



Project Narrative

Date: December 28, 2023

Project #: 73384.00

Re: 167 Kensington Court North – Minor Subdivision (No street creation)

Introduction

The following is a description of the proposed subdivision on Kensington Court North in South Kingstown, Rhode Island as located on Figure 1 Site Locus Map. This project narrative has been prepared as part of the project review application package for the preliminary plan minor subdivision.

Existing Conditions

The approximate 1.85± acre project site ("the Site") is located at 167 Kensington Court North in South Kingstown, Rhode Island. The Site is comprised of Lot 15 as shown on Assessor's Plat 39-2, zoned as Medium Density Residential District R40. Lot 15 is presently developed on the western half of the parcel with a single-family home, associated utilities and a shed and garden surrounded by landscaped area. The eastern portion of the lot is primarily wooded.

The Natural Resource Conservation Service (NRCS) has mapped the soil types at the Site as Narragansett very stony silt loam, 0 to 8 percent slopes (NbB) and has a hydrologic soil group (HSG) designation of B, which are generally characterized as having moderate infiltration rates and low runoff potential. There are no existing, active agricultural uses on the site and the site does not contain prime agricultural soils or farmland soils of statewide importance. There are no historic cemeteries on or immediately adjacent to the site.

The parcel is located within a flood Zone-X; area determined to be outside the 0.2% annual chance floodplain as shown on the FIRM (Flood Insurance Rate Map) Panel 184 of 368 as of April 3, 2020.

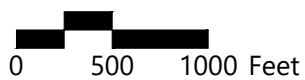
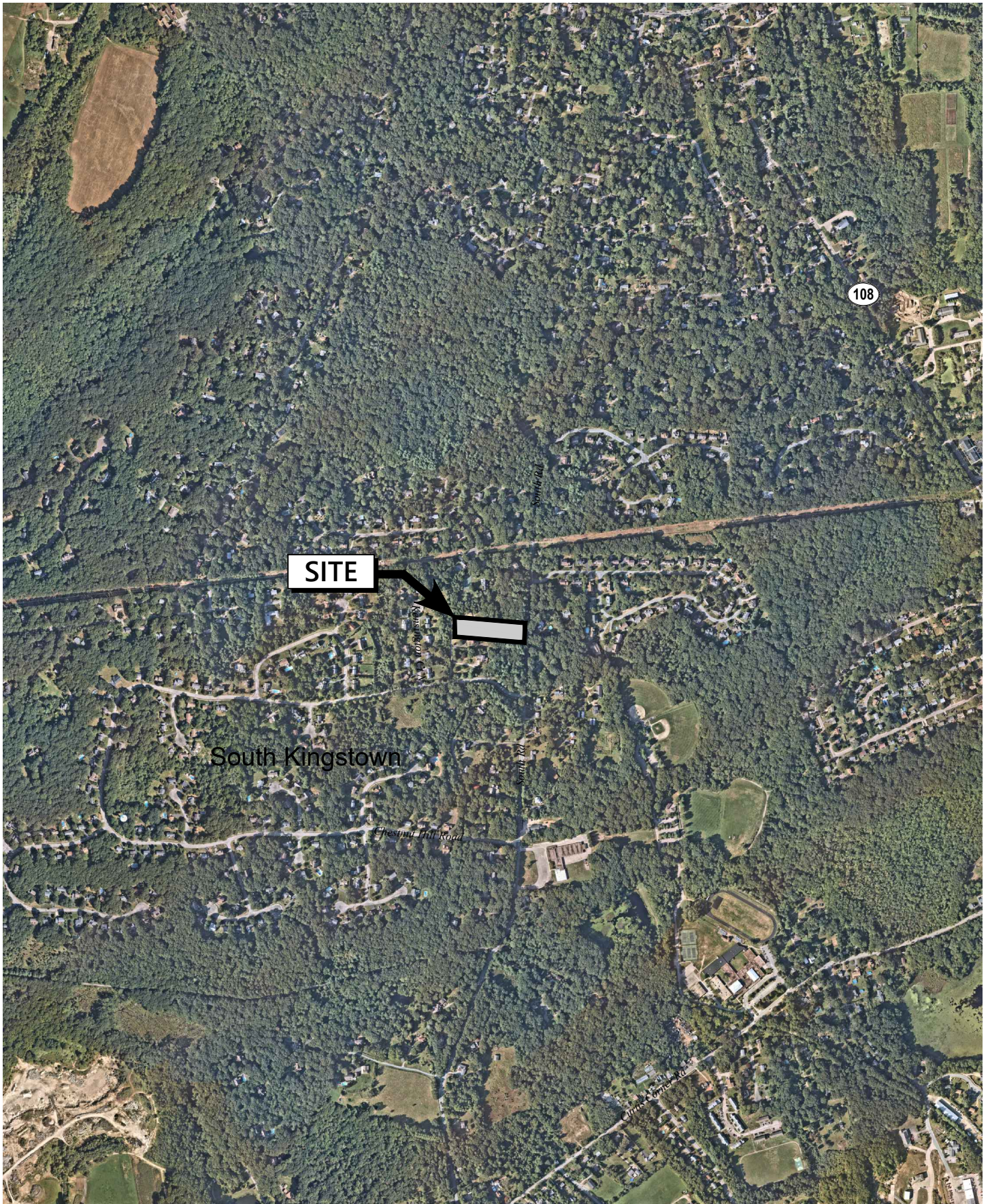
Proposed Conditions

