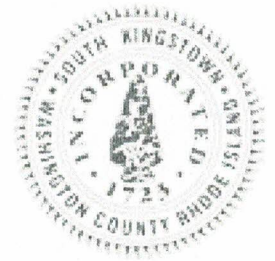


**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
PROJECT REVIEW APPLICATION FORM**

This Application Form is to be submitted with each stage of review.



APPLICANT INFORMATION

Applicant Name: South County Survey Company
Name of Primary Contact (if applicant is an organization): James Caldarone, PLS
Applicant Address: 382B Main St. Wakefield, RI 02879
Applicant Phone: (401) 783-2300 Applicant Email: Jim@southcountysurvey.com

OWNER INFORMATION

Owner Name(s): Jeffrey & Janet Decker
Owner Contact Information: (845) 206-2534 JLDecker11@gmail.com

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: A.P. 88-1, Lot 89
Physical Address or Location of Parcel(s): 306 Gooseberry Road & 16 Hull St.
Zoning District(s) of Parcel(s): R-20 Total Size of Development Parcel: 0.81 Ac.
Date of Initial Meeting with Planning Department Staff (before first stage of review): N/A

TYPE OF PROJECT (select all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Development Plan Review | <input type="checkbox"/> Minor Land Development Project |
| <input type="checkbox"/> Administrative Subdivision | <input type="checkbox"/> Major Land Development Project |
| <input checked="" type="checkbox"/> Minor Subdivision, without street creation or extension | <input type="checkbox"/> Multi-Household Land Development Project |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension | <input type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Residential Compound |
| | <input type="checkbox"/> Comprehensive Permit |

CURRENT STAGE OF REVIEW (if applicable)

- | | |
|---|---|
| <input type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input type="checkbox"/> Conceptual Master Plan | <input type="checkbox"/> Change to an Approved Plan |
| <input checked="" type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Reinstatement or Extension to Approved Plan |
| <input type="checkbox"/> Final Plan | <input type="checkbox"/> Request to Combine Review Stages |
| <input type="checkbox"/> Recording | <input type="checkbox"/> Other |

WAIVERS AND MODIFICATIONS

Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations? yes* no

**If yes, a statement describing the specific regulation(s) for which waiver or modification is requested must be included in the application materials.*

CERTIFICATION OF COMPLETE APPLICATION

(1) The applicant hereby certifies that all of the materials required by the applicable checklist(s), as determined by Planning Department staff during the initial meeting, have been submitted including a review fee in the amount of \$ 240.00.

(2) The applicant hereby certifies that the plan set and other submitted materials conform to the requirements of the current adopted version of the Town of South Kingstown Subdivision and Land Development Regulations, or, that a written statement has been provided listing all requested waivers and/or modifications of the Regulations.

James Caldarone
Applicant Signature

11-30-2022
Date

James Caldarone
Printed Name

Waivers being requested

Subdivision and Land Development Regulations

XIII. Design & Public Improvement Standards

C. Lot Design Standards

2. Developable Land Area

One of the two proposed lots will not meet the minimum lot size requirement per the zoning ordinance. We are seeking a waiver because there are already two residences located on the lot and the intention is not for further development, rather to separate the two dwellings so that they are each on their own lot.

Zoning Ordinance

Article 4 - Dimensional Regulations

Sec. 401 – Rear Setback

The rear setback requirement of 35' cannot be met on "proposed lot A" due to location of existing dwellings.

Preliminary Plan Checklist Item

F. Supporting Materials

3. Affidavit signed by a qualified professional stating that there are no freshwater wetlands within the parcel

A registered biologist has not been hired to confirm that there are no freshwater wetlands on site because no development is being proposed.

OWNER AUTHORIZATION FORM

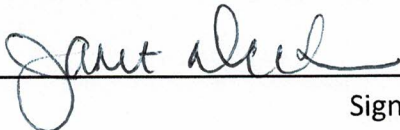
Submittal Date: 11/30/22

Owner Authorization Forms for each owner of the property being considered for subdivision/development is to be submitted with each stage of review. If no changes to the ownership have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

I, Janet Decker hereby certify that I am an/the owner of property designated as Plat 88-1, Lot 89, as shown on the Town of South Kingstown Tax Assessor Maps. I further certify that I am the owner of the development rights for this property.

I hereby authorize and am in agreement with the application, signed by South County Survey Company (applicant), for subdivision or development for the subject property. Said application is to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

WITNESS its name this 17th day of November, 2022.

