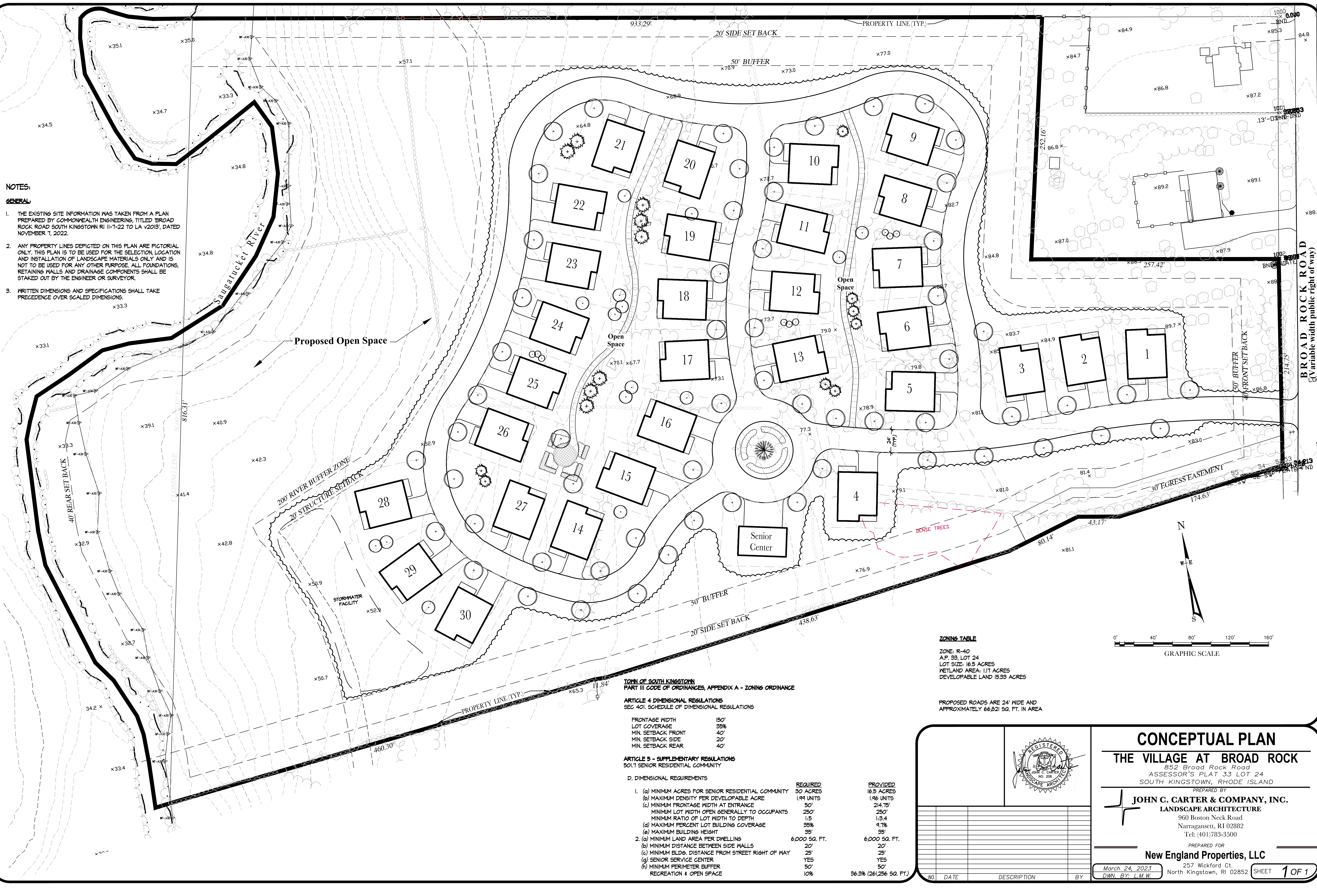


NOTES:

GENERAL:

1. THE EXISTING SITE INFORMATION WAS TAKEN FROM A PLAN PREPARED BY COMMONWEALTH ENGINEERS, TITLED 'BROAD ROCK ROAD SOUTH KINGSTOWN RI 02882 TO LA V2018', DATED NOVEMBER 7, 2022.
2. ANY PROPERTY LINES DEPICTED ON THIS PLAN ARE PICTORIAL ONLY. THIS PLAN IS TO BE USED FOR THE SELECTION LOCATION AND INSTALLATION OF LANDSCAPE MATERIALS ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL FOUNDATIONS, RETAINING WALLS AND DRAINAGE COMPONENTS SHALL BE STAKED OUT BY THE ENGINEER OR SURVEYOR.
3. WRITTEN DIMENSIONS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.



ZONING TABLE

ZONE: R-40
 A.P. 33, LOT 24
 LOT SIZE: 16.5 ACRES
 WETLAND AREA: 1.17 ACRES
 DEVELOPABLE LAND 15.33 ACRES

PROPOSED ROADS ARE 24' WIDE AND APPROXIMATELY 66,821 SQ. FT. IN AREA

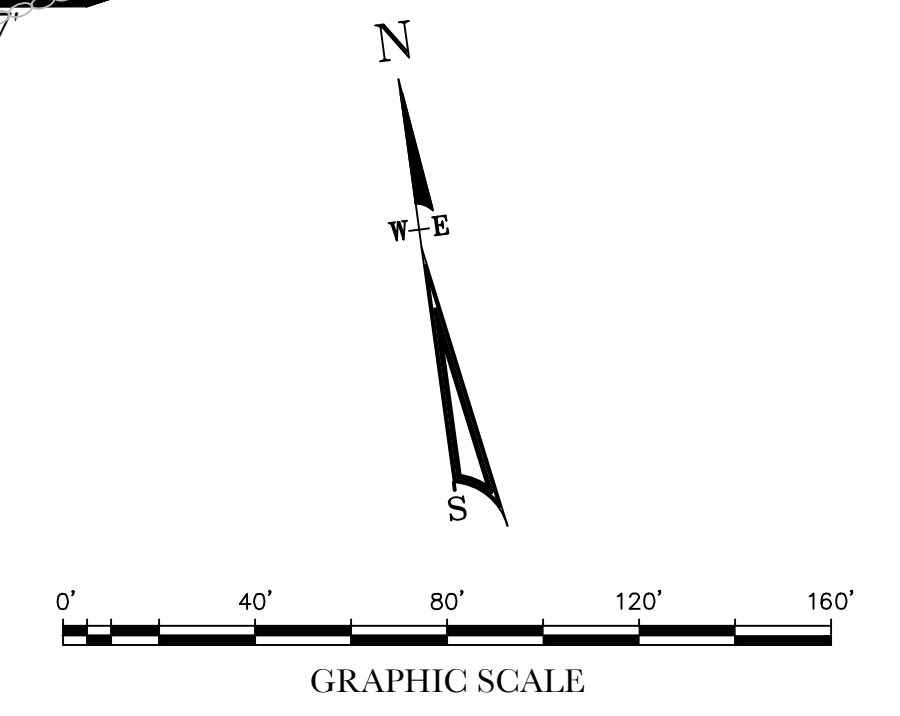
**TOWN OF SOUTH KINGSTOWN
 PART III CODE OF ORDINANCES, APPENDIX A - ZONING ORDINANCE**

**ARTICLE 4 DIMENSIONAL REGULATIONS
 SEC 401. SCHEDULE OF DIMENSIONAL REGULATIONS**

FRONTAGE WIDTH	150'
LOT COVERAGE	35%
MIN. SETBACK FRONT	40'
MIN. SETBACK SIDE	20'
MIN. SETBACK REAR	40'

**ARTICLE 5 - SUPPLEMENTARY REGULATIONS
 501.1 SENIOR RESIDENTIAL COMMUNITY**

D. DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
1. (a) MINIMUM ACRES FOR SENIOR RESIDENTIAL COMMUNITY	30 ACRES	16.5 ACRES
(b) MAXIMUM DENSITY PER DEVELOPABLE ACRE	1.99 UNITS	1.96 UNITS
(c) MINIMUM FRONTAGE WIDTH AT ENTRANCE	50'	214.75'
MINIMUM LOT WIDTH OPEN GENERALLY TO OCCUPANTS	250'	250'
MINIMUM RATIO OF LOT WIDTH TO DEPTH	1:5	1:3.4
(d) MAXIMUM PERCENT LOT BUILDING COVERAGE	35%	9.7%
(e) MAXIMUM BUILDING HEIGHT	35'	35'
2. (a) MINIMUM LAND AREA PER DWELLING	6,000 SQ. FT.	6,000 SQ. FT.
(b) MINIMUM DISTANCE BETWEEN SIDE WALLS	20'	20'
(c) MINIMUM BLDG. DISTANCE FROM STREET RIGHT OF WAY	25'	25'
(d) SENIOR SERVICE CENTER	YES	YES
(f) MINIMUM PERIMETER BUFFER	50'	50'
RECREATION & OPEN SPACE	10%	36.3% (261,256 SQ. FT.)



**CONCEPTUAL PLAN
 THE VILLAGE AT BROAD ROCK**
 852 Broad Rock Road
 ASSESSOR'S PLAT 33 LOT 24
 SOUTH KINGSTOWN, RHODE ISLAND

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