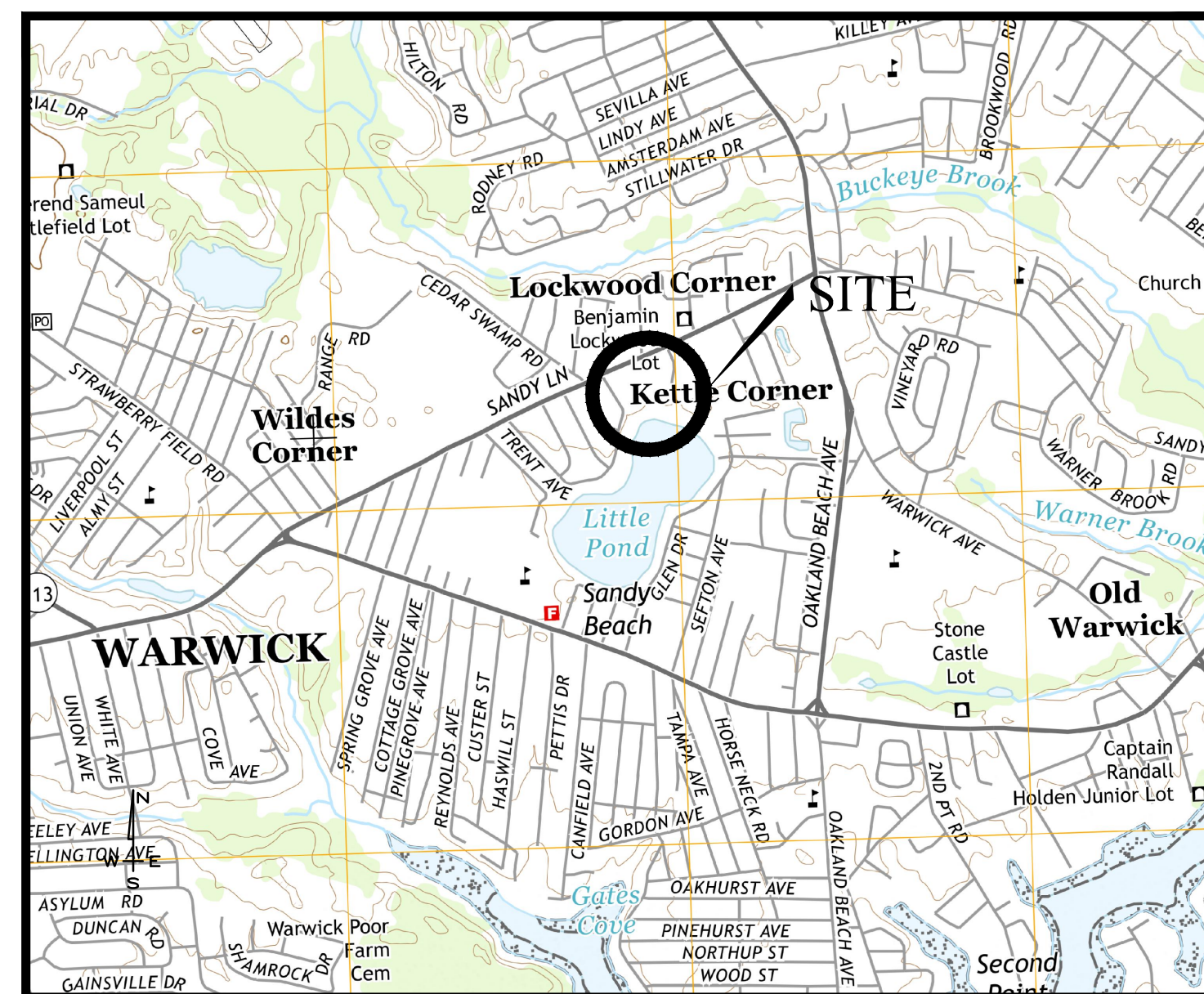
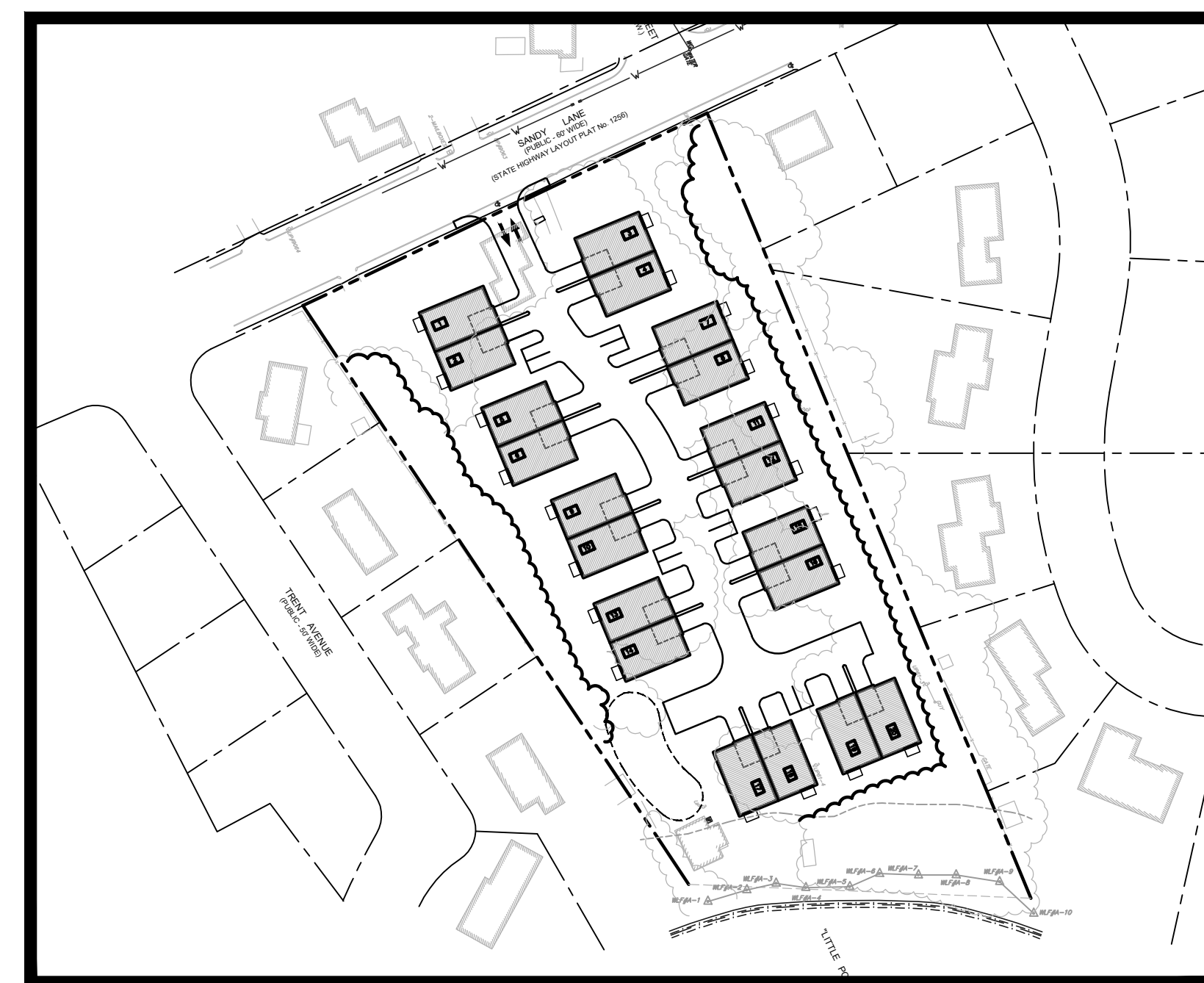


