

LOCATION MAP (NOT TO SCALE)

**GENERAL NOTES:**

1. APPLICANT/OWNER: ROBERT M. KREFT TRUST, 17 SANDY LANE, BRISTOL, RI 02809
2. TOTAL LOT AREA: 22,140 SF OR .508 ACRES
3. EXISTING LOT: 1 - PROPOSED LOTS: 2
4. PROPERTY IS NOT LOCATED WITHIN A TOWN OVERLAY DISTRICT, SPECIAL FLOOD HAZARD AREA, OR COASTAL RESOURCE MANAGEMENT COUNCIL JURISDICTION.
5. THE PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA MAP NUMBER 44001C0014H DATED 07/07/2014.
6. PUBLIC SEWER, WATER, GAS AND ELECTRIC ARE AVAILABLE AT THE STREET.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION. ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

**ZONING DISTRICT: R-6**

MINIMUM AREA: 6,000 SF + 4,000 SF FOR EACH ADDITIONAL UNIT  
 MINIMUM FRONTAGE: 60'  
 MINIMUM LOT WIDTH: 60' FOR 1 DWELLING UNIT, 80' FOR 2 DWELLING UNITS, 100' FOR ALL OTHER USES  
 MINIMUM SETBACKS: FRONT - AVERAGE SETBACK OF BLOCK OR 20', WHICHEVER IS LESS  
 SIDE - 10'  
 REAR - 20'  
 MAXIMUM COVERAGE BY STRUCTURES: 30% FOR RESIDENTIAL, 35% FOR ANY OTHER USE  
 MAXIMUM HEIGHT OF PRINCIPAL STRUCTURES: 35 FT. OR AVERAGE OF BLOCK WHICHEVER IS GREATER

**VARIANCE REQUESTED:**

ZONING ORDINANCE CHAPTER 28 ZONING ARTICLE IV SEC. 28-III RESIDENTIAL DISTRICTS TABLE B DIMENSIONAL TABLE  
 PARCEL A MINIMUM LOT AREA: 50,000 SQ. FT. REQUIRED - 14,760 SQ. FT. PROPOSED.  
 PARCEL A MINIMUM FRONT SETBACK REQUIRED: 20 FT. - SETBACK PROPOSED: 19.3 FT.  
 PARCEL A MAXIMUM STRUCTURE COVERAGE REQUIRED: 4,428 SQ. FT. - MAXIMUM STRUCTURE COVERAGE PROPOSED: 5,440 SQ. FT.

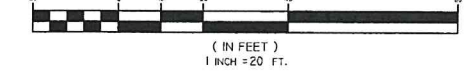
**PLAN REFERENCES:**

1. PLAN OF GOODING MANOR MADE BY HERBERT A. PRATT, C.E., DATED MAY 1918 AND RECORDED IN PLAT BOOK 1, PAGE 48 AT THE BRISTOL TOWN CLERK'S OFFICE.
2. BRISTOL TERRACE BUILDING LOTS, RHODE ISLAND LAND CO., E. P. MASSE MGR., OCT. 1905, W.W. PERRY, C.E.\* AND RECORDED IN PLAT BOOK 4, PAGE 11 AT THE BRISTOL TOWN CLERK'S OFFICE.

**LEGEND**

- EXISTING CONTOUR
- EXISTING GRADE
- SMH O SEWER MANHOLE
- WATER LINE
- SEWER LINE
- GAS LINE

**GRAPHIC SCALE**

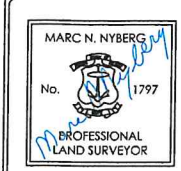


**CERTIFICATION:**

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:  
 -LIMITED CONTENT BOUNDARY SURVEY: CLASS 1  
 -TOPOGRAPHIC ACCURACY: T-4  
 STATEMENT OF PURPOSE  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 DIVIDE EXISTING LOT.

