



DiPrete Engineering

August 25, 2021

South Kingstown Planning Board
c/o James Rabbitt, Planning Director
South Kingstown Planning Department
180 High Street
Wakefield, RI 02879

**RE: 415 Middlebridge Road
A.P. 43-1 Lot 7
South Kingstown, RI
Project #: 2821-001**

Dear Planning Board Members:

On behalf of the owner, Carol Corrao, we have prepared this letter to provide additional information for the Preliminary Plan Submission. The owner is proposing a 2-lot minor subdivision on A.P. 43-1 Lot 7 located in South Kingstown, RI. The 3.13 acre total area parcel has frontage on Middlebridge Road and is zoned R20. The applicant had appeared before the Planning Board on February 23, 2021, as a Pre-Application Plan with a 3-lot subdivision. Since that time, the owner has decided to reduce the development to 2 lots (the existing home and 1 new lot).

The new lot will have a single-family home, which will be subject to the town building permit requirements including a town curb cut permit and soil erosion runoff and sedimentation control (SERSC) permit. Both of these permits will be obtained prior to building permit. The owner acknowledges that stormwater mitigation measures including a building drywell and driveway infiltration trench will be required to provide onsite stormwater treatment.

A Site Layout Plan is included (Sheet 4) to illustrate the proposed subdivision. The existing lot would be split into two (2), all meeting the R20 dimensional regulations. The site will be served by public water and sewer. Middlebridge Water District services this area and we have submitted for the water service request (pending). The new lot will be equipped with a gravity sewer service; a sewer main is currently located in Middlebridge Road with an existing unused lateral to this portion of the property. We have submitted for the sewer service request, which is pending.

There is a coastal wetland located on the property. The project will be reviewed by CRMC and a CRMC Assent permit will be required after town final approval and prior to building permit.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience. We look forward to presenting the project at an upcoming Planning Board meeting.

Sincerely,
DiPrete Engineering Associates, Inc.

A handwritten signature in blue ink, appearing to read "Eric Prive". The signature is fluid and cursive, with a large loop at the end.

Eric Prive, PE
Senior Project Manager



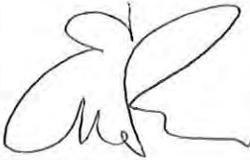
Letter of Transmittal

To:	South Kingstown Planning Department South Kingstown Town Hall 180 High Street Wakefield, RI 02879
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Date:	8/26/2021
Job No:	2821-001
Re:	415 Middlebridge Road – Preliminary

Number of Copies:	Description:
1	Application Fee of \$240.00 (Check #839)
16	Project Review Application Form
2	Project Team Form
1	Owner Authorization Form (Notarized)
6	Project Narrative
6	Site Plans – Full Size (24" x 36")

Remarks:



Eric Prive, PE
Senior Project Manager
eprive@diprete-eng.com

William M Corrao 01-91
or Carol A Corrao
415 Middlebridge Rd
Wakefield, RI 02879-7140

839

57-1/115 RI
8460

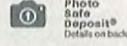
8.24.21

Date

Pay To The Order Of Town of South Kingstown
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\$ 240-

Dollars



Bank of America

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Off Course

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Harland Clarke