



Fig 207-059
Dist 6, Sec 1
Preliminary
AB

Town of South Kingstown, Rhode Island

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Tel. 401-789-9331
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PLANNING DEPARTMENT

May 16, 2003

Alex Petrucci
27 Kristen Court
Warwick, Rhode Island 02888-5517

RE: PRELIMINARY PUBLIC HEARING (continued): Grande Ville at the Commons, proposed 100 unit, one and two bedroom apartment development, AP 42, lot 20, Village at South County Commons

Dear Mr. Petrucci:

At the meeting of the South Kingstown Planning Board held on Tuesday, May 13, 2003, the Board voted as follows:

Motion I: "The South Kingstown Planning Board hereby closes the Preliminary Public Hearing on the proposed 100 unit, one and two bedroom apartment development, AP 42, lot 20, Grande Ville at the Commons."

Motion II: "The South Kingstown Planning Board hereby directs staff to prepare a draft motion of approval for the proposed 100 unit, one and two bedroom apartment development, Grande Ville at the Commons, incorporating conditions of approval as discussed."

Respectfully,



Henry H. Meyer, Chair
Planning Board

HHM:mft
cc: John F. Kenyon, Esquire
DiPrete Engineering Associates, Inc.
Director of Public Services
Building Official



Town of South Kingstown, Rhode Island

File
267-054
Dist 6, Sec 1 preliminary
AIS

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PLANNING DEPARTMENT

June 11, 2003

Alex Petrucci
27 Kristen Court
Warwick, Rhode Island 02888-5517

RE: Preliminary Decision: Grande Ville At The Commons, Proposed 100 Unit, One and Two Bedroom Apartment Development, AP 42, lot 22.

Dear Mr. Petrucci:

At the meeting of the South Kingstown Planning Board held on Tuesday, June 10, 2003, the Board voted as follows:

"The South Kingstown Planning Board hereby grants Preliminary approval to 'Grande Ville at the Commons', a proposed 100 apartment unit land development project within the Village at South County Commons as depicted on plans entitled; '**Preliminary Submission, Grande Ville at the Commons, The Village at South County Commons, District 6, Section 1 (Phase 3) South Kingstown, Rhode Island, A. P. 42, Lot 20, Sheets 1 to 16, Scales: as noted, as revised through 2-03-03, Plans prepared by: DiPrete Engineering Associates, Inc., Engineering, Surveying and Planning Consultants, Two Stafford Court, Cranston, R.I. 02920, Prepared for: South County Commons, Ltd., c/o Alex Petrucci, 27 Kristen Court, Warwick, R.I. 02886**' and '**Landscape Plan Phase #3, Grande Ville at the Commons, The Village at South County Commons, Plan by: Weinmayr and Associates, Inc., Landscape Architects, 7 South Street, Somerville, MA 02143, prepared for: LeCesse Development Corporation, 2221 Lee Road, Suite 28, Winter Park, FL., 32789, Plan Date: February 4, 2003, (Five Sheets)**' based upon the following findings of fact and conditions of approval:

Findings of Fact:

1. The land development project is consistent with the requirements of the Comprehensive Plan;
2. The land development project conforms to the standards and provisions of the South Kingstown zoning ordinance;
3. As municipal sewers will be provided no building site is designed and located in such a manner as to require relief from Article 5, Section 504.1 of the Zoning Ordinance, as amended;
4. There will be no significant negative environmental impacts from the proposed development as shown on the plans, with the required conditions of approval;
5. The land development project, as proposed, will not result in the creation of building sites with such physical constraints to development that building on these lots according to pertinent regulations and building standards would be impracticable;
6. The land development has adequate and permanent physical access to a public street, namely Route 1 via the private road system servicing the Village at South County Commons;

7. With the required conditions of approval the land development project will provide for adequate surface water runoff, for suitable building sites and for the preservation of natural, historical, or cultural features that contribute to the attractiveness of the community;
8. The design and location of building sites, utilities, drainage improvements, and other improvements in the subdivision minimize flooding and soil erosion;

Finding of Fact, Requested Waiver

1. The design of the proposed detention basin does not conform to the standards outlined in Article XIII, D. 8. of the subdivision regulations. This section requires that side slopes of such basins not exceed 20% (5:1). The proposed basin utilizes a retaining wall feature on its east and south east side rather than a sloping grade. The use of the retaining wall feature topped with a wrought iron type fence allows for a more compact basin size and shape particularly in proximity to wetland area to the north and west of the project site. As such it is found that the grant of a waiver to allow this design to proceed is reasonable and within the general purposes and intents of the regulations and is in the best interests of good planning practice and design as evidenced by consistency with the Comprehensive Community Plan.

Conditions of Approval

1. This land development component of the Village at South County Commons is limited to a total of 100 apartments, (64, 2-bedroom and 36, 1-bedroom units and garage structures as depicted on the referenced project plans).
2. Fair Share Development Fees for school facilities only, as required in the Zoning Ordinance and as amended annually in the Capital Improvement Program, shall be required for each unit within this component of the Village at South County Commons.
3. The developer shall record the following legal documents in support of the project, a.) Utility and Right of Access Easement, and b.) Conservation Easement. Such documents shall be subject to approval by the Special Legal Counsel for Planning and Zoning before being recorded.
4. The use of the apartment units shall be in accord with the Apartment Lease Contract and Pet Agreement provided by LeCesse Development Corporation.
5. The recommendations of the Conservation Commission, as outlined in their correspondence dated, March 11, 2003 are hereby incorporated into this decision by reference.
6. Site lighting shall be in accord with the photometric plans and specifications submitted as revised in correspondence from DiPrete Engineering to the Planning Department dated May 5, 2003 (revised wall mounted fixture on the north side of the buildings toward the Audubon Society property).
7. The open space areas and conservation easement areas on the project site shall be demarked by permanent concrete bounds. The location and type of such boundary markers shall be depicted on the project plan and shall be subject to review and approval by the Administrative Officer prior to recording of the project.
8. The project plans shall be modified to include pedestrian pathways behind the buildings as per the Conceptual Master Plan submission. The pathways shall consist of an asphalt base with a stone seal surface treatment. The project engineer shall provide a construction detail of the pathways in the construction plans.
9. All site retaining walls that face buildings or are visible from the parking lots shall utilize natural stone or boulders with landscaping in addition. Versa-lock or approved equal may be utilized for retaining walls that face open space areas. The construction plans shall be revised to detail the location and design of such walls.
10. The fence at the top of the retaining wall along the south edge of the detention basin shall be a "Majestic 3-Rail" aluminum fence with black powder coat finish as per the detail provided by DiPrete Engineering. The fence shall be a minimum of 4' in height.

11. The project engineer shall provide a scaled cross section of the detention pond within the construction plans.
12. A rustic guardrail shall be added to the parking lot area in proximity to the detention pond southwesterly of building #1. The project engineer shall provide a detail of this guardrail.
13. The stonewalls flanking the project entrance road shall be a minimum of 3' in height.
14. The sidewalk depicted on the entrance road shall be revised to include a grass strip behind the asphalt berm. The sidewalk shall be field modified to meander to save specimen trees in this area. Specimen trees along the entrance drive shall be identified on the landscape plans with notes and specifications regarding tree protective measures to be taken during construction of the project. Such specifications and field modifications shall be subject to approval by the Administrative Officer.
15. The plans shall be revised to provide a detail to soften the emergency overflow out of the detention pond. The detail may include use of an alternative geo-textile fabric in concert with groundcover plantings or loaming and seeding of the rip-rap to finished grade with filter fabric placed below the stone.
16. The design of the diversion barrier in the bottom of the detention pond shall be modified to utilize a stone wall or grassed berm in place of the proposed "Jersey barrier".
17. The landscaping plan shall be modified to include additional landscaping around the air conditioning compressor units.
18. Notes shall be added to the landscaping plans to indicate that transplanted trees that will be utilized are in addition to the new plants proposed. In addition, notes shall be added to clarify what work would be permitted outside the limits of disturbance relative to hazardous tree limbs being pruned etc. Use of heavy equipment outside the limits of disturbance shall require pre-authorization by the Department of Public Services, Engineering Division.
19. The final construction plans shall include details and locations of all signage within the development."

Respectfully,



Henry H. Meyer, Vice Chair
Planning Board

HHM:mft

cc: John F. Kenyon, Esquire
✓ DiPrete Engineering Associates, Inc.
Director of Public Services
Finance Director
Building Official
Town Clerk