

Notification
Of
Incomplete
Submittal
05-07-2021



NOTIFICATION OF INCOMPLETE SUBMITTAL

Major Subdivision Combined Conceptual Master & Preliminary Plan

This letter serves as notice to the applicant, the **Lee G. Hemmerle Trust c/o Kim Jones**, that the **Combined Conceptual Master & Preliminary Plan submittal** for the subdivision located at **350 Ministerial Road**, located on Assessor's Plat 74, Lot 7, received by the Town of South Kingstown Planning Department on May 3, 2021, has been deemed **incomplete**.

Please note that as you have requested to combine Conceptual Master Plan & Preliminary Plan, your application materials (plans, documentation, narratives ... etc.) must include all of the elements and information required by **both** the Conceptual Master Plan Checklist and the Preliminary Plan Checklist in order to obtain a certification of completeness.

To obtain a Certificate of Completeness, **the following items outlined in the checklists for both Conceptual Master Plan & Preliminary Plan submittals must be addressed.**

To initiate the application, the applicant shall submit to the Administrative Officer*:

1. The application review fee, as established by the South Kingstown Subdivision and Land Development Regulations;
2. Sixteen (16) copies of the Project Review Application Form, printed double-sided;
3. Two (2) copies of the Project Team Form;
4. One (1) notarized Owner Authorization Form for each owner of property proposed for subdivision;
5. Six (6) full size, paper copies of each required plan, as indicated in Sections (A), (C), and (D) of the checklist;
6. The number of copies of each of the required supporting materials, as indicated in Section (E) of the checklist, printed double-sided as may be appropriate.

* **Please contact the Planning Department prior to making copies of submission materials so we can determine the most cost-effective approach for submission materials.**

(C) Existing Conditions Plan(s)

The applicant shall submit an Existing Conditions Plan(s), which shall accurately depict the following information...:

5. Notation of existing ground cover with depiction of any existing wooded areas
18. Location and size of trees with a caliper of fifteen inches or greater that are within the area proposed for disturbance or alteration

(D) Proposed Conditions Plan(s)

The applicant shall submit a Proposed Conditions Plan(s), which shall be in substantial conformance with the approved Conceptual Master Plan. Any utility, monumentation, or other physical improvement details shown within the Plan(s) shall conform to the standards found within the Subdivision and Land Development Regulations. The Proposed Conditions Plan(s) shall accurately depict/include the following information, in addition to the information listed in (A), above:

6. Locations and types of proposed survey monumentation, including any required open space

None proposed

markers.

10. If proposed, roadway design plan(s) and profile(s), including existing and proposed elevations and locations of proposed utility infrastructure
12. Proposed location, size, and type of all above ground and underground utilities servicing the property, including wastewater, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be required for site development
14. Limits of disturbance/work relative to road and/or infrastructure installation
15. Grading plan(s), to show proposed contours at 2-foot intervals for all grading proposed for on- and off-site street construction, drainage facilities, and upon individual lots if part of proposed subdivision improvements
16. Soil erosion, run-off and sedimentation control plan(s)
18. Stormwater management plan(s), to show accurate designs and details of proposed stormwater management infrastructure, including type, location, and configuration, prepared by a Registered Professional Engineer
20. All utility and site improvement related details, including those related to the installation of streets, sidewalks, drainage systems, and utility infrastructure both on- and off-site, as applicable. **More specific to this application, those features associated with the driveway design including the required fill, slope, retaining walls, and any proposed guardrails.**
22. Certification by a RI Registered Professional Engineer that the construction drawings are correct.

(E) Supporting Materials

4. 2 copies of drainage calculations, associated explanatory narrative, and all supporting documentation, including an Operations and Maintenance manual for the system
8. 2 copies of any RIDEM stormwater or other general construction permits that are required, or an affidavit, signed by a qualified professional, stating that no RIDEM stormwater or construction permits are required. **Due to the complexity of design and construction of the driveway access, please have a Professional Engineer review and attest to this requirement.**

This Notice of Incomplete Submittal is considered a decision of the Administrative Officer of the Planning Board. In accordance with Section 505.1.D.3 of the Town of South Kingstown Zoning Ordinance any party aggrieved by a decision of the Administrative Officer shall have the right to appeal that decision to the Planning Board of Appeals in accordance with the procedure set forth in Article XII of the Subdivision and Land Development Regulations. The appeal must be taken within twenty (20) days of the date of receipt.

Please contact me if you have any questions about the materials required.

James D. Rabbitt

James D. Rabbitt, AICP, Administrative Officer
Town of South Kingstown Planning Board

May 7, 2021

Date

Application/
Checklist
Marked

**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
PROJECT REVIEW APPLICATION FORM**

This Application Form is to be submitted with each stage of review.



APPLICANT INFORMATION

Applicant Name: Lee G. Hemmerle Trust
Name of Primary Contact (if applicant is an organization): Kim Jones
Applicant Address: 1650 Bennington Hollow Lane, Reston, VA 20194
Applicant Phone: 207-944-9200 Applicant Email: kjonesvz@yahoo.com

OWNER INFORMATION

Owner Name(s): Lee G. Hemmerle Trust
Owner Contact Information: Kim Jones (as above)

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: AP 74 Parcel 7
Physical Address or Location of Parcel(s): 350 Ministerial Road, South Kingstown, RI
Zoning District(s) of Parcel(s): R-80 Total Size of Development Parcel: 7.8 Acres, m/1
Date of Initial Meeting with Planning Department Staff (before first stage of review): 09-22-2020

TYPE OF PROJECT (select all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Development Plan Review | <input type="checkbox"/> Minor Land Development Project |
| <input type="checkbox"/> Administrative Subdivision | <input type="checkbox"/> Major Land Development Project |
| <input type="checkbox"/> Minor Subdivision, without street creation or extension | <input type="checkbox"/> Multi-Household Land Development Project |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension | <input checked="" type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input checked="" type="checkbox"/> Major Subdivision | <input type="checkbox"/> Residential Compound |
| | <input type="checkbox"/> Comprehensive Permit |

CURRENT STAGE OF REVIEW (if applicable)

- | | |
|--|---|
| <input type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input checked="" type="checkbox"/> Conceptual Master Plan | <input type="checkbox"/> Change to an Approved Plan |
| <input checked="" type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Reinstatement or Extension to Approved Plan |
| <input type="checkbox"/> Final Plan | <input type="checkbox"/> Request to Combine Review Stages |
| <input type="checkbox"/> Recording | <input type="checkbox"/> Other |

WAIVERS AND MODIFICATIONS

Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations? yes* no

**If yes, a statement describing the specific regulation(s) for which waiver or modification is requested must be included in the application materials.*

CERTIFICATION OF COMPLETE APPLICATION

(1) The applicant hereby certifies that all of the materials required by the applicable checklist(s), as determined by Planning Department staff during the initial meeting, have been submitted including a review fee in the amount of \$ 480.00.

(2) The applicant hereby certifies that the plan set and other submitted materials conform to the requirements of the current adopted version of the Town of South Kingstown Subdivision and Land Development Regulations, or, that a written statement has been provided listing all requested waivers and/or modifications of the Regulations.

