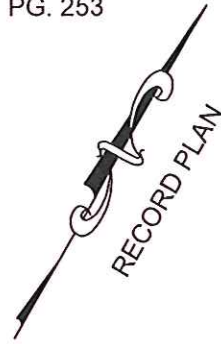


REFERENCE:

1. REC. LOT 15 "RECORD PLAN-1 - SOUTH COUNTY TRAIL SUBDIVISION, SOUTH KINGSTOWN, RHODE ISLAND, APPLICANT: 5A 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



MICHAELA COURT
(50' PUBLIC)

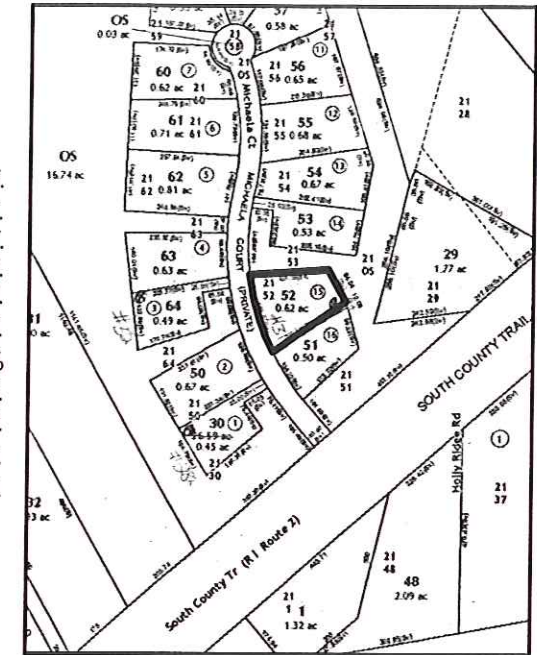
NO-CUT BUFFER AREA	AREA
RECORD PLAT #2017-28	7,082 S.F. (0.16 AC.)
PROPOSED AREA	7,082 S.F. (0.16 AC.)

ZONING DISTRICT R-80

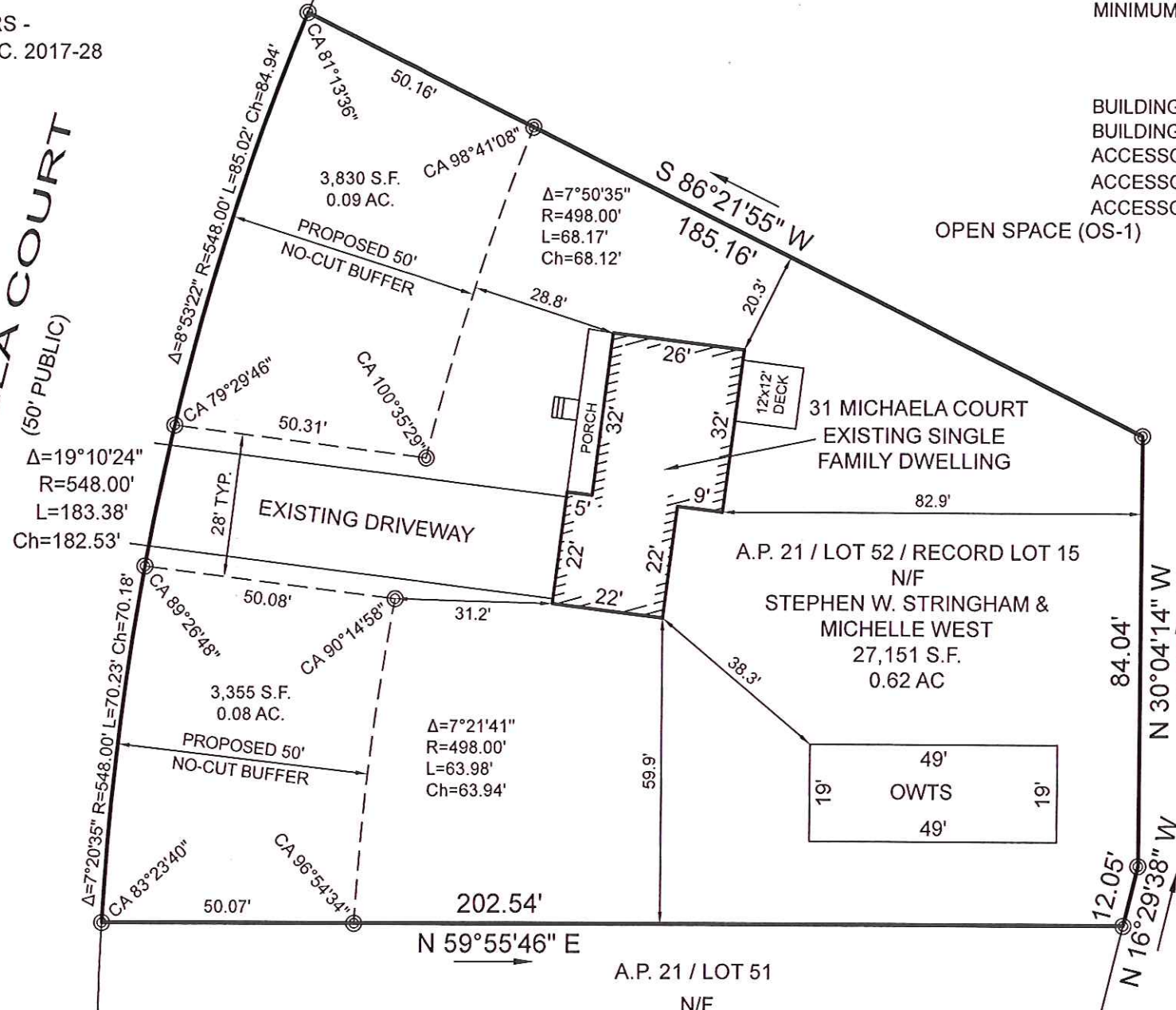
UNDERLYING ZONE

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.



LOCUS MAP



LEGEND:

NO CUT BUFFER MARKER ©

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:

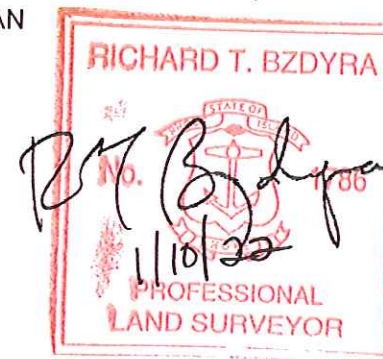
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION:
CLASS I

BY: *Richard T. Bzdryra* DATE: 1/10/22
RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

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.



OPEN SPACE (OS-1)

As Built / Proposed Plan
ADMINISTRATIVE SUBDIVISION

RECEIVED IN
PLANNING DEPARTMENT

JAN 10 2022

TOWN OF
SOUTH KINGSTOWN, RI

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

SCALE: 1" = 30' DATE: JANUARY 10, 2022

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'

