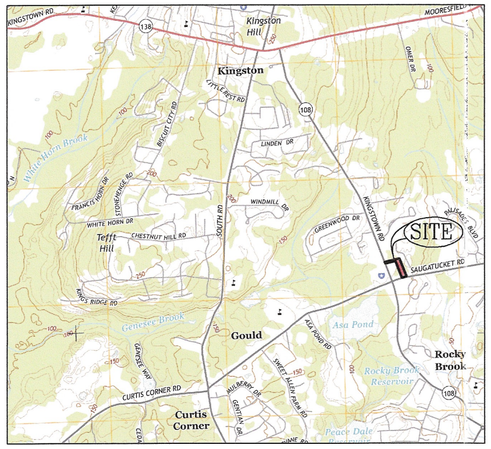

LOCATION MAP

(Not To Scale)

ZONING DISTRICT= R-30

TOTAL PARCEL AREA=1.858±ACRES
(TOTAL AREA = 80,946±Sq.Ft.)

MIN. PARCEL AREA =30,000.Sq.Ft.
MIN. PARCEL AREA =45,000.Sq.Ft./DUPLEX UNIT
MINIMUM PRIMARY BUILDING SETBACKS:
FRONT YARD.....40 FEET
SIDE YARD.....20 FEET (CORNER SIDE = 30 FT.)
REAR YARD.....40 FEET

MINIMUM LOT FRONTAGE/WIDTH = 125 FEET

SUBJECT PARCEL IS NOT SITUATED IN THE
COASTAL POND CRITICAL RESOURCE AREA (RIDEM-ISDS)
NATURAL HERITAGE AREA (R.I.D.E.M.)
SALT POND SPECIAL AREA MANAGEMENT PLAN (RICRMC)
NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (RICRMC)
GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)

SUBJECT PARCEL IS SITUATED IN THE
KINGSTOWN ROAD SPECIAL MANAGEMENT DISTRICT (TOWN)

AMY N. SONDER
STATE OF RHODE ISLAND
No. 1912
PROFESSIONAL LAND SURVEYOR

EASTERBROOKS & ASSOCIATES LLC
L.S.C.O.A. No.715
VALID ONLY WITH CONTRASTING SIGNATURE & DATE

SURVEYOR'S CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED & THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES & REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015. THE HEREON PLAN CURRENTLY CONFORMS TO:

SURVEY TYPE:	MEASUREMENT CLASS
COMPREHENSIVE BOUNDARY SURVEY W/ LIMITED CONTENT UNTIL FINAL	= CLASS I
DATA ACCUMULATION SURVEY. EXISTING STRUCTURES	= CLASS III

THE PURPOSE OF THIS SURVEY IS TO SHOW A (2) LOT SUBDIVISION FOR AN APPLICATION TO THE SOUTH KINGSTOWN PLANNING BOARD.

BY: _____ DATE: 5/26/2022
AMY N. SONDER, P.L.S. 1912

THIS PLAN SHALL BE INDEXED BY: SAUGATUCKET ROAD & KINGSTOWN ROAD

PRELIMINARY PLAN FOR "OWL ACRE"
A (2) LOT MAJOR SUBDIVISION

OF LAND BELONGING TO

CHARLES BOWSE

LAND KNOWN AS

ASSESSOR'S PLAT 40-2 / LOT 19

SITUATED IN THE TOWN OF

SOUTH KINGSTOWN, RHODE ISLAND

DATE: JULY 30, 2021; SCALE: 1"=50'

REVISED : AUG. 30, 2021; PER S.K.PLANNING DEPT. REVIEW 8/16/21
SEPT. 16, 2021; PER S.K.T.R.C. REVIEW 9/8/21
MAY. 26, 2022; REPLACE SEWER W/ OWTS'S, RESUBMIT PRELIMINARY

PREPARED BY:

EASTERBROOKS & ASSOCIATES, LLC
2497 BOSTON NECK ROAD SAUNDERSTOWN, R.I. 02874 TEL.401.667-7770

REFERENCES:

1. PLAN ENTITLED: "FINAL PLAT KERWIN HIGHLAND 1789 KINGSTOWN ROAD PEACEDALE, R.I. 02879, MINOR SUBDIVISION A.P. 40-2, LOT 9 SOUTH KINGSTOWN, RI, RAYMOND W. SCHWAB ASSOCIATES, INC., 25 OCT. 1993." RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS AT PLAT BOOK 23, PAGE 85.

GRAPHIC SCALE

50 0 25 50 100 200.FEET

1 inch = 50 ft.
NOTE: TO OBTAIN METERS, MULTIPLY FEET BY 0.3048.

OWNERS & APPLICANTS:

CHARLES BOWSE of BOWSE BUILDERS LLC
130 KERSEY ROAD
WAKEFIELD, RHODE ISLAND 02979