



# DiPrete Engineering

November 8, 2018

South Kingstown Planning Board  
c/o Chelsea Siefert, Planning Director  
South Kingstown Planning Department  
180 High Street  
Wakefield, RI 02879

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

Dear Ms. Siefert:

On behalf of the owner, 5A Builders, LLC, we have prepared this letter to provide additional information for the Pre-Application Submission. The owner is proposing a residential subdivision on A.P. 40-4 Lot 55 located in South Kingstown, RI. The parcel of land has frontage on Curtis Corner Road and has a total area of 28.1 acres and is zoned R-20. The site is located north of Curtis Corner Road, south of Andre Avenue, east of Kingstown Road (Route 108), and west of South Road. The entire surrounding area is residential and zoned R-20.

A Yield Plan is included to demonstrate the by-right density for the parcel, which is 11 lots. Upon applying the town's inclusionary zoning ordinance, 20% of the new lots shall be included as low and moderate income (LMI) housing lots. However, the parcel is Phase 2 of a previously-approved subdivision, which created 3 new residential lots. Given that the previous 3 lots did not include LMI units, they must be added to the Yield Plan density.

- 3 Previously Approved New Lots + 11 New Lots under Yield Plan = 14 New Lots
- 14 lots x 20% = 2.8 lots minimum required LMI units (round to 3 units)

Phase 2 of the subdivision must include 3 LMI lots. Therefore, the Preferred Subdivision Plan includes 14 new lots (11 lots from the Yield Plan + 3 LMI lots). Using the town's inclusionary zoning ordinance, the dimensional requirements (i.e. lot size, frontage, setbacks, etc.) can be reduced to the R-10 zone to accommodate the additional LMI units.

The site will be serviced public water and public sewer. Suez Water services this area and we will need to coordinate with them as the project moves forward. The lots will be serviced by gravity sewer, which is currently located in Curtis Corner Road.

Stormwater runoff will be controlled on site through the use of low impact development site planning and design strategies. Best management practices to control stormwater runoff may include but are not limited to driveway trenches and individual drywells for roof runoff, and bioretention basins or sand filters for the roadway runoff. The goal of the stormwater design will be to infiltrate the maximum amount of stormwater onsite to demonstrate a zero net increase in stormwater runoff from the pre development to post development conditions. Preliminary Soil Evaluations have been completed and the soils on site are suitable for infiltration. The stormwater system will be designed to meet the Town of South Kingstown Subdivision and Land Development Regulations and the December 2010 RIDEM Stormwater Design and Installation Standards Manual (RISDISM). The project will be reviewed by RIDEM and a RIDEM Insignificant Alteration permit will be required prior to Preliminary Plan Submission.

According to the 2000 census, as of April 1 ([www.riddec.com](http://www.riddec.com)) there were 27,921 people and 6,392 family households in South Kingstown with an average family size of 2.56 persons per household. It is anticipated that the average household size of the proposed development will be similar to that of the Town. This calculates to a population for this development of 36 new persons ( $2.56 \times 14 = 35.84$ ).

According to the RI Department of Education ([www.infoworks.ride.uri.edu](http://www.infoworks.ride.uri.edu)) there were 3,845 children that attended the South Kingstown School District schools during the 2006-2007 school years. This equated to an average of 0.60 students per household. It is anticipated that The Village at Curtis Corner subdivision will have a similar school-age population as other households in the South Kingstown School District. This calculates to a school-age population for the development of 8 school age children ( $0.60 \times 14 = 8.4$ ).

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

Sincerely,  
DiPrete Engineering Associates, Inc.



Eric Prive, PE  
Senior Project Manager