

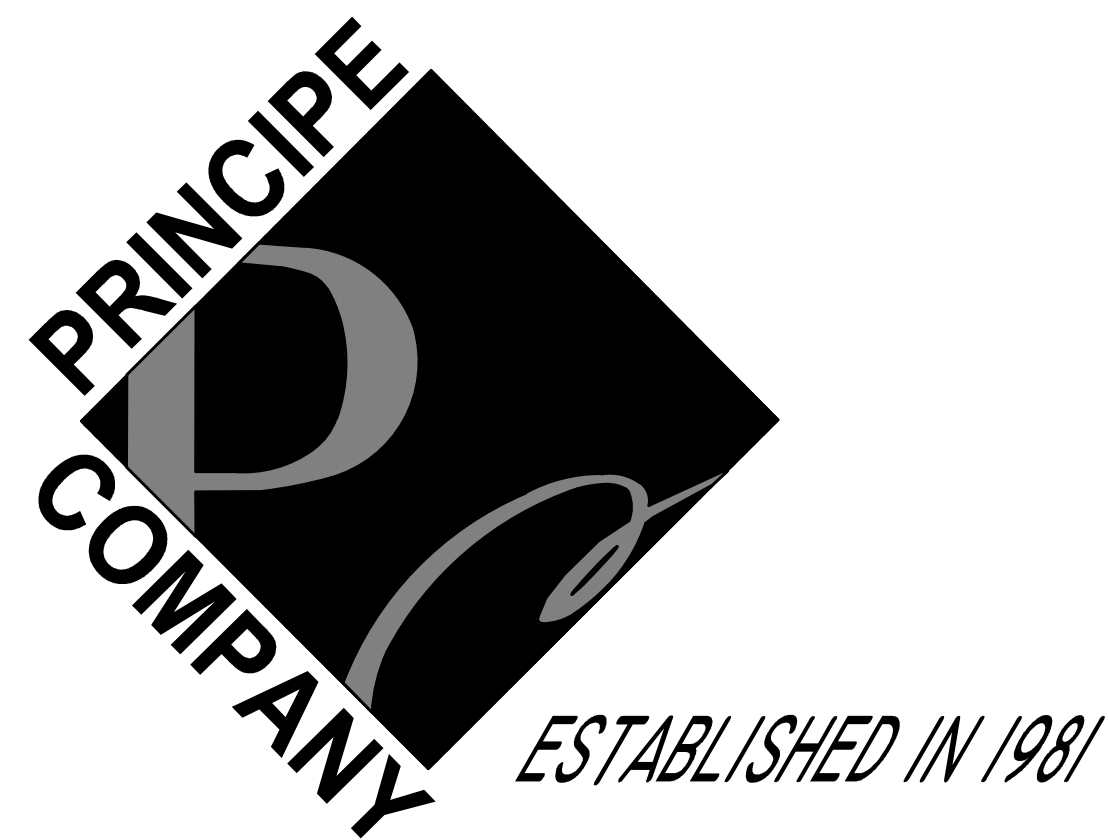
MASTER PLAN SUBMISSION FOR "THE RESIDENCES ON HOLLEY" MAJOR LAND DEVELOPMENT

A.P. 57-1 LOT 110 HOLLEY STREET

IN SOUTH KINGSTOWN, RHODE ISLAND

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

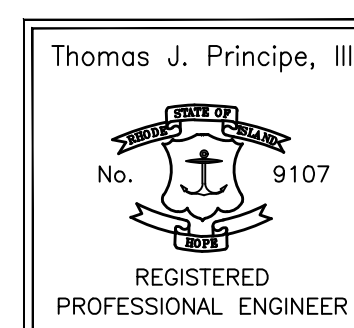


PREPARED BY:

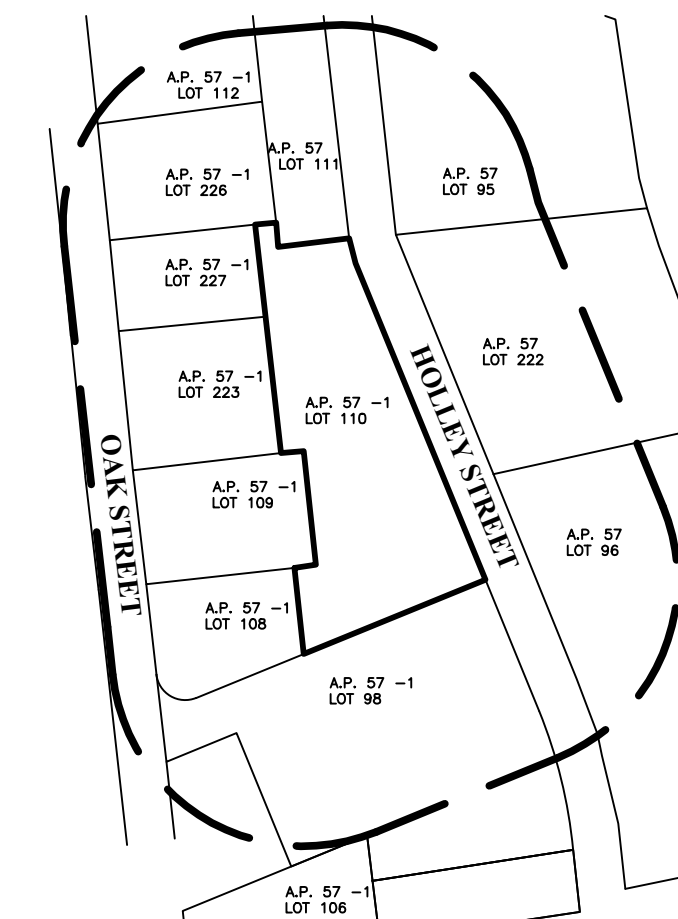
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION

PO BOX 298
TIVERTON, RHODE ISLAND 02878
401.816.5385

SEPTEMBER 29, 2020



AERIAL LOCUS MAP
SCALE 1"=250'



200' RADIUS MAP
1"=200'

LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN
- 3) PROPOSED CONDITIONS PLAN

PROJECT DATA:

STREET INDEX

HOLLEY STREET (PUBLIC)
OAK STREET (PUBLIC)

ZONING DESIGNATION:

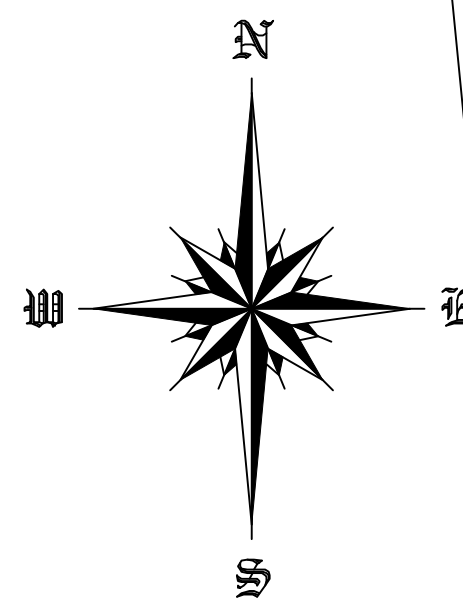
CN

MIN. LOT AREA 15,000 SF
(1ST TWO UNITS)
+5,000 SF
(EA. ADDITIONAL UNIT)

MIN. LOT FRONTAGE/WIDTH 100 FT
MIN. FRONT YARD 25 FT
MIN. SIDE YARD 10 FT
MIN. REAR YARD 30 FT
MIN. CORNER SIDE 20 FT
MAX. BLD. COVERAGE 30%

EXISTING: PLAT: 57-1 LOT: 110
LOT AREA : 1.3 Ac.

PROPOSED:
SIX, TWO-UNIT BUILDINGS (TWELVE (12) RESIDENTIAL UNITS TOTAL)



- PROJECT NOTES:**
- DEED REFERENCE: BOOK 983 PAGE 350.
 - THERE ARE NO FRESHWATER WETLANDS ON THE SUBJECT PARCEL.
 - THIS PROPERTY FALLS WITHIN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X AS MAPPED BY FIRM #44009C0203K DATED 4/3/2020.
 - THE PROPERTY IS CURRENTLY A VACANT LOT WITH SOME BRUSH AND LAWN VEGETATION. THERE ARE NO AGRICULTURAL USAGES OR SOILS OF STATEWIDE IMPORTANCE ON OR ADJACENT TO THIS PROPERTY.
 - THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PROPERTY.
 - THE PROPERTY IS NOT LOCATED IN A RIDEM NATURAL HERITAGE AREA.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OR CONTAIN ANY COASTAL FEATURES ON OR ADJACENT TO THE FOREMENTIONED PARCEL, PER THE RI CRMC.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE INDIAN RUN BROOK TMDL WATERSHED.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
 - THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
 - EXISTING SITE SOILS BASED ON THE USDA SOIL SURVEY INCLUDE MERRIMAC-URBAN LAND COMPLEX 0-8% SLOPES (MU), URBAN LAND (Ur) AND WALPOLE SAND LOAM, 0-3% SLOPES (Wo).
 - 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.