MARC N. NYBERG LICENSE No. 1797 COA No. A52

**EXISTING CONDITIONS PLAN**



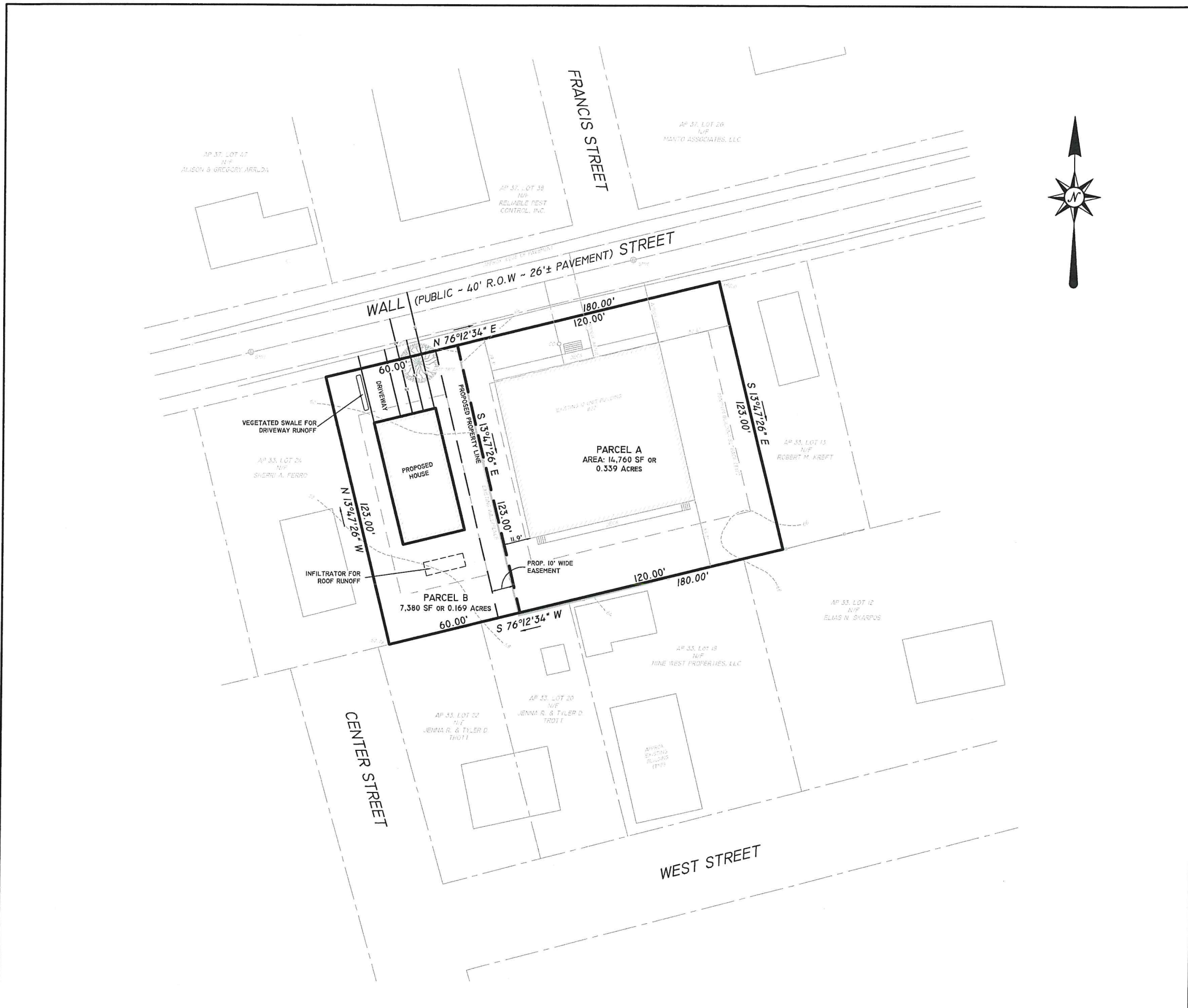
ASSESSOR'S PLAT 33 LOT 17  
22 WALL STREET  
BRISTOL, RHODE ISLAND

PREPARED FOR: ROBERT M. KREFT  
17 SANDY LANE, BRISTOL, RI 02809

JOB # 24-036	SCALE: 1" = 20'	DRAWN BY: LMB	DATE: 7-15-24
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REVISED: 9-11-24

**AN SITE** Engineering Services, LLC  
 PROFESSIONAL ENGINEERS | LAND SURVEYORS  
 501 Great Road, Unit 104  
 North Smithfield, RI 02896  
 Phone: (401) 762-2870 Fax: (401) 762-2871  
 Web Address: [IndisEngineers.com](http://IndisEngineers.com)



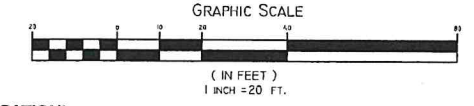
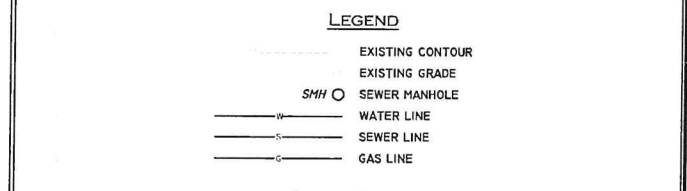
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 -LIMITED CONTENT BOUNDARY SURVEY, CLASS I  
 -TOPOGRAPHIC ACCURACY: T-4  
**STATEMENT OF PURPOSE**  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 DIVIDE EXISTING LOT.

MARC N. NYBERG LICENSE No. 1797 COA No. A52

**MINOR SUBDIVISION CONCEPT PLAN**

ASSESSOR'S PLAT 33 LOT 17  
 22 WALL STREET  
 BRISTOL, RHODE ISLAND

PREPARED FOR: ROBERT M. KREFT  
 17 SANDY LANE, BRISTOL, RI 02809

JOB # 24-036	SCALE: 1" = 20'	DRAWN BY: LMB	DATE: 7-15-24
REVISED: 9-1-24			

	<b>INSITE</b> Engineering Services, LLC PROFESSIONAL ENGINEERS   LAND SURVEYORS Precision. Clarity. Certainty.	InSite Professional Complex, Suite 1 1539 Fall River Avenue, Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558	SHEET <b>2</b> OF 2
	501 Great Road, Unit 104 North Smithfield, RI 02895 Phone: (401) 762-2870 Fax: (401) 762-2871 Web Address: InSiteEngineers.com		

**APPLICATION FORM AND SUBMISSION CHECKLIST FOR  
PREAPPLICATION CONFERENCE AND CONCEPT REVIEW**

*Pre-Application Conference - An initial meeting between developers and the Town which affords developers the opportunity to present their proposals informally and to receive comments and directions from the Town and other agencies.*

*Concept Plan - A drawing with accompanying information showing the basic elements of a proposed land development plan or subdivision as used for pre-application meeting and early discussions, and classification of the project within the approval process.*

The following completed application form and Items A, B, and C from the attached checklist shall be submitted to the Administrative Officer for a meeting with the Technical Review Committee (TRC).

Date of Submission: \_\_\_\_\_ TRC Meeting Date: \_\_\_\_\_

**APPLICATION FORM**

1. Name, address, and telephone number of the property owner:

Robert M. Kreft Trust  
17 Sandy Lane, Bristol, RI 02809

2. Name, address and telephone number of the applicant (If different from owner, a written, notarized confirmation from the property owner authorizing the applicant to make this submission shall also be submitted):

\_\_\_\_\_

3. Assessor's plat and lot number(s): Plat 33 Lot 17

4. Zoning district(s), including any special Town or State overlay districts (i.e. Historic District, CRMC Jurisdiction, etc.): R-6

5. Area of the parcel: 22,140 SF

6. Proposed number of buildable lots, dwellings or other proposed improvements: 2

7. Name and owner of existing streets or rights-of-way adjacent to the parcel:

Wall Street                      Town of Bristol

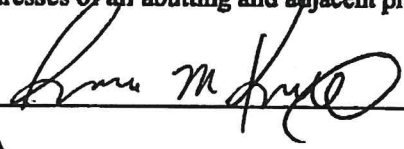
\_\_\_\_\_  
\_\_\_\_\_

2024 NOV -4 AM 11:00

TOWN OF BRISTOL  
COMMUNITY DEV.

A list showing the names and addresses of all abutting and adjacent property owners shall be attached to this application.

Signature of Owner/Applicant: \_\_\_\_\_



Date: \_\_\_\_\_

9/28/2024

Notarized:

Subscribed and sworn to me before this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

28th

day of

September

20

24.



NOTARY PUBLIC

