

As constructed with
Movement of open space

REFERENCE:

1. REC. LOT 15 "RECORD PLAN-1 - SOUTH COUNTY TRAIL SUBDIVISION, SOUTH KINGSTOWN, RHODE ISLAND, APPLICANT: SA BUILDERS, LLC. 15 ROBERTSON ROAD, NARRAGANSETT, RHODE ISLAND 02882, DIPRETE ENGINEERING, TWO STAFFORD COURT, CRANSTON, RI 02920 TEL: 401-943-1000 FAX: 401-464-6006, WWW.DIPRETE-ENG.COM, ENGINEERS - PLANNERS - SURVEYORS, SHEET 2 OF 3, DATED 05-15-2017" P.C. 2017-28
2. DEED BK. 1770 PG. 96
3. EASEMENT BK. 1642 PG. 250
4. EASEMENT BK. 1642 PG. 253

NO-CUT BUFFER AREA	AREA
RECORD PLAT #2017-28	7,082 S.F. (0.16 AC.)
PROPOSED AREA	7,082 S.F. (0.16 AC.)

ZONING DISTRICT R-80

UNDERLYING ZONE

ZONING DISTRICT R-10

- MINIMUM LOT AREA 10,000 S.F.
- MINIMUM LOT FRONTAGE 80 FT.
- MINIMUM SETBACKS: FRONT 25 FT.
- SIDE 10 FT.
- CORNER SIDE 20 FT.
- REAR 30 FT.
- BUILDING COVERAGE 25%
- BUILDING HEIGHT 35 FT.
- ACCESSORY BUILDING HEIGHT 15 FT.
- ACCESSORY BUILDING SIDE 6 FT.
- ACCESSORY BUILDING REAR 6 FT.



RECEIVED IN
PLANNING DEPARTMENT

OCT 05 2021

TOWN OF
SOUTH KINGSTOWN, RI

ADMINISTRATIVE SUBDIVISION

A.P. 21 / LOT 52 / RECORD LOT 15
31 MICHAELA COURT
SOUTH KINGSTOWN, R.I.

SCALE: 1" = 30' DATE: JUNE 11, 2021

APPLICANT:

GASHY DOWLATSHAHI

1150 OAKLAWN AVENUE
CRANSTON, R.I. 02920
401-641-5777

PREPARED BY:

OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9602 / DWG. NO. 9602 - SUB - (JNP/AJB)

GRAPHIC SCALE / 1" = 30'



MICHAELA COURT
(50' PUBLIC)

$\Delta=19^{\circ}10'21"$
 $R=548.00'$
 $L=183.37'$
 $Ch=182.52'$

$\Delta=7^{\circ}03'23"$
 $R=498.00'$
 $L=61.33'$
 $Ch=61.29'$

$\Delta=7^{\circ}03'23"$
 $R=498.00'$
 $L=61.33'$
 $Ch=61.29'$

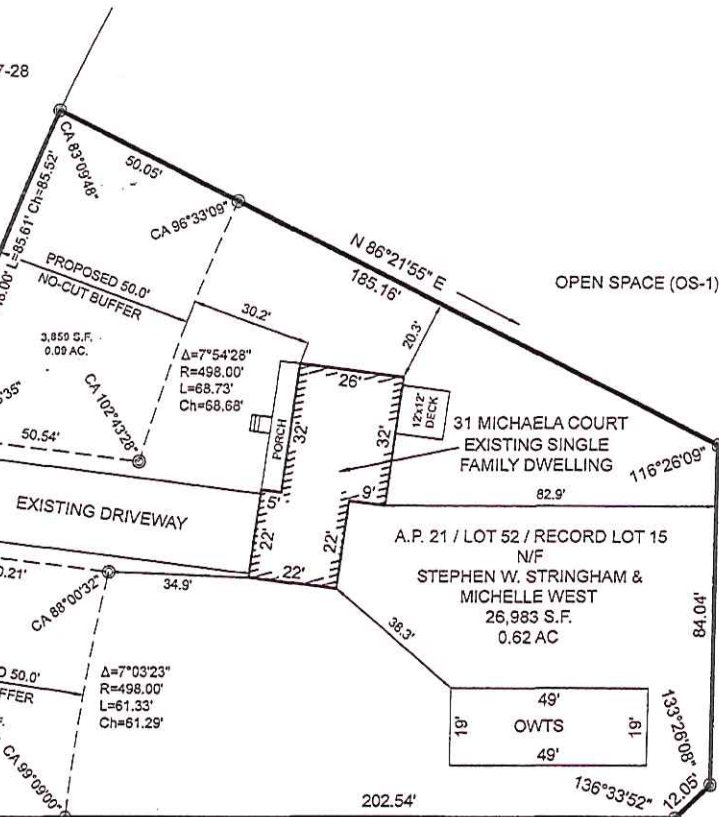
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 $R=498.00'$
 $L=61.33'$
 $Ch=61.29'$



LEGEND:

NO CUT BUFFER MARKER \odot

REFERENCE:

1. NO KNOWN WETLANDS ON SITE.
2. NO KNOWN COASTAL FEATURES ADJACENT TO SITE.
3. FEMA ZONE X / MAP 44009C0180J / 04-03-2020
4. NO-CUT BUFFER MARKERS TO BE SET PRIOR TO RECORDING.

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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:
CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES AND PROPOSE A SUBDIVISION TO THE EXISTING PARCELS.

BY: *Richard T. Bzdryra* DATE: *10/11/21*
RICHARD T. BZDZYRA, PLS; LICENSE #1786; COA # LS-A60



A.P. 21 / LOT 51
N/F
JONATHAN M. & CHRISTINA A. DONIGAN

A.P. 21 / LOT 52 / RECORD LOT 15
N/F
STEPHEN W. STRINGHAM &
MICHELLE WEST
26,983 S.F.
0.62 AC

49' x 49' OWTs

OPEN SPACE (OS-1)

OPEN SPACE (OS-1)