

DIMENSIONAL REGULATIONS

ZONING: R-20 (CLUSTER)

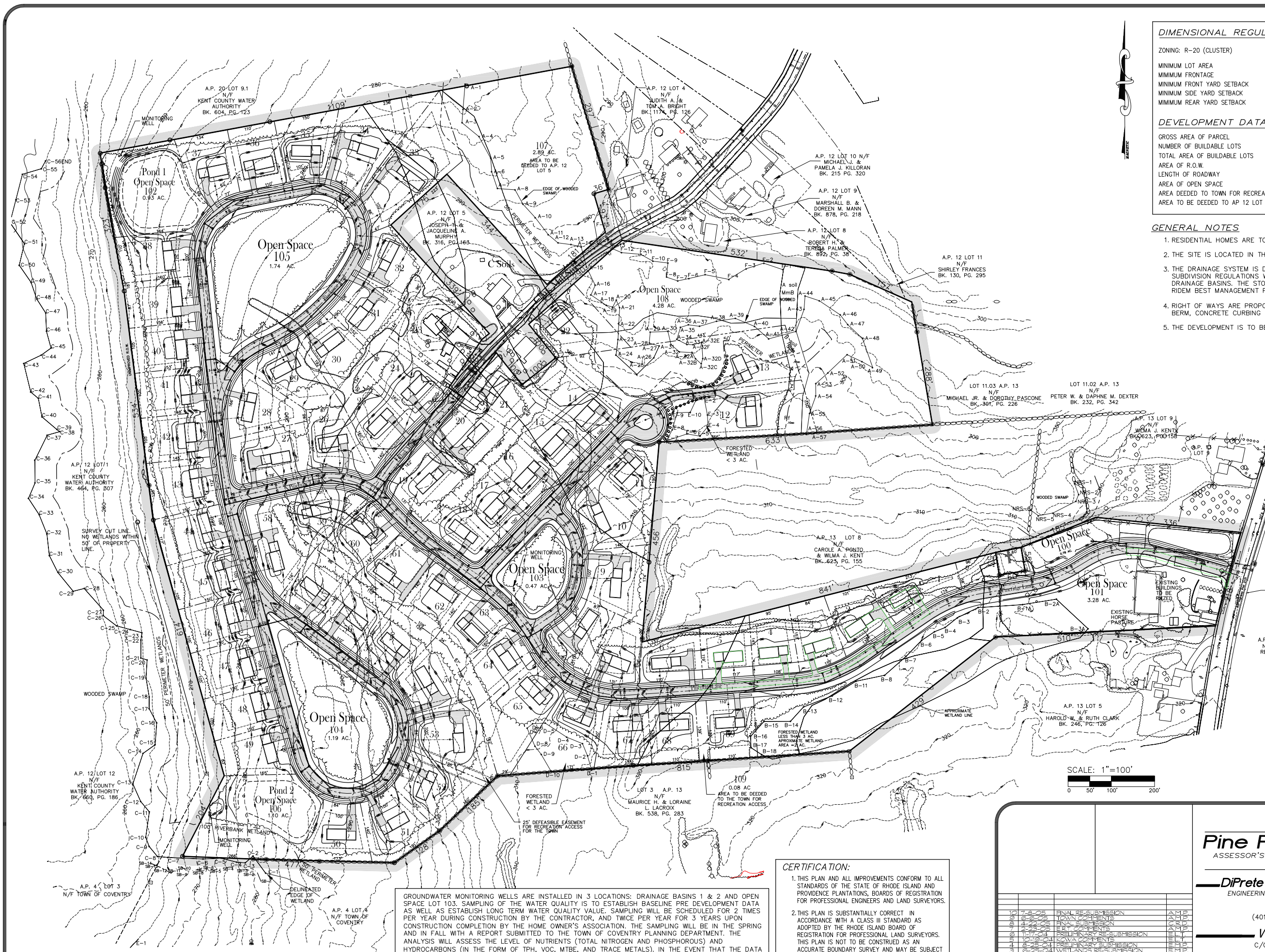
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|----------------------------|-------------|
| MINIMUM LOT AREA | 15,000 s.f. |
| MINIMUM FRONTAGE | 100 ft. |
| MINIMUM FRONT YARD SETBACK | 25 ft. |
| MINIMUM SIDE YARD SETBACK | 15 ft. |
| MINIMUM REAR YARD SETBACK | 30 ft. |

DEVELOPMENT DATA

| | |
|---|-------------------------|
| GROSS AREA OF PARCEL | 54.60 ac. |
| NUMBER OF BUILDABLE LOTS | 69 Lots |
| TOTAL AREA OF BUILDABLE LOTS | 30.03 ac. |
| AREA OF R.O.W. | 7.82 ac. |
| LENGTH OF ROADWAY | 6,733 LF. |
| AREA OF OPEN SPACE | 13.78 ac. (25% of site) |
| AREA DEEDED TO TOWN FOR RECREATION ACCESS | 0.08ac. |
| AREA TO BE DEEDED TO AP 12 LOT 5 | 2.89 ac. |

GENERAL NOTES

1. RESIDENTIAL HOMES ARE TO BE SERVICED BY PUBLIC WATER & PUBLIC SEWER.
2. THE SITE IS LOCATED IN THE HOPKINS HILL FIRE DISTRICT.
3. THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE TOWN OF COVENTRY SUBDIVISION REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS AND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
4. RIGHT OF WAYS ARE PROPOSED WITH A 50' R.O.W., 24' PAVEMENT, CAPE COD BERM, CONCRETE CURBING AND CONCRETE SIDEWALKS THROUGHOUT THE SITE.
5. THE DEVELOPMENT IS TO BE BUILT IN 6 PHASES.



SCALE: 1"=100'
0 50' 100' 200'

Final Submission

OVERALL PLAN
Pine Ridge Subdivision
ASSESSOR'S PLAT 12 LOT 6 AND PLAT 13 LOT 6
COVENTRY, RHODE ISLAND

PREPARED BY
DiPrete Engineering Associates, Inc.
ENGINEERING, SURVEYING AND PLANNING CONSULTANTS
TWO STAFFORD COURT
CRANSTON, R.I. 02920
(401) 943-1000 FAX: (401) 464-6006
OWNER/APPLICANT
W.F.D. Associates, L.P.
C/O THE PICERNE REAL ESTATE GROUP
75 LAMBERT LIND HIGHWAY
WARWICK, R.I. 02886
(401) 732-3700
FEBRUARY, 2005
DWN. BY: A.M.P.

CERTIFICATION:

1. THIS PLAN AND ALL IMPROVEMENTS CONFORM TO ALL STANDARDS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, BOARDS OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS III STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.

GROUNDWATER MONITORING WELLS ARE INSTALLED IN 3 LOCATIONS: DRAINAGE BASINS 1 & 2 AND OPEN SPACE LOT 103. SAMPLING OF THE WATER QUALITY IS TO ESTABLISH BASELINE PRE DEVELOPMENT DATA AS WELL AS ESTABLISH LONG TERM WATER QUALITY VALUE. SAMPLING WILL BE SCHEDULED FOR 2 TIMES PER YEAR DURING CONSTRUCTION BY THE CONTRACTOR, AND TWICE PER YEAR FOR 3 YEARS UPON CONSTRUCTION COMPLETION BY THE HOME OWNER'S ASSOCIATION. THE SAMPLING WILL BE IN THE SPRING AND IN FALL WITH A REPORT SUBMITTED TO THE TOWN OF COVENTRY PLANNING DEPARTMENT. THE ANALYSIS WILL ASSESS THE LEVEL OF NUTRIENTS (TOTAL NITROGEN AND PHOSPHOROUS) AND HYDROCARBONS (IN THE FORM OF TPH, VOC, MTBE, AND TRACE METALS). IN THE EVENT THAT THE DATA IS CONSISTENT WITH PRE DEVELOPMENT DATA & RIDEM "GAA" GROUNDWATER CLASSIFICATION STANDARDS OVER THE 3 YEAR MONITORING PERIOD, FURTHER MONITORING WILL NOT BE REQUIRED.

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|---------------------------|--------|
| 10 | 7-8-05 | FINAL RE-SUBMISSION | A.M.P. |
| 9 | 6-26-05 | TOWN COMMENTS | A.M.P. |
| 8 | 4-22-05 | FINAL SUBMISSION | A.M.P. |
| 7 | 11-17-04 | PRELIMINARY RE-SUBMISSION | B.L.T. |
| 6 | 10-19-04 | RAW COMMENTS | B.L.T. |
| 5 | 6-29-04 | PRELIMINARY SUBMISSION | A.M.P. |
| 4 | 3-10-04 | RAW SUBMISSION | A.M.P. |
| 3 | 1-17-03 | WETLANDS SUBMISSION | A.M.P. |
| 2 | 1-17-03 | WETLANDS SUBMISSION | A.M.P. |

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