MASTER PLAN SUBMISSION  
 FOR  
**WATERSIDE**  
**AT LITTLE POND**

**A.P. 350, LOT 583**  
**686 SANDY LANE**  
**WARWICK, RHODE ISLAND 02889**



**LOCUS MAP**  
 NOT TO SCALE

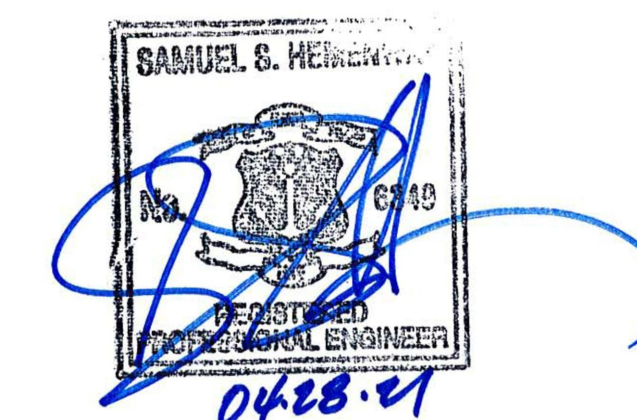


**SITE PLAN**  
 1" = 100'

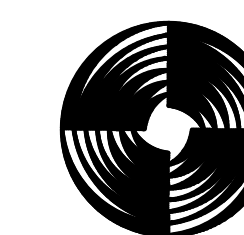
SHEET INDEX		
SHEET	PLAN TITLE	LATEST REVISION
-	COVER SHEET	
R-1	VICINITY MAP	
ECS	EXISTING CONDITIONS PLAN & LEGEND	04/28/2021
MP-1	MASTERPLAN	04/28/2021
L-1	CONCEPTUAL LANDSCAPE PLAN	04/28/2021

OWNER / APPLICANT:  
**ROBERT LAMOUREUX**  
**CENTERVILLE BUILDERS**  
**164 CENTERVILLE ROAD**  
**WARWICK, RHODE ISLAND 02886**

DATE: JANUARY, 2020  
 (REVISED: APRIL 28, 2021)



PREPARED BY:

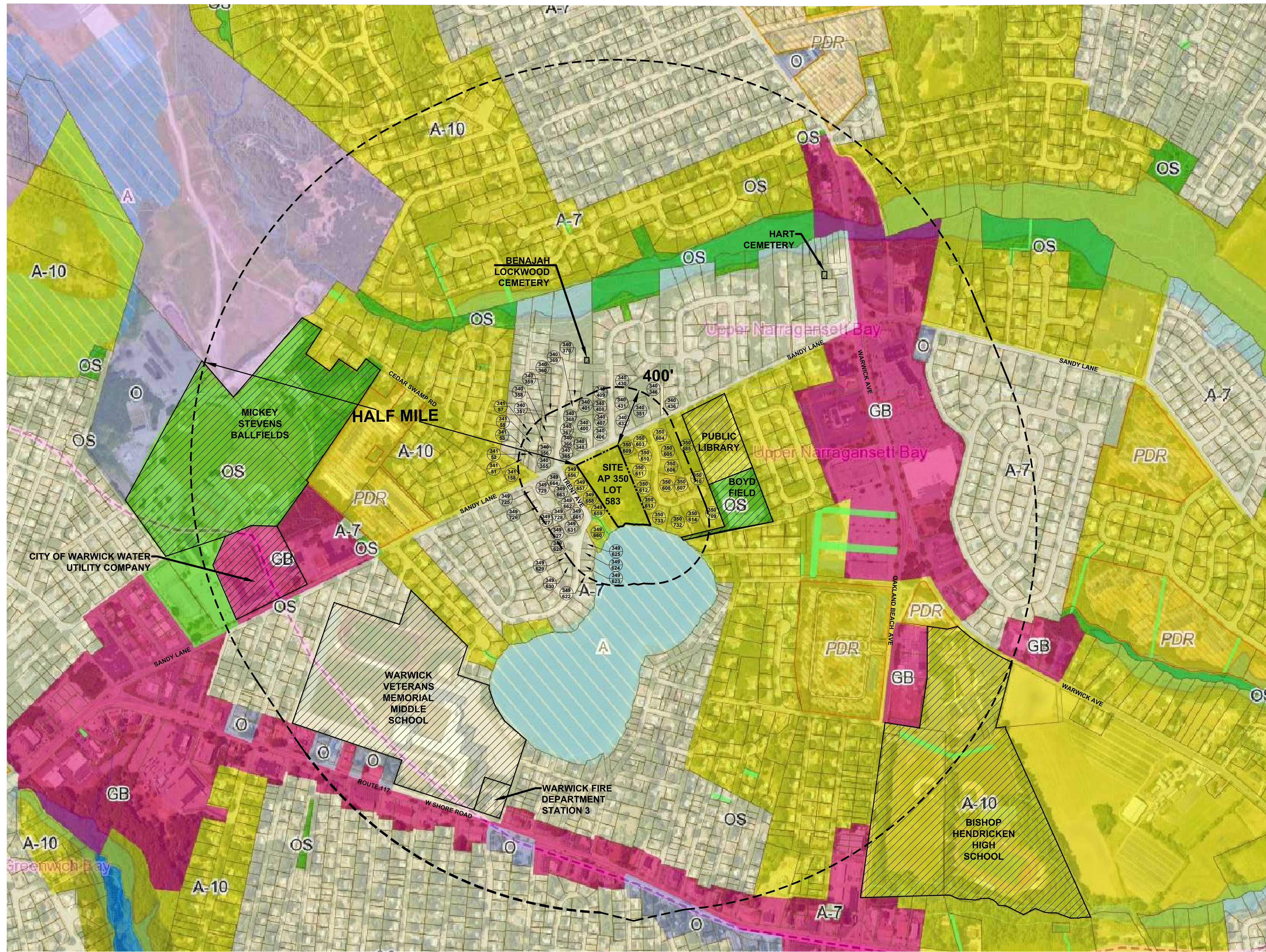


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 1-401-273-6000

JOB NO. 7247-00



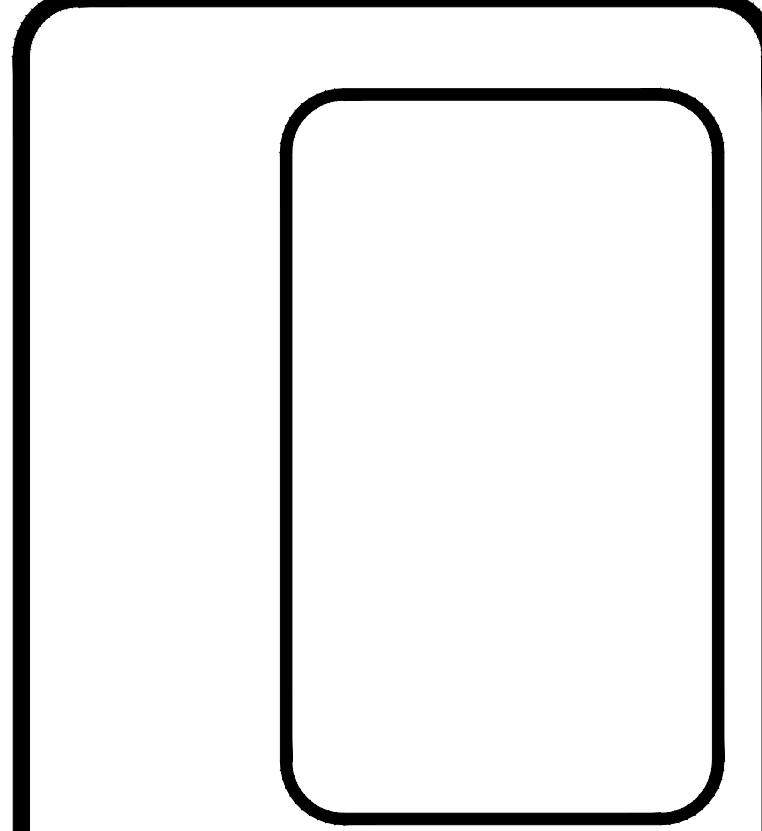
L:\7247-00\_Sandy\_Lane\_(Centerville\_Builders) - Warwick, RI\Draw\01-Current\Vicinity\_Map.dwg, 01/17/2020 RYK 16:03



SCALE 1"=300'  
 1" = 300' 0 150 300 600 900 1,200 feet

VICINITY MAP  
 FOR  
**WATERSIDE AT LITTLE POND**  
 (A.P. 350, LOT 583)  
 SITUATED ON  
**SANDY LANE**  
**WARWICK, RHODE ISLAND**  
 PREPARED FOR  
**CENTERVILLE BUILDERS**

