



R20 ZONING DATA

	REQUIRED	LOT 4 (EXISTING)	LOT 4 (PROPOSED)	PROPOSED NEW LOT
LOT AREA	20,000 SF	56,776 SF	36,010 SF	20,766 SF
FRONTAGE	100'	>100'	>100'	>100'
FRONT YARD	35'	>35'	>35'	>35'
SIDE YARD	15'	>15'	>15'	>15'
CORNER SIDE YARD	25'	>25'	>25'	>25'
REAR YARD	35'	>35'	>35'	>35'
LOT COVERAGE	25%	< 25%	3,238 SF(9.0%)	2,431 SF(11.7%)

CONDITIONS OF APPROVAL

- APPROVAL IS LIMITED TO TWO LOTS IN TOTAL.
- FAIR SHARE DEVELOPMENT FEES FOR BOTH SCHOOL FACILITIES AND OPEN SPACE AND RECREATIONAL PURPOSES, AS REQUIRED IN THE ZONING ORDINANCE AND AS AMENDED ANNUALLY IN THE CAPITAL IMPROVEMENT PROGRAM, SHALL BE REQUIRED FOR THE NEWLY CREATED LOT ONLY.
- SURVEY MONUMENTATION SHALL BE SHOWN ON THE FINAL PLAN AND SHALL BE INSTALLED IN THE FIELD TO DEFINE THE NEW LOT LINES. THE PROJECT SURVEYOR SHALL CERTIFY THAT THE MONUMENTATION IS INSTALLED PRIOR TO RECORDING.
- ACCESS TO BOTH THE RESULTING LOTS SHALL BE LIMITED TO THE EXISTING DRIVEWAY.
- THE APPLICANT SHALL FILE A BUILDING PERMIT APPLICATION FOR A HOME ON THE NEW LOT WITHIN NINETY (90) DAYS OF RECORDING THE SUBDIVISION. IF A BUILDING PERMIT APPLICATION IS NOT FILED WITH RESPECT TO THE NEW LOT WITHIN THE AFORESAID NINETY (90) DAY PERIOD, THE APPLICANT SHALL SEEK ZONING BOARD OF REVIEW RELIEF TO ALLOW FOR THE CONTINUED MAINTENANCE OF THE EXISTING ACCESSORY BUILDINGS ON THE NEW LOT WITHOUT PRINCIPAL USE.
- AS PART OF THE FINAL SUBMITTAL, THE APPLICANT SHALL SUBMIT FINAL LEGAL DOCUMENTS IN SUPPORT OF THE SUBDIVISION. SUCH DOCUMENTS SHALL INCLUDE A USE AND MAINTENANCE AGREEMENT ADDRESSING THE SHARED DRIVEWAY ACCESS AND A UNILATERAL OR CROSS EASEMENT REGARDING THE USE OF THE EXISTING CARPORT AND SHED. LEGAL DOCUMENTS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ADMINISTRATIVE OFFICER AND THE TOWN'S SPECIAL LEGAL COUNCIL FOR PLANNING AND ZONING.
- REQUIRED EASEMENTS, USE AND MAINTENANCE AGREEMENTS AND NEW PROPERTY DEEDS FOR EACH OF THE RESULTANT LOTS SHALL BE RECORDED AT THE SAME TIME AS THE RECORD PLAN.

RIGL 34-13-1 INDEX

ABUTTING STREETS:
WAITES CORNER ROAD
KINGSTOWN ROAD

TOWN OF SOUTH KINGSTOWN
FINAL APPROVAL
MINOR SUBDIVISION

DATE: _____

BY: _____

TITLE: ADMINISTRATIVE OFFICER

Owner(s) Map 22-3, Lot 4 _____ Date _____

OWNER OF RECORD MAP 22-3, LOT 4
BRANDYBERRY, MARILYN REVOC.
LIVING TRUST 2011
22 WAITES CORNER ROAD
WEST KINGSTOWN, RI 02892

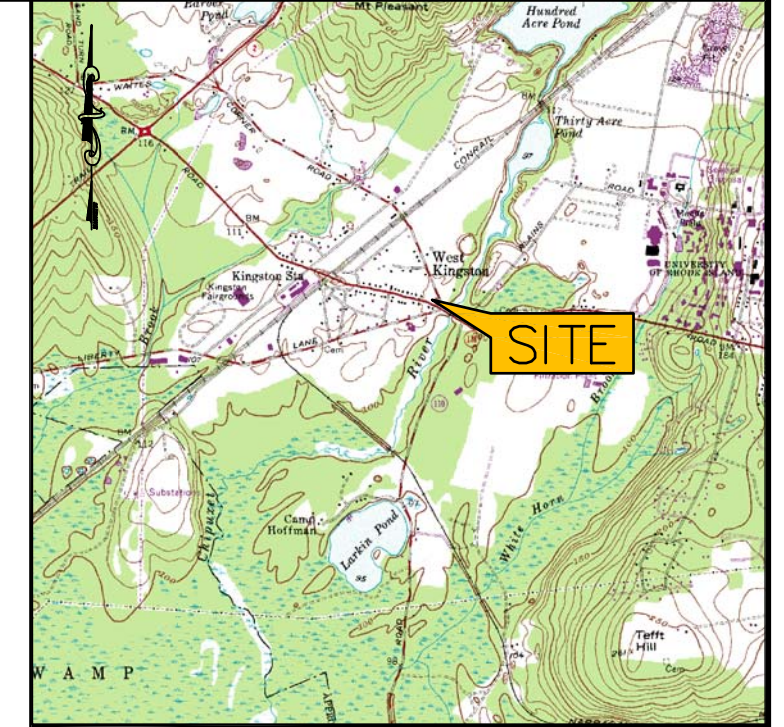
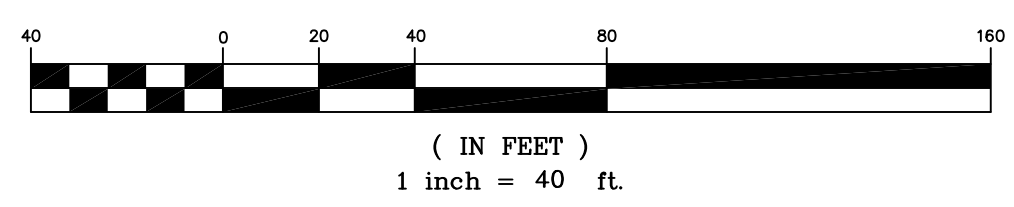
"This survey and plan conform to a CLASS "II" Standard as adopted by the Rhode Island Society of Professional Land Surveyors."

By: _____
WESLEY GRANT, III
REGISTERED LAND SURVEYOR



IF THE SURVEYOR'S SIGNATURE IS NOT IN BLUE OR RED INK, THE PLAN & ITS LIMITATIONS ARE COPIES & SHOULD BE ASSUMED TO HAVE BEEN ALTERED, INCOMPLETE, OR FRAUDULENT.

GRAPHIC SCALE



LOCATION MAP (NOT TO SCALE)

LEGEND

- 123.45 DISTANCE IN FEET
- ⊕ WELL
- ⊖ EXISTING BOUND
- ⊙ DRILL HOLE
- IRON PIN
- UTILITY POLE
- STAKED POYBALES
- ⊕ TEST PIPE
- ⊕ WATER SHUT OFF
- W— WATER LINE
- S— SEWER LINE
- 14— CONTOUR LINE
- EDGE OF GRAVEL
- ▤ ZONING BOUNDARY LINE
- E— OVERHEAD WIRES

MINOR SUBDIVISION FINAL PLAN

PREPARED FOR:
MARILYN BRANDYBERRY, TRUSTEE OF REVOCABLE LIVING TRUST OF MARILYN BRANDYBERRY - 2011
22 WAITES CORNER ROAD
WEST KINGSTOWN, RI 02892
FOR PROPERTY LOCATED ON:
22 WAITES CORNER ROAD
IN THE TOWN OF:
SOUTH KINGSTOWN, RHODE ISLAND
MAP 22-3, LOT 4

NO.	DATE	DESCRIPTION	BY
6	9/25/13	MAP CORRECTIONS	WG111
5	6/19/12	CORRECT ACREAGE	KRC
4	5/1/12	TOWN COMMENTS	KRC
3	11/16/11	DRIVE RELOCATION	KRC
2	10/3/11	INPUT BETA DRAWING	KRC
1	7/22/11	EDIT OWNER NAME	KRC

DRAWN BY: C.A.C. DATE: JULY, 2009

CHECKED BY: W.G.III 6619001PANCIERASUBDIVPLAN DRAWING NO.:

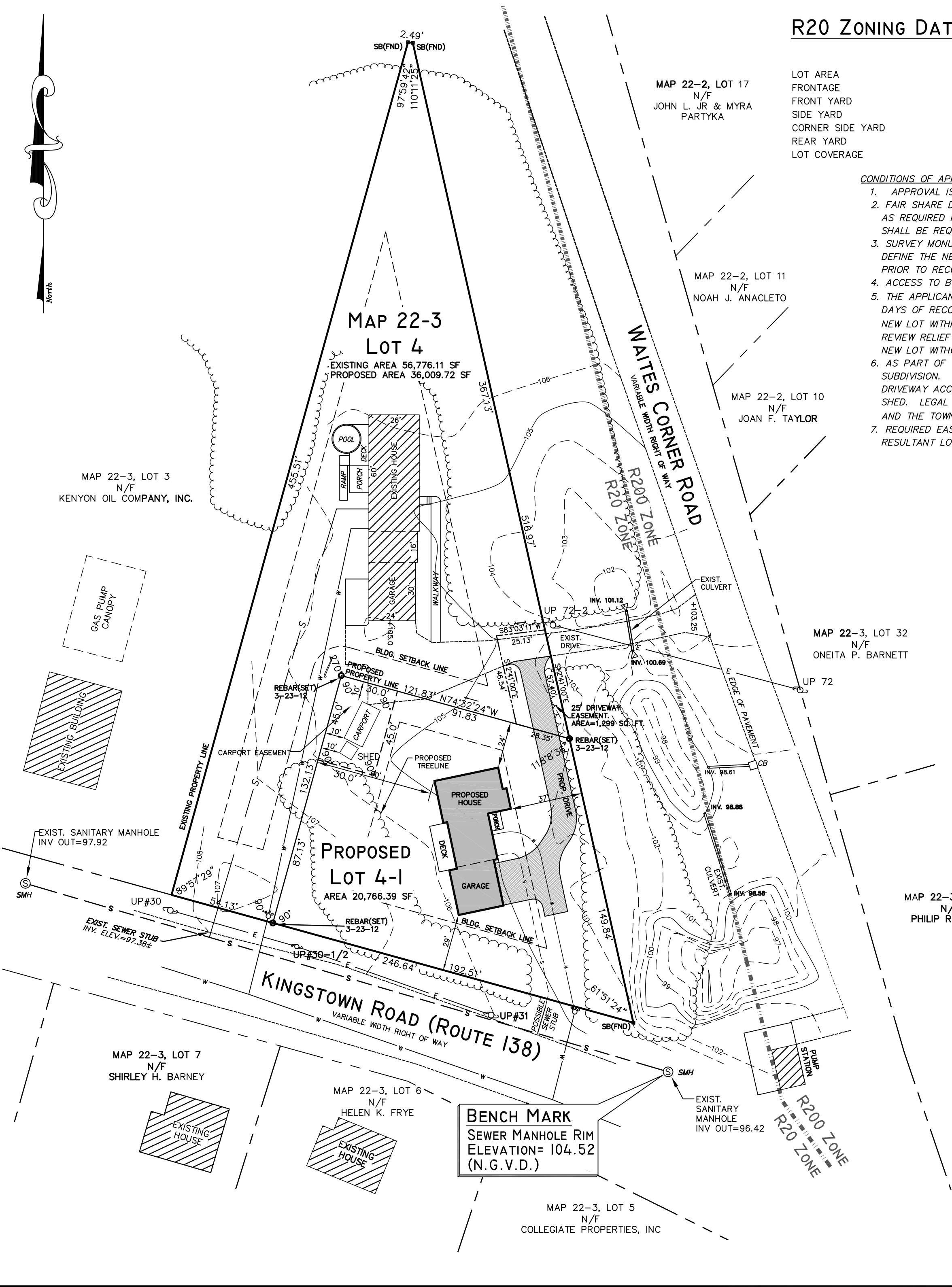
JOB NO.: 6619.001 SHEET 1 OF 1



ENVIRONMENTAL PLANNING & SURVEYING, INC.

Civil Engineering
Surveying
C A D Drafting

52 Dugway Bridge Road, West Kingston, RI 02892 (401) 789-3628



BENCH MARK
SEWER MANHOLE RIM
ELEVATION= 104.52
(N.G.V.D.)

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