



**PROJECT NARRATIVE**

**June 3, 2020**

**“THE RESIDENCES ON HOLLEY”**

**AP 57-1 Lot 110**

**Holley Street**

Pre-Application Submission

Residential Development Project

Town of South Kingstown

***Prepared For:***

Scot Hallberg  
17 Arnold Street Suite 100  
Wakefield, RI, 02879

***Prepared By:***

Principe Engineering, Inc.  
27 Sakonnet Ridge Drive  
Tiverton, RI, 02878

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## SECTION I – INTRODUCTION

The following narrative has been prepared to provide an overview of the residential land development project, “The Residences on Holley” on Holley Street in South Kingstown. The project site is identified as AP 57-1 Lot 110 and is comprised of approximately 1.30 acres of undeveloped land. The parcel is located in the Town of South Kingstown commercial neighborhood zoning district. This narrative report provides a general description of the existing conditions and existing use of the property in addition to a description of the proposed development as put forth by the applicant. The presented information and conclusions are based on the best available information at the time of the preparation of this report.



## SECTION II – EXISTING CONDITIONS

As mentioned above, this parcel is 1.30 acres and located on an undeveloped parcel of land. This site is located along Holley Street between School Street and Main Street in the heart of Wakefield. The surrounding lots on Oak Street are comprised of residential dwellings and the properties across Holley Street to the east are primarily commercial in nature. This property is located in short distance to many shops, restaurants, and other community centers. Existing utilities available to the property within Holley Street include sewer, water, and gas.

The aerial map below displays the relative location of the site to the existing surroundings neighborhood roadways.



The site contains soil type Merrimac-Urban land complex, 0 to 8 percent slopes (MU), Urban Land (Ur), and Walpole sandy loam, 0 to 3 percent slopes according to the USDA Soil Survey. The site contains gentle natural slopes directed to the northerly property line. In addition, there are no wetlands, watercourses, or coastal features located within the subject property or within 200 feet of the proposed project. There are no existing or proposed wells within 200 feet of the proposed project. The site is located in Flood Zone X as determined on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the Town of South Kingstown, Rhode Island, Map #44009C0203K effective 4/3/2020.

The development parcel is not located within a RIDEM Natural Heritage Area, South Kingstown Natural Heritage Area, CRMC Narrow River SAMP, CRMC Salt Ponds Special Management Area, or Town of South Kingstown Groundwater Protection Overlay District. The property is located within the Indian Run Brook TMDL watershed, but is not within an OWTS Critical Resource Area or Drinking Water Supply Watershed as outlined by RIDEM.



### SECTION III – PROPOSED CONDITIONS

“The Residences on Holley” is a proposed residential development project which will include the construction of twelve (12) two-bedroom dwelling units within six (6) buildings on the 1.3 acres of land. Two of the twelve proposed dwelling units will be low to moderate income units while the remaining ten (10) units will be market rate units. Each unit will have a connection to the public sewer and public water system and have one garage parking space and one driveway parking space. The three (3) proposed building on the southerly end of the property will share a common driveway off of Holley Street while the remaining three buildings will front along Holley Street with their own driveway. Best management practices to mitigate stormwater runoff will be provided including roof bioretention areas and permeable/porous pavement. Landscaping will include plantings along the frontage and a 20-foot modified landscape screen along the westerly property limits adjacent to the residential zoning.



**SECTION IV – CONCLUSION**

This project as proposed will provide the Town with affordable residential housing units in the core of Town with minimal impacts to public services and the surrounding neighborhoods. The style and density of the development will complement the area and surrounding neighborhoods as well. As the plan and design progresses further, details will be developed regarding stormwater management and overall site and construction details.



