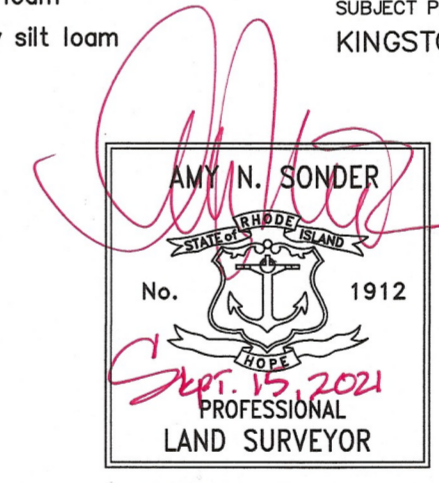


**LOCATION MAP**  
(Not To Scale)

**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)

**SOILS LEGEND:**  
 Soil Boundary  
 BmA - Bridgehampton Silt Loam Till Substratum  
 BnB - Bridgehampton Charieton Complex, very stony  
 WcB - Wapping very stony silt loam  
 NbB - Narragansett very stony silt loam



**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:  
**SURVEY TYPE:** DATA ACCUMULATION SURVEY. EXISTING STRUCTURES  
**MEASUREMENT CLASS:** = CLASS III  
 SOIL DATA = CLASS IV  
 THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING CONDITIONS & SOILS DATA PER U.S. AGRICULTURE DEPT. FOR A SUBDIVISION APPLICATION TO THE SOUTH KINGSTOWN PLANNING BOARD.  
 BY: *[Signature]* DATE: *Sept. 15, 2021*  
 AMY N. SONDER, P.L.S. 1912

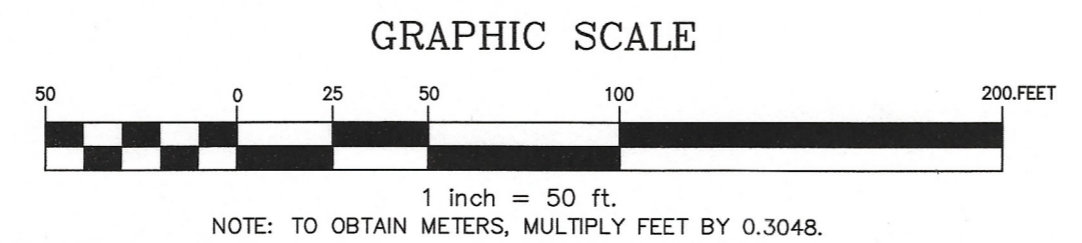
THIS PLAN SHALL BE INDEXED BY: SAUGATUCKET ROAD & KINGSTOWN ROAD

**EXISTING CONDITION PLAN FOR**  
**"OWL ACRE" A 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: AUGUST 4, 2021; SCALE: 1"=50'  
 REVISED: SEPT. 15, 2021; EXIST. CONT., SOILS LIMITS.

**OWNERS & APPLICANTS:**  
 CHARLES BOWSE of BOWSE BUILDERS LLC  
 130 KERSEY ROAD  
 WAKEFIELD, RHODE ISLAND 02979

**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.



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

NOW OR FORMERLY  
**TOWN OF SOUTH KINGSTOWN**  
 A. P. 40-1 / LOT 128

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

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

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

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