

**LEGEND**

	EXISTING	PROPOSED
PERIMETER LINE	—	—
ABUTTER LINE	—	—
FENCE	—X—X—X—X—	—
CONTOUR LINE	- - - - 122 - - - -	- - - -
SURVEY BOUND	IRF ● PKF ● GBF □	
UTILITY POLE	⊙	⊙
LIGHT POLE	⊙	⊙
OVERHEAD WIRE	— OHW —	— OHW —
CATCH BASIN	□	□
DRAIN MANHOLE	⊙	⊙
DRAINLINE	— D —	— D —
WATERLINE	— W —	— W —
WATER SHUTOFF		⊙
SEWER MANHOLE	⊙	⊙
SEWERLINE	— S —	— S —
GAS LINE	— G —	— G —
TREE	⊙	⊙

**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)

- DESIGN NOTES:**
- TWELVE (12) RESIDENTIAL UNITS (2 BEDROOMS EACH) WITHIN SIX (6), TWO-STORY BUILDINGS ARE PROPOSED WITH 1,790 SQUARE FEET PER BUILDING FOR A TOTAL OF 10,740 SQUARE FEET OF BUILDING FOOTPRINT AREA. ADDITIONAL 36 SQUARE FEET TOTAL OF COVERED PORCH AREA PER BUILDING FOR A TOTAL OF 216 SQUARE FEET OF COVERED PORCH AREA. THE TOTAL LOT COVERAGE IS 10,956 SQUARE FEET OR 19.4% AS 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 (5 UNITS, 10 SPACES) + ON-SITE SPACES AT UNITS (14 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 GREEN SPACE = 8,522 SF, 15.1%.

**DEVELOPMENT LOT COVERAGE NOTES:**

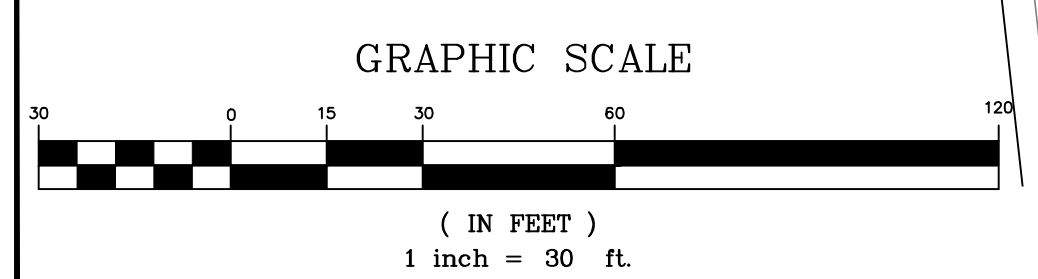
1. TOTAL LOT AREA =	56,527 SF
2. TOTAL AREA PROPOSED FOR BUILDING COVERAGE =	10,956 SF
3. TOTAL AREA PROPOSED FOR POROUS DRIVEWAYS/PARKING =	8,785 SF
4. TOTAL AREA PROPOSED FOR REAR YARD LANDSCAPE SCREEN =	9,680 SF
5. TOTAL AREA PROPOSED FOR LAWN/GREEN SPACE AND BUILDING LANDSCAPE =	27,106 SF

**ZONING CRITERIA**

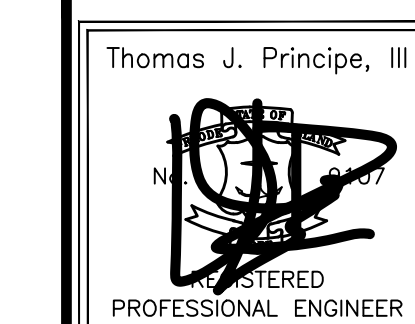
CN  
 FRONT YARD - 25'  
 SIDE YARD - 10'  
 REAR YARD - 30'  
 MIN. LOT FRONTAGE/WIDTH - 100'  
 MIN. PARCEL SIZE -  
 15,000 SF (1ST 2 UNITS)  
 5,000 SF (EA. ADDITIONAL UNIT)  
 MAX. LOT COVERAGE - 30%

**PLAN REFERENCE:**

1) SURVEY & LOCATION PLAN PREPARED FOR SCOT HALLBERG, LOCATION HOLLEY STREET A.P. 57-1 LOT 110 SOUTH KINGSTOWN, RI BY E. GREENWICH SURVEYORS, LLC, DATED 12-23-20.



**PROPOSED CONDITIONS PLAN**



**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
2.	2-12-21	JAR	JAR
3.	2-24-21	JAR	JAR
4.	2-25-21	JAR	JAR
5.	2-27-21	JAR	JAR
6.	3-15-21	JAR	JAR

**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 4  
 DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: TJP  
 DATE: 09/29/20 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