LEGEND

PERIMETER LINE	—
ABUTTER LINE	—
FENCE	-x-x-x-x-
CONTOUR LINE	- - - - 122
SURVEY BOUND	IRF ● PKF ● GBF □
UTILITY POLE	⊕
LIGHT POLE	⊙
OVERHEAD WIRE	— OHW —
CATCH BASIN	⊠
DRAIN MANHOLE	⊙
DRAINLINE	— D —
WATERLINE	— W —
SEWER MANHOLE	⊙
SEWERLINE	— S —
GAS LINE	— G —
TREE	⊙

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 COVERAGE - 30%

STREET INDEX:
 HOLLEY STREET (PUBLIC)
 OAK STREET (PUBLIC)

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 RI 02879

EXISTING CONDITIONS PLAN

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

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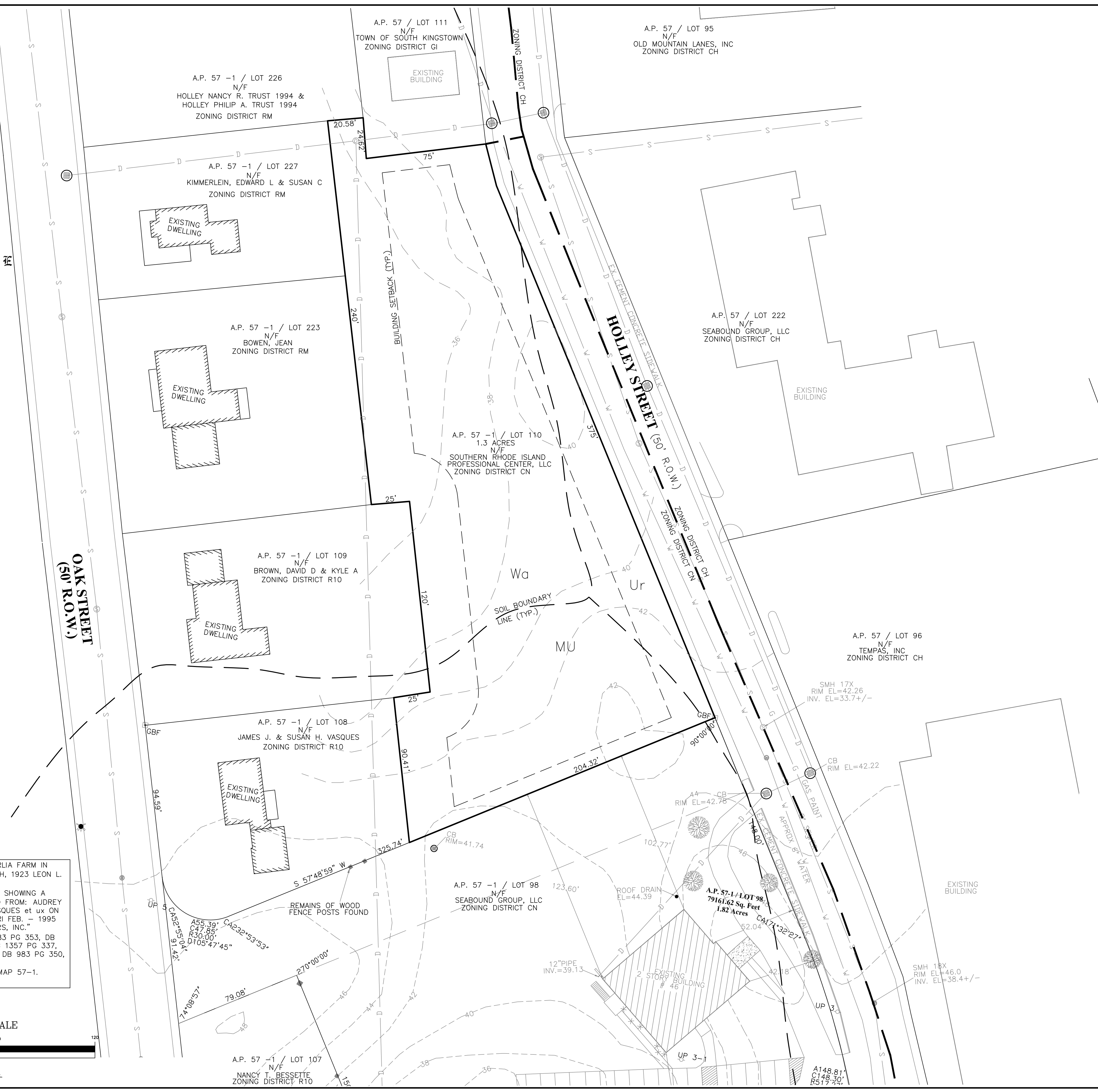
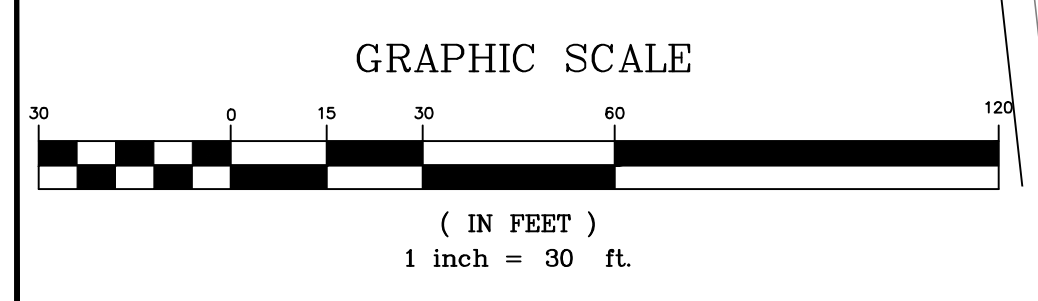
REVISIONS

