

REQUEST OF WAIVERS FROM THE CITY OF WOONSOCKET SUBDIVISION & LAND DEVELOPMENT REGULATIONS:

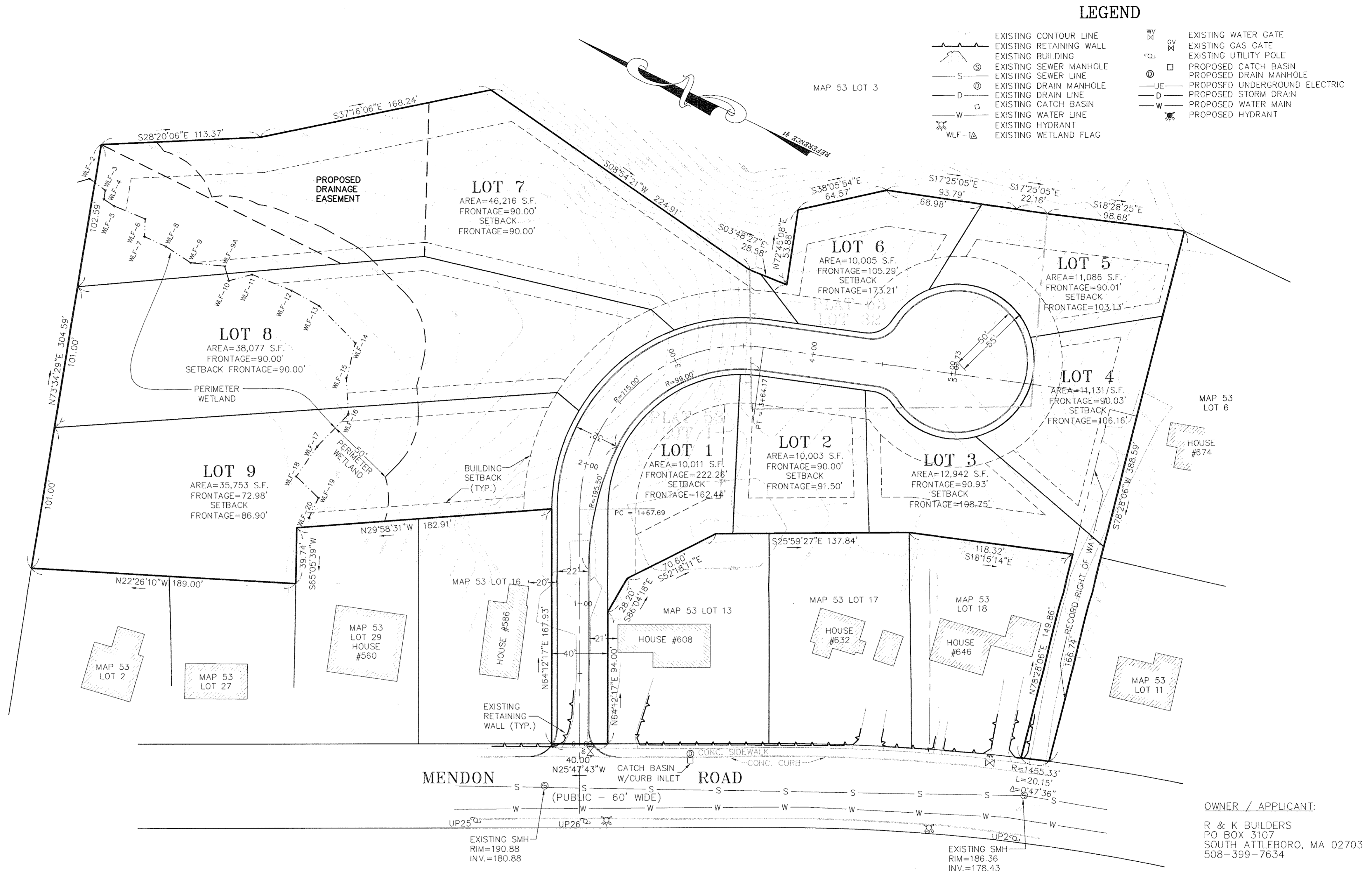
- SECTION 8.2.7. APPOINTING OF STREET RIGHT-OF-WAY TO ALLOW A REDUCTION FROM 45 FEET WIDE TO 40 FEET WIDE.
- SECTION 8.2.11. RETAINING WALLS FOR CUTS AND FILLS TO ALLOW RETAINING WALLS TO BE CONSTRUCTED WITHIN THE STREET RIGHT OF WAY RATHER THAN ON PRIVATE PROPERTY.
- SECTION 8.2.12. INTERSECTION OF STREETS TO ALLOW STREET CENTER LINE CURVE RADIUS TO BE LESS THAN 175 FEET.
- SECTION 8.2.13. ROUNDING OF PROPERTY LINES TO ALLOW PROPERTY LINES AT STREET INTERSECTION ROUNDINGS BE LESS THAN 20 FEET AND TO ADDITIONALLY ALLOW NO ROUNDINGS.
- SECTION 8.5.2. DEPTH REQUIREMENTS TO ALLOW THE DEPTH REQUIREMENTS OF A LOT TO BE LESS THAN 1 OR GREATER THAN 3 TIMES THE MEAN WIDTH.
- SECTION 8.5.5. CONFIGURATION OF LOT LINES TO ALLOW SIDE LOT LINES TO BE OTHER THAN RIGHT ANGLES TO STRAIGHT STREET LINES AND ALSO OTHER THAN RADIAL TO CURVED STREET LINES.
- SECTION 8.6. & 9.4. SIDEWALKS TO ALLOW NO SIDEWALKS ALONG THE PROPOSED ROADWAY.

