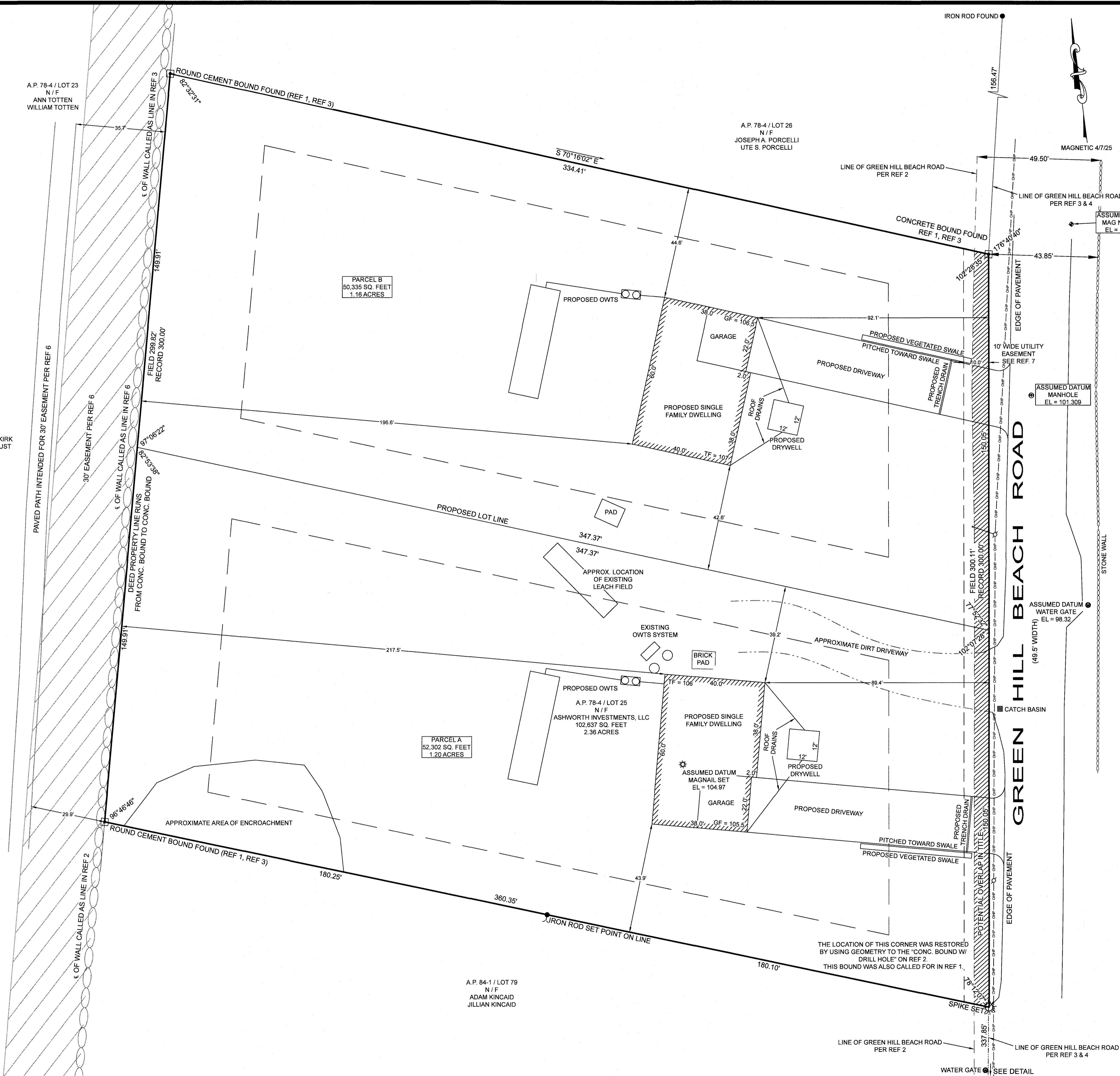


STREET NAME

STREET INDEX

REFERENCE:

