SITE DATA
A.P. 571-1 LOT 195
Lot Area: 45,493.89 sq ft (1.04 ac.)
Zone: R-10

Zoning Requirements
Dimensional Requirements for Zone R-10

<table>
<thead>
<tr>
<th>Land Development Project</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Lot Size (sq. ft.)</td>
<td>15,000 s.f./2du</td>
<td>45,494 sf +5,000s.f./du</td>
</tr>
<tr>
<td>Min. Frontage</td>
<td>80 ft</td>
<td>132.26 ft</td>
</tr>
<tr>
<td>Min. Corner Side</td>
<td>20 ft</td>
<td>N/A</td>
</tr>
<tr>
<td>Min. Rear Yard</td>
<td>20 ft</td>
<td>20 ft</td>
</tr>
<tr>
<td>Min. Side Yard</td>
<td>10 ft</td>
<td>10 ft</td>
</tr>
<tr>
<td>Max. Building Coverage (%)</td>
<td>25%</td>
<td>20%</td>
</tr>
<tr>
<td>Max. Building Height</td>
<td>35 ft</td>
<td>25 ft</td>
</tr>
</tbody>
</table>

Accessory Building Requirements

| Min. Side Yard | 6 ft | 10 ft |
| Min. Rear Yard | 6 ft | N/A   |
| Max. Height    | 14 ft| N/A   |

*Inclusionary Zoning increase by factor of 1.2

Proposed Cottage Community Development

| Max. Density | 15 du/ac | 9.6 du/ac |
| Max. Number of Units | 6 du | 10 du |
| Max. Between Units | 10 ft | 15 ft |
| Max. Distance from du to Common Space | 15 ft | 15 ft |
| Max. Building Footprint | 1,000 sf | 680 sf |
| Min. Parking Spaces | 1 per du | 1 per du |

**Draft Ordinance Memorandum, June 2020

Notes:
1. No wetlands, watercourses or coastal features are located within the subject property or within 200 ft of this proposed subdivision.
2. There are no existing or proposed wells within 200 ft of proposed subdivision.
3. All right of ways, assessments, and proposed roadways are shown on plan.
4. Locations of all soil evaluations performed to date are shown on plan.
5. All existing OWTS within 200 ft of subdivision are shown on plans.
6. Perimeter boundary line and topographic survey was performed by Daniel F. Harrington, PLS, December 2004.
7. The existing site is located in Flood Zone "A" (areas determined to be outside the 0.2% annual chance floodplain) as determined on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the Town of South Kingstown, Rhode Island, Washington County Panel 293 of 1,151 Community Panel 84500902001, Map Revised October 16, 2014.
8. Proposed development is not located within the Rhode Island Department of Environmental Management Heritage Areas, Coastal Resource Management Council Narragansett Bay Special Management Area or CRMC cold ponds special management area, Town of South Kingstown groundwater protection overlay district, or Town of South Kingstown Natural Heritage Area.
9. The property is located within the Saugatucket River TMDL watershed but is not located within an OWTS Critical Resource Area or drinking water supply watershed as outlined by RIDEM.

Legend
- Property Line
- Abutting line
- Abutter's line
- drill hole/iron rod
- stone bound
- catch basin
- utility pole
- storm drain
- water
- gas
- contour
- edge of pavement
- stone wall
- edge of woods

Wakefield Place Cottages
Major Land Development Application

DATE: 09/25/2020
SHEET: 4
Wakefield Place Cottages

Proposed Conceptual Site Plan

Legend
- property line
- setback
- narrow
- planted swale
- open air pavilion
- gravel & planted swale
- gravel bioretention area

Examples of Proposed Bioretention Design

Gravel & planted swale

Gravel bioretention area

Sample turning of 40 ft ladder truck

Reinforced shoulders for Apparatus turning
20' pavement radius 14' driveway radius
Open Air Pavilion

Columbia St.

50 ft public R.O.W.

18 ft private driveway

Wakefield Place

Major Land Development Application

HAMMERHEAD TURNAROUND FOR FIRE APPARATUS WITH STRUCTURED PAVERS

PRIVATE DRIVEWAY, 10 FT WIDE PAVED
DOCK TAKING FOR PARKING SPACE WITH EXISTING MARKET PLACAS FOR OPTIONAL SECOND CAR, TYR

EXISTING MARKET PLACE, DETACHED GARAGE Structure & Gravel Driveway TO BE DEMOLISHED

EXISTING MARKET TO BE RENOVATED FOR A SINGLE-FAMILY DWELLING

Development Totals

45,494 s.f. (1.04 acres)
3,600 s.f. Common Open Space (6%)
3,750 s.f. Additional Open Space in Rear

10 Units
9 2-Bedroom (1,200-1,240 s.f.)
1 2-Bedroom Existing (1,381 s.f.)

Affordability (20%)
2 @ 80% median household income

10 Parking Spaces
10 Reserved (1 per d.u.)

Deviation from Draft Cottage Community Development Standards:
1. Min. distance from front porch edge to private driveway is 8’. Min. distance from front of building edge to private driveway is 15’.
2. Total floor area from 1,200 s.f. to 1,240 s.f.
3. Max. Building Height from 18 ft to 25 ft.
Wakefield Place Cottages

Major Land Development Application

TYPICAL COTTAGE
2 bedroom, 1.5 bath
1,180 s.f.   Heated
650 s.f. Basement
146 s.f. Covered Porches
1,976 s.f. TOTAL AREA

Width: 24 ft
Length: 30 ft (43 w/ porches)
Height: 25 ft