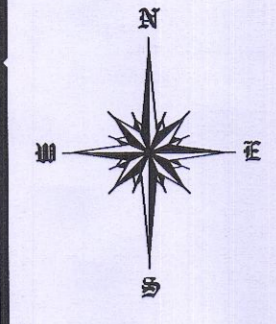


PROJECT NOTES:

1. DEED REFERENCE: BK 983, PAGE 350.
2. THERE ARE NO KNOWN FRESHWATER WETLANDS ON THE SUBJECT PARCEL.
3. THIS PROPERTY FALLS WITHIN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X AS MAPPED BY FIRM #44009C0203K DATED 4/3/2020.
4. THE PROPERTY IS CURRENTLY A VACANT LOT WITH SOME BRUSH VEGETATION.
5. THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PROPERTY.
6. THE PROPERTY IS NOT LOCATED IN A RIDEM NATURAL HERITAGE AREA.
7. THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OF THE RI CRMC.
8. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
9. THE SUBJECT PARCEL IS LOCATED WITHIN THE INDIAN RUN BROOK TMDL WATERSHED.
10. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
11. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
12. THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
13. THE SUBJECT PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE.

SITE



LOCUS MAP
NOT TO SCALE

LEGEND

GBF	GRANITE BOUND FOUND	X-X	EXISTING FENCE
PKF	"PK" NAIL SET	⊗	EXISTING HYDRANT
IRF	IRON ROD FOUND	⊙	EXISTING CATCH BASIN
⊙	EXISTING LIGHT POLE	⊖ UP 5	EXISTING UTILITY POLE
⊙	EXISTING TREE	⊙	EXISTING SEWER MANHOLE

ZONING CRITERIA

CN (MULTI-HOUSEHOLD LAND DEVELOPMENT)

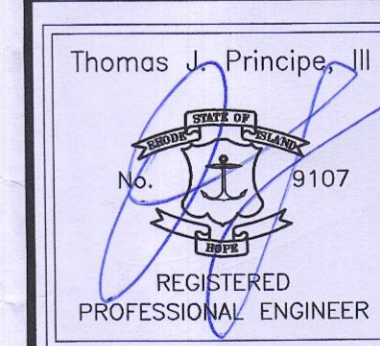
- FRONT YARD - 25'
- SIDE YARD - 10'
- REAR YARD - 30'
- MIN. LOT FRONTAGE/WIDTH - 100'
- MIN. PARCEL SIZE - 15,000 SF (1ST 2 UNITS)
5,000 SF (EA. ADDITIONAL UNIT)
- MAX. LOT COVERAGE - 30%

STREET INDEX:

- HOLLEY STREET (PUBLIC)
- OAK STREET (PUBLIC)

OWNER:
SOUTHERN RHODE ISLAND PROFESSIONAL CENTER, LLC
PO BOX 817
CHARLESTOWN, RI 02813
APPLICANT:
SCOT W. HALLBERG
17 ARNOLD ST., SUITE 100 WAKEFIELD, RI 02879

EXISTING CONDITIONS PLAN



PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
PO BOX 298
TIVERTON, RI 02878
401.816.5385
PRINCIPEENGINEERING@GMAIL.COM
ESTABLISHED IN 1991

