



# DiPrete Engineering

June 4, 2024

Jay Parker, AICP, CFM  
Principal Planner  
180 High Street  
South Kingstown, RI 02879

RE: 571 Main Street  
South Kingstown, RI  
Project #: 0677-006

Dear Mr. Parker:

DiPrete Engineering has received your comments dated April 10, 2024. We have reviewed these comments and offer the following in response. The original comments are provided in italics with responses in bold.

1. *That the applicant provides final hydrant layout based on revised layout.*

Final hydrant layout has been added to the plan set.

2. *That the applicant evaluates and provides for proper ingress and egress for fire and emergency apparatus based on revised layout.*

See sheet 5 of the plan set for the Fire Truck Plan.

3. *That the applicant provides evaluation of new proposed circulation and their associated access points including snow storage and parking areas.*

Hammerheads have been added to the ends of the proposed roadways and snow storage locations have been added to the plan set.

4. *That the applicant complete a drainage evaluation including surface verses in ground systems.*

A drainage evaluation of the site was completed. Due to the site constraints, pervious pavement was used for the roadways and underground infiltration systems for the building roofs. See plan set for approximate locations of underground infiltration systems.

5. *That the applicant provides flow analysis for fire suppression for residential component.*

A fire flow analysis for the site has been provided.

6. *That the applicant clearly articulates the proposed phasing of the project including and requested flexibility of phasing.*

To be addressed by the project attorney.

7. *The applicant clarify the use of the main resident as it relates to proposed residential use (4 units) and stated Bed & Breakfast use.*

To be addressed by the project attorney.

8. *That the applicant provide flow analysis for fire suppression within main residence including option for 4 residential units, and/or B&B option.*

The fire flow analysis within the main residence is in progress.

9. *That the applicant finalize detailed analysis of proposed use of Perry Avenue as an access point as it relates to proposed improvements to Town Road and traffic implications.*

See site plans for improvements to Perry Avenue.

Please, feel free to contact me if you have any further questions regarding this matter.

Sincerely,  
DiPrete Engineering Associates, Inc.



Nicole Pattie, PE  
Project Engineer  
npattie@diprete-eng.com