

**PROPOSED DENSITY:**

LOT 110  
 AREA=56,527 SF  
 1st 2-units, 15,000 SF  
 5,000 SF PER EACH ADDITIONAL UNIT  
 56,527 SF - 15,000 SF= 41,527 SF  
 5,000 SF= 8.3 UNITS  
 10.3 UNITS TOTAL WITH 20% LOW-MOD (2 UNITS)  
 1.2 DENSITY BONUS = 12.36 UNITS  
 12 UNITS PROVIDED (10 MARKET, 2 LOW-MOD)

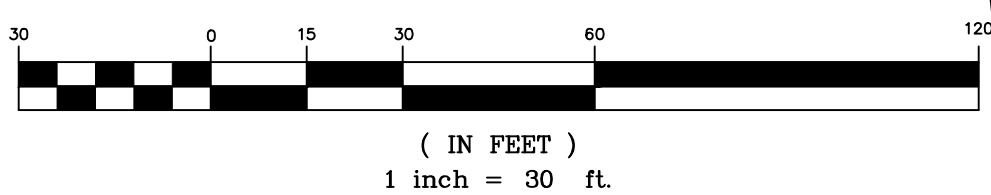
**ZONING CRITERIA**

CN  
 FRONT YARD - 25'  
 SIDE YARD - 10'  
 REAR YARD - 30'  
 MIN. LOT FRONTAGE/WIDTH - 100'  
 MIN. PARCEL SIZE -  
 15,000 SF (1ST 2 UNITS)  
 5,000 SF (EA. ADDITIONAL UNIT)  
 MAX. LOT COVERAGE - 30%

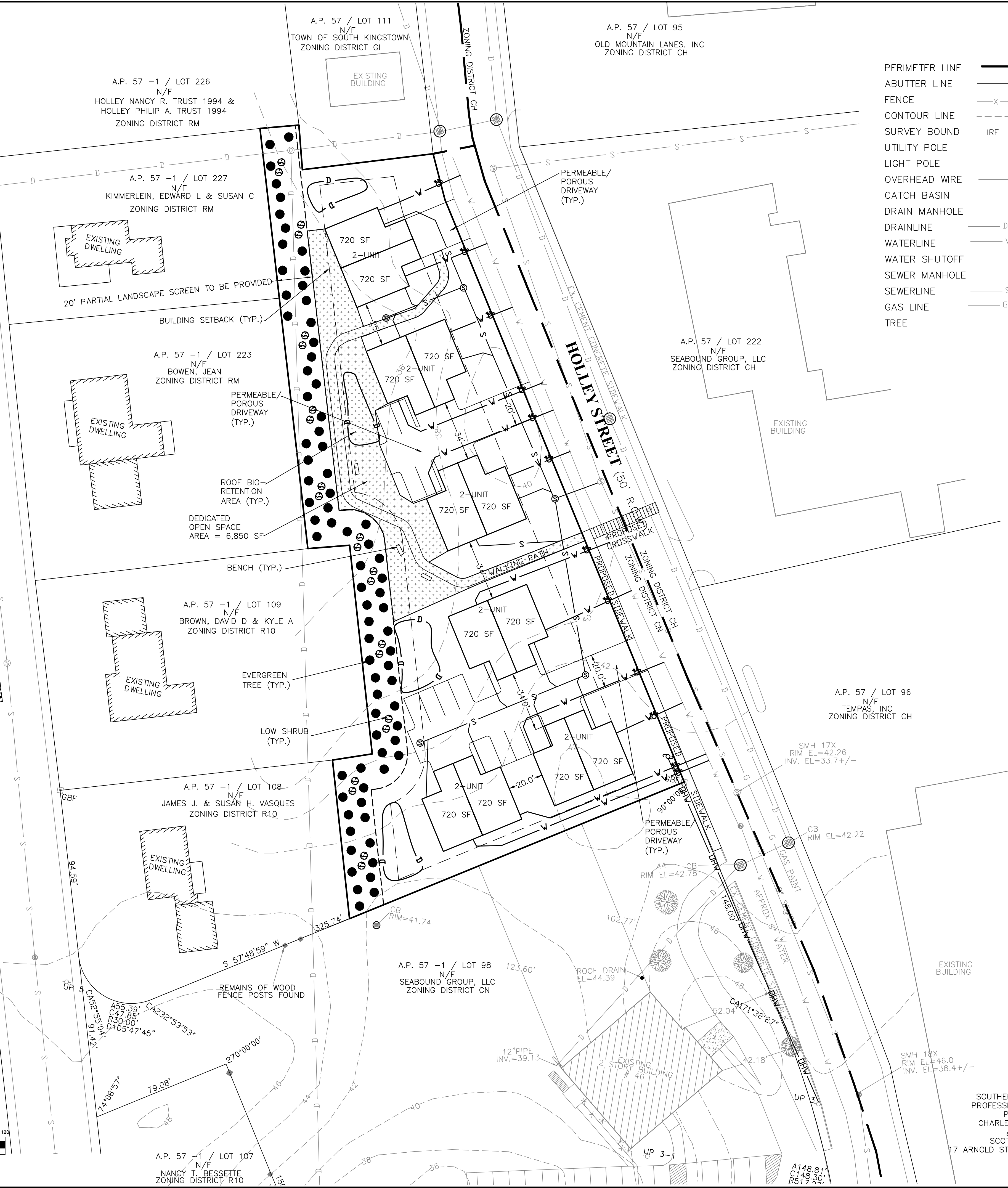
**REFERENCES**

- "EXTENSION OF LOTS ON DALE CARLIA FARM IN WAKEFIELD, RI SCALE 1"=80' MARCH, 1923 LEON L. HOLLAND, CIVIL ENGINEER"
- "ADMINISTRATIVE SUBDIVISION PLAN SHOWING A PARCEL OF LAND TO BE CONVEYED FROM: AUDREY T. HOSLEY et al TO: JAMES J. VASQUES et ux ON TARN STREET SOUTH KINGSTOWN, RI FEB. - 1995 DRAWN BY W & W LAND SURVEYORS, INC."
- TOWN OF SOUTH KINGSTOWN DB 983 PG 353, DB 1491 PG 768, DB 1292 PG 116, DB 1357 PG 337, DB 130 PG 494, DB 1587 PG 301, DB 983 PG 350, DB 589 PG 187.
- TOWN OF SOUTH KINGSTOWN TAX MAP 57-1.
- WWW.BING.COM

