

SITE

LOCATION MAP

REFERENCES

- "NORTHMERE--IN THE TOWN OF SOUTH KINGSTOWN, R.I. PROPERTY OF JOHN M. & BLANCHE WHALEN TO BE ACQUIRED BY P.A.T. REALTY & DEVELOPMENT CO., INC. APRIL, 1985, JOSEPH W. FRISSELLA, CIV. ENG."
- TOWN OF SOUTH KINGSTOWN DB 1315 PG 237.
- TOWN OF SOUTH KINGSTOWN TAX MAP 24-1
- TOWN OF SOUTH KINGSTOWN GIS WEBSITE.
- WWW.BING.COM

GENERAL NOTES

- THE PARCEL OF LAND SHOWN ON TAX PLAT 24-1, LOT 40 LOCATED IN THE TOWN OF SOUTH KINGSTOWN, COUNTY OF WASHINGTON & STATE OF RHODE ISLAND.
- THE CURRENT OWNER OF RECORD OF TAX PLAT 24-1, LOT 40 IS BRUCE DEARNALEY & DEBORAH COLLINS BY VIRTUE OF DEED BOOK 1315 AT PAGE 237 IN THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND.
- THE PARCEL & ALL ADJACENT PARCELS FALL IN ZONE X (OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN) ON FEMA MAP NUMBER 44003C0128H EFFECTIVE DATE 10/1/2015. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD AND PROTECTED BY LEVEE FROM 100 YEAR FLOOD.
- THE CURRENT ZONING FOR BOTH PARCELS IS R-10
 DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE :	10,000 SQUARE FEET
MINIMUM FRONT YARD SETBACK:	25 FEET
MINIMUM SIDE YARD SETBACK:	10 FEET
MINIMUM REAR YARD SETBACK:	30 FEET
MAXIMUM LOT COVERAGE:	25%
MINIMUM FRONTAGE:	80 FEET
- A.P. 24-1 / LOT 40 CONTAINS 0.23 ACRES (10,000.12 SQ. FT.).
- THERE IS NO EVIDENCE OF DELINEATION MARKERS OF WETLANDS ON THE SUBJECT PROPERTY.
- THERE ARE NO CEMETERIES WITHIN 100 FEET OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY.
- THIS PARCEL IS NOT LOCATED IN ANY OF THE FOLLOWING AREAS:
 - NATURAL HERITAGE AREA
 - AREA UNDER THE JURISDICTION OF THE NARROW RIVER SPECIAL AREA MANAGEMENT PLAN.
 - AREA UNDER THE JURISDICTION OF THE SALT PONDS SPECIAL AREA MANAGEMENT PLAN.
 - THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
 - AREAS WITHIN A TMDL WATERSHED.
 - AN OWTS CRITICAL RESOURCE AREA.
 - A DRINKING WATER SUPPLY WATERSHED.
- THIS PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.

LEGEND

GBF	GRANITE BOUND FOUND
IR	PROPOSED IRON ROD
UP 20	EXISTING UTILITY POLE
X-X	EXISTING FENCE LINE
-----	EXISTING STONE WALL

A.P. 24-1 / LOT 55
N/F
CAROLYN C. SKAGGS TRUSTEE
DB 872 PG 119

KINGSTON HILL COURT

A.P. 24-1 / LOT 54
N/F
M. SERPIL KISLALIOGLU
DB 359 PG 412

BILLS ROAD

OLD NORTH ROAD

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:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
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 FOR AN EXISTING CONDITIONS SITE PLAN.

