

# WAKEFIELD PLACE COTTAGES

## CONCEPTUAL MASTER PLAN ASSESSORS PLAT 57-1, LOT 195

93 COLUMBIA STREET SOUTH KINGSTOWN, RHODE ISLAND 02879

PROJECT NAME:  
WAKEFIELD PLACE COTTAGES

OWNER/APPLICANT:



SCOT HALLBERG  
LANDMARK REALTY GROUP, LLC.  
203 MAIN STREET  
WAKEFIELD, RHODE ISLAND 02879  
P: 401-789-3100  
WWW.LANDMARKRI.COM

LAND PLAN & ARCHITECTURE BY:



DONALD POWERS ARCHITECTS, INC.  
140 UNION STREET  
PROVIDENCE, RHODE ISLAND 02903  
P: 401-272-4724 F: 401-272-4825  
WWW.DONALDPOWERSARCHITECTS.COM

CIVIL ENGINEER:

GREGORY J. SOUZA, P.E. #7775  
14 PRESIDENT DRIVE  
NARRAGANSETT, RI 02882  
P: 401-465-3307

LAND SURVEYOR:

DANIEL F. HARRINGTON, III, PLS #1919  
P.O. BOS 804  
HOPE VALLEY, RI 02832  
P: 401-539-7344

DATE:  
JULY 2011

REVISION: 00

ASSESSORS PLAT 57-1, LOT 195

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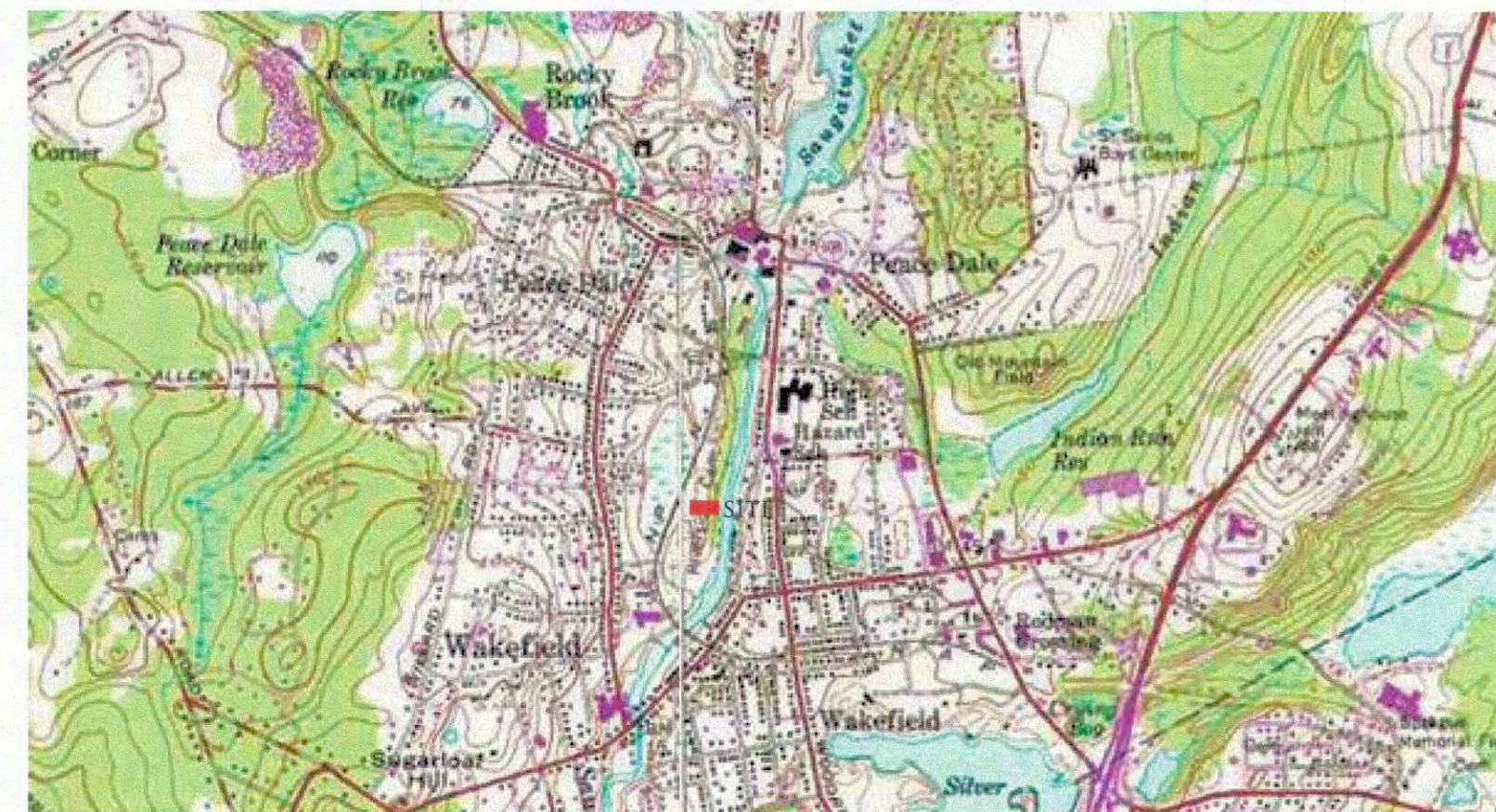