The project involves subdividing the existing 1.85-acre lot into two separate buildable lots. The newly subdivided lot will have a total of 0.93 acres and the existing house lot supporting the single-family home will be reduced to 0.93 acres. Any future access and egress to the new subdivision lot will be provided by a driveway off of South Road. In accordance with the local zoning regulations, the development will adhere to design specifications for construction within the R40 district. Public water is available for the new subdivision lot as the property is within the Kingston Water District. A private on-site wastewater treatment system (OWTS) will be required to service property once developed. Soil Evaluations have been performed to ensure suitability for a future OWTS. The existing single-family dwelling at 167 Kensington Court North will remain in kind as part of this project.

Included as Attachments to this narrative are Appendix A, Site Locus Map; Appendix B, NRCS Soils Map and Site Soil Evaluations; Attachment C, Subdivision Plan and Appendix D, Vicinity Map.



Appendix A
Site Locus Map



Site Locus Map

Figure 1

167 Kensington Court North
South Kingstown, RI 02879

December 28, 2023



Appendix B

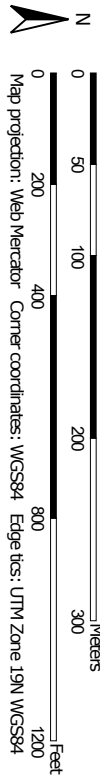
NRCS Soils Map & Site Soil Evaluations

NRCS Soils Map — State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties
(167 Kensington Court North)





























Soil Map may not be valid at this scale.

Map Scale: 1:4,140 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

	Area of Interest (AOI)		C
	Area of Interest (AOI)		C/D
Soils			D
Soil Rating Polygons			Not rated or not available
	A		
	A/D		
	B		
	B/D		
	C		
	C/D		
	D		
	Not rated or not available		
Soil Rating Lines			
	A		
	A/D		
	B		
	B/D		
	C		
	C/D		
	D		
	Not rated or not available		
Soil Rating Points			
	A		
	A/D		
	B		
	B/D		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties
Survey Area Data: Version 23, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ChB	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	B	0.4	0.7%
NbB	Narragansett very stony silt loam, 0 to 8 percent slopes	B	54.9	94.8%
NbC	Narragansett very stony silt loam, 8 to 15 percent slopes	B	0.9	1.5%
WcB	Wapping very stony silt loam, 0 to 8 percent slopes	C	1.7	3.0%
Totals for Area of Interest			57.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