BY: 
Signature of Owner

STATE OF ~~RHODE ISLAND~~ New York
County of Dutchess

In the Rhinebeck Town Hall on the 17th day of November 2022, before me personally appeared Janet Decker (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be ~~his~~/her free act and deed, as owner (individual, corporation, trustee, partnership, non-profit, etc.).


Notary Public

My Commission Expires: June 5, 2026

Joan L. Winne
Notary Public, State of New York
No. 01W16042840
Qualified in Dutchess County
My Commission Expires June 5, 2026

OWNER AUTHORIZATION FORM

Submittal Date: 11/30/22

Owner Authorization Forms for each owner of the property being considered for subdivision/development is to be submitted with each stage of review. If no changes to the ownership have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

I, Jeffrey Decker hereby certify that I am an/the owner of property designated as Plat 88-1, Lot 89, as shown on the Town of South Kingstown Tax Assessor Maps.

I further certify that I am the owner of the development rights for this property.

I hereby authorize and am in agreement with the application, signed by South County Survey Company (applicant), for subdivision or development for the subject property. Said application is to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

WITNESS its name this 17th day of November, 2022.

BY: Jeffrey Decker
Signature of Owner

STATE OF ~~RHODE ISLAND~~ New York
County of Dutchess

In the Rhinebeck Town Hall on the 17th day of November, 2022 before me personally appeared Jeffrey Decker (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him ~~her~~ executed, to be his ~~her~~ free act and deed, as owner (individual, corporation, trustee, partnership, non-profit, etc.).

Joan L. Winne
Notary Public

My Commission Expires: June 5, 2026

Joan L. Winne
Notary Public, State of New York
No. 01WI6042840
Qualified in Dutchess County
My Commission Expires June 5, 2026

PROJECT TEAM FORM

Submittal Date: _____

The Project Team Form is to be submitted with each stage of review. If no changes to the Project Team have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

ATTORNEY *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Name of Primary Contact (if attorney is an organization): _____

Address: _____

Phone: _____ Email: _____

ENGINEER *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Name of Primary Contact (if engineer is an organization): _____

Address: _____

Phone: _____ Email: _____

SURVEYOR *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Name of Primary Contact (if surveyor is an organization): _____

Address: _____

Phone: _____ Email: _____

LANDSCAPE ARCHITECT *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Name of Primary Contact (if landscape architect is an organization): _____

Address: _____

Phone: _____ Email: _____

ARCHITECT *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Name of Primary Contact (if architect is an organization): _____

Address: _____

Phone: _____ Email: _____

OTHER *This entity should be copied on all project correspondence* **YES** **NO**

