



This Plan Should be Indexed By
The Following Streets:

- South County Trail (Rte 1)
- Road A

TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
FINAL APPROVAL

DATE: _____
BY: _____

Dimensional Regulations:

RESIDENTIAL ZONE:
 RESIDENTIAL R-80
 RESIDENTIAL R-10
 MINIMUM LOT AREA:
 10,000 SF
 30 (10' x)
 MINIMUM FRONT/REAR YARD WIDTH:
 25A
 MAXIMUM BUILDING COVERAGE:
 35
 MAXIMUM HEIGHT:
 25'
 MINIMUM FRONT YARD:
 20'
 MINIMUM CORNER YARD:
 10'
 MINIMUM SIDE YARD:
 10'
 MINIMUM REAR YARD:
 30'

* PER SECTION 202.2.A LOT FRONTAGE AND WIDTH, FEASIBLE PROVISIONS - IN R10 TO R200 ZONES, THE PLANNING BOARD IS AUTHORIZED TO REDUCE THE LOT FRONTAGE AND LOT WIDTH OF "NOTY" CREATED LOTS IN A SUBDIVISION ON ANY PUBLIC OR APPROVED PRIVATE STREET TO A MINIMUM OF 20 FEET.

Development Data:

TOTAL SITE AREA:	27.74 ACRES
TOTAL NUMBER OF BUILDINGS:	16
TOTAL LOT AREA:	63.7 ACRES
TOTAL OPEN SPACE:	16.13 ACRES
AVERAGE LOT AREA:	1.53 ACRES
RIGHT OF WAY WIDTH:	124 ACRES
LENGTH OF ROAD:	1,000' LF

Line Table

LINE	LENGTH	BEARING
L38	26.35'	N83°18'20"W
L37	25.49'	S89°11'30"E

Curve Table

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C13	52°34'30"	588.00'	588.00'	302.49'	528.84'	S14°29'20"E
C21	52°34'30"	548.00'	548.00'	277.23'	484.71'	N14°29'20"W
C22	27°23'44"	588.00'	29.00'	18.50'	29.00'	N27°24'34"W
C23	27°23'44"	588.00'	29.00'	12.50'	29.00'	N27°27'17"W
C24	27°23'44"	588.00'	29.00'	12.50'	29.00'	N17°49'32"W
C25	27°23'44"	588.00'	29.00'	12.53'	29.03'	N87°54'24"W
C26	27°23'44"	548.00'	29.03'	12.53'	29.03'	N92°47'47"W
C27	144°11'16"	548.00'	14.15'	8.07'	14.15'	S113°58'56"W
C28	07°27'32"	333.00'	8.93'	4.48'	8.93'	N12°50'48"E
C29	27°23'44"	548.00'	29.07'	12.54'	29.07'	S23°49'38"E
C30	27°23'44"	548.00'	29.07'	12.54'	29.07'	S23°59'44"E
C31	07°27'32"	333.00'	78.99'	38.28'	78.99'	N12°47'47"W
C32	27°23'44"	588.00'	27.00'	16.82'	27.00'	N12°42'20"E
C33	07°45'00"	588.00'	6.54'	4.77'	6.54'	N42°43'50"W

DIPrete Engineering
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Boston • Providence • Newport

Record Plan - 1
 South County Trail Subdivision
 5 A Builders, LLC
 South Kingstown, Rhode Island
 Prepared for: 5 A Builders, LLC
 Date: 08/11/2020
 Drawn by: JAK
 Checked by: JAK

RECEIVED IN
 PLANNING DEPARTMENT

OCT 05 2021

TOWN OF
 SOUTH KINGSTOWN, RI

This is the plan that was originally recorded