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

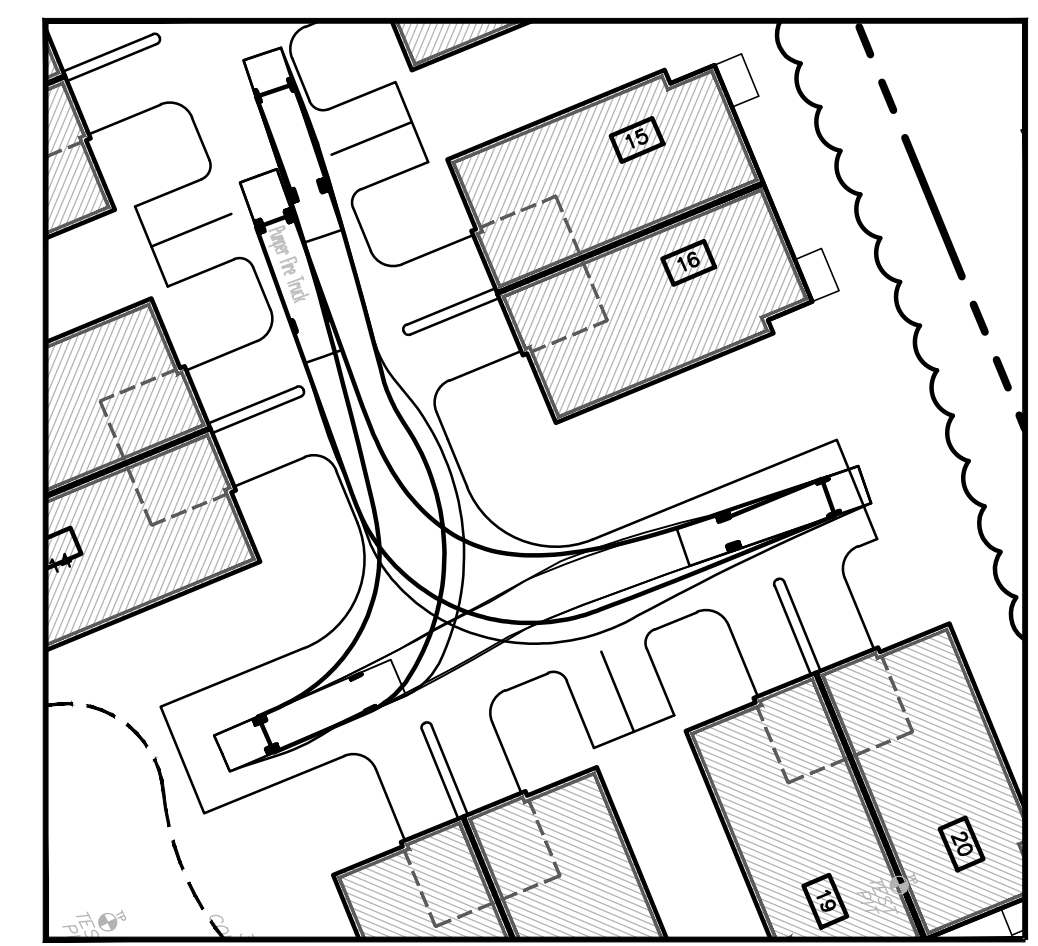
EXISTING ZONING DATA
RESIDENCE A-10 DISTRICT MIN. LOT SIZE: 10,000 S.F. MIN. FRONTAGE: 100' MIN. LOT WIDTH: 100' MIN. FRONT YARD: 25' MIN. SIDE YARD: 15' MIN. REAR YARD: 20' MAX. STRUCTURE HEIGHT: 35' MIN. LANDSCAPE: 10%

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'	36.7'
MIN. SIDE YARD BUILDING SETBACK	30'	30.0'
MIN. REAR YARD BUILDING SETBACK	40'	48.5'±
MAX. BLDG HEIGHT	35'	< 35'
MIN. LANDSCAPE AREA	20%	65.5% (3)
MIN. DISTANCE BETWEEN BLDGS	30' (4)	20'

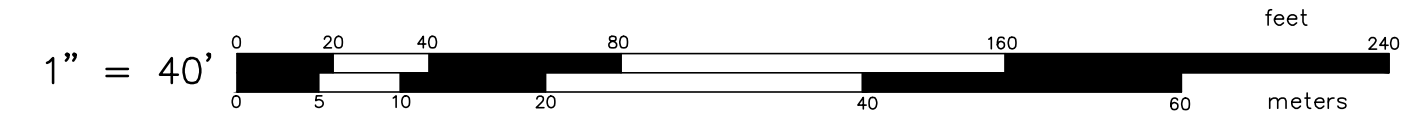
PARKING REQUIREMENTS		
DESCRIPTION	REQUIRED	PROPOSED
RESIDENTIAL - FIVE OR MORE UNITS	50 SPACES (5)	50 SPACES (6)

- 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	KYY	04-28-21
2	UNIT 17&18 FOR WETLAND SETBACK	SSH	05-17-21
3	UNIT 17&18 FOR WETLAND SETBACK	KYY	07-08-21

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GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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JOB NO. 7247.00	DRAWN BY K.Y.Y.
DWG. NO. 7247-00-Master-r3.dwg	CHECKED S.S.H.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: JANUARY 08, 2020

SHEET
MP-1.2
4 OF 5 SHEETS