

PROJECT NARRATIVE

"SLATER COURT"

North Smithfield, Rhode Island

MAJOR LAND DEVELOPMENT

6 Duple Units

AP 4 Lot 270

April 29, 2022

Prepared for:

BB&G, LLC

176 Eddie Dowling Highway

North Smithfield, R.I.

Prepared by:

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North Smithfield, RI 02896



PROFESSIONAL ENGINEERS | LAND SURVEYORS
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1.0 INTRODUCTION

The Property is located along the southerly side of Main Street and is identified on North Smithfield's Assessors as Plat 4, Lot 270. The site consists of approximately 423,880 square feet (9.73 acres) having 962.52' of frontage along Main Street. The site is bordered to the south by Slatersville Reservoir. Abutting the site to the west and east is property owned by the Town of N. Smithfield. A single-family residence abuts the property along the east. Single and multifamily homes are located across the street along the northerly portion of Main Street and east of the property.

The site is undeveloped and wooded. Wetland resource areas have been delineated on site by Natural Resource Serves, Inc. A wooded swamp and its 50' perimeter wetland is located along the Reservoir to the south and along an intermittent stream that flows from the northerly side of Main Street through a culvert. The intermittent stream has a 100' Riverbank wetland. The resource areas are delineated on the accompanying plan "Master Submission of Slater Court", dated March 02, 2022.

Public water and Sewer are available in Main Street. The units will be serviced by Gas, electric and cable.

2.0 PROPOSED DEVELOPMENT

The project proposes 6 duplex condominium buildings for a total of 12 units. The units are planned to be approximately 1,600-1,800 square feet and will consist of 2 bedrooms and 2 bathrooms. Each unit will have a two-car garage. A single access private driveway is proposed to access five of the duplex units. The proposed layout of the driveway provides an additional 12 parking spaces on site for the six condominium buildings.

Stormwater will be managed in accordance with the Town of North Smithfield and RIDEM. Treatment is proposed by utilizing underground infiltration chambers for roof runoff and the use of pervious pavement in the driveway.

The proposal also includes the division of a 2.35 acre+/- lot at eastern end of the property.

3.0 LOCAL PERMITTING

3.1 Planning Board of Review

The proposed development will need to be reviewed by the Town of North Smithfield Planning Board as a Major Land Development and will require three stages of review: (1) master plan, (2) preliminary plan and (3) final plan. Master plan is anticipated to be filed with the Town in April, 2022.

In addition, an minor subdivision is proposed in order to separate the lot into two parcels. A minor subdivision application and plan would be required to subdivide the parcel.

3.2 Zoning Board of Review

According to the Town of North Smithfield's Zoning Ordinance (Zoning Ordinance), as adopted June 4, 2018. The project seeks a variance from: Section 5.6.4.7(1), to reduce the distance between buildings from 20' to 15'; Section 5.4.2(5), Special Use Permit; and Section 6.3, Number of Principle Structures per Lot.

3.3 Fire Department

The proposed project's layout will require review and approval from the Town of North Smithfield's Fire Marshal.

4.0 STATE PERMITTING

4.1 Rhode Island Department of Environmental Management

A Freshwater wetlands permit is required for any project that may alter the characteristics of any nearby wetland feature, either by physical alteration, stormwater runoff characteristic, or quality impact. Due to the proximity of the site to the wetlands along the southerly portion of the property, a Preliminary Determination will be filed with the RIDEM's Division of Freshwater Wetlands for the proposed site improvements. A RIPDES review will also be included as part of the submittal to RIDEM. All proposed improvements will adhere to the Rhode Island Stormwater Design and Installation Standards Manual.

4.2 Physical Alteration Permit Application

A Physical Alteration Permit Application (PAPA) is required for any new project that proposes new access onto a RIDOT roadway. The PAPA permit will be filed meeting the RIDOT PAPA Manual requirements.