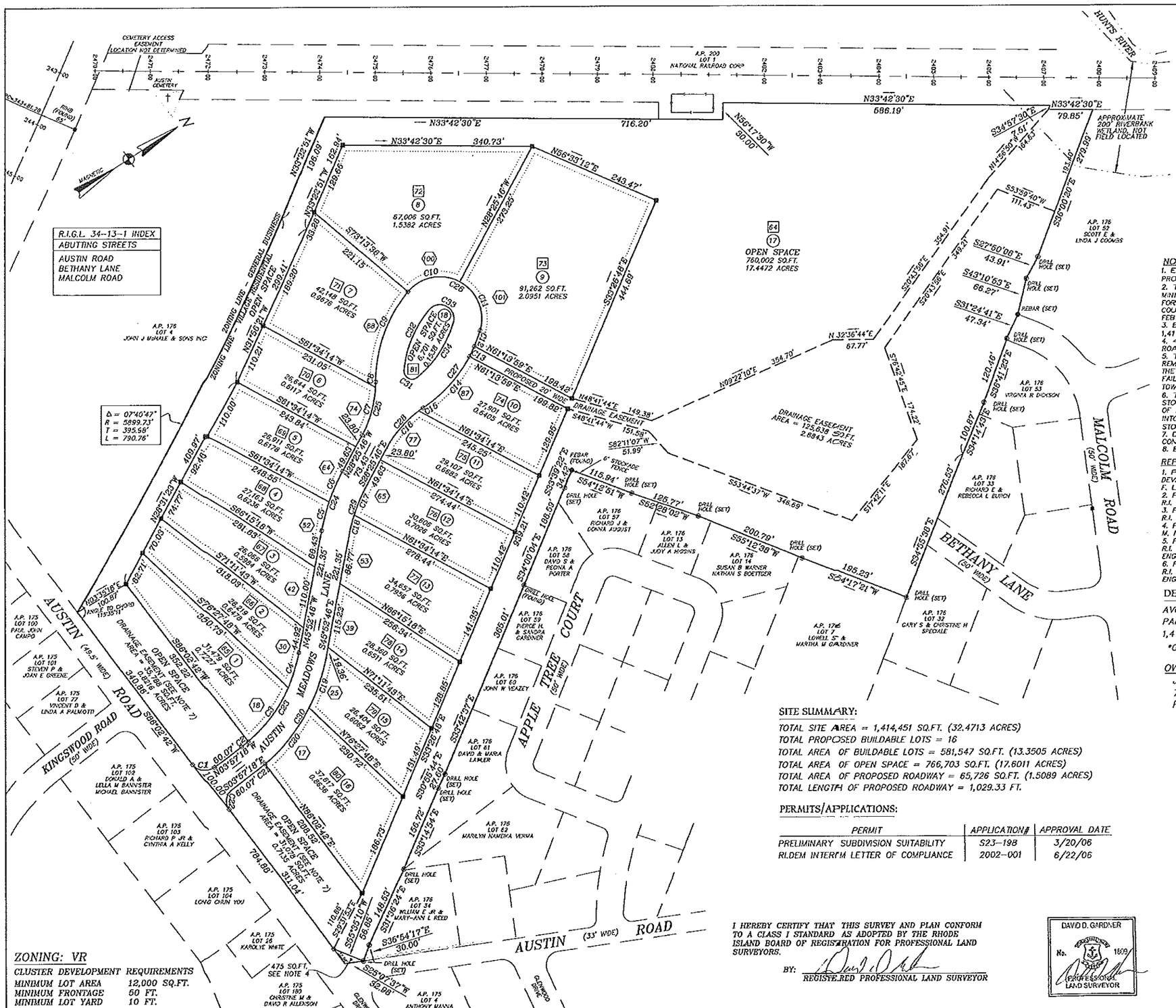

LEGEND:

- MONUMENT FOUND
- MONUMENT TO BE SET
- DRILL HOLE
- REBAR
- P.T. PROPERTY MARKER
- FENCE
- STONE WALL
- EDGE OF RIVER
- 200' RIVERBANK WETLAND
- CENTER LINE
- ZONING LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ## ASSESSOR'S PLAT LOT NUMBER
- ## SUBDIVISION LOT NUMBER
- ## EMERGENCY 911 NUMBER

