

RECEIVED IN
PLANNING DEPARTMENT

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TOWN OF
SOUTH KINGSTOWN, RI



Town of South Kingstown, Rhode Island
Major Land Development Project
Preliminary Plan
November 24, 2020

Submitted By:

Tower Hill Landings Annex, LLC C/O
Landings Real Estate Group
543 Thames Street
Newport, RI 02840
(401)-845-2200

Town of South Kingstown, Rhode Island

Major Land Development Project

Preliminary Plan Submittal

November 24, 2020

Packet Contents

- RI DEM Letter of Insignificant Alteration Permit letter
- RI DOT Physical Alteration Permit letter
- Building elevations showing Building #1 side egress door and sidewalk.
- Land Development Regulations Required Waivers
- An updated site plan showing a sidewalk extending to the south of Rolens Drive connecting to the bus stop.
- An updated landscape plan reflecting comments from the board during the October 27th planning meeting.
- An updated lighting plan showing additional lighting on buildings.

Preliminary Plan Index of Drawings

- C1. General Notes and Legend
- C2. Aerial Maps
- C3. Radius Map
- C4. Existing Conditions Plan
- C5. Site Layout Plan – **WITH SIDEWALK EXTENDING TO THE BUS STOP**
- C6. Grading and Drainage Plan
- C7. Utility Plan
- C8. Soil Erosion and Sediment Control Plan
- C9. Miscellaneous Details Plan No 1
- C10. Miscellaneous Details Plan No 2 – **INCLUDING DUMPSTER ENCLOSURE**
- C11. Miscellaneous Details Plan No 3
- C12. Miscellaneous Details Plan No 4 – **INCLUDING PET WASTE STATION DETAIL**
- C13. Miscellaneous Details Plan No 5
- C14. Miscellaneous Details Plan No 6
- E1. Lighting Plan
- L1. Landscaping Plan
- L2. Landscape Details Plan



RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
235 Promenade Street
Providence, Rhode Island 02908

November 4, 2020

Tower Hill Landings Annex, LLC
c/o Chris Bicho, President
534 Thames Street
Newport, RI 02840

Insignificant Alteration – Permit

Re: Application No. 20-0189 in reference to the location below:

Approximately 170 feet northeast of Kingstown Road (Route 108), approximately 210 feet southeast of the intersection of Kingstown Road (Route 108) and Westwind Road, Utility Pole No. 133, Assessors Plat 32-5, Lots 28 & 32, South Kingstown, RI.

Dear Mr. Bicho:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your **Request for Preliminary Determination** application. This review included a site inspection of the above referenced property ("subject property") and an evaluation of the proposed construction of two new residential apartment buildings with paved parking, public water and sewer connections, underground electric lines, site grading, a stormwater management system, and landscaping, as illustrated and detailed on site plans submitted with your application. These site plans were received by the DEM on October 15, 2020.

Our observations of the subject property, review of the site plans and evaluation of the proposed project reveals that alterations of freshwater wetlands are proposed. However, pursuant to 250-RICR-150-15-1.9 of the Rules and Regulations Governing the Administration and Enforcement of the Fresh Water Wetlands Act, 250-RICR-150-15-1 (Rules), this project may be permitted as an **insignificant alteration** to freshwater wetlands under the following terms and conditions:

Terms and Conditions for Wetlands Application No. 20-0189; RIPDES No. RIR101307:

1. This letter is the DEM's permit for this project under the R.I. Fresh Water Wetlands Act, R.I. Gen. Laws § 2-1-18 et seq.
2. This determination also includes your final authorization to discharge storm water associated with construction activity under the **2020 RIDPES General Permit for Stormwater Discharge During Construction Activity ("CGP")**. For future references and inquiry, your permit authorization number is **RIPDES No. RIR101307**.
3. This permit is specifically limited to the project, site alterations and limits of disturbance as detailed on the site plans submitted with your application and received by the DEM on October 15, 2020. A copy of the site plans stamped approved by the DEM is enclosed. Changes or revisions to the project that would alter freshwater wetlands are not authorized without a permit from the DEM.

4. Where the terms and conditions of the permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.
5. You must notify this Program in writing of the anticipated start date, and of your contractor's contact information, by submitting the Notice of Start of Construction Form prior to commencement of any permitted site alterations or construction activity. You must also notify this Program in writing upon completion of the project, including submittal of the Notice of Termination Form. The Start of Construction Form and the Notice of Termination can be found on the webpage: dem.ri.gov/stormwaterconstruction.
6. A copy of the stamped approved site plans and a copy of this permit must be kept at the site at all times during site preparation, construction, and final stabilization. Copies of this permit and the stamped approved plans must be made available for review by any DEM or City/Town representative upon request.
7. Within ten (10) days of the receipt of this permit, you must record this permit in the land evidence records of the Town of South Kingstown and supply this Program with written documentation obtained from the Town showing this permit was recorded.
8. The effective date of this permit is the date this letter was issued. This permit expires four (4) years from the date of this letter unless renewed pursuant to the Rules.
9. Any material utilized in this project must be clean and free of matter that could pollute any freshwater wetland.
10. Prior to commencement of site alterations, you shall erect or post a sign resistant to the weather and at least twelve (12) inches wide and eighteen (18) inches long, which boldly identifies the initials "DEM" and the application number of this permit. This sign must be maintained at the site in a conspicuous location until such time that the project is complete.
11. Both the owner and the contractor retained to undertake the construction activity are required to comply with all terms and conditions of the CGP. This includes maintaining the Soil Erosion and Sediment Control (SESC) Plan, performing the required inspections and maintenance of the selected Best Management Practices (BMPs), and retaining inspection records. Further information on the requirements of the CGP is available at:
<http://www.dem.ri.gov/programs/benviron/water/permits/ripdes/pdfs/cgp092620.pdf>.
12. Temporary erosion and sediment controls detailed or described on the approved site plans shall be properly installed at the site prior to or commensurate with site alterations. Such controls shall be properly maintained, replaced, supplemented, or modified as necessary throughout the life of this project to minimize soil erosion and to prevent sediment from being deposited in any wetlands not subject to disturbance under this permit.
13. Upon permanent stabilization of all disturbed soils, temporary erosion and/or sediment controls must be removed.
14. You are responsible for the proper installation, operation, maintenance and stability of any mitigative features, stormwater treatment facilities, and systems of treatment and control that are installed or used in compliance with this permit to prevent harm to adjacent wetlands until documentation is provided that this responsibility has been assigned to another entity. Operation

and maintenance shall be as described in the plan entitled, "Long Term Operation and Maintenance Plan or Tower Hill Landings Annex, 2095 Kingstown Road (Route 108), Plat 32-4, Lot 32, South Kingstown Rhode Island", originally submitted in August, 2020 and revised September 18, 2020, prepared by Crossman Engineering Engineers & Surveyors located at 151 Centerville Road in Warwick, RI 02886 and also at 103 Commonwealth Avenue in North Attleboro, MA 02763.

15. You are obligated to install, utilize and follow all best management practices detailed or described on the approved site plans in the construction of the project to minimize or prevent adverse impacts to any adjacent freshwater wetlands and the functions and values provided by such wetlands.
16. You must provide written certification from a registered land surveyor or registered professional engineer that the stormwater drainage system including any and all basins, piping systems, catch basins, culverts, swales and any other stormwater management control features have been constructed/installed in accordance with the site plans approved by this permit. This written certification must be submitted to this Program within twenty (20) days of its request or upon completion of the project.
17. This permit supersedes a previous permit issued by the DEM for the subject property under Application No. 16-0120.
18. Artificial lighting must be directed away from all vegetated wetland areas. Where this is not possible, the use of deflectors to concentrate lighting away from vegetated wetlands must be employed.

Pursuant to the provisions in 250-RICR-150-15-1.7(A)(9) and 250-RICR-150-15-1.11(D), as applicable, any properly recorded and valid permit is automatically transferred to the new owner upon sale of the property.

Please be aware that the RIDEM's Rules and Regulations Governing the Establishment of Various Fees (250-RICR-30-00-1) require that RIPDES CGP permit holders to pay an Annual Fee of \$100.00. An invoice will be sent to the owner on record in May/June of each year if the construction was still active as of December 31st of the previous year. The owner will be responsible for the Annual Fee until the construction activity has been completed, the site has been properly stabilized, and a completed Notice of Termination (NOT) has been received by the RIPDES Program.

You are required to comply with the terms and conditions of this permit and to carry out this project in compliance with the Rules at all times. Failure to do so may result in an enforcement action by this Department.

In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

Kindly be advised that this permit is not equivalent to a verification of the type or extent of freshwater wetlands on site. Should you wish to have the types and extent of freshwater wetlands verified, you may submit the appropriate application in accordance with 250-RICR-150-15-1.8(C).

This permit does not remove your obligation to obtain any local, state, or federal approvals or permits required by ordinance or law and does not relieve you from any duties owed to adjacent landowners with specific reference to any changes in drainage.

Application No. 20-0189

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Please contact Claire Swift of this office (telephone: 401-222-6820, x 7418) should you have any questions regarding this letter.

Sincerely,

Nancy L. Freeman

Nancy L. Freeman, Principal Environmental Scientist
Office of Water Resources
Freshwater Wetlands Program

NLF/CVS/cvs

Enclosure: Approved site plans

cc: Neal Personeus, DEM Stormwater Program
Wayne R. Pimental, Town of South Kingstown Building Official
Steven M. Cabral, PE, Crossman Engineering, Inc.



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

11/10/2020

Tower Hill Landings Annex, LLC
543 Thames Street
Newport, RI 02840

Subject: Physical Alteration Permit Application No. 200901-A
Location: 2095 Kingstown Road
UP#132-2
South Kingstown

Dear Applicant:

In reference to the subject Physical Alteration Permit Application (PAPA) Number 200901-A for the proposed work in South Kingstown, the revised application package received on 11/4/2020 has been reviewed and found to meet our design requirements. The Physical Alteration Permit authorizing construction of the work within or impacting the State Highway Right-of-Way will be issued upon receipt and acceptance of the following:

- Original Insurance Certificate (Section 4.8 Insurance Requirements of the Department's Rules and Regulations for PAPA)
- Original bond in the amount of \$23,000.00 for the proposed work within or impacting the State Highway Right-of-Way (Section 4.7 Bond Requirements of the Department's Rules and Regulations for PAPA)

Please note that if all these documents are not received within three (3) years of the date of this letter, the permit application will expire and no longer be valid, requiring re-submission of the application. Please be advised that pursuant to Section 4.6 Part A of the Department's Rules and Regulations regarding Physical Alteration Permits, the collection of a new application fee with a re-submittal is required.

If you have any questions, please contact Arlene Nelson at (401) 734-4842.

THIS LETTER SHALL NOT BE CONSTRUED AS A PHYSICAL ALTERATION PERMIT AUTHORIZING CONSTRUCTION WITHIN OR IMPACTING THE STATE HIGHWAY RIGHT-OF-WAY. A PERMIT WILL NOT BE GRANTED UNTIL ALL OF THE DOCUMENTATION REQUESTED ABOVE HAS BEEN RECEIVED AND ACCEPTED.

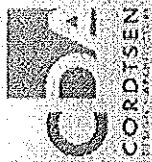
Sincerely,

for Joseph A. Bucci, P.E.

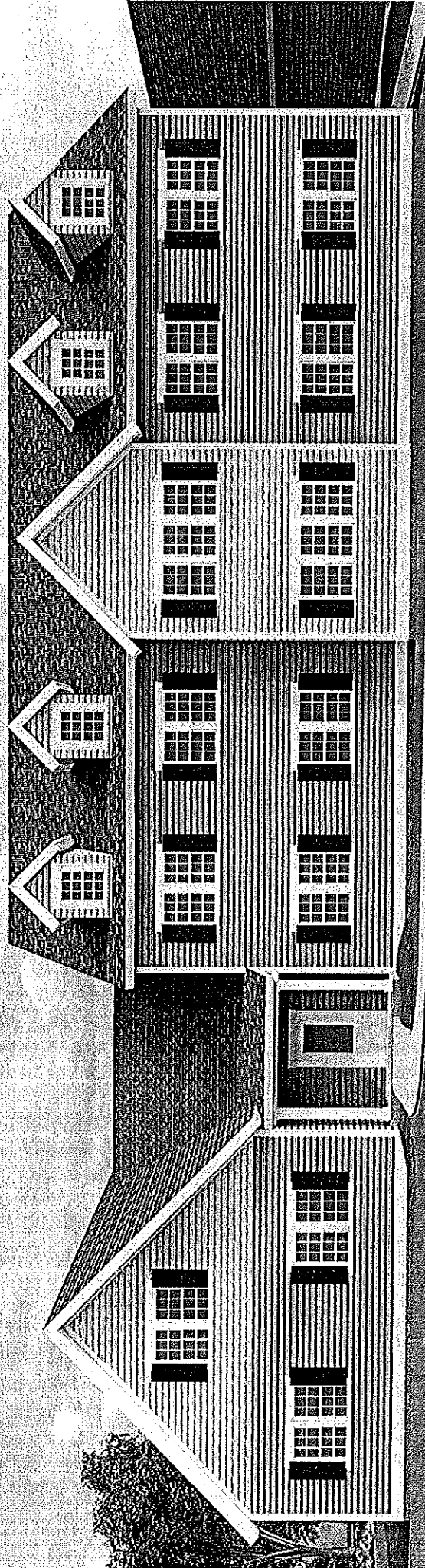
State Highway Maintenance Operations Engineer

Attachments: Rules and Regulations for PAPA - Section 4.8 Insurance Requirements

cc: Crossman Engineering-Mr. Steven Cabral, P.E., Ouellette, Nascimento (w/o attachments), file



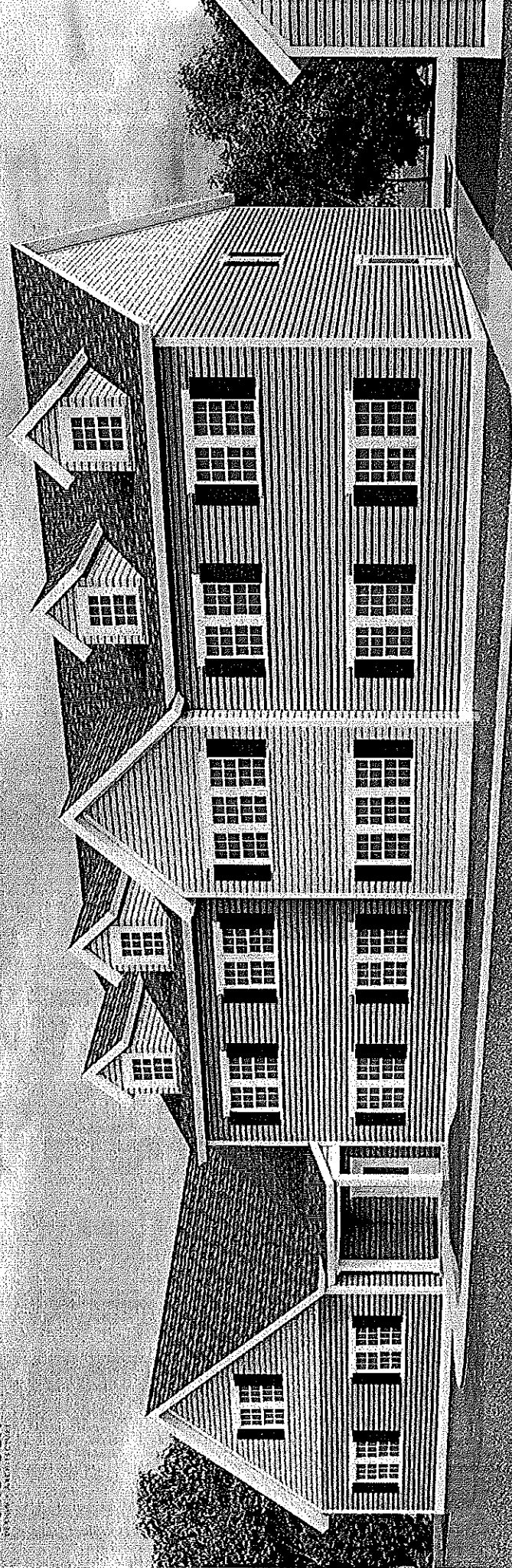
BUILDING #1



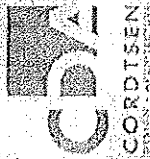
ROUTE 108



BUILDING #1

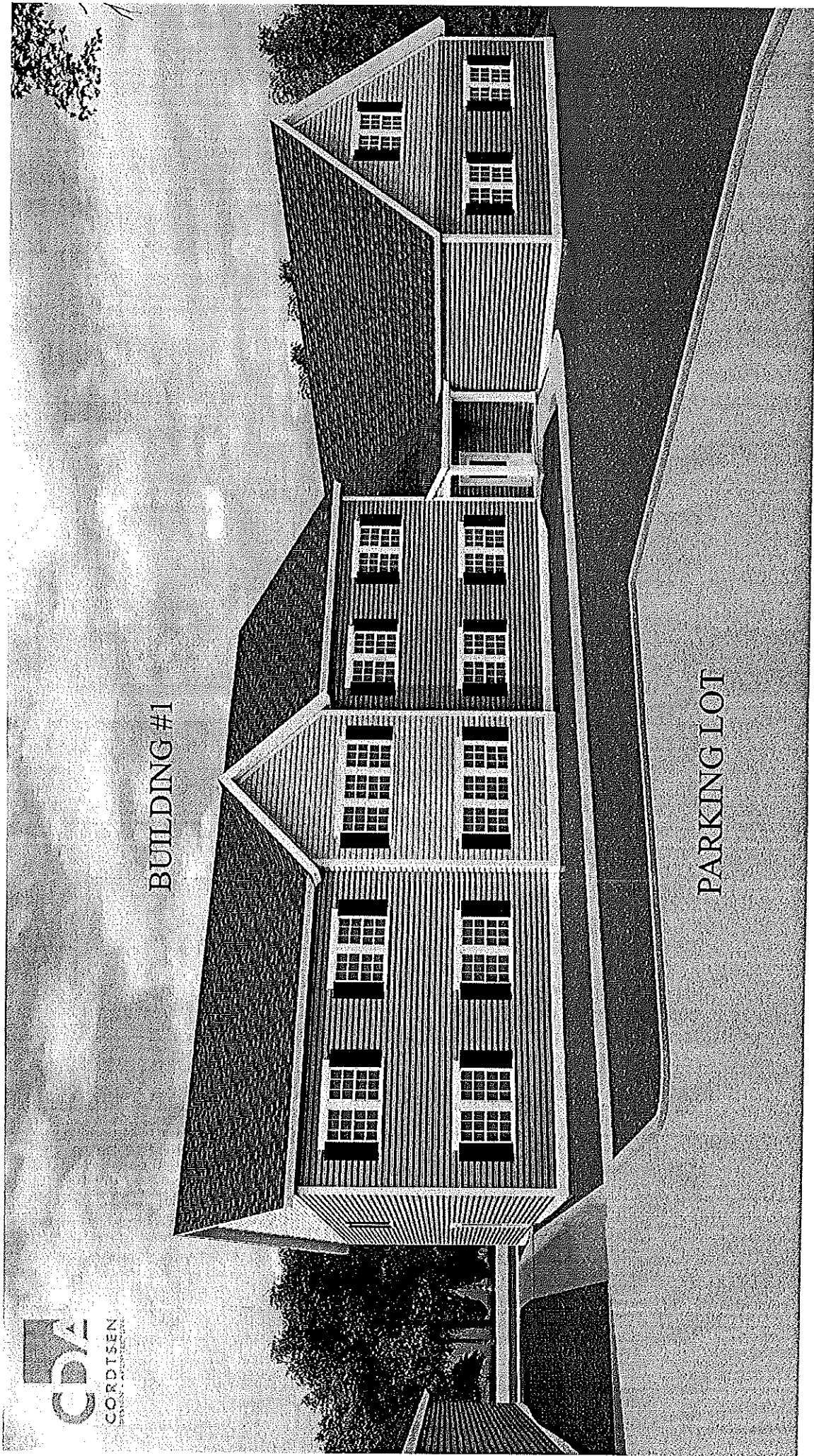


ROUTE 108



BUILDING #1

PARKING LOT



November 13, 2020

Mr. Jason Parker, Principal Planner
South Kingstown Planning Department
180 High Street
Wakefield, RI 02879

Subject: Waiver request summary for 2095 Kingstown Road, South Kingstown

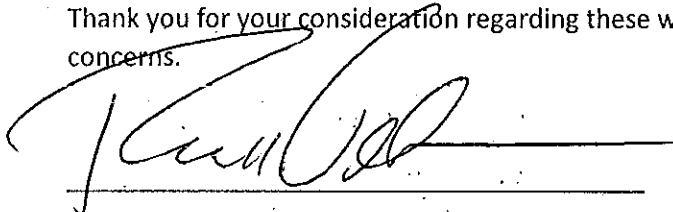
Mr. Parker

As part of our submittal package for Preliminary Plan approval, below please find the waivers we are requesting for 2095 Kingstown Road multi-family project.

SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REQUIRED WAIVERS

- G.3: No less than 10 feet perimeter landscaping shall be provided when parking area contains five (5) or more spaces. (0 feet provided)
- H.7: Multi-household development projects when located along any public street, shall provide a setback of 100 feet along said street. (25 feet provided)
- H.9: Distance between building on same lot along the same plane shall be 25 feet if abutting ends contain no windows. If walls contain windows, the separation shall be 50 feet. (10 feet provided)

Thank you for your consideration regarding these waiver requests and contact me with any questions or concerns.



Russ Johnson, Project Manager
Landings Construction Management