

December 22, 2023

Jason Parker AICP
Principal Planner
Town of South Kingstown Planning Department
180 High Street
Wakefield, RI 02879

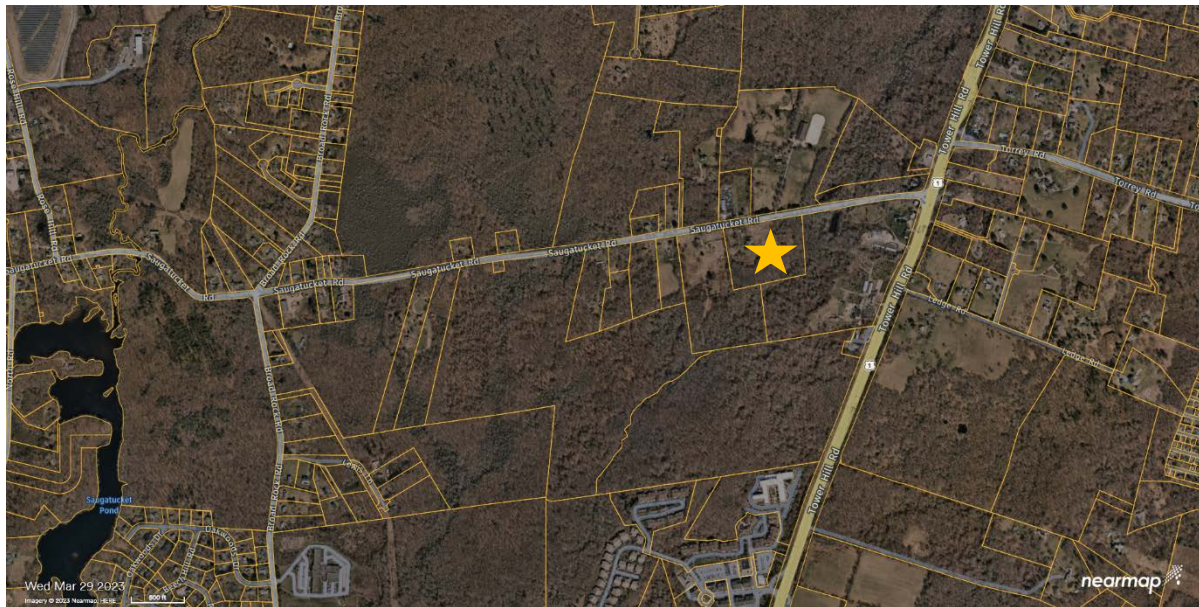
**RE: Pre-Application Narrative
Saugatucket Acres
Assessor's Plat 42 Lots 9
South Kingstown, Rhode Island**

Mr. Parker:

DiPrete Engineering (DE) has prepared the following development plan review pre-application narrative for the above-referenced site consisting of the following items:

- Design constraints.
- Review of Site Design.

The subject site currently has a residential use and is located at 176 Saugatucket Road, accessed from the east via Tower Hill Road and from the west via Broad Rock Road. The Indian Run Brook crosses the southeast corner of the site. The Indian Run Brook is located in the river protection Region 2 and has a 150' buffer zone.



Refer to Sheet 2 of the plan set for the Aerial Photograph and USGS Map. The site boundary is delineated on the Existing Conditions Plan, sheet 3 of the plan set.

Design Constraints

The following information was obtained by review of the ArcGIS Environmental Resource Map by the Rhode Island Department of Environmental Management (RIDEM) or field observation, where noted.

Wetlands

Wetlands were delineated by Natural Resource Services' biologist in December 2022. Wetlands associated with Indian Run Brook are located along the southern and eastern portions of the site. The wetlands are located in the river protection Region 2 and has a 75' buffer zone.

Soil Evaluation

Soil testing was performed by DiPrete Engineering and witnessed by RIDEM (application number 2232-1533).

Soils Research

DE found the following soils in the Project Area. The descriptions and properties were obtained from the RI Soils Handbook by Natural Resources Conservation Services (NRCS):

BrA* BROADBROOK SILT LOAM, 0 TO 3 PERCENT SLOPES
Hydrologic Group "C"
Water table 18 to 30 inches

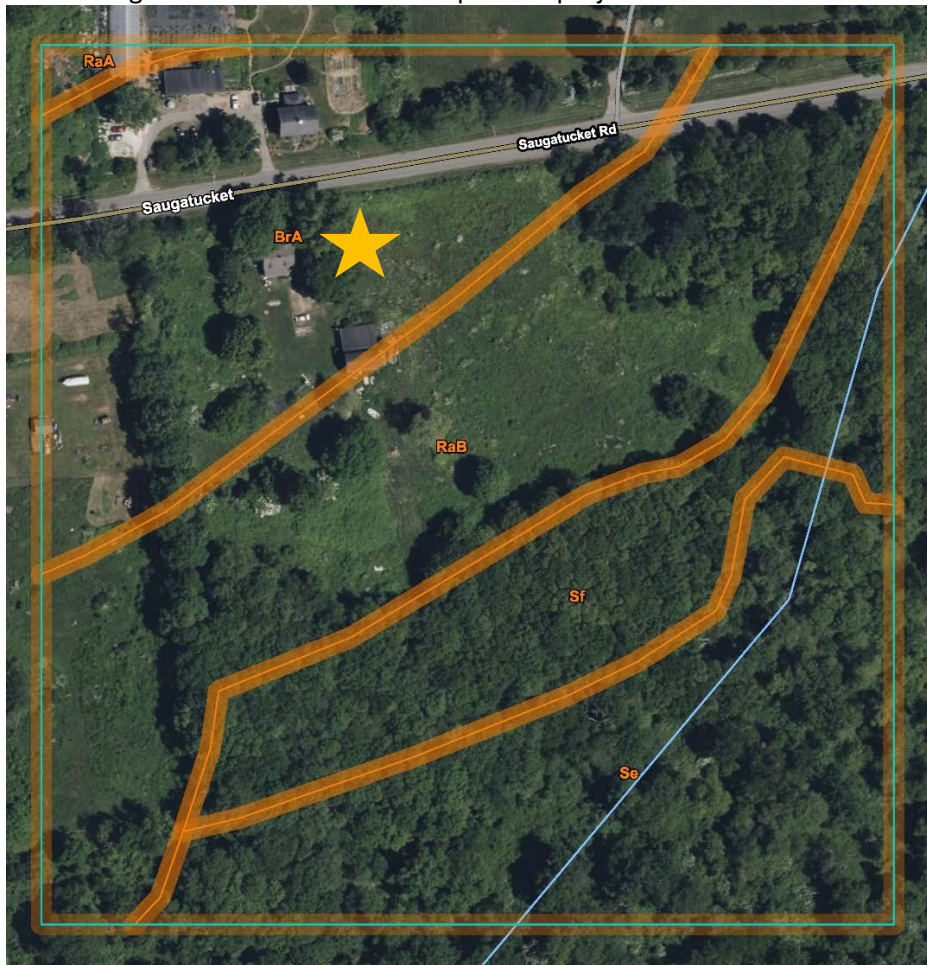
RaB* RAINBOW SILT LOAM, 3 TO 8 PERCENT SLOPES
Hydrologic Group "C"
Water table 18 to 30 inches

Se STISSING SILT LOAM
Hydrologic Group "D"
Water table 0 to 18 inches

Sf STISSING VERY STONY SILT LOAM
Hydrologic Group "D"
Water table 0 to 18 inches

***PRIME FARMLAND**

Refer to Figure below for the Soils Map of the project area.



Conservation Areas

There is no designated State Conservation Land located on the subject parcel.

FEMA Flood Hazard Areas

The Site is located in FEMA Flood Zone X (unshaded).

Zone X (unshaded) are areas not subject to flooding during a 1% annual chance (100-year) storm event. Refer to the Flood Insurance Rate Map (FIRM) number 44009C0203K, effective on 4/3/2020 and 44009C0204K, effective on 4/3/2020.

Natural Heritage Area

The Site is fully within a Natural Heritage Area.

Impaired Waters

Indian Run Brook is within a TMDL Coastal Watershed per RIDEM

Review of Conceptual Design

The client is proposing keeping the existing 1,962 square foot residential building and to subdivide the parcel using the Flexible Frontage regulation to create 4 new (a total of 5) residential lots. associated utilities and stormwater drainage system. See Sheet 4 for the required Yield plan and Sheet 5 for the proposed Flexible Frontage Plan.

Population:

According to the 2020 US Census estimates, there were 10,790 households with an average size of 2.45 persons per family household. It is anticipated that the average family household size of the proposed development will be similar to or less than that of the Town. This calculates to a total of 10 persons (2.45×4 dwelling units = 9.8) for the 4 additional single family residential lots proposed. Data obtained from: <https://www.census.gov/quickfacts/southkingstowntownwashingtoncountyrhodeisland>

School-age children:

The current average school age children population per dwelling unit in the Town of South Kingstown is 0.24 per dwelling units. This is based on 2,608 students for the 2019-2020 school year and 10,790 households in 2020 ($2608/10790=0.24$). This would equate to 1 school age children for the 4 additional units in the development ($0.24 \times 4 = .96$). School population data obtained from: <https://nces.ed.gov>

Traffic:

The development is expected to generate total of 48 daily trips with 4 trips during the morning hours and 5 trips during the evening hours. The trip generation was performed according to ITE (Institute of Transportation Engineers) generation rates (8th edition). The speed limit on Saugatucket Road is 35 MPH I the vicinity of the site.

Based upon review of the conceptual design and field walk of the area of the project, the construction of the civil/site aspects of the project are feasible as shown on the site plans. As noted above, there are no site constraints which are insurmountable from a construction or cost perspective.

If you have any questions regarding this development or throughout the design process, please do not hesitate to contact us.

Sincerely,
DiPrete Engineering Associates, Inc.

Christopher Duhamel, PE, PLS
Principal
cduhamel@diprete-eng.com