

## Letter of Transmittal

<b>To:</b>	South Kingstown Town Hall Planning Department 180 High Street Wakefield, RI 02879
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<b>Attention:</b>	<b>Chelsea Siefert – Principal Planner</b>
<b>Date:</b>	3/31/2017
<b>Re:</b>	Hillside Commons
<b>Job No:</b>	1864-003

**We are Sending You:**

- Progress Prints     
  Submission Plans     
  Supporting Material     
  Other

Copies:	Description:
6	Pre-Application Plans (24" x 36")
10	Pre-Application Plans (11" x 17")
10	Pre-Application Narrative
1	Pre-Application Checklist
1	Application Fee: \$600.00
1	Application Notification List
1	Application Owner Authorization Form
1	Wetland Biologist Letter

**Items Transmitted as Checked Below:**

- For Approval     
  For Your Use     
  As Requested     
  For Review

**Remarks:**

Dear Ms. Siefert,

Please find attached the Pre-Application Plans & submission materials for the Hillside Commons. If you have any questions or require additional information, please don't hesitate to contact our office.

Thanks

Signed: 

**Eric Prive, PE**  
**Project Manager**  
[eprive@diprete-eng.com](mailto:eprive@diprete-eng.com)

Copy: File

## APPLICATION NOTIFICATION LIST

Please list the **Name, Address, Phone Number and Contact Person** of each of the following who represent your application and note with \* whether notification of meetings/actions is required. The list is necessary to the Planning Department for proper notification of your application.

Project Name: Hillside Commons Date: 03-31-2017

Applicant: Scot V. Hallberg

57 Edgewood Farm Road, Wakefield, RI 02879

Owner: Scot V. Hallberg

235 Main Street, Wakefield, RI 02879

Engineer: Eric Prive, PE d/b/a DiPrete Engineering

2 Stafford Court, Cranston, RI 02920

Land Surveyor: Robert Babcock d/b/a DiPrete Engineering

2 Stafford Court, Cranston, RI 02920

Architect: TBD

Landscape Architect: John Carter c/o John C. Carter & Company

960 Boston Neck Road, Narragansett, RI 02882

Attorney: John Kenyon c/o Kenyon Law Offices

133 Old Tower Hill Road, South Kingstown, RI 02879-3237

Other Representatives Requiring Notification: \_\_\_\_\_

\_\_\_\_\_

**CHECKLIST FOR PRE-APPLICATION MEETINGS  
AND CONCEPT REVIEW**

The applicant shall submit to the Administrative Officer at least six (6)\* blue line or photocopies and an electronic copy if available\* of conceptual plans. The scale of all plans shall be sufficient to clearly show all of the information required and shall be subject to the approval of the Administrative Officer. At a minimum, the following information shall be provided:

1. Concept Plans - A map or plan of the subdivision parcel showing the following information:
  1.  Name of the proposed subdivision
  2.  Name and address of property owner and applicant
  3.  Date of plan preparation, with revision date(s) (if any)
  4.  Graphic scale and true north arrow
  5.  Plat and lot number(s) of the land being subdivided
  6.  Zoning district(s) of the land being subdivided. If more than one district, zoning boundary lines must be shown
  7.  Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines
  8.  Area of the subdivision parcel and proposed number of buildable lots, dwellings or other proposed improvements
  9.  Location and dimensions of existing property lines within or adjacent to the subdivision parcel, easements and rights-of-way
  10.  Location, width and names of existing streets within and immediately adjacent to the subdivision parcel
  11.  Names of abutting property owners and property owners immediately across any adjacent streets
  12.  Location of wooded areas, notation of existing ground cover, and approximate location(s) of stone walls
  13.  Location of wetlands, watercourses or coastal features within and immediately adjacent to the subdivision parcel
  14. N/A Areas of agricultural use (if applicable)
  15.  Approximate topography with minimum contour intervals of 5 feet

16.  Location and approximate size of existing buildings or significant above-ground structures on or immediately adjacent to the subdivision
17.  Proposals, if any, for connection with existing water supply and sanitary sewer systems or a notation that wells and ISDS are proposed
18.  Provisions for collecting and discharging stormwater
19.  Location of historic cemeteries within or immediately adjacent to the subdivision (if any)
20.  Proposed improvements including streets, lots, lot lines, with approximate lot areas and dimensions. Proposed lot lines shall be drawn so as to distinguish them from existing property lines.
21.  Notation on plan if the subdivision parcel(s) are located within any of the following areas:
  - Natural Heritage Areas (RIDEM)
  - Narrow River Special Area Management Plan (CRMC)
  - Salt Ponds Special Area Management Plan (CRMC)
  - Groundwater Protection Overlay District (Town)
22.  Alternate conceptual designs for land development (if applicable) showing approximate areas of alteration and identification of land areas and natural features to be preserved

