

Dimensional Regulations:

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

* PER SECTION 502.2.A LOT FRONTAGE AND WIDTH, FLEXIBLE PROVISIONS- IN R10 TO R200 ZONES, THE PLANNING BOARD IS AUTHORIZED TO REDUCE THE LOT FRONTAGE AND LOT WIDTH OF NEWLY 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 LOTS:	16
TOTAL LOT AREA:	9.76 ACRES
AVERAGE LOT AREA:	0.61 ACRES
TOTAL OPEN SPACE:	16.77 ACRES
RIGHT OF WAY AREA:	1.21 ACRES
RIGHT OF WAY WIDTH:	50'
LENGTH OF ROAD:	1,092 LF

Conditions of Approval:

1. THE APPLICANT SHALL PROVIDE 130 RESIDENTIAL SPRINKLER SYSTEMS ON TWELVE (12) OF THE SIXTEEN (16) LOTS WITHIN THE SUBDIVISION.

**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
FINAL APPROVAL**

DATE: 5-23-17

BY: *[Signature]*

This Plan Should Be Indexed By
The Following Streets:

- South County Trail (Route 2)
- Michaela Court

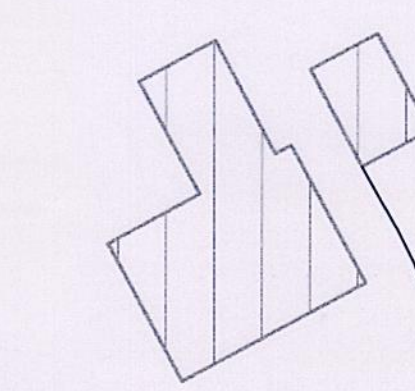
STATE AND MUNICIPAL APPROVALS RECEIVED

- TOWN CONCEPTUAL MASTER PLAN APPROVAL 04-15-2015
- RIDOT PAPA NO. 150212 PERMIT 04-21-2015
- RIDEM INSIGNIFICANT ALTERATION PERMIT 05-04-2015
WETLAND APPLICATION NO. 15-0010
RIPDES APPLICATION NO. RIR101233
- RIDEM OWTS SUBDIVISION SUITABILITY PERMIT 05-15-2015
IDENTIFICATION NO. S32-210
- TOWN PRELIMINARY PLAN APPROVAL 10-16-2015

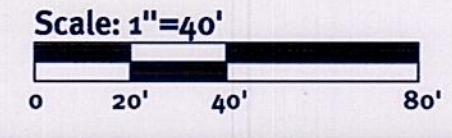
Curve Table

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C8	53°39'50"	598.00'	560.09'	302.49	539.84'	N14°20'20"W
C9	53°39'50"	548.00'	513.26'	277.20	494.71'	S14°20'20"E
C10	2°23'44"	598.00'	25.00'	12.50	25.00'	N32°46'34"W
C11	12°03'42"	598.00'	125.89'	63.18	125.66'	N25°32'52"W
C12	2°23'45"	598.00'	25.01'	12.50	25.00'	N8°49'35"W
C13	9°31'47"	598.00'	99.46'	49.85	99.35'	N2°51'48"W
C14	7°02'41"	598.00'	73.53'	36.81	73.48'	N8°58'14"E
C29	6°42'05"	535.00'	62.57'	31.32	62.54'	S9°08'33"W
C30	1°41'18"	548.00'	16.15'	8.07	16.15'	S11°38'56"W
C31	2°37'02"	548.00'	25.03'	12.52	25.03'	S9°29'47"W
C32	19°10'21"	548.00'	183.37'	92.55	182.52'	S17°33'06"E
C33	14°01'59"	548.00'	134.22'	67.45	133.88'	S34°09'16"E
C34	0°54'50"	598.00'	9.54'	4.77	9.54'	N40°42'50"W

A.P. 21
LOT 31
N/F
ROBERT E. & LUCILLE M.
DICKINSON



CONCRETE BOUND
FOUND (HELD)
STATION=737+20.13
OFFSET=100.00 LEFT



MICHAEL E. GAVITT
No. 1981
5/19/17
PROFESSIONAL
LAND SURVEYOR

BY: *[Signature]*
MICHAEL E. GAVITT, RIPLS #1981
C.O.A. NO. LS-A160

Certification

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 JANUARY 1, 2016, AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
PERIMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.

SEE SHEET 1 OF 3 FOR ADDITIONAL NOTES, REFERENCES AND OPEN SPACE CURVE DATA

Legend

- BUILDING
- ASSESSOR'S PLAT
- NOW OR FORMERLY
- PROPERTY LINE
- ASSESSORS LINE
- STONE WALL
- WETLAND LINE WITH LABEL
- DRILL HOLE FOUND/SET
- IRON ROD OR PIPE FOUND/SET
- EXISTING EDGE OF PAVE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- GRANITE BOUND
- PROPOSED OPEN SPACE/ NO CUT BUFFER MARKER

RECEIVED FOR RECORD
TOWN OF SOUTH KINGSTOWN, RI

Land Evidence Map # 2017-28
MAY 24 2017 at 10:39

Record Plan - 1
South County Trail Subdivision

5 A Builders, LLC
15 Robinson Road, Narragansett, Rhode Island 02882

2017-28

Diprete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-664-6006 www.diprete-eng.com

Boston • Providence • Newport

No.	Date	Description	By
1	05-15-2015	Final Record Plan Submission	By: [Signature]
2	05-23-2015	Final Record Plan Submission	By: [Signature]
3	05-23-2015	Final Record Plan Submission	By: [Signature]
4	05-23-2017	Drawn By: J.A.R.	Design By: D.A.R.

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