



***PROJECT NARRATIVE***

**April 4, 2022**

**“The Lots on Columbia”**

**#93 Columbia Street AP 57-1 Lot 195**

**(Pre-Application)**

**Flexible Frontage Subdivision Application**

**Town of South Kingstown**

***Prepared For:***

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## **SECTION I – INTRODUCTION**

The following narrative has been prepared to provide an overview of the Subdivision Application for the “The Lots on Columbia”, a three (3)-lot residential flexible frontage subdivision at 93 Columbia Street in South Kingstown. The project site is identified as AP 57-1 Lot 195 in South Kingstown and is comprised of approximately 1.04 acres of land containing an existing two-story dwelling and detached garage. The parcel is located in the Town of South Kingstown Zone R-10, medium-high density residential. This narrative report provides a general description of the existing conditions and existing use of the property in addition to a description of the proposed development as put forth by the applicant. The presented information and conclusions are based on the best available information at the time of the preparation of this report.

## **SECTION II – EXISTING CONDITIONS**

As mentioned above, this parcel is 1.04 acres and contains an existing 800 square foot, two-story dwelling and a detached garage. This site is located on Columbia Street between Main Street and South Kingstown High School in the heart of Wakefield. The surrounding lots all contain similar sized dwellings on Hope Court, Cleveland Street, and Hazard Street. This property is located in short distance to many shops, restaurants, and other community centers. Existing utilities available to the property within Columbia Street include sewer, water, and gas.

The aerial map below displays the relative location of the site to the existing surroundings neighborhood roadways.



The site contains soil type Merrimac-Urban land complex, 0 to 8 percent slopes (MU) according to the USDA Soil Survey (Hydrologic Soil Group A). The site contains gentle natural slopes directed to the northerly property line. In addition, there are no wetlands, watercourses, or coastal features located within the subject property or within 200 feet of the proposed project. There are no existing or proposed wells within 200 feet of the proposed subdivision. The site is located in Flood Zone X as determined on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the Town of South Kingstown, Rhode Island, Map #44009C0203J effective 10/16/2013.

The development parcel is not located within a RIDEM Natural Heritage Area, South Kingstown Natural Heritage Area, CRMC Narrow River SAMP, CRMC Salt Ponds Special Management Area, or Town of South Kingstown Groundwater Protection Overlay District. The property is located within the Saugatucket River TMDL watershed, but is not within an OWTS Critical Resource Area or Drinking Water Supply Watershed as outlined by RIDEM.

### **SECTION III – PROPOSED CONDITIONS**

The proposed residential development project will include subdividing the existing 1.04-acre lot into three (3) lots including one lot which will preserve the existing house and garage. The proposed subdivision has been configured based on the flexible design provisions of Section 502.2 of the Town of South Kingstown Zoning Ordinance and will feature two of the three lots with less than the required 80-foot lot frontage/width in the R-10 zone. All other dimensional regulations and standards for the lots have been met. Eventual house construction on the created lots will utilize public water (Suez) and Town of South Kingstown sewer service.

### **SECTION IV – CONCLUSION**

This project as proposed will provide the Town with residential housing units in the core of Town with minimal impacts to public services and the surrounding neighborhoods. The style and density of the development will complement the area and surrounding neighborhoods as well. As the plan and design progresses further, details will be developed regarding site plans and construction details.

