

February 29, 2024

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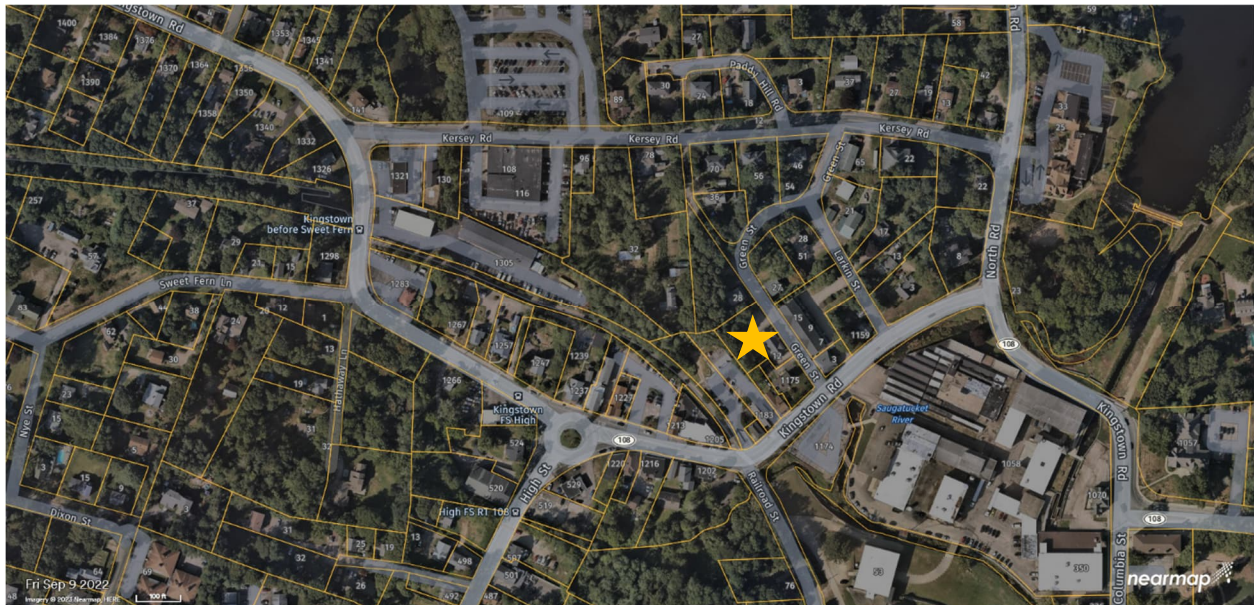
RE: Conceptual Master Plan Narrative
Green Street Manor
Assessor's Plat 49-1 Lot 148
South Kingstown, Rhode Island

Mr. Parker:

DiPrete Engineering (DE) has prepared the following Conceptual Master Plan narrative for the above-referenced site consisting of the following items:

- Design Constraints
- Review of Site Design

The subject site is located at 12 Green Street, accessed from the north via Kersey Road and from the south from Kingstown Road. The Saugatucket River is across Kingstown Road south of the site. The Saugatucket River is located in the river protection Region 2 and has a 150' buffer zone. The site is located outside of the 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

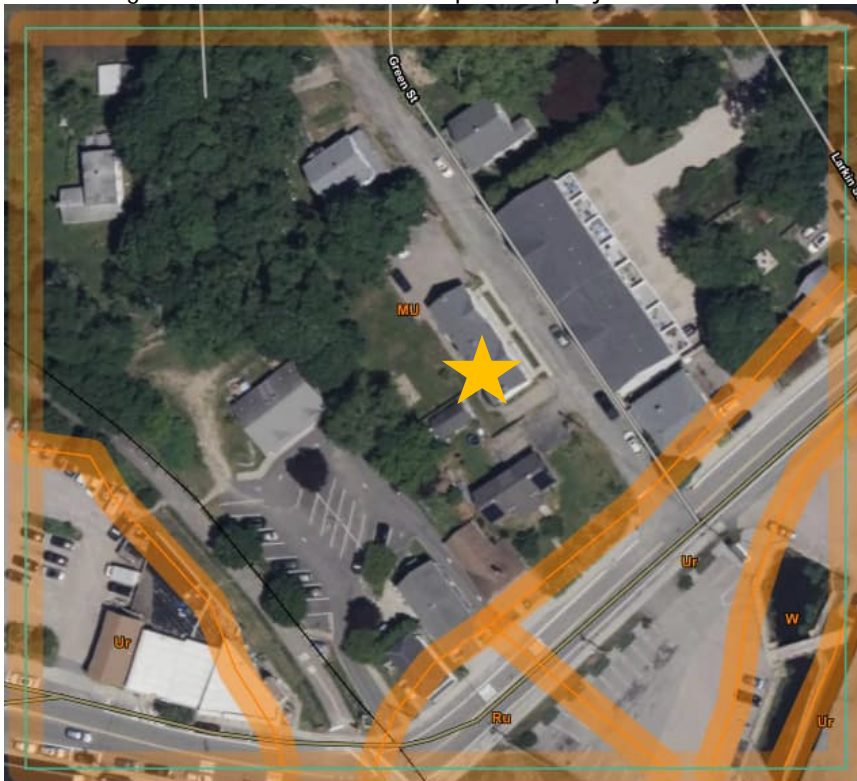
There are no onsite wetlands.

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):

MU Merrimac-Urban land complex, 0 to 8 percent slopes
Hydrologic Group "A" & "D"
Water table more than 80"

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.

Natural Heritage Area

There is no Natural Heritage Area located on the subject parcel.

Impaired Waters

The Site is within the Saugatucket River Watershed, which is a TMDL Watershed per RIDEM.

Historic District

The property is located in the Peace Dale Historic District, which was approved by the National Park Service for inclusion on the National Register of Historic Places on 10/30/1987.

The structure at 12 Green Street is listed as a “contributing structure” to the district in the official property inventory in the NR Nomination Form for the Peace Dale Historic District. As a contributing structure to a registered historic district, the building at 12 Green Street is accorded the same status as a structure that is individually listed in the National Register.

Review of Conceptual Design

The client is proposing to demolish the existing 1,496 square foot residential building and construct a 2,542 square foot, 4-unit residential multifamily building with associated parking, utilities and stormwater drainage system. The current structure is below the allowed density for the parcel and the proposed density will meet Town Zoning Standards.

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 dwelling units 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 child for the 4 additional units in the development ($0.24 \times 4 = 0.96$). Given that these are 3-bedroom units, it is anticipated that 2 or more children per unit could be added. School population data obtained from: <https://nces.ed.gov>

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.



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