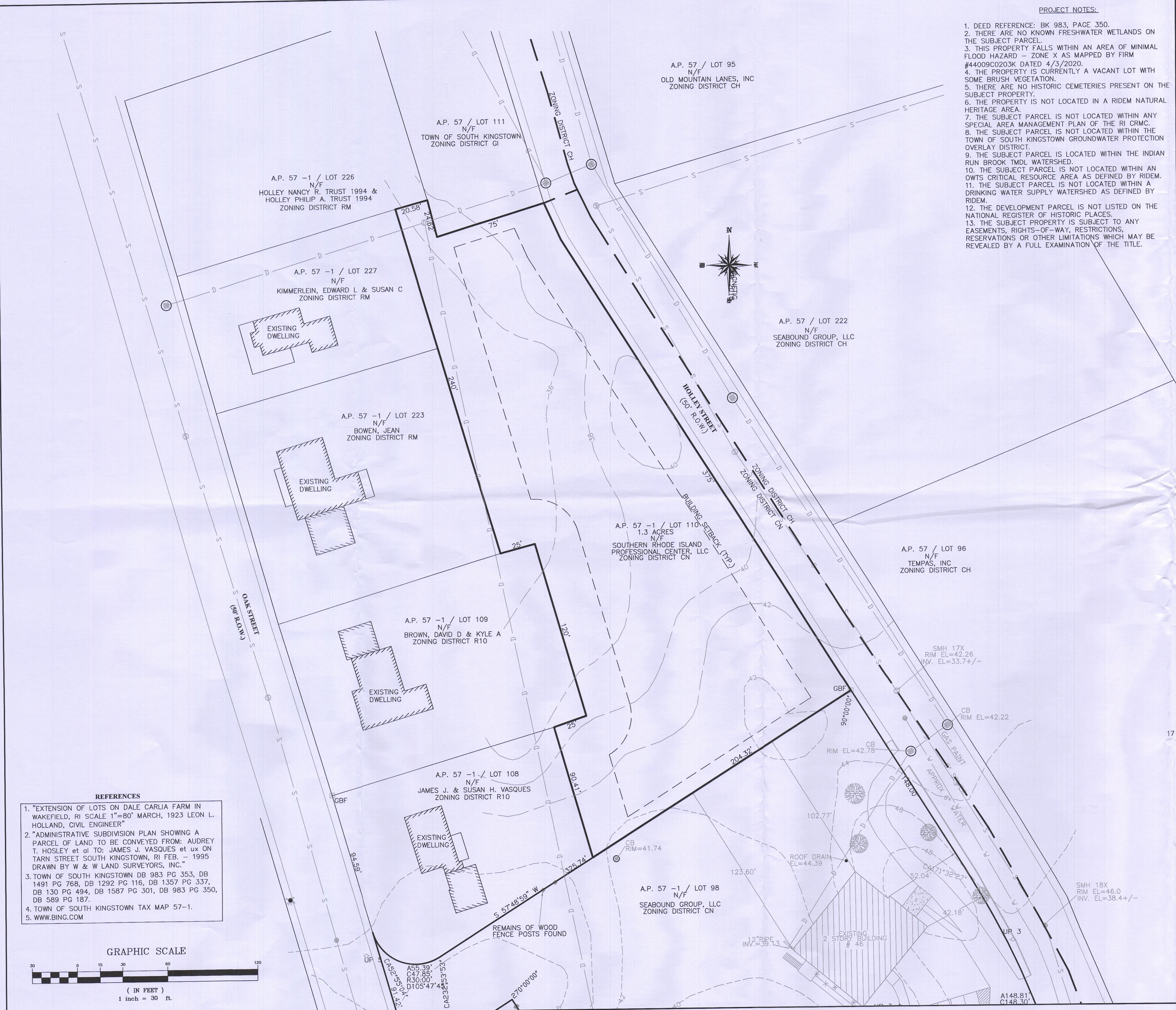
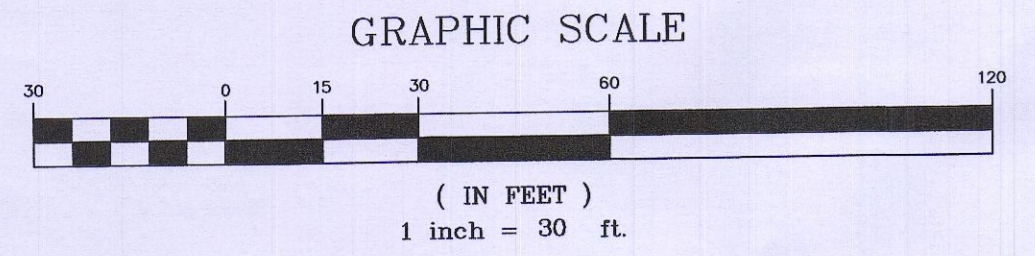
REVISIONS

