

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

SHRUBS & PLANTINGS
SEE PLANTING SCHEDULE, RIGHT
AND PROPOSED LOCATIONS BELOW

3-4" SHREDDED BARK MULCH
4" HIGH MOUND TO FORM
SAUCER AROUND PLANT

PLANTING HOLE TO BE 1/3 LARGER
THAN DIAMETER OF ROOT BALL



PRUNE DEAD & BROKEN LIMBS
PEEL ROOT BALL WRAPPING BACK TO
BELOW SOIL LINE, (REMOVE WRAPPING
COMPLETELY IF PLASTIC). IF CONTAINER
GROWN, REMOVE CONTAINER AND MAKE
THREE SHALLOW VERTICAL SLITS ON THE
SIDES OF THE ROOT BALL.

BACKFILL WITH SUITABLE PLANTING MIX
SUCH AS 50% WELL ROTTED MANURE
AND 50% SCREENED LOAM.

SHRUB PLANTING DETAIL
Not To Scale

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME
	"DWARF" BABY BLUE SPRUCE	(PICEA PUNGEN)
	MOONGLOW JUNIPER	(JUNIOERUS SCOPULORUM)
	EMERALD GREEN ARBORVITEA	(THUJA OCCIDENTALIS)
	SOFT SERVE FALSE CYPRESS	(CHAMAECYPARIS PISAFERA)

PLANTING NOTES:

1. THE SHRUBS ARE TO BE PLANTED IN MASSES OF 3min. AND TO BE SPACED 4'+ ON CENTER.
2. THE PLANTS ARE TO BE PLANTED AS SPECIFIED IN THE PLANTING DETAIL. ADEQUATE WATER IS TO BE SUPPLIED IN ORDER TO ESTABLISH HEALTHY AND VIGOROUS PLANTS.
3. ANY PLANT WHICH IS UNHEALTHY OR DEAD AFTER ONE YEAR SHALL BE REPLANTED.

LEGEND:

- PERIMETER BOUNDARY
- ABUTTING PROPERTY-LINE
- UTILITY POLE
- EXISTING STONEWALL
- SOIL TEST SITE
- EXISTING STONE BOUND
- A.P. Q / LOT 5 TAX ASSESSOR'S PLAT / LOT NUMBER
- EROSION CONTROL / LIMIT OF DISTURBANCE

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%

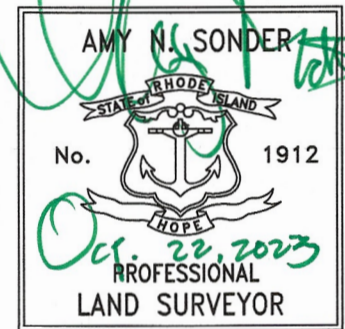
SUBJECT PARCEL IS SITUATED IN
CANTON URBAN LAND "CB" SOILS
SUBJECT PARCEL IS NOT SITUATED IN OR LISTED AS A
SALT POND SPECIAL AREA MANAGEMENT PLAN
NATURAL HERITAGE AREA (R.I.D.E.M.)
NARROW RIVER SPECIAL AREA MANAGEMENT PLAN
R.I.D.E.M. WETLAND JURISTCTIONAL REVIEW AREA
NATIONAL REGISTER OF HISTORIC PLACES
F.E.M.A. FLOOD HAZARD AREA
KINGSTON WATER DISTRICT
GROUNDWATER PROTECTION OVERLAY DISTRICT

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.

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.



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

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

THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING CONDITIONS AND PROPOSED NEW COTTAGE DEVELOPMENT FOR PERMITTING

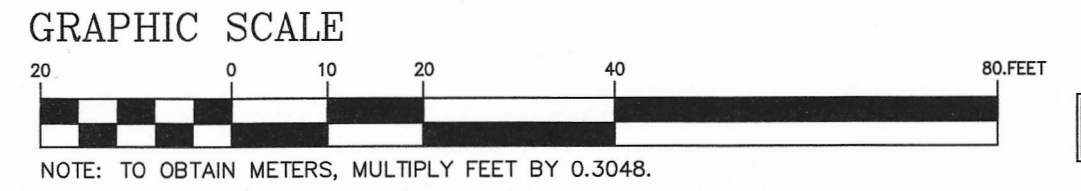
BY: *[Signature]* DATE: 10-22-2023
AMY N. SONDER, P.L.S. 1912

