

PROJECT NARRATIVE
RELATED TO APPLICATION FOR SUBDIVISION OF LAND
& LAND DEVELOPMENT PROJECTS
MINOR SUBDIVISION

Bruce E. DeLucia and Carol A. DeLucia
50 Saddlebrook Drive
Warwick, Rhode Island

Assessor's Plat 216, Lot 20
Zoning District: A-40

On behalf of Bruce E. DeLucia and Carol A. DeLucia (“Applicant/Owner”), we have prepared this project narrative to provide a description of that certain plan entitled “DeLucia 2021 Minor Subdivision Plan” prepared by Waterman Engineering Company dated October 21, 2021 (the “Minor Subdivision Plan”) and which is attached hereto for reference as **Exhibit A**; in connection with Applicant/Owner’s subdivision of property located at 50 Saddlebrook Drive in Warwick, Rhode Island and identified as Assessors’ Plat 216, Lot 20 (the “Property”).

I. Existing Conditions

By way of background, the Property is approximately 5.86 acres +/-255,635 SF (the “Existing Area”). The Existing Area consists of a single-family dwelling and ancillary structures as set forth in that certain plan entitled “DeLucia 2021 Existing Conditions Plan” prepared by Waterman Engineering Company dated January 4, 2021.

II. Proposed Amendment to Planned Business Development Special Permit

The Applicant/Owner seeks to subdivide the Property into four parcels (the “Proposed Subdivision”). In addition to retaining a single-family dwelling on the existing parcel, the Applicant proposes the future development of single-family dwellings on each of three new parcels.

The Applicant proposes each new lot within the Proposed Subdivision to be the following sizes: Parcel 1 will be approximately 0.92 acres +/- 40,120 SF, Parcel 2 will be approximately 0.92 acres +/-40,197 SF, Parcel 3 will be approximately 0.92 acres +/-40,146 SF, as set forth on the Minor Subdivision Plan. The proposed Parcel 4 contains the existing single-family dwelling and additional ancillary structures, and will be approximately 3.10 acres +/-135,172 SF.

Each parcel has received approval of Onsite Water Treatment Systems from the Rhode Island Department of Environmental Management.