

# STONEFIELD

March 26, 2026

Brian Wagner, Principal Planner  
Town of South Kingstown Planning Department  
180 High Street  
Wakefield, RI 02879

**RE: Project Narrative  
Proposed Multi-Household Land Development Project  
Ashworth Investments LLC.  
Map 32-4, Lot 21  
2001 Kingstown Road  
Town of South Kingstown, Rhode Island 02879**

On behalf the Applicant, Ashworth Investments, LLC., Stonefield Engineering and Design has prepared the following Project Narrative to outline the proposed project and provide support for the application. The subject property is bounded by Kingstown Road to the West, Zinns Drive to the South and residential area to the North and East. The subject property is designated as Map 32-4, Lot 21 on the Town of South Kingstown Tax Map, commonly known as 2001 Kingstown Road, South Kingstown, RI, (herein referred to as the “project site”). The project site is 37,736 SF (0.866 acres), the extent of land disturbance is 38,149 SF (0.88 acres).

The proposed project consists of the removal of one (1) ±1,700 SF single family residential dwelling to accommodate the proposed construction of one (1) 2,220 SF Multi-family residential dwelling with two (2) dwelling units and one (1) 2,886 SF Multi-family residential dwelling with three (3) dwelling units, totaling in 5 dwelling units. The access consists of one (1) full-movement driveway off Kingstown Road along the western property line, as this is a state maintained road, a RIDOT Physical Alteration Permit Application is required and pending at the time of the Preliminary Site Plan Review submission. Due to the overall limit of disturbance and proposed underground infiltration basins, the project is subject to the Rhode Island Department of Environmental Management Standards. Two (2) underground infiltration basins have been proposed with the development in accordance with RIDEM Standards and the RIDEM Application Approval is pending at the time of the Preliminary Site Plan Review Submission. Additional improvements include a paved residential roadway that leads to each respective structure, landscaping, lighting, stormwater infrastructure, and other utility improvements.

Each proposed unit will have 3-bedrooms with an estimated occupancy of 3-6 people per unit. Based on American Community Surveys of the Town of South Kingstown, 14.8% of individuals are estimated to be under the age of 18 within the area.

Under existing conditions, the subject property contains one residential dwelling, and under proposed conditions would contain five new residential dwelling units. The removal and replacement of the existing structure on-site with the proposed development is anticipated to increase the market and assessed value of the site, therefore it is anticipated that the municipality would receive higher tax revenue in the post-construction condition than in the existing condition.

A Stormwater Evaluation was performed by Ecosystem Solutions (report dated August 7, 2025), which consisted of 4 soil test pits being performed onsite. The soils onsite primarily consist of fine sandy loam ranging from depths of 0 to 36 inches below grade and gravelly cobbly sand ranging from depths of 36-96 inches below grade. Refer Appendix B-2 of the provided Stormwater Report for the full Soil Evaluation.

The project site topography and drainage patterns will generally remain similar to existing conditions; however, due to the existing significant change in elevation across the site and the need for more residentially friendly, ADA compliant grades, stepped foundations will be utilized along the eastern property line. In conclusion, the granting of the Site Plan Review Application will not have any detrimental impact on the surrounding properties, community, and/or Town of South Kingstown. The proposed multi-household land development project provides a great opportunity to provide additional housing to families within the Town.