GREEN HILL BEACH ROAD

STREET INDEX

REFERENCE:

1. DEED BK. 1896 PG. 58
2. PLAT ENTITLED "FINAL SUBDIVISION FOR A DIVISION OF LAND BELONGING TO DONALD M. & VERA E. CRESSY. SOUTH KINGSTOWN, RI" PLAT BK. 24 PG. 77
3. 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
4. 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
5. PLAT ENTITLED "PLAT OF NEW HIGHWAYS IN SOUTH KINGSTOWN, RI MAY 1884 G.T. LANPHEAR, SURV. SCALE 400FT TO AN INCH" PLAT BK. 1 PG. 11
6. JONATHAN ESTATES PLAT PLAT BK. 17 PG. 1497
7. EASEMENT FOUND IN BK 105 PG 516

NOTES:

1. NO AREAS OF EXISTING OR ACTIVE AGRICULTURAL USE.
2. NO AREAS CONTAINING PRIME AGRICULTURAL SOILS OR FARMLAND OF STATEWIDE IMPORTANCE.
3. NO HISTORIC CEMETERIES ARE PRESENT ON THIS SITE.
4. NO UNIQUE NATURAL FEATURES ON SITE
5. SUBDIVISION IS LOCATED WITHIN THE FOLLOWING:
   A. NATURAL HERITAGE AREAS
   B. SPECIAL AREA MANAGEMENT PLAN (S.A.M.P.)
   C. SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY
   D. AREAS WITHIN TMDL WATERSHED
   E. OWTS CRITICAL RESOURCE AREA
6. IT IS NOT LOCATED A DRINKING WATERSHED PER RIDEM
7. THIS SUBDIVISION AND BUILDINGS IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES
8. APPROVED: WATER TABLES 8/06/2025 APPLICATION # 1A-000009357
9. SOIL TYPE AS INDICATED BY RIDEM IS MmB
10. TOWN RECORDS REGARDING CATCH BASIN AT BASE OF DRIVEWAY AND MANHOLE IN GREEN HILL BEACH ROAD WERE REQUESTED BUT NO INFORMATION WAS SUPPLIED
11. PER ONSITE WASTEWATER INITIATIVE REPORT DATED 7/11/2025 THERE ARE NO COSTAL FEATURES OR WETLANDS FOUND 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.
PARCEL A	0 S.F.	52,302 S.F.
PARCEL B	0 S.F.	50,335 S.F.

TEST HOLE INFO:

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

A.P. 78-4 / LOT 23
N / F
ANN TOTTEN
WILLIAM TOTTEN

A.P. 78-4 / LOT 24
N / F
EDWARD A. & CHERYL A. KIRK
IRREVOCABLE LIVING TRUST

A.P. 78-4 / LOT 26
N / F
JOSEPH A. PORCELLI
UTE S. PORCELLI

A.P. 78-4 / LOT 25
N / F
ASHWORTH INVESTMENTS, LLC
102,637 SQ. FEET
2.36 ACRES

A.P. 84-1 / LOT 39
N / F
JOSEPH FREEZA, JR

A.P. 84-1 / LOT 79
N / F
ADAM KINCAID
JILLIAN KINCAID

PARCEL B
50,335 SQ. FEET
1.16 ACRES

PARCEL A
52,302 SQ. FEET
1.20 ACRES

ROUND CEMENT BOUND FOUND (REF 1, REF 3)
S 70°16'02" E
334.41'
CONCRETE BOUND FOUND
REF 1, REF 3
IRON ROD FOUND
156.47'
MAGNETIC 4/7/25
LINE OF GREEN HILL BEACH ROAD
PER REF 2
LINE OF GREEN HILL BEACH ROAD
PER REF 3 & 4
49.50'
43.85'
176°40'40"
102°28'05"
82°32'31"
35.7'
CENTER LINE OF WALL CALLED AS LINE IN REF 3
149.91'
PAVED PATH INTENDED FOR 30' EASEMENT PER REF 6
30' EASEMENT PER REF 6
CENTER LINE OF WALL CALLED AS LINE IN REF 6
FIELD 299.82'
RECORD 300.00'
97°06'22"
89°53'38"
DEED PROPERTY LINE RUNS
FROM CONC. BOUND TO CONC. BOUND
149.91'
PROPOSED LOT LINE
347.37'
347.37'
PAD
EDGE OF PAVEMENT
10' WIDE UTILITY
EASEMENT
SEE REF. 7
12.7'
ASSUMED DATUM
MANHOLE
EL = 101.309
150.05'
FIELD 300.11'
RECORD 300.00'
102°01'39"
ASSUMED DATUM
WATER GATE
EL = 98.32
APPROXIMATE DIRT DRIVEWAY
BRICK
PAD
EXISTING
SINGLE
FAMILY
DWELLING
TO BE RAZED
DRYWELL
GREEN HILL BEACH ROAD
(49.5' WIDTH)
STONE WALL
POTENTIAL OVERLAP IN TITLE, 150.05'
EDGE OF PAVEMENT
APPROXIMATE AREA OF ENCROACHMENT
86°46'46"
29.9'
ROUND CEMENT BOUND FOUND (REF 1, REF 3)
180.25'
360.35'
IRON ROD SET POINT ON LINE
180.10'
CENTER LINE OF WALL CALLED AS LINE IN REF 2
THE LOCATION OF THIS CORNER WAS RESTORED BY USING GEOMETRY TO THE "CONC. BOUND W/ DRILL HOLE" ON REF 2. THIS BOUND WAS ALSO CALLED FOR IN REF 1.
8.0'
SPIKE SET
337.85'
100°26'01"
DRILL HOLE FOUND
IN STONE WALL
PER REF 2 & 4
0.43'
DETAIL
NOT TO SCALE
LINE OF GREEN HILL BEACH ROAD
PER REF 2
LINE OF GREEN HILL BEACH ROAD
PER REF 3 & 4
WATER GATE
337.85'
DRILL HOLE FOUND
SEE DETAIL

RICHARD T. BZDYRA
RHODE ISLAND
LICENSED
PROFESSIONAL
LAND 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

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: _____ DATE: 8/20/25
RICHARD T. BZDYRA, PLS; LICENSE #11786; COA # LS-A60

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
PRELIMINARY SUBDIVISION
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: 2 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'
0 20 40 60