

STONEFIELD

March 27, 2026

Brian Wagner, Principal Planner
Town of South Kingstown Planning Department
South Kingstown Town Hall
180 High Street
Wakefield, RI 02879

**RE: Preliminary Minor Land Development Plans
Proposed Multi-Household Land Development Project
Map 32-4 | Lot 21
445 Palmer Avenue
Town of South Kingstown, Washington County, Rhode Island**

To Mr. Wagner,

Stonefield Engineering & Design, LLC. is pleased to submit documents for Preliminary Minor Land Development Review on behalf of the Applicant, Ashworth Investments LLC., for the above-referenced project. The resubmission includes updates the application based on feedback received from Technical Review Committee, please see enclosed itemized responses to comments.

The overall multi-household land development project has been modified based on feedback received including combining the units into two (2) separate structures and ensuring building separation requirements are maintained. The garage doors facing Kingstown Road have also been eliminated.

Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Project Narrative	03/27/2026	2	Stonefield Engineering & Design
Preliminary & Final Minor Site Plan	03/27/2026	2	Stonefield Engineering & Design
Stormwater Management Plan	03/27/2026	2	Stonefield Engineering & Design
Operations & Maintenance Plan	03/27/2026	2	Stonefield Engineering & Design
Traffic & Parking Assessment Report	03/24/2026	2	Stonefield Engineering & Design
Vehicle Maneuvering Exhibit	03/27/2026	2	Stonefield Engineering & Design

Should you have any questions or require any additional information regarding the submission items above please do not hesitate to contact our office.

Best regards,



Joshua H. Kline, PE
Stonefield Engineering and Design, LLC

Via FedEx & Email

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The following is an itemized response to the comments contained within the TRC advisory review summary, dated 02/20/2026. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

1. Confirm the availability of water supply and the closest location of existing hydrants.

The applicant is working through the application for water service process with Veolia and will keep the town updated as the project moves forward. A proposed fire hydrant has been included at the entrance of the proposed development.

2. Evaluate the existing proposed site plan and how the Town's fire apparatus equipment that is currently used by the Town will be accommodated utilizing actual equipment turning radius.

A vehicle maneuvering exhibit has been provided showing the ingress and egress movements of the West Warwick design vehicle.

3. Evaluate existing storm water design as it relates to building footprints and foundations (proximity) and provide inspection opportunities for storm water system.

Additional inspection ports have been provided on the proposed subsurface infiltration systems to accommodate routine maintenance. The separation distance from the proposed systems to the proposed building foundation has been increased to 15 feet. Please refer to the Stormwater Management Plan (Sheet C-7) for the updated design.

4. Clarify development overlap/encroachment with existing driveway, and consistencies between surveys.

The proposed site layout has been adjusted to accommodate the protection of the existing driveway to the south. The existing conditions plan has been updated based on field survey data and supporting aerial imagery.

5. Modify site development plan to conform with regulatory requirements of Special Management District or clearly articulated the need for a waiver for garage doors facing the Road. This may be accomplished by eliminating or reorientation proposed garages.

The site development has been modified accordingly to conform with the regulatory requirements of the Special Management District by eliminating the proposed garages facing Kingstown Road.

6. Modify site development plans to accommodate trash removal.

The trash removal will be handled by a private hauler. The preliminary plan would be for each proposed unit to have individual trash and recycling containers to be picked-up at the driveway by the private hauler.

7. Modify site development plans to accommodate mail delivery.

The applicant will work with the local mail authority to accommodate mail delivery requirements. If required a centralized mail area can be safely accommodated on the property.

8. Review grading associated with side slopes and the effect on existing drainage patterns associated with the construction of the proposed new driveway and residential units.

Side slopes throughout the proposed development shall not exceed 3:1 slopes and the general existing drainage patterns shall remain. All runoff from impervious surfaces shall be collected and infiltrated by the proposed sub surface infiltration systems.

9. Review overall grading and side slopes on the easterly side and southerly side of the property to eliminate any long-term erosion and/or maintenance issues and evaluate constructability with and without grading easements.

The overall site layout and grading has been adjusted to eliminate long-term erosion and to maintain the existing driveway along the southern property line.

10. Review storm drainage design to ensure that there is no point discharges vs sheet flow and mimicking existing conditions.

A gravel level spreader has been incorporated along the eastern property line to avoid point discharges and maintain existing drainage patterns.

11. Clarifying sewer connections (chimney vs saddle orientation).

The proposed sewer connection will utilize a saddle tee with rubber seal, see detail 6 on sheet C-15 for additional information.

12. Cleaning up inconsistencies between existing conditions and actual conditions that exist in the field today. Evaluate what could be constructed as a regulatory compliant development without any need for waiver requests. Looking at the potential of reorientation of homes, modifying density and evaluating overflow parking needs.

The existing conditions plan has been updated based on field survey data and aerial imagery. The proposed site layout has been modified to be a regulatory compliant development without the need for waiver requests.

13. Clarifying and solidifying the modifications made to the southern driveway as an effect of what you are proposing to do on your property. Provide evidence of permitting from RIDOT as it relates to reducing curb cut functionality.

The site layout has been adjusted to protect the existing driveway along the southern property line.

14. Coordinate with the State regarding underground utilities to determine that they will allow the installation of underground from the existing utility poles located on the western side of Route 108.

The applicant will coordinate with the relevant state agencies regarding the installation of underground utilities.