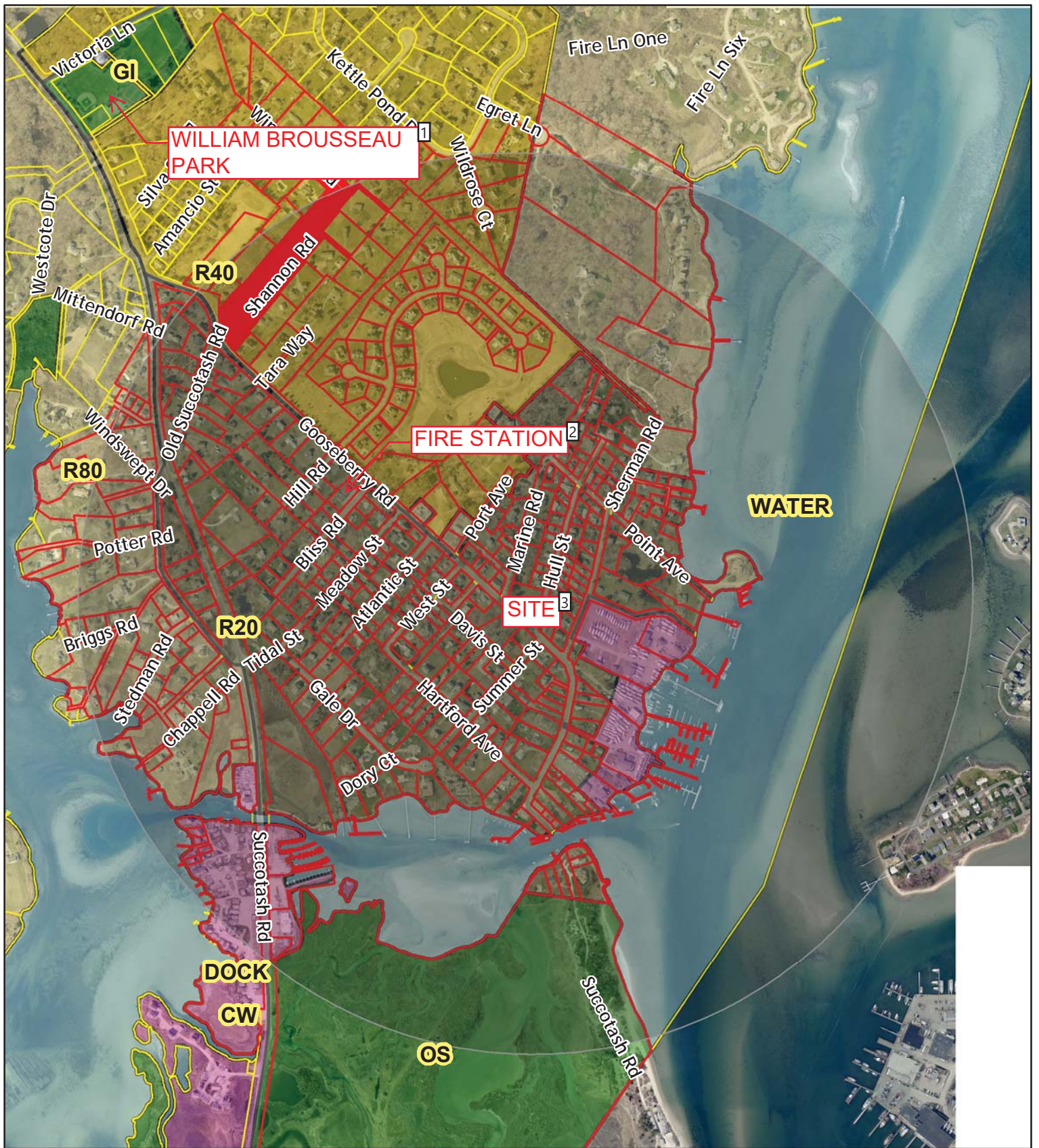
Name: _____

Role on Project: _____

Name of Primary Contact (if entity is an organization): _____

Address: _____

Phone: _____ Email: _____



Washington County, Rhode Island

Horizontal Datum is Rhode Island State Plane Feet, NAD83.

1/2 MILE VICITINTY MAP THE DECKER SUBDIVISION

Parcel Boundaries not legally binding for title or zoning purposes.



1 inch = 800 feet



The Town of South Kingstown makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions for results obtained from the use of the information.



Washington County, Rhode Island

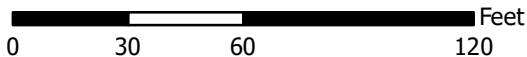
2022 AERIAL PHOTOGRAPH

Parcel Boundaries not legally binding for title or zoning purposes.

Horizontal Datum is Rhode Island State Plane Feet, NAD83.

