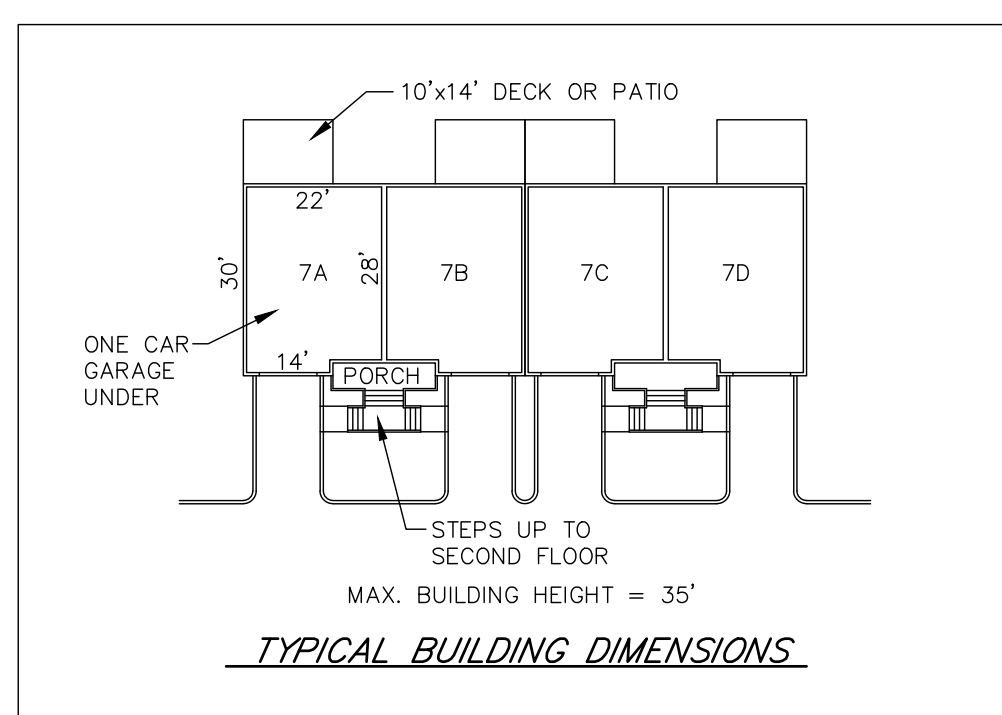


LEGEND

A.P.	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
U	UTILITY POLE
I.P.	IRON PIPE
I.R.	IRON ROD
S.B.	STONE BOUND FOUND
RH/B	RHODE ISLAND HIGHWAY BOUND
SM	SEWER MANHOLE
WS	WATER SHUT OFF
GV	GAS VALVE
EL	EXIST. LIGHT POLE & MH
ET	EXIST. TREELINE
ET	EXIST. TREE
LD	LIMIT OF DISTURBANCE
100 YR FLOOD	100 YEAR FLOOD ZONE
P	PROP. PARKING LOT LIGHTS



EXIST. ZONING: A-10 ZONE	EXIST. ZONING: O ZONE
MINIMUM LOT AREA - 10,000 S.F.	MINIMUM LOT AREA - 6,000 S.F.
MINIMUM LOT WIDTH - 100'	MINIMUM LOT WIDTH - 60'
MINIMUM LOT FRONTAGE - 100'	MINIMUM LOT FRONTAGE - 60'
YARDS: FRONT - 25'	YARDS: FRONT - 25'
SIDE - 15'	SIDE - 15'
REAR - 20'	REAR - 20'

A.P. 246 LOT 240	A.P. 246 LOT 243
EXIST. ZONE A-10 - AREA = 28,919 S.F.	EXIST. ZONE O - AREA = 59,567 S.F.
A.P. 246 LOT 261	A.P. 246 LOT 260
EXIST. ZONE A-10 - AREA = 66,257 S.F.	EXIST. ZONE O - AREA = 17,134 S.F.
ZONE A-10 TOTAL: 95,176 S.F.	ZONE O TOTAL: 76,701 S.F.

PROP. ZONING: A-7 WITH PDR OVERLAY

MINIMUM LOT AREA - 40,000 S.F.
MINIMUM LOT WIDTH - 175'
MINIMUM LOT FRONTAGE - 175'
MIN. CORNER FRONTAGE - 140'
YARDS: FRONT - 35'
SIDE - 25'
REAR - 35'
MAX. BUILDING HEIGHT - 35'
MINIMUM OPEN SPACE - 15%
FRONT OR REAR BUILDING WALL TO ADJACENT BUILDING - 40' MIN.
SIDE BUILDING WALL TO ADJACENT SIDE BUILDING WALL - 30' MIN.
PDR DENSITY ALLOWS 12 UNITS PER ACRE
3.946 X 12 = 47 UNITS ALLOWED
PROPOSED DENSITY = 24 UNITS 6.08 D.U. PER ACRE

