

July 18, 2024

Planning Department
Town of South Kingstown
180 High Street
Wakefield, RI 02879

Re: Development Plan Review for residential duplex, 1809 & 1811 Kingstown Road, South Kingstown, RI (Map 40-1, Lot 4)

Dear Planner:

We are in receipt of your notification of incomplete submittal received on June 26, 2024. Our response to your specific comments are listed below followed by a list of enclosed revised materials being submitted.

Section A:

1. The project name is "1809 Associates". This is shown in the title block on each sheet.
2. The reference to "prepared for" now includes "applicant" on each sheet.
3. The title block on each sheet has been revised to show that Thomas Gerald LLC is the buyer.

Section B:

0. The Existing Conditions plan was included in the prior submittal.
6. The location and size of trees of 15 inches or greater is shown on the Existing Conditions plan by Peter V. Cipolla, Jr.
14. The buildings on the abutting parcels to the north and south are shown on the new Proposed Conditions plan (sheet 1 of 2) attached. The SERSC plan is now sheet 2 of 2. We are unable to change the surveyor's plan so it has been left "as is" and is attached in front of the two proposed sheets in the plan set.
18. There are no unique natural features present on the site and is noted in item 12 of the General Notes on sheet 1 of 2). This has not changed.
19. The site and surrounding area is noted as being in the Natural Heritage Area as shown on the online RIDEM environmental resource maps. No further data is known. General Note 3 on sheet 1 of 2 has been revised to note this. Subsequently, NRS has reviewed this item and issued a letter dated July 18, 2024 which is attached.

Section C:

0. The Proposed Conditions plan is now sheet 1 of 2. The SERSC plan remains and is now sheet 2 of 2.
11. A planting plan has been prepared by David Bosco of Wildwood Nurseries and is attached.

Section D:

2. The public water availability letter is attached. To date we are not aware of approval of the site plans and service connection by the water department but all documents/application forms have been submitted by my client to Veolia Water.
3. Approval of the sewer connection has been requested but not yet received. Again, all requested documents/applications have been submitted to the Utilities Department by my client.

10. The letter has been requested from the Fire District and we were advised that this is handled through the town permit portal when plans are uploaded in conjunction with the development plan review application.

Revised documents

Revised Site plans (6 full size)

PDF version of the revised documents (ready to be uploaded, prior submittal documents were uploaded to the town's FTP site on June 26, 2024)

Letter from Veolia water relative to availability of the water for the site development.

Letters from the town's utility department relative to availability of sewer for the site development.

Planting Plan by Wildwood Nurseries

We are forwarding herewith the revised documents as part of the Development Plan Review Application package for your use. If you have any questions regarding this application package, please contact the undersigned at (401) 491-9530.

Sincerely,



Carolyn "CJ" Doyle, PE
Owner

Attachments

CC w/attachments: Thomas Gerald, LLC, 20 Gerald's Farm Drive, Exeter, RI 02822

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