



DiPrete Engineering

July 20, 2022

James D. Rabbitt, AICP, Planning Director
South Kingstown Planning Department
180 High Street
Wakefield, RI 02879

RE: South County Commons – District 5 Apartments
Pre-Application Submission for Comprehensive Permit
South Kingstown, RI
DE Project #: 0267-059-A08

Dear Mr. Rabbitt,

On behalf of the owner, Suffolk Realty, LLC, we have prepared this letter to provide additional information for the Comprehensive Permit Pre-Application Submission. The owner is proposing to build seventy (70) rental housing units with 25% of the units being set aside for low or moderate income families through the Comprehensive Permit process. The parcel of land has frontage on Hampton Way and is zoned Route 1 Special Management District (SMD).

The site will be serviced by public water and municipal sewer. Suez Water services this area and we will need to coordinate with them as the project moves forward. The building will be serviced by gravity sewer to the existing Bradley School sewer pump station. It is understood that a Sewer Feasibility Study may be required by the Department of Public Services at the Preliminary Plan stage of the project.

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 infiltration drywells for roof runoff, and bioretention basins or sand filters for the parking lot 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 existing onsite stormwater basin has been designed and sized to account for runoff from this site.

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 modification will be required prior to Preliminary Plan Submission.

According to the 2020 census, as of April 1 (www.census.gov) there were 31,931 people in South Kingstown with an average family size of 2.40 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 168 new persons ($2.40 \times 70 = 168$). Note, due to a blend of 1-bedroom and 2-bedroom units within the Route 1 SMD, it is likely that there will only be a maximum of 2 persons per unit, totaling 140 persons.

According to the RI Department of Education (www.reportcard.ride.ri.gov) there were 2,750 children that attended the South Kingstown School District schools on October 1, 2020. This equated to an average of 0.26 students per household ($2,750 / 10,627 = 0.26$). It is anticipated that this development 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 18 school age children ($0.26 \times 70 = 18.2$). Note, due to a blend of 1-bedroom and 2-bedroom units within the Route 1 SMD, the probability of school age children will be very low.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience. We look forward to presenting and discussing the project at the upcoming Technical Review Committee (TRC) and Planning Board meetings.

Sincerely,
DiPrete Engineering Associates, Inc.

A handwritten signature in black ink, appearing to read 'Eric Prive', with a stylized flourish at the end.

Eric Prive, PE
Senior Project Manager

Cc: *Sean Hayden – Suffolk Realty, LLC*
Matthew Landry, Esq. – Blish & Cavanagh, LLP
Hans Strauch, LEED AP – HDS Architecture, Inc.