



February 15, 2022

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

**RE: 551 Liberty Lane
South Kingstown, Rhode Island
Project #: 2214-008**

Dear Mr. Parker:

On behalf of the applicant, South County Post & Beam, we have prepared this letter to provide additional information to you on the above project to support the Preliminary Application. The existing site is an area of wooded vegetation and has a total area of approximately 6.3 Acres. A Class 1 survey of the property has been completed and the submitted plans reflect this. The wetland flags on the site have been flagged by a professional wetland biologist. The site has a portion of wetlands located in the northwest area of the site. The parcel has frontage on Liberty Lane and Fairground Road and has a total area of 6.31 +/- acres and is zoned IND-1 (Industrial-1). The site is located on the north side of Liberty Lane, south of Kingstown Road (Rte 138) and west of Fairgrounds Road.

The development proposes the construction of three new buildings with associated parking with the following areas; Building 1- 32,400 SF, Building 2- 22,500 SF, Building 3- 18,000 SF. The site is proposed to have two points of access off Liberty Lane. The development is proposed to be serviced by public water and public sewer. The sewer and water design has had an initial review from both Kingston Water and the Town DPW and we have responded to all concerns. We have met with the local fire department during the master plans submission to coordinate layout, hydrants, and access. The fire department is currently in the process of completing a final review of the preliminary plan set.

At this time the uses of the building have not been established and this was discussed during the Master Plan meetings. During the building permit application process the use would be established and if there were any concerns from the building official the applicant would need to address. The board and planning staff had concerns with some of the uses allowed within this zone. The applicant has reviewed the uses allowed by right within this zone and would agree to a condition that the uses listed will not be proposed. This list would include Crop Farm, Livestock Farm, Fish Hatchery, Special Schools, Religious Schools, Drug or Alcohol Rehabilitation Facility, Nonprofit community park or playground, Nonprofit Community Center, Nonprofit Fraternal Organization, Wholesale or retail trade of Petroleum Products, up to 100,000 gal, Wholesale or retail trade of liquified gas, Satellite dish antenna over 1 meter diameter, Textile products manufacturing, and Chemical products manufacturing.

Parking is proposed for each building throughout the site for a total of 25 parking spaces for employees and visitors. The zoning code requires one parking spot per every two employees. In order to calculate required parking numbers we made the following employee assumptions; Building 1- 30 employees, Building 2- 10 employees, and Building 3- 10 employees. These assumptions yielded the following required parking numbers; Building 1- 15 spaces, Building 2- 5 spaces, and Building 3- 5 spaces; all totaling a required 25 spaces. We have also included an area for optional overflow parking in the case that more parking is needed this will be required to be some form of grass or impervious material. If additional pavement is proposed the storm water will need to be reviewed. The storm water management system has been designed to meet the Town of South Kingstown & RIDEM best managements practices. The project has received a RIDEM Preliminary Determination for the project which include a full review of the wetlands and stormwater design.

We look forward to presenting and receiving feedback at this Preliminary stage of the development.

Sincerely,
DiPrete Engineering Associates, Inc.

A handwritten signature in black ink, appearing to read "David Russo". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David Russo, PE
Senior Project Manager