

# Saint George's School

## Arden-Diman Residence Hall Renovation & Addition

372 Purgatory Road  
Middletown, Rhode Island

PREPARED FOR

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St. George's School  
372 Purgatory Road  
Middletown, Rhode Island 02842

PREPARED BY

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1 Cedar Street, Suite 400  
Providence, RI 02903  
401.272.8100

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# 1

## Development Impact

### Project Description

The project involves the renovation of the Arden-Diman Residence Halls including the construction of a three-story 2,856± SF addition and associated site improvements that include sidewalks for pedestrian circulation, new parking areas, and supporting stormwater and utility infrastructure. The addition will be centered on the west face of the residence hall and include spaces for a student lounge and entrance vestibule providing accessible access to the lower level of the residence hall.

### Traffic and Parking

The project will not result in any changes to the number of students, faculty, or staff on the Saint George's School campus and therefore will not result in any changes to traffic on campus or the adjacent public roadways.

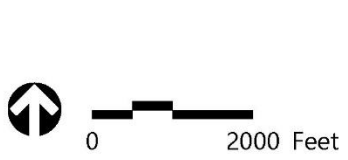
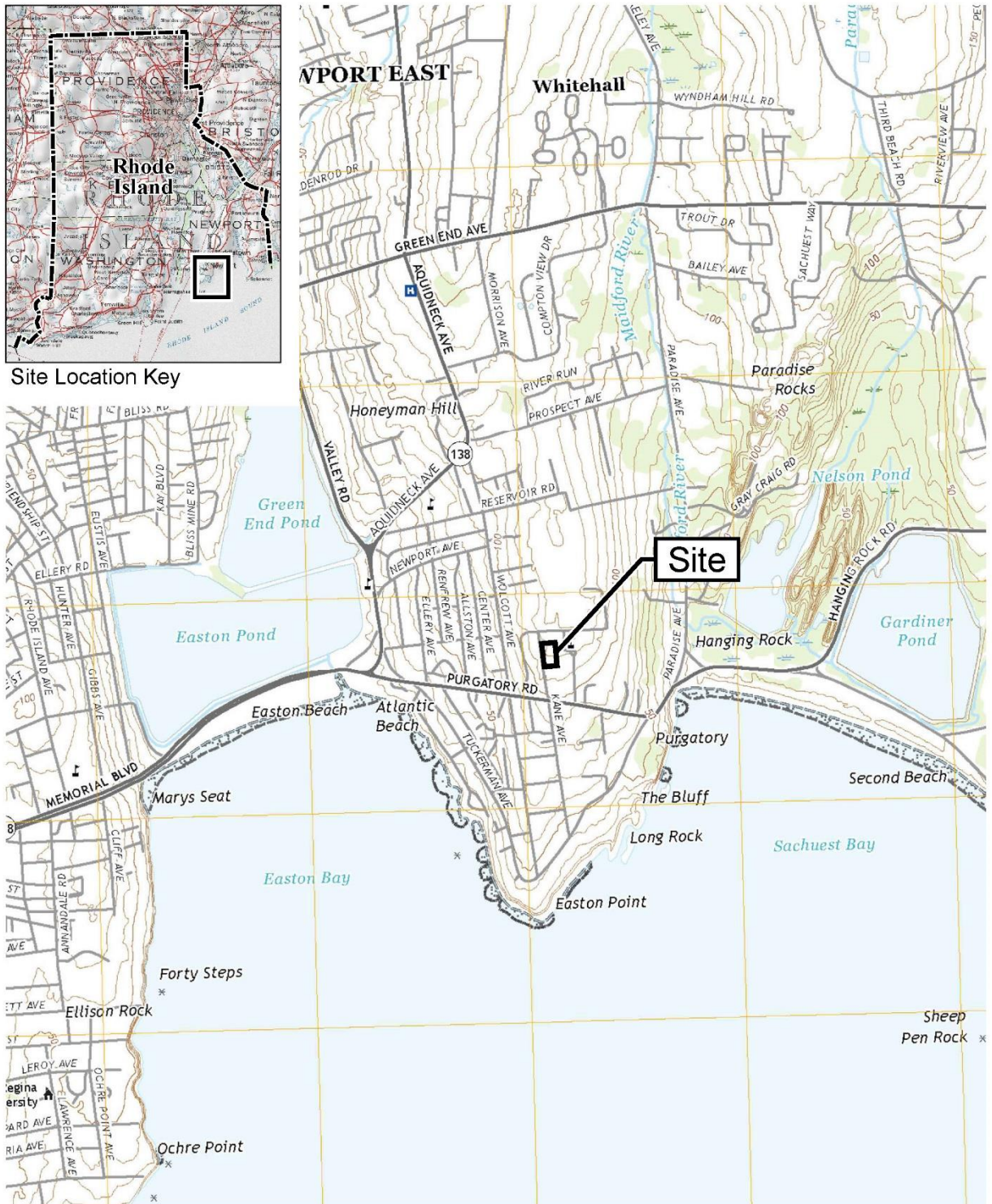
Three parking areas are included in the project to replace the nine (9) spaces along Kane Avenue on the west side of the residence hall. These include two (2) parking spaces located off of Kane Avenue on the north side of the residence hall, four (4) parking spaces immediately north of the addition, and an eleven (11) space faculty parking lot located south of the building. The parking areas include screening with mixture of hedges, trees and other smaller plantings.

### Utilities

#### Water

New domestic and fire water services will be provided to the residence hall from the water main located in Kane Avenue with connections located at the northwest corner of the building to replace the older services which will be abandoned. A new hydrant is proposed on Kane Avenue approximately 50 feet from the fire department connection located on the northwestern corner of the residence hall.

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Project Location Map  
Arden-Diman Residence Hall  
Middletown, Rhode Island

Figure 1

## Sanitary Sewer

The sanitary sewer services on the west of the residence hall will be replaced with a new collection and conveyance system. This system will include four sanitary sewer connections on the west side of the building and will also capture the existing sanitary flow from the east side of the building within a new intercepting manhole on the south side of the building. Sanitary sewer service from this manhole will continue to the west within existing sanitary sewer pipe, eventually connecting to the public sanitary sewer service in Purgatory Road.

## Electric

Electric service will be provided from a new transformer located on the west side of Kane Avenue in the northwest corner of the project site.

## Gas

Natural gas service will be provided from a new gas service connection to the campus gas distribution system in Kane Avenue. The service is proposed on the west side of the building adjacent to the four (4) space parking area.

## Stormwater

The project results in an overall reduction in impervious area and includes of three best management practices (BMPs). The BMPs include pervious / permeable pavement for the southern parking lot, qualified pervious areas (QPAs) to promote infiltration, and an underground detention system using an orifice control on the stormwater discharge from the low lying western area of the project between the residence hall and Kane Avenue. The combination of these BMPs and the reduction in impervious area results in a reduction in the rate of runoff for all stormwater events up to and including the 100-year storm event. The project disturbs less than 1 acre of land and therefore a RIPDES permit is not required.

A copy of the Stormwater Management Report is included in the submission.

## Character of the Community

The Project will be consistent with the character of the surrounding campus. The addition will have a double pitched roof and will be in the same style and materials as the existing Arden-Diman Residence Hall. The four story addition will feature a brick façade with marble sill windows topped with brick jack arches matching the existing windows that will provide evening light into the student lounge and emphasize the building's central clocktower. The new addition is designed to be complementary to the existing residence hall and is otherwise discreet and not visible from areas off campus along Purgatory Avenue and Wolcott Avenue.

Multiple layers of mature deciduous and evergreen trees, hedges, and other campus housing buildings buffer the existing residence hall from Purgatory Road, Wolcott Avenue, and the abutting residential properties to the south and west. The existing Gymnasium / Field House and Library obstruct views of the Arden-Diman Residence Hall and its proposed from the abutting properties to the north. As a result, the entire addition will not be visible from any abutting properties.