STATE OF RHODE ISLAND
 Department of Environmental Management
 Office of Water Resources
 Email: dem.OWTS@dem.ri.gov
 Site Evaluation Form
 Part A - Soil Profile Description

APR - 7 2023



Office of Water Resources

Application Number 2332-0237

Property Owner: Tino Thakral
 Property Location: 167 Kensington Ct. N., South Kingstown, RI Plat: 39-Z Lot: 15
 Date of Test Hole: 3-29-2023 Weather: Sun. 45°F Shaded: Yes No Time: 0900
 Soil Evaluator: Andrew McNulty License Number: 04099
 Soil Evaluator email address: Amcnulty@VHB.com

TH 1 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox	Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab. S. Contr.				
A	0-3"	A	S	10YR 3/2			S:L	Z F SBK	VFR	5
A ₂	3-8"	C	S	10YR 4/4			S:L	Z m SBK	VFR	5
B _w	8-32"	A	S	2.5Y 6/6			S:L	1 m. SBK	FR	5
C ₁	32-51"	C	S	5Y 6/2	Con.	F 1 D	S:L	0 MA	FR	7
C ₂	51-71"	C	S	5Y 5/3			S:L	0 MA	VFR	7
2C ₃	71-96"			2.5Y 6/3			S+ny LS	0 SGR	L	6
TH 2 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox	Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab. S. Contr.				
A	0-5"	A	S	10YR 4/4			S:L	Z m SBK	FR	5
B _w	5-17"	C	S	10YR 5/6			S:L	1 m SBK	FR	5
B _{w2}	17-35"	A	W	10YR 5/8			S:L	1 m SBK	VFR	5.
C ₁	35-46"	C	S	5Y 6/2			S:L	0 MA	FR	7
2C ₂	46-53"			2.5Y 5/3			VG LS	0 SGR	L	6

TH 1 Soil Class _____ Total Depth 96" Impervious/Limiting Layer Depth — (og) GW Seepage Depth NA SHWT 796" (og)
 TH 2 Soil Class _____ Total Depth 53" Impervious/Limiting Layer Depth — (og) GW Seepage Depth NA SHWT 753" (og)

