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Duplex Land Development

Project Narrative

We are proposing a residential duplex located on a vacant parcel at pole 39, Arnolds Neck Drive. It is shown as Assessors Plat 365, Lot 166 and totals 22,386 s.f. of land. The property has 100.00' of frontage along Arnolds Neck Drive and is within the A7 and A10 zoning designation.

The site slopes from Arnolds Neck Drive easterly at approximately 5% in the area of proposed development. The parcels to the north and east are zoned WB with boat storage and marina uses. The parcel to the south and west are zoned A7 and A10 and are residential in nature.

This parcel does not lie in a hazardous flood zone per FEMA nor does it lie in a natural heritage area or groundwater overlay district.

The proposed development will consist of a single duplex structure with associated utilities including public water and sewer. The applicant is proposing two detached, two car garages at the westerly portion of the property towards Arnold Neck Drive. There are no waivers or variances being requested including frontage, area, and setbacks.

The existing neighborhood is comprised of single family homes to the south and west, with boat storage and a marina to the north and east. There are no potential impacts to the surrounding neighborhood from proposed traffic, noise, or incompatibility of the use.

Drainage is proposed in multiple locations on the property in accordance with the single family residential lot development design standards. Multiple infiltration drywells and trenches are being proposed for the proposed duplex, proposed detached garages, and proposed drive areas.

Construction would occur in a single phase.

The estimated population of the project would be 4 adults with no children, although they would not be excluded by any proposed covenants.

All master plan checklist items have been addressed with the exception of the ½ mile vicinity map, for which we are asking for a waiver.

Attachments:

Soils Map

Reduced copy of Development Plan

Aerial Photo

Proposed zoning map

Existing zoning map