

**LEGEND**

	EXISTING	PROPOSED
PERIMETER LINE	—	—
ABUTTER LINE	—	—
FENCE	—X—X—X—X—	—X—X—X—X—
CONTOUR LINE	- - - - -122- - - - -	—122—
SURVEY BOUND	IRF ● PKF ● GBF □	
UTILITY POLE	○	○
LIGHT POLE	⊙	⊙
OVERHEAD WIRE	—OHW—	—OHW—
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	●	●
SPOT GRADE		x42.82
TOP CURB / BOT. CURB ELEVATION		TC , BC
TEST HOLE	⊙	⊙

**DEVELOPMENT LOT COVERAGE NOTES:**

1. TOTAL LOT AREA =	56,527 SF
2. TOTAL AREA PROPOSED FOR BUILDING COVERAGE =	12,094 SF
3. TOTAL AREA PROPOSED FOR POROUS DRIVEWAYS/PARKING =	9,692 SF
4. TOTAL AREA PROPOSED FOR BUILDING WALKWAYS =	479 SF
5. TOTAL AREA PROPOSED FOR STORMWATER INFILTRATION =	3,748 SF
6. TOTAL AREA PROPOSED LAWN/GREEN SPACE AND LANDSCAPE (EXISTING & PROPOSED) =	30,514 SF

- DESIGN NOTES:**
- TWELVE (12) RESIDENTIAL UNITS (2 BEDROOMS EACH) WITHIN SIX (6), TWO-STORY BUILDINGS ARE PROPOSED WITH A TOTAL OF 10,650 SQUARE FEET OF BUILDING FOOTPRINT AREA AND ADDITIONAL 1,444 SQUARE FEET TOTAL OF COVERED PORCH AREA. THE TOTAL LOT COVERAGE IS 12,094 SQUARE FEET OR 21.4% 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 (8 UNITS) + ON-SITE SPACES AT UNITS (16 SPACES) = 24 SPACES
  - ALL ELECTRIC, TELEPHONE AND CABLE SERVICES TO THE PROPOSED BUILDINGS SHALL BE UNDERGROUND.
  - OPEN SPACE REQUIRED (10% OF DEVELOPABLE LAND AREA) = 56,527 SF X 0.1 = 5,653 SF  
OPEN SPACE PROVIDED VIA PRIVATE YARD SPACE AND COMMON GREEN SPACE = 8,667 SF, 15.3%.

**ZONING CRITERIA**

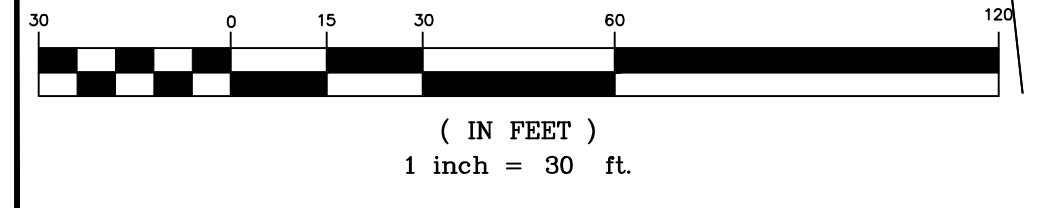
**CN**  
 FRONT YARD - 25'  
 SIDE YARD - 10'  
 REAR YARD - 30'  
 MIN. LOT FRONTAGE/WIDTH - 100'  
 MIN. PARCEL SIZE -  
 15,000 SF (1ST 2 UNITS)  
 5,000 SF (EA. ADDITIONAL UNIT)  
 MAX. LOT BLD. COVERAGE - 30%

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

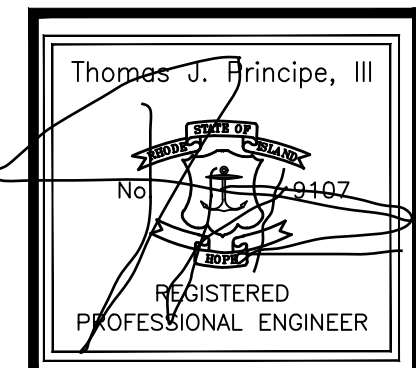
**PROPOSED DENSITY:**

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 (9 MARKET, 3 LOW-MOD)

**GRAPHIC SCALE**



**PROPOSED CONDITIONS PLAN**



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

**REVISIONS**

No.	DATE	DRWN	CHKD
1.	11/17/21	JAR	JAR
2.	1/21/22	JAR	JAR

**PRELIMINARY 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 7
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 10/8/2021	CHECKED BY: JAR
	PROJECT NO.: LD 2018-43

**OWNER:**  
 HOLLEY STREET, LLC  
 17 ARNOLD ST., SUITE 100 WAKEFIELD,  
 RI 02879  
**APPLICANT:**  
 SCOT HALLBERG  
 17 ARNOLD ST., SUITE 100 WAKEFIELD,  
 RI 02879