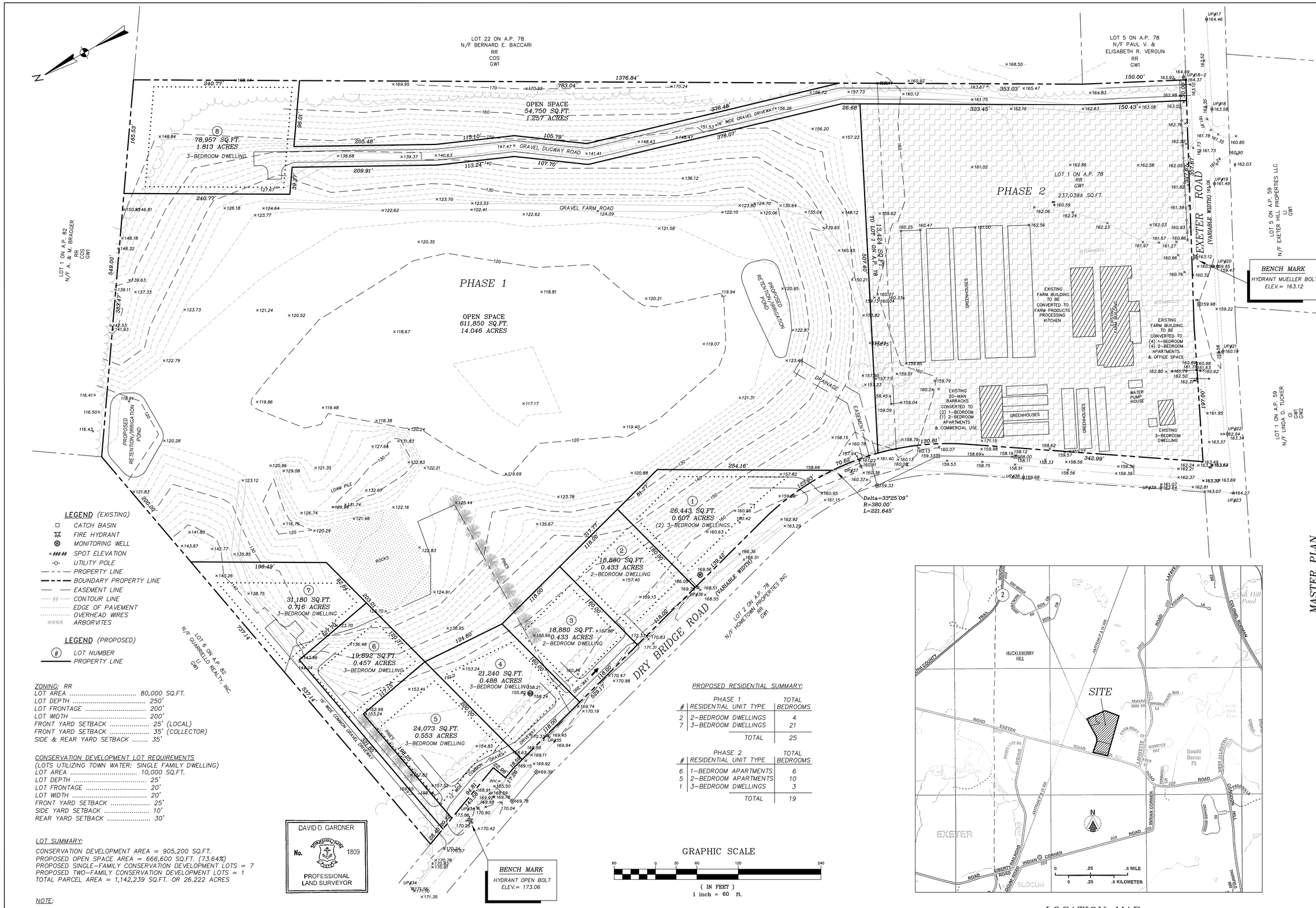

LEGEND *(EXISTING)*

- CATCH BASIN
- FIRE HYDRANT
- MONITORING WELL
- SPOT ELEVATION
- UTILITY POLE
- PROPERTY LINE
- BOUNDARY PROPERTY LINE
- EASEMENT LINE
- CONTOUR LINE
- EDGE OF PAVEMENT
- OVERHEAD WIRES
- ARBORVITES

LEGEND *(PROPOSED)*

- LOT NUMBER
- PROPERTY LINE

ZONING: RR

LOT AREA	80,000 SQ.FT.
LOT DEPTH	250'
LOT FRONTAGE	200'
LOT WIDTH	200'
FRONT YARD SETBACK	25' (LOCAL)
FRONT YARD SETBACK	35' (COLLECTOR)
SIDE & REAR YARD SETBACK	35'

CONSERVATION DEVELOPMENT LOT REQUIREMENTS
(LOTS UTILIZING TOWN WATER: SINGLE FAMILY DWELLING)

LOT AREA	10,000 SQ.FT.
LOT DEPTH	25'
LOT FRONTAGE	20'
LOT WIDTH	20'
FRONT YARD SETBACK	25'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	30'

LOT SUMMARY:

CONSERVATION DEVELOPMENT AREA = 905,200 SQ.FT.
PROPOSED OPEN SPACE AREA = 666,600 SQ.FT. (73.64%)
PROPOSED SINGLE-FAMILY CONSERVATION DEVELOPMENT LOTS = 7
PROPOSED TWO-FAMILY CONSERVATION DEVELOPMENT LOTS = 1
TOTAL PARCEL AREA = 1,142,239 SQ.FT. OR 26.222 ACRES

NOTE:

ONE DWELLING ON LOT 1 SHALL BE AFFORDABLE HOUSING.

PROPOSED RESIDENTIAL SUMMARY:

PHASE 1

#	RESIDENTIAL UNIT TYPE	TOTAL BEDROOMS
2	2-BEDROOM DWELLINGS	4
7	3-BEDROOM DWELLINGS	21
	TOTAL	25

PHASE 2

#	RESIDENTIAL UNIT TYPE	TOTAL BEDROOMS
6	1-BEDROOM APARTMENTS	6
5	2-BEDROOM APARTMENTS	10
1	3-BEDROOM DWELLINGS	3
	TOTAL	19

LOCATION MAP

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ENGINEERS • SURVEYORS • PLANNERS

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MASTER PLAN

CONSERVATION DEVELOPMENT PLAN
SLOCUM FARM
DRY BRIDGE ROAD & EXETER ROAD
NORTH KINGSTOWN, RI
A.P. 78 – LOTS 1, 45 & 47
FOR
RICHARD SCHARTNER

DATE	REVISIONS
10/27/11	ZONING INFO

DATE ISSUED: 10/14/11
SCALE: 1"=60'
DESIGNED BY: M.T.C.
DRAWN BY: M.T.C.
JOB NO.: 10-063
DWG NO.: 10063MP2

2

SHEET 2 OF 5