

JOE CASALI ENGINEERING, INC.

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December 7, 2020

Mr. James D. Rabbitt, Administrative Officer
South Kingstown Planning Board
180 High Street
Wakefield, RI 02879

RE: The Winding Rhode Compassion Center, Inc.
682 Kingstown Road, South Kingstown, RI
AP 57-1, Lot 96 (Unit 1)
Response to TRC Advisory Review Comments

Dear Mr. Rabbitt:

On behalf of our client, The Winding Rhode Compassion Center, Inc., Joe Casali Engineering, Inc. (JCE) is respectfully filing the enclosed materials in response to the Town of South Kingstown Technical Review Committee Meeting Summary, relative to the Town's Thursday, November 12, 2020 TRC Meeting. The following items were identified as outstanding issues; JCE has coordinated with the project's Traffic Engineer, Paul Bannon, and the project's Landscape Architect, Diane Soule, RLA and collectively offer the following responses:

Item 1:

Street Trees	<ul style="list-style-type: none">• Select species with root systems that will not damage sidewalks.• Select species that will not conflict with overhead utilities.• Install root barriers to protect sidewalks.
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Item 1 Response by Diane Soule, RLA: Linear root barriers will be installed along back of sidewalks and back of curbs along the parking to protect root invasion into those areas while allowing roots to grow parallel to the sidewalk and curb. Additionally, tree species will be selected that have deep roots that are noninvasive to hardscapes and have narrow, columnar branching habits to avoid interference with overhead utilities.

Item 2:

Parking Lot	<ul style="list-style-type: none">• Evaluate alternative striping layouts to improve turning movements entering and exiting the parking aisles in front of the pedestrian entrances to the buildings and between the proposed revised entrances off of Kingstown Rd and Dale Carlia Dr.• Remove parallel parking on north side of east end of Dale Carlia Dr. and replace with sidewalk from Kingstown Rd. to building (former travel agency).• Remove angled parking adjacent to building at west end of Dale Carlia Dr. and replace with parallel parking.• Add internal traffic controls at the proposed Kingstown Rd. entrance (e.g. signage, striping).
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Item 2 Response by JCE / Paul Bannon: The Site Plans have been modified to incorporate an alternative striping layout that improves turning movements entering and exiting the parking aisles in front of the pedestrian entrances to the buildings and between the proposed revised entrances

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off of Kingstown Road and Dale Carlia Drive. In addition, the existing parallel parking on the northeast side of Dale Carlia Drive has been removed and the angled parking adjacent to the building at the west end of Dale Carlia Drive has been removed and replaced with parallel parking. Finally, internal traffic controls, including signage and striping has been incorporated into the Site Plans.

Item 3:

Traffic	<ul style="list-style-type: none">• Contact RIDOT regarding proposed road striping changes in state ROW in Kingstown Rd.• Consider post-construction traffic analysis and review to determine if additional traffic safety measures are required.
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Item 3 Response by Paul Bannon: The applicant must coordinate with the RIDOT for the improvements proposed along Kingstown Road (Route 108) and will be required to submit a formal Physical Alteration Permit Application at the final design stage. The modifications will include a driveway closure and associated restriping of Kingstown Road to extend the median turn lane to the south as discussed with the town representatives as part of the TRC review. The applicant is also committed to coordinate with the local Public Safety officials during the business opening process. This effort will be completed to determine if any additional short or long term safety measures, beyond the substantial enhancements being made as part of the application, should be implemented to ensure safe and adequate access is maintained to the plaza and adjacent servicing roadways.

Item 4:

Stormwater	<ul style="list-style-type: none">• Provide stormwater calculations.• Provide additional details on stormwater controls/treatment.
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Item 4 Response by JCE: The Site Plans have been modified to incorporate two (2) small bioretention areas within landscaped areas at the northeast and southeast corners of the parking lot footprint. The overall area of parking lot footprint being improved is roughly 33,200 sq. ft. Per the RI Stormwater Design and Installation Standards Manual, March 2015 (RISDISM), this project will be considered a redevelopment project and therefore the water quality requirement is reduced by 50%. As such, the required water quality volumes can be calculated as follows:

$$\text{WQV Required} = 33,200 \text{ sq. ft.} * 1\text{-inch} * (1 \text{ in} / 12 \text{ in-ft}) * 50\% = 1,383 \text{ ft}^3$$

As currently proposed, the bioretention basin at the southeast corner of the parking lot is specified with a 1-ft deep ponding depth, which equates to roughly 702 ft³ of water quality volume storage. The bioretention basin at the northeast corner of the parking lot is specified with a 2-ft deep ponding depth, which equates to roughly 1,100 ft³ of water quality volume storage. Therefore, the overall water quality volume provided is 1,802 ft³, which is greater than the 1,383 ft³ required.

Both bioretention basins will be designed to overflow to the State Highway (Kingstown Road, Route 108), mimicking the currently existing condition. However, by the implementation of these bioretention areas, natural reductions in peak stormwater runoff rates and total stormwater runoff volumes to the State Highway will be realized. The design and full stormwater calculations will be reviewed by RIDOT through the Physical Alteration Permit process at the final stage of design.

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Please find the following included with this letter:

- Two (2) Full Size 24" x 36" Site Plans, dated November 25, 2020, and
- Eight (8) Reduced Size 11" x 17" Site Plans, dated November 25, 2020.

In addition, electronic versions of these documents are being forward to your attention. If you should have any questions or would like to meet to discuss this application, please call either myself or Joseph Casali at 401-944-1300.

Sincerely,

Joe Casali Engineering, Inc.



Daniel R. DeCesaris, P.E.

Project Manager

xc: P. Casey; C. Engustian, Esq.; P. Bannon; D. Soule; E. Pimentel (all via e-mail)