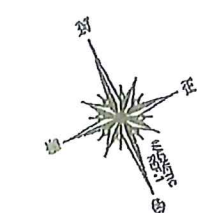
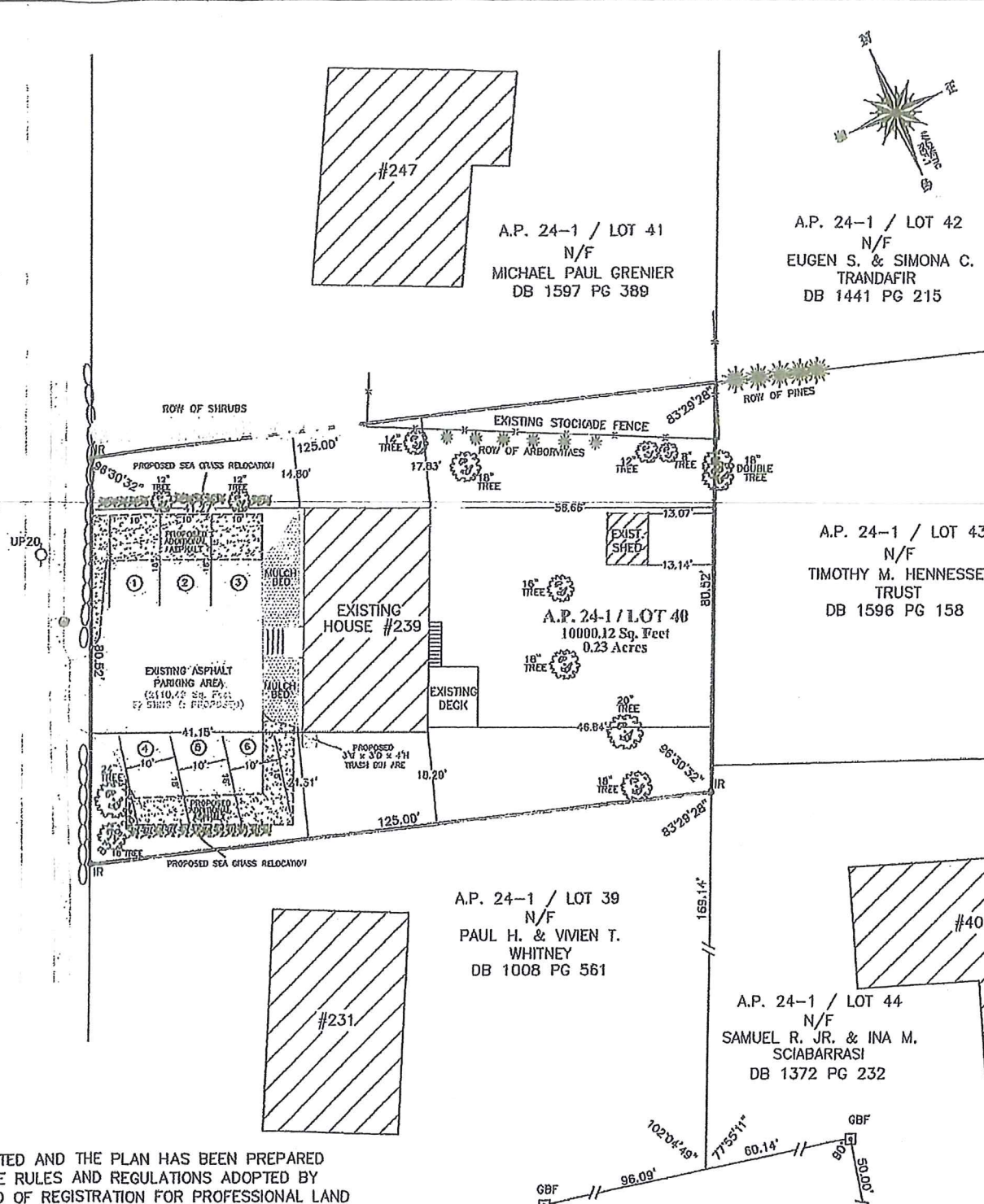
BY: *Kirk D. Andrews*
KIRK D. ANDREWS PLS NO. 1684

COA No.: 000A555

KIRK D. ANDREWS
Kirk D. Andrews
7/8/19
PROFESSIONAL
LAND SURVEYOR



STREET INDEX
OLD NORTH ROAD
CARRIAGE LANE



SURVEY & LOCATION PLAN
PREPARED FOR
LOCATION
BRUCE DEARNALEY & DEBORAH COLLINS
239 OLD NORTH ROAD
A.P. 24-1 / LOT 40
SOUTH KINGSTOWN, RI

Checked By: K.D.A. Drawn By: E.J.I.
Scale: 1" = 30' Date: 11-7-18
REVISIONS

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