



DiPrete Engineering

October 28, 2020

Richard J. Bourbonnais, II, RLA, PE
Town Engineer
South Kingstown Planning Department
509 Commodore Perry Highway
Wakefield, RI 02879

**RE: Plan Review – Preliminary Plan Submission
The Village at Curtis Corner
A.P. 40-4 Lot 55
South Kingstown, RI
DE Project #: 0265-053**

Dear Mr. Bourbonnais:

DiPrete Engineering has received your Preliminary Plan comments dated October 21, 2020. We have reviewed these comments and offer the following in response. The original comments are provided in italics with responses in bold.

Plans

1. *Sheet 3 of 16.*

- a. *General Note 5. The note states that the plans are not to be “construed as a Class I Boundary” and “not suitable for recording” although the plans include a signed and stamped “Record Plan” (sheet 16 of 16) noting that it’s a Class I Perimeter Boundary Survey. If this note is in reference to the overall perimeter of the property and not to the proposed lots or if Sheet 16 of 16 is for reference or Town permitting only, please clarify this in the note.*

Note 5 has been revised to clarify the overall perimeter on the engineering plans is not suitable for recording as a Class I boundary survey. Upon Final approval and signoff from the Town of South Kingstown, Sheet 16 of 16 will be suitable for recording.

- b. *General Note 8. Please define the location of the Natural Heritage Area and, if possible, please note the resource.*

Note 8 has been revised to describe the extents of the Natural Heritage Area and the subject resources.

- c. *General Note 12. The proposed sidewalk shall be concrete and not asphalt as stated.*

This note has been updated to concrete material for the sidewalk.

- d. *Please add a general note stating that all utilities shall be field located by the surveyor during construction and as-built drawings by a RI Professional Engineer shall be accurately prepared prior to acceptance of the road. No plan will be accepted by DPS that does not accurately show field verified information.*

This note has been added as General Note #19.

- e. *Layout and Materials Note 3. Sidewalks shall be concrete.*

This note has been updated.

- f. *Below Grading and Utility note 12. All drainage piping within the (future) Town ROW shall be Reinforced Concrete (RCP). Please change the referenced note accordingly.*

This note has been updated.

2. *Sheet 4 of 16.*

- a. *Please show existing concrete sidewalks.*

Hatching and a typical note has been added to this sheet to call out the concrete sidewalk.

- b. *Please show the approximate locations of all existing homes, driveways and addresses for all abutting properties along Curtis Corner Road.*

The approximate locations of existing homes, driveways and addresses are now shown on the abutting properties.

- c. *Please include the utility pole and number located between 109 and 119 Curtis Corner Road.*

Utility pole #11-2 has been added to the Curtis Corner frontage lots.

- d. *Please include a Locus Map. It appears as though the Locus map provided did not print properly. This comment can be applied to all sheets within the plan set.*

The Locus Map now shows up plotting within the title block in the revised plan set.

3. *Sheet 6 of 16.*

- a. *DPS requests that the cut and match line be provided at each end of the construction zone. Our concern is that the multiple trenches and patches proposed will create uneven settlement. Please provide a cut and match line 15' in either direction from the furthest trenches proposed in order to capture all proposed utility cuts along Curtis Corner Road and note bituminous pavement across construction zone, curb to curb.*

The full cut and match line has been provided to each end of the construction zone.

- b. *Please provide wheelchair ramps at the new roadway.*

Wheelchair ramp labels (RI Std 43.3.1) have been annotated at the new roadway opening.

- c. *Driveway aprons shall be 8" reinforced concrete with 6' transition stones.*

The driveway aprons have been annotated on the revised plan (RI Std 43.4.1 & 43.5.0).

- d. *Proposed sidewalks within the subdivision shall be concrete.*

The sidewalks are now shown as concrete.

4. *Sheets 7, 8 & 9 of 16.*

- a. *Please show updated cut and match requirements as noted above.*

The cut and match limits have also been updated on these plans.

- b. *Lot 21 provides a trench along the driveway and an infiltration drywell at the rear of the property. It's not clear what the proposed requirements are for these amenities. Sheet 7 measures differently than the information provided on Sheet 14. Please be sure that each page is in congress with the next and that it all carefully relates to the drainage narrative and plans approved by RIDEM.*

The driveway trench widths on Sheet 14 refer to the dimensions away from the roadway where the openings start at 12' width. Lot 24 has been adjusted to maintain this constant width further west along the driveway, and the detail on Sheet 14 has been revised to specify average width and a note that widths vary and to follow the limits shown on Sheet 7. The drainage analysis calculates the trench with areas as shown by the dashed line at the driveways.

- c. *From DPS's experience, large drywells are often separated into multiple systems when building permits are submitted or during construction. Some foresight may be useful and separating the drywells into manageable small containments may help to allow for connection from different roof drains at different location within the lot. Because the trenches and drywells directly relate to the drainage narrative approved at DEM, DPS is going to require that the installation of the trenches and drywells happens per the approved plans.*

This is acknowledged. Due to the size of lots and constraints, there appears to be minimal benefit to breaking these drywells into separate areas as opposed to a larger home or lot where separation may be preferred.

- d. *Provide "STOP" sign, street sign and stop bar.*

A stop sign with street sign and stop have been provided on the plan.

- e. *We ask that the plan set show sewer clean-outs at the property line and clean check valves outside the foundations. Should you feel the Plan and Profile sheets are becoming too cluttered, please provide them on sheets 7, 8, and 9.*

These items have been identified on Sheet 3 in the Proposed Legend and added to the plan sheets where sewer services are depicted.

