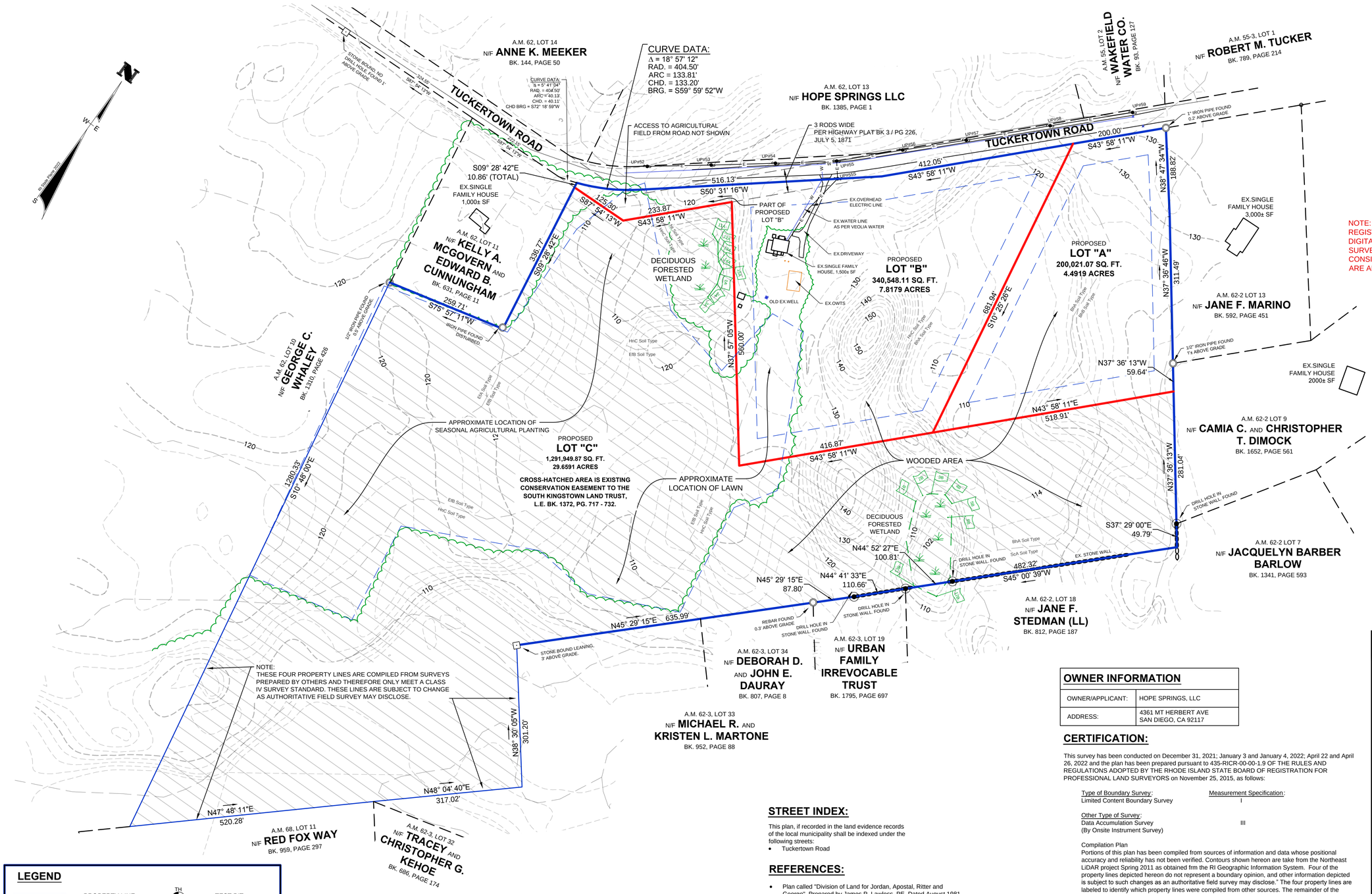

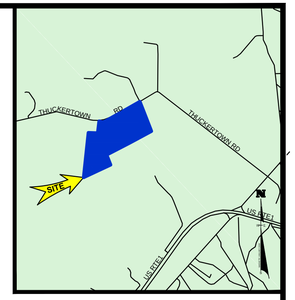

LOCATION PLAN

SCALE: 1" = 2000'

NOTE: THIS PLAN IS MARKED UNSIGNED. THE RI BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS PROHIBITS DIGITAL SIGNATURES; THEREFORE, A SIGNED PDF IS NOT A VALID SURVEY PLAN. ONLY A PLAN WITH AN ORIGINAL SIGNATURE IS CONSIDERED A LEGAL SURVEY PLAN. REDUCED COPIES OF PLANS ARE ALSO NOT CONSIDERED LEGAL SURVEY PLANS.