- DEED BK 1896 PG 58
- PLAT ENTITLED "FINAL SUBDIVISION FOR A DIVISION OF LAND BELONGING TO DONALD M. & VERA E. CRESSY, SOUTH KINGSTOWN, RI" PLAT BK. 24 PG. 72
- PLAT ENTITLED "PLAN OF SURVEY SHOWING PROPOSED DIVISION OF LAND OF JOHN A. MORETTI AND GRETTA W. MORETTI, GREEN HILL BEACH ROAD, SOUTH KINGSTOWN, RHODE ISLAND, SCALE: 1" = 40', DATE: JULY 18, 1991, BY JOHN MENSINGER, REGISTERED LAND SURVEYOR" PLAT BK 22 PG. 74
- PLAT ENTITLED "SEASIDE VILLAGE, SECTION TWO, RESIDENTIAL SUBDIVISION AT GREEN HILL IN THE TOWN OF SOUTH KINGSTOWN, R.I., PROPERTY OF JACK FEINERMAN, MARCH, 1973, A.J. EASTERBROOKS, C.E. SCALE: 1" = 50" PLAT BK 16 PG. 1337
- PLAT ENTITLED "PLAT OF NEW HIGHWAYS IN SOUTH KINGSTOWN, RI MAY 1884 G.T. LANPHEAR, SURV. SCALE 400 FT TO AN INCH" PLAT BK. 1 PG. 11
- JONATHAN ESTATES PLAT PLAT BK. 17 PG. 1497
- EASEMENT FOUND IN BK 105 PG 516



ZONING DISTRICT R-30

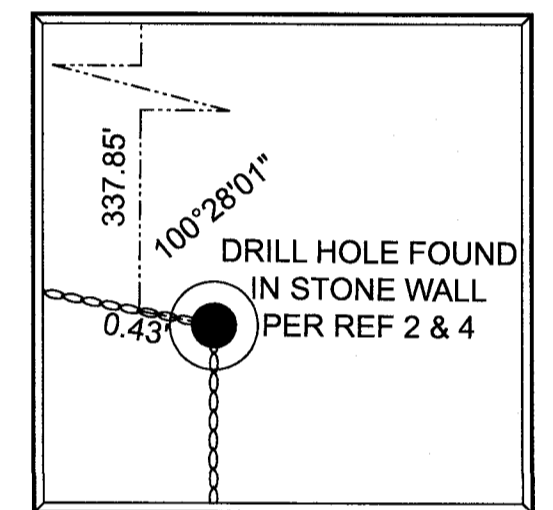
MINIMUM LOT AREA	30,000 S.F.
MINIMUM LOT FRONTAGE	125 FT.
MINIMUM SETBACKS: FRONT	40 FT.
SIDE	20 FT.
CORNER SIDE	30 FT.
REAR	40 FT.
BUILDING COVERAGE	20%
BUILDING HEIGHT	35 FT.
ACCESSORY BUILDING HEIGHT	20 FT.
ACCESSORY BUILDING SIDE	15 FT.
ACCESSORY BUILDING REAR	10 FT.

SUBDIVISION

	BEFORE	AFTER
LOT 25	102,637 S.F.	0 S.F.
PARCEL A	0 S.F.	52,302 S.F.
PARCEL B	0 S.F.	50,335 S.F.

NOTES:

- LOT LOCATED ENTIRELY WITHIN FACTORY POND GROUNDWATER PROTECTION OVERLAY DISTRICT
- LOT LOCATED ENTIRELY WITHIN THE BEYOND CARRYING CAPACITY AREA OF THE SALT POND SPECIAL AREA MANAGEMENT OVERLAY DISTRICT



MINOR SUBDIVISION GREEN HILL BEACH ROAD PLAT LOT LAYOUT PLAN

A.P. 78-4 / LOT 25
91 GREEN HILL BEACH ROAD
SOUTH KINGSTOWN, RI 02879
SCALE: 1"=20' DATE: MAY 7, 2025
REVISED: JULY 30, 2025

PREPARED FOR:
ASHWORTH INVESTMENTS, LLC.
40 MALLONE STREET
WARWICK, RI 02888

SHEET: 3 OF 4

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 11034 / DWG. NO. 11034 - (AR)
GRAPHIC SCALE: 1" = 20'



SURVEY CLASSIFICATION:

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:
LIMITED CONTENT 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 AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *Richard T. Bzdyna* DATE: 7/30/25
RICHARD T. BZDYRA, PLS. LICENSE # 186, COA # LS-480

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

NOTE:
PER TESTING BY ONSITE WASTEWATER INITIATIVE, LLC NO WETLANDS FOUND TO BE LOCATED ON PROPERTY

RTB
7/30/25