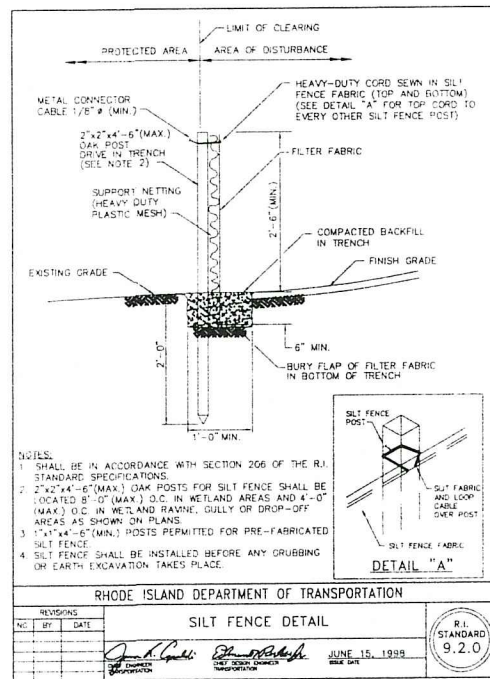
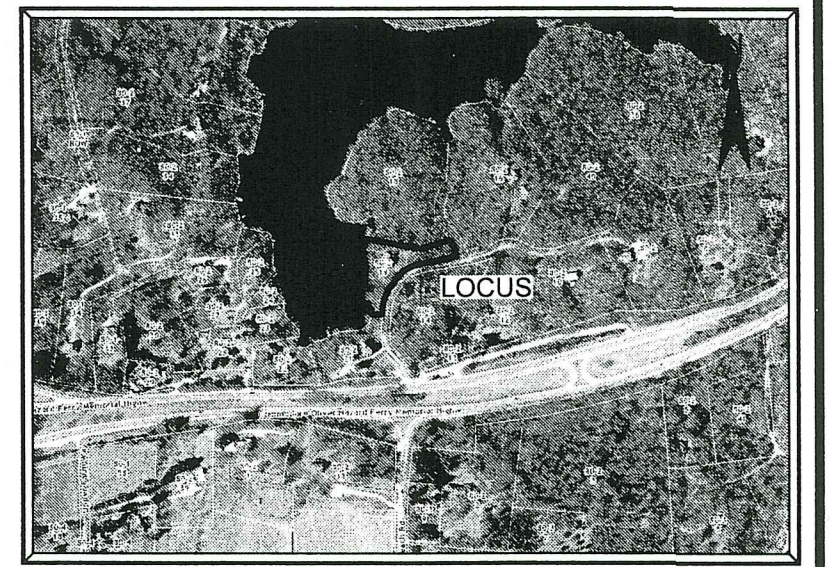


REFERENCE:

1. DEED BK. 1757 PG. 418
2. EASEMENT BK. 76 PG. 371
3. THAT PLAT ENTITLED "TRACT OF LAND AT MATUNUCK IN THE TOWN OF SOUTH KINGSTOWN, R.I., PROPERTY OF WEEDEEN FARMS, INC. SURVEYED AND PLATTED SEPT., 1954, W.R. EASTERBROOKS, CIVIL ENGINEER."



