & PATRICIA E. ANGELI BY VIRTUE OF DEED BOOK 1039, PAGE 587 IN THE TOWN OF SOUTH KINGSTOWN.
- SAID PARCEL FALLS IN AN X ZONE (OUTSIDE 0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON FEMA MAP NO. 44009C0184K WITH AN EFFECTIVE DATE OF APRIL 3, 2020.
- THE CURRENT ZONING IS R-40
DIMENSIONAL REGULATIONS:
MINIMUM LOT AREA: 40,000 SQ. FT.
MINIMUM FRONTAGE & WIDTH: 150 FEET
MINIMUM FRONT YARD SETBACK: 40 FEET
MINIMUM SIDE YARD SETBACK: 20 FEET
MINIMUM REAR YARD SETBACK: 40 FEET
MAXIMUM BLD COVERAGE: 20%
- "KENSINGTON COURT NORTH" IS DESIGNATED AS A 50 FOOT RIGHT OF WAY / EASEMENT.
- THERE ARE NO HISTORICAL CEMETERIES PRESENT ON THE SUBJECT PROPERTY.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN O.W.T.S. CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
- THE SUBJECT PARCEL IS LOCATED IN THE KINGSTON WATER DISTRICT.
- THE SUBJECT PARCEL IS NOT LOCATED IN A NATURAL HERITAGE AREA.
- THE SUBJECT PARCEL IS NOT UNDER THE JURISDICTION OF ANY SPECIAL AREA MANAGEMENT PLAN (SAMP) OF RI CRMC, INCLUDING BUT NOT LIMITED TO THE NARROW RIVER SAMP, AND THE SALT PONDS REGION SAMP.
- THE SUBJECT PARCEL IS NOT IN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
- THE SUBJECT PARCEL IS NOT WITHIN A TMDL WATERSHED AS IDENTIFIED BY RIDEM AND THE TOWN OF SOUTH KINGSTOWN.
- ANY UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY FUTURE DEVELOPMENT.
- SOIL TYPES WITHIN THE SUBDIVISION PARCEL AS MAPPED BY THE TOWN OF SOUTH KINGSTOWN GIS WEBSITE ARE N6B.
SOILS:
N6B - VERY STONY SLIT LOAM, 0-8% SLOPES.
- THE SUBJECT PARCEL IS NOT WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY R.I.D.E.M.
- THE SUBJECT PARCEL AND BUILDING WITHIN THE SUBJECT PARCEL ARE NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- THERE ARE NO AREAS OF EXISTING ACTIVE AGRICULTURAL USE ON THE SITE AND/OR AREAS CONTAINING PRIME OF FARMLAND SOILS.

LEGEND

IR ●	PROPOSED IRON ROD
DH ⊙	PROPOSED DRILL HOLE
GB □	PROPOSED GRANITE BOUND
⊖⊖⊖⊖	EXISTING STONE WALL
-X-X-	EXISTING CHAIN LINK FENCE
-210-	EXISTING CONTOUR (NAVD 88)
○-UP3	EXISTING UTILITY POLE
⊕ T.P.	APPROX. TEST PIT LOCATION

- REFERENCES:**
- TEFFT HILL FARM, INC. SURVEY PLAN FOR LOTS 1 THRU 18 LOCATED IN THE TOWN OF SOUTH KINGSTOWN, R.I. PREPARED BY PATRICK E. BRADY REV. JULY, 1985"
 - "FINAL TEFFT HILL FARM, LOCATION SOUTH ROAD, SOUTH KINGSTOWN, R.I. OWNED BY CHESTNUT HILL ASSOCIATES PREPARED BY AERIAL TOPO SURVEY & DOWDELL ASSOCIATES REVISED 2-8-89"
 - TOWN OF SOUTH KINGSTOWN DEED BOOK 1039 PAGE 587, DEED BOOK 1697 PAGE 267, DEED BOOK 276 PAGE 101, DEED BOOK 852 PAGE 248.
 - TOWN OF SOUTH KINGSTOWN TAX ASSESSOR'S MAP 39-2.
 - TOWN OF SOUTH KINGSTOWN GIS WEBSITE.
 - WWW.BING.COM