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

COMBINED CONCEPTUAL MASTER & PRELIMINARY MAJOR SUBDIVISION PLAN "WILLIAM H. BAKER HOMESTEAD PLAT"

ON LAND TO BELONGING TO
CHRISTOPHER R. DePAOLA & LINDSEY E. CROWNINSHIELD
ASSESSOR'S PLAT 48-3 / LOT 111
SITUATED AT 10-A OAK DELL STREET IN THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND
DATE: AUG. 25, 2023; SCALE: 1"=20'
REVISED: OCTOBER 22, 2023; PARKING LAYOUT & PROPOSED PLANTINGS

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



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

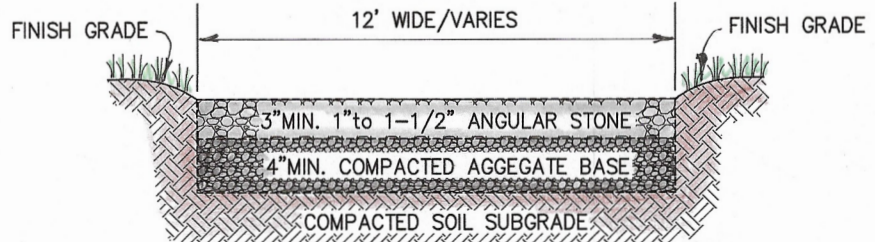
STREET

OAK DELL STREET

N/F
ERIKA J. M. HUNTLEY
A.P. 48-3 / LOT 112

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

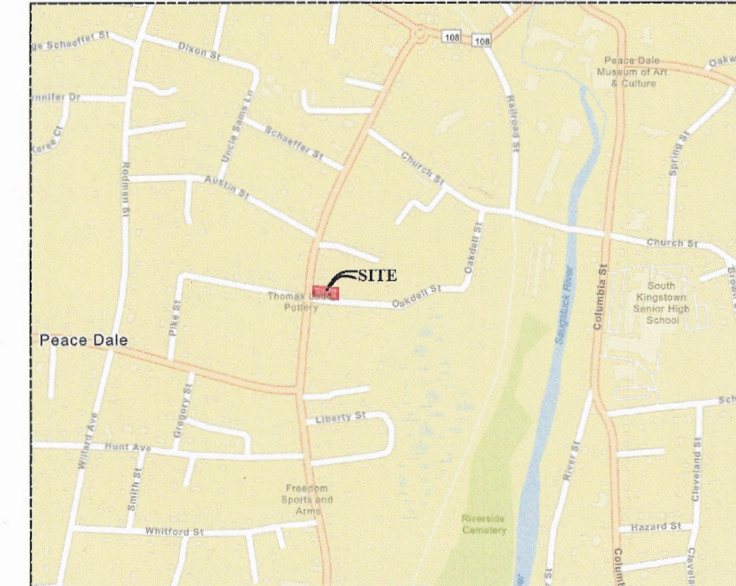
N/F
CHRISTOPHER J. & PATRICIA M. EGAN
A.P. 48-3 / LOT 106



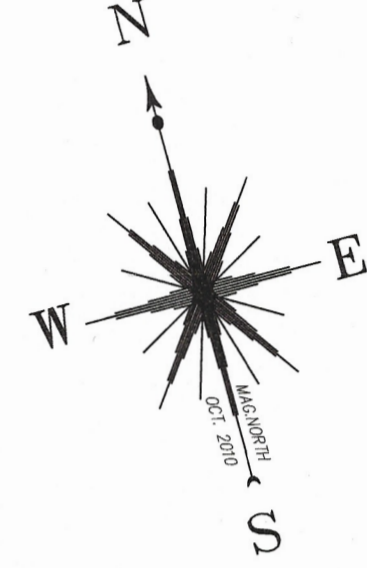
STONE DRIVE & PARKING SECTION
NOT TO SCALE

CONSTRUCTION NOTES:

1. THE STONE DRIVEWAY SHALL BE 1" TO 1-1/2" DIA., WASHED, ANGULAR CRUSHED STONE, INSTALLED TO A MIN. DEPTH OF 3". THE FINISH DRIVEWAY SHALL BE NO HIGHER THAN THE ADJACENT GROUND ELEVATION.
2. THE CRUSHED STONE SHALL BE REPLACED OR RE-GRADED AS NECESSARY TO MAINTAIN A MINIMUM 3" DEPTH OF STONE AND A LEVEL SURFACE.