Comments: Test Hole 2 terminated at 53" due to utility conflict

Part B

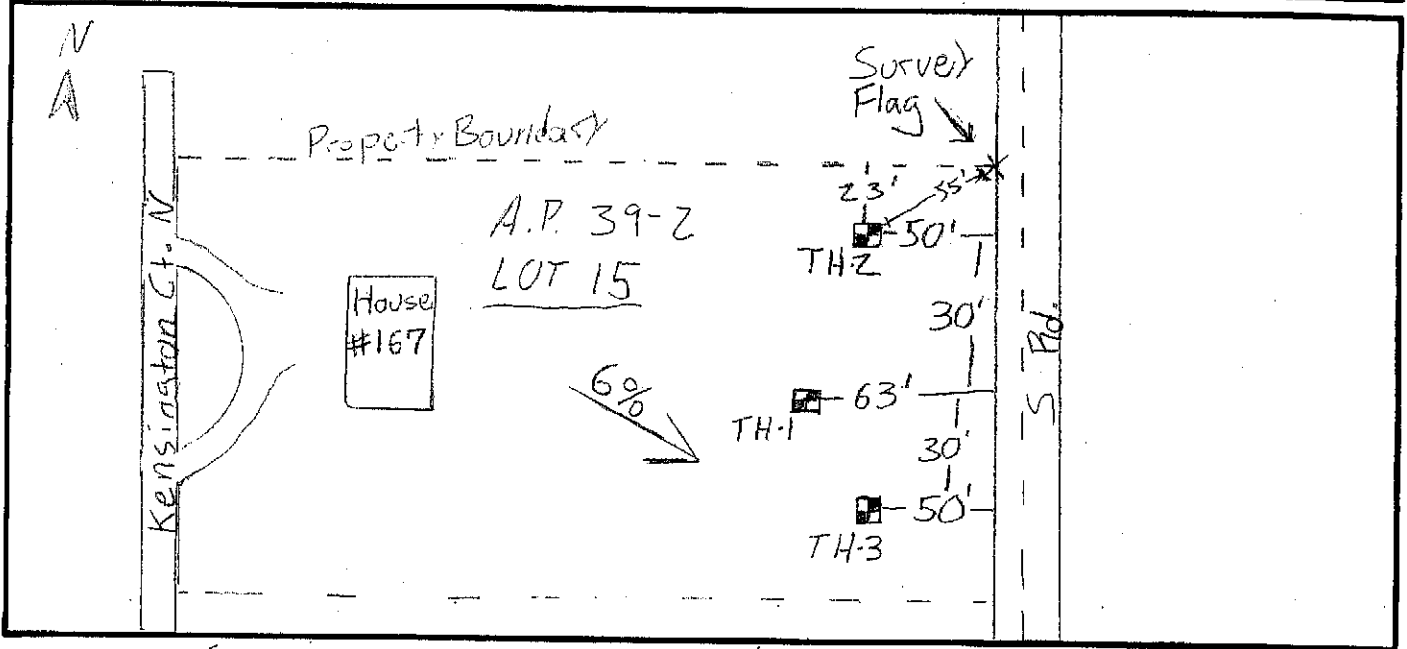
Site Evaluation - to be completed by Soil Evaluator or Class II or III Designer

Please use the area below to locate:

1. Test holes and bedrock test holes,
2. Approximate direction of due north
3. Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object*
*OFFSETS MUST BE SHOWN

Key:

- Approximate location of test holes
- Approximate location of bedrock test holes
- Estimated gradient and direction of slope
- Approximate direction of due north



1. Relief and Slope: Concave Lineas, 6%, Aspect - SE
2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes: NO YES
3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole. Provide all test hole locations & depths above. NO X YES
4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on above sketch. NO YES
5. Public drinking water wells within 500 feet of test holes? If yes, locate on above sketch. NO YES
6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 6.42? NO YES
7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch. NO YES
8. Site's potential for flooding or ponding: NONE SLIGHT MODERATE SEVERE
9. Landscape position: Back slope
10. Vegetation: Forested, white pine & red oak
11. Indicate approximate location of property lines and roadways. ✓
12. Additional comments, site constraints or additional information regarding site: Test Hole 2 was eliminated due to underground utility conflict.

Certification

The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request.

Part A prepared by: Adrian M. [Signature] License # D4099 Part B prepared by: Adrian M. [Signature] 3/29/23

DO NOT WRITE IN THIS SPACE

Witnessed Soil Evaluation Decision: Concur Inconclusive Disclaim
 Unwitnessed Soil Evaluation Decision: Accept Inconclusive Disclaim