Kim A. Jones
Applicant Signature

4/1/21
Date

Kim A. Jones
Printed Name

DATE: 21 April 2021

TO: Jason Parker, AICP, CFM
Planning Department
Town of South Kingstown
180 High Street
Wakefield, RI 02879

RE: *Lee G. Hemmerle Trust*
AP 74 Parcel 7, 350 Ministerial Road, South Kingstown, RI
Waiver Requests

FROM: Alfred W. DiOrio, PLS, CPESC

Identification of Waiver Requests:

1. Reduction in frontage requirement via the use of the Flexible Design Residential Projects regulation;

RIDOT PAP Permit. The application seeks only to be allowed to submit this permit upon issuance;

Fire District Review. The application seeks only to be allowed to submit this written confirmation upon receipt from the Fire District.

AWO
4-26-22

"Providing Quality Services Since 1980"

National Society of Professional Land Surveyors
Canadian Institute of Geomatics
Rhode Island Society of Professional Land Surveyors
Soil and Water Conservation Society International Erosion Control Association

PROJECT TEAM FORM

Submittal Date: _____

The Project Team Form is to be submitted with each stage of review. If no changes to the Project Team have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

ATTORNEY *This entity should be copied on all project correspondence* YES NO

Name: Zangari Law Offices

Name of Primary Contact (if attorney is an organization): Christopher J. Zangari, Esq.

Address: 935 Jefferson Boulevard, Suite 3001, Warwick, RI 02886

Phone: 401-732-1999 Email: chris@zangarilawri.com

ENGINEER *This entity should be copied on all project correspondence* YES NO

Name: ON-SITE ENGINEERING, INC.

Name of Primary Contact (if engineer is an organization): ANTHONY A. ANNA, PE

Address: 3 CRESTVIEW DRIVE, WESTLEY RI 02891

Phone: 401-348-6831 Email: ananna@onsiteeng.com

SURVEYOR *This entity should be copied on all project correspondence* YES NO

Name: Alfred W. DiOrio, RLS, Inc.

Name of Primary Contact (if surveyor is an organization): Alfred W. DiOrio

Address: PO Box 999, Ashway, RI 02804

Phone: 401-377-8124 Email: al@awdris.com

LANDSCAPE ARCHITECT *This entity should be copied on all project correspondence* YES NO

Name: _____

Name of Primary Contact (if landscape architect is an organization): _____

Address: _____

Phone: _____ Email: _____

ARCHITECT *This entity should be copied on all project correspondence* YES NO

Name: _____

Name of Primary Contact (if architect is an organization): _____

Address: _____

Phone: _____ Email: _____

OTHER *This entity should be copied on all project correspondence* YES NO

Name: _____

Role on Project: _____

Name of Primary Contact (if entity is an organization): _____

Address: _____

Phone: _____ Email: _____

OWNER AUTHORIZATION FORM

Submittal Date: _____

Owner Authorization Forms for each owner of the property being considered for subdivision/development is to be submitted with each stage of review. If no changes to the ownership have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

I, Kim A. Jones hereby certify that I am an/the owner of property designated as Plat _____, Lot _____, as shown on the Town of South Kingstown Tax Assessor Maps. I further certify that I am the owner of the development rights for this property.

I hereby authorize and am in agreement with the application, signed by Kim Alyson Jones (applicant), for subdivision or development for the subject property. Said application is to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

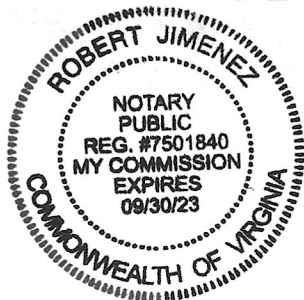
WITNESS its name this 1st day of April, 2021

BY: Kim A Jones
Signature of Owner

STATE OF RHODE ISLAND

County of Fairfax

In RESTON / VIRGINIA on the 1st day of April, 2021, before me personally appeared KIM ALYSON JONES (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/her free act and deed, as _____ (individual, corporation, trustee, partnership, non-profit, etc.).



[Signature]
Notary Public

My Commission Expires: 09/30/2023

CONCEPTUAL MASTER PLAN CHECKLIST
Major Subdivision

To initiate the application, the applicant shall submit to the Administrative Officer:

1. The application review fee, as established by the South Kingstown Subdivision and Land Development Regulations;
2. Sixteen (16) copies of the Project Review Application Form, printed double-sided;
3. Two (2) copies of the Project Team Form*;
4. One (1) notarized Owner Authorization Form for each owner of property proposed for subdivision*;
5. Six (6) full size, paper copies of each required plan/sheet, as indicated in Sections (A), (C), (D), and (E), below;
6. Major subdivisions proposed as Flexible Design Residential Projects (FDRPs) shall submit six (6) full size, paper copies of an Open Space Use Plan, as described in Section (F), below;
7. The number of copies of each of the required supporting materials, as indicated in Section (G), below, printed double-sided as may be appropriate; and
8. PDFs of all application materials (all application forms, plans, and supporting materials), which are to be uploaded to the Town's FTP site.

**Forms must be submitted with each application. If no change has occurred in the Project Team or related to the ownership of the parcel since Pre-Application Concept Review submittal, duplicate copies may be submitted with notation of current date of submittal.*

If subsequent submittal of a revised plan set is required, the Administrative Officer will indicate how many full size and/or reduced copies are required. Each revised plan set shall also be submitted as a PDF(s). **When the plan set is ready for review by the Planning Board, ten (10) reduced (11 x 17) copies of the plan set will be required.**

The Administrative Officer shall have the authority to determine if any of the requirements of this Checklist are not applicable to the proposed development and therefore not required for a Certificate of Completeness to be issued.

(A) Cover Sheet

The Conceptual Master Plan set shall include a Cover Sheet, which includes, at a minimum, the information listed below:

1. Name of the proposed subdivision
2. Plat and lot number(s) of the land being subdivided
3. Name and address of the applicant(s)

- ✓ 4. Name and address of the property owner(s)
- ✓ 5. Name, address and telephone number of the engineer and/or land surveyor who prepared the plan set
- ✓ 6. Date of plan preparation, with all revision date(s), if any
- ✓ 7. List of sheets contained within the plan set
- ✓ 8. Notation of any permits and/or agreements obtained from or made with State and Federal agencies, including permit number if applicable

(B) Every plan sheet submitted pursuant to Sections (C), (D), and (E), below, shall contain the following information:

- ✓ 1. Name of the proposed subdivision
- ✓ 2. Plat and lot number(s) of the land being subdivided
- ✓ 3. Name and address of the applicant(s)
- ✓ 4. Name and address of the property owner(s)
- ✓ 5. Name, address and telephone number of the engineer and/or land surveyor who prepared the plan
- ✓ 6. Date of plan preparation, with all revision date(s), if any
- ✓ 7. Graphic scale
- ✓ 8. True north arrow
- ✓ 9. Zoning district(s) of the land being subdivided; if more than one district, zoning boundary lines must be shown
- ✓ 10. Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines, with dimensions indicated
- ✓ 11. Location, width and names of existing public and private streets within and immediately adjacent to the subdivision parcel
- N/A 12. Perimeters of wetland areas on the subdivision parcel(s), if any, as flagged by a certified wetlands biologist, and associated wetland buffers as defined by RIDEM; verification by RIDEM may be required if deemed necessary by the Administrative Officer due to the potential constraints on developable lot size

- N/A 3. Buffer areas, as defined by RIDEM, for any wetlands located on parcels adjacent to and extending into the subdivision parcel(s)
- N/A 4. Coastal features adjacent to the subdivision parcel(s), if any, as identified or flagged by a certified wetlands biologist and verified by RI CRMC, and associated wetland buffers as defined by RI CRMC
- ✓ 5. Boundaries and notation of the FEMA Flood Zones within and immediately adjacent to the subdivision, including base flood elevation data for applicable zones