PARKING DATA

EACH UNIT TO HAVE ONE GARAGE SPACE AND ONE DRIVEWAY SPACE
 12 COMMON GUEST SPACES PROVIDED
 2.5 PARKING SPACES REQ'D PER UNIT
 24 X 2.5 = 60 SPACES REQUIRED
 60 TOTAL SPACES PROVIDED

ZONING VARIANCES NOTE

A VARIANCE IS REQUIRED TO ALLOW A FRONT YARD SETBACK OF 25'
 A VARIANCE IS REQUIRED TO ALLOW A SIDE YARD SETBACK OF 20'
 A VARIANCE IS REQUIRED TO ALLOW PARKING WITHIN 10' OF BUILDINGS
 A VARIANCE IS REQUIRED TO ALLOW PARKING WITHIN THE FRONT YARD SETBACK

DEVELOPMENT AREAS

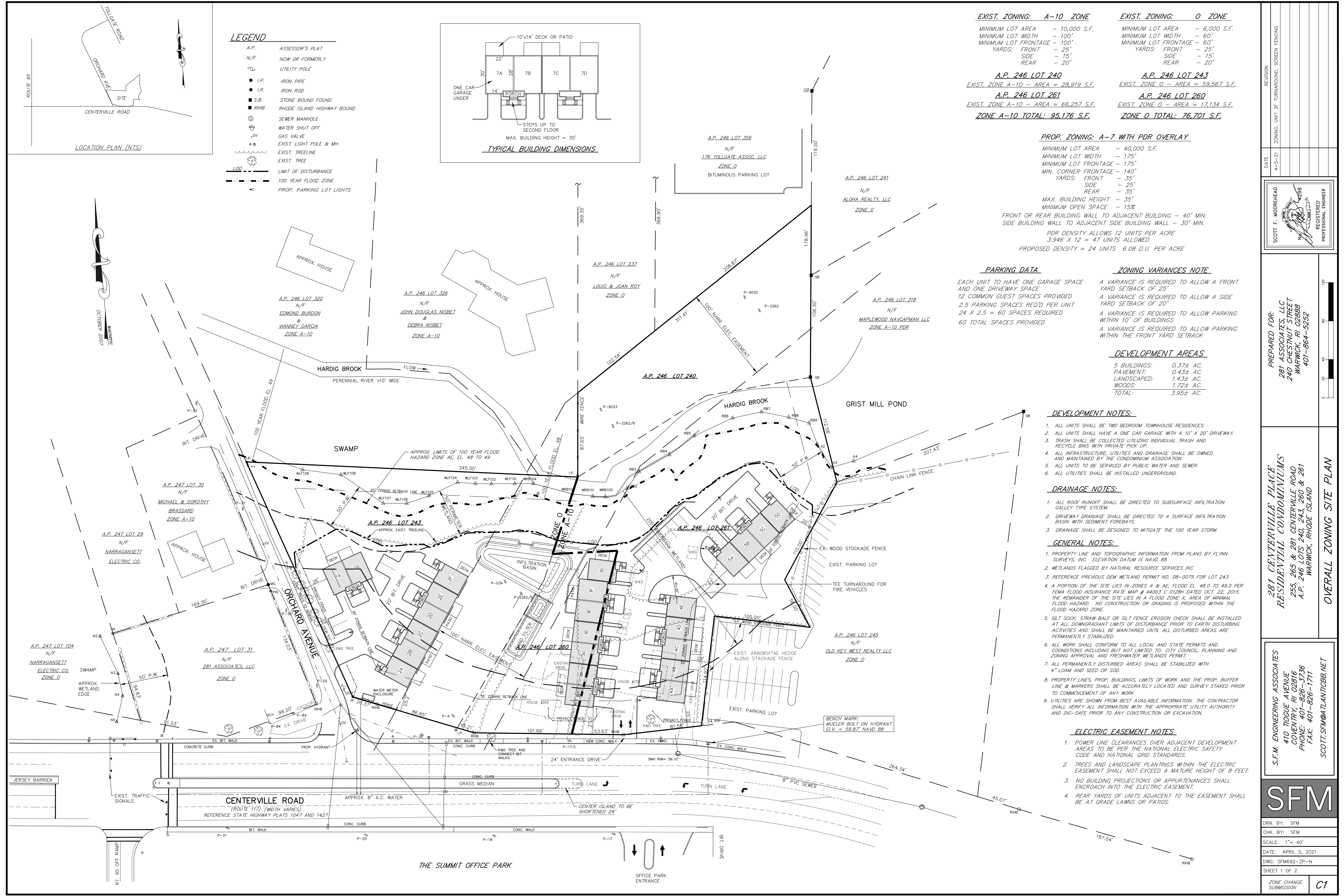
5 BUILDINGS:	0.37± AC.
PAVEMENT:	0.43± AC.
LANDSCAPED:	1.43± AC.
WOODS:	1.72± AC.
TOTAL:	3.95± AC.