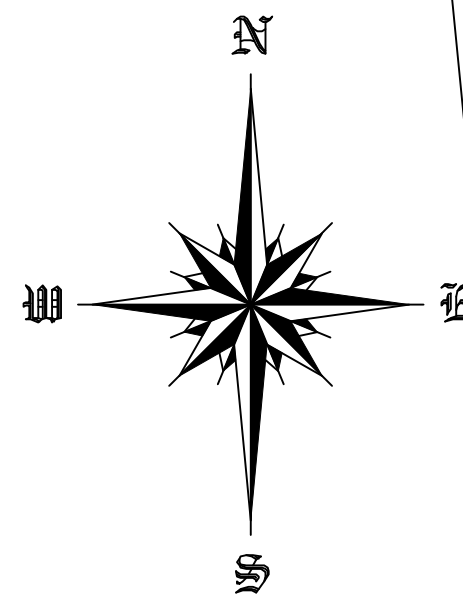
No.	DATE	DRWN	CHKD

MASTER PLAN 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 3
 DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: TJP
 DATE: 09/29/20 PROJECT NO.: LDP 2018-43

- REFERENCES**
- "EXTENSION OF LOTS ON DALE CARLIA FARM IN WAKEFIELD, RI SCALE 1"=80" MARCH, 1923 LEON L. HOLLAND, CIVIL ENGINEER"
 - "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."
 - 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.
 - TOWN OF SOUTH KINGSTOWN TAX MAP 57-1.
 - WWW.BING.COM





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 (10 MARKET, 2 LOW-MOD)

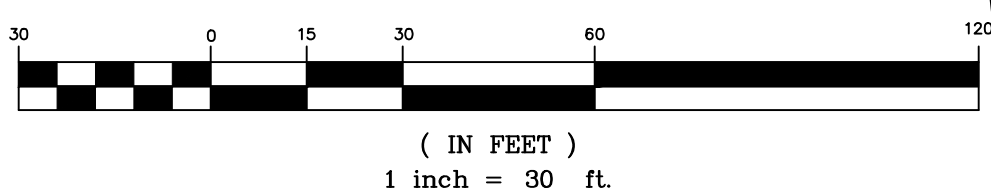
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GRAPHIC SCALE



LEGEND

	EXISTING	PROPOSED
PERIMETER LINE	—————	—————
ABUTTER LINE	—————	—————
FENCE	-X-X-X-X-	-X-X-X-X-
CONTOUR LINE	- - - - -	- - - - -
SURVEY BOUND	IRF ● PKF ● GBF □	IRF ● PKF ● GBF □
UTILITY POLE	⊙	⊙
LIGHT POLE	⊙	⊙
OVERHEAD WIRE	— DHW —	— DHW —
CATCH BASIN	⊙	⊙
DRAIN MANHOLE	⊙	⊙
DRAINLINE	— D —	— D —
WATERLINE	— W —	— W —
WATER SHUTOFF	⊙	⊙
SEWER MANHOLE	⊙	⊙
SEWERLINE	— S —	— S —
GAS LINE	— G —	— G —
TREE	●	●

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DESIGN NOTES:

- 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; 15.3% LOT COVERAGE 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 (12 SPACES) + ON-SITE SPACES AT UNITS (12 SPACES) = 24 SPACES

PROPOSED CONDITIONS PLAN

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 No. 9107
 REGISTERED PROFESSIONAL ENGINEER

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 ENGINEERING DIVISION
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REVISIONS

No.	DATE	DRWN	CHKD

MASTER PLAN SUBMISSION
 for
"THE RESIDENCES ON HOLLEY"
 AP 57-1 LOT 110
 HOLLEY STREET
 in
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