(C) Existing Conditions Plan(s)

The applicant shall submit an Existing Conditions Plan(s), which shall accurately depict the following information, in addition to the information listed in (B), above:

- ✓ 1. Area of the subdivision parcel(s)
- ✓ 2. An aerial photograph of the subdivision parcel(s)
- ✓ 3. Exact location of existing easements and rights-of-way within or adjacent to the subdivision parcel(s), with a notation of the South Kingstown Land Evidence Records Book and Page reference
- ✓ 4. Plat and lot numbers of all abutting property and property immediately across any adjacent public or private streets
- ✓ 5. Names of abutting property owners and property owners immediately across any adjacent public or private streets
- ✓ 6. Notation of existing ground cover with depiction of any existing wooded areas
- ✓ 7. Boundaries and notation of the soil types classifications for the entire area of the subdivision parcel(s), as identified by the most recent USDA RI Soil Survey
- ✓ 8. Location of any areas of existing, active agricultural use, or if no such use is present on the site, a notation indicating such
- ✓ 9. Identification of areas containing prime agricultural soils and farmland soils of statewide importance, or, if no such soils are present on the site, a notation indicating such
- ✓ 10. Existing contours at intervals of two (2) feet, with identification of ridge lines of existing hills
- N/A 11. Boundaries of applicable watersheds for the subject parcel

- ✓ 12. Location and approximate coverage of any existing streets, driveways, farm roads, woods roads, and/or trails that have been in public use (pedestrian, equestrian, bicycle, etc.)
- ✓ 13. Accurate location, size, and use/type of existing buildings or significant above-ground structures on the subdivision parcel(s)
- ✓ 14. Approximate location and size of existing buildings or significant above-ground structures on parcels immediately adjacent to the subdivision parcel(s)
- ✓ 15. Approximate location and type of all existing above and below ground utilities, including sewer, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be present on the site or within the right of way along the property frontage
- ✓ 16. Location and assumed perimeter of historic cemeteries on or immediately adjacent to the subdivision parcel(s), or, if no historic cemeteries are present on the site, a notation indicating such
- ✓ 17. Accurate location of any unique historic features present on the site, including but not limited to stone walls, or if none, a notation indicating such
- ✓ 18. Accurate location of any unique natural features present on the site, or if none, a notation indicating such
- ✓ 19. Location and size of trees with a caliper of fifteen inches or greater that are within the area proposed for disturbance or alteration
- ✓ 20. Notation indicating that the subdivision parcel(s) are located or not located within the following areas of special concern:
 - ✓ a. Natural Heritage Areas, as defined by RIDEM
 - ✓ b. The area(s) under the jurisdiction of any Special Area Management Plan (SAMP) of RI CRMC, including but not limited to the Narrow River SAMP, and the Salt Ponds Region SAMP
 - ✓ c. The Town of South Kingstown Groundwater Protection Overlay District
 - ✓ d. Areas within a TMDL watershed, as identified by RIDEM and the Town of South Kingstown
 - ✓ e. An OWTS Critical Resource Area, as defined by RIDEM
 - ✓ f. A Drinking Water Supply Watershed, as defined by RIDEM

21. Notation indicating that the subdivision parcel(s) or any building(s) within the parcel is or is not listed on the National Register of Historic Places
22. Certification by a RI Registered Land Surveyor that a perimeter survey of the land being subdivided has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information

(D) Yield Plan

The applicant shall submit a Yield Plan demonstrating the maximum number of lots that the subdivision would be allowed under the conventional zoning and subdivision requirements, taking into account all environmental, natural and man-made physical constraints to improvement. The Yield Plan shall comply with the dimensional requirements of the zoning district in which it is located, and shall accurately depict the following information, in addition to the information listed in (B), above:

1. Boundaries and total area of any land classified as "unsuitable for development," as defined by the Subdivision and Land Development Regulations
2. Number of buildable lots
3. Lot lines, with accurate dimensions and lot areas, drawn so as to distinguish them from existing property lines
4. Streets, with accurate areas and dimensions, designed in compliance with the Subdivision and Land Development Regulations' street design standards, as may be necessary to provide the required frontage for each buildable lot
5. Demonstration that each developable lot would have permanent and adequate physical access to a public street
6. If future development is to be serviced by an On-Site Wastewater Treatment System(s), soil evaluations on each lot, which have been performed by a licensed RI soil evaluator and witnessed by RIDEM, indicating that an OWTS system would be permitted within the boundaries of each developable lot

(E) Proposed Conditions Plan(s)

The applicant shall submit a Proposed Conditions Plan(s) that complies with the standards found within the Subdivision and Land Development Regulations. The Proposed Conditions Plan(s) shall accurately depict the following information, in addition to the information listed in (B), above:

- 1/1. Boundaries and total area of any land classified as "unsuitable for development," as defined by the Subdivision and Land Development Regulations
2. Proposed number of buildable lots

3. Proposed easements and rights-of-way within the subdivision parcel(s), or those to be acquired adjacent to the subdivision parcel(s) as may be necessary
4. Proposed lot lines, with accurate dimensions and lot areas, drawn so as to distinguish them from existing property lines
- N/A Proposed streets, if any, with accurate areas and dimensions
- N/A If proposed, notation as to whether the proposed street extension or creation is to be private or public
- N/A Location, dimension, and anticipated use of any area(s) proposed to be set aside as open space
8. Proposed location, size, and type of all above ground and underground utilities servicing the property, including wastewater, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be required for site development
9. Proposals, if any, for connection with existing water supply and sanitary sewer systems or a notation that wells and OWTS are proposed
10. If future development is to be serviced by an On-Site Wastewater Treatment System(s), soil evaluations in the relative location where each system is proposed, which have been performed by a licensed RI soil evaluator and witnessed by RIDEM
11. Conceptual designs of proposed stormwater management infrastructure, including type, location, and configuration

N/A (F) Open Space Use Plan (FDRPs only)

The Conceptual Master Plan submittal for any major subdivision proposed as a Flexible Design Residential Projects (FDRP) shall include an Open Space Use Plan, which depicts the following:

1. The general location and area of all proposed open space
2. The general proposed use(s) of each open space area
3. Existing topography of the open space areas
4. Existing ground cover of the open space areas
5. The location and nature of any buildings, structures, stone walls, or other unique natural and/or historic features within the open space areas

6. Indication of areas of open space from which existing vegetation will be removed or altered and areas which are proposed to be disturbed or otherwise graded, excavated, or altered from their existing natural state
7. Generalized proposals for re-grading, re-vegetating, and/or landscaping of proposed disturbed areas
8. Areas proposed to be left in their existing natural states without any disturbance

(G) Supporting Materials

The following supporting materials must be submitted at the time of application:

1. **16 copies** of either:

- ✓ A written, signed statement indicating the specific sections of the Regulations from which waiver and/or modification is requested; or
- ✓ A written, signed statement indicating that no waivers and/or modifications are being requested

2. **16 copies** of a narrative report or written statement including:

- ✓ A general description of the existing physical environment and existing use(s) of the property;
- ✓ A general description of the use(s) and type(s) of development proposed;
- ✓ A statement and supporting maps and/or graphics that illustrates the approach utilized in designing the proposed subdivision, including consideration of existing conditions and significant site features;
- ✓ An estimate of the approximate population of the proposed subdivision;
- ✓ An estimate of the number of school-aged children to be housed in the proposed subdivision;
- ✓ A general analysis of soil types and suitability for the development proposed;
- ✓ A general viewshed analysis, showing the location and extent of significant views both from and within the proposed development parcel, as well as anticipated views into the property from adjacent public or private streets and properties;
- ✓ A statement of the potential fiscal impacts of the subdivision on Town expenses and revenues; and

N/A A description of proposed phasing, if any.