2. Supporting Materials - The applicant shall submit to the Administrative Officer ten (10) copies of a narrative report providing a general description of the existing physical environment and existing use(s) of the property along with a general description of the uses and type of development proposed by the applicant. The narrative report shall include reduced copies of all plans required in No. 1 above plus the following:

1.  An aerial photograph or a blue line copy of an existing aerial photograph of the proposed subdivision parcel and surrounding area
2.  A copy of the soils map of the subject parcel with a general analysis of soil types and suitability for proposed development, including information on approximate water table elevations and flood potential
3.  An estimate of the approximate population of the proposed subdivision
4.  An estimate of the number of school-aged children to be housed in the proposed subdivision
5.  Vicinity map to show the area within one-half mile of the proposed subdivision parcel(s). All streets, schools, parks, public facilities and zoning district boundaries shall be shown. Major watercourses, wetlands and other hydrological features including watershed boundaries shall be shown
6.  Filing Fee - \$100

7. X Existing Resources and Site Analysis Map (for Flexible Design Residential Projects)

3. Supplementary Checklist for Special Management Districts - In addition to all applicable items required on the above checklist, an applicant for approval of development within the Route 1 Special Management District shall submit to the Administrative Officer copies of the information listed below. Information shall be conceptual in nature and provided in the form of plans, drawings or explanatory text in sufficient detail to indicate conformity with applicable provisions of zoning and the Comprehensive Plan. The Administrative Officer shall determine the actual number of copies of each document to be provided, up to a maximum of twenty (20) copies.

1. X Location and nature of proposed buildings, including schematic illustrations of proposed exterior appearance
2. X Proposed use and treatment of open space
3. X Schematic signage plan
4. X Filing Fee - \$500

\* Administrative note



## DiPrete Engineering

March 30, 2017

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

**RE: Hillside Commons  
South Kingstown, Rhode Island  
Project #: 1864-003**

Dear Ms. Siefert:

On behalf of the applicant, Scot V. Hallberg, we have prepared this letter to provide additional information to you on the above project to support the Pre-Application Submission. The applicant is proposing a Flexible Design Residential Project (FDRP) on A.P. 57-2, Lot 59 located on Kelley Way in South Kingstown, RI. The parcel has frontage on Kelley Way and has a total area of 2.95 +/- acres and is zoned SMD (Route 1 Special Management District). The site is located southeast of the Indian Run reservoir, east of the Wakefield Mall and northwest of the Monsignor Clarke Catholic Regional School.

The site exists today as an area of upland woodlands with areas of open grassland. There was previously a single-family home (#76 Kelley Way) on the property that has since been razed. The site will be serviced by public water and public sewer. The project proposes (19) detached residential units with associated parking and infrastructure improvements. (15) of the units are proposed as Market Rate units, (4) of the units are proposed as Low and Moderate Income (LMI) units. The project proposes a 22' paved loop road for access to the site. Each unit allows for 2 offstreet parking spaces (1 garage). There are also 17 visitor spaces to be provided along the sides of the proposed loop road. An Underground Infiltration System and drywells for roof runoff will be designed to mitigate stormwater flow from the proposed site. The stormwater management system will be designed to meet the Town of South Kingstown & RIDEM Best Managements Practices.

According to the 2000 census, as of April 1 ([www.ridec.com](http://www.ridec.com)) there were 27,921 people and 6,392 family households in South Kingstown with an average family size of 2.56 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 49 new persons ( $2.56 \times 19 = 48.64$ ). Note, due to 55+ age and 2 bedroom units, it is likely that there will be only 2 persons per unit, totaling 38 persons.

According to the RI Department of Education ([www.infoworks.ride.uri.edu](http://www.infoworks.ride.uri.edu)) there were 3,845 children that attended the South Kingstown School District schools during 2006-2007 school years. This equated to an average of 0.60 students per households. It is anticipated that the Hillside Commons 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 12 school age children ( $0.60 \times 19 = 11.4$ ).  
Note, due to 55+ age and 2 bedroom units, the probability of school age children will be low.

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.



Eric Prive, PE  
Project Manager

Town of South Kingstown

OWNER AUTHORIZATION FORM FOR SUBDIVISION

APPLICANTS FOR SUBDIVISION: Fill out only (1) below if property owner is same as applicant. Fill out (1) and (2) below if applicant is other than property owner.