1 inch = 50 feet

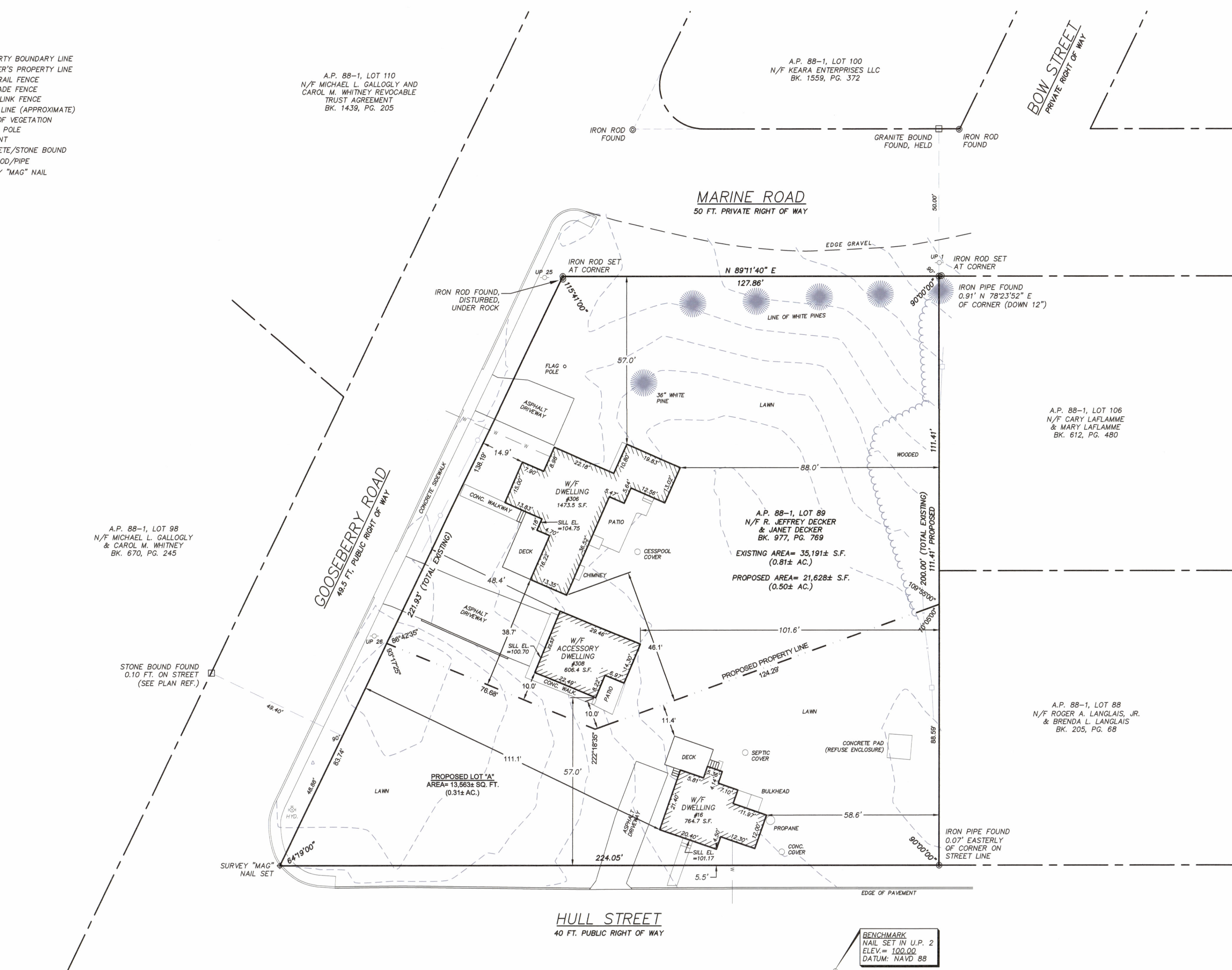
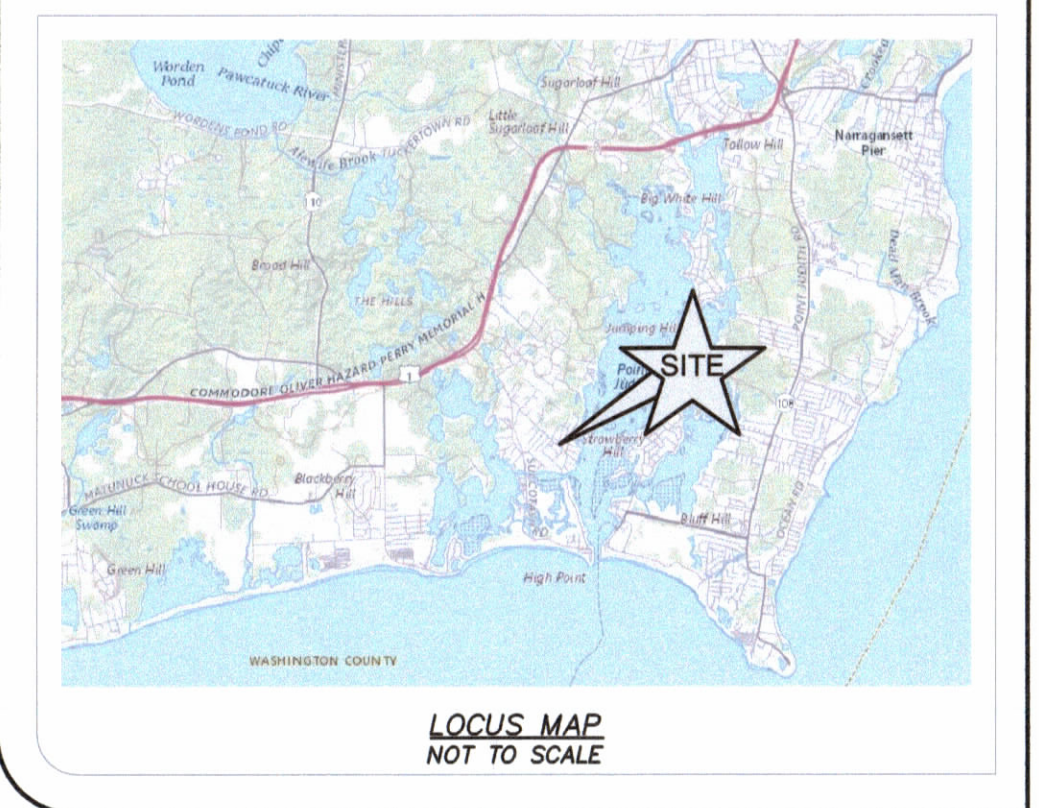
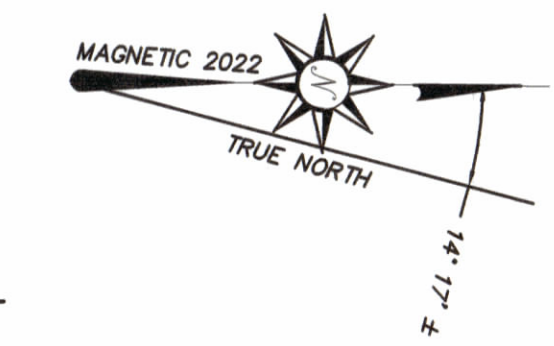
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Town of South Kingstown Web GIS