NO.	REVISION	BY	DATE



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DWG. NO. 7247-00-Vicinity Map.dwg	CHECKED S.S.H.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: JANUARY 08, 2020

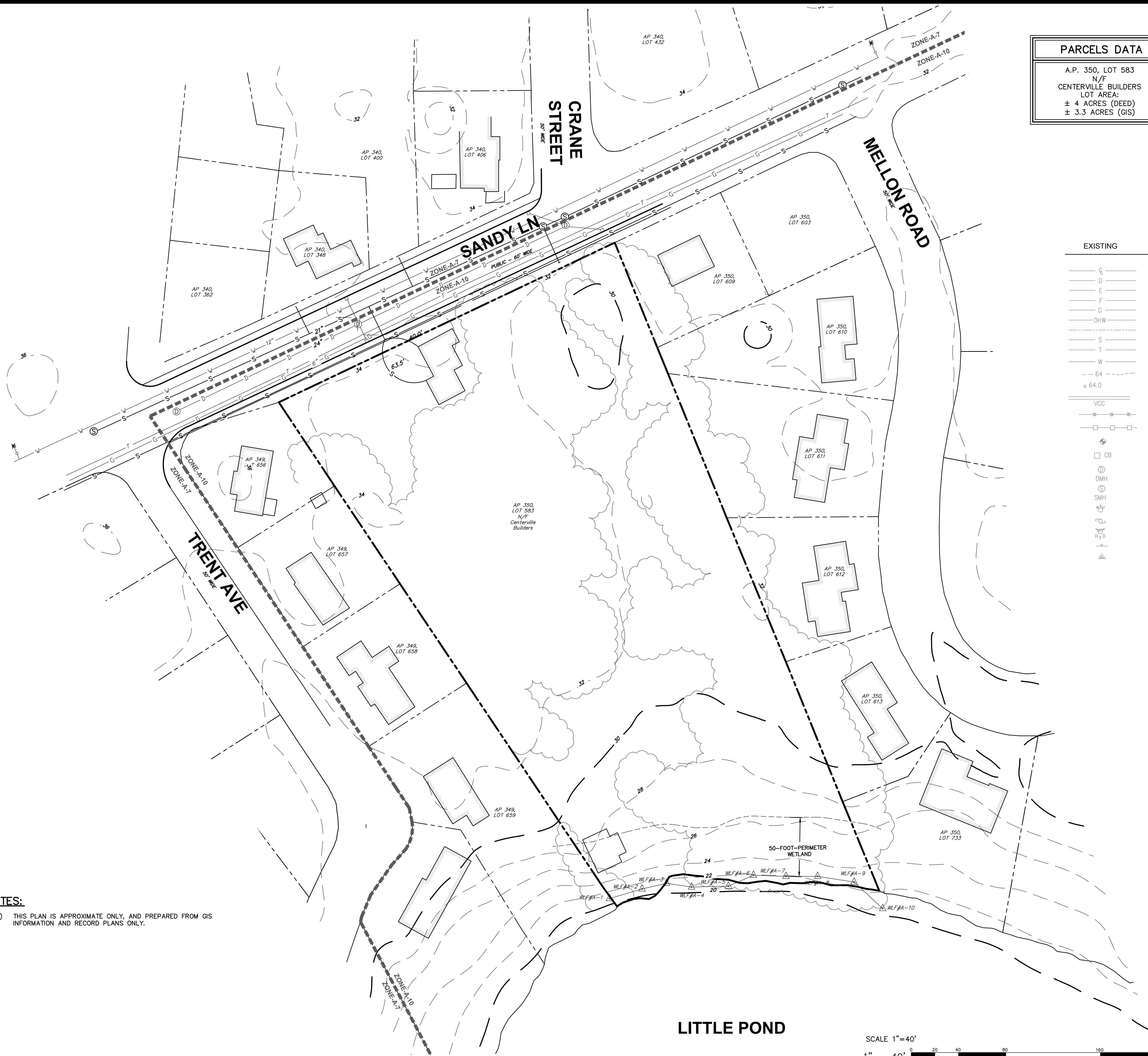
SHEET  
**R-1**  
 2 OF 5 SHEETS



L:\7247-00\_Sandy Lane (Centerville Builders) - Warwick, RI\Draw\01-Current\7247-00-ecs.dwg 01/30/2020 RY 1:4:59

**NOTES:**

- 1) THIS PLAN IS APPROXIMATE ONLY, AND PREPARED FROM GIS INFORMATION AND RECORD PLANS ONLY.



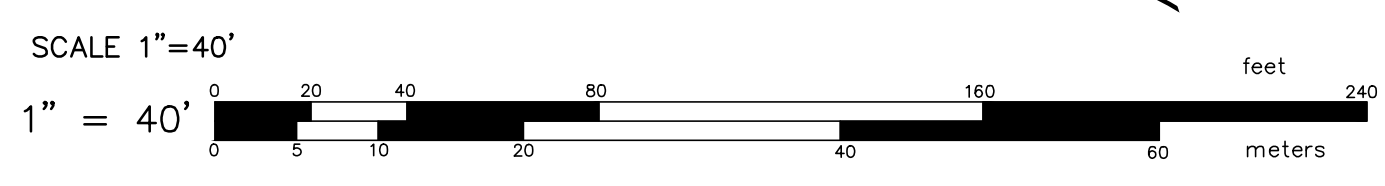
PARCELS DATA	
A.P. 350, LOT 583	N/F
CENTERVILLE BUILDERS	LOT AREA:
± 4 ACRES (DEED)	± 3.3 ACRES (GIS)

