

GREEN HILL BEACH ROAD

STREET INDEX

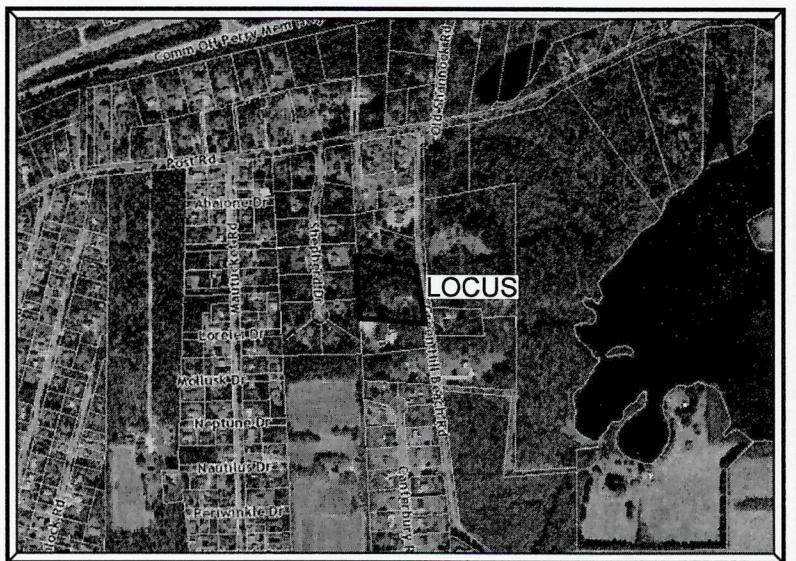
REFERENCE:

- 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. 77
- 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

NOTES:

- NO AREAS OF EXISTING OR ACTIVE AGRICULTURAL USE.
- NO AREAS CONTAINING PRIME AGRICULTURAL SOILS OR FARMLAND OF STATEWIDE IMPORTANCE.
- NO HISTORIC CEMETERIES ARE PRESENT ON THIS SITE.
- NO UNIQUE NATURAL FEATURES ON SITE
- SUBDIVISION IS LOCATED WITHIN THE FOLLOWING:
 - NATURAL HERITAGE AREAS
 - SPECIAL AREA MANAGEMENT PLAN (S.A.M.P.)
 - SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY
 - AREAS WITHIN TMDL WATERSHED
 - OWTS CRITICAL RESOURCE AREA
- IT IS NOT LOCATED A DRINKING WATERSHED PER RIDEM
- THIS SUBDIVISION AND BUILDINGS IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES
- APPROVED: WATER TABLES 8/06/2025 APPLICATION # 1A-000009357
- SOIL TYPE AS INDICATED BY RIDEM IS MmB
- TOWN RECORDS REGARDING CATCH BASIN AT BASE OF DRIVEWAY AND MANHOLE IN GREEN HILL BEACH ROAD WERE REQUESTED BUT NO INFORMATION WAS SUPPLIED
- PER ONSITE WASTEWATER INITIATIVE REPORT DATED 7/11/2025 THERE ARE NO COSTAL FEATURES OR WETLANDS FOUND WITHIN THE PROPERTY

- NOTE:**
- FEMA ZONE: X / MAP: 44009C0188J / DATED: 10-16-13
 - S.H.G.W.T. = 6 FT
 - SOILS ON SITE CONSISTS ENTIRELY OF MERRIMAC SANDY LOAM, 3 TO 8 PERCENT SLOPES (MmB), WHICH ARE CONSIDERED SUITABLE FOR DEVELOPMENT.
 - THERE ARE NO WETLANDS LOCATED WITHIN THE PROPERTY