LEGEND

---	PROPERTY BOUNDARY LINE
- - -	ADJUTER'S PROPERTY LINE
—○—	SPLIT RAIL FENCE
—□—	STOCKADE FENCE
—◇—	CHAIN LINK FENCE
—W—	WATER LINE (APPROXIMATE)
—	EDGE OF VEGETATION
○	UTILITY POLE
◇	HYDRANT
□	CONCRETE/STONE BOUND
●	IRON ROD/PIPE
◆	SURVEY "MAG" NAIL



PLAN NOTES:

1. NORTH ARROW REFERENCES MAGNETIC NORTH (FEBRUARY 2022).
2. EXISTING CONDITIONS SHOWN AS OF JULY 29, 2022 AND ARE THE RESULT OF A FIELD SURVEY BY SOUTH COUNTY SURVEY COMPANY, LLC.
3. SUBJECT PARCEL LIES WITHIN THE R-20 MEDIUM HIGH DENSITY RESIDENTIAL ZONING DISTRICT.
4. SUBJECT PARCEL IS SERVED BY PUBLIC WATER.
5. SUBJECT PARCEL IS PARTIALLY LOCATED IN A COASTAL RESILIENCY OVERLY DISTRICT.
6. SUBJECT PARCEL IS LOCATED IN A CARRY CAPACITY OVERLAY DISTRICT.
7. NO AREAS OF WETLANDS WERE OBSERVED ON THE SUBJECT PARCEL.
8. SUBJECT PARCEL LIES WITHIN MERRIMAC-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES (MU) SOIL CLASSIFICATION AREA PER USDA SOIL SURVEY.
9. THERE IS NO ACTIVE AGRICULTURAL USE ON THE PROPERTY.
10. THERE ARE NO AREAS CONTAINING PRIM AGRICULTURAL SOILS AND FARMLAND SOILS OF STATEWIDE IMPORTANCE.
11. THERE ARE NO HISTORIC CEMETERIES ON THE SUBJECT PARCEL.
12. THERE ARE NO UNIQUE HISTORIC FEATURES ON THE SUBJECT PARCEL.
13. THERE ARE NO UNIQUE NATURAL FEATURES ON THE SUBJECT PARCEL.
14. SUBJECT PARCEL IS NOT LOCATED IN NATURAL HERITAGE AREA.
14. SUBJECT PARCEL IS NOT LOCATED IN A SPECIAL AREA MANAGEMENT PLAN (SAMP).
15. SUBJECT LIES WITHIN THE SOUTH SHORE SALT PONDS CRITICAL RESOURCE AREA.
16. SUBJECT PARCEL DOES NOT LIE WITHIN A DRINKING WATER SUPPLY WATERSHED.
17. BY GRAPHIC PLOTTING ONLY SUBJECT PARCEL LIES PARTIALLY WITHIN FEMA FLOOD ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD, AND PARTIALLY IN ZONE X (SHADED) AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. SEE PANEL 44009C0194J EFFECTIVE 10/16/2013.