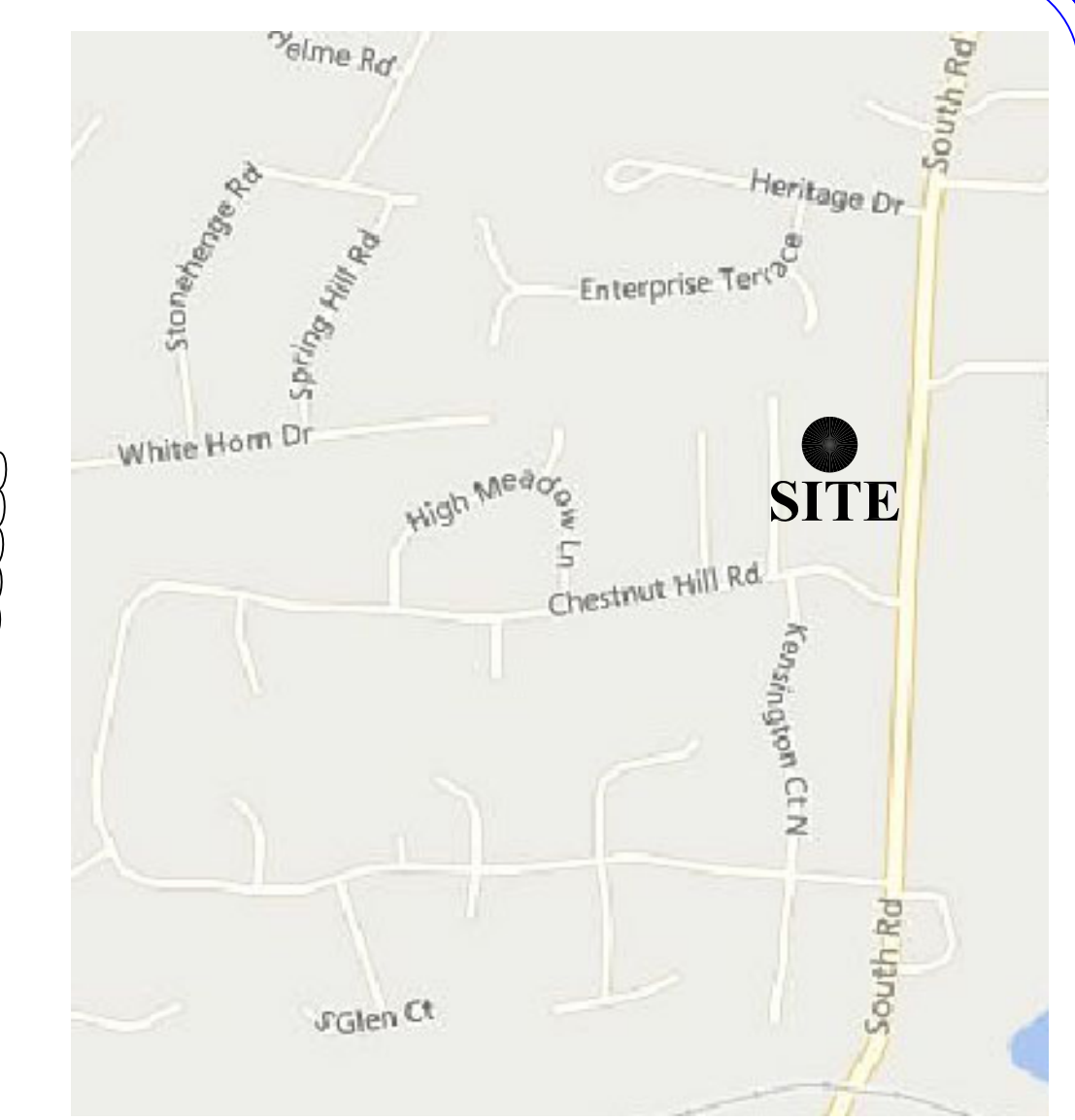
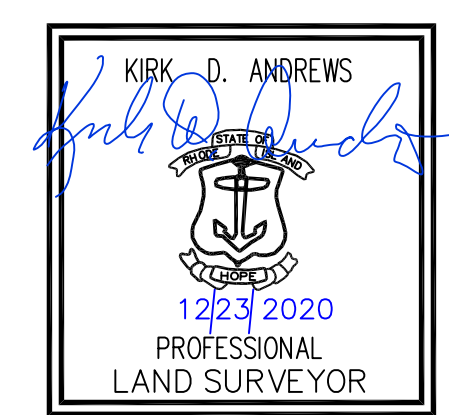


THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

<u>TYPE OF BOUNDARY SURVEY:</u>	<u>MEASUREMENT SPECIFICATION:</u>
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE BOUNDARY AND TO DEPICT THE EXISTING CONDITIONS FOR A PROPOSED MINOR SUBDIVISION.

BY: *Kirk D. Andrews*
KIRK D. ANDREWS PLS NO. 1684
COA No.: 000A555



LOCATION MAP

**MINOR SUBDIVISION PLAN
"THE ANGELI PLAN"**
PREPARED FOR
RICHARD E. JR. & PATRICIA E. ANGELI
LOCATION
A.P. 39-2 / LOT 14
183 KENSINGTON COURT NORTH
SOUTH KINGSTOWN, R. I.

Checked By: K.D.A.	Drawn By: E.J.I.	
Scale: 1" = 30'	Date: 11-24-2020	
REVISIONS		
NO.	REVISION	DATE
1	TOWN COMMENTS	12-22-20

**E. GREENWICH
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