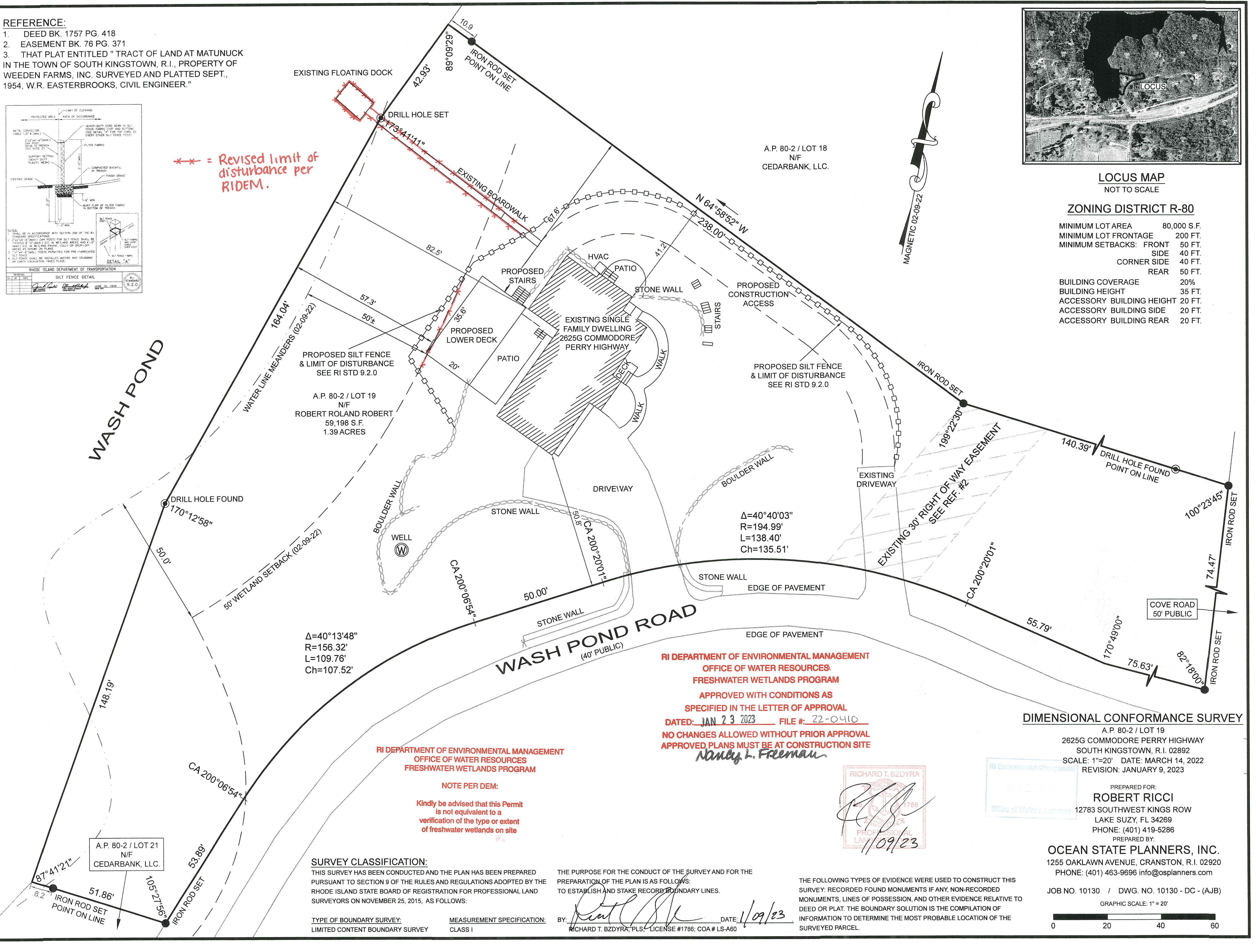
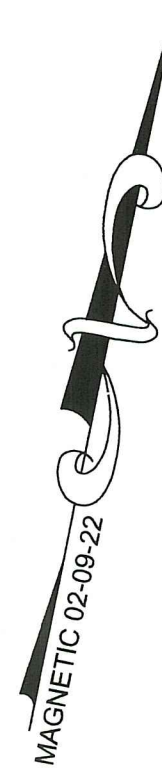
**** = Revised limit of disturbance per RIDEM.**



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT R-80

MINIMUM LOT AREA	80,000 S.F.
MINIMUM LOT FRONTAGE	200 FT.
MINIMUM SETBACKS:	
FRONT	50 FT.
SIDE	40 FT.
CORNER SIDE	40 FT.
REAR	50 FT.
BUILDING COVERAGE	20%
BUILDING HEIGHT	35 FT.
ACCESSORY BUILDING HEIGHT	20 FT.
ACCESSORY BUILDING SIDE	20 FT.
ACCESSORY BUILDING REAR	20 FT.



**RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM**
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: JAN 23 2023 FILE #: 22-0410
**NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE**
Nancy L. Freeman

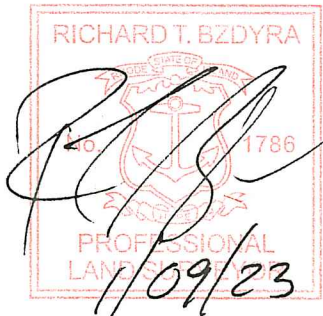
**RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM**

NOTE PER DEM:
Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site

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

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.
BY: *Richard T. Bzdryra* DATE: 1/09/23
RICHARD T. BZDYRA, PLS., LICENSE #1786; COA # LS-A60



DIMENSIONAL CONFORMANCE SURVEY

A.P. 80-2 / LOT 19
2625G COMMODORE PERRY HIGHWAY
SOUTH KINGSTOWN, R.I. 02892
SCALE: 1"=20' DATE: MARCH 14, 2022
REVISION: JANUARY 9, 2023

PREPARED FOR:
ROBERT RICCI
12783 SOUTHWEST KINGS ROW
LAKE SUZY, FL 34269
PHONE: (401) 419-5286

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

JOB NO. 10130 / DWG. NO. 10130 - DC - (AJB)
GRAPHIC SCALE: 1" = 20'