SITE INFORMATION

LOT:	12
ASSESSOR'S MAP:	62
EXISTING LOT AREA:	41.96 AC.
ZONING DISTRICT:	R-200
TOWN REQUIREMENTS	REQUIRED
LOT AREA	200,000 SF
LOT WIDTH	200 FEET
FRONT SETBACK:	50 FEET
SIDE SETBACK:	40 FEET
REAR SETBACK:	50 FEET
BUILDING COVERAGE:	20%
BUILDING HEIGHT:	35 FEET

GRAPHICAL SCALE: 1" = 100'

0 100' 200' 300' 400'

LEGEND

	PROPERTY LINE	TH #1	TEST PIT
	UTILITY POLE		BOUND
x97.5	SPOT GRADE		IRON PIN
102	EXISTING CONTOUR		TREE/BRUSH LINE
W	WATER LINE		FENCE LINE
WV	WATER VALVE		SILT FENCE

GENERAL NOTES:

1. WETLAND DELINEATION WAS DONE BY APPLIED BIO-SYSTEMS, INC., ON APRIL 3, 2022
2. CONTOURS WERE TAKEN FROM RIGIS LIDAR DATA
3. SOIL TYPES INFORMATION TAKEN FROM RIGIS DATA.
4. NO HISTORIC CEMETERIES WERE OBSERVED ON OR ADJACENT TO SUBJECT PROPERTIES DURING THIS SURVEY.
5. LOCATION OF STONE WALLS ARE APPROXIMATE.
6. THE SITES ARE NOT LOCATED IN A NATURAL HERITAGE AREA.
7. THE SITES ARE NOT LOCATED IN A CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
8. THE SITES ARE NOT A PART OF A CRMC SPECIAL AREA MANAGEMENT PLAN.
9. THE SUBJECT PROPERTY IS LOCATED IN THE SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
10. THE PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC BUILDINGS
11. THE PROPERTY IS NOT SHOWN WITHIN A DRINKING WATER SUPPLY WATERSHED PER RIDEM.

STREET INDEX:

This plan, if recorded in the land evidence records of the local municipality shall be indexed under the following streets:

- Tuckertown Road

REFERENCES:

- Plan called "Division of Land for Jordan, Apostal, Ritter and George", Prepared by James P. Lawless, PE, Dated August 1981
- Plan called"Plat of Division of Abbie J.T. Whaley Estate" Prepared by Earl C. Whaley, LS; Dated May 31, 1944
- Plan called "Stedman Acres - A minor Subdivision", Prepared by T.A. Champlin, Eng.; Dated 20, 1994
- Plan called "Plan showing compilation of research data and field survey. Property at Tuckertown in the Town of South Kingstown, RI", Prepared by A.J.Easterbrooks, CE; Dated December 1998
- Plan called "Final Subdivision Plan of Congdon Hill Country Estates"; Prepared by Ocean State Planners, Inc., Dated November 23, 1992
- Plan called "Final subdivision plans Commodore Perry Farm", Sheet 4 of 4
- First amendment to and restatement of deed of conservation easement, Dated 8th of October, 2009

FEMA DESIGNATION:

THE SUBJECT PROPERTY DEPICTED HEREON APPEARS TO BE WITHIN ZONES, REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0191J, DATED APRIL 3, 2012.

OWNER INFORMATION

OWNER/APPLICANT:	HOPE SPRINGS, LLC
ADDRESS:	4361 MT HERBERT AVE SAN DIEGO, CA 92117

CERTIFICATION:

This survey has been conducted on December 31, 2021; January 3 and January 4, 2022; April 22 and April 26, 2022 and the plan has been prepared pursuant to 435-RICR-00-00-1.9 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 — Measurement Specification: I

Other Type of Survey: Data Accumulation Survey (By Onsite Instrument Survey) — III

Compilation Plan
Portions of this plan has been compiled from sources of information and data whose positional accuracy and reliability has not been verified. Contours shown hereon are take from the Northeast LiDAR project Spring 2011 as obtained frm the RI Geographic Information System. Four of the property lines depicted hereon do not represent a boundary opinion, and other information depicted is subject to such changes as an authoritative field survey may disclose." The four property lines are labeled to identify which property lines were compiled from other sources. The remainder of the property lines conform to a Class I Limited Content Boundary Survey.

Topographic Standard: T-4
Contours shown hereon are compiled from the Northeast LiDAR Project Spring 2011.

Vertical Control Standard: V-3

The purpose for the conduct of the survey and the preparation of the plan is as follows:
The boundary survey shown hereon was conducted from onsite instrument surveys except for the four property lines specifically labeled as compiled from plans and surveys by others.

The contours are shown hereon are taken from the Spring 2011 R.I. Statewide Lidar Data project, source: RI Geographic Information System.

Unsigned

BY: _____ DATE: _____

JEFFREY K. BALCH, RI PROFESSIONAL LAND SURVEYOR #1839
CERTIFICATE OF AUTHORIZATION #A535.

FRISELLA - BALCH & ASSOCIATES
LAND SURVEYORS
33 NORTH RD. SUITE C-201
PEACE DALE, RI
PHONE (401) 783-5949
FAX (401) 783-5997
www.frisella.com

NO.	DATE	DESCRIPTION	BY

DRAWING TITLED:

PRELIMINARY
HOPE SPRINGS MINOR SUBDIVISION,

LOCATED ON:
LOT 12, ASSESSOR'S PLAT 62,

OWNED BY:
HOPE SPRINGS , LLC,
c/o LEIGH KYLE,

ADDRESS:
532 TUCKERTOWN ROAD,
IN THE TOWN OF SOUTH KINGSTOWN, R.I.,

MAY 3, 2022,

DESIGNED BY: JEFFREY K. BALCH, P.L.S.

SCALE: 1" = 100'.

DRAWN BY: IVB
CHECKED BY: JKB

DRAWING No.
SHEET 1 OF 1

JEFFREY K. BALCH
No. 1839
Unsigned
PROFESSIONAL LAND SURVEYOR

© JEFFREY K. BALCH 2022

OWTS APPLICATION #: XXXX-XXXX