



DiPrete Engineering

July 17, 2025

James Rabbitt, Administrative Director
South Kingstown Planning Department
180 High Street
Wakefield, Rhode Island 02879

RE: Saugatucket Acres
176 Saugatucket Road
South Kingstown, RI
Project #: 3287-001

Dear Mr. Rabbitt:

DiPrete Engineering has received your comments dated 5/20/2025. We have reviewed these comments and offer the following in response. The original comments are provided in italics with responses in bold.

APPLICATION FORMS:

- *The Owner Authorization Form is not valid. The form erroneously identifies Anna Szeto as the property owner in her individual capacity. However, Land Evidence Records identify JAE Mills, LLC as the property owner and the R.I. Secretary of State's Office identifies Ms. Szeto as merely a Registered Agent for JAE Mills, LLC. The Owner Authorization Form must correctly identify the corporate owner, JAE Mills, LLC, and be signed by an authorized Member or Manager of the LLC in their corporate capacity. The form also needs to be fully filled in with Plat/Lot and the name of the authorized applicant.*
- *Given the above, the Planning Department inquires whether the applicant here is actually Anna Szeto or whether it should be JAE Mills, LLC.*

The applicant and the owner are both JAE Mills, LLC.

PRELIMINARY PLAN CHECKLIST:

(A) COVER SHEET

3. *Name and address of the applicant. The title block notation "Prepared For" is not adequate. Provide applicant/owner info.*

The owner and applicant information has been provided on the title block.

4. *Name and address of the property owner. The title block notation "Prepared For" is not adequate. Provide applicant/owner info.*

The owner and applicant information has been provided on the title block.



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8. *Please include specific information on permits that have been obtained (e.g. agency, permit type, permit no. & date of approval), and required/pending permits (e.g. agency, permit type, date of application).*

The list of permits obtained has been added to the cover sheet.

(B) EVERY PLAN SHEET SUBMITTED PURSUANT TO SECTIONS (C) AND (D)

1. *Name of the proposed subdivision. Name on Sheet 4 is different from other sheets.*

Sheet 4 has been updated to say Saugatucket Acres.

3. *Name and address of the applicant. Please insure that this info appears on every sheet. Applicant is not present.*

The name and address of the applicant and the owner is on the title block.

4. *Name and address of the property owner. Please insure that this info appears on every sheet. Owner only appears on sh. 2-4.*

The name and address of the applicant and the owner is on the title block.

9. *Zoning information is not present on Sheet 7.*

Zoning information can now be found on sheet 7.

(C) EXISTING CONDITIONS PLAN(S)

3. *Plat and lot numbers of all abutting property and property immediately across any adjacent public or private streets. Info on 2 lots across the street not provided.*

Abutting property labels for the aforementioned lots have been added to the plans.

4. *Names of abutting property owners and property owners immediately across any adjacent public or private streets. Info on 2 lots across the street not provided.*

Abutting property labels for the aforementioned lots have been added to the plans.

17. *Accurate location of any unique natural features present on the site, or if none, a notation indicating such. Not included.*

Please see note 6 on the Existing Conditions Plan.

19. *Notation indicating that the subdivision parcel(s) are located or not located within the following areas of special concern:*

- b. The area(s) under the jurisdiction of any Special Area Management Plan (SAMP) of RI*



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CRMC, including but not limited to the Narrow River SAMP, and the Salt Ponds Region SAMP. Please include a note.

Please see General Note 9 on the Notes and Legend Sheet.

(D) PROPOSED CONDITIONS PLAN(S)

1. *The boundary(ies) of unsuitable land not clearly shown or labeled.*

Wetland boundaries, easement boundaries and the area of buildable land for each proposed lot can be found on the Site Layout Plan.

3. *Sheet 4 identifies a proposed easement area of just 0.17 acres, which appears to be too small to cover the entire drainage easement area. Please confirm that the easement includes the entire drainage system.*

This area has been updated on the Site Layout Plan.

4. *The lot areas shown for lots 1-5 are not total lot areas. Please provide total, suitable & unsuitable areas for each lot either on the lots or in a table. No area is provided for the new 6th lot.*

The total lot area and the buildable area for each lot have been labeled on the Site Layout Plan.

5. *The new, unnamed 6th parcel that includes the street-cut and entry driveway appears to be a common area that falls into the same category as open space. The plans need to spell out the details of use, maintenance and ownership, and must indicate that this is not a developable lot.*

The 6th lot has been removed and lots 1-5 have been adjusted accordingly.

