

NOW OR FORMERLY  
**CHURCH HOUSING, INC.**  
 A. P. 40-2 / LOT 7

NOW OR FORMERLY  
**Kevin J. & Nicole B. LOONTJENS**  
 A. P. 40-2 / LOT 9

A.P. 40-2 LOT 19  
 EXIST. AREA=80,946±S.F.

AREA=33,750±S.F.

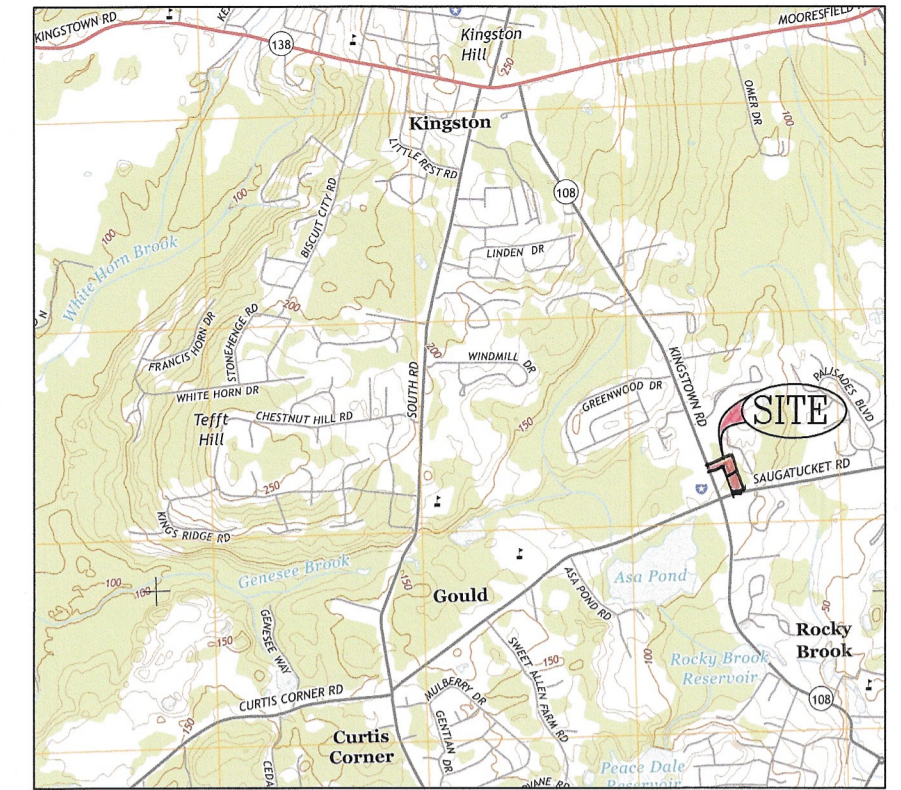
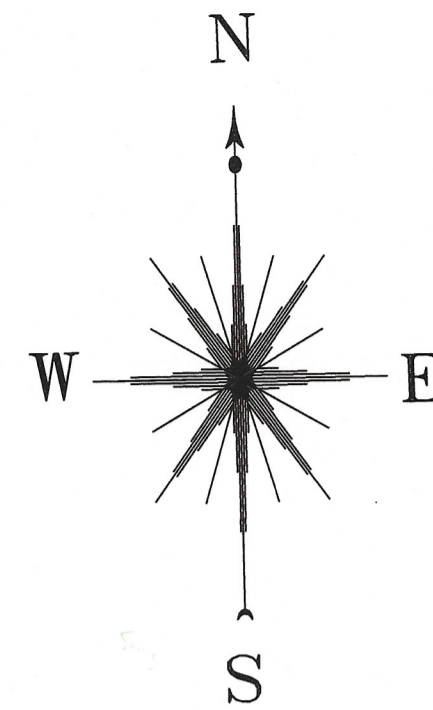
**PROPOSED HOUSE**  
 2400±SF

AREA=30,375±S.F.