Wet Season Determination required Additional Field Review Required

Explanatoin: _____

 Signature Authorized Agent Date 4/11/23

Part B

Site Evaluation - to be completed by Soil Evaluator or Class II or III Designer

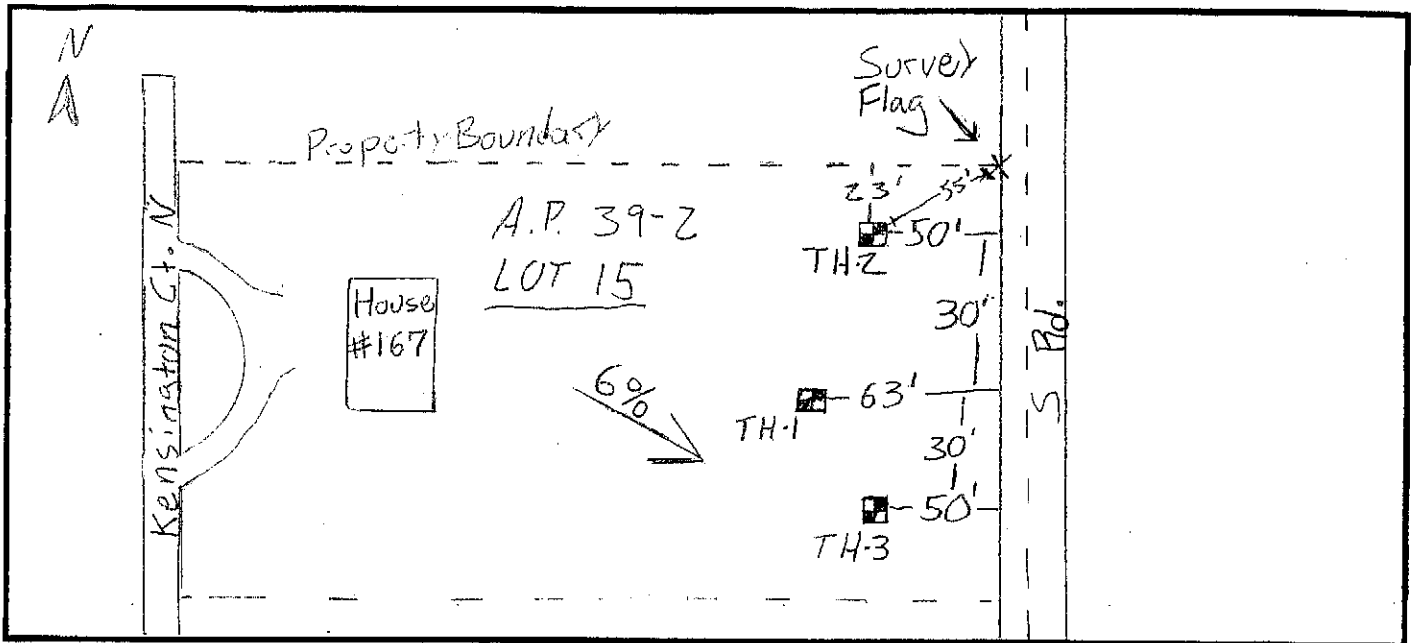
Please use the area below to locate:

1. Test holes and bedrock test holes,
2. Approximate direction of due north
3. Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object*

***OFFSETS MUST BE SHOWN**

Key:

- Approximate location of test holes
- Approximate location of bedrock test holes
- $x\%$ Estimated gradient and direction of slope
- Approximate direction of due north



1. Relief and Slope: Concave Linear, 6%, Aspect - SE
2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes: NO YES
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4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on above sketch. NO YES
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9. Landscape position: Back slope
10. Vegetation: Forested, white pine & red oak
11. Indicate approximate location of property lines and roadways.
12. Additional comments, site constraints or additional information regarding site: Test Hole 2 was eliminated due to underground utility conflict.

Certification

The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request.

Part A prepared by: [Signature] License # 174099 Part B prepared by: [Signature] 3/29/23
 Signature Signature

DO NOT WRITE IN THIS SPACE

Witnessed Soil Evaluation Decision: Concur Inconclusive Disclaim
Unwitnessed Soil Evaluation Decision: Accept Inconclusive Disclaim