PLAN REFERENCES:

1. SEE "SHERMAN HOMESTEAD PLAT BELONGING TO CHARLES P. SHERMAN & MARY S. WOODS. EAST MATUNUCK, SOUTH KINGSTOWN, RI. RALPH J. REGNIER, ENGR., MAY 1947. SCALE=60 FT. PER INCH." RECORDED IN PLAT BOOK 11, PAGE 777.

STREET INDEX

GOOSEBERRY ROAD
HULL STREET
MARINE ROAD

OWNERS/APPLICANTS:

A.P. 88-1, LOT 89
JEFFREY R. & JANET DECKER
16 MANOR RD.
RHINEBECK, NY 12572
(845) 206-2532

SURVEYOR'S CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATION ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY DATA ACCUMULATION
MEASUREMENT SPECIFICATION: CLASS I CLASS III

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

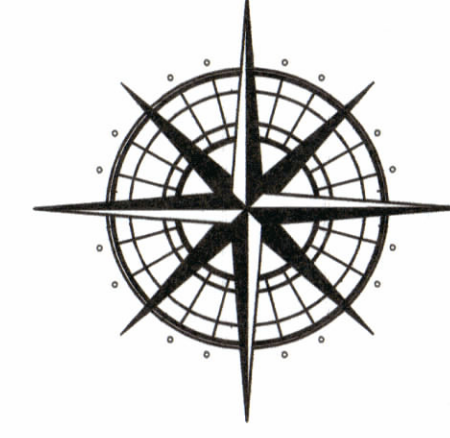
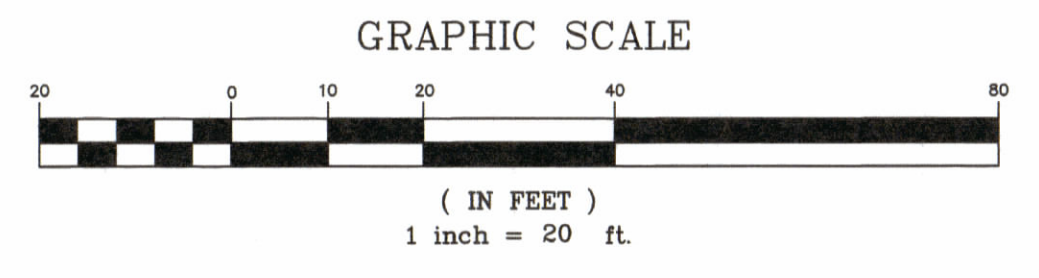
TO DIVIDE A.P. 88-1, LOT 89 INTO TWO PARCELS BY MINOR SUBDIVISION.

BY: *James T. Caldarone*
JAMES T. CALDARONE, PLS. NO. 2507
CO# NO. 722



ZONING DATA:
ZONE: MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT (R20)
USE: SINGLE FAMILY RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED LOT 89'	PROPOSED LOT A'
MINIMUM LOT AREA	20,000 S.F.	35,191± S.F.	21,628± S.F.	13,563± S.F. (VARIANCE REQUIRED)
MINIMUM LOT FRONTAGE	100 FT.	573.84 FT.	266.05 FT.	307.79 FT.
MINIMUM YARD SETBACKS				
FRONT	35 FT.	14.9 FT.	14.9 FT. (EXISTING)	5.5 FT. (EXISTING)
CORNER SIDE	25 FT.	57.0 FT.	57.0 FT.	111.1 FT.
SIDE	15 FT.	N/A	38.7 FT.	58.6 FT.
REAR	35 FT.	88.0 FT.	88.0 FT.	11.4 FT. (VARIANCE REQUIRED)
ACCESSORY STRUCTURE				
SIDE	10 FT.	N/A	10.0 FT.	N/A
REAR	10 FT.	58.6 FT.	10.0 FT.	N/A
MAXIMUM HEIGHT	35 FT.	17.8 FT.	17.8 FT.	15.5 FT.
MAIN STRUCTURE	15 FT.	15.5 FT.	11.3 FT.	N/A
ACCESSORY STRUCTURE	25%	8.1%	9.6%	5.6%
MAXIMUM LOT COVERAGE				



SOUTH COUNTY SURVEY Co
382B MAIN ST. WAKEFIELD, RI 02879
(401) 783-2300
www.SouthCountySurvey.com

"THE DECKER SUBDIVISION"
MINOR SUBDIVISION PRELIMINARY PLAN
IN THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND
A.P. 88-1, LOT 89 ~ 306 GOOSEBERRY ROAD
& 16 HULL STREET
PREPARED FOR: JEFFREY & JANET DECKER
NOVEMBER 15, 2022 SCALE: 1"=20'