



PROJECT NARRATIVE

February 21, 2020

Wakefield Place Cottages
93 Columbia Street AP 57-1 Lot 195
Comprehensive Permit Application (Pre-Application)
Residential Development Project
Town of South Kingstown

Prepared For:

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TABLE OF CONTENTS

SECTION I- INTRODUCTION.....3

SECTION II- EXISTING CONDITIONS.....4

SECTION III- PROPOSED CONDITIONS.....5

SECTION IV- CONCLUSION.....6



SECTION I – INTRODUCTION

The following narrative has been prepared to provide an overview of the Comprehensive Permit Application for the “Wakefield Place Cottages” residential land development at 93 Columbia Street in South Kingstown. The project site is identified as AP 57-1 Lot 195 in South Kingstown and is comprised of approximately 1.04 acres of land containing an existing two-story dwelling and detached garage. The parcel is located in the Town of South Kingstown Zone R-10, medium-high density residential. This narrative report provides a general description of the existing conditions and existing use of the property in addition to a description of the proposed development as put forth by the applicant. The presented information and conclusions are based on the best available information at the time of the preparation of this report.



SECTION II – EXISTING CONDITIONS

As mentioned above, this parcel is 1.04 acres and contains an existing 800 square foot, two-story dwelling and a detached garage. This site is located on Columbia Street between Main Street and South Kingstown High School in the heart of Wakefield. The surrounding lots all contain similar sized dwellings on Hope Court, Cleveland Street, and Hazard Street. This property is located in short distance to many shops, restaurants, and other community centers. Existing utilities available to the property within Columbia Street include sewer, water, and gas. The aerial map below displays the relative location of the site to the existing surroundings neighborhood roadways.



The site contains soil type Merrimac-Urban land complex, 0 to 8 percent slopes (MU) according to the USDA Soil Survey (Hydrologic Soil Group A). The site contains gentle natural slopes directed to the northerly property line. In addition, there are no wetlands, watercourses, or coastal features located within the subject property or within 200 feet of the proposed project. There are no existing or proposed wells within 200 feet of the proposed subdivision. The site is located in Flood Zone X as determined on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the Town of South Kingstown, Rhode Island, Map #44009C0203J effective 10/16/2013.



The development parcel is not located within a RIDEM Natural Heritage Area, South Kingstown Natural Heritage Area, CRMC Narrow River SAMP, CRMC Salt Ponds Special Management Area, or Town of South Kingstown Groundwater Protection Overlay District. The property is located within the Saugatucket River TMDL watershed, but is not within an OWTS Critical Resource Area or Drinking Water Supply Watershed as outlined by RIDEM.

SECTION III – PROPOSED CONDITIONS

Wakefield Place Cottages is a proposed residential development project which will include subdividing the existing 1.04-acre lot into eight smaller lots and common open space providing a total of 9 residential units as well as a private road with associated parking and landscaping. A proposed 6,130 square foot park will provide open space equivalent to 13% of the entire proposed development area. One-third of the proposed units will provide affordable housing with two (2) one-bedroom units at 80% median household income and one (1) two-bedroom unit at 120% median household income. The proposed development will include subdivided lot areas ranging from 3,330 square feet to 6,850 square feet. The existing single-family dwelling on site will be rehabilitated into two (2) 1-bedroom affordable housing units. Seven (7) additional buildings are proposed to be constructed in order to create seven (7) two-bedroom units, one of which will become an affordable housing unit. The existing garage and driveway on site are proposed to be removed. Each building will be one-story and have a deck area, a proposed driveway off of the proposed 18-foot private roadway. A proposed hammerhead turnaround will provide sufficient space for emergency vehicles. Within the right-of-way, a 6” water main, 8” sewer main, and gas main are proposed and to be tied in to existing utilities in Columbia Street. The proposed 6,130 square foot park will provide open space and will contain a neighborhood park pavilion. Infrastructure to mitigate stormwater is proposed on site and will include roof drain drywells, underground infiltration system, bioretention area, decorative bioretention water garden fed by vegetated swales, and planted swales. Parking will be provided via the proposed driveways and three (3) off-street visitor parking spaces with pervious paving. Landscaping will include a planted buffer at the property line, grass areas, trees, and bushes at each lot.



