SITE DATA
AP 57-1 LOT 195
LOT AREA: 45,493.89 sq. ft. (1.04 AC.)
ZONE: R-10

ZONING REQUIREMENTS
REQUIRED
MIN. LOT SIZE (sq. ft.): 10,000 sq. ft.
MIN. LOT WIDTH: 80 ft.
MIN. FRONT YARD: 25 ft.
MIN. SIDEWALK: 20 ft.
MIN. REAR YARD: 30 ft.
MIN. SIDEYARD: 10 ft.
MAX. BUILDING COVER (%): 25%
MAX. BUILDING HEIGHT: 35 ft.

ACCESSORY BUILDING REQUIREMENTS
MIN. SIDEYARD: 6 ft.
MIN. REAR YARD: 6 ft.
MAX. HEIGHT: 15 ft.

NOTES:
1. NO WETLANDS, WATERCOURSES OR COASTAL FEATURES ARE LOCATED WITHIN THE SUBJECT PROPERTY OR WITHIN 200 FT OF THE PROPOSED SUBDIVISION.
2. THERE ARE NO EXISTING OR PROPOSED WELLS WITHIN 200 FT OF PROPOSED SUBDIVISION.
3. ALL RIGHT OF WAY, EASEMENTS AND PROPOSED ROADS/DRIVE ARE ShOWN ON PLAN.
4. LOCATIONS OF ALL SOIL EROSIONS PERFORMED TO DATE ARE SHOWN ON PLANS.
5. ALL EXISTING DWTS' WITHIN 100 FT OF SUBDIVISION ARE SHOWN ON PLANS.
7. THE EXISTING SITE IS LOCATED IN FLOOD ZONE "C" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRMs) FOR THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND. WASHINGTON COUNTY PANEL 203 OF 36, COMMUNITY PANEL 44409C0020031, MAP REVISED OCTOBER 19, 2010.
8. PROPOSED SUBDIVISION IS NOT LOCATED WITHIN RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL, NATURAL RESOURCES AND ENVIRONMENTAL MANAGEMENT (DERM) EAGUET SPECIAL MANAGEMENT AREA OR CRMC SALT POND SPECIAL MANAGEMENT AREA OR TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.

LEGEND
PROPERTY LINE
ABUTTED LINE
SECRET MILE
ROD
STONE FOUNDATION
CATCH BASIN
INTERRUP.
UTILITY PIPES
STORM DRAIN
WATER
GAS
CONDUIT
EDGE OR DIVIDED
EDGE OR WINDS

DATE: 07/15/01
SCALE: VARIES

WAKEFIELD PLACE COTTAGES
COMPREHENSIVE PERMIT APPLICATION

LANDMARK
REALTY GROUP

DPLA
DONALD POWERS
ARCHITECTS
SHEET