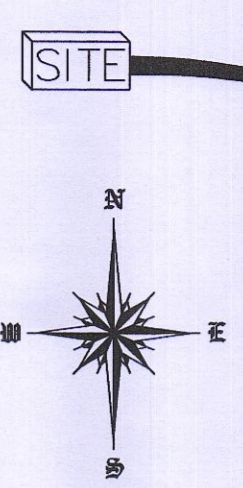
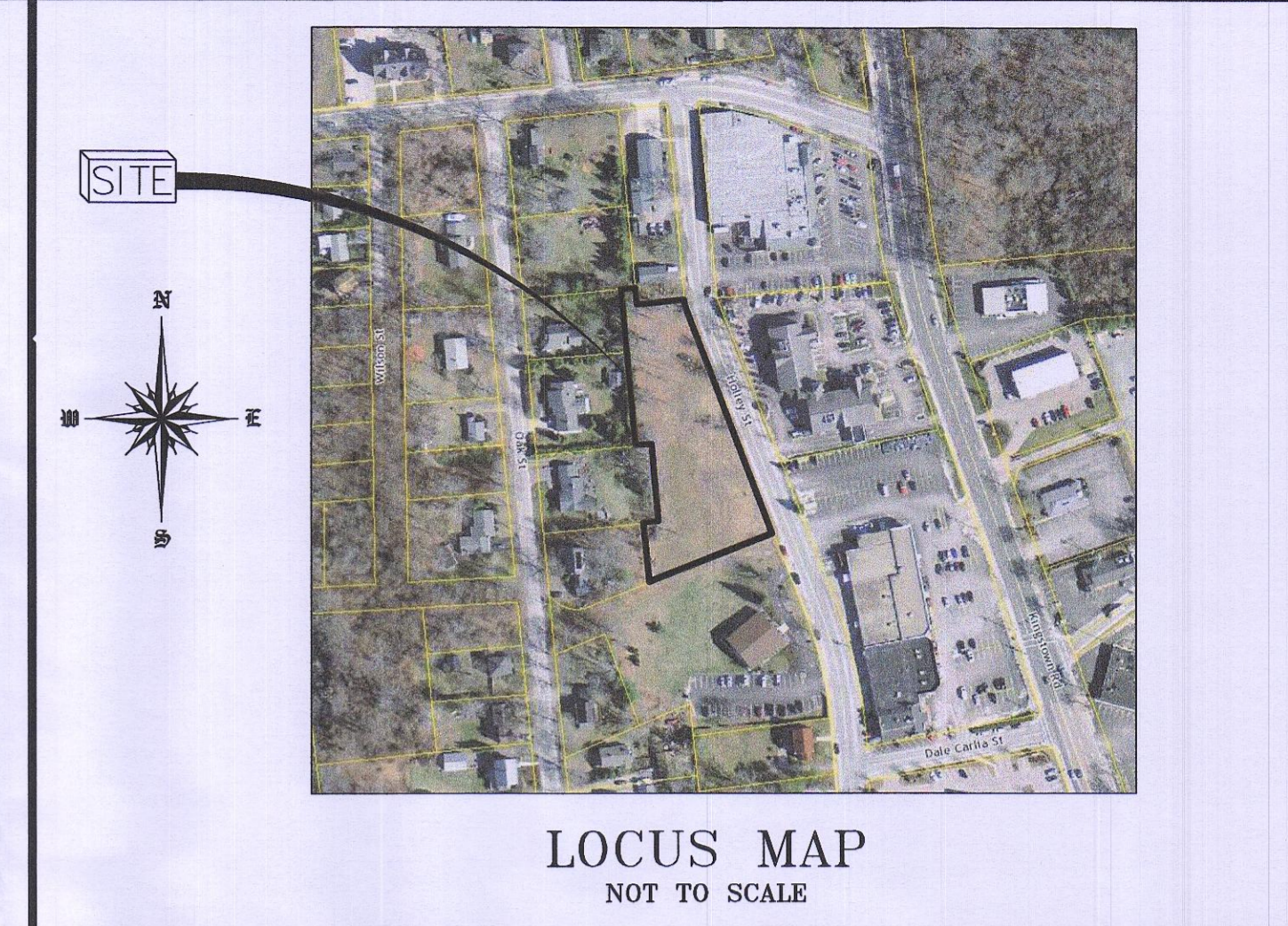
No.	DATE	DRWN	CHKD

