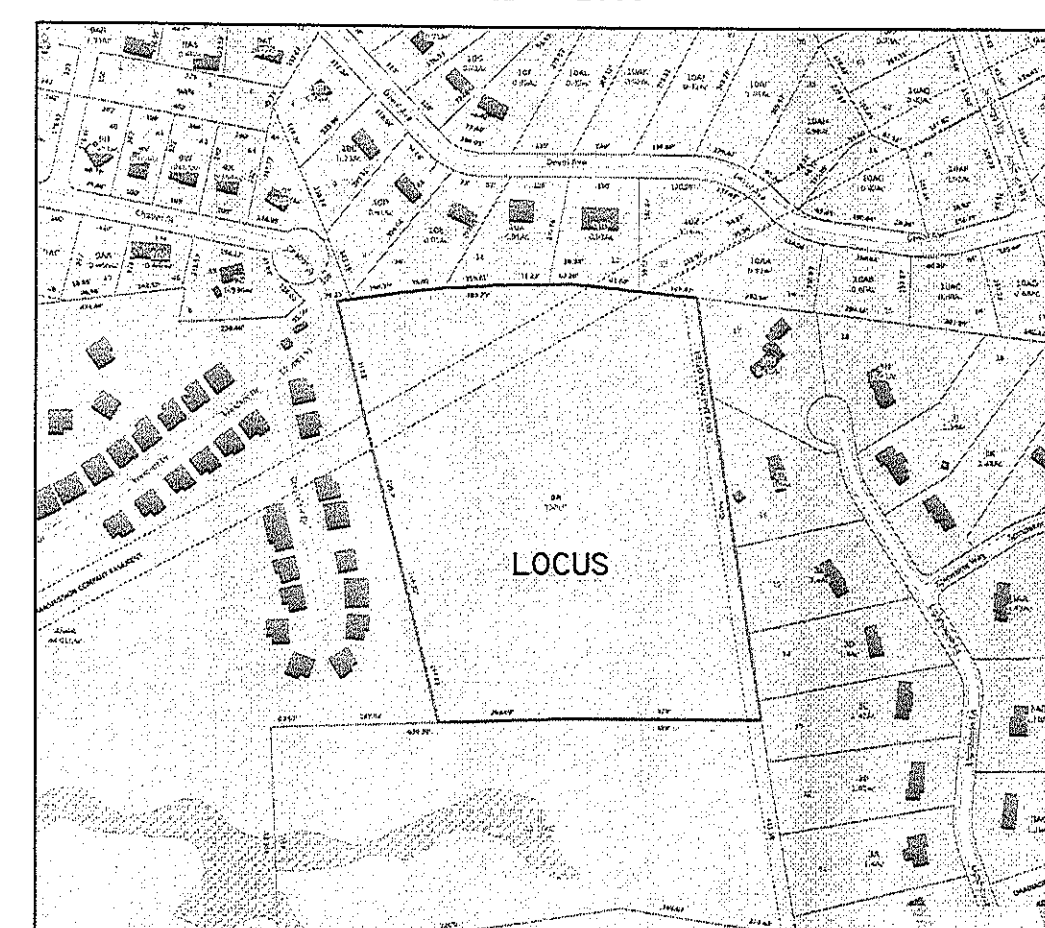
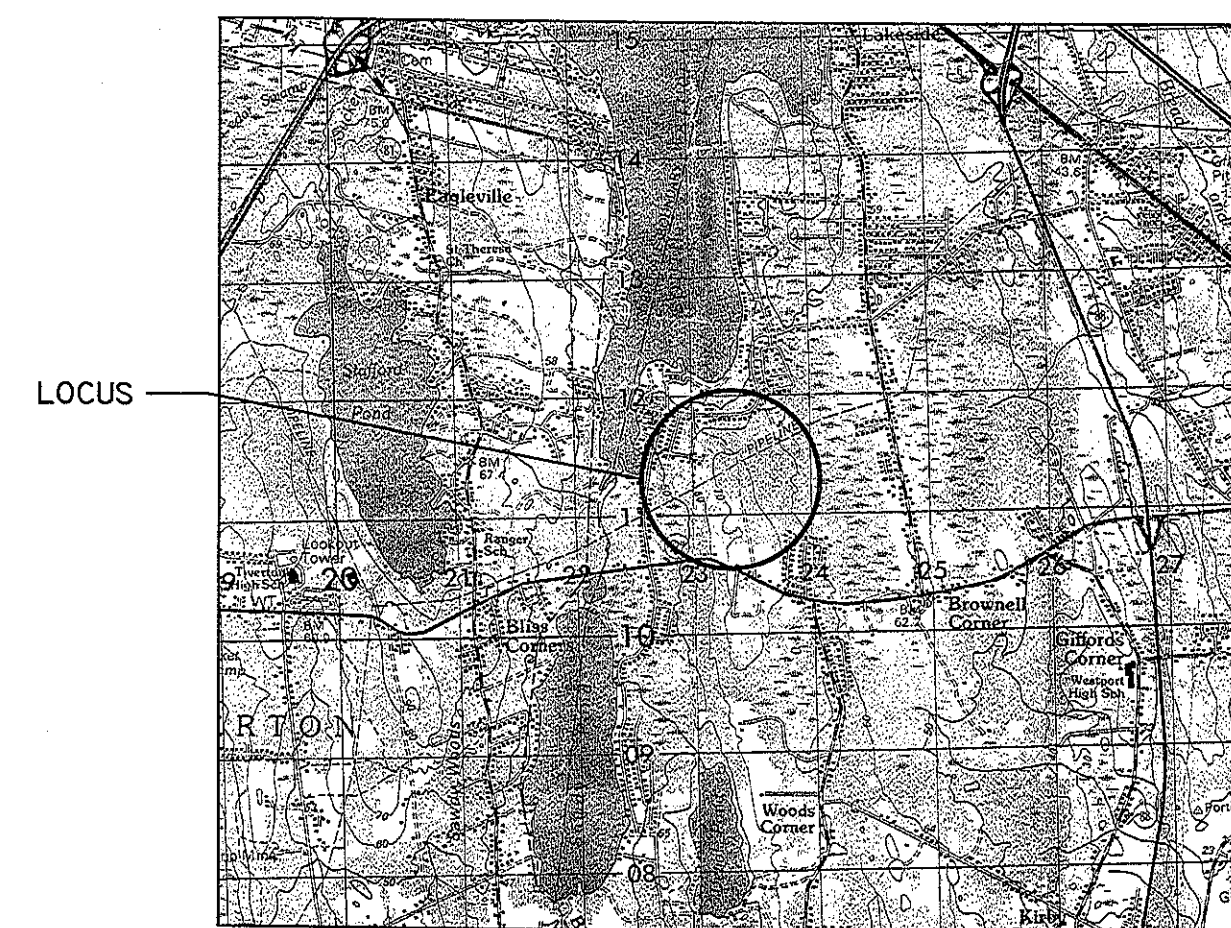
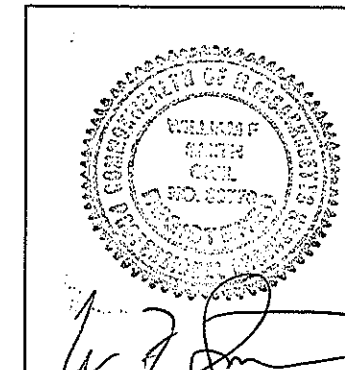




- NOTES:**
- 1) RECORD OWNER: CATHERINE F. CARLOS  
35 SMITH STREET  
REHOBOTH, MA 02769
  - 2) APPLICANT: RL BUILDING DEVELOPMENT CORP.  
C/O RICHARD LEBLANC  
P.O. BOX 337  
ADAMSVILLE, RI 02801
  - 3) ASSESSOR'S REFERENCE: PLAT 21 LOT 8A
  - 4) TOTAL PARCEL AREA: 15 ACRES (653,691 SF) (PER TAX ASSESSOR)
  - 5) DEED REFERENCE: BOOK 4340 PAGE 51
  - 6) THIS PLAN IS A CONCEPT PLAN FOR AN INDEPENDENT LIVING FACILITY.  
STONE RIDGE WILL BE AN AGE RESTRICTED 55 YEARS+ PRIVATE COMMUNITY.
  - 7) ZONE: RESIDENTIAL/AGRICULTURE  
MINIMUM LOT AREA = 60,000 SF  
MINIMUM LOT FRONTAGE = 150 FEET  
MINIMUM FRONT YARD SETBACK = 50 FEET  
MINIMUM SIDE YARD SETBACK = 10 FEET  
MINIMUM REAR YARD SETBACK = 6 FEET
  - PER SECTION 7.2.1 FOR INDEPENDENT LIVING FACILITY (ILF)  
MINIMUM LAND AREA PER UNIT = 5,500 SF  
MINIMUM FRONT SETBACK FROM STREET = 100 FEET  
MINIMUM SIDE YARD SETBACK = 60 FEET  
MINIMUM REAR YARD SETBACK = 60 FEET  
MINIMUM SETBACK FROM WETLANDS = 80 FEET  
MINIMUM OPEN SPACE = 50%  
MINIMUM FRONTAGE = 200 FEET  
MAXIMUM BUILDING HEIGHT = 40 FEET
  - 8) ILF ZONING CALCULATIONS  
AVAILABLE AREA = 653,691 SF  
50% OPEN SPACE AREA = 653,691 SF = 326,845 SF  
UNIT DENSITY =  $\frac{326,845 \text{ SF}}{5,500 \text{ SF PER UNIT}} = 59 \text{ UNITS (39 PROPOSED)}$
  - 9) THE SITE IS NOT LOCATED IN A PRIORITY HABITAT OF RARE SPECIES PER MAPS PROVIDED BY THE NHESP.
  - 10) THE SITE IS DEPICTED IN A ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD INSURANCE RATE MAP (FIRM) 25005C0363G (EFFECTIVE DATE 7/06/21)
  - 11) SOIL EVALUATION AND PERC TESTING FOR THE SITE WAS PERFORMED IN NOVEMBER 2021. ALL TESTING WAS WITNESSED AND PASSED BY THE WESTPORT BOARD OF HEALTH.
  - 12) THERE ARE NO WETLANDS OR PROTECTED RESOURCE AREAS LOCATED ON THE PARCEL.



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CONCEPT PLAN FOR INDEPENDENT LIVING FACILITY  
**STONE RIDGE - A PRIVATE COMMUNITY**  
ASSESSOR'S PLAT 21 LOT 8A  
CHABOT STREET/MELLO'S LANE  
WESTPORT, MASSACHUSETTS

SCALE: 1" = 60' DATE: JANUARY 7, 2021  
**Civil Engineering Concepts, Inc.**  
36A MAIN STREET  
LITTLE COMPTON, RI 02857  
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