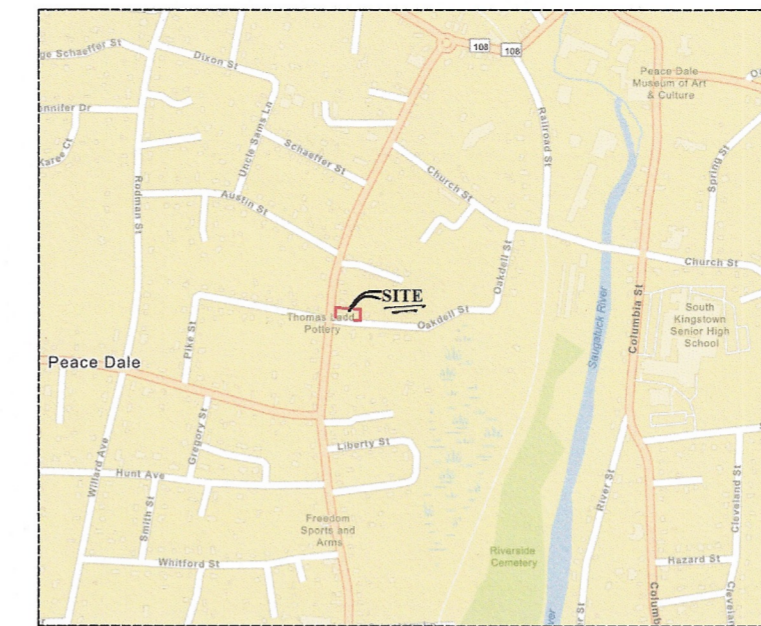


LEGEND:

- 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



LOCATION MAP

(Not To Scale)

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

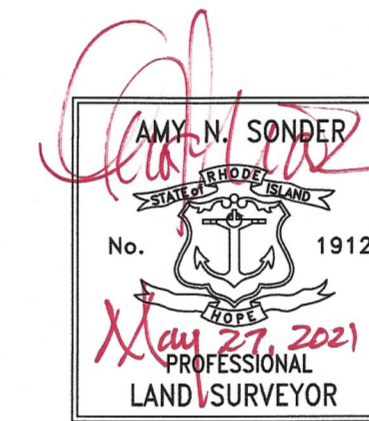
SIDE YARD.....6 FEET
 REAR YARD.....6 FEET

REQUIRED LOT FRONTAGE = 80 FEET

EXISTING LOT FRONTAGE = 63.14 FEET
 MAXIMUM BUILDING HEIGHT = 35 FEET

MAXIMUM BUILDING COVERAGE = 25.0%

SUBJECT PARCEL IS 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



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

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 APRIL 28, 2018.

SURVEY TYPE: MEASUREMENT CLASS

COMPREHENSIVE BOUNDARY SURVEY = CLASS I
 W/ LIMITED CONTENT
 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: *Amy N. Sonder* DATE: **5-27-2021**
 AMY N. SONDER, P.L.S. 1912

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

COMBINED CONCEPTUAL MASTER & PRELIMINARY MAJOR SUBDIVISION

"WILLIAM H. BAKER HOMESTEAD"

ON LAND TO BELONGING TO

CHRISTOPHER R. DePAOLA & LINDSEY E. CROWNINSHIELD

ASSESSOR'S PLAT 48-3 / LOT 111

SITUATED IN THE TOWN OF

SOUTH KINGSTOWN, RHODE ISLAND

DATE: MAY 27, 2021; SCALE: 1"=20'

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

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

A.P. 48-3 / LOT 67

N/F
ROBERT E. & SJOCE L. SHEELS
 A.P. 48-3 / LOT 68

GOULD STREET

N/F
THOMAS M. & LUCINDA H. LADD
 A.P. 48-3 / LOT 92

HIGH STREET

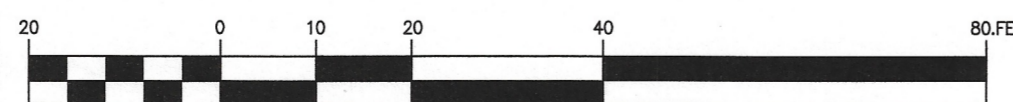
STREET

OAK

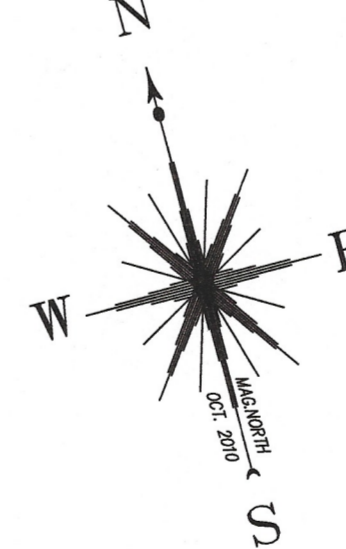
DELL ROAD 49.5' W. R.O.W.

GRAPHIC SCALE

1 inch = 20 ft.



NOTE: TO OBTAIN METERS, MULTIPLY FEET BY 0.3048.



OWNER/APPLICANT
CHRISTOPHER R. DePAOLA & LINDSEY E. CROWNINSHIELD
 135 NORTH ROAD
 PEACE DALE, RHODE ISLAND 02879

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.