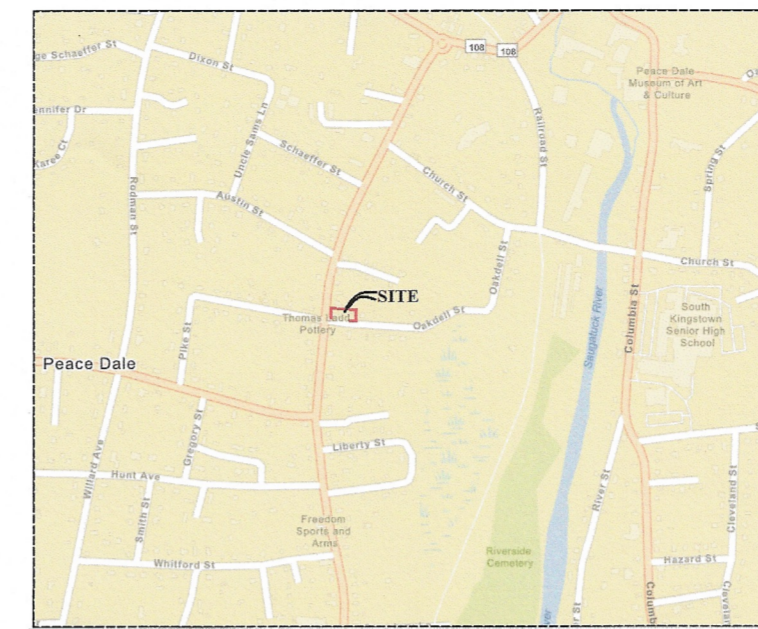


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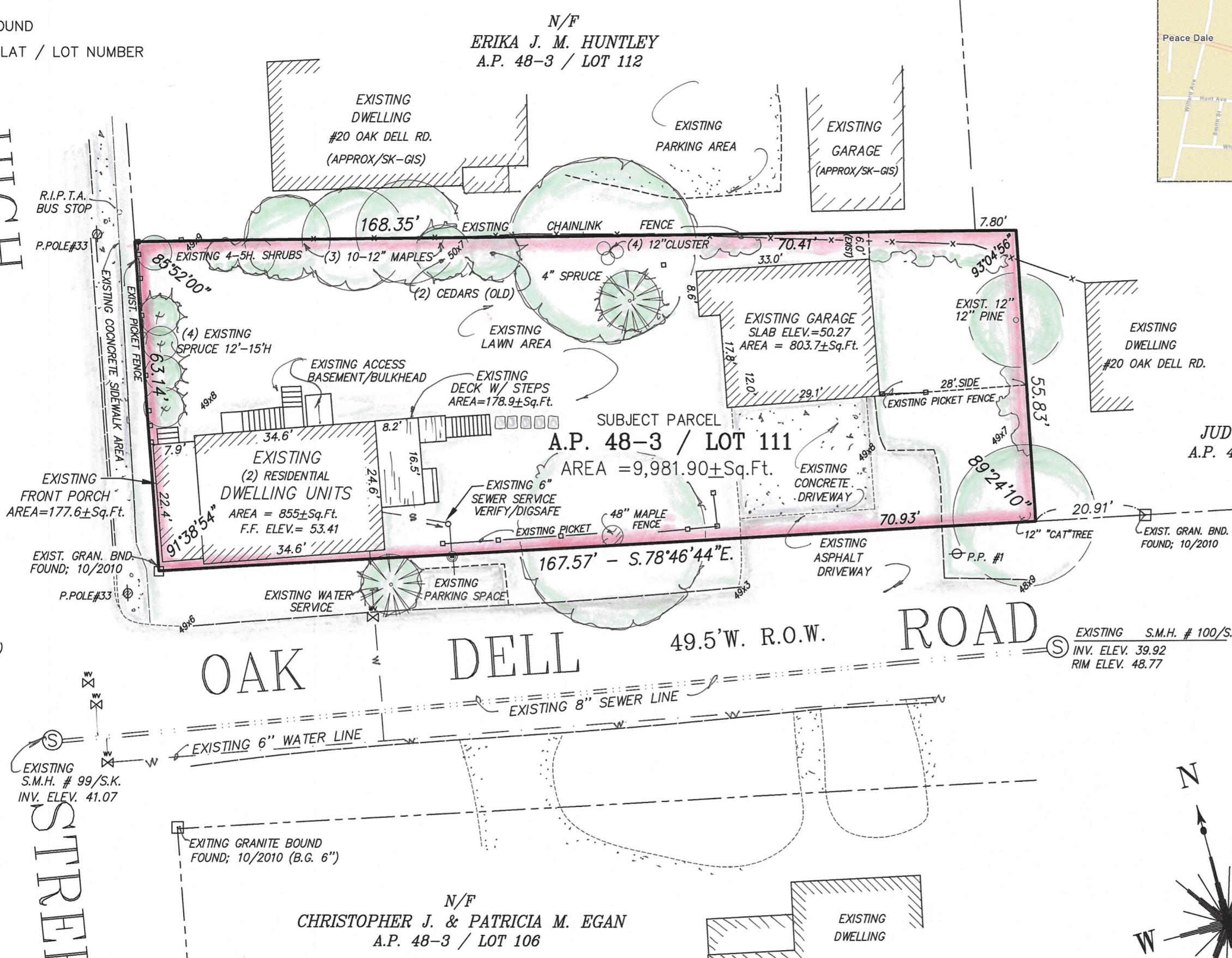
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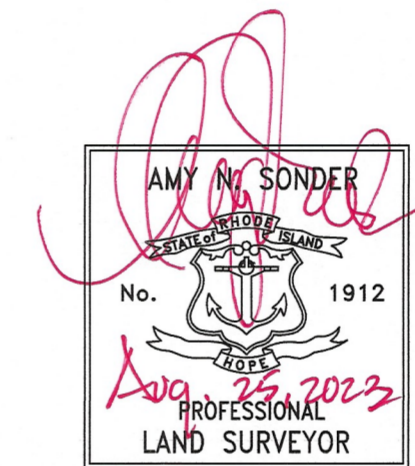