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT R-30

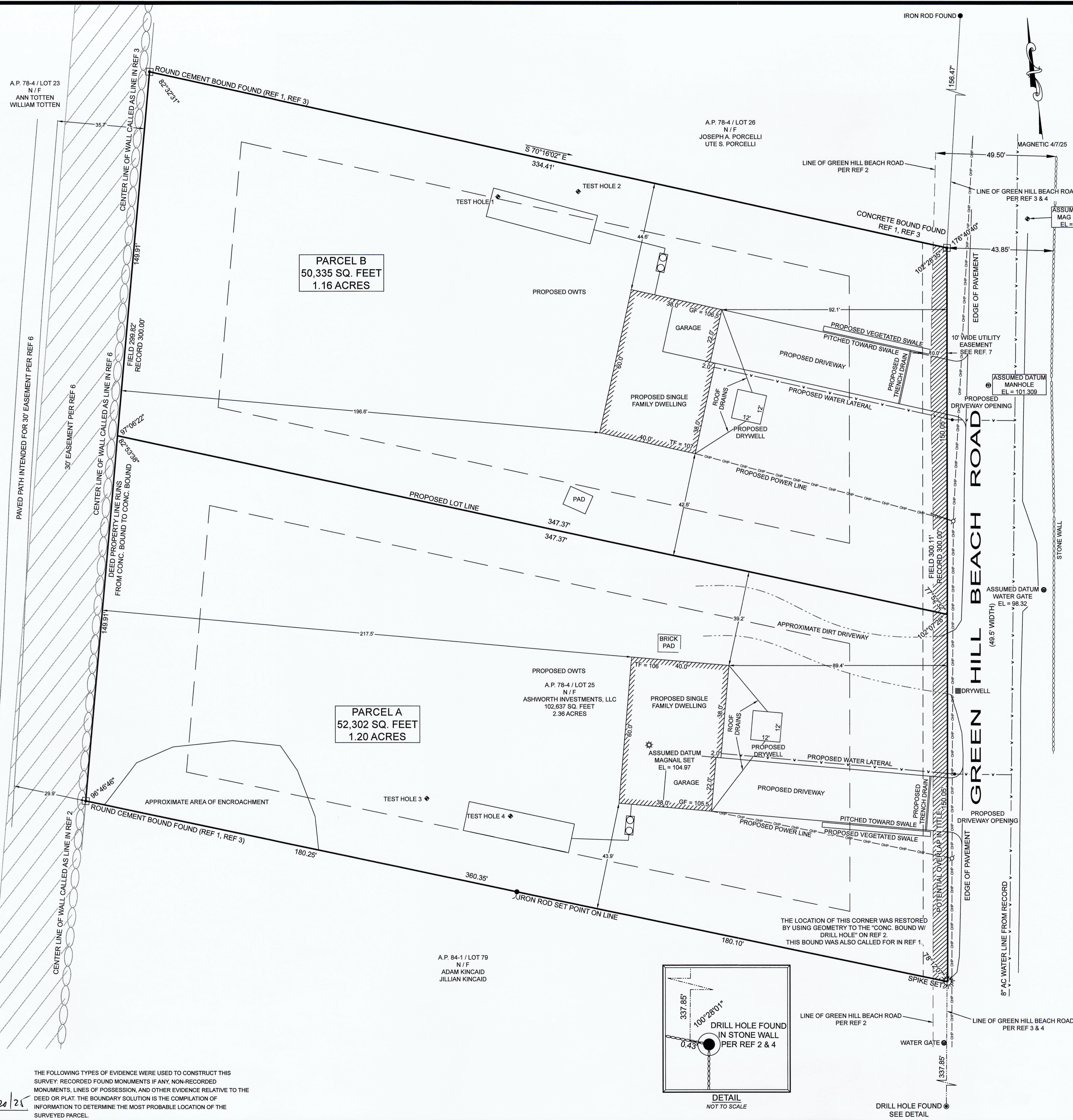
MINIMUM LOT AREA	30,000 S.F.
MINIMUM LOT FRONTAGE	125 FT.
MINIMUM SETBACKS:	
FRONT	40 FT.
SIDE	20 FT.
CORNER SIDE	30 FT.
REAR	40 FT.
BUILDING COVERAGE	20%
BUILDING HEIGHT	35 FT.
ACCESSORY BUILDING HEIGHT	20 FT.
ACCESSORY BUILDING SIDE	15 FT.
ACCESSORY BUILDING REAR	10 FT.

SUBDIVISION

	BEFORE	AFTER
LOT 25	102,637 S.F.	0 S.F.
PARCELA	0 S.F.	52,302 S.F.
PARCELB	0 S.F.	50,335 S.F.

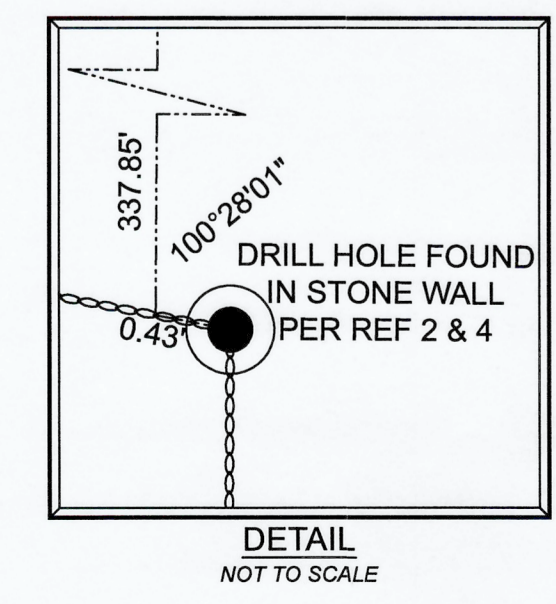
TEST HOLE INFO:

LOT	#3	#4
LOT A	78"	78"
LOT B	#1	#2
	66"	66"



PARCEL B
50,335 SQ. FEET
1.16 ACRES

PARCELA
52,302 SQ. FEET
1.20 ACRES



RICHARD T. BZDYRA
PLAT SURVEYOR
8/20/25

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:
LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III

BY: *[Signature]* DATE: 8/20/25
RICHARD T. BZDYRA, PLS. LICENSE #1786; COA # LS-A60

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.

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.

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
REVISED: AUGUST 20, 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@ospplanners.com

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

