

**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
PROJECT REVIEW APPLICATION FORM**

This Application Form is to be submitted with each stage of review.



*NO CHANGE
6/5/2028*

APPLICANT INFORMATION

Applicant Name: TOWER HILL LANDINGS ANNEX, LLC
Name of Primary Contact (if applicant is an organization): CHRISTOPHER C BICHO
Applicant Address: 543 THAMES STREET, NEWPORT, RI 02840
Applicant Phone: 401-845-2200 Applicant Email: cbicho@landingsgroup.com

OWNER INFORMATION

Owner Name(s): DCH 1 REALTY HOLDING SOUTH, LLC
Owner Contact Information: 880 VICTORY HIGHWAY, WEST GREENWICH, RI 02817

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: 32-4 / 32
Physical Address or Location of Parcel(s): 2095 KINGSTOWN ROAD, SOUTH KINGSTOWN, RI 02879
Zoning District(s) of Parcel(s): CN Total Size of Development Parcel: 1.23 ACRES
Date of Initial Meeting with Planning Department Staff (before first stage of review): 11/04/2019

TYPE OF PROJECT (select all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Development Plan Review | <input type="checkbox"/> Minor Land Development Project |
| <input type="checkbox"/> Administrative Subdivision | <input checked="" type="checkbox"/> Major Land Development Project |
| <input type="checkbox"/> Minor Subdivision, without street creation or extension | <input type="checkbox"/> Multi-Household Land Development Project |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension | <input type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Residential Compound |
| | <input type="checkbox"/> Comprehensive Permit |

CURRENT STAGE OF REVIEW (if applicable)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input type="checkbox"/> Conceptual Master Plan | <input type="checkbox"/> Change to an Approved Plan |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Reinstatement or Extension to Approved Plan |
| <input type="checkbox"/> Final Plan | <input type="checkbox"/> Request to Combine Review Stages |
| <input type="checkbox"/> Recording | <input type="checkbox"/> Other |

WAIVERS AND MODIFICATIONS

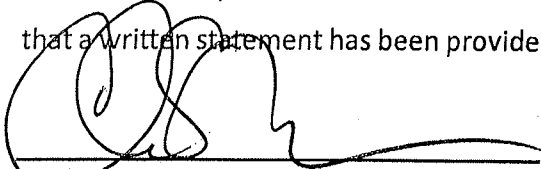
Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations? yes* no

**If yes, a statement describing the specific regulation(s) for which waiver or modification is requested must be included in the application materials.*

CERTIFICATION OF COMPLETE APPLICATION

(1) The applicant hereby certifies that all of the materials required by the applicable checklist(s), as determined by Planning Department staff during the initial meeting, have been submitted including a review fee in the amount of \$ 100.00.

(2) The applicant hereby certifies that the plan set and other submitted materials conform to the requirements of the current adopted version of the Town of South Kingstown Subdivision and Land Development Regulations, or, that a written statement has been provided listing all requested waivers and/or modifications of the Regulations.


Applicant Signature

2/20/2020
Date

CHRISTOPHER C BICHO
Printed Name

PROJECT TEAM FORM

Submittal Date: 2/21/2020

NO CHANGE
5/1/2020
6/5/2020

The Project Team Form is to be submitted with each stage of review. If no changes to the Project Team have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

ATTORNEY *This entity should be copied on all project correspondence* **YES** **NO**

Name: KENYON LAW ASSOCIATES, LLP

Name of Primary Contact (if attorney is an organization): JOHN KENYON

Address: 133 OLD TOWER HILL RD, WAKEFIELD, RI 02879

Phone: 401-789-0217 Email: jfk@kenyonlawyers.com

ENGINEER *This entity should be copied on all project correspondence* **YES** **NO**

Name: CROSSMAN ENGINEERING

Name of Primary Contact (if engineer is an organization): STEVE CABRAL

Address: 151 CENTERVILLE RD, WARWICK, RI 02886

Phone: 401-738-5660 Email: steven.cabral@crossmaneng.com

SURVEYOR *This entity should be copied on all project correspondence* **YES** **NO**

Name: CROSSMAN ENGINEERING

Name of Primary Contact (if surveyor is an organization): STEVE CABRAL

Address: 151 CENTERVILLE RD, WARWICK, RI 02886

Phone: 401-738-5660 Email: steven.cabral@crossmaneng.com

LANDSCAPE ARCHITECT *This entity should be copied on all project correspondence* **YES** **NO**

Name: CROSSMAN ENGINEERING

Name of Primary Contact (if landscape architect is an organization): STEVE CABRAL

Address: 151 CENTERVILLE RD, WARWICK, RI 02886

Phone: 401-738-5660 Email: steven.cabral@crossmaneng.com

ARCHITECT *This entity should be copied on all project correspondence* **YES** **NO**

Name: CORDTSEN DESIGN

Name of Primary Contact (if architect is an organization): JAY GROVER

Address: 42 WEST MAIN RD, MIDDLETOWN, RI 02842

Phone: 401-619-4689 Email: jgrover@cordtsendesign.com

OTHER *This entity should be copied on all project correspondence* **YES** **NO**

Name: _____

Role on Project: _____

Name of Primary Contact (if entity is an organization): _____

Address: _____

Phone: _____ Email: _____

NO CHANGES

OWNER AUTHORIZATION FORM

Submittal Date: February 22, 2020 5/1/22

Owner Authorization Forms for each owner of the property being considered for subdivision/development is to be submitted with each stage of review. If no changes to the ownership have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

I, DCH 1 Realty Holding South, LLC hereby certify that I am an/the owner of property designated as Plat 32-4, Lot 32, as shown on the Town of South Kingstown Tax Assessor Maps.

I further certify that I am the owner of the development rights for this property.

I hereby authorize and am in agreement with the application, signed by Tower Hill Landings Annex, LLC (applicant), for subdivision or development for the subject property. Said application is to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

WITNESS its name this 10 day of Feb, 2020

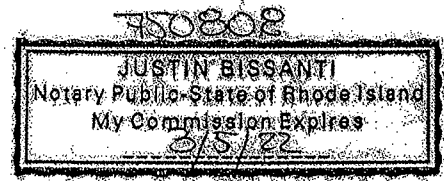
BY: [Signature]
Signature of Owner

STATE OF RHODE ISLAND

County of Kent

In West Greenwich on the 10th day of Feb, before me personally appeared Dan Hebert (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his/her free act and deed, as _____ (individual, corporation, trustee, partnership, non-profit, etc.).

[Signature]
Notary Public
My Commission Expires: 3/5/22





Town of South Kingstown Planning Board
Concept Review
Tower Hill Landings Annex, LLC
543 Thames Street
Newport, RI 02840

June 5, 2020

Narrative report for the property at 2095 Kingstown Road, South Kingstown, RI

(The general description of the existing physical environment) - The vacant lot is approximately 53,000 square feet and the site abuts Tower Hill Landings Apartments on the South and East and West and there is 259 feet of frontage on Route 108.

(Proposed use) Tower Hill Landings Annex LLC, an affiliate of Tower Hill Landings, LLC, proposes to build an eleven (11) unit multi-family residential development. The unit mix is proposed to have nine (9) four-bedroom and two 2-bedroom units and two (2) two bedroom and one bath units. One four-bedroom and one two-bedroom unit will be designated affordable and rented at 80% of AMI and one of the two bedrooms will be handicap adaptable.

(Statement with supporting maps that illustrates the approach utilized in designing the proposed development, considerations of existing conditions and significant features.) The proposed eleven units will be housed in 2 buildings with footprints of 5,633 and 5,023 square feet. As detailed in Plan C5, both buildings will be two stories high with 2 four- bedroom units on the first floor and 2 four-bedroom units on the second floor. Both buildings will also have a single-story section. Building 1 will have 2 two-bedroom units and Building 2 will have 1 four-bedroom unit in this one-story portion of the building.

Both buildings will be set back twenty-five (25) feet from Route 108 and within the required setbacks with a 10-foot separation between the two buildings. The building placement will allow for the installation of a sidewalk to connect the property to the bus stop located at the entrance of Tower Hill Landings. The Lot coverage for the proposed buildings is 20.1% versus the 30% allowed. The development will provide 44 parking spaces versus the 22 required to accommodate the larger 4-bedroom units and is located to the rear of the buildings. Waivers are being requested for the front setback and for separation between buildings.

The plan also includes 10% open space. The access to the proposed development will be through Tower Hill Landings Apartments and no access will be permitted on to Kingstown Road, Route 108. The elimination of an egress onto Route 108 will eliminate any traffic issues with the intersection of Rt 108 and Tower Hill Landings adjacent to Tower Hill Landings Annex site.

Landscaping buffers on the north and Route 108 street sides along with lighting improvements will enhance the overall appearance of the site while providing a safe and inviting environment for residents.

(Population and school-aged children in proposed development) The eleven (11) rental units are targeted to accommodate the general population in the Town of South Kingstown. The number of school aged children will be dependent on the ultimate population occupying the units; however, based on our population at the 132 units at Tower Hill Landings we expect very few children and a significant number of residents to be associated with the University of Rhode Island as graduate and undergraduate students as well as faculty.

(General analysis of soil type and suitability for the development)

The Soil Survey of Rhode Island by the Natural Resources Conservation Services (NRCS) identifies the underlying soils to be Narragansett Silt Loam (NaB) and Udothents-Urban Land Complex (UD). NaB Soils are typically well drained soils found on slopes of glacial till. The permeability of this soil is moderate in the surface and subsoil layers and rapid in the substratum. The soil can be moderately acidic and based upon its physical properties, NaB Soils are considered by NRCS to be suitable for community development.

Udothents (UD) soils typically consist of moderately well drained soils that have been disturbed by past urban activity. Therefore, on-site soil testing was performed to document the soil conditions. The soil evaluations found the soils to be predominately fine sandy loam with very fine sandy loams at depths of 0 – 10” with very fine sandy loams at deeper depths. Isolated pockets of fill material were also found. The seasonal high-water table was determined to vary from 10 inches to 34 inches, but the soils were all found to be suitable for community development.

(A general viewshed analysis, showing the location and extent of significant views both from and within the proposed development parcel, as well as anticipated views into the property from adjacent public or private streets and properties) Photos submitted in separate document.

(An estimate of the approximate population of the proposed development) The residents of the proposed development will be targeted to the general population of the Town of South Kingstown as well as University of Rhode Island graduate and undergraduate students and faculty. The nine 4-bedroom units will house 36 residents and the two 2-bedroom units will house 4 residents for a total of 40 residents. This could fluctuate if any of the units are occupied with families with children.

(The potential impacts of the development on the Town expenses and revenues) The positive impact for the Town include transforming an unsightly property into two new apartment buildings with sufficient parking and enhanced landscaping and lighting, increasing property taxes paid based on the improvements to the site. The buildings will be built at or above Town standards and have a local fire alarm and a full sprinkler system. With on site property management, tenant issues are addressed by Landings Management employees minimizing municipal fire and police calls to the site.

Based on our population at the 132 units at Tower Hill Landings we expect very few children will be occupying these new units resulting in minimal impact on the school system.

(Description of proposed phasing, if any) The project will be built in one phase, no phasing of units / buildings is anticipated.

June 5, 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

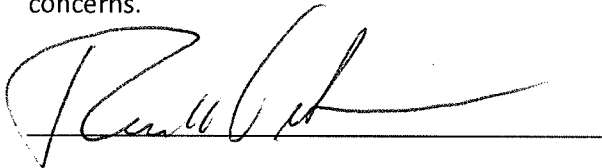
In response to your May 29, 2020 email, below please find the waivers we are requesting for 2095 Kingstown Road multi-family project.

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)

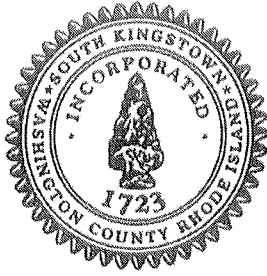
In addition, the project will apply to the Zoning Board of Review for a Special Use Permit, Section 504.14 for relief regarding the household occupancy of no more than three (3) unrelated persons for the nine (9) four-bedroom units.

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



Russ Johnson, Project Manager
Landings Construction Management

Copy .



Town of South Kingstown, RI

509 Commodore Perry Highway
Wakefield, RI 02879
Tel. 401-789-9331
Fax. 401-782-8068

PUBLIC SERVICES DEPARTMENT

SEWER SERVICE ENGINEERING REVIEW REQUEST

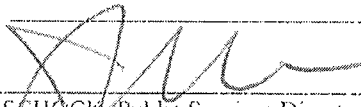
Review Requested By: DCHI Realty Holdings South LLC Phone # Chris Cabral - 225-0211
Email

Property Address: 2095 Kingstown Road

Plat: 32-4 32 Road Status: Town Private State

- SEWER SERVICE IS AVAILABLE AT THIS TIME* (See Note)
- SEWER SERVICE IS AVAILABLE AT THIS TIME, BUT REQUIRES LATERAL INSTALLATION AT PROPERTY OWNER'S EXPENSE
- SEWER SERVICE IS NOT AVAILABLE AT THIS TIME
- SEWER MAIN EXTENSION REQUIRED
- GREASE TRAP REQUIRED; CONTACT KRYSTAL FURLONG, PRETREATMENT COORDINATOR, AT 788-9771 FOR MORE INFORMATION.

OTHER: SUBJECT TO PAYMENT OF ALL
WASTEWATER FEES INCLUDING A WASTEWATER
SYSTEM ASSESSMENT Certificate (WSAC).
JAL 5-27-2020



JON R. SCHOCK, Public Services Director
KATHY PEREZ, Wastewater Superintendent

MAY 27, 2020

DATE

**NOTE: The Town makes no warranty either written or implied as to the accuracy of lateral installation. Confirmation of lateral is only warranted upon test-pit verification at property owner's expense.*

Copy

KINGSTON WATER DISTRICT

Mail to: P.O. Box 216, West Kingston, RI 02892
Office at: 14 Frank Ave., West Kingston, RI 02892

Tel. 401-783-5494
Fax 401-789-7004

May 29, 2020

Steven M. Cabral
Crossman Engineering
151 Centerville Road
Warwick, RI 02886

Re: 2089 Kingstown Road

Dear Mr. Cabral:

Kingston Water District currently has a water connection at 2089 Kingstown Road and would be willing to reactivate the water service for use by the proposed development.

Sincerely,


Henry Meyer
Manager

CF: M. Dowdell, Suez Water

**VIEW SHED ANALYSIS - TOWER HILL LANDING ANNEX
2095 KINGSTOWN ROAD, SOUTH KINGSTOWN**



VIEW FROM NORTH EAST CORNER OF PROPERTY TOWARDS KINGSTOWN RD ROUTE 108



VIEW FROM CURRENT STREET ENTRY TOWARDS NORTH CORNER OF PROPERTY



FROM CENTER OF LOT, TOWER HILL LANDINGS EXISTING APARTMENTS TO THE EAST



FROM CENTER OF LOT, TOWER HILL LANDINGS EXISTING APARTMENTS TO THE SOUTH



FROM CENTER OF LOT, ABUTTING PROPERTY TO THE NORTH



FROM CENTER OF LOT, LOOKING WEST TO ROUTE 108



LOOKING NORTH EAST INTO LOT FROM ROUTE 108



LOOKING WEST FROM STREET AT ROUTE 108 AND ENTRY TOWARDS WESTWIND VILLAGE