



LEGEND

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

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)

DESIGN NOTES:

- TWELVE (12) RESIDENTIAL UNITS (2 BEDROOMS EACH) WITHIN SIX (6), TWO-STORY BUILDINGS ARE PROPOSED WITH 1,790 SQUARE FEET PER BUILDING FOR A TOTAL OF 10,740 SQUARE FEET OF BUILDING FOOTPRINT AREA. ADDITIONAL 36 SQUARE FEET TOTAL OF COVERED PORCH AREA PER BUILDING FOR A TOTAL OF 216 SQUARE FEET OF COVERED PORCH AREA. THE TOTAL LOT COVERAGE IS 10,956 SQUARE FEET OR 19.4% AS 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
- OPEN SPACE REQUIRED (10% OF DEVELOPABLE LAND AREA) = 56,527 SF X 0.1 = 5,653 SF
 OPEN SPACE PROVIDED VIA PRIVATE YARD SPACE, WALKING PATH AND COMMON GREEN SPACE = 8,125 SF, 14.4%.

DEVELOPMENT LOT COVERAGE NOTES:

1. TOTAL LOT AREA =	56,527 SF
2. TOTAL AREA PROPOSED FOR BUILDING COVERAGE =	10,956 SF
3. TOTAL AREA PROPOSED FOR POROUS DRIVEWAYS/PARKING =	8,029 SF
4. TOTAL AREA PROPOSED FOR REAR YARD LANDSCAPE SCREEN =	9,680 SF
5. TOTAL AREA PROPOSED FOR INTERNAL WALKING PATH =	1,296 SF
6. TOTAL AREA PROPOSED FOR LAWN/GREEN SPACE AND BUILDING LANDSCAPE =	26,566 SF

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%

PLAN REFERENCE:

1) SURVEY & LOCATION PLAN PREPARED FOR SCOT HALLBERG, LOCATION HOLLEY STREET A.P. 57-1 LOT 110 SOUTH KINGSTOWN, RI BY E. GREENWICH SURVEYORS, LLC, DATED 12-23-20.

PROPOSED CONDITIONS PLAN

Thomas J. Principe, III
 No. 9707
 REGISTERED PROFESSIONAL ENGINEER

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

REVISIONS

No.	DATE	DRWN	CHKD
1.	12-22-20	JAR	TJP
2.	2-12-21	JAR	JAR

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: 3 OF 4
 DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: TJP
 DATE: 09/29/20 PROJECT NO.: LDP 2018-43

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

