



DiPrete Engineering

January 8, 2021

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

**RE: 415 Middlebridge Road
A.P. 43-1 Lot 7
South Kingstown, RI
Project #: 2821-001**

Dear Planning Board Members:

On behalf of the owner, Carol Corrao, we have prepared this letter to provide additional information for the Pre-Application Submission. The owner is proposing a 3-lot minor subdivision on A.P. 43-1 Lot 7 located in South Kingstown, RI. The 3.13 acre total area parcel has frontage on Middlebridge Road and is zoned R20.

A Site Layout Plan is included (Sheet 4) to illustrate the proposed subdivision. The existing lot would be split into three, all meeting the R20 dimensional regulations. The existing home would remain within proposed Lot 1, and two new homes would be built, one each on Lots 2 and 3.

The site will be served by public water and municipal sewer. Middlebridge Water District services this area and we will need to coordinate with them as the project moves forward. The lots will be equipped with gravity sewer services; a sewer main is currently located in Middlebridge 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. 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.

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 CRMC and a CRMC Assent permit will be required prior to final approvals.

According to the US Census Bureau, there were 30,602 people and 10,291 family households in South Kingstown with an average family size of 2.46 persons per household. It is anticipated that the average

household size of the proposed new homes will be similar to that of the Town. This calculates to an additional population for this development of 5 new persons ($2.46 \times 2 = 4.92$).

According to the RI Department of Education there were 3,845 children that attended the South Kingstown School District schools during the 2006-2007 school year. This equated to an average of 0.37 students per household. It is anticipated that the two new lots in the proposed 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 two lots of 1 school age child ($0.37 \times 2 = 0.74$).

If you have any further questions on this matter, please feel free to contact me at your earliest convenience. We look forward to presenting the project at an upcoming Planning Board meeting.

Sincerely,
DiPrete Engineering Associates, Inc.



Eric Prive, PE
Senior Project Manager