3. 10 copies of a vicinity map drawn to a measurable scale as necessary to show the area within one-half mile of the subdivision parcel, identifying the locations of all streets, zoning district boundaries, schools, parks, fire stations, and other significant public facilities

4. 10 copies of an aerial photograph of the subdivision parcel(s)

5. If no freshwater wetlands and/or wetland buffers are depicted within the plan set, 2 copies of an affidavit signed by a qualified professional stating that there are no freshwater wetlands and/or buffer areas within the subdivision parcel(s)

6. If wetland edge verification is required by the Administrative Officer, 2 copies of documentation of such verification from RIDEM

7. Either, 2 copies of:

• An affidavit signed by a qualified professional stating that there are no coastal features and/or buffer areas adjacent to or within the subdivision parcel(s); or

N/A • A Preliminary Determination, including coastal feature verification, from the Coastal Resources Management Council.

N/A For subdivisions proposing service by public water, 2 copies of a written statement from the appropriate water company or district confirming that water service is available

N/A For subdivisions proposing service by public sewer, 2 copies of a written statement from the Town of South Kingstown Department of Public Services confirming that sewer service is available

10. For subdivisions proposing service by OWTS(s), 2 copies of either:

N/A • Subdivision site suitability certification from RIDEM; or

• Soil evaluation approval from RIDEM

PRELIMINARY PLAN CHECKLIST
Major Subdivision

To initiate the application, the applicant shall submit to the Administrative Officer:

1. The application review fee, as established by the South Kingstown Subdivision and Land Development Regulations;
2. Sixteen (16) copies of the Project Review Application Form, printed double-sided;
3. Two (2) copies of the Project Team Form*;
4. One (1) notarized Owner Authorization Form for each owner of property proposed for subdivision*;
5. Six (6) full size, paper copies of each required plan, as indicated in Sections (A), (C), and (D), below;
6. The number of copies of each of the required supporting materials, as indicated in Section (E), below, printed double-sided as may be appropriate; and
7. PDFs of all application materials (all application forms, plans, and supporting materials), which are to be uploaded to the Town's FTP site.

**Forms must be submitted with each application. If no change has occurred in the Project Team or related to the ownership of the parcel since Conceptual Master Plan review and approval, duplicate copies may be submitted with notation of current date of submittal.*

If subsequent submittal of a revised plan set is required, the Administrative Officer will indicate how many full size and/or reduced copies are required. Each revised plan set shall also be submitted as a PDF(s). **When the plan set is ready for review by the Planning Board, ten (10) reduced (11 x 17) copies of the plan set will be required.**

The Administrative Officer shall have the authority to determine if any of the requirements of this Checklist are not applicable to the proposed development and therefore not required for a Certificate of Completeness to be issued.

(A) Cover Sheet

The Preliminary Plan set shall include a Cover Sheet, which includes the information listed below:

1. Name of the proposed subdivision
2. Plat and lot number(s) of the land being subdivided
3. Name and address of the applicant
4. Name and address of the property owner

5. Name, address and telephone number of the engineer and/or land surveyor who prepared the plan
6. Date of plan preparation, with all revision date(s), if any
7. List of sheets contained within the plan set
8. Notation of any permits and/or agreements obtained from or made with State and Federal agencies, including permit number if applicable

9. Every plan sheet submitted pursuant to Sections (C) and (D), below, shall contain the following information:

1. Name of the proposed subdivision
2. Plat and lot number(s) of the land being subdivided
3. Name and address of the applicant
4. Name and address of the property owner
5. Name, address and telephone number of the engineer and/or land surveyor who prepared the plan
6. Date of plan preparation, with all revision date(s), if any
7. Graphic scale
8. True north arrow
9. Zoning district(s) of the land being subdivided; if more than one district, zoning boundary lines must be shown
10. Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines, with dimensions indicated
11. Location, width and names of existing public and private streets within and immediately adjacent to the subdivision parcel
12. Perimeters of wetland areas on the subdivision parcel(s), if any, as flagged by a certified wetlands biologist and verified by RIDEM, and associated wetland buffers as defined by RIDEM
13. Buffer areas, as defined by RIDEM, for any wetlands located on parcels adjacent to and extending into the subdivision parcel(s)

14. Coastal features adjacent to the subdivision parcel(s), if any, as identified or flagged by a certified wetlands biologist and verified by RI CRMC, and associated wetland buffers as defined by RI CRMC

15. Boundaries and notation of the FEMA Flood Zones within and immediately adjacent to the subdivision, including base flood elevation data for applicable zones

(c) Existing Conditions Plan(s)

The applicant shall submit an Existing Conditions Plan(s), which shall accurately depict the following information, in addition to the information listed in (A), above:

1. Area of the subdivision parcel(s)

2. Existing easements and rights-of-way within or adjacent to the subdivision parcel(s), with a notation of the Book and Page reference to the South Kingstown Land Evidence Records

3. Plat and lot numbers of all abutting property and property immediately across any adjacent public or private streets

4. Names of abutting property owners and property owners immediately across any adjacent public or private streets

5. Notation of existing ground cover with depiction of any existing wooded areas

6. Boundaries and notation of the soil types classifications for the entire area of the subdivision parcel(s), as identified by the most recent USDA RI Soil Survey

7. Location of any areas of existing, active agricultural use, or if no such use is present on the site, a notation indicating such

8. Identification of areas containing prime agricultural soils and farmland soils of statewide importance, or, if no such soils are present on the site, a notation indicating such

9. Existing contours at intervals of two (2) feet, with identification of ridge lines of existing hills

10. Boundaries of applicable watersheds for the subject parcel

11. Location and approximate coverage of any existing streets, driveways, farm roads, woods roads, and/or trails that have been in public use (pedestrian, equestrian, bicycle, etc.)

12. Accurate location, size, and use/type of existing buildings or significant above-ground structures on the subdivision parcel(s)

13. Approximate location and size of existing buildings or significant above-ground structures on parcels immediately adjacent to the subdivision parcel(s)
14. Accurate location, size, and type of all existing above and below ground utilities, including sewer, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be present on the site or within the right-of-way along the property frontage
15. Location and assumed perimeter of historic cemeteries on or immediately adjacent to the subdivision parcel(s), or, if no historic cemeteries are present on the site, a notation indicating such
16. Accurate location of any unique historic features present on the site, including but not limited to stone walls, or if none, a notation indicating such
17. Accurate location of any unique natural features present on the site, or if none, a notation indicating such
18. Location and size of trees with a caliper of fifteen inches or greater that are within the area proposed for disturbance or alteration
19. Notation indicating that the subdivision parcel(s) are located or not located within the following areas of special concern:
 - a. Natural Heritage Areas, as defined by RIDEM
 - b. The area(s) under the jurisdiction of any Special Area Management Plan (SAMP) of RI CRMC, including but not limited to the Narrow River SAMP, and the Salt Ponds Region SAMP
 - c. The Town of South Kingstown Groundwater Protection Overlay District
 - d. Areas within a TMDL watershed, as identified by RIDEM and the Town of South Kingstown
 - e. An OWTS Critical Resource Area, as defined by RIDEM
 - f. A Drinking Water Supply Watershed, as defined by RIDEM
20. Notation indicating that the subdivision parcel(s) or any building(s) within the parcel is or is not listed on the National Register of Historic Places
21. Certification by a RI Registered Land Surveyor that a perimeter survey of the land being subdivided has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information