Wet Season Determination required **Additional Field Review Required**

Explanation: _____

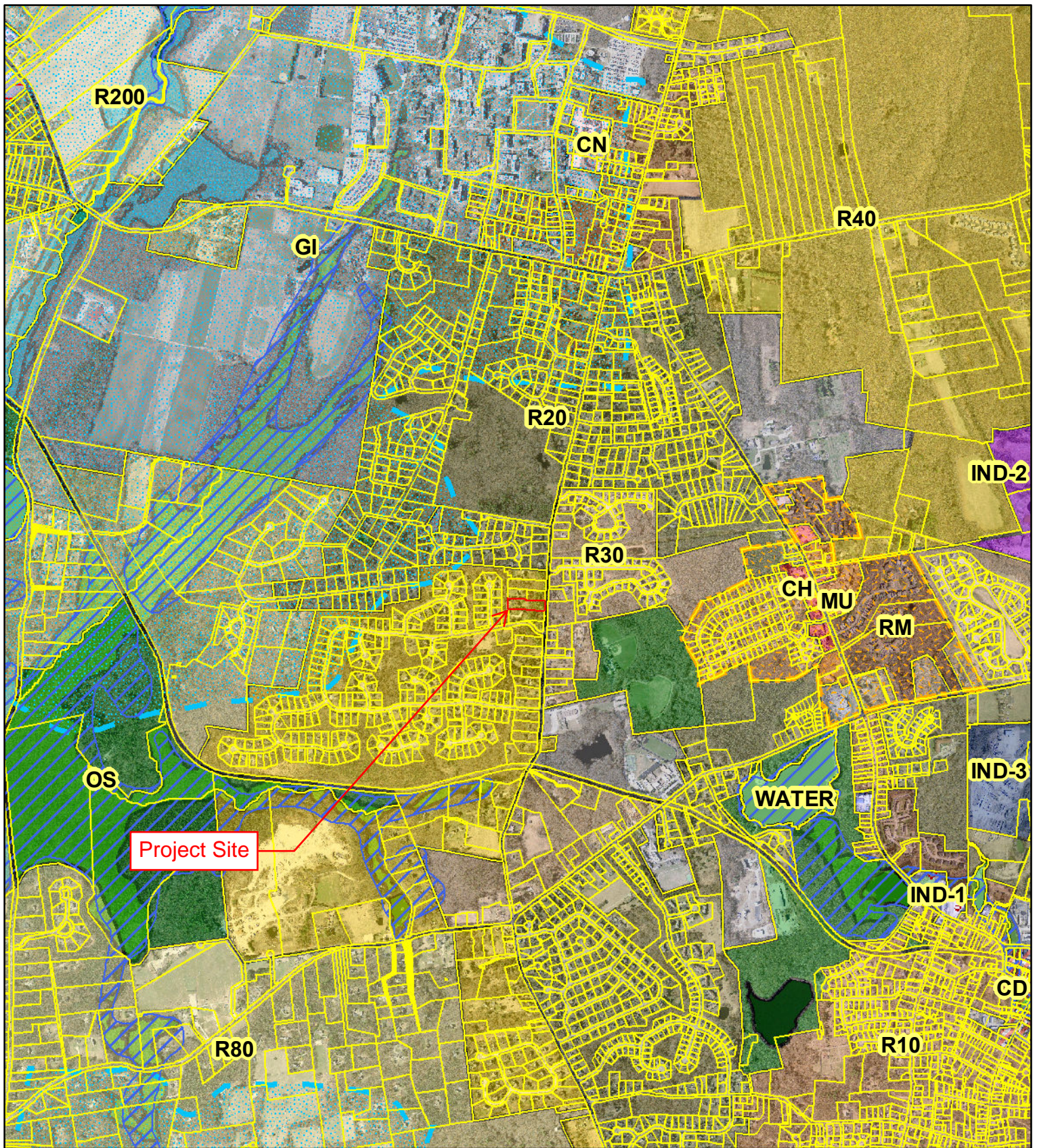
[Signature] 4/11/23
 Signature Authorized Agent Date



Attachment C
Subdivision Plan



Appendix D
Vicinity Map



Washington County, Rhode Island

Vicinity Map

Parcel Boundaries not legally binding for title or zoning purposes.

Horizontal Datum is Rhode Island State Plane Feet, NAD83.

The Town of South Kingstown makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions for results obtained from the use of the information.



1 inch = 1,905 feet