**PROPOSED HOUSE**  
 2400±SF

NOW OR FORMERLY  
**Donna A. Castle & David J. & Susan L Sheehan**  
 A. P. 40-23 / LOT 37-1 & 2

NOW OR FORMERLY  
**"OPEN SPACE"**  
 A. P. 40-3 / LOT 59



**LOCATION MAP**

(Not To Scale)

**ZONING DISTRICT= R-30**  
**TOTAL PARCEL AREA=1.858±ACRES**  
 (TOTAL AREA = 80,946±Sq.Ft.)  
 MIN. PARCEL AREA = 30,000.Sq.Ft.  
 MIN. PARCEL AREA = 45,000.Sq.Ft./DUPLEX UNIT  
 MINIMUM PRIMARY BUILDING SETBACKS:  
 FRONT YARD.....40 FEET  
 SIDE YARD.....20 FEET (CORNER SIDE = 30 FT.)  
 REAR YARD.....40 FEET  
 MINIMUM LOT FRONTAGE/WIDTH = 125 FEET  
 SUBJECT PARCEL IS NOT SITUATED IN THE  
 COASTAL POND CRITICAL RESOURCE AREA (RIDEM-ISDS)  
 NATURAL HERITAGE AREA (R.I.D.E.M.)  
 SALT POND SPECIAL AREA MANAGEMENT PLAN (RICRMC)  
 NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (RICRMC)  
 GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)  
 SUBJECT PARCEL IS SITUATED IN THE  
 KINGSTOWN ROAD SPECIAL MANAGEMENT DISTRICT (TOWN)

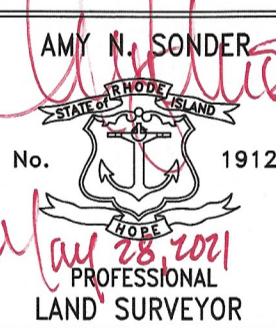
**SURVEYOR'S CERTIFICATION:**

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. THE HEREON PLAN CURRENTLY CONFORMS TO:

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

THE PURPOSE OF THIS SURVEY IS TO SHOW A (2) LOT SUBDIVISION FOR AN APPLICATION TO THE SOUTH KINGSTOWN PLANNING BOARD.

BY: *[Signature]* DATE: **5/20/2021**  
 AMY N. SONDER, P.L.S. 1912



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

THIS PLAN SHALL BE INDEXED BY: SAUGATUCKET ROAD & KINGSTOWN ROAD

**SCHEMATIC LAYOUT SHOWING A FLEXIBLE DESIGN LAYOUT FOR A (2) LOT MAJOR SUBDIVISION**

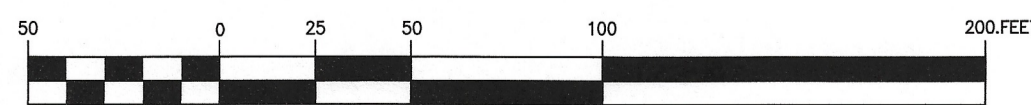
OF LAND BELONGING TO  
**CHARLES BOWSE**  
 LAND KNOWN AS  
**ASSESSOR'S PLAT 40-2 / LOT 19**  
 SITUATED IN THE TOWN OF  
**SOUTH KINGSTOWN, RHODE ISLAND**  
 DATE: MAY 28, 2021; SCALE: 1"=50'

PREPARED BY:  
**EASTERBROOKS & ASSOCIATES, LLC**  
 2497 BOSTON NECK ROAD SAUNDERSTOWN, R.I. 02874 TEL.401.667-7770

**REFERENCES:**

1. PLAN ENTITLED: "FINAL PLAT KERWIN HIGHLAND 1789 KINGSTOWN ROAD PEACEDALE, R.I. 02879, MINOR SUBDIVISION A.P. 40-2, LOT 9 SOUTH KINGSTOWN, RI, RAYMOND W. SCHWAB ASSOCIATES, INC., 25 OCT. 1993." RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS AT PLAT BOOK 23, PAGE 85.

**GRAPHIC SCALE**



1 inch = 50 ft.

NOTE: TO OBTAIN METERS, MULTIPLY FEET BY 0.3048.

**OWNERS & APPLICANTS:**

CHARLES BOWSE of BOWSE BUILDERS LLC  
 130 KERSEY ROAD  
 WAKEFIELD, RHODE ISLAND 02979