(D) Proposed Conditions Plan(s)

The applicant shall submit a Proposed Conditions Plan(s), which shall be in substantial conformance with the approved Conceptual Master Plan. Any utility, monumentation, or other physical improvement details shown within the Plan(s) shall conform to the standards found within the Subdivision and Land Development Regulations. The Proposed Conditions Plan(s) shall accurately depict/include the following information, in addition to the information listed in (A), above:

- ~~N/A~~ 1. Boundaries and total area of any land classified as "unsuitable for development," as defined by the Subdivision and Land Development Regulations
- ~~2~~ 2. Proposed number of buildable lots
- ~~3~~ 3. Proposed easements and rights-of-way within the subdivision parcel(s), or those to be acquired adjacent to the subdivision parcel(s) as may be necessary
- ~~4~~ 4. Proposed lot lines, with accurate dimensions and lot areas, drawn so as to distinguish them from existing property lines
- ~~N/A~~ 5. Location, dimension, and proposed use of any area of land proposed to be set aside as open space
- ~~N/A~~ 6. Locations and types of proposed survey monumentation, including any required open space markers
- ~~N/A~~ 7. Proposed streets, if any, with accurate areas and dimensions
- ~~N/A~~ 8. If proposed, notation as to whether the proposed street extension or creation is to be private or public
- ~~N/A~~ 9. Proposed street names
- ~~N/A~~ 10. If proposed, roadway design plan(s) and profile(s), including existing and proposed elevations and locations of proposed utility infrastructure
- ~~N/A~~ 11. Any proposed on- and/or off-site improvements, including sidewalks and bicycle paths
- ~~12~~ 12. Proposed location, size, and type of all above ground and underground utilities servicing the property, including wastewater, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be required for site development
- ~~N/A~~ 13. If proposed, plan and profile design information for any extension of public or private utility infrastructure
- ~~14~~ 14. Limits of disturbance/work relative to road and/or infrastructure installation

- ✓ 15. Grading plan(s), to show proposed contours at 2-foot intervals for all grading proposed for on- and off-site street construction, drainage facilities, and upon individual lots if part of proposed subdivision improvements
- ✓ 16. Soil erosion, run-off and sedimentation control plan(s)
- ✓ 17. If future development is to be serviced by an On-Site Wastewater Treatment System(s), soil evaluations in the relative location where each system is proposed, which have been performed by a licensed RI soil evaluator and witnessed by RIDEM
- ✓ 18. Stormwater management plan(s), to show accurate designs and details of proposed stormwater management infrastructure, including type, location, and configuration, prepared by a ~~Registered Professional Engineer~~ **PLS**
- N/A 19. Landscape plan(s), to show all significant proposed clearing of land, removal of existing vegetation, re-vegetation, landscaping on street rights-of-way, within common areas, and upon individual lots (if part of proposed subdivision improvements), and landscape installation details and related notations
- ✓ 20. All utility and site improvement related details, including those related to the installation of streets, sidewalks, drainage systems, and utility infrastructure both on- and off-site, as applicable
- N/A 21. Proposed phasing, including depiction of which on- and off-site improvements are to be installed in which phase, if applicable
- N/A Certification by a RI Registered Professional Engineer that the construction drawings are correct

(E) Supporting Materials

The following supporting materials must be submitted at the time of application:

1. **16 copies** of either:
 - ✓ A written, signed statement indicating the specific sections of the Regulations from which waiver and/or modification is requested and noting any difference in the request from the Conceptual Master Plan submittal; or
 - N/A A written, signed statement indicating that no waivers and/or modifications are being requested
- N/A For subdivisions proposing service by public water, **2 copies** of a written statement from the appropriate water company or district that the proposed plan, with plan revision date indicated, has been reviewed and which provides:
 - Confirmation that water service is available;

- Approval of connection to the existing water main as depicted on the plan; and,
- If extension is proposed, approval from the company or district of the extension of the water main as depicted on the plan

N/A For subdivisions proposing service by public sewer, **2 copies** of a written statement from the Town of South Kingstown Department of Public Services that the proposed plan, with plan revision date indicated, has been reviewed and which provides:

- Confirmation that sewer service is available;
- Approval of connection to the existing sewer main as depicted on the plan; and
- If extension is proposed, approval of extension of the sewer main as depicted on the plan

N/A **2 copies** of drainage calculations, associated explanatory narrative, and all supporting documentation, including an Operations and Maintenance manual for the system

N/A For developments proposing new physical access to a State right-of-way, **2 copies** of a RIDOT Physical Alteration Permit

Permitted For developments proposing use of existing physical access to a State right-of-way, **2 copies** of an amendment to the original RIDOT Physical Alteration Permit, or of a letter from RIDOT indicating that no further RIDOT approval is necessary

N/A For subdivisions with freshwater wetlands present on the subdivision parcel(s), **2 copies** of either:

- An RIDEM wetlands permit, if required pursuant to RIDEM rules and regulations; or
- A letter of non-jurisdiction from RIDEM

8. **2 copies** of any RIDEM stormwater or other general construction permits that are required, or an affidavit, signed by a qualified professional, stating that no RIDEM stormwater or construction permits are required

Permitted **2 copies** of written confirmation that the applicable Fire District has reviewed the proposed plan(s) and approves the proposed street design relative to emergency vehicle access and fire suppression requirements

10. A list of the names and addresses of all owners of property, agencies, or communities requiring notification of the subdivision pursuant to the Regulations

N/A **10 copies** of a statement indicating the desired option for completion of the physical on-site improvements, which shall be either agreement to complete the improvements prior to endorsement and recording or a request for an improvement guarantee, as described in the Regulations

Project Narrative

PROJECT NARRATIVE

Two-Lot Flexible Design Subdivision No Street Creation

Lee G. Hemmerle Trust, Owner/Applicant

AP 74 Parcel 7

350 Ministerial Road

South Kingstown, Rhode Island

"Providing Quality Services Since 1980"

National Society of Professional Land Surveyors

Canadian Institute of Geomatics

Rhode Island Society of Professional Land Surveyors

Soil and Water Conservation Society

International Erosion Control Association

Existing Physical Environment and Uses:

LOCATION: The existing parcel is generally located on the westerly side of Ministerial Road in town. The parcel is approximately 2380 feet northerly of the intersection of Ministerial Road and (Old) Post Road.

CURRENT USES: Most of the subject site is unimproved. There is an existing residential dwelling on the site, as indicated on the design mapping, which was constructed in 1986.

AREA AND FRONTAGE: The total parcel area is approximately 7.8 acres. The parcel has approximately three hundred twenty-four (324) feet of frontage on the existing town roadway (Ministerial Road).

ZONING: The zoning of the parcel is R-80.

SURROUNDING USES: There are adjoining existing residential dwellings to the south and north and existing open space land to the west.

WETLAND FEATURES: Based upon extensive site visits and inspection, there are no existing freshwater and/or coastal wetland features located on or near the parcel.

TOPOGRAPHIC CONDITIONS: The topographic condition of the parcel is undulating and slopes from east to west with elevations ranging from lows of approximately 110 at Ministerial Road to highs of approximately 174 near the westerly portion of the parcel [RIGIS 2011 LiDar relative to NAVD88).