PRE-APPLICATION SUBMISSION
for
"THE RESIDENCES ON HOLLEY"
AP 57-1 LOT 110
HOLLEY STREET
in
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=30'	SHEET NO: 1 OF 2
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 06/03/20	CHECKED BY: TJP
PROJECT NO.: LDP 2018-43	

- REFERENCES**
1. "EXTENSION OF LOTS ON DALE CARLIA FARM IN WAKEFIELD, RI SCALE 1"=80' MARCH, 1923 LEON L. HOLLAND, CIVIL ENGINEER"
 2. "ADMINISTRATIVE SUBDIVISION PLAN SHOWING A PARCEL OF LAND TO BE CONVEYED FROM: AUDREY T. HOSLEY et al TO: JAMES J. VASQUES et ux ON TARN STREET SOUTH KINGSTOWN, RI FEB. - 1995 DRAWN BY W & W LAND SURVEYORS, INC."
 3. TOWN OF SOUTH KINGSTOWN DB 983 PG 353, DB 1491 PG 768, DB 1292 PG 116, DB 1357 PG 337, DB 130 PG 494, DB 1587 PG 301, DB 983 PG 350, DB 589 PG 187.
 4. TOWN OF SOUTH KINGSTOWN TAX MAP 57-1.
 5. WWW.BING.COM





LEGEND

GBF	GRANITE BOUND FOUND	-X-X-	EXISTING FENCE
PKF	"PK" NAIL SET	⊗	EXISTING HYDRANT
IRF	IRON ROD FOUND	⊙	EXISTING CATCH BASIN
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ZONING CRITERIA
CN (MULTI-HOUSEHOLD LAND DEVELOPMENT)

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- 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%

CONCEPTUAL DESIGN NOTES:

1. TWELVE (12) RESIDENTIAL UNITS (2 BEDROOMS EACH) WITHIN SIX (6) BUILDINGS ARE PROPOSED WITH A TOTAL OF 8,640 SQUARE FEET OF BUILDING FOOTPRINT AREA.
2. THE PROPOSED DEVELOPMENT WILL BE SERVICED BY SUEZ WATER AND TSK SEWER.
3. INDIVIDUAL REFUSE/RECYCLE COLLECTION SERVICE IS ANTICIPATED FOR EACH UNIT.

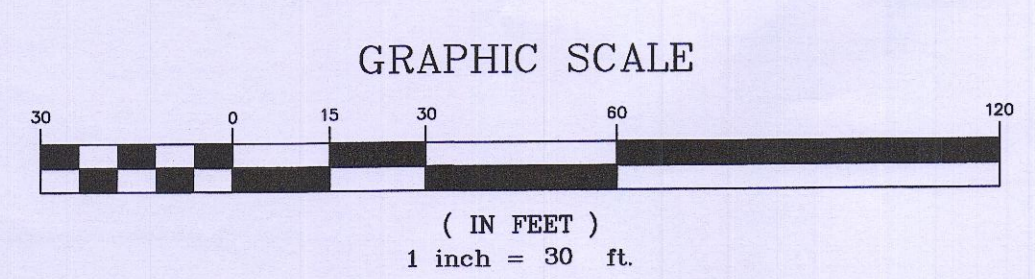
PROVIDED DENSITY:

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)

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

SITE DEVELOPMENT PLAN

- REFERENCES**
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 4. TOWN OF SOUTH KINGSTOWN TAX MAP 57-1.
 5. WWW.BING.COM



Thomas J. Principe, III
 No. 9107
 REGISTERED PROFESSIONAL ENGINEER

PRINCIPLE COMPANY, INC.
 ENGINEERING DIVISION
 PO BOX 298
 TIVERTON, RI 02878
 401.816.5385
 PRINCIPLEENGINEERING@GMAIL.COM

REVISIONS

No.	DATE	DRWN	CHKD

PRE-APPLICATION SUBMISSION
 for
"THE RESIDENCES ON HOLLEY"
 AP 57-1 LOT 110
 HOLLEY STREET
 in
 SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=30'	SHEET NO: 2 OF 2
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 06/03/20	CHECKED BY: TJP
PROJECT NO.: LDP 2018-43	