(1) I, Scot V. Hallberg, hereby certify that I am the owner of property, designated as Plat 57-2, Lot(s) 59, as shown on the Town of South Kingstown Tax Assessor's Maps.

(2) I hereby authorize the application for subdivision by (name of applicant or agent) to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

WITNESS its name this day of

BY: (Signature of Owner)

STATE OF RHODE ISLAND

County of Washington

In South Kingstown on the 8th day of March 2017, before me personally appeared Scot V. Hallberg (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his free act and deed, as

(Individual, Corporation, Trustee, Partnership, non-profit, etc.)

(Signature of Notary Public)

My Commission Expires: 7-17-2017



The Washington Trust Company

28 Broad St.  
Westerly, RI 02891  
57-85/115

5741

Printed: Wednesday, 03/08/17 02:53:04 pm

DATE: 3/8/2017

**Scot V. Hallberg**  
**Rental Account**  
235 Main St.  
Wakefield, RI 02879

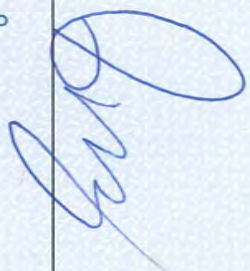
PAY **600.00**  
ONLY ST. ZERO CENTS

\$ 600.00

PAY Six Hundred and 00/100 Dollars

TO THE ORDER OF Town of South Kingstown  
P.O. Box 31  
Wakefield, RI 02880-0031

MEMO: Kelly Way application



SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈ 5 7 4 1 ⑈ ⑆ 0 1 1 5 0 0 8 5 8 1 2 8 1 1 3 7 1 8 ⑈

**KATHLEEN P. MANGAN**  
Soil Evaluations & Wetland Permitting Services

PO Box 6, Madison, NH 03849  
Phone: (401) 300-6980

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June 26, 2016

Mr. Scot V. Hallberg  
235 Main Street  
Wakefield, RI 02879

Re: Project for Scot V. Hallberg - Property located at 76 Kelley Way, Assessor's Plat 57-2, Lot 59 in South Kingstown, Rhode Island.

Dear Mr. Hallberg,

As requested, I have completed an evaluation to determine the presence of wetlands on the subject property. This evaluation also included a review of supporting documentation provided by [www.googlemaps.com](http://www.googlemaps.com) and [www.edc.uri.edu/rigis](http://www.edc.uri.edu/rigis), specifically the following resources: topographical map (USGS Kingston Quadrangle, RI), web soil survey (USDA Natural Resources Conservation Service); and aerial images. On June 21, 2016 an on-site inspection was conducted to ascertain the field conditions. The following letter summarizes my findings regarding this matter.

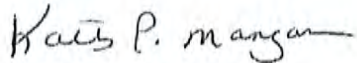
Based upon this evaluation it is my professional opinion that there are no wetlands present on this site. No evidence of wetland hydrology, the dominance of hydrophytes (e.g. wetland vegetation) or hydric soils was observed. This site is currently an undeveloped upland woodland habitat with areas of open grassland. Vegetation typically indicative of upland conditions is predominant throughout this site.

The soil-mapping units for this parcel are **RaB** – Rainbow silt loam and **BrB** – Broadbrook silt loam. Soils of these series are classified as moderately well drained to well drained soil, respectively (USDA NRCS). Field analysis was not conducted to ascertain the soils mapped for this area. Soil samples were randomly examined, as needed to refute the presence of hydric soils. Guidelines used for hydric soil determination are established in Field Indicators for Identifying Hydric Soils in New England, as well as the U.S. Army Corps of Engineers Wetland Delineation Manual (1987). The soils on this property were determined to be non-hydric

For your additional information, there are no "buffer zones" associated with any off-site wetlands that encroach onto the property. All surrounding lands were inspected to ascertain the above. Residential developments abut this parcel to the west and commercial development extends to the south. Upland woodland abuts this parcel immediately to the north and east.

In summary, the Rhode Island Freshwater Wetlands Act would not apply to the proposed site improvements. Please note that the contents of this letter are the opinions of this office and that any determinations made by Kathleen P. Mangan may be subject to review by the applicable governing agency. Furthermore, the contents of this letter are for your information only and are not to be construed in any way as authorization to proceed without the applicable permits and/or reviews from other state and/or municipal agencies. If you have any questions regarding this matter please do not hesitate to call me.

Sincerely,



Kathleen P. Mangan  
Principal Soil and Wetland Scientist