



November 21, 2021

**NARRATIVE SUMMARY (Pre-Application)
“FLYNN ESTATES”
AP 56-1, LOTS 5, 6 & 87
SOUTH ROAD**

Existing Site Conditions:

The proposed “Flynn Estates” is planned for the properties designated as AP 56-1 Lots 5, 6 & 87 along South Road in the Town of South Kingstown. The combined parcel area, zoned R-20, is 6.54 acres with approximately 256 feet of combined/total frontage along South Road. The existing properties each contain existing structures and are predominantly comprised of wooded area along with the lawn and driveway area necessary for the house lots. Lots 5 & 87 have a large area of forested wetlands on the east side of the properties. A 50-foot wetland perimeter from this wetland edge extends into the lots 5 & 87.

Proposed Development Summary:

The proposed development at this pre-application stage consists of a flexible frontage subdivision to accommodate the existing three (3) residential house lots and one (1) new proposed residential house lot. The proposed subdivision has been configured based on the flexible design provisions of Section 502.2 of the Town of South Kingstown Zoning Ordinance and will feature three of the four lots with less than the required 100-foot lot frontage/width in the R-20 zone. All other dimensional regulations and standards for the lots have been met. Eventual house construction on the created lot will utilize a private well and individual on-site wastewater treatment system.