Variations/Waivers for this project as part of the comprehensive permit application include:

1. Lot size to 3,150 square foot minimum (10,000 square foot min. required)
2. Right-of-Way Width to 30 feet (40-foot min. required)
3. Lot Width to 48 feet (80-foot min. required)
4. Rear Yard Setback to 10 feet for North and South Property lines (30-foot min. required)
5. Hammerhead Pavement Radius to 20 feet (41 feet min. required)
6. Right-of-Way Intersection Fillet Curve to 0 feet (15-foot min. required)
7. Pavement Intersection Fillet Curve to 10 feet (25 feet min. required).

SECTION IV – CONCLUSION

This project as proposed will provide the Town with affordable residential housing units in the core of Town with minimal impacts to public services and the surrounding neighborhoods. The style and density of the development will complement the area and surrounding neighborhoods as well. As the plan and design progresses further, details will be developed regarding stormwater management and overall site and construction details.



**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
PROJECT REVIEW APPLICATION FORM**



This Application Form is to be submitted with each stage of review.

APPLICANT INFORMATION

Applicant Name: _____

Name of Primary Contact (if applicant is an organization): _____

Applicant Address: _____

Applicant Phone: _____ Applicant Email: _____

OWNER INFORMATION

Owner Name(s): _____

Owner Contact Information: _____

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: _____

Physical Address or Location of Parcel(s): _____

Zoning District(s) of Parcel(s): _____ Total Size of Development Parcel: _____

Date of Initial Meeting with Planning Department Staff (before first stage of review): _____

TYPE OF PROJECT (select all that apply)

Development Plan Review

Administrative Subdivision

Minor Subdivision, without street creation or extension

Minor Subdivision, with street creation or extension

Major Subdivision

Minor Land Development Project

Major Land Development Project

Multi-Household Land Development Project

Flexible Design Residential Project (FDRP)

Residential Compound

Comprehensive Permit

CURRENT STAGE OF REVIEW (if applicable)

Pre-Application Concept Review

Conceptual Master Plan

Preliminary Plan

Final Plan

Recording

Release of Performance/Maintenance Guarantee

Change to an Approved Plan

Reinstatement or Extension to Approved Plan

Request to Combine Review Stages

Other

WAIVERS AND MODIFICATIONS

Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations? yes* no

**If yes, a statement describing the specific regulation(s) for which waiver or modification is requested must be included in the application materials.*

CERTIFICATION OF COMPLETE APPLICATION

(1) The applicant hereby certifies that all of the materials required by the applicable checklist(s), as determined by Planning Department staff during the initial meeting, have been submitted including a review fee in the amount of \$_____.

(2) The applicant hereby certifies that the plan set and other submitted materials conform to the requirements of the current adopted version of the Town of South Kingstown Subdivision and Land Development Regulations, or, that a written statement has been provided listing all requested waivers and/or modifications of the Regulations.

Applicant Signature

Date

Printed Name

PROJECT TEAM FORM

Submittal Date: _____

The Project Team Form is to be submitted with each stage of review. If no changes to the Project Team have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

ATTORNEY *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Name of Primary Contact (if attorney is an organization): _____

Address: _____

Phone: _____ Email: _____

ENGINEER *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Name of Primary Contact (if engineer is an organization): _____

Address: _____

Phone: _____ Email: _____

SURVEYOR *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Name of Primary Contact (if surveyor is an organization): _____

Address: _____

Phone: _____ Email: _____

LANDSCAPE ARCHITECT *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Name of Primary Contact (if landscape architect is an organization): _____

Address: _____

Phone: _____ Email: _____

ARCHITECT *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Name of Primary Contact (if architect is an organization): _____

Address: _____

Phone: _____ Email: _____

OTHER *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Role on Project: _____

Name of Primary Contact (if entity is an organization): _____

Address: _____

Phone: _____ Email: _____

