

The revised proposal provides for a 57-foot five-family building with eight (8) units on a footprint of approximately 8043 sq. feet with an internal parking area for 16 parking spaces. We note that the residential area above no longer extends over the entire area of the structured parking area below with such a floor area above the parking area being approximately 4674 sq. feet.

Trees and Landscaping. Section 1503 On-Site Landscaping and Required Trees, sufficient trees shall be retained and/or planted on a lot so that the square footage of vegetative canopy of such trees, when mature, equals 15% of the square footage of the lot. The subject property requires 1,929 square feet of tree canopy. Existing street trees located in the public right-of-way directly adjacent to the lot line may be counted toward the canopy coverage for the lot. There is an existing street tree in front of the project site that will be maintained and protected. An additional tree may be required to meet this requirement. Coordination with the City Forester will be required to confirm this requirement has been met.

Drainage: The overall size of the proposed development requires the project to comply with the City's Stormwater Ordinance. Stormwater appurtenances to provide water quality will be required. An underground infiltration chamber system (UIC) is proposed for stormwater management. Excess stormwater runoff from the system that is unable to be infiltrated on-site will be routed directly to the CSO within Pitman Street. The stormwater design and connection will require review and approval by both the Narragansett Bay Commission and the City of Providence Engineering Division. The UIC will require a permit from the RI Department of Environmental Management.

A stormwater runoff analysis for the originally designed building of the pre- and post-construction conditions for the drainage improvements results in the following:

Table 1: Stormwater Runoff Discharge Rates

	Peak Discharge Rate (cfs)			
	1-yr	10-yr	25-yr	100-yr
<i>Design Point 1</i>				
Existing Stormwater Runoff	1.30	2.89	3.77	5.69
Proposed Stormwater Runoff	0.98	2.88	3.68	5.46
ΔQ	-0.32	-0.01	-0.09	-0.23

As shown in Table 1, the peak stormwater runoff rates realized at Design Point 1 (combined sewer system within Pitman Street) have been decreased when comparing existing conditions to proposed conditions for all design storm events. This reduction in peak stormwater rates is due to the addition of landscaped areas and the proposed UIC, resulting in an increase in groundwater infiltration.

Table 2: Stormwater Total Runoff Volume

	Total Runoff Volume (cf)			
	1-yr	10-yr	25-yr	100-yr
<i>Design Point 1</i>				
Existing Stormwater Runoff	4,226	9,537	12,575	19,304
Proposed Stormwater Runoff	3,394	7,814	10,390	16,357
ΔV	-832	-1,723	-2,185	-2,947

As shown in Table 2, the total stormwater runoff volume realized at Design Point 1 has decreased when comparing existing conditions to proposed conditions for the 1-year, 10-year, 25-year and 100-year design storm events. This reduction in stormwater runoff volumes is due to the addition of landscaped areas and the stormwater management system, resulting in an increase in groundwater infiltration.

Because the revised plan has a footprint of 8043 sq. feet and the original building was 9210 sq. feet, there will be a further reduction to the proposed peak stormwater runoff rates set forth above. This further reduction in stormwater runoff volumes is due to the addition of landscaped areas and the stormwater management system, resulting in an increase in groundwater infiltration.