SITE SOILS: The subject site's soil characteristics (in the area of the new lot) are that of the Gloucester (GhD) soil type. This soil series is generally without complications of groundwater and/or ledge and has severe restrictions for construction of dwellings with basements (from slopes).

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Canadian Institute of Geomatics
Rhode Island Society of Professional Land Surveyors
Soil and Water Conservation Society International Erosion Control Association

Proposed Use:

The applicant proposes to subdivide the subject site into a total of two (2) lots utilizing the Flexible Design criteria.

The existing dwelling lot (LOT 1) has a frontage of two hundred twenty-five (225) feet at the right of way line and an area of approximately 3 acres. All zoning setbacks to the existing structures will be maintained or exceeded. This dwelling is currently serviced by an Onsite Wastewater Treatment System (OWTS) and private water supply, both of which will remain in place.

The proposed new lot (Lot 2) has a frontage of ninety-nine and 01/100 (99.01)' and an area of approximately 4.9 acres. This new lot will be served by a new onsite wastewater treatment system (OWTS) and a new private water supply.

The proposed building site for Lot 2 will not be visible from Ministerial Road. This site has been selected due to its topographic characteristics (at elevation 174 NAVD). The proposed building site for Lot 2 will be visible from the northerly abutting parcel and dwelling. It is unlikely that this site will be visible from the southerly abutting parcels and dwellings due to topography and vegetation.

The estimate of the subdivision's population is $2.5 \text{ persons/household} \times 2 \text{ households} = 5 \text{ persons}$.

The estimate of the subdivision's school age population is $0.53 \text{ children/household} \times 2 \text{ households} = 1 \text{ child}$.

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Canadian Institute of Geomatics

Rhode Island Society of Professional Land Surveyors

Soil and Water Conservation Society

International Erosion Control Association

Wetland/Buffer Affidavit

Alfred W. DiOrio, RLS, Inc.

Professional Land Surveyors and Land Use Consultants

PO Box 999 Ashaway, Rhode Island 02804-0009

401-377-8124 401-742-1850 Cellular

Web: www.awdris.com

Email: al@awdris.com

DATE: 20 April 2021

TO: Jason Parker, AICP, CFM
Planning Department
Town of South Kingstown
180 High Street
Wakefield, RI 02879

RE: *Lee G. Hemmerle Trust*
AP 74 Parcel 7, 350 Ministerial Road, South Kingstown, RI
Affidavit Regarding No Freshwater Wetland and/or Buffer Areas
Coastal Features and/or Buffer Areas
Master Plan and Preliminary Plan Review

FROM: Alfred W. DiOrio, PLS, CPESC

Based upon numerous site visits, including performing a boundary survey which involved the recovery and observation of the parcel corners, I did not witness any evidence of freshwater wetlands and/or associated buffer areas on, or in proximity, to the subject site.

Based upon numerous site visits, including performing a boundary survey which involved the recovery and observation of the parcel corners, I did not witness any evidence of coastal wetlands and/or associated buffer areas on, or in proximity, to the subject site.

Additionally, there are no RIDEM stormwater and/or construction permits required for this project.

Alfred W. DiOrio, PLS, CPESC, CFM

4.20.21

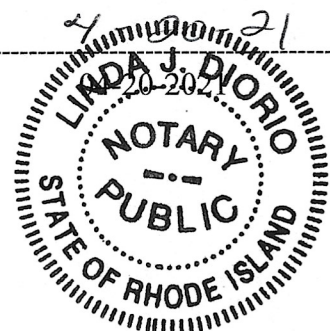
04-20-2021

State of Rhode Island
County of Washington

On this 20th day of April, 2021, before me personally appeared Alfred W. DiOrio personally known to me who signed the preceding in my presence, and who attested to the above statement.

Linda J. DiOrio

Linda J. DiOrio, Notary Public No. 755344
My Commission Expires 05-07-2025



Potential Fiscal Impact

Alfred W. DiOrio, RLS, Inc.

Professional Land Surveyors and Land Use Consultants

PO Box 999 Ashaway, Rhode Island 02804-0009

401-377-8124 401-742-1850 Cellular

Web: www.awdris.com

Email: al@awdris.com

DATE: 21 April 2021

TO: Jason Parker, AICP, CFM
Planning Department
Town of South Kingstown
180 High Street
Wakefield, RI 02879

RE: *Lee G. Hemmerle Trust*
AP 74 Parcel 7, 350 Ministerial Road, South Kingstown, RI
Potential Fiscal Impacts

FROM: Alfred W. DiOrio, PLS, CPESC

PROJECT REVENUES:

A. Existing Dwelling and Real Estate		
Assessment = \$412,400	Tax Rate=\$14.45/\$1000	Tax=\$28,540
B. Proposed Dwelling (Not Including Any Real Estate)		
Assessment = \$360,654	Tax Rate=\$14.45/\$1000	Tax=\$24,959

PROJECT EXPENSES:

A. Education (One Child @ \$20,482) =	\$20,482
---------------------------------------	----------

NET GAIN: \$33,017

Presumptions:

1. No duplication of real estate included for LOT 2 although the new building lot would most likely be taxed at a higher rate.
2. Proposed dwelling assessment at same value as existing dwelling although the proposed dwelling would most likely be valued at a greater amount.
3. Municipal fees from associated activities such as application fees, inspection fees, etc. are not included.

350 MINISTERIAL ROAD

Location 350 MINISTERIAL ROAD

Map and Lot 74/7111

Acct# R-08-1715-00

Owner HEMMERLE LEE G TRUST

Assessment \$412,400

PID 8204

Building Count 1

Handwritten calculation:

$$\frac{412400}{12.45} = 28540$$

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$266,900	\$145,500	\$412,400

Owner of Record

Owner	HEMMERLE LEE G TRUST	Sale Price	\$0
Co-Owner	C/O KIM JONES	Certificate	
Address	1650 BENNINGTON HOLLOW LN RESTON, VA 20194	Book & Page	1585/0221
		Sale Date	08/04/2015
		Instrument	

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HEMMERLE, WILLIAM J ETUX	\$0	1	0110/0600		03/21/1972
FROM ADMIN	\$0		0102/0255		12/01/1967
FROM ADMIN	\$0		0048/0246		

Building Information

Building 1 : Section 1

Year Built: 1986
Living Area: 2,138
Replacement Cost: \$360,654
Building Percent Good: 74
Replacement Cost
Less Depreciation: \$266,900

Building Attributes	
Field	Description

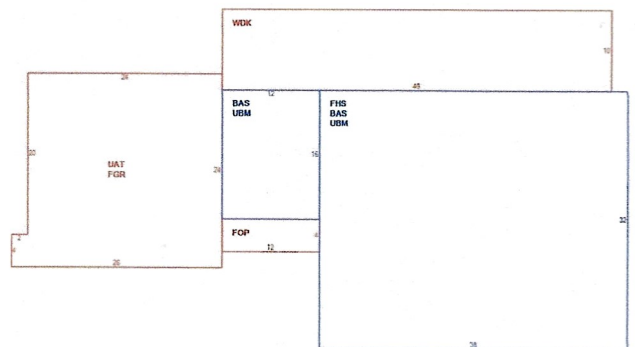
Style	Cape Cod
Model	Residential
Grade:	Average + 10
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Ceram Clay Til
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Mason. FRPL	2
Openings	
Gas FRPL	
Usrflid 300	
Usrflid 301	
Usrflid 302	
Usrflid 304	
Fndtn Cndtn	

