



# DiPrete Engineering

November 14, 2025

James D. Rabbitt, AICP, Director of Planning  
Town of South Kingstown  
180 High Street  
Wakefield, RI 02879

**RE: Master Plan/Preliminary Plan – Project Narrative  
Rockland Drive  
Assessor’s Plat 56-2 Lot 7  
South Kingstown, Rhode Island**

Dear Mr. Rabbitt:

On behalf of the applicant, we are submitting the combined Master Plan/Preliminary Plan and supporting materials for the proposed three (3) lot subdivision located off Rockland Drive and Hunt Ave in South Kingstown, Rhode Island. The site is located on Assessors Plat 56-2 Lot 7 and is zoned R-10 (Residential).

This type of application can generally be considered a minor subdivision with no street creation; however, due to the request for a reduced frontage and width under Section 502.2 of the Zoning Ordinance, the application is deemed a Major Subdivision with flexible frontage.

**Permitting Summary**

A Pre-Application Conceptual Plan meeting was attended on August 26, 2025, with the Planning Board. Discussion including additional detail into the Yield Plan (potential constructability of the connector road). At the meeting, the Planning Board approved the applicant’s request to combine the Conceptual Master Plan and Preliminary Plan stages given the straightforward nature of the 3-lot subdivision. The applicant is concurrently pending at RIDEM RIPDES Program for stormwater review and approval. A copy of the RIDEM RIPDES Permit will be provided when received prior to final approval.

**Zoning By-law Review**

Residential subdivision consisting of a single lot being split into three with two new residential buildings to go on additional lots.

**Zoning: R-10**

Minimum Lot Area =	10,000 SF
Minimum Frontage and Lot Width =	80’* (allows for reduction to 20’ with PB approval)
Minimum Front Yard =	25’
Minimum Side Yard =	10’
Minimum Rear Yard =	30’
Maximum Structure Height =	35’

*\*Zoning Ordinance Section 502.2 – in residential zones R-10 and R-20, the Planning Board is authorized to reduce the lot frontage and lot width of newly created lots in a subdivision on any public or approved private street to a minimum of twenty (20) feet.*

### Existing Conditions

The property is a wooded single-family residential lot. There are varying public utilities in both Rockland Drive and Hunt Avenue. Rockland Drive has municipal gravity sewer, public water main, and stormwater drainage structures. There is an existing single-family home with detached garage, shed, and deck on the property. The existing home is serviced by an onsite wastewater treatment system (OWTS).

### Topography

The property has a gentle terrain sloping from the west property line to the east property line. The topography is suitable for residential development.

### Wetlands

The property was inspected by a professional wetland scientist from DiPrete Engineering and determined there are no wetlands on site. A letter stating such is included with the submission materials.

### Conservation Areas

There is no designated State Conservation Land located on the subject parcel. The property abuts Town Open Space land that is stewarded by the South Kingstown Land Trust.

### Natural Heritage Area

There is no Natural Heritage Area within the subject parcel.

### FEMA Flood Hazard Areas

There is no 100-year floodplain on the property per FEMA Flood Insurance Rate Map 44009C0184K revised April 3, 2020. The entire property is within Zone X (areas determined to be outside the 500-year floodplain).

### Soils

Per Natural Resources Conservation Service's "Soil Survey of Rhode Island", the underlying soils in the vicinity of the proposed development are Narragansett very stony silt loam (NbB) (Hydrologic Group "B") and Canton and Charlton fine sandy loams (ChB) (Hydrologic Group "B"). Both soils are suitable for development. The descriptions and properties were obtained from the RI Soils Handbook by Natural Resources Conservation Services (NRCS)

Soil evaluations have been performed by a RIDEM Class IV Licensed Soil Evaluator to determine depth to seasonal high groundwater table (SHGWT), depth to refusal (if present), and general site infiltration rate for the design of future stormwater infiltration practices. Results of the soil testing were favorable and concluded that they are suitable for development. The soil evaluation locations and SHGWT depths are shown on Sheets 4 & 5 of the plan set.

### Impaired Waters

Saugatucket River to the east of the project area is classified as impaired by the State of Rhode Island. The pollutants listed are Fecal Coliform, Pathogens, benthic macroinvertebrates bioassessments, and iron. Any approved stormwater treatment practice with the exception of open swales satisfies the RI Department of Environmental Management (RIDEM) with respect to bacteria removal.

### Proposed Development

The intent of the applicant is to subdivide the existing lot into three (3) single-family residential lots (2 new homes and 1 existing home to remain). The applicant is proposing to create 3 lots with reduced frontage along the existing public rights-of-way (2 lots fronting on Rockland Drive and 1 lot fronting on

Hunt Avenue). The request for reduced frontage is allowed per Zoning Ordinance Section 502.2 – in residential zones R10 and R20, the planning board is authorized to reduce the lot frontage and lot width of newly created lots in a subdivision on any public or approved private street to a minimum of twenty (20) feet.

#### Drainage

The proposed subdivision utilizes Low Impact Development (LID) practices following the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). Each single-family lot has an infiltration trench for driveway runoff and the two (2) new lots have a stone infiltration drywell for roof runoff. The proposed infiltration practices are designed to treat runoff at the source to eliminate nuisance runoff across the property. All runoff is treated for water quality improvements and meets or exceeds all RIDEM requirements.

#### Phasing

The subdivision is proposed to be built in one (1) phase with individual building permits being obtained per lot depending on market conditions.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,  
DiPrete Engineering Associates, Inc.

A handwritten signature in black ink that reads "Brenna Guay". The signature is fluid and cursive, with a large initial 'B' and 'G'.

Brenna Guay, PE  
Project Engineer  
bguay@diprete-eng.com