

November 2, 2023

South Kingstown Planning Department
180 High Street
Wakefield, RI 02879

Attention: Jason Parker, Principal Planner

**RE: Development Plan Review (DPR) Application
Proposed Restaurant
60 Old Tower Hill Road
South Kingstown, RI**

Dear Mr. Parker:

Please find the following enclosed documents for the Development Plan Review (DPR) Application associated with the proposed restaurant with a digital order pickup window at 60 Old Tower Hill Road. Electronic copies will be submitted under a separate cover via email.

- Fourteen (14) copies of the Project Review Application Form;
- Two (2) copies of the Project Team Form;
- One (1) copy of the notarized Owner Authorization Form;
- Two (2) copies of the Letter from Union Fire District of South Kingstown dated November 1, 2023;
- Fourteen (14) copies of the Drainage Summary prepared by Bohled dated November 2, 2023;
- Fourteen (14) full size (24"x36") copies of the Proposed Site Plan Documents prepared by Bohler dated November 2, 2023;
- Fourteen (14) full size (24"x36") copies of the Architectural Plans prepared by McGeorge Architecture Interiors

Items addressed per TRC Advisory Review Summary:

1. Provide confirmation of delivery plan (days/hours) and have designated loading area delineated on plans.
RESPONSE: A designated loading area (12ft x 16ft) has been provided on the enclosed plans. Loading & delivery operations will be discussed by the applicant at the upcoming Planning Board meeting.
2. Solidifying lighting plan – minimal needs plus night sky compliant, to be shown on plans.
RESPONSE: The new submission includes a proposed Lighting Plan.
3. Clearly articulating that the guiderail is intended to be replaced and the specifications for its replacement.
RESPONSE: The updated plans show the existing guiderail to be removed while proposing a new wood guiderail surrounding the parking area.
4. Dumpster enclosure details, matching the architecture of area and building, to be shown on future site plan.
RESPONSE: Dumpster enclosure details are provided on Sheet C-903 of the Proposed Site Plan Documents.
5. Modifying landscaping and showing it on plan.
RESPONSE: The Landscape Plan has been updated accordingly.

6. Include the architecture for the building, the dumpster enclosure, and any future applications, on plans.
RESPONSE: Architectural plans have been included in submission.
7. Details of any fencing proposed to be shown on the plan.
RESPONSE: Fencing details have been added to the Proposed Site Plan Documents.
8. Solidifying the signage for both the restaurant and any traffic control measures.
RESPONSE: Traffic control signage and pedestrian control has been added to the Proposed Site Plan Documents.
9. Clarifying pedestrian movements and crosswalks, on plan.
RESPONSE: A crosswalk has been added to the westerly side of the building per the Town's request.
10. Clarifying floor area as it relates to capacity, to determine parking requirements.
RESPONSE: The floor area has been verified and included within the Zoning Analysis Table on Sheet C-301 of the Proposed Site Plan Documents.

Waiver Requests:

- DPR Checklist item (D) 5 – RIDOT Physical Alteration Permit
 - o The applicant understands that a Physical Alteration Permit (PAP) with the Rhode Island Department of Transportation (RIDOT) is required for this project. The applicant is respectfully asking for a waiver from the requirement of providing the RIDOT PAP permit at the time of DPR submission as driveway curb cuts already exist at the site today, and the applicant is simply proposing to modify these existing curb cuts. The applicant will be submitting the RIDOT PAP application within the coming weeks.

RIDEM Affidavit

- To the best of our knowledge this project will not require Rhode Island Department of Environmental Management (RIDEM) stormwater or construction permits based upon the scope of the work being proposed.

We look forward to discussing this project at the upcoming Planning Board meeting. Please do not hesitate to contact us at (508) 480-9900 should you have any questions or wish to discuss further.

Sincerely,

BOHLER



Randy Miron



Nick Dewhurst