EXISTING ZONING DATA	
RESIDENCE A-10 DISTRICT	MIN. LOT SIZE: 10,000 S.F.
	MIN. FRONTAGE: 100'
	MIN. LOT WIDTH: 100'
	MIN. FRONT YARD: 25'
	MIN. SIDE YARD: 15'
	MIN. REAR YARD: 20'
	MAX. STRUCTURE HEIGHT: 35'
	MIN. LANDSCAPE: 10%

**SITE LEGEND**

EXISTING	NEW	DESCRIPTION
— C —	— C —	CENTERLINE (LAYOUT)
— D —	— D —	STORM DRAIN
— E —	— E —	ELECTRIC (UNDERGROUND)
— F —	— F —	FIRE SERVICE
— G —	— G —	GAS
— OHW —	— OHW —	OVERHEAD WIRE
— S —	— S —	PROPERTY LINE
— T —	— T —	SANITARY SEWER
— W —	— W —	TELEPHONE
— 64 —	— 64 —	WATER
x 64.0	x 64.00	CONTOUR
— VCC —	— VCC —	SPOT GRADE
— CLF —	— VCC —	VERTICAL CONCRETE CURB
— STKF —	— CLF —	CHAINLINK FENCE (CLF)
— CB —	— STKF —	STOCKADE FENCE (STKF)
— DMH —	— CB#1 —	BORING LOCATION
— SMH —	— DMH —	CATCH BASIN
— W —	— SMH —	DRAIN MANHOLE
— U —	— W —	SEWER MANHOLE
— F —	— U —	WATER SERVICE
— S —	— F —	UTILITY POLE
— W —	— S —	FIRE HYDRANT
— TP —	— W —	SIGN
	— TP —	WETLAND
	— SEV —	SOIL EVALUATION LOCATION
	— TP —	TEST PIT LOCATION

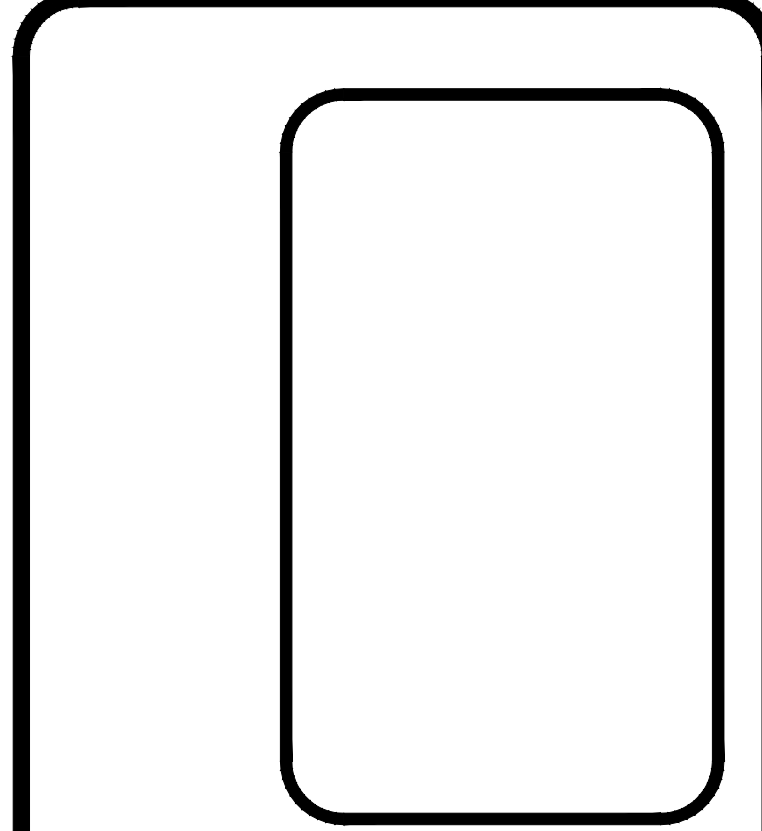
**LITTLE POND**



This plan is a "DRAFT" version and has been prepared for the purpose of review and commenting and is not legal without the official stamp, signature and date of a Professional Land Surveyor registered in the State of Rhode Island.  
(RI General Laws § 5-81-12)

**EXISTING CONDITIONS PLAN & LEGEND FOR WATERSIDE AT LITTLE POND (A.P. 350, LOT 583) SITUATED ON SANDY LANE WARWICK, RHODE ISLAND PREPARED FOR CENTERVILLE BUILDERS**

NO.	REVISION	BY	DATE



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DWG. NO. 7247-00-ECS.dwg	CHECKED S.S.H.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: JANUARY 08, 2020

SHEET

**ECS**

3 OF 5 SHEETS

L:\7247-00\_Sandy\_Lane\_Centerville\_Builders - Warwick, RI\Draw\01-Current\Master\_Plan\_Dwg\7247-00-Master\_Plan-1.dwg, 05/04/2021, shemenway, 07:43

FIRE HYDRANT

FIRE HYDRANT

PARCEL DATA
A.P. 350, LOT 583 N/F CENTERVILLE BUILDERS LOT AREA: ± 4 ACRES (DEED) ± 3.3 ACRES (GIS)

