



Division of Highway and Bridge Maintenance
360 Lincoln Avenue
Warwick, RI 02888

FOR RIDOT USE ONLY

APPLICATION NUMBER
DATE

PHYSICAL ALTERATION PERMIT APPLICATION

TYPE OF APPLICATION: ☐ SINGLE FAMILY ☒ MULTIPLE UNIT RESIDENTIAL ☐ COMMERCIAL ☐ OTHER

APPLICANT (PERMITTEE): Tower Hill Landings Annex, LLC

PRINT NAME

SIGNATURE AND DATE

543 Thames Street, Newport, RI 02840

PHONE NUMBER: 401-845-2200

APPLICANT'S ADDRESS

APPLICANT'S EMAIL: cbicho@landingsgroup.com

PROPERTY OWNER: Tower Hill Landings Annex, LLC

PRINT NAME

SIGNATURE AND DATE

543 Thames Street, Newport, RI 02840

PHONE NUMBER: 401-845-2200

PROPERTY OWNER'S ADDRESS

DEVELOPER: Tower Hill Landings Annex, LLC

PRINT NAME (IF BUSINESS, PRINT NAME OF OWNER OR PRINCIPAL)

SIGNATURE AND DATE

543 Thames Street, Newport, RI 02840

PHONE NUMBER: 401-845-2200

DEVELOPER'S ADDRESS

ENGINEER: CROSSMAN ENGINEERING, STEVEN M. CABRAL 4847

PRINT NAME

STATE OF RI P.E. LICENSE NUMBER

SIGNATURE AND DATE

151 Centerville Road, Warwick RI 02886

PHONE NUMBER: 401-738-5660

ENGINEER'S ADDRESS

ENGINEER'S EMAIL: steven.cabral@crossmaneng.com

LOCATION OF WORK: 2095 Kingstown Road (Route 108), South Kingstown (Utility Pole 132-2)

(BE SPECIFIC - HIGHWAY, MUNICIPALITY, STATION, POLE NUMBER, ADDRESS, ETC.)

DIRECT TIE-IN TO STATE DRAINAGE SYSTEM?: ☐ YES ☒ NO IF YES, provide coordinates:

LATITUDE

LONGITUDE

COORDINATE SYSTEM (CHECK ONE): ☒ RI STATE PLANE/NAD 83 ☐ DECIMAL DEGREE/WGS84

PURPOSE OF PERMIT: Construction of 11 Unit Residential Development and installation of curbing along edge of road

ATTACH SEPARATE SHEET IF NECESSARY

I HEREBY CERTIFY UNDER PENALTY OF LAW THAT I HAVE PERSONALLY EXAMINED AND AM FAMILIAR WITH THE INFORMATION SUBMITTED HEREIN AND BASED ON MY INQUIRY OF THOSE INDIVIDUALS IMMEDIATELY RESPONSIBLE FOR OBTAINING THE INFORMATION, I BELIEVE THE SUBMITTED INFORMATION IS TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION UNDER THE AUTHORITY OF THE RHODE ISLAND GENERAL LAWS OF 1956.

APPLICANT SIGNATURE:

DATE:

DO NOT WRITE BELOW THIS LINE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS - DEPARTMENT OF TRANSPORTATION - PHYSICAL ALTERATION PERMIT

This permit is valid for one year from the date the permit is issued, subject to the conditions listed below and/or attached.

CONDITIONS OF APPROVAL:

HIGHWAY & BRIDGE MAINTENANCE

INFRASTRUCTURE

APPROVED ☐

DENIED ☐

APPROVED ☐

DENIED ☐

State Highway Maintenance Operations Engineer

Chief Engineer



August 27, 2020

Mr. Joseph A. Bucci, P.E.
State Highway Maintenance Operations Engineer
RI Department of Transportation
Division of Highway and Bridge Maintenance
360 Lincoln Avenue, Warwick, RI 02888

Re: Physical Alteration Permit Application

Proposed 11-Unit Residential Development (Tower Hill Landings Annex)
Plat 32-4, Lot 32
2095 Kingstown Road (Route 108)
South Kingstown, RI 02879

Dear Mr. Bucci:

On behalf of the applicant, we are submitting the following documents for a Physical Alteration Permit to request authorization for closing a curb cut and minor improvements to the State Right-Of-Way shoulder.

- Six (6) full-size copies of the Site Plan Set
- Two (2) copies of the Drainage Statement
- Two (2) copies of the Cost Estimate for work within the State R.O.W.
- Two (2) copies of the Town Documentation/Master Plan Approval
- One (1) PAP Application and Filing Fee

Currently, the site of the proposed Tower Hill Landings Annex is previously developed land with access off of Kingstown Road. The property was formerly home to the Cucina Restaurant which has since been demolished. The site has remained paved and disturbed with the intention to redevelop. The proposed redevelopment includes the closing of the existing State R.O.W. curb opening, and access will be provided off the existing parking lot of the Tower Hill Landings apartment complex. In general, the existing site topography drains away from the State R.O.W. to low lying wetland areas in the rear of the lot. Post-development conditions do not propose a drainage connection or stormwater runoff flows to the State drainage system. The removal of the existing paved driveway connection will reduce stormwater runoff flow rates and volumes from the surface area within the State R.O.W. shoulder.

If you have any questions or require additional information, please contact me at (508) 695-1700 or via email (chris.cabral@crossmaneng.com).

Sincerely,

CROSSMAN ENGINEERING, INC.

Chris Cabral P.E.
Project Engineer

Enclosures



**DRAINAGE STATEMENT
FOR
PROPOSED TOWER HILL LANDINGS ANNEX
2095 KINGSTOWN ROAD (ROUTE 108)
SOUTH KINGSTOWN, RHODE ISLAND
PLAT 32-4, LOT 32**

AUGUST 27, 2020

This drainage statement has been prepared for the Physical Alteration Permit Application for the proposed redevelopment of the former Cucina Twist restaurant site to allow for construction of an eleven (11) unit residential development. The site is located on Route 108, approximately $\frac{3}{4}$ of a mile south of the Route 138/Route 108 intersection in South Kingstown and opposite Westwind Road. The pre-existing restaurant and two (2) single family houses were recently demolished to allow for construction of a new Dan's Place Restaurant, which previously received RIDOT approval. For economic reasons, Dan's Place was not constructed and the owner of the adjacent Tower Hill Landings Apartment Facility purchased the lot for expansion.

The proposed residential facility will consist of 2 new apartment buildings with eleven (11) units total, paved parking area, closed-drainage system, utility improvements and landscaping. Under existing conditions, the majority of the site drains away from the State Right-of-Way towards the wetland areas in the rear of the property. Post-development conditions do not propose any stormwater discharges to the State drainage system and the new buildings and parking areas will continue to drain away from Route 108.

Also, the existing driveway access from Route 108 into the site will be eliminated. Access will be available through the existing Tower Hills Landing apartment complex via the existing Rolens Drive. New curbing is proposed along Route 108 to close the curb cut and to prevent gutter erosion along the new front lawn. New 3-flange catchbasin frame and grates and curb apron stones will be provided at the existing catchbasins. The elimination of the proposed driveway connection will decrease the amount of impervious within the R.O.W shoulder and there will be a decrease in the stormwater runoff peak flow rates and volumes during all storm events.