Building Photo



(<http://images.vgsi.com/photos/SouthkingstownRIPPhotos/\00\00\88\64.jpg>)

Building Layout



(ParcelSketch.ashx?pid=8204&bid=8204)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,408	1,408
FHS	Half Story, Finished	1,216	730
FGR	Garage	584	0
FOP	Porch, Open, Finished	48	0
UAT	Attic, Unfinished	584	0
UBM	Basement, Unfinished	1,408	0
WDK	Deck, Wood	480	0
		5,728	2,138

Basement	
Usrflid 701	
Usrflid 305	
Usrflid 900	No
Usrflid 901	No
Usrflid 303	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description Single Fam MDL-01
Zone R80
Neighborhood 0040
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 7.42
Frontage
Depth
Assessed Value \$145,500

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$266,900	\$145,500	\$412,400
2019	\$266,900	\$145,500	\$412,400
2018	\$218,800	\$140,800	\$359,600

**RI Department of Education
FY2018 Per Pupil Expenditures - Sorted by Net PPE**

No.	LEA	Average Daily Membership	Total Expenditures from all sources of funds	Total Per Pupil	Debt Service	Less Debt Service PPE	Capital Projects	Less Capital Projects PPE	Net Per Pupil (Less Debt & Capital)
410	RI School for Deaf	70	\$ 8,265,211	\$117,693	\$ -	\$ -	\$ -	\$ -	\$117,693
220	New Shoreham	119	\$ 5,343,286	\$44,864	\$ 14,000	\$ 118	\$ 405,856	\$ 3,408	\$41,339
180	Little Compton - Note 1	243	\$ 7,274,618	\$29,893	\$ -	\$ -	\$ -	\$ -	\$29,893
150	Jamestown -Note 1	483	\$ 12,754,170	\$26,391	\$ -	\$ -	\$ 117,553	\$ 243	\$26,148
200	Narragansett	1,296	\$ 29,076,743	\$22,434	\$ 84,618	\$ 65	\$ 523,803	\$ 404	\$21,965
360	Westerly	2,740	\$ 59,184,978	\$21,603	\$ -	\$ -	\$ -	\$ -	\$21,603
210	Newport	2,194	\$ 45,534,574	\$20,752	\$ -	\$ -	\$ -	\$ -	\$20,752
320	South Kingstown	3,042	\$ 62,314,781	\$20,482	\$ -	\$ -	\$ -	\$ -	\$20,482
400	Davies Career & Technical Center	845	\$ 17,106,819	\$20,250	\$ -	\$ -	\$ -	\$ -	\$20,250
970	Exeter-W. Greenwich Regional	1,634	\$ 33,447,714	\$20,473	\$ 654,434	\$ 401	\$ 514,268	\$ 315	\$19,758
350	Warwick	8,879	\$ 176,049,527	\$19,828	\$ -	\$ -	\$ 2,155,551	\$ 243	\$19,585
420	Metropolitan C&TC	780	\$ 15,055,534	\$19,311	\$ 16,357	\$ 21	\$ 433,183	\$ 556	\$18,735
040	Central Falls	2,705	\$ 50,706,866	\$18,743	\$ -	\$ -	\$ 189,115	\$ 70	\$18,674
160	Johnston	3,251	\$ 61,123,960	\$18,802	\$ 58,699	\$ 18	\$ 511,402	\$ 157	\$18,627
430	Urban Collab Accelerated Prog	134	\$ 2,621,778	\$19,633	\$ 141,000	\$ 1,056	\$ -	\$ -	\$18,577
170	Lincoln	3,064	\$ 56,591,281	\$18,468	\$ -	\$ -	\$ 141,454	\$ 46	\$18,422
690	Southside Elementary Charter	93	\$ 1,722,557	\$18,438	\$ 117,536	\$ -	\$ 2,400	\$ 26	\$18,412
280	Providence	23,275	\$ 428,381,903	\$18,405	\$ 194,703	\$ 8	\$ 174,366	\$ 7	\$18,390
300	Scituate	1,275	\$ 23,084,290	\$18,106	\$ 2,500	\$ 2	\$ 129,820	\$ 102	\$18,002
190	Middletown	2,169	\$ 41,142,324	\$18,973	\$ -	\$ -	\$ 2,146,782	\$ 990	\$17,983
120	Foster	277	\$ 5,051,770	\$18,236	\$ -	\$ -	\$ 70,329	\$ 254	\$17,982
980	Chariho Regional	3,159	\$ 70,939,681	\$22,453	\$ 8,890,550	\$ 2,814	\$ 5,366,730	\$ 1,699	\$17,941
990	Foster-Glocester Regional	1,255	\$ 27,928,559	\$22,258	\$ 4,898,058	\$ 3,904	\$ 634,872	\$ 506	\$17,849
960	Bristol-Warren Regional	3,195	\$ 61,301,585	\$19,186	\$ 2,750,685	\$ 861	\$ 2,436,872	\$ 763	\$17,562
330	Tiverton	1,820	\$ 32,156,419	\$17,760	\$ -	\$ -	\$ 335,123	\$ 184	\$17,486
570	Academy for Career Exploration	194	\$ 3,470,214	\$17,844	\$ 84,000	\$ 432	\$ -	\$ -	\$17,412
230	North Kingstown	3,891	\$ 68,716,343	\$17,659	\$ 427,661	\$ 110	\$ 1,192,112	\$ 306	\$17,243
100	E Providence	5,255	\$ 90,997,093	\$17,317	\$ 35,503	\$ 7	\$ 1,179,827	\$ 225	\$17,086
590	Learning Community	568	\$ 9,976,306	\$17,558	\$ 216,856	\$ 382	\$ 150,153	\$ 264	\$16,912
130	Glocester	535	\$ 9,054,565	\$16,909	\$ -	\$ -	\$ 130	\$ 0	\$16,909
310	Smithfield	2,380	\$ 40,111,286	\$16,854	\$ -	\$ -	\$ 42,868	\$ 18	\$16,836
380	W Warwick	3,562	\$ 59,831,349	\$16,799	\$ -	\$ -	\$ 450,159	\$ 126	\$16,672
240	N Providence	3,587	\$ 59,666,787	\$16,633	\$ 17,215	\$ 5	\$ 451,881	\$ 126	\$16,502
270	Portsmouth	2,407	\$ 40,121,334	\$16,672	\$ -	\$ -	\$ 428,008	\$ 178	\$16,494
630	Trinity Academy	207	\$ 3,415,511	\$16,461	\$ -	\$ -	\$ -	\$ -	\$16,461
600	Segue Institute	236	\$ 4,041,688	\$17,105	\$ -	\$ -	\$ 165,635	\$ 701	\$16,404
671	Achievement First Mayoral	914	\$ 15,331,875	\$16,774	\$ 345,444	\$ 378	\$ 103,500	\$ 113	\$16,283
070	Cranston	10,208	\$ 165,471,985	\$16,210	\$ 1,620	\$ 0	\$ 440,732	\$ 43	\$16,166
480	Highlander Charter School	555	\$ 9,339,772	\$16,817	\$ 493,354	\$ 888	\$ 58,120	\$ 105	\$15,824
510	Paul Cuffee Charter	796	\$ 12,773,426	\$16,047	\$ 164,264	\$ 206	\$ 16,492	\$ 21	\$15,820
500	N. E. Laborers Career & Const.	154	\$ 2,643,408	\$17,199	\$ 218,734	\$ 1,423	\$ -	\$ -	\$15,776
090	East Greenwich	2,462	\$ 39,038,710	\$15,854	\$ -	\$ -	\$ 202,160	\$ 82	\$15,772
620	The Greene School	200	\$ 4,225,990	\$21,163	\$ 74,091	\$ 371	\$ 1,026,701	\$ 5,142	\$15,650
550	The Compass Charter School	168	\$ 2,925,224	\$17,437	\$ 194,895	\$ 1,162	\$ 109,687	\$ 654	\$15,622
030	Burrillville	2,250	\$ 35,129,002	\$15,615	\$ -	\$ -	\$ 5,365	\$ 2	\$15,612
060	Coventry	4,686	\$ 73,252,562	\$15,633	\$ -	\$ -	\$ 136,707	\$ 29	\$15,604
250	North Smithfield	1,705	\$ 26,454,695	\$15,516	\$ -	\$ -	\$ 4,444	\$ 3	\$15,513
260	Pawtucket	8,814	\$ 139,710,750	\$15,851	\$ -	\$ -	\$ 3,624,504	\$ 411	\$15,439
660	Nowell Leadership Academy	159	\$ 2,599,432	\$16,329	\$ 144,370	\$ 907	\$ -	\$ -	\$15,422
520	Kingston Hill Academy	189	\$ 3,142,288	\$16,605	\$ 223,921	\$ 1,183	\$ 6,526	\$ 34	\$15,388
010	Barrington	3,359	\$ 50,559,739	\$15,052	\$ 107,240	\$ 31.93	\$ -	\$ -	\$15,020
560	Times 2 Academy	732	\$ 12,192,544	\$16,663	\$ 1,256,046	\$ 1,717	\$ 25,922	\$ 35	\$14,911
530	International Charter School	361	\$ 5,497,563	\$15,238	\$ 247,958	\$ 687	\$ -	\$ -	\$14,550
390	Woonsocket	5,956	\$ 89,745,093	\$15,068	\$ -	\$ -	\$ 3,204,345	\$ 538	\$14,530
080	Cumberland	4,613	\$ 67,792,336	\$14,697	\$ -	\$ -	\$ 783,024	\$ 170	\$14,527
680	The Hope Academy	143	\$ 2,073,922	\$14,458	\$ 392,750	\$ -	\$ -	\$ -	\$14,458
640	RI Nurses Middle Level College	265	\$ 4,427,741	\$16,707	\$ 610,643	\$ 2,304	\$ -	\$ -	\$14,403
540	Blackstone Academy Charter	345	\$ 4,875,706	\$14,139	\$ 223,822	\$ 649	\$ -	\$ -	\$13,490
650	Village Green Virtual Charter	223	\$ 3,457,505	\$15,476	\$ 519,733	\$ 2,326	\$ 15,556	\$ 70	\$13,080
610	RIMA-Blackstone Valley	1,822	\$ 25,872,157	\$14,199	\$ 2,308,228	\$ 1,267	\$ 441,630	\$ 242	\$12,690
580	Beacon Charter School	367	\$ 4,823,360	\$13,135	\$ 238,578	\$ 650	\$ 38,933	\$ 106	\$12,379
700	RISE Prep Mayoral Academy	161	\$ 1,890,203	\$11,764	\$ -	\$ -	\$ 27,503	\$ -	\$11,764
	State Totals	142,428	\$ 2,528,810,394	\$17,755	\$ 26,370,066	\$ 185.15	\$ 30,622,103	\$ 215.00	\$17,355