AERIAL CONTEXT MAP

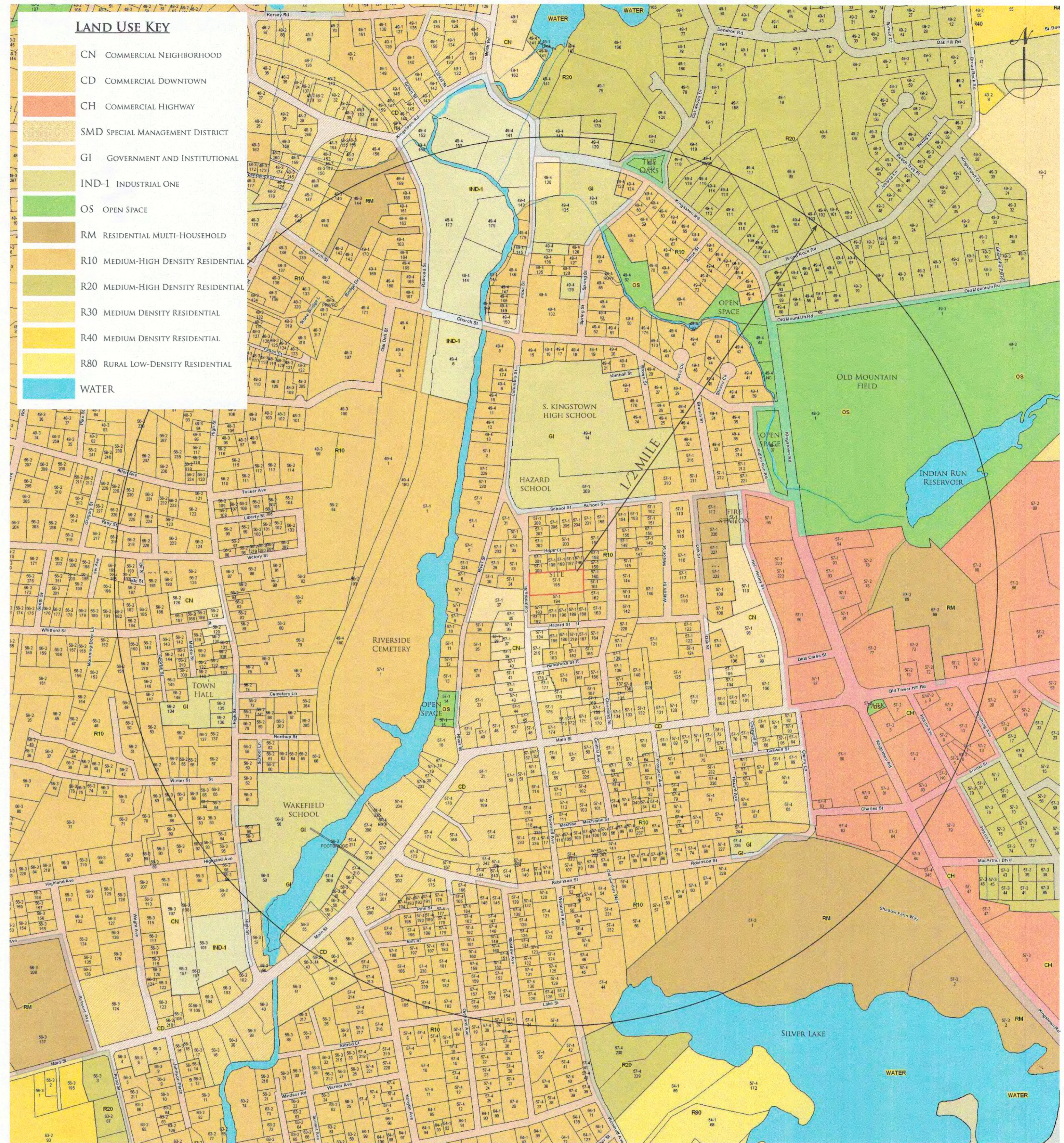
SCALE: 1" = 400'-0"

0 400 1000'



TOPO MAP

NOT TO SCALE



VICINITY & LAND USE MAP

SCALE: 1" = 400'-0"

0 400 1000'

**LAND USE KEY**

CN	COMMERCIAL NEIGHBORHOOD
CD	COMMERCIAL DOWNTOWN
CH	COMMERCIAL HIGHWAY
SMD	SPECIAL MANAGEMENT DISTRICT
GI	GOVERNMENT AND INSTITUTIONAL
IND-1	INDUSTRIAL ONE
OS	OPEN SPACE
RM	RESIDENTIAL MULTI-HOUSEHOLD
R10	MEDIUM-HIGH DENSITY RESIDENTIAL
R20	MEDIUM-HIGH DENSITY RESIDENTIAL
R30	MEDIUM DENSITY RESIDENTIAL
R40	MEDIUM DENSITY RESIDENTIAL
R80	RURAL LOW-DENSITY RESIDENTIAL
WATER	WATER

**SITE DATA**

A.P. 57-1 LOT 195  
 LOT AREA: 45,493.89 SQ. FT. (1.04 AC.)  
 ZONE: R-10

**ZONING REQUIREMENTS**

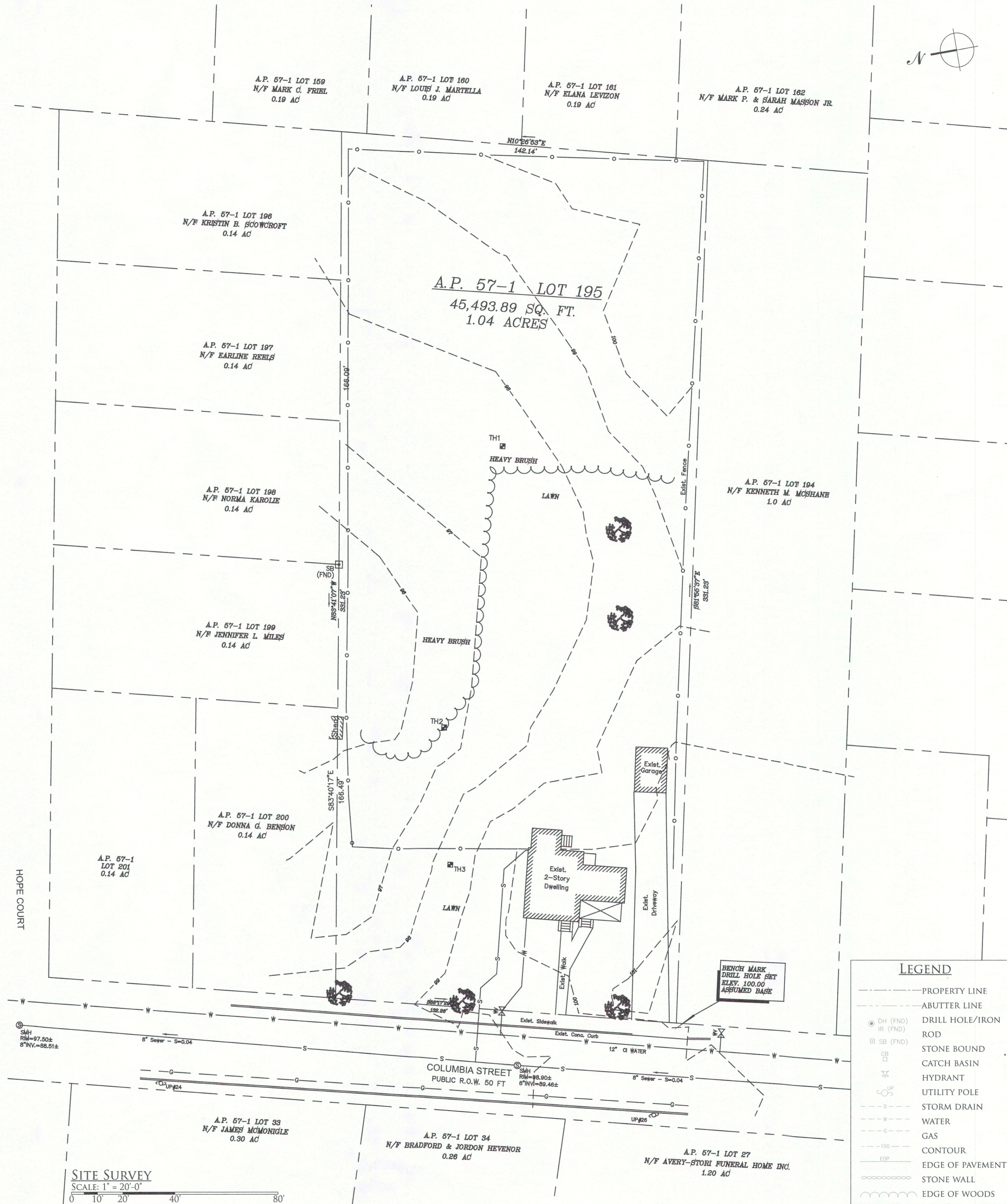
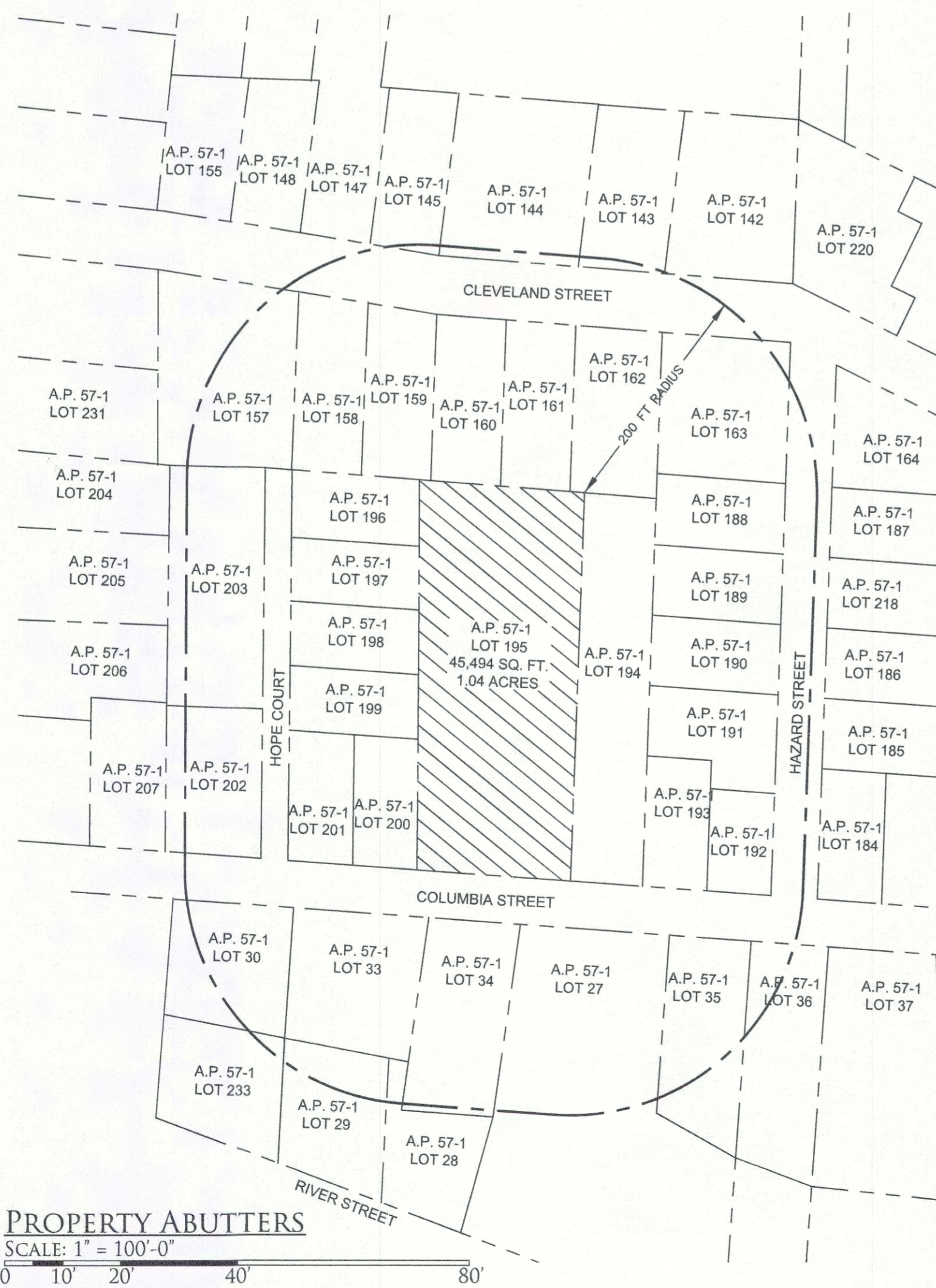
	REQUIRED:
MIN. LOT SIZE (SQ. FT.):	10,000 S.F.
MIN. LOT WIDTH:	80 FT
MIN. FRONT YARD:	25 FT
MIN. CORNER SIDE:	20 FT
MIN. REAR YARD:	30 FT
MIN. SIDE YARD:	10 FT
MAX. BUILDING COVERAGE (%):	25 %
MAX. BUILDING HEIGHT:	35 FT

**ACCESSORY BUILDING REQUIREMENTS:**

MIN. SIDE YARD	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 WAYS, EASEMENTS AND PROPOSED ROADWAYS ARE SHOWN ON PLAN.
4. LOCATIONS OF ALL SOIL EVALUATIONS PERFORMED TO DATE ARE SHOWN ON PLANS.
5. ALL EXISTING OWTS' WITHIN 100 FT OF SUBDIVISION ARE SHOWN ON PLANS.
6. PERIMETER BOUNDARY LINE AND TOPOGRAPHIC SURVEY WAS PERFORMED BY DANIEL F. HARRINGTON, PLS, DECEMBER 2008.
7. THE EXISTING SITE IS LOCATED IN FLOOD ZONE "X" (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 203 OF 368, COMMUNITY PANEL #44009C0203H, MAP REVISED OCTOBER 19, 2010.
8. PROPOSED SUBDIVISION IS NOT LOCATED WITHIN RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL NATURAL HERITAGE AREAS, COASTAL RESOURCE MANAGERMENTS COUNCIL NARROW RIVER SPECIAL MANAGEMENT AREA OR CRMC SALT PONDS SPECIAL MANAGEMENT AREA OR TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.



**LEGEND**

---	PROPERTY LINE
- - - -	ABUTTER LINE
○ (FND)	DRILL HOLE/IRON
□ (FND)	ROD
□ (FND)	STONE BOUND
□	CATCH BASIN
○	HYDRANT
○	UTILITY POLE
---	STORM DRAIN
---	WATER
---	GAS
---	CONTOUR
---	EDGE OF PAVEMENT
---	STONE WALL
---	EDGE OF WOODS



**WAKEFIELD PLACE COTTAGES  
 COMPREHENSIVE PERMIT APPLICATION**

DATE : 07/15/11  
 SCALE : VARIES



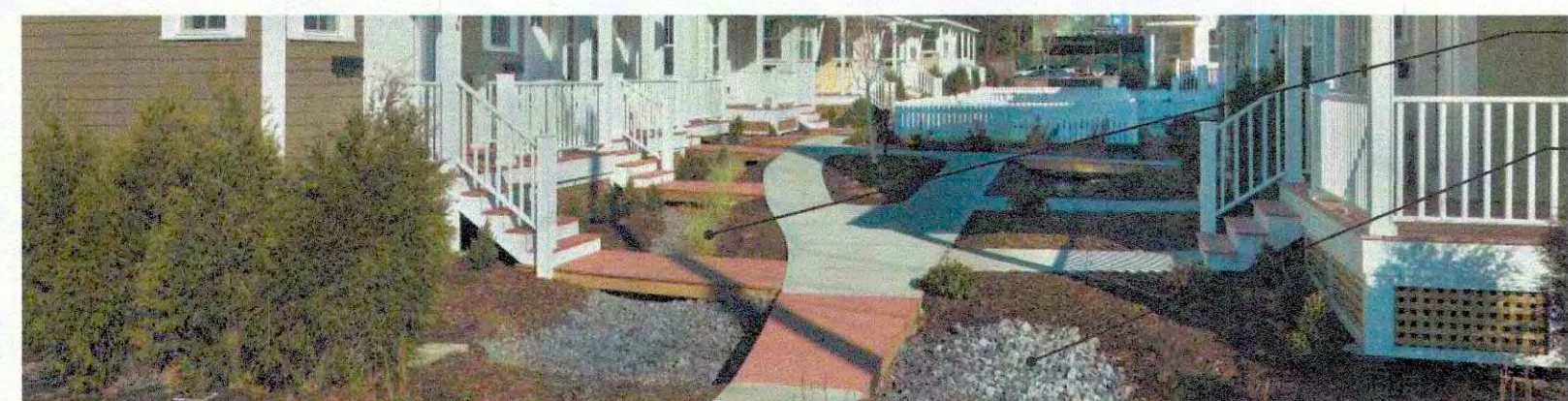


CONTEXTUAL SITE PLAN

SCALE: 1" = 80'-0"



RIVER ROCK & PLANTED SWALE



GRAVEL & PLANTED SWALES  
GRAVEL BIORETENTION AREA

EXAMPLES OF PROPOSED BIORETENTION DESIGN

- PROPOSED ROOF DRAIN DRYWELLS
- PROPOSED UNDERGROUND INFILTRATION SYSTEM
- PROPOSED BIORETENTION AREA
- VISITOR PARKING AREA - 3 OFF-STREET SPACES WITH PERVIOUS PAVING
- DECORATIVE BIORETENTION WATER GARDEN FED BY VEGETATED SWALES
- NEIGHBORHOOD PARK PAVILION

**LEGEND**

- PROPERTY LINE
- LOT LINE
- - - EASEMENT

**LOT AREAS:**

- A 6,850 S.F.
- B 3,330 S.F.
- C 3,260 S.F.
- D 4,050 S.F.
- E 6,590 S.F.
- F 5,960 S.F.
- G 3,710 S.F.
- H 5,490 S.F.

**PARK 6,130 S.F.**

- NOTES:**
1. LOT AREAS INCLUDE EASEMENT FOR R.O.W.
  2. LOT DIMENSIONS AND AREAS ARE APPROXIMATE

PROPOSED UTILITIES IN ROW EASEMENT:  
6" WATER MAIN  
8" SEWER MAIN  
GAS MAIN  
CONNECTED TO EXISTING SUPPLY AT COLUMBIA STREET

RESIDENTIAL COMPOUND ROAD  
30 FT. R.O.W. EASEMENT:  
18 FT. PAVED  
6 FT. PLANTED SWALE (EA. SIDE)



PROPOSED CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

**LIST OF WAIVERS:**

1. LOT SIZE: 10,000 S.F. MIN TO 3,150 S.F.
2. R.O.W. WIDTH: 40 FT TO 30 FT
3. MIN. LOT WIDTH: 80 FT TO 48 FT
4. REAR YARD SETBACK: 30 FT TO 10 FT FOR NORTH AND SOUTH PROPERTY LINES
5. HAMMERHEAD PAVEMENT RADIUS: 41 FT TO 20 FT
6. INTERSECTION FILLET CURVE - MIN. ROW RADIUS: 15 FT TO 0 FT.
7. INTERSECTION FILLET CURVE - MIN. PAVEMENT RADIUS: 25 FT TO 10 FT.

EASEMENT WITH PEDESTRIAN PATH

HAMMERHEAD TURNAROUND FOR FIRE APPARATUS WITH STRUCTURED PAVERS

2-BEDROOM SINGLE-FAMILY DETACHED D.U., TYP.

PRIVATE DRIVEWAY, PERVIOUS PAVING, TYP. 10 FT WIDE 36 FT BEYOND PLANE OF FRONT ELEVATION TO ACCOMMODATE 2 PARKING SPACES

PRIVATE DECK/PATIO AND YARD SPACE

PLANTED BUFFER @ PROPERTY LINE, TYP.

EXISTING DETACHED GARAGE STRUCTURE & GRAVEL DRIVEWAY TO BE DEMOLISHED

EXISTING STRUCTURE TO BE REHABILITATED INTO 2 1-BEDROOM UNITS

**DEVELOPMENT TOTALS**

45,494 S.F. (1.04 ACRES)  
6,130 S.F. OPEN SPACE (13%)

**9 UNITS**  
2 1-BEDROOM (650 S.F.)  
7 2-BEDROOM (1,180-1,240 S.F.)

AFFORDABILITY (33%)  
2 @ 80% MEDIAN HOUSEHOLD INCOME  
1 @ 120% MEDIAN HOUSEHOLD INCOME

**21 PARKING SPACES**  
18 RESERVED (2 PER D.U.)  
3 SHARED VISITOR

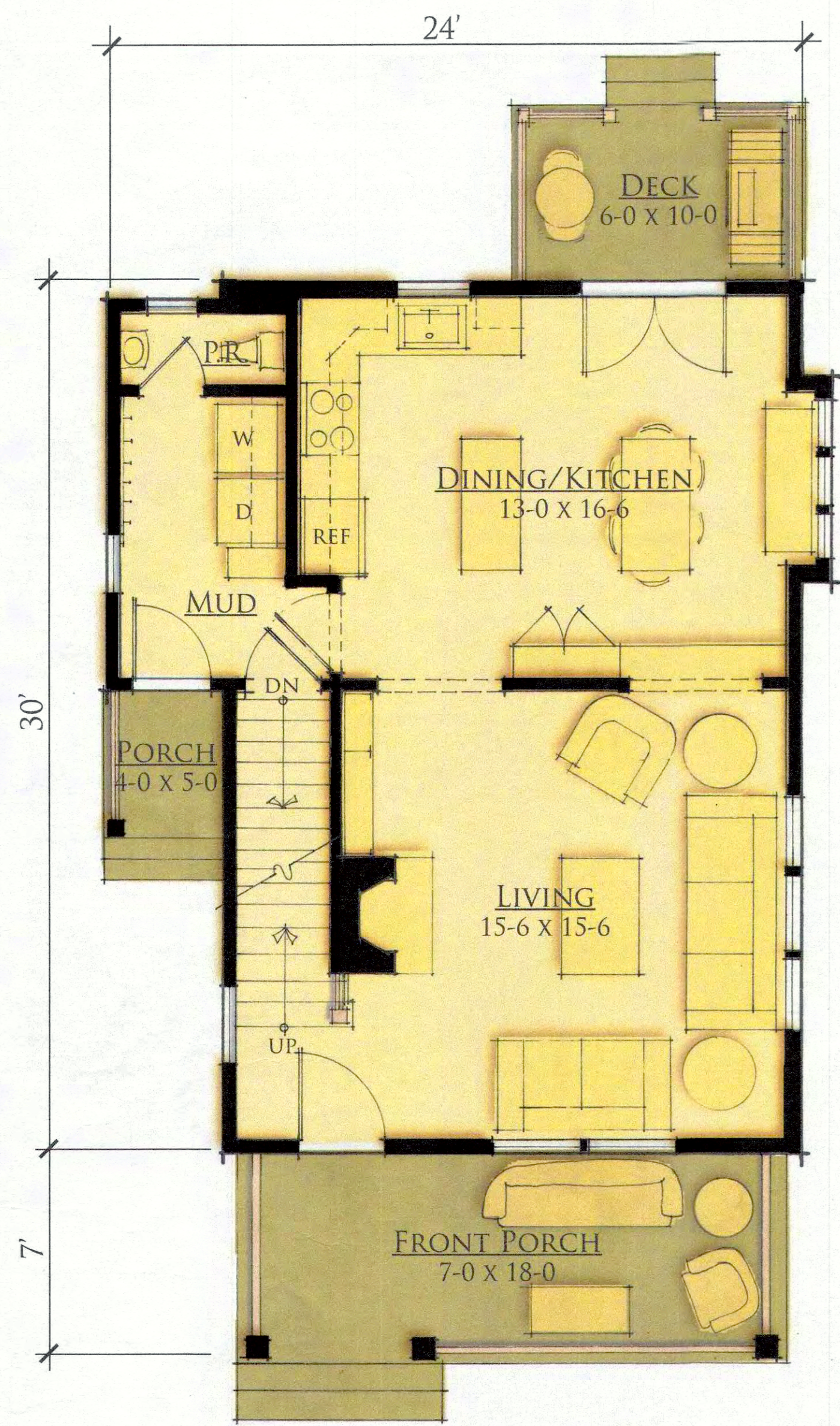
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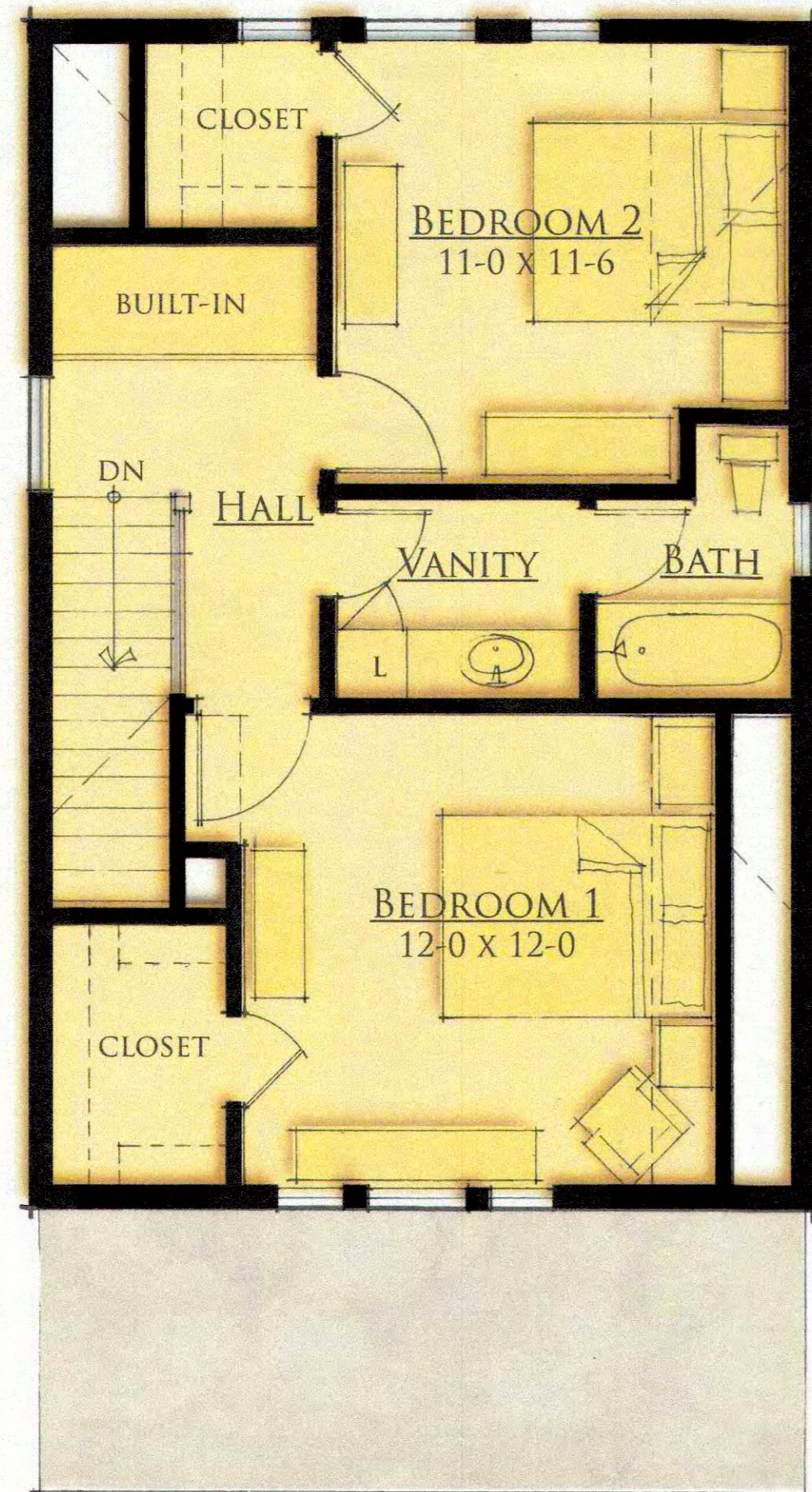
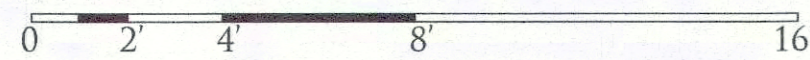


DONALD POWERS ARCHITECTS



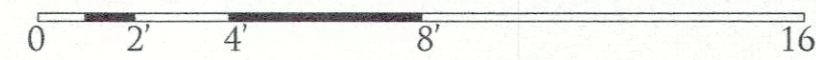
**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"



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	

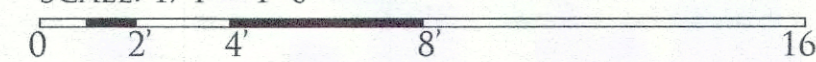


**PERSPECTIVE ON WAKEFIELD PLACE**  
NOT TO SCALE



**FRONT ELEVATION A**

SCALE: 1/4" = 1'-0"



**FRONT ELEVATION B**

SCALE: 1/4" = 1'-0"



**PERSPECTIVE FROM COLUMBIA STREET**  
NOT TO SCALE

**WAKEFIELD PLACE COTTAGES**  
**COMPREHENSIVE PERMIT APPLICATION**

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**DONALD POWERS**  
**ARCHITECTS**