- DEVELOPMENT NOTES:**
1. ALL UNITS SHALL BE TWO BEDROOM TOWNHOUSE RESIDENCES.
 2. ALL UNITS SHALL HAVE A ONE CAR GARAGE WITH A 10' X 20' DRIVEWAY.
 3. TRASH SHALL BE COLLECTED UTILIZING INDIVIDUAL TRASH AND RECYCLE BINS WITH PRIVATE PICK UP.
 4. ALL INFRASTRUCTURE, UTILITIES AND DRAINAGE SHALL BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
 5. ALL UNITS TO BE SERVICED BY PUBLIC WATER AND SEWER.
 6. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

- DRAINAGE NOTES:**
1. ALL ROOF RUNOFF SHALL BE DIRECTED TO SUBSURFACE INFILTRATION GALLEY TYPE SYSTEM.
 2. DRIVEWAY DRAINAGE SHALL BE DIRECTED TO A SURFACE INFILTRATION BASIN WITH SEDIMENT FOREBAYS.
 3. DRAINAGE SHALL BE DESIGNED TO MITIGATE THE 100 YEAR STORM.

- GENERAL NOTES:**
1. PROPERTY LINE AND TOPOGRAPHIC INFORMATION FROM PLANS BY FLYNN SURVEYS, INC. ELEVATION DATUM IS NAVD 88.
 2. WETLANDS FLAGGED BY NATURAL RESOURCE SERVICES INC.
 3. REFERENCE PREVIOUS DEM WETLAND PERMIT NO. 08-0075 FOR LOT 243.
 4. A PORTION OF THE SITE LIES IN ZONES A & AE. FLOOD EL. 48.0 TO 49.0 PER FEMA FLOOD INSURANCE RATE MAP # 44003 C 01284 DATED OCT. 22, 2015. THE REMAINDER OF THE SITE LIES IN A FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD. NO CONSTRUCTION OR GRADING IS PROPOSED WITHIN THE FLOOD HAZARD ZONE.
 5. SILT SOCK, STRAW BALE OR SILT FENCE EROSION CHECK SHALL BE INSTALLED AT ALL DOWNGRADIENT LIMITS OF DISTURBANCE PRIOR TO EARTH DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
 6. ALL WORK SHALL CONFORM TO ALL LOCAL AND STATE PERMITS AND CONDITIONS INCLUDING BUT NOT LIMITED TO: CITY COUNCIL, PLANNING AND ZONING APPROVAL AND FRESHWATER WETLANDS PERMIT.
 7. ALL PERMANENTLY DISTURBED AREAS SHALL BE STABILIZED WITH 4" LOAM AND SEED OR SOD.
 8. PROPERTY LINES, PROP. BUILDINGS, LIMITS OF WORK AND THE PROP. BUFFER LINE & MARKERS SHALL BE ACCURATELY LOCATED AND SURVEY STAKED PRIOR TO COMMENCEMENT OF ANY WORK.
 9. UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL INFORMATION WITH THE APPROPRIATE UTILITY AUTHORITY AND DIG-SAFE PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

- ELECTRIC EASEMENT NOTES**
1. POWER LINE CLEARANCES OVER ADJACENT DEVELOPMENT AREAS TO BE PER THE NATIONAL ELECTRIC SAFETY CODE AND NATIONAL GRID STANDARDS.
 2. TREES AND LANDSCAPE PLANTINGS WITHIN THE ELECTRIC EASEMENT SHALL NOT EXCEED A MATURE HEIGHT OF 8 FEET.
 3. NO BUILDING PROJECTIONS OR APPURTENANCES SHALL ENROACH INTO THE ELECTRIC EASEMENT.
 4. REAR YARDS OF UNITS ADJACENT TO THE EASEMENT SHALL BE AT GRADE LAWNS OR PATIOS.



REVISION

DATE	4-5-21
ZONING	UNIT 2F TURNAROUND, SCREEN FENCING

SCOTT F. MOOREHEAD
 REGISTERED PROFESSIONAL ENGINEER

PREPARED FOR:
 281 ASSOCIATES, LLC
 240 CHESTNUT STREET
 WARWICK, RI 02888
 401-864-5252

281 CENTERVILLE PLACE
 RESIDENTIAL CONDOMINIUMS
 255, 265 & 281 CENTERVILLE ROAD
 A.P. 246 LOTS 240, 243, 260 & 261
 WARWICK, RHODE ISLAND

S.F.M. ENGINEERING ASSOCIATES
 410 TOUGUE AVENUE
 COVENTRY, RI 02816
 PHONE: 401-826-3736
 FAX: 401-826-1711
 SCOTT.SFM@ATLANTICBB.NET

SFM

DRN. BY: SFM
 CHK. BY: SFM
 SCALE: 1" = 40'
 DATE: APRIL 5, 2021
 DWG: SFM692-ZP-N
 SHEET 1 OF 2

ZONE CHANGE SUBMISSION **C1**