

LOCUS MAP  
N.T.S.

**DIMENSIONAL SUMMARY**  
NEW LONDON TURNPIKE (A.P. 8, LOT 1)  
EXISTING ZONING: R20 (RESIDENTIAL)

DESCRIPTION	R-20 (1)	PARCEL 1	PARCEL 2	PARCEL 3
	REQUIRED	PROPOSED	PROPOSED	PROPOSED
<b>SITE DATA</b>				
LAND USE	SINGLE FAM.	SINGLE FAM.	SINGLE FAM.	SINGLE FAM.
MIN. LAND AREA	20,000 S.F.	±28,929 S.F.	±27,652 S.F.	±26,886 S.F.
MIN. FRONTAGE LOT WIDTH	120'	±159.00'	±132.06'	±207.94'
MIN. FRONT YARD BUILDING SETBACK	35'	>35'	>35'	>35'
MIN. SIDE YARD BUILDING SETBACK	20'	>20'	>20'	>20'
MIN. REAR YARD BUILDING SETBACK	40'	>40'	>40'	>40'
MAX. LOT COVERAGE	20%	<20%	<20%	<20%
MAX. BUILDING HEIGHT	35'	<35'	<35'	<35'
MIN. SUITABLE LAND	15,000 S.F.	>15,000 S.F.	>15,000 S.F.	>15,000 S.F.

**TABLE NOTES:**

- DIMENSIONAL REQUIREMENTS ARE BASED ON SINGLE-FAMILY DWELLING. REFER TO TABLE 6-7-R-20- DIMENSIONAL REGULATION: SINGLE FAMILY DWELLING.
- SUITABLE LAND FOR DEVELOPMENT PER TOWN OF COVENTRY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS: ARTICLE III.C.2.
- (2) GARAGE AND (2) DRIVEWAY SPACES ARE PROVIDED PER UNIT AND THE PARKING MEETS THE REQUIREMENTS OF SECTION 255-1220.C(5).

**SHEET NOTES:**

- THIS PROJECT PROPOSES A SINGLE FAMILY DEVELOPMENT.
- THE PROJECT IS LOCATED WITHIN AN R-20 ZONE.
- THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF COVENTRY, RHODE ISLAND, KENT COUNTY, MAP NO. 44003C0116H, HAVING AN EFFECTIVE DATE OF OCTOBER 2, 2015.
- THE PROJECT PROPOSES PUBLIC WATER AND SEWER.
- THE PROJECT SITE IS LOCATED WITHIN THE CENTRAL COVENTRY FIRE DISTRICT.
- THE PROJECT SITE FALLS WITHIN AN IDENTIFIED RIDEM NATURAL HERITAGE AND SOLE SOURCE AQUIFER AREA. THE PROJECT SITE IS NOT IN THE TOWN HISTORIC DISTRICT.
- THE PROJECT IS NOT LOCATED WITHIN A HISTORIC DISTRICT OR GROUNDWATER PROTECTION AREA.
- THE HOUSE AND DRIVEWAY ARE DIAGRAMMATIC ONLY AND PROVIDED FOR SITE EVALUATE ONLY. FINAL LAYOUT MAY VARY.
- ALL LOTS SHALL DEVELOPED TO MEET THE STANDARDS OUTLINED WITHIN THE STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT. SPECIFICALLY, DRAINAGE AND STORMWATER IMPROVEMENTS INCORPORATE ROOFTOP AND DRIVEWAY INFILTRATION.

**OWNER:**

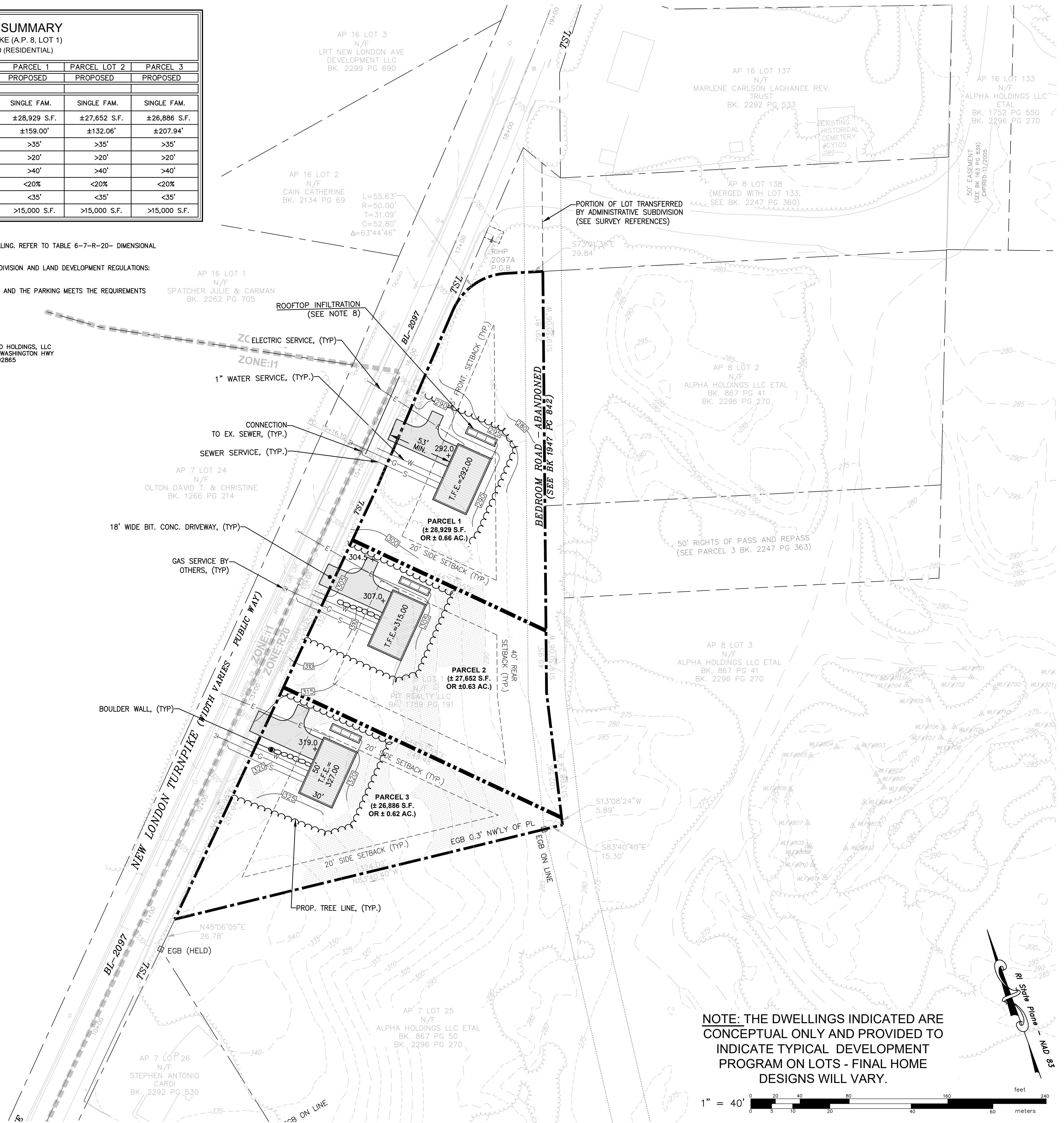
AP 8, LOT 1  
HORIZON LAND HOLDINGS, LLC  
628 GEORGE WASHINGTON HWY  
LINCOLN, RI 02865

**GENERAL LEGEND & ABBREVIATIONS**

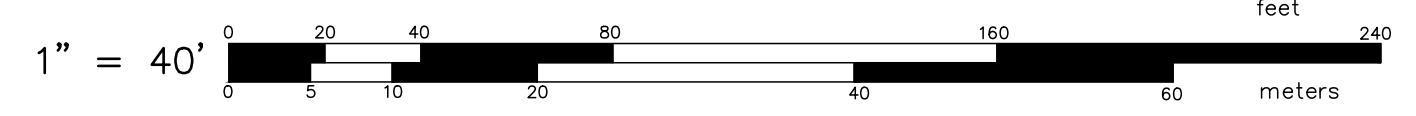
	ASSESSORS LINE
	EASEMENT LINE
	LOCUS PROPERTY LINE
	NEW PROPERTY LINE
	PROPOSED SETBACK LINE
	EX. ZONING BOUNDARY
	STATE HIGHWAY LINE
	CITY OR TOWN LINE
	DELETED LOT LINE
	EX. CONTOUR
	FENCE - CHAIN LINK
	FENCE - PVC
	FENCE - STOCKADE
	FENCE - WIRE
	STONE WALL
	POSSIBLE ENCROACHMENT
	EX. MONUMENT
	EX. EXISTING
	BK./PG.
	CHAIN LINK FENCE
	FENCE
	NORTHWESTERLY
	STOCKADE FENCE
	STATE HIGHWAY LINE
	TOWN STREET LINE
	EX. WETLAND FLAG
	EX. WETLAND EDGE
	EX. TREE LINE
	SLOPE GRATER THAN 20%
	EX. GAS
	EX. SEWER
	EX. WATER
	PROP. GAS
	PROP. SEWER
	PROP. WATER
	PROP. ELECTRIC
	PROP. CONTOUR
	PROP. TREE LINE

**SURVEY REFERENCE:**

- "EXISTING CONDITIONS SURVEY FOR COVENTRY, RI A.P. 7, LOT 25 A.P. 8 LOTS 1, 2, 3, 9, & 10 A.P. 16 LOT 133 EAST GREENWICH, RI A.P. 77-13 LOT 33 SITUATED ON NEW LONDON TURNPIKE, BEDROOM ROAD & CROMPTON ROAD", PREPARED BY GAROFALO & ASSOCIATES, INC., DRAWING NO. 7492-ECS-51 & 7492-ECS-52, DATED APRIL, 2024.
- "RECORD PLAN ADMINISTRATIVE SUBDIVISION PLAN FOR A.P.16 LOT 133 AND A.P. 8 LOT 1, NEW LONDON TURNPIKE, COVENTRY, RI. PREPARED FOR ALPHA HOLDINGS, LLC & HORIZON LAND HOLDINGS, LLC." PREPARED BY GAROFALO & ASSOCIATES, INC. JOB NUMBER: 7492-00. DRAWING NO. 7492-00\_ADMINISTRATIVE SUB, DATED JANUARY, 2025.

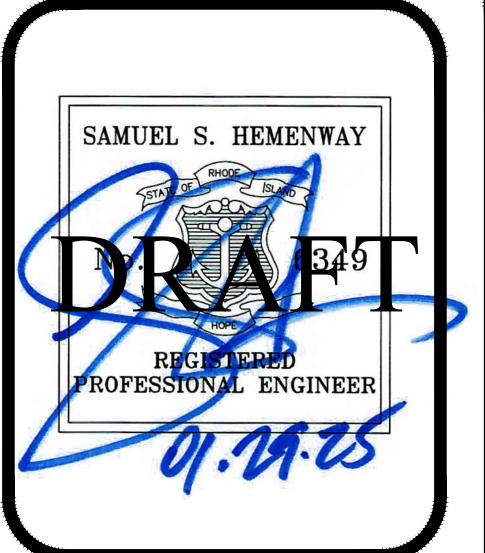


**NOTE: THE DWELLINGS INDICATED ARE CONCEPTUAL ONLY AND PROVIDED TO INDICATE TYPICAL DEVELOPMENT PROGRAM ON LOTS - FINAL HOME DESIGNS WILL VARY.**



DEVELOPMENT PLAN  
HORIZON LOTS  
MINOR SUBDIVISION  
FOR  
A.P. 8, LOT 1  
NEW LONDON TURNPIKE  
COVENTRY, RI  
PREPARED FOR  
HORIZON LAND HOLDINGS, LLC

NO.	REVISION	BY	DATE
1	PER PLANNING COMMENTS	KYK	02/14/25



**GAROFALO**  
GAROFALO & ASSOCIATES, INC.  
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS  
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

85 CORLISS STREET  
P.O. BOX 6145  
PROVIDENCE, RI 02940  
TEL. 401-273-6000

JOB NO. 7492.00	DRAWN BY K.Y.Y.
DWG. NO. 7492-00_MINOR SUB_R1	CHECK BY S.S.H.
SCALE: AS SHOWN	APPROVED S.S.H.
DATE: JANUARY, 2025	

SHEET  
**1**  
1 OF 1 SHEET