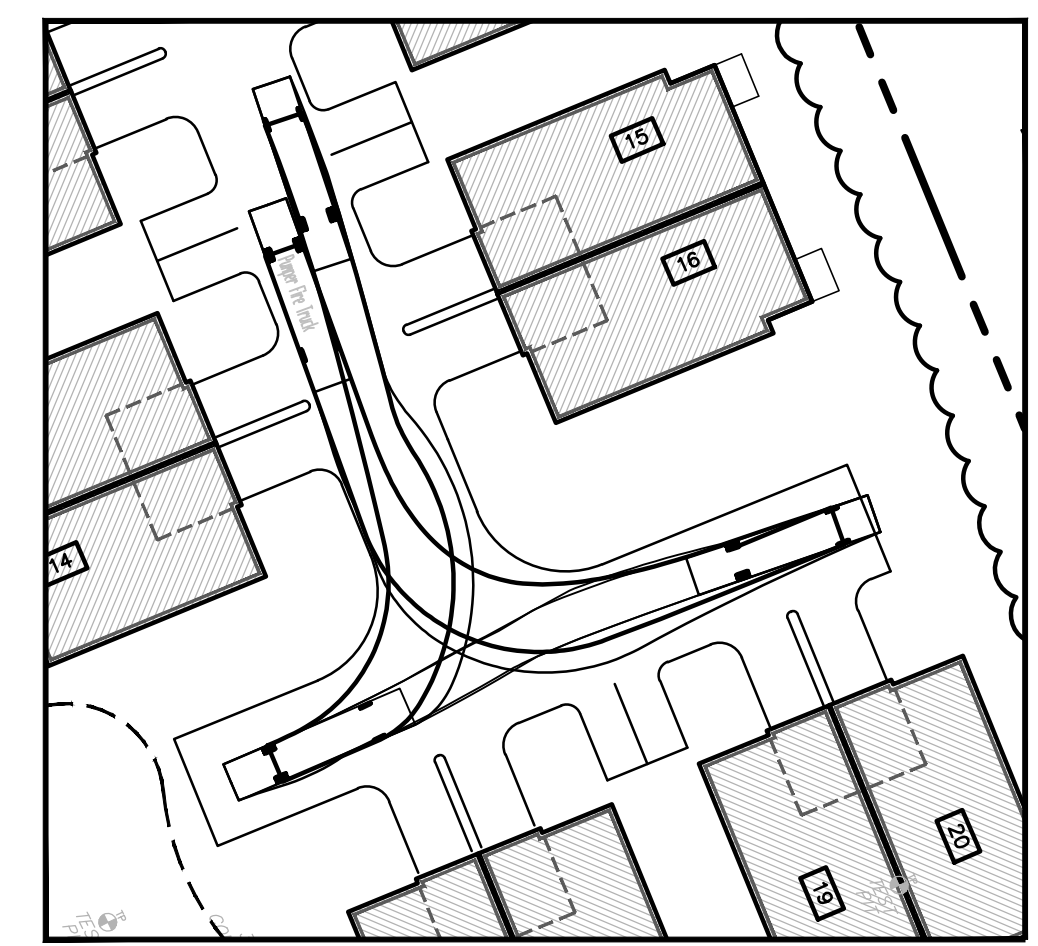
EXISTING ZONING DATA
RESIDENCE A-10 DISTRICT MIN. LOT SIZE: 10,000 S.F. MIN. FRONTAGE: 100' MIN. LOT WIDTH: 100' MIN. FRONT YARD: 25' MIN. SIDE YARD: 15' MIN. REAR YARD: 20' MAX. STRUCTURE HEIGHT: 35' MIN. LANDSCAPE: 10%

DEVELOPMENT SUMMARY		
A.P. 350, LOT 583 REZONE: RESIDENCE A-10- DISTRICT- PDR OVERLAY (1)		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA	55,000 S.F.	±3.3 AC. (±140,000 S.F.)
MAX. DENSITY (DU/AC)	9 DU/AC	6.1 DU/AC (2)
MIN. LOT FRONTAGE	200'	>200'
MIN. LOT WIDTH	200'	>200'
MIN. FRONT YARD BUILDING SETBACK	40'	40.0'
MIN. SIDE YARD BUILDING SETBACK	30'	30.0'
MIN. REAR YARD BUILDING SETBACK	40'	41.0'±
MAX. BLDG HEIGHT	35'	< 35'
MIN. LANDSCAPE AREA	20%	65.5% (3)
MIN. DISTANCE BETWEEN BLDGS	30' (4)	20'

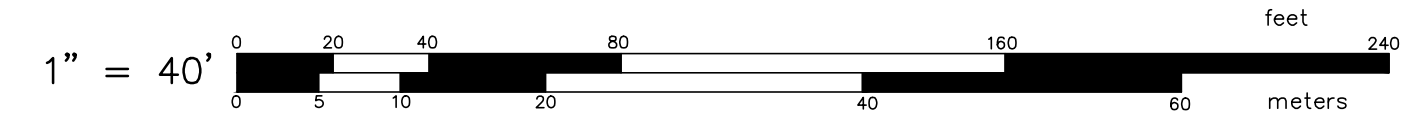
PARKING REQUIREMENTS		
DESCRIPTION	REQUIRED	PROPOSED
RESIDENTIAL - FIVE OR MORE UNITS	50 SPACES (5)	50 SPACES (6)

- REFER ZONING, SECTION 308: OVERLAY DISTRICT REGULATIONS
- DENSITY CALCULATION:  
20 DU/3.3 ACRE = 6.1 DU/ACRES
- LANDSCAPE AREA = 94,181± S.F./143,850± S.F. = 65.5%
- REQUIRED BUILDING SEPARATION PER SECTION 308.2.D.
- PARKING REQUIRED PER SECTION 308.2.E:  
REQUIRED: 2.5 SPACES PER UNIT  
PROPOSED: 20 UNITS @ 2.5 SPACES PER UNIT = 50 SPACES
- PARKING IS PROPOSED WITHIN 15' OF RESIDENTIAL BUILDINGS AND REQUIRES RELIEF FROM SECTION 308.2.E

EMERGENCY VEHICLE TURNING TEMPLATE:



- NOTES:**
- SEE ECS PLAN FOR SITE LEGEND.
  - THIS PLAN IS SCHEMATIC ONLY AND INTENDED TO PROVIDE APPROXIMATE LAYOUT AND GENERAL DEVELOPMENT CONDITIONS ONLY.
  - REFER TO DEVELOPMENT SUMMARY FOR REQUIRED DIMENSIONAL RELIEF.



MASTERPLAN  
FOR  
WATERSIDE AT LITTLE POND  
(A.P. 350, LOT 583)  
SITUATED ON  
SANDY LANE  
WARWICK, RHODE ISLAND  
PREPARED FOR  
CENTERVILLE BUILDERS

NO.	REVISION	BY	DATE
1a	UNIT UPDATE	KY	04-28-21

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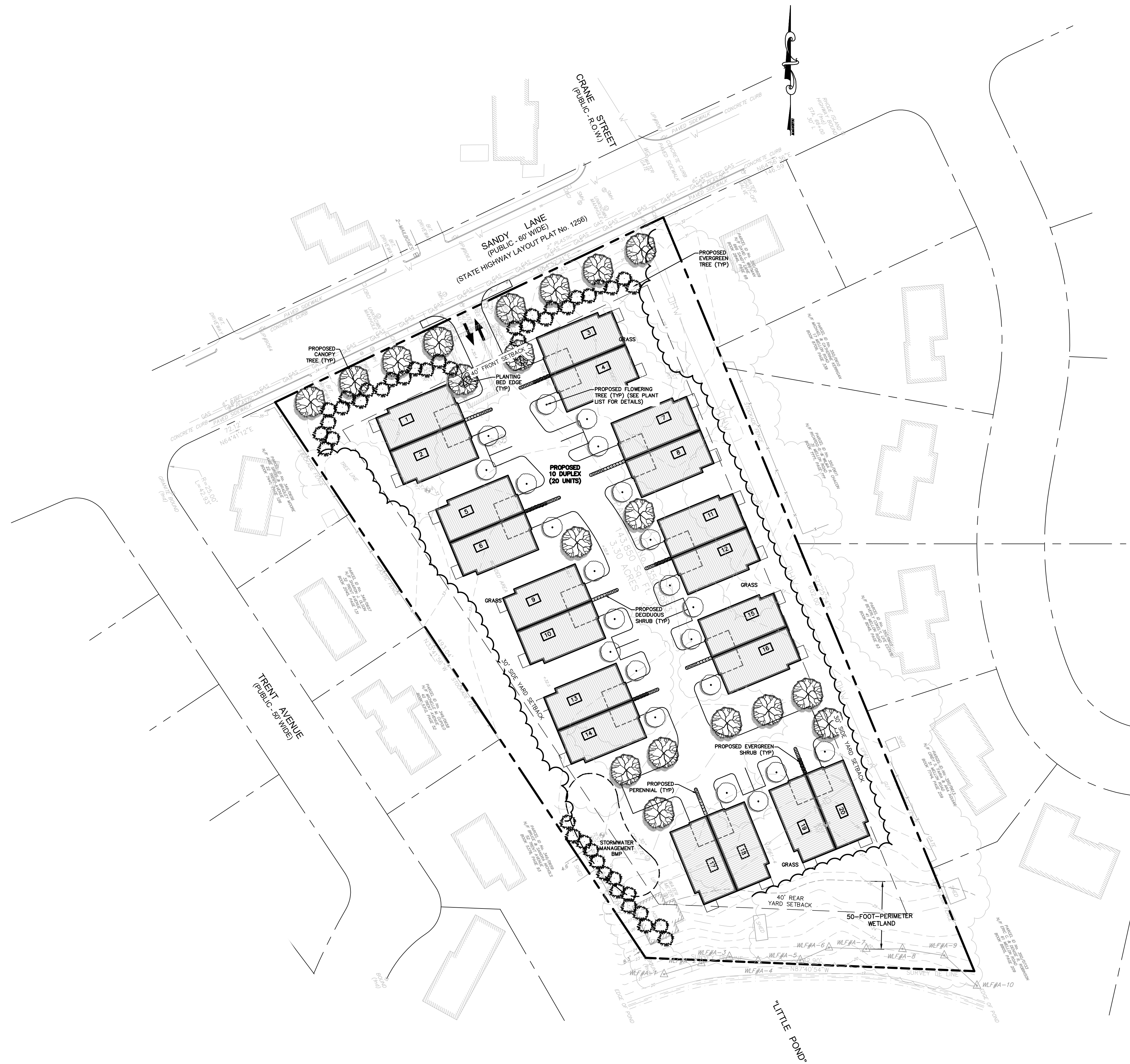
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DWG. NO. 7247-00-Master.dwg	CHECKED S.S.H.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: JANUARY 08, 2020

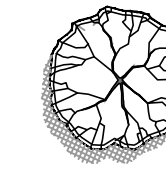
SHEET  
**MP-1.2**  
4 OF 5 SHEETS



L:\7247-00\_Sandy\_Lane\_(Centerville\_Builders) - Warwick, RI\Drawg\01-Current\Master\_Plan\_Dwg\7247-00-Master\_Plan-1.dwg, 05/04/2021, shemenway, 07:43

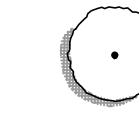


**PLANT LIST:**



CANOPY TREE:  
 SCIENTIFIC NAME: ACRE RUBRUM 'FRANKSRED'  
 GLEDITSIA TR. INTERMIS 'SKYCOLE'

COMMON NAME:  
 RED SUNSET SWAMP MAPLE  
 SKYLINE HONEY LOCUST



FLOWERING TREE:  
 SCIENTIFIC NAME: AMELANCHIER 'AUTUMN BRILLIANCE'  
 PRUNUS SERRULATA 'MOUNTH FUJI'

COMMON NAME:  
 AUTUMN BRILLIANCE SHADBLow  
 MT. FUJI FLOWERING CHERRY



EVERGREEN TREE:  
 SCIENTIFIC NAME: JUNIPERUS VIRGINIANA  
 THUJA PLICATA

COMMON NAME:  
 EASTERN RED CEDAR  
 WESTERN RED CEDAR



SHRUBS, PERENNIAL & GROUNDCOVER :

SCIENTIFIC NAME:  
 AZLEA 'DELAWARE VALLEY WHITE'  
 BUXUS MICRO. 'GREEN WINTER GREEN'  
 ILEX GLABRA 'COMPACTA'  
 ROSA KNOCK OUT PINK  
 RUDBECKIA HIRTA  
 PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'  
 JUNIPERUS CONFERTA 'BLUE PACIFIC'  
 HEMEROCALLIS 'JOAN SENIOR'

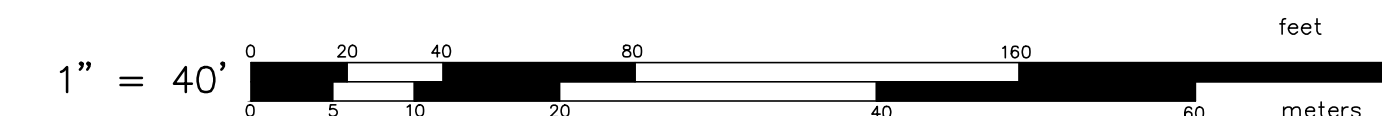
COMMON NAME:  
 WHITE AZALEA  
 WINTER GEM BOXWOOD  
 COMPACT INKBERRY HOLLY  
 KNOCK OUT PINK ROSE  
 BLACK EYED SUSANS  
 LITTLE BUNNY FOUNTAIN GRASS  
 SHORE JUNIPER  
 JOAN SENIOR DAYLILY

**LANDSCAPE REQUIREMENTS**

ITEM	REQUIRED	PROPOSED
LANDSCAPE AREA	28,770 S.F. (20%)	± 94,181 S.F. (65.5%)

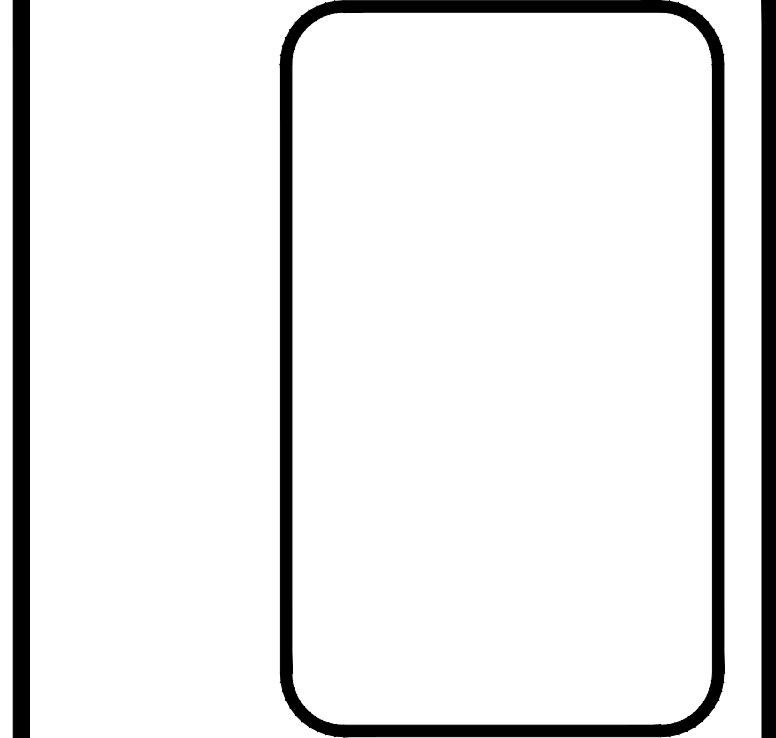
**NOTES:**

1. REQUIRED LANDSCAPING (20% DEVELOPMENT PARCEL)  
 LOT AREA x 20% = 143,850 S.F.(3.30 AC.) x 0.20 = 28,770 S.F.  
 PROVIDED LANDSCAPE AREA = ± 94,181 S.F.



**CONCEPTUAL  
 LANDSCAPE PLAN**  
 FOR  
**WATERSIDE AT LITTLE POND**  
 (A.P. 350, LOT 583)  
 SITUATED ON  
**SANDY LANE**  
 PREPARED FOR  
**CENTERVILLE BUILDERS**

NO.	REVISION	BY	DATE
1a	UNIT UPDATE	KY	04-28-21



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SHEET  
**L-1**  
 5 OF 5 SHEETS