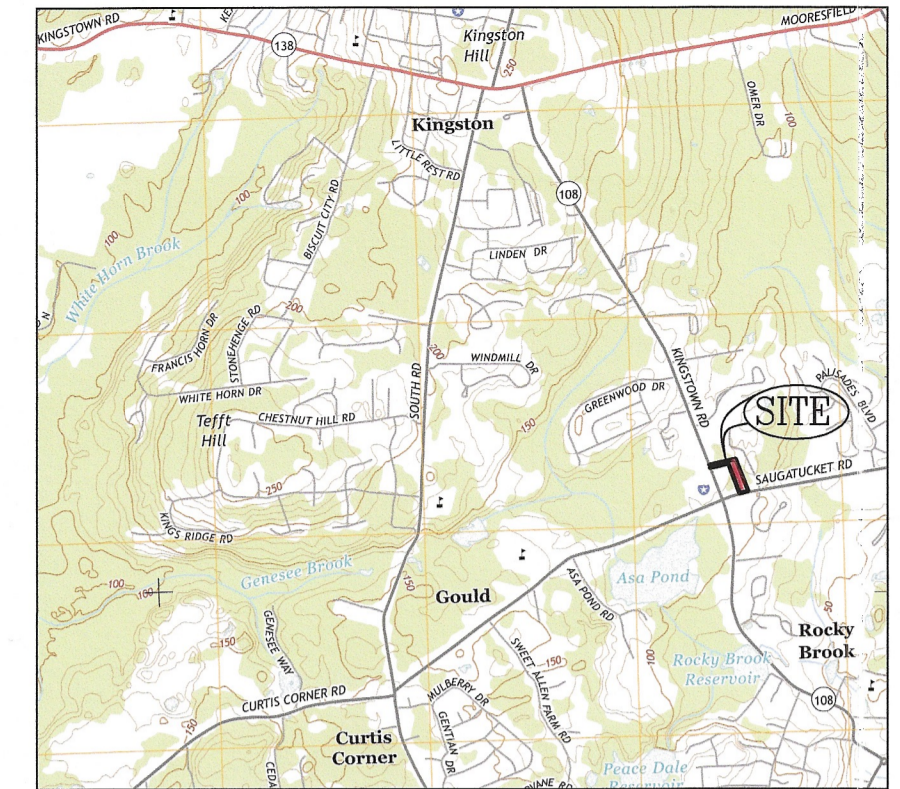
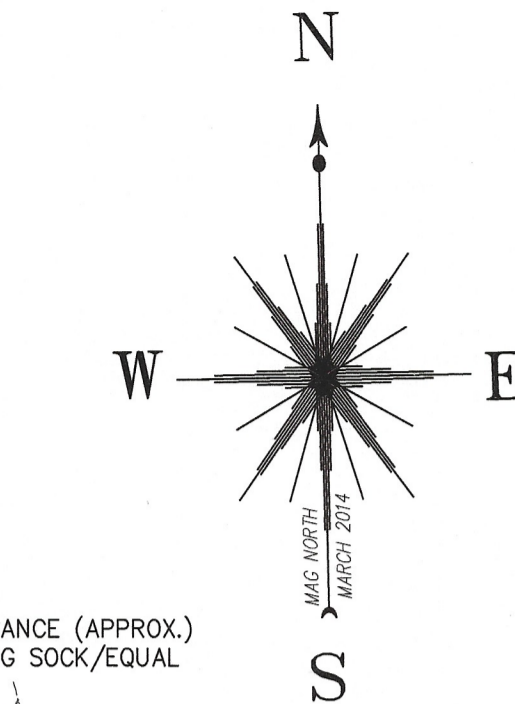


NOW OR FORMERLY
CHURCH HOUSING, INC.
 A. P. 40-2 / LOT 7

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



LOCATION MAP

(Not To Scale)

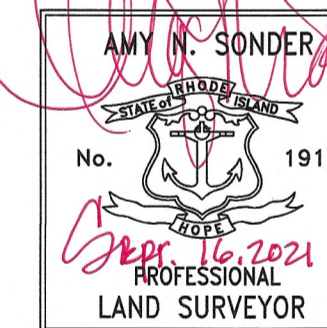
ZONING DISTRICT= R-30
TOTAL PARCEL AREA=1.858±ACRES
 (TOTAL AREA = 80,946±Sq.Ft.)
MIN. PARCEL AREA =30,000.Sq.Ft.
MIN. PARCEL AREA =45,000.Sq.Ft./DUPLEX UNIT
MINIMUM PRIMARY BUILDING SETBACKS:
 FRONT YARD.....40 FEET
 SIDE YARD.....20 FEET (CORNER SIDE = 30 FT.)
 REAR YARD.....40 FEET
MINIMUM LOT FRONTAGE/WIDTH = 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:
SURVEY TYPE: MEASUREMENT CLASS
 COMPREHENSIVE BOUNDARY SURVEY = CLASS I
 W/ LIMITED CONTENT UNTIL FINAL
 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: *Sept. 16, 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

COMBINED MASTER & PRELIMINARY PLAN FOR "OWL ACRE"

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: JULY 30, 2021; SCALE: 1"=50'
 REVISED : AUG. 30, 2021; PER S.K.PLANNING DEPT. REVIEW 8/16/21
 SEPT. 16, 2021; PER S.K.T.R.C. REVIEW 9/8/21

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

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

SAUGATUCKET ROAD (PUBLIC VARIABLE WIDTH)

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

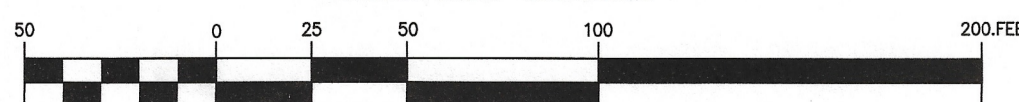
NOW OR FORMERLY
"OPEN SPACE"
 A. P. 40-3 / LOT 59

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.

- PROPOSED 16'W.DRIVEWAY(**)
 W/20'W. GRAVEL BASE/UNION FIRE
 W/ASPHALT OR APP'R'D EQUAL APRON
- (2) PROPOSED.(*)(**)
 SEWER CONNECTIONS
- (2) PROPOSED GAS SERVICE CONNECTIONS
- (*) MAXIMIZE UTILITY SEPARATION/SK.DPW
- CUT & MATCH PAVEMENT
 CURB TO CURB ROAD REPLACEMENT
- (**) STONEWALL REPAIRS SHALL
 MATCH PRE-EXISTING CONDITIONS

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