Note 1: Jamestown and Little Compton do not have high schools and pay tuition to send their students in grades 9-12 to high schools in other communities. This results in higher per pupil expenditure costs since ADM (Average Daily Membership) does not capture these students. Tuition payments are, however, included in the total expenditures. Adding the RADM (Resident Average Daily Membership) for these high school students going outside the district, the per pupils in these districts would be as follows:

District	RADM	Total PPE	Net PPE
Jamestown	662	\$ 19,268	\$ 19,090
Little Compton	364	\$ 19,991	\$ 19,991

Source: FY18 UCOA Data
Created: 6/21/19

Abutting/
Adjoining
Owners List

REM_ID	REM_MILLOCATION	SLH_OWN_NAME	SLH_SLH_OWN_ADDR	CSZ	SLH_OWN_ADDR_2
74	33-1 411 MINISTERIAL ROAD	LEESON, HOPE	null 259 MINISTERIAL RD	WAKEFIELD, RI 02879	null
74	33 MINISTERIAL ROAD	LEESON, HOPE DRURY	null 251 MINISTERIAL RD	WAKEFIELD, RI 02879	null
74	38 544D MINISTERIAL ROAD	RUSSELL, JAMES M ETUX HOGAN,	LIN 544D MINISTERIAL ROAD	WAKEFIELD, RI 02879	null
74	6 544E MINISTERIAL ROAD	WALLACE, SCOTT M & DONNA F	null 544E MINISTERIAL RD	WAKEFIELD, RI 02879	null
73-3	17 RED HOUSE ROAD	SOUTH KINGSTOWN LAND TRUST	null 227 ROBINSON ST	WAKEFIELD, RI 02879	null
74	14 259 MINISTERIAL ROAD	LEESON, MARGARET GODDARD 2012	IRR 251 MINISTERIAL RD	WAKEFIELD, RI 02879	null
74	7 350 MINISTERIAL ROAD	HEMMERLE LEE G TRUST	C/C 1650 BENNINGTON HOLLOW LN	RESTON, VA 20194	null
74	10 274 MINISTERIAL ROAD	BRUNO ALLISON B & MICHAEL A	null 274 MINISTERIAL ROAD	WAKEFIELD, RI 02879	null
74	9 296 MINISTERIAL ROAD	PHILLIPS, JUDITH H	null 296 MINISTERIAL ROAD	WAKEFIELD, RI 02879	null
74	8 334 MINISTERIAL ROAD	HEDDE JOSEPH & KERRIE	null 334 MINISTERIAL ROAD	WAKEFIELD, RI 02879	null
74	46 38 RED OAK WAY	GALLANT, EVA K	null 38 RED OAK WAY	WAKEFIELD, RI 02879-4840	null
74	49 RED OAK WAY	FANTEL CLIFFORD J &	DO 41 RED OAK WAY	WAKEFIELD, RI 02879	null

RIDEM
OWTS Data

**RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
ONSITE WASTEWATER TREATMENT SYSTEM CONSTRUCTION PERMIT**

FOR RIDEM USE ONLY

APPLICATION No. _____ DATE RECEIVED _____ / _____ / _____ AMOUNT RECEIVED \$ _____ CHECK # _____ NOTE _____

CERTIFICATION

I, Alfred W. Diorio (print), the undersigned licensed OWTS designer, certify that I prepared this application and accompanying forms, submittals, plans and sketches in accordance with the RULES of the RIDEM pertaining to OWTS and that all the information provided on this application and accompanying forms, submittals, plans and sketches is true and accurate.

Signature of Designer Alfred W. Diorio Phone # 401-377-8324
 Designer License Number D2032
 Business/Company Name Alfred W. Diorio, RLS, Inc.
 I certify that a) I am the owner of the property indicated under the site information on this application, b) I will hire a licensed OWTS installer to install the system proposed herein, c) the system will be installed in strict accordance with this application, d) I will hire and retain the licensed OWTS designer of record to witness and inspect the installