



MEMORANDUM

DATE: September 12, 2023

TO: Diane Williamson, AICP, CFM, Director of Community Development

FROM: Robert J. Sykes, P.E.

RE: 1200 Hope Street & 1202 Hope Street - Drainage and Grading Revisions
Owner: Preferred Realty Services, LLC.
AP 103 Lot 2
Pare Project No. 98166.00, Task 097

Pare Corporation (Pare) has completed our review of the Response to Comments prepared by Land Development Engineering & Consulting, LLC dated August 21, 2023 in response to Pare's Memo dated July 12, 2023.

Pare offers the following comments pertaining to the document provided:

Plans:

1. Comments from Pare Memo Dated July 12, 2023.
 - a. Comment: Proposed Basin Alteration/Relocation to the Knowlton Court Infiltration Area will require a permit modification with RIDEM.
Response: Acknowledged. The Engineer of record for the 1202 project is currently undertaking that process and will provide a copy of the modification permit to the Town once received.

Comment Addressed.

- b. Comment: Proposed Basin Alteration/Relocation impacts the existing stone wall located in Lot 5.
Response: The applicant has removed the stone wall section noted.

Comment Addressed.

- c. Comment: The new intersection of Longfield Way and Knowlton Court impacts a section of berm constructed along the southern side of Knowlton Court. The berm conveys flow along the gutter to the infiltration basin for Knowlton Court. Verify that the gutter will be maintained.
Response: A high point for the proposed driveway connection @ 1200 will be provided at or near the intersection of Knowlton Court. Gutter flow will be maintained in Knowlton Court.

Comment Addressed.

- d. Comment: Confirm location of wooded areas and include a notation of existing trees with a twelve inch (12") or larger caliper. Verify limits of clearing and tree removal associated with the Proposed Basin Alteration/Relocation.

Response: The existing conditions plan identifies various tree diameters. The intent is to retain the large diameter trees near the basin alteration/relocation. Efforts are being made to protect the trees and alter the grading accordingly.

Comment Addressed. The modified landscape plan was not provided to Pare for review.

- e. Comment: A well is shown in Lot 5. Confirm if the well is used for private drinking water use. Previous plans indicated that the building in Lot 5 receives water from a proposed service to the main within Knowlton Court. If the well is used for private drinking water, then the well conflicts with the minimum horizontal setback found in Table 5-2 of the RISDISM.

Response: Noted well has been abandoned and the subject lot has a service connection to the new main in Knowlton Court.

The abandonment of the private drinking water well shall be completed in accordance with the Rhode Island Groundwater Quality Rules 250-RICR-150-05-3 and all other applicable rules and regulations.

We are available to review these comments with you at your convenience.