MAP 53 LOT 3

AERIAL LOCUS MAP
SCALE : 1"=200'



USGS LOCUS MAP
SCALE : 1"=1000'



OWNER / APPLICANT:
R & K BUILDERS
PO BOX 3107
SOUTH ATTLEBORO, MA 02703
508-399-7634

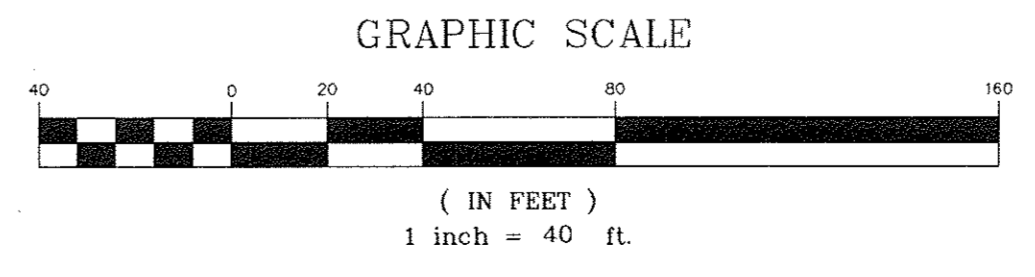
- NOTES :**
- ASSESSORS REFERENCE : MAP 53 LOTS 1 & 32, AREA=212,768± S.F. (4.88± ACRES)
 - ZONING REFERENCE : RESIDENTIAL DISTRICT R-2
 - MINIMUM LOT AREA : 10,000 S.F.
 - MINIMUM FRONTAGE : 90 FT
 - MINIMUM SETBACK : FRONT YARD - 20'
SIDE YARD - 10' (ACCESSORY BUILDING & ATTACHED GARAGES WHERE NO LIVING SPACE IS INCLUDED - 5')
REAR YARD - 25' (ACCESSORY BUILDING - 5')

FLOOD ZONE REFERENCE: THE SITE IS LOCATED WITHIN FLOOD ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 445411 0002B, MAP REVISED: JANUARY 6, 1982.

PREPARED FOR AND OWNED BY :
MR. RAYMOND BOURQUE
P.O. BOX 3107
SOUTH ATTLEBORO, MA 02703

TOPOGRAPHIC / EXISTING CONDITIONS INFORMATION IS AS SHOWN ON PLAN REFERENCE #2.
A FIELD SURVEY MUST BE PERFORMED TO DETERMINE PRECISE EXISTING BUILDING SETBACK DISTANCES TO THE PROPOSED SUBDIVISION.

- PLAN REFERENCE**
1. ADMINISTRATIVE SUBDIVISION FOR R & K BUILDING CORP. & SURA REALTY WOONSOCKET, RI JUNE 11, 1999 SCALE 1"=40' PREPARED BY BIBEALT AND FLORENTZ ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS
 2. PROPOSED SUBDIVISION MASTER PLAN PLAT 53, LOTS 1 & 32 MENDON ROAD, WOONSOCKET, RHODE ISLAND PREPARED FOR R & K BUILDERS PREPARED BY FREEMAN ENGINEERING CO. A DIVISION OF HAYWARD-BOYNTON & WILLIAMS, INC. AND IN CO-OPERATION WITH BOARDMAN ENGINEERING SCALE 1"=40' JANUARY 8, 2001 - REVISED: JULY 12, 2002



SUNFLOWER COURT RESIDENTIAL SUBDIVISION

REVISIONS			
No.	DATE	DRWN	CHKD

COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

CONCEPTUAL LAYOUT PLAN A
for
PLAT 53 LOTS 1 & 32
MENDON ROAD
in
WOONSOCKET, RHODE ISLAND

SCALE: 1"=40'	SHEET NO: 1 of 1
DRAWN BY: JP	DESIGN BY: N/A
DATE: 1/30/09	CHECKED BY: KK
PROJECT NO.: 07002	