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NOTES:
1. ENTIRE SUBJECT PARCEL IS LOCATED WITHIN A ZONE 1 GROUNDWATER PROTECTION AREA (QUIT HILLHEAD PROTECTION AREA).
2. THE PROPERTY SHOWN HEREON IS CLASSIFIED AS ZONE C (AREAS OF MINIMAL FLOODING) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NORTH KINGSTOWN, RHODE ISLAND, WASHINGTON COUNTY, FIRM COMMUNITY PANEL NO. 445404 0001 B, MAP REVISED FEBRUARY 16, 1983.
3. BEING A SUBDIVISION OF LOT 64 ON A.P. 176, PARCEL CONTAINS 1,414,451 SQ.FT. (32.4713 ACRES).
4. 475 SQ.FT. TO BE DEEDED TO THE TOWN OF NORTH KINGSTOWN FOR ROADWAY PURPOSES.
5. THE DEVELOPER WILL BE RESPONSIBLE FOR SANDING AND SNOW REMOVAL WITHIN THE PROPOSED ROADWAY UNTIL ACCEPTANCE OF THE ROADWAY BY THE TOWN. FURTHERMORE, SHOULD THE DEVELOPER FAIL TO MAINTAIN THE ROADWAY IN A SAFE, PASSABLE CONDITION, THE TOWN SHALL DO SO AT THE DEVELOPER'S EXPENSE.
6. THE HOMEOWNER'S ASSOCIATION WILL SUBMIT AN ANNUAL STORMWATER MAINTENANCE REPORT TO THE NORTH KINGSTOWN DIRECTOR OF PUBLIC WORKS BY NOVEMBER 1ST OF EACH YEAR FOR INCLUSION INTO THE TOWN'S ANNUAL REPORT TO RIDEM REGARDING THE TOWN'S STORM WATER MANAGEMENT PROGRAM PLAN (SWPP).
7. DRAINAGE EASEMENT TO THE TOWN OF NORTH KINGSTOWN TO CONSTRUCT & MAINTAIN A DRYWELL OVERFLOW AREA.
8. EFFLUENT FILTERS REQUIRED ON ALL ISDS.

REFERENCES:
1. PLAN ENTITLED "KINGSWOOD SUBDIVISION NO. 4 PILGRIM LAND DEVELOPERS, INC. NORTH KINGSTOWN, R.I. DEC., 1964 BY CLARENCE F. LAMB" SCALE 1"=80'
2. PLAN ENTITLED "WILDWOOD MANOR SECT. #2 NORTH KINGSTOWN, R.I. JUNE, 1962 KENNETH W. ANTHONY, ENG'R." SCALE 1"=40'
3. PLAN ENTITLED "WILDWOOD MANOR SECTION "1" NORTH KINGSTOWN, R.I. KENNETH W. ANTHONY, ENG'R MARCH 1960" SCALE 1"=40'
4. PLAN ENTITLED "SURVEY OF LAND FOR RICHARD SEDDON & DIANNE M. INGERSON AUGUST, 1985 NORTH KINGSTOWN, R.I." SCALE 1"=20'
5. PLAN ENTITLED "RIVER ACRES SUBDIVISION NO.2 NORTH KINGSTOWN, R.I. HAROLD M. ERICKSON OWNER SEPT. 1952 ROBERT S. HARTMAN CIVL ENG'R. WARWICK, R.I." SCALE 1"=60'
6. PLAN ENTITLED "RIVER ACRES SUBDIVISION NO.1 NORTH KINGSTOWN R.I. HAROLD M. ERICKSON OWNER AUG 1951 ROBERT S. HARTMAN CIVL ENG'R WARWICK, R.I." SCALE 1"=60'

DENSITY CALCULATIONS:

AVG. LOT AREA = 87,120 SQ.FT. *
PARCEL AREA = 1,414,451 SQ.FT.
1,414,451 SQ.FT. / 87,120 SQ.FT. = 16.2 OR 16 LOTS
*GROUNDWATER OVERLAY DISTRICT