**GRAPHIC SCALE**



OAK STREET (50' R.O.W.)



**LEGEND**

	EXISTING	PROPOSED
PERIMETER LINE	—	—
ABUTTER LINE	—	—
FENCE	-X-X-X-X-	-X-X-X-X-
CONTOUR LINE	- - - - -	- - - - -
SURVEY BOUND	IRF ● PKF ● GBF □	IRF ● PKF ● GBF □
UTILITY POLE	⊙	⊙
LIGHT POLE	⊙	⊙
OVERHEAD WIRE	-DHW-	-DHW-
CATCH BASIN	⊙	⊙
DRAIN MANHOLE	⊙	⊙
DRAINLINE	-D-D-	-D-D-
WATERLINE	-W-W-	-W-W-
WATER SHUTOFF	⊙	⊙
SEWER MANHOLE	⊙	⊙
SEWERLINE	-S-S-	-S-S-
GAS LINE	-G-G-	-G-G-
TREE	●	●

- PROJECT NOTES:**
- DEED REFERENCE: BOOK 983 PAGE 350.
  - THERE ARE NO FRESHWATER WETLANDS ON THE SUBJECT PARCEL.
  - THIS PROPERTY FALLS WITHIN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X AS MAPPED BY FIRM #44009C0203K DATED 4/3/2020.
  - THE PROPERTY IS CURRENTLY A VACANT LOT WITH SOME BRUSH AND LAWN VEGETATION. THERE ARE NO AGRICULTURAL USAGES OR SOILS OF STATEWIDE IMPORTANCE ON OR ADJACENT TO THIS PROPERTY.
  - THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PROPERTY.
  - THE PROPERTY IS NOT LOCATED IN A RIDEM NATURAL HERITAGE AREA.
  - THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OR CONTAIN ANY COASTAL FEATURES ON OR ADJACENT TO THE AFOREMENTIONED PARCEL, PER THE RI CRMC.
  - THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
  - THE SUBJECT PARCEL IS LOCATED WITHIN THE INDIAN RUN BROOK TMDL WATERSHED.
  - THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
  - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
  - THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
  - EXISTING SITE SOILS BASED ON THE USDA SOIL SURVEY INCLUDE MERRIMAC-URBAN LAND COMPLEX 0-8% SLOPES (MU), URBAN LAND (Ur) AND WALPOLE SAND LOAM, 0-3% SLOPES (Wo).
  - THE SUBJECT PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE.

- DESIGN NOTES:**
- TWELVE (12) RESIDENTIAL UNITS (2 BEDROOMS EACH) WITHIN SIX (6) BUILDINGS ARE PROPOSED WITH A TOTAL OF 8,640 SQUARE FEET OF BUILDING FOOTPRINT AREA; 15.3% LOT COVERAGE PROPOSED.
  - THE PROPOSED DEVELOPMENT WILL BE SERVICED BY SUEZ WATER AND TSK SEWER.
  - INDIVIDUAL REFUSE/RECYCLE COLLECTION SERVICE IS ANTICIPATED FOR EACH UNIT.
  - PARKING REQUIRED: 2 SPACES PER UNIT = 24 SPACES  
 PARKING PROVIDED: 1 GARAGE SPACE PER UNIT (12 SPACES) + ON-SITE SPACES AT UNITS (12 SPACES) = 24 SPACES
  - OPEN SPACE REQUIRED (10% OF DEVELOPABLE LAND AREA) = 56,527 SF X 0.1 = 5,653 SF  
 OPEN SPACE PROVIDED VIA PRIVATE YARD SPACE, WALKING PATH AND COMMON GREENSPACE = 6,850 SF, 12.1%

**PROPOSED CONDITIONS PLAN**

Thomas J. Principe, III  
 REGISTERED PROFESSIONAL ENGINEER  
 9107

**PRINCIPE COMPANY, INC.**  
 ENGINEERING DIVISION  
 PO BOX 298  
 TIVERTON, RI 02878  
 401.816.5385  
 PRINCIPEENGINEERING@GMAIL.COM

**REVISIONS**

No.	DATE	DRWN	CHKD
1.	12-22-20	JAR	TJP

**MASTER PLAN SUBMISSION**  
 for  
**"THE RESIDENCES ON HOLLEY"**  
 AP 57-1 LOT 110  
 HOLLEY STREET  
 in  
 SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=30'	SHEET NO: 3 OF 3
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 09/29/20	CHECKED BY: TJP
	PROJECT NO.: LDP 2018-43

**OWNER:**  
 SOUTHERN RHODE ISLAND PROFESSIONAL CENTER, LLC  
 PO BOX 817  
 CHARLESTOWN, RI 02813  
**APPLICANT:**  
 SCOT V. HALLBERG  
 17 ARNOLD ST., SUITE 100 WAKEFIELD, RI 02879