- f. *Some of the generic buildings provided on the plans are encroaching into the setback lines. Please modify accordingly.*

All buildings shown are now within the acceptable setbacks to property lines.

- g. *Please adjust the service lateral for Lot 7. The plans propose a connection up against SMH-3. Please make the connection along the main, not within an SMH.*

The Lot 7 lateral has been revised to not tie in against the SMH.

- h. *SK allows 20' maximum driveway width and 12' max within a cul-de-sac. Please note requirements on plans with typical dimensions.*

The driveways have been revised where necessary to meet this width requirement, and

the Site Plan has been updated accordingly with the typical and maximum dimensions.

- i. Please add the proposed roadway name, Vespia Lane, on all sheets.*

The Vespia Lane street name has been added to all sheets.

5. *Sheets 10 of 16.*

- a. If the roadway begins at 0+00, please note the station of the future doghouse manhole as negative (-) 0+36.*

This station has been updated on the profile.

- b. Please show the waterline for the entire length of the profile.*

The entire length is now shown.

- c. Show pipe grade as ft/ft and not % for both drainage and sewer.*

This annotation has been updated in the plan set.

- d. Please note the sewer main shall be 8" SDR 35 and laterals shall be 6" SDR 35.*

This has been added to Sheet 10 as Plan and Profile Note #1.

- e. DMH-7 notes multiple inverts but no indication is given to which elevation refers to which pipe. The numbering does not reference plan notation. Please clarify and clearly note on plans either by direction (N, S, E, or W) or number the pipes on the plan.*

The numbers following inverts in and out refer to the direction of the next structure the pipe is connected to. A note describing this has been added to the Plan and Profile Notes as #2.

- f. Please provide station and offset for DMH-5 and -6.*

The station labels have been added to the plan view for DCB-5 and DCB-6.

- g. Please label the communication and electric conduit on the plan.*

The communications and electric conduit has been labeled on Sheet 10.

- h. Please provide two sections, at 2+75 and 4+25. Show a section reference line on the Plan and reference them to Sheet 13 if necessary.*

These two sections have been shown on Sheet 10 and referenced to Sheet 13.

- i. Please show the future roadway name on the plan and profile, Please make the same change to all "Road A" references including Perimeter & Open Space Plan and Record Plan.*

These updates have been made to all roadway references.

6. *Sheet 11 of 16.*

- a. The detail for the Outlet Control Structure shows a 6" Low Flow orifice at elevation*

110.0 although the drainage narrative shows a design that included (2) 6" orifices at elevation 111.50. Please clarify.

The 6" PVC pipe label entering OCS-24 has been updated with "x2" to indicate 2 separate pipes as analyzed. Also, the OCS-24 section has been updated to show 2 openings.

In regard to the elevation, please note that the OCS-24 section depicts where the pipe enters the structure below the pond elevation. If referring to the Low Flow Outlet detail below the OCS-24 section to the right, the actual perforated opening for water to enter the 6" pipe and convey to the outlet structure is at 111.50 (6" above the bottom of Infiltration Pond A).

- b. Please add a note within the Pond Earthen Embankment detail that notes an inspection by the Town is required when the impervious core is excavated and prior to being covered.*

This note has been added as #13 to the Pond Earthen Embankment.

7. *Sheet 12 of 16.*

- a. The outlet control structure detail provides a call-off for a 12" outlet at elevation 108.00 although the plan and narrative call for the 12" to be placed at 108.50. Please clarify.*

The Outlet Control Structure has been updated to reflect the invert elevation of 108.50 at the 12" outlet.

8. *Sheet 13 of 16.*

- a. Typical Road Construction detail.*
- i. Please expand the detail to two sections as requested in Comment 5.*
 - ii. Modify the notes to state that the roadway will include a monolithic bituminous berm and modify the detail accordingly. Remove the call-off for extruded curbing from the detail.*
 - iii. Please remove the reference to Smithfield on note 4 and the reference to a force main in note 7.*
 - iv. Sidewalk shall be concrete. Modify the section accordingly. Please call off the grass strip on the section and note the location and dimension of the ROW line.*
 - v. Pavement structure shall be 1-1/2" Class 9.5 and 2-1/2" Class 12.5.*
 - vi. Provide the minimum utility separations required and proposed general dimension between all utilities.*
 - vii. Please change the reference from "Private" to "Public" in the title of the section detail.*

These comments have been addressed as shown on Sheet 13.

- b. Provide details for cement concrete sidewalk, wheelchair ramp, curb setting, 6' curb transition and driveway apron.*

These details have been provided on new Detail Sheet-3 (Sheet 15).

- c. Change the title of "HDPE Trench Detail" to "Trench Detail. HDPE is not allowed within Town ROW should the roadway be turned over to the Town.*

This title has been updated.

9. Sheet 14 of 16.

a. Please add a note to the "Manhole Frame & Cover Detail" that an 8" Frame is required.

This note has been added.

10. Sheet 16 of 16.

a. Please show granite bounds at property corners along the future Town ROW and at each location for all changes in horizontal geometry as required.

Granite bounds have been set for all changes in geometry as requested

In addition to the responses to the Notice of Incomplete Submittal, the attached plans reflect updates made per comments received during the Technical Review Committee meeting on September 9th.

We believe that the above responses in conjunction with the revised Site Plans and materials have adequately addressed your comments, with documents under separate cover to be submitted as described above. We respectfully request to be placed on the next Planning Board meeting.

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

Sincerely,
DiPrete Engineering Associates, Inc.



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