

April 6, 2023

LDEC No. 22024

**Subject: Preliminary Plan Application - Longfield
1200 Hope Street, Bristol, RI
Applicant: M1 1200 Hope, LLC**

Attention: Diane Williamson, Town Planner

Dear Diane:

On behalf of the Applicant, Land Development Engineering & Consulting, LLC (LDEC), is providing a response to comments from a letter issued by the Town's Engineering Consultant, PARE Engineering, dated xxxxxx. Each response is provided below for your convenience.

General:

1. **RIDOT PAPA modification approved for subject project. Correspondence provided to the Planning Department in conjunction with this application.**
2. **HDC process in progress. Correspondence to be forwarded to the Planning Department as updated.**
3. **Proposed site lighting shall be primarily on the proposed buildings and low-level lighting along walkways and landscaping as necessary. No street lighting is proposed as part of this application. light fixtures to be dark-sky compliant in accordance with the Town's ordinance.**
4. **Preliminary discussions with BFD and Bristol County Water Authority (BCWA) indicate that the existing hydrants along Hope Street in addition to the proposed hydrants for the project at 1202 Hope Street are adequate to accommodate the development at 1200 Hope Street.**
5. **As discussed at the Bristol TRC meeting on 3/28/23, this item is not applicable to this application.**

Plans:

1. **Item clarified and updated on application site plan set as requested.**
2. **Site Plan:**
 - a. **In addition to the Preliminary Plan application process, an Administrative Subdivision Plan application is also being submitted. The respective owners of 1200 Hope Street and 1202 Hope Street (Lot 5) have entered into an agreement to convey land to the property at 1200 Hope St. This is reflected in the proposed plans for both applications.**
 - b. **Zoning table updated as requested.**

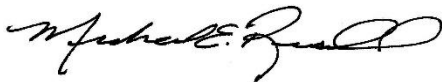
- c. It is our understanding that the referenced stone wall will be reconstructed along Knowlton Court as construction progresses and there will be a provision for the connection of the proposed driveway.
 - d. Existing trees of 12-inch caliper or greater primarily exist along Hope Street. The balance of the subject property is clear for staging and construction on the historic structure. The proposed landscape plan will incorporate new tree plantings in association with the development.
 - e. See above response.
 - f. Pavement section detail modified as requested.
3. Grading and Drainage Plan:
- a. Forebay spillway plan and detail modified to reflect 3-foot width as requested.
4. Utility Plan:
- a. Sewer network and details updated per discussions with Bristol Sewer. Water distribution system updated on plan per BCWA. System demand analysis is in progress and will update as necessary prior to Final Plan approval.
5. Landscape Plan:
- a. Proposed Landscape Plan will be submitted for review and approval prior to Final Plan application.

Stormwater Management Report:

1. Hydrologic Calculations:
- a. Watershed areas updated as requested.
 - b. Bio-Retention Pond outlet updated on plan set to reflect 6-inch outlet as requested.
 - c. Underground storage system pipe diameter updated on plan set to reflect 18-inch pipe as requested.

Copies of the proposed plan may be viewed at the offices RIDEM located @ 235 Promenade Street, Providence, RI during normal business hours. If you have any questions, please contact the me at 401-354-2050 or you may email me at mrussell@ldec LLC.com.

Respectfully,
Land Development Engineering & Consulting, LLC



Michael E. Russell, PE.
Principal

Enclosures

Cc: File



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