

ZONE R-10 (FDRP)		
LOT AREA	10,000 SF	
FRONTAGE	80 FT	
FRONT YARD	25 FT	
REAR YARD	30 FT	
SIDE YARD	10 FT	
LOT COVERAGE	25%	

LOT	AREA	FRONTAGE
1	22,620 SF	130.00 FT
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3	22,611 SF	130.00 FT
4	21,444 SF	127.43 FT
5	21,458 SF	135.73 FT
6	21,406 SF	90.46 FT
7	22,433 SF	98.24 FT
8	22,531 SF	213.22 FT
9	22,215 SF	139.08 FT
10	22,904 SF	198.37 FT

OPEN SPACE CALCS	
TOTAL AREA	17.90 ACRES
WETLAND AREA	2.43 ACRES
TOTAL UPLAND	15.47 ACRES
TOTAL OPEN SPACE	9.29 ACRES (60%)

LEGEND

- 123.45 DISTANCE IN FEET
- WELL
- ▲ STAKE SET
- EXISTING BOUND
- TEST PIT HOLE
- IRON PIN
- UTILITY POLE
- PROPERTY LINE
- HAYBALES
- 99.5 EXISTING CONTOURS
- LOD LIMIT OF DISTURBANCE
- OPEN SPACE MARKER

STREET INDEX
SAND TURN ROAD

CONDITIONS OF APPROVAL

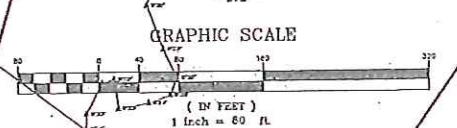
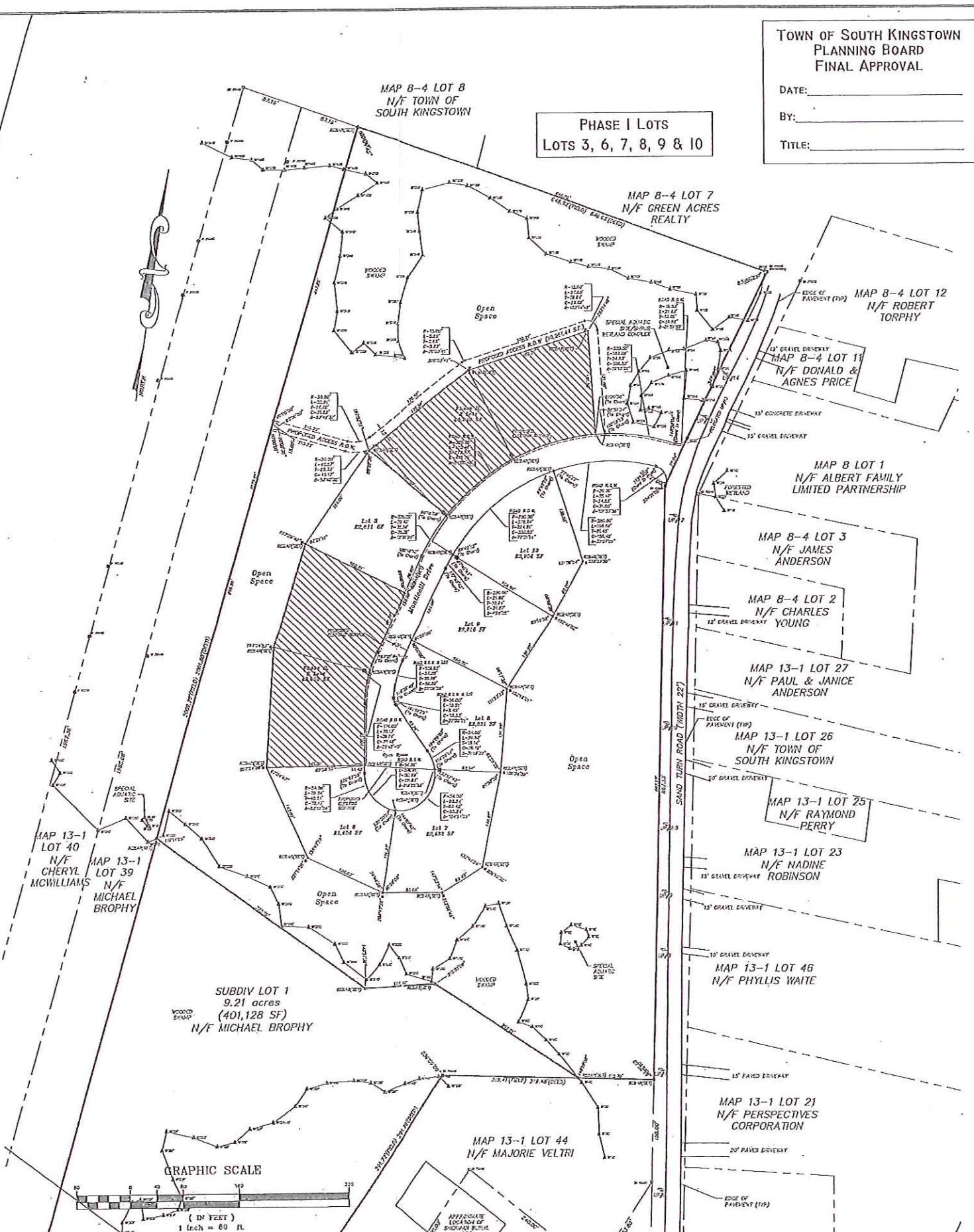
- 1.) APPROVAL IS LIMITED TO TEN (10) LOTS IN TOTAL.
- 2.) THE USE OF THE PROPERTY SHALL BE STRICTLY LIMITED TO USE CODE R0, SINGLE HOUSEHOLD DETACHED STRUCTURE RESIDENTIAL DEVELOPMENT.
- 3.) THE PROPOSED SUBDIVISION SHALL BE RECORDED IN TWO (2) PHASES. PHASE I SHALL CONSIST OF LOTS 3, 6, 7, 8, 9 AND 10. PHASE II SHALL CONSIST OF LOTS 1, 2, 4, AND 5.
- 4.) FINAL PLANS FOR PHASE I OF THE DEVELOPMENT SHALL PROVIDE REVISED LIMITS OF DISTURBANCE (LOD) THAT WILL RESTRICT THE LOD TO ONLY THOSE AREAS NECESSARY FOR THE DEVELOPMENT/SUPPORT OF THE PHASE I LOTS.
- 5.) THE SUBDIVISION SHALL SATISFY ITS AFFORDABLE HOUSING COMPONENT REQUIREMENT WITH THE DEDICATION OF LOT 7 AND LOT 10 AS UNITS AVAILABLE FOR OWNERSHIP/OCCUPANCY BY "LOW/MODERATE-INCOME INDIVIDUALS/HOUSEHOLDS" AS DEFINED UNDER RHODE ISLAND GENERAL LAWS §45-53 AND THE SOUTH KINGSTOWN ZONING ORDINANCE.
- 6.) THE LEASE, SALE OR TRANSFER OF LOT 7 AND/OR LOT 10 SHALL REMAIN AFFORDABLE TO LOW OR MODERATE INCOME INDIVIDUALS/HOUSEHOLDS FOR A PERIOD OF NINETY-NINE (99) YEARS.
- 7.) THE AFFORDABLE UNITS MUST MEET THE CRITERIA FOR SUBSIDY AND DEED RESTRICTIONS SUCH THAT THE UNITS COUNT TOWARD THE LOW AND MODERATE INCOME HOUSING STOCK WITHIN THE TOWN.
- 8.) 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 CAPITOL IMPROVEMENT PROGRAM, SHALL BE REQUIRED FOR EACH OF THE TEN NEW LOTS EXCEPT AS PROVIDED UNDER SECTION III(D)1 OF THE ZONING ORDINANCE AND SECTION II, ELEMENT 5, III, OF THE TOWN'S CAPITOL IMPROVEMENT PROGRAM.
- 9.) A 10,000 GALLON UNDERGROUND FIRE SUPPRESSION TANK SHALL BE INSTALLED AS REQUIRED BY THE UNION FIRE DISTRICT.
- 10.) THE RAIN GARDEN AND THE UNDERGROUND FIRE SUPPRESSION STRUCTURE LOCATED OUTSIDE THE LIMITS OF THE RIGHT-OF-WAY OF THE PROPOSED PUBLIC STREET SHALL BE PRIVATELY OWNED AND MAINTAINED.
- 11.) FINAL DESIGN OF THE CUL-DE-SAC SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE DEPARTMENT OF PUBLIC SERVICES.
- 12.) IN LIEU OF STREET TREE PLANTINGS, THE APPLICANTS SHALL DEDICATE A TEN (10) FOOT STRIP ALONG THE SIDE LOT LINES OF EACH LOT AS A NO-CUT BUFFER. SAID DEDICATION/RESTRICTION SHALL BE MEMORIALIZED IN THE DEEDS OF EACH OF THE TEN LOTS. THIS RESTRICTIVE COVENANT SHALL BE REPEATED BY ALL FUTURE DEEDS.
- 13.) THE APPLICANT SHALL INSTALL PERMANENT MARKERS TO CLEARLY ESTABLISH THE LIMITS OF THE NO-CUT BUFFERS ON EACH LOT. THE DESIGN, NUMBER AND LOCATION OF SUCH MARKERS SHALL BE SHOWN ON THE FINAL PLAN AND SHALL BE SUBJECT TO THE APPROVAL OF THE ADMINISTRATIVE OFFICER.
- 14.) IN LIEU OF STREET TREE PLANTINGS, THE APPLICANTS SHALL ALSO RETAIN EXISTING TREE WITHIN THE FRONT YARDS OF EACH LOT AT LEAST EQUAL TO THE SIZE AND NUMBER OF TREES THAT WOULD OTHERWISE BE REQUIRED AS STREET TREE PLANTINGS.
- 15.) THE APPLICANTS SHALL RETAIN THE SERVICES OF A REGISTERED LANDSCAPE ARCHITECT TO ASSIST IN THE SELECTION OF THE TREES TO BE RETAINED ALONG THE LOT FRONTAGES AND TO PROVIDE GUIDANCE REGARDING TREE PROTECTION DURING CONSTRUCTION.
- 16.) AT A MINIMUM, TREES TO BE RETAINED WITHIN THE PROJECT LIMITS-OF-DISTURBANCE SHALL BE PROTECTED ACCORDING TO THE INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS INCLUDING THE ERECTION OF SNOW CHIPS AROUND THE PERIMETER OF THE TREE'S DRIP-LINE OR THE PLACEMENT OF A TEN-INCH (10") LAYER OF WOOD CHIPS EXTENDING BEYOND THE DRIP-LINE. THE SELECTED METHOD SHALL BE DETAILED IN THE FINAL PLAN SET.
- 17.) AS PART OF THE FINAL SUBMITTAL, THE APPLICANT SHALL SUBMIT FINAL LEGAL DOCUMENTS IN SUPPORT OF THE DEVELOPMENT FOR REVIEW AND APPROVAL BY THE ADMINISTRATIVE OFFICER AND THE TOWN'S SPECIAL LEGAL COUNSEL. THE DOCUMENTS SHALL ADDRESS THE USE, RESTRICTIONS ON USE, OWNERSHIP, MAINTENANCE AND REPLACEMENT OF COMMONLY OWNED INFRASTRUCTURE COMPONENTS INCLUDING, UNDERGROUND UTILITIES, ABOVE GROUND UTILITY STRUCTURES AND OPEN SPACE AS WELL AS THE SPECIFIC DEED RESTRICTION LANGUAGE AS CONDITIONS OF THIS APPROVAL.
- 18.) AS PART OF THE FINAL SUBMITTAL, THE APPLICANT SHALL PROVIDE A SIGN 'MONITORING AGREEMENT' AND A 'DEED RESTRICTION' THAT WILL INSURE THE AFFORDABILITY GUIDELINES WILL BE MET. SUCH DOCUMENTS SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE TOWN'S SPECIAL LEGAL COUNSEL AND THE ADMINISTRATIVE OFFICER. THE 'MONITORING AGREEMENT' SHALL BE RECORDED CONTEMPORANEOUSLY WITH THE RECORD PLANS IN THE TOWN'S LAND EVIDENCE RECORDS.
- 19.) THE MONITORING AGENT FOR THE PROJECT SHALL BE CERTIFIED AND QUALIFIED BY THE RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION.
- 20.) ANY MONITORING AGREEMENT BETWEEN THE DEVELOPER/ASSOCIATION AND THE MONITORING AGENT SHALL REQUIRE NOTIFICATION TO THE TOWN OF SOUTH KINGSTOWN, AS A PARTY WITH A VESTED INTEREST, OF THE AVAILABILITY OF AFFORDABLE HOUSING UNITS FOR PURCHASE OR LEASE, ANY SUCH NOTIFICATION SHALL BE DIRECTED TO THE DIRECTOR OF PLANNING.
- 21.) THE OPEN SPACE EASEMENT SHALL NAME THE TOWN OF SOUTH KINGSTOWN AS A GRANTEE FOR THE PURPOSES OF ENFORCING THE COVENANTS OF THE EASEMENT.
- 22.) THE APPLICANTS SHALL SECURE A FINANCIAL ALTERATION PERMIT AND IF NECESSARY, A TREE PERMIT, FROM THE DEPARTMENT OF PUBLIC SERVICES TO ESTABLISH THE NEW ROAD CUT ON SAND TURN ROAD.
- 23.) THE APPLICANTS, THEIR ENGINEER AND THE SITE CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION MEETING WITH THE DEPARTMENT OF PUBLIC SERVICES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- 24.) FINAL PLANS SHALL INCORPORATE STORM WATER MEASURES ON INDIVIDUAL LOTS.
- 25.) LANDSCAPE MATERIALS SHALL BE WARRANTED FOR A MINIMUM OF TWO YEARS.
- 26.) OPEN SPACE AREAS WITHIN THE DEVELOPMENT SHALL BE MARKED IN THE FIELD WITH 'WITNESS POSTS' OR SIMILAR MONUMENTATION TO ESTABLISH THESE BUFFER AREAS AND HELP PREVENT ENCROACHMENT ON OR WITHIN THESE AREAS.
- 27.) PRIOR TO LAND CLEARING ACTIVITIES ON THE PROPOSED LOTS, THE APPLICANT SHALL DIRECT THE PROJECT SURVEYOR TO LAY OUT THE RIGHT-OF-WAY OF THE PROPOSED ROAD AND TO STAKE THE FRONT CORNERS OF ALL TEN PROPOSED LOTS, IF IN THE OPINION OF THE ADMINISTRATIVE OFFICER, THE NUMBER AND SIZE OF EXISTING TREES LOCATED WITHIN TEN (10) FEET OF THE RIGHT-OF-WAY AND FALLING WITHIN THE NO-CUT BUFFERS SEPARATING THE PROPOSED LOTS, MEET THE SPIRIT AND INTENT OF THE TOWN'S SUBDIVISION REGULATIONS PERTAINING TO STREET TREES, THEN THE ADMINISTRATIVE OFFICER MAY DEEM THE REQUIREMENTS SET FORTH IN THE ABOVE CONDITIONS OF APPROVAL #'S 14, 15, AND 16 HAVE BEEN MET.

NOTES

- PRELIMINARY PLAN APPROVED JANUARY 28, 2009
- MASTER PLAN APPROVED JULY 8, 2003
- ZONING APPROVAL GRANTED SEPTEMBER 17, 2008
- INSIGNIFICANT ALTERATION PERMIT GRANTED SEPTEMBER 23, 2008
- SUBDIVISION SUITABILITY DETERMINATION GRANTED NOVEMBER 5, 2003

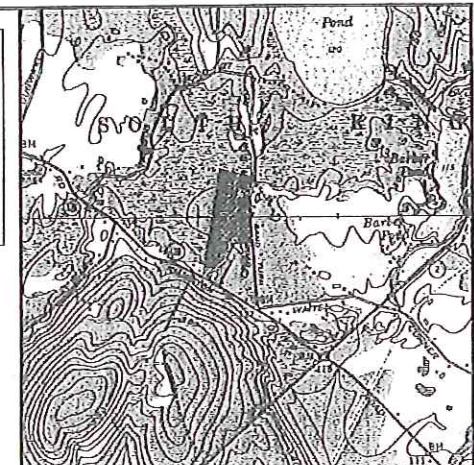
"This survey and plan conform to a CLASS 'T' Standard as adopted by the Rhode Island Society of Professional Land Surveyors."

By: Wesley Grant III
Registered Professional Land Surveyor



TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
FINAL APPROVAL

DATE: _____
BY: _____
TITLE: _____



Location Map
(Not To Scale)

Phasing Plan

**FINAL PLAN
HERITAGE ESTATES
MAJOR SUBDIVISION**

Prepared For:
GROSSI ESTATES, LLC
16 JANET DRIVE
Cranston, RI 02921

Owner of Record:
GROSSI ESTATES, LLC
16 JANET DRIVE
Cranston, RI 02921

In The Town of:
South Kingstown, Rhode Island
Map 13-1, Lot 36
R-80 Zoning District

NO.	DATE	DESCRIPTION	BY
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F	1/30/09	FINAL COMMENTS	NCA
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C	9/08	SSD SUBMISSION	NCA
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A	4/08	TRC COMMENTS	NCA

DRAWN BY: N.C.A. DATE: MARCH 2008
CHECKED BY: W.G. III DRAWING NO.: 7439001HERITAGEA.MXR
JOB NO.: 7439001NEW SHEET 9 OF 11



RECEIVED
PLANNING DEPT.
MAY 07 2009
TOWN OF
SOUTH KINGSTOWN

Environmental Planning & Surveying, Inc.
Civil Engineering
Surveying
C A D Drafting

52 Dugway Bridge Road West Kingstown, Rhode Island 02892 (401) 789-3528

RECEIVED IN
PLANNING DEPARTMENT
MAR 04 2009
TOWN OF
SOUTH KINGSTOWN, RI

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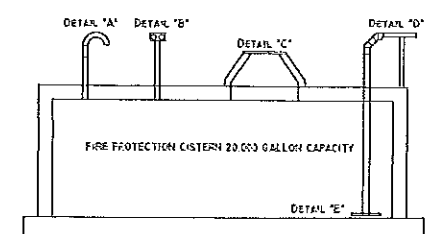
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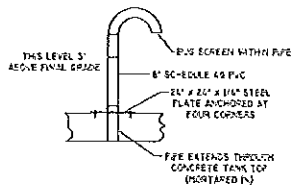
FIRE PROTECTION CISTERN DETAILS



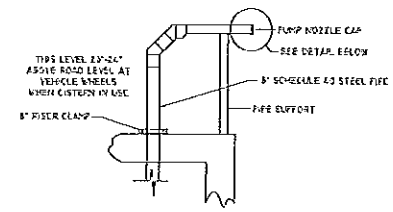
NOTES:

- 1) MINIMUM 12 IN. OF 3/4" TO 1-1/2" CRUSHED WASHED STONE (COMPACTED) AS BASE UNDER CISTERNS
- 2) SEE MANUFACTURERS SPECIFICATIONS AND DRAWINGS FOR OTHER DETAILS.

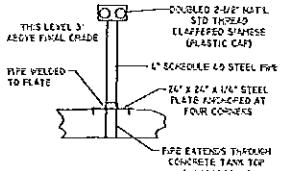
DETAIL "A" VENT PIPE



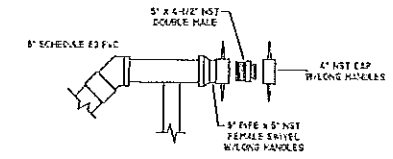
DETAIL "D" PUMPER PIPE UPPER SECTION



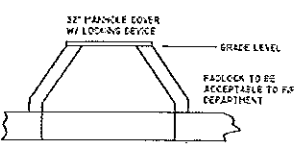
DETAIL "B" FILL PIPE



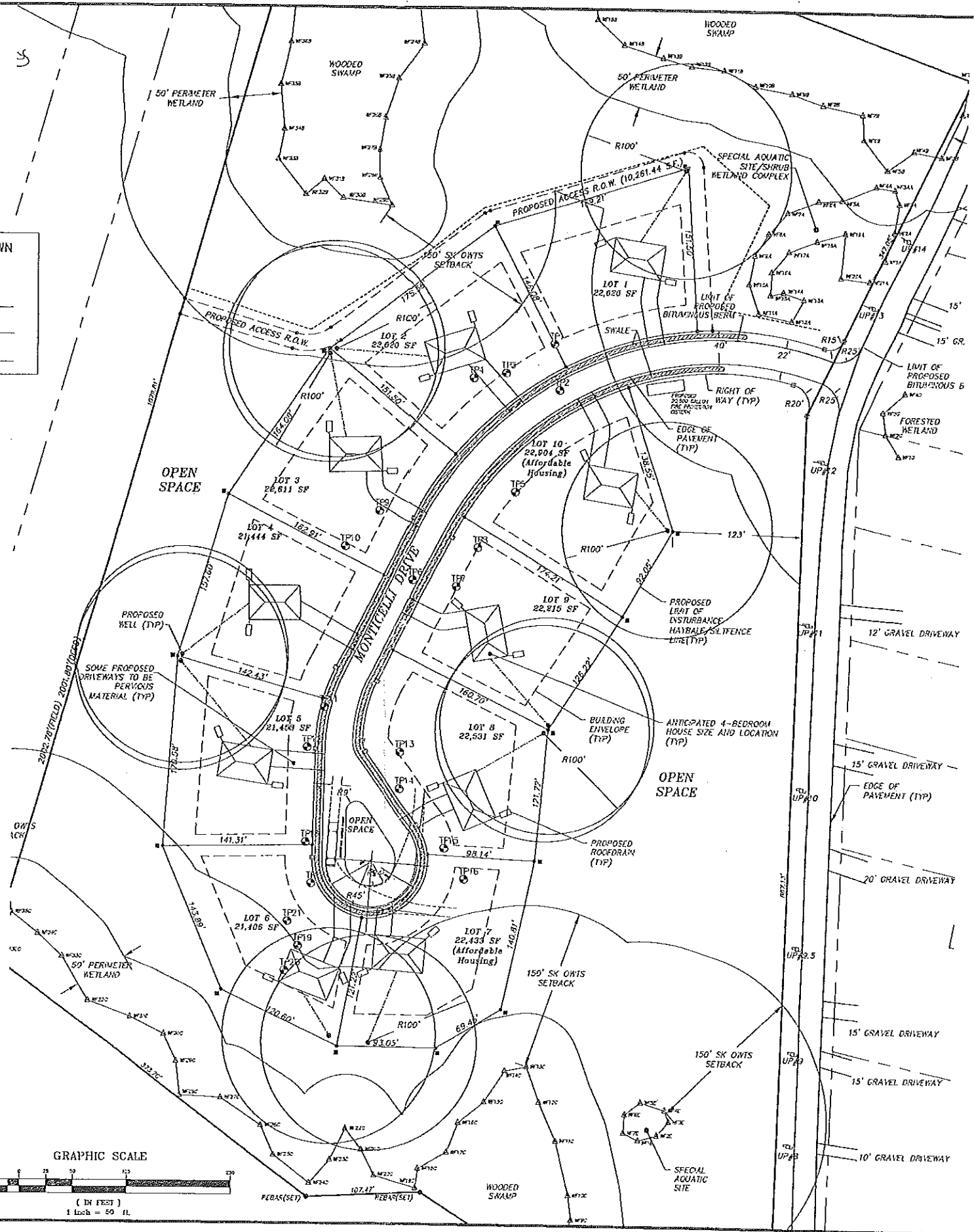
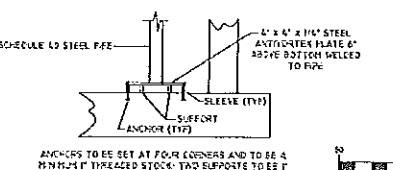
PUMP NOZZLE CAP DETAIL



DETAIL "C" MANHOLE



DETAIL "E" PUMPER PIPE LOWER SECTION



**Location Map
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SITE PLAN

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 CHECKED BY: **W.G. III** 743900HERITAGE/MAJOR
 7439001NEW SHEET 6 OF 11



Environmental Planning & Surveying, Inc.

Civil Engineering
 Surveying
 C.A.D. Drafting

Island Projects 3241/1/08/NEW/08/03/01 HERITAGE MAJOR.dwg, 4/28/2009 2:27:40 PM, HP Design/Plot 10/08/09 by HP