



DiPrete Engineering

January 27, 2021

South Kingstown Planning Board
c/o Jason Parker, Principal Planner
Town of South Kingstown
180 High Street
Wakefield, RI 02879

**RE: 551 Liberty Lane
South Kingstown, Rhode Island
Project #: 2214-008**

Dear Mr. Parker:

On behalf of the applicant, South County Post & Beam, we have prepared this letter to provide additional information to you on the above project to support the Pre-Application Submission. The existing site is an area of wooded vegetation and has a total area of approximately 6.3 Acres. A Class 1 survey of the property has not been completed yet. The wetland flags on the site have been flagged by a professional wetland biologist. The site has a portion of wetlands located in the northwest area of the site. The parcel has frontage on Liberty Lane and Fairground Road and has a total area of 6.31 +/- acres and is zoned IND-1 (Industrial-1). The site is located on the north side of Liberty Lane, south of Kingstown Road (Rte 138) and west of Fairgrounds Road.

The development proposes the construction of three new buildings with associated parking with the following areas; Building 1- 32,400 SF, Building 2- 22,500 SF, Building 3- 18,000 SF. Proposed Building 2 will be utilized for assembly and storage as an expansion to the existing South County Post and Beam. The uses for the other two buildings are unknown at this time but the intention is that those uses would be a permitted use within the industrial zone. The site is proposed to have two points of access off Liberty Lane. The development is proposed to be serviced by public water and public sewer. Parking is proposed for each building throughout the site for a total of 25 parking spaces for employees and visitors. The zoning code requires one parking spot per every two employees. In order to calculate required parking numbers we made the following employee assumptions; Building 1- 30 employees, Building 2- 10 employees, and Building 3- 10 employees. These assumptions yielded the following required parking numbers; Building 1- 15 spaces, Building 2- 5 spaces, and Building 3- 5 spaces; all totaling a required 25 spaces. We have also included an area for optional overflow parking in the case that more parking is needed. The storm water management system will be designed to meet the Town of South Kingstown & RIDEM best managements practices. The project will be required to receive a RIDEM Preliminary Determination permit for the project.

Lastly, the applicant respectfully requests that the board considers allowing the Master Plan and Preliminary stages of review be combined. We look forward to presenting and receiving feedback at this Pre-application stage of the development.

Sincerely,
DiPrete Engineering Associates, Inc.

A handwritten signature in black ink, appearing to read "David Russo". The signature is fluid and cursive, with the first name "David" and last name "Russo" clearly distinguishable.

David Russo, PE
Senior Project Manager