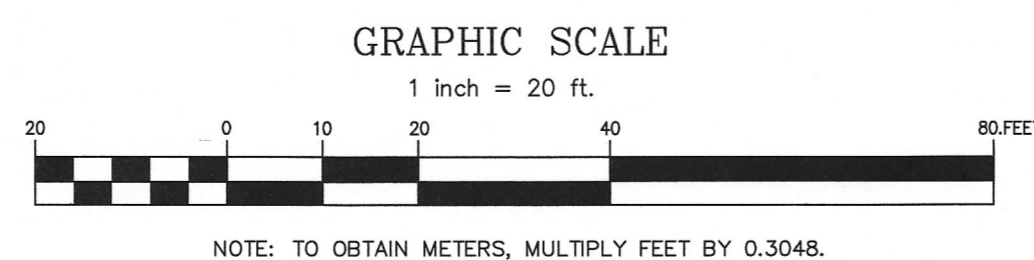
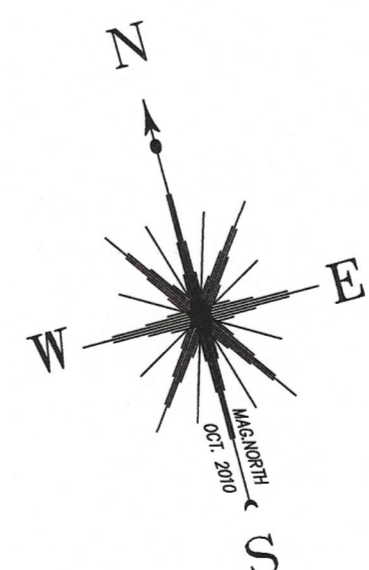
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 BY: *[Signature]* DATE: 8/25/2023
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