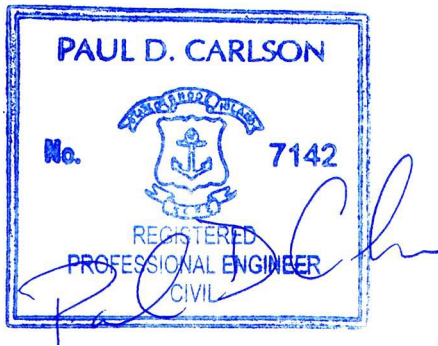


PROJECT NARRATIVE

“Greenhouse Dispensary”

South Kingstown, Rhode Island 02789

October 7, 2025



Prepared for:
Greenhouse Dispensary Inc
225 Main Street
Wakefield, RI 02879



Prepared by:
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1.0 PROJECT NARRATIVE

1.1 Introduction

InSite Engineering Services (IES) has prepared this narrative in conjunction with the accompanying site plans "Greenhouse Dispensary" for the applicant, Greenhouse Dispensary Inc., The report summarizes the proposed redevelopment of the property. The redevelopment is located on the east side of Kingstown Road – Route 108, north of Main Street in the South Kingstown, RI. The project proposes one 1,820 s.f marijuana dispensary.

The 2.3-acre site is identified by South Kingstown as:

- Map 57-2, Lot 76, addressed as 711 Kingstown Road

2.0 EXISTING SITE CONDITIONS

2.1 Property Description

Zoning for the site is Commercial highway "CH". The sites topography ranges from elevation 37 feet along the southern property line by Kingstown Road, and slopes up to an elevation that approaches 40 at the center of the site. The topography then slopes back down to elevation 37 closer to the wetland area. The site has municipal water, sewer, and electrical services available.

Existing power, water and sewer lines are sufficient given the limited scope for utilities. If necessary, existing utilities will be reworked within 5'-0" of the building and therefore not under the civil engineer's purview. There will be 1 unisex toilet room per floor, 1 mop sink, and 1 break room sink. No fire protection exists nor is it required. There is an existing underground electrical service to the building with a meter and existing panel at the stair landing

The site is mostly impervious with some grass patches and tree lines surrounding the property's extents. There are wetlands located along the northern and eastern property lines.

Referencing RIDEM's Environmental Resource Maps:

- The Groundwater Classification site is GA.
- The site is partially located within zone X.

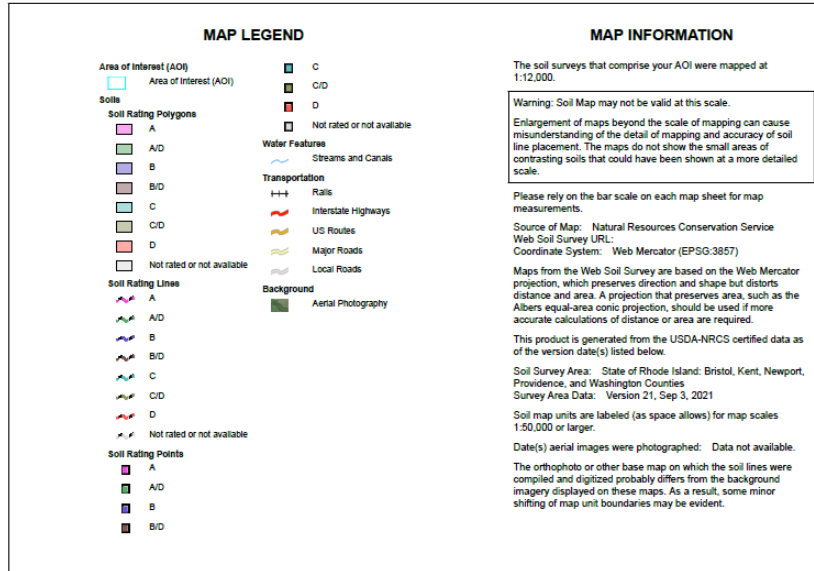
Existing stormwater management of the site consists of overland flow directed to Kingstown Road, and the wetlands on site

2.2 Soil Classification

The USDA Natural Resources Conservation Service’s Web Soil Survey classifies subsurface soils as shown on the accompanying map and soil descriptions.

Soils Map





Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ru	Rippowam fine sandy loam	B/D	0.0	0.4%
Se	Stissing silt loam	D	0.9	9.0%
SwA	Swansea muck, 0 to 1 percent slopes	B/D	1.3	13.9%
Ur	Urban land		7.4	76.7%
Totals for Area of Interest			9.7	100.0%

2.3 Flood Zone Classification

Referencing the National Flood Insurance Program, Flood Insurance Map, Community Panel Number 44009c 0203K, effective on 4/3/2020, the site is partially located within zone X.

2.4 Groundwater

Groundwater on the site falls within a single category classified by RIDEM as "GA".