OWNER OF RECORD/APPLICANT:
JOHN J. McHALE & SONS INC.
775 SCHOOL ST
PAWTUCKET, RI 02861

SITE SUMMARY:

TOTAL SITE AREA = 1,414,451 SQ.FT. (32.4713 ACRES)
TOTAL PROPOSED BUILDABLE LOTS = 16
TOTAL AREA OF BUILDABLE LOTS = 581,547 SQ.FT. (13.3505 ACRES)
TOTAL AREA OF OPEN SPACE = 766,703 SQ.FT. (17.6011 ACRES)
TOTAL AREA OF PROPOSED ROADWAY = 65,726 SQ.FT. (1.5089 ACRES)
TOTAL LENGTH OF PROPOSED ROADWAY = 1,029.33 FT.

PERMITS/APPLICATIONS:

PERMIT	APPLICATION#	APPROVAL DATE
PRELIMINARY SUBDIVISION SUITABILITY	S23-198	3/20/06
RI.DEM INTERIM LETTER OF COMPLIANCE	2002-001	6/22/06

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	90°00'00"	25.00	39.27	25.00
2	03°06'46"	275.00	14.94	7.47
3	25°10'51"	275.00	120.86	61.42
4	13°37'51"	275.00	65.42	32.87
5	68°11'10"	375.00	53.58	26.83
6	09°15'09"	375.00	60.63	30.38
7	25°31'57"	200.00	89.12	45.31
8	02°43'13"	200.00	9.50	4.75
9	39°54'51"	250.00	174.13	90.77
10	78°20'38"	75.00	102.55	61.11
11	78°20'38"	75.00	102.55	61.11
12	06°43'48"	250.00	29.37	14.70
13	04°35'19"	250.00	20.02	10.02
14	28°35'24"	250.00	124.75	63.70
15	02°43'13"	200.00	9.50	4.75
16	25°31'57"	200.00	89.12	45.31
17	10°42'12"	325.00	60.72	30.45
18	06°44'43"	325.00	38.26	19.15
19	16°35'31"	325.00	94.11	47.39
20	22°41'36"	325.00	128.76	65.23
21	02°38'00"	325.00	14.94	7.47
22	90°00'00"	25.00	39.27	25.00
23	41°55'28"	275.00	201.22	105.35
24	17°27'00"	375.00	114.21	57.55
25	28°15'09"	200.00	98.62	50.33
26	156°41'17"	75.00	205.10	353.67
27	39°54'51"	250.00	174.14	90.77
28	28°15'09"	200.00	98.62	50.33
29	17°27'00"	325.00	98.95	49.83
30	41°55'28"	325.00	237.81	124.51
31	139°59'21"	15.00	35.55	36.92
32	33°48'31"	200.00	117.88	60.71
33	156°41'17"	25.00	68.37	121.19
34	33°48'31"	200.00	117.88	60.71

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: _____
REGISTERED PROFESSIONAL LAND SURVEYOR

DAVID D. GARDNER No. 1609 REGISTERED PROFESSIONAL LAND SURVEYOR

DAVID D. GARDNER & ASSOCIATES, INC.
200 METRO CENTER BOULEVARD
WARWICK, RHODE ISLAND 02886
(401) 738-3600
ENGINEERS • SURVEYORS • PLANNERS

FINAL SUBDIVISION PLAN
AUSTIN MEADOWS
AUSTIN ROAD
NORTH KINGSTOWN, RHODE ISLAND
LOT 64 ON AP 176
APPLICANT: JOHN J. McHALE & SONS INC.

APPLICANT / OWNER:
JOHN J. McHALE & SONS INC.
775 SCHOOL ST
PAWTUCKET, RI 02861

DATE	REVISIONS
2/15/07	TOWN COMMENTS
5/30/07	TOWN COMMENTS
10/10/06	NOTE #8

DATE ISSUED: 10/10/06
SCALE: 1"=80'
DESIGNED BY: MTC
DRAWN BY: MTC
CHECKED BY: DDG
JOB NO.: 05-026
DWG NO.: 05026P1

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SHEET 1 OF 12