22. *There is no surveyor's certification for the proposed new subdivision lots.*

A record plan has been created.

(E) SUPPORTING MATERIALS

2. *For subdivisions proposing service by public water, 2 copies of a written statement from the appropriate water company or district that the proposed plan, with plan revision date indicated, has been reviewed and which provides:*
 - o *Approval of connection to the existing water main as depicted on the plan; "Will Serve" letter required from Veolia.*

Veolia water approval has been included in this submission.

10. *A list of the names and addresses of all owners of property, agencies, or communities requiring notification of the subdivision pursuant to the Regulations. Not provided.*



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Abutting lot owners list to be provided by attorney.

CONDITIONS OF APPROVAL:

1. *This approval is limited to five (5) lots in total. The plan has changed from Master Plan. At Master Plan the applicant proposed a 5-lot subdivision with an easement-based entry driveway. The Preliminary Plan now shows a 6-lot subdivision with the entry driveway located on its own separate common-use parcel. The applicant will need to request a change to this condition of approval.*

The 6th lot has been removed and lots 1-5 have been adjusted accordingly.

2. *All lots shall be serviced by public water and onsite wastewater treatment systems (OWTS). You will need to request a change/waiver of this condition if you are now proposing a lot that is not for development.*

The 6th lot has been removed and lots 1-5 have been adjusted accordingly.

3. *Access to the five (5) lots, as depicted on the plan, shall be provided by a shared access driveway utilizing the existing driveway and curb cut on Saugatucket Road. No other curb cuts shall be permitted. In support of this condition the applicant shall record a restrictive easement prohibiting additional driveway cuts on lots 1 and 5. The easement language shall be reviewed and approved by the AO in consultation with legal counsel. Any required access easement areas, along with associated draft easement language, shall be delineated on the plans and included with the future Preliminary Plan application submission. While an easement is not required if access is now proposed via a separate, common lot, you still need legal documentation clearly defining the ownership, use and maintenance of the parcel and specifying that this lot is only for ingress and egress and is not a lot for development.*

A single curb cut for the 5 lots is provided in the area of the existing driveway with the area defined as an Access and Utility Easement. The draft easement will be provided by the attorney.

4. *All conditions and recommendations made by the TRC shall be incorporated in the plans and information to be submitted with the future Preliminary Plan application submission. The applicant shall be allowed to provide a fire apparatus turnaround area within lots 2, 3, and 4 utilizing loadbearing structure such as Grasspave II. The conditions of approval from Master Plan are not listed anywhere in the Preliminary Plan set. However, you may need to request adjustments to some of these conditions anyway given the proposed change from 5 to 6 lots and from an easement-based entry driveway to a parcel-based entry driveway.*

The 6th lot has been removed and lots 1-5 have been adjusted accordingly.
Reinforced turf has been proposed around the shared driveway.

5. *Survey monumentation shall be shown on the Site Plan for each parcel intersection along the street and at any intersection or directional change of parcel boundaries to the satisfaction of the Administrative Officer. Said monumentation shall be (1) shown on the Plan to be submitted*



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with the Preliminary Plan application, and (2) shall be installed in the field and identified on the Plan to be submitted with the Final Plan application. The type, number and location of monumentation shall be subject to the approval of the Administrative Officer as part of the Preliminary Plan approval. Survey monumentation is not shown at all required locations. If it is not feasible to set monumentation at certain intersections or directional changes due to conditions please identify the locations and explain why monumentation is not feasible.

Proposed monuments have been added to the Record Plan.

- 6. The applicant shall provide detailed easement language associated with the establishment of an HOA in order to ensure the proper installation and maintenance of the shared infrastructure required for the development. An HOA and associated documentation is required for this development to address the shared ownership of the common lot and the maintenance and use of the driveway on that lot.*

Easement language and the Homeowner Association documentation is to be provided by the attorney.

A Stormwater System Operation and Maintenance Plan as approved by the RIDEM is a reference condition of the HOA documentation.

- 7. The applicant shall submit a detailed landscape plan to soften the appearance of the additional residential development as well as softening the look of the shared driveway and frontage lots.*

A landscape plan has been included in this submission.

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

Sincerely,
DiPrete Engineering Associates, Inc.

Molly Titus, PE
Senior Project Manager
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