

**REFERENCE:**

"RECORD PLAN - 1 SOUTH COUNTY TRAIL SUBDIVISION SOUTH KINGSTOWN, R.I. FOR 5A BUILDERS, LLC BY DIPRETE ENGINEERING"

**LEGEND:**

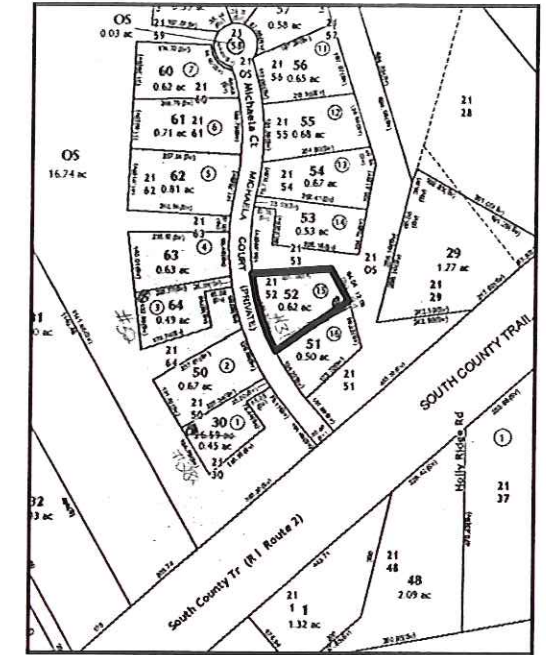
NO CUT BUFFER MARKER 

**ZONING DISTRICT R-80**

UNDERLYING ZONE

**ZONING DISTRICT R-10**

- MINIMUM LOT AREA 10,000 S.F.
- MINIMUM LOT FRONTAGE 80 FT. (20' \*) PER SECTION 502.2A
- 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

RECEIVED IN  
PLANNING DEPARTMENT

JAN 1 0 2022

TOWN OF  
SOUTH KINGSTOWN, RI

*originally Approved Plan*  
**DIMENSIONAL CONFORMANCE SURVEY**

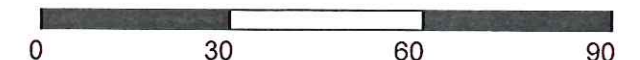
A.P. 21 / LOT 52 / RECORD LOT 15  
31 MICHAELA COURT  
SOUTH KINGSTOWN, R.I.  
SCALE: 1" = 30' DATE: JUNE 11, 2021

PREPARED FOR:  
**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 - (JNP/AJB)

GRAPHIC SCALE / 1" = 30'

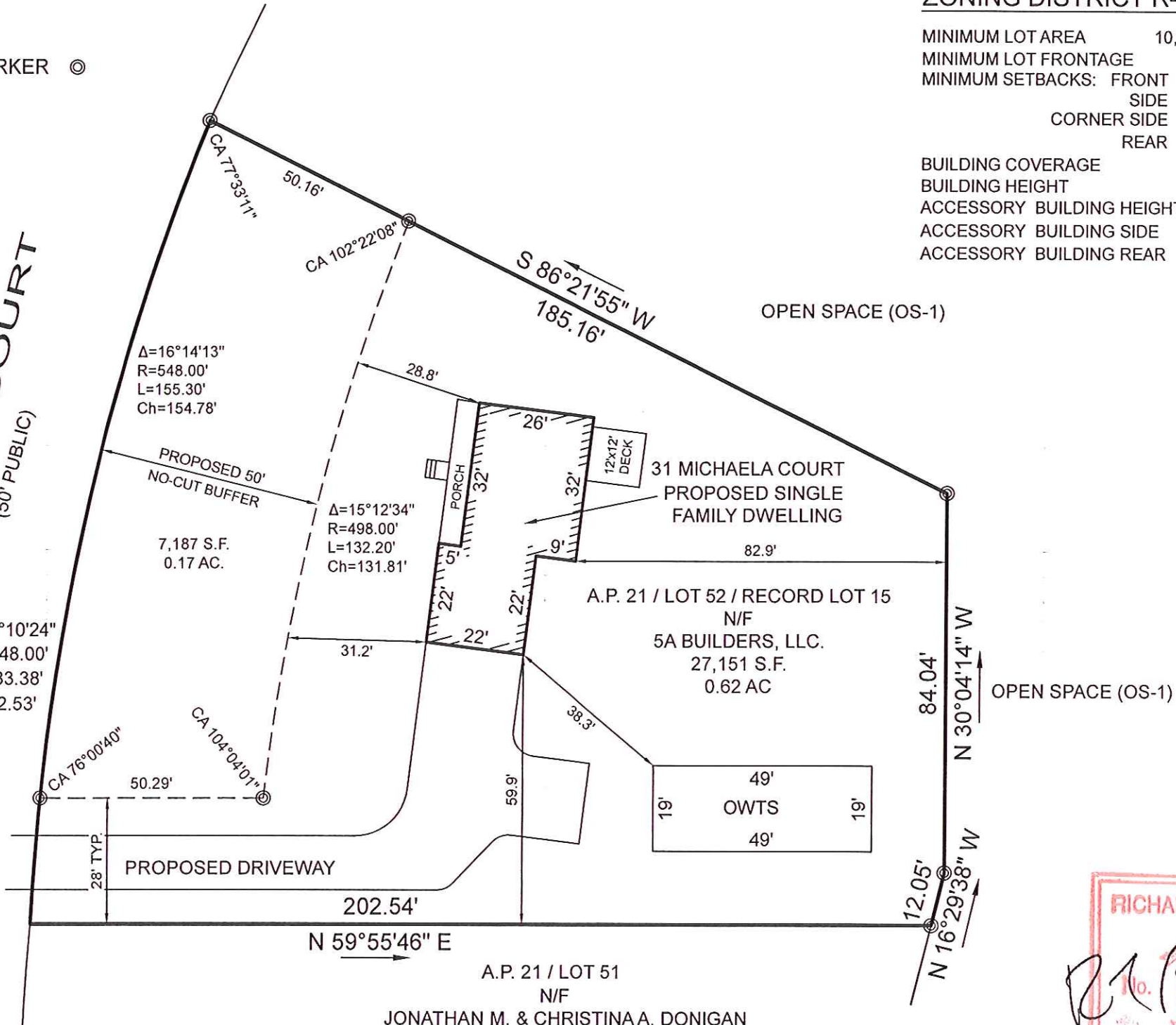


**MICHAELA COURT**  
(50' PUBLIC)

$\Delta=19^{\circ}10'24''$   
R=548.00'  
L=183.38'  
Ch=182.53'

$\Delta=16^{\circ}14'13''$   
R=548.00'  
L=155.30'  
Ch=154.78'

$\Delta=15^{\circ}12'34''$   
R=498.00'  
L=132.20'  
Ch=131.81'



**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 III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO PREPARE SITE PLAN FOR DIMENSIONAL CONFORMANCE.

BY:  DATE: 6/11/21  
BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

