

A KNOWLEDGE CORPORATION

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SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

DENSITY CALCULATIONS:

SITE INFORMATION:

LOT AREA: 277,724 (6.4 ac)
R.O.W. AREA 27,265 SF
EXISTING UTILITY EASEMENT 11,265 SF
REMAINING DEVELOPABLE AREA: 239,214 SF (5.49 ac)
TOTAL NUMBER OF UNITS PROPOSED:
- 36 RESIDENTIAL UNITS

ZONING INFORMATION:

- ZONE HI (INDUSTRIAL)
MIN. LOT SIZE 40,000 SF
MIN. LOT FRONTAGE 200'
MAX. LOT COVERAGE 25%

SETBACKS:
FRONT 60'
REAR 50'
SIDE 30'

PARKING:

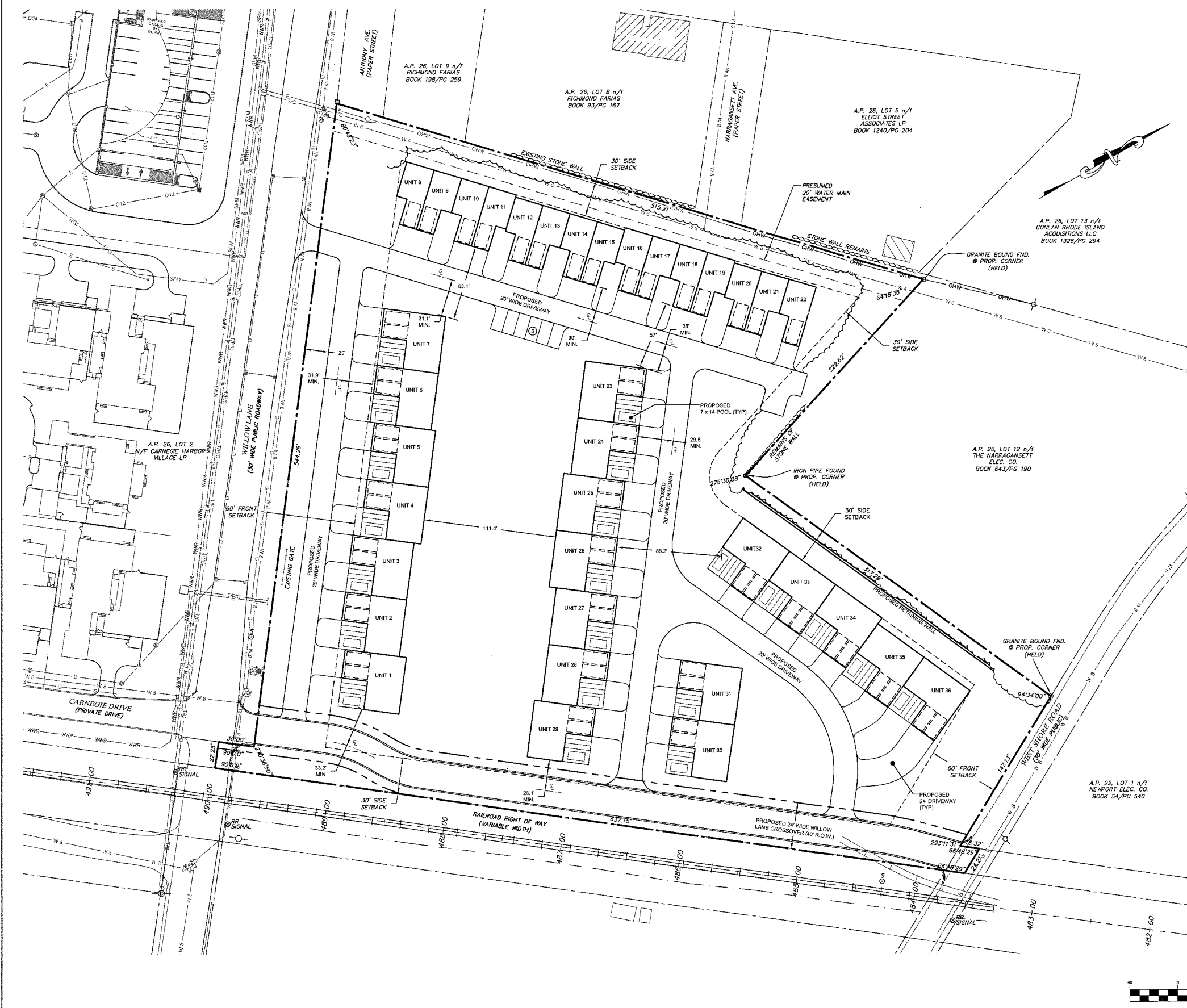
- MULTI-FAMILY RESIDENTIAL - 2 SPACES + 3/5 UNITS.
REQUIRED -
- 36 UNITS - 72 + 22 = 94 SPACES
PROVIDED -
- UNITS 8-22 = 30 SPACES (EACH DRIVEWAY & GARAGE PROVIDES 1 SPACE EACH)
- UNITS 1-7, 23-36 = 64 SPACES (EACH DRIVEWAY & GARAGE PROVIDES 2 SPACES EACH)
- 6 COMMUNITY SPACES
TOTAL - 120 SPACES

BUILDING LOT COVERAGE:

HOUSES - 41,040 SF
GARAGES - 18,036 SF
POOLS - 5,313 SF
TOTAL = 64,389 SF = 22.46%

LEGEND:

- PROPERTY LINE
- - - ADJUTERS PROPERTY LINE
- - - ZONING SETBACK
- - - EXISTING STONE WALL
- - - EXISTING OVERHEAD WIRE
- - - EXISTING 6" WATER LINE
- - - EXISTING 8" WATER LINE
- - - EXISTING 12" WATER LINE
- - - EXISTING GAS LINE
- - - EXISTING IRON ROD/PIPE
- - - EXISTING GRANITE BOUND
- - - EXISTING UTILITY POLE
- - - EXISTING GAS VALVE
- - - EXISTING HYDRANT
- - - PARKING SPOT (TYP)



No.	Revision	Date	App.
Designed by:	Drawn by: SMH	Checked by: GES	
Scale:	1" = 40'	Date:	JULY 2009
Project Title:			
CARNEGIE 6.4 AC. PARCEL A.P. 26, LOT 10 WILLOW LANE PORTSMOUTH, RHODE ISLAND			
Client/Owner:			
O'NEILL PROPERTIES GROUP 300 WILLOW LANE PORTSMOUTH, RI 02871			
Issued for:			
PERMITTING			
Drawing Title:			
LAYOUT PLAN			
Drawing Number:			
L-1			
Sheet 4 of 9			
Project Number:			
09501.0			
Survey Index:			
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