

SUBDIVISION NARRATIVE

The Hosley Plat is a 2 Lot Minor Subdivision is located at 1696 Ministerial Hill Road in the Town of South Kingstown. It is Lot 57 Assessors Map 54 and is owned by The Priscilla Archambault Trust. It is a 4.95 acre lot with a single family house on it. The proposed subdivision will split the lot into two 2 lots.

The existing parcel has a single-family dwelling located roughly 50' off Ministerial Road. The Parcel slopes from east to west and has well drained soils that are classified as Canton and Charlton ChB. The parcel is mostly wooded and proposes to create a new single family house lot behind the existing house. A proposed new 12' driveway will be needed along the northerly boundary line to service the new dwelling. There will be very little viewshed impact on Ministerial Road because of the downward slope of the property.

The existing house on "Proposed lot A" is serviced with a private well and newly designed 3 bedroom OWTS. Lot B will be serviced by proposed private well and proposed 4 bedroom OWTS. The new lot will need a driveway off Ministerial Road because the use of the 30' wide private Right of Way was explored and the owners of the said right of way will not grant the use for this property.

We are requesting that the Final Plan stages of review be combined.

Sincerely

Christopher G. Palmer, PLS #2526