

LOCATION MAP
(Not To Scale)



”WILLIAM H. BAKER HOMESTEAD PLAT”

COMBINED CONCEPTUAL MASTER & PRELIMINARY MAJOR SUBDIVISION APPLICATION

ASSESSOR’S PLAT 48-3 / LOT 111

OAK DELL STREET IN THE TOWN OF

SOUTH KINGSTOWN, RHODE ISLAND

AUGUST 25, 2023

INDEX:

SHEET 1.....SUBDIVISION PLAN

SHEET 2.....EXISTING CONDITION PLAN

PREPARED BY:

EASTERBROOKS & ASSOCIATES LLC







2497 BOSTON NECK ROAD SAUNDERSTOWN, R.I. 02882 TEL.401.667-7770

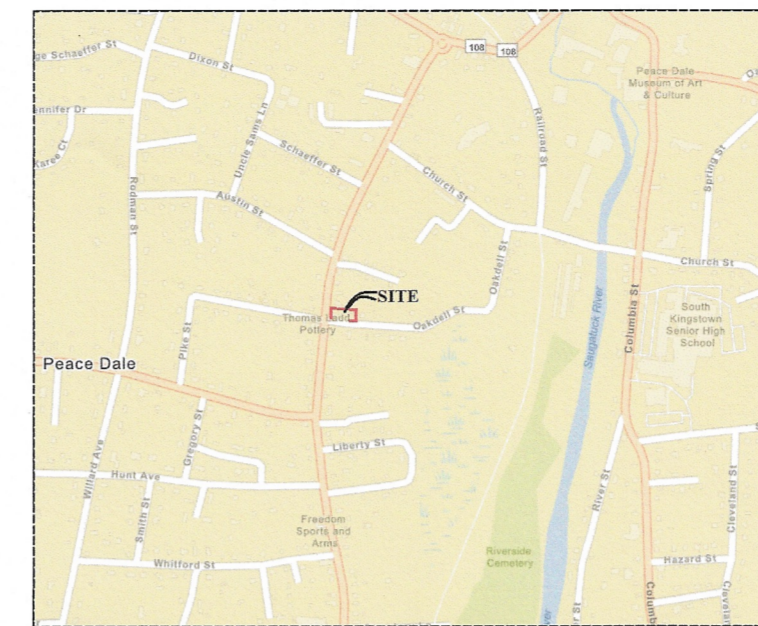
OWNER/APPLICANT:

CHRISTOPHER R. DePAOLA & LINDSEY E. CROWNINSHIELD

135 NORTH ROAD – PEACE DALE, RHODE ISLAND 02879

LEGEND:

-  PERIMETER BOUNDARY
-  ABUTTING PROPERTY-LINE
-  UTILITY POLE
-  EXISTING STONEMALL
-  SOIL TEST SITE
-  EXISTING STONE BOUND
- A.P. Q / LOT 5 TAX ASSESSOR'S PLAT / LOT NUMBER



LOCATION MAP
(Not To Scale)

ZONING DISTRICT: R-10
PARCEL AREA = 9,981.90±Sq.Ft.
MINIMUM BUILDING SETBACKS:
PRIMARY STRUCTURE
 FRONT YARD.....25 FEET
 SIDE YARD.....10 FEET CORNER SIDE =20FT.
 REAR YARD.....30 FEET
ACCESSORY STRUCTURE
 SIDE YARD.....6 FEET
 REAR YARD.....6 FEET
REQUIRED LOT FRONTAGE = 80 FEET
EXISTING LOT FRONTAGE = 63.14 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
MAXIMUM BUILDING COVERAGE = 25.0%
 SUBJECT PARCEL IS SITUATED IN
CANTON URBAN LAND "CB" SOILS
 SUBJECT PARCEL IS NOT SITUATED IN OR LISTED AS A
SALT POND SPECIAL AREA MANAGEMENT PLAN
NATURAL HERITAGE AREA (R.I.D.E.M.)
NARROW RIVER SPECIAL AREA MANAGEMENT PLAN
R.I.D.E.M. WETLAND JURISTICTONAL REVIEW AREA
NATIONAL REGISTER OF HISTORIC PLACES
F.E.M.A. FLOOD HAZARD AREA
KINGSTON WATER DISTRICT
GROUNDWATER PROTECTION OVERLAY DISTRICT

A.P. 48-3 / LOT 67

N/F
ROBERT E. & SJOCE L. SHEILS
 A.P. 48-3 / LOT 68

GOULD STREET

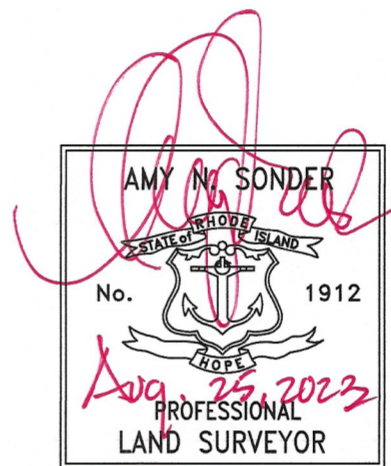
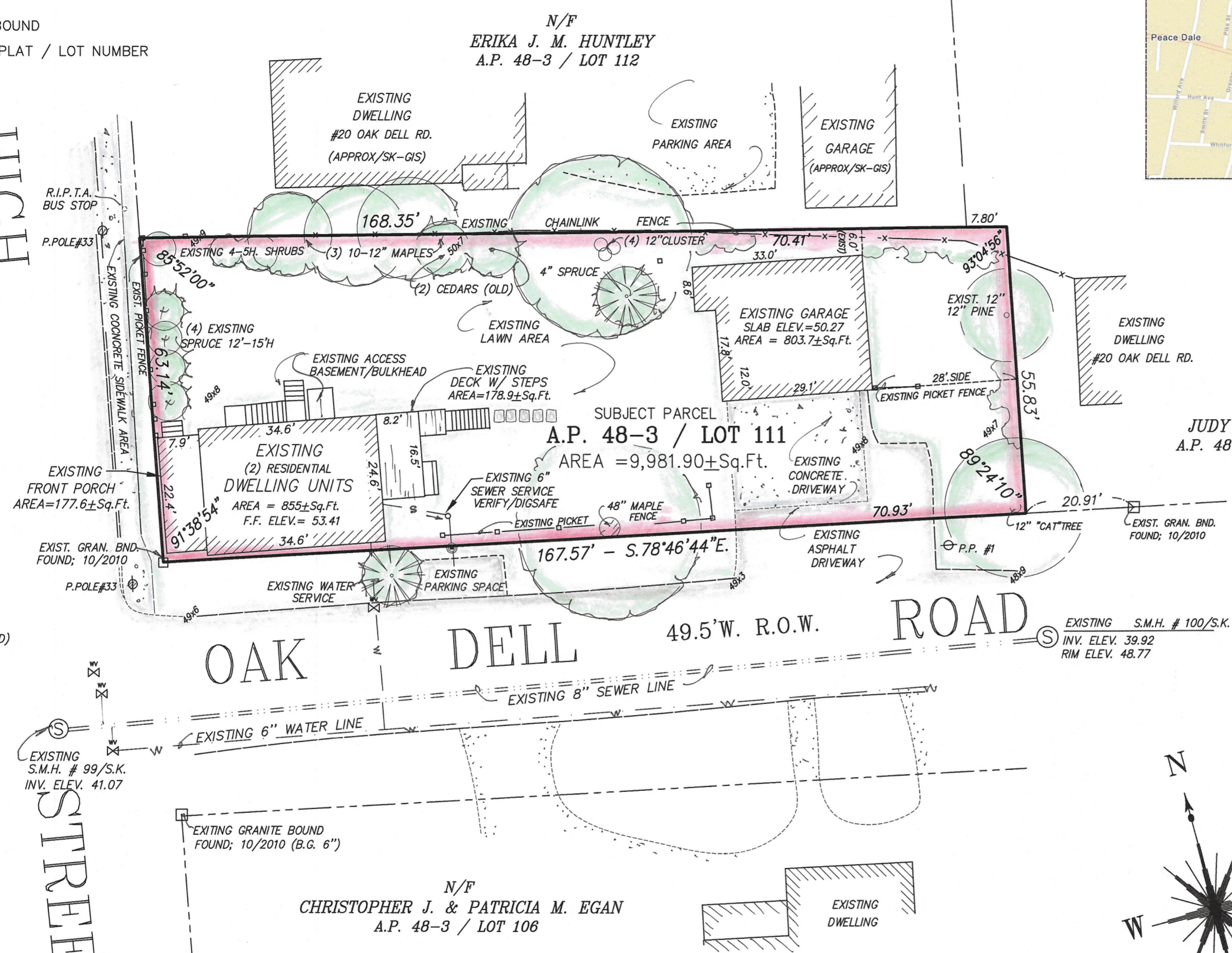
N/F
THOMAS M. & LUCINDA H. LADD
 A.P. 48-3 / LOT 92

HIGH STREET

STREET

OAK DELL ROAD
 49.5' W. R.O.W.

N/F
JUDY BLACQUIER
 A.P. 48-3 / LOT 110



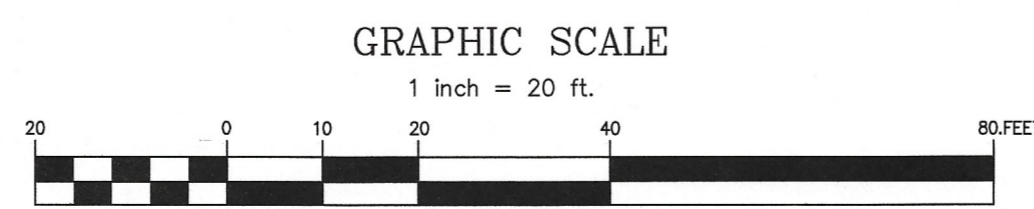
SURVEYOR'S CERTIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED & THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES & REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015.
SURVEY TYPE: COMPREHENSIVE BOUNDARY SURVEY = CLASS I
MEASUREMENT CLASS: W/ LIMITED CONTENT DATA ACCUMULATION SURVEY. = CLASS III
 EXISTING STRUCTURES
 THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING CONDITIONS FOR A SITE PROPOSED FOR SUBDIVISION & DEVELOPMENT.
 BY: *[Signature]* DATE: 8/25/2023
 AMY N. SONDER, P.L.S. 1912

THIS PLAN SHALL BE INDEXED BY: HIGH STREET & OAK DELL ROAD

EXISTING CONDITION PLAN FOR "WILLIAM H. BAKER HOMESTEAD"
 ON LAND TO BELONGING TO
CHRISTOPHER R. DePAOLA & LINDSEY E. CROWNINSHIELD
 ASSESSOR'S PLAT 48-3 / LOT 111
 SITUATED IN THE TOWN OF
SOUTH KINGSTOWN, RHODE ISLAND
 DATE: AUGUST 25, 2023; SCALE: 1"=20'

PREPARED BY:
EASTERBROOKS & ASSOCIATES LLC
 2497 BOSTON NECK ROAD SAUNDERSTOWN, R.I. 02882 TEL.401.667-7770

REFERENCE:
 1. PLAN ENTITLED: "PLAT OF LAND IN PEACE DALE SOUTH KINGSTOWN, R.I., OWNED BY: ROSE MARY FAGAN et als. SCALE: 1"=40'; APRIL 1951. EDWARD E. NEWMAN, ENG'R", WHICH PLAT IS RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN PLAT BOOK 12, AT PAGE 898.



NOTE: TO OBTAIN METERS, MULTIPLY FEET BY 0.3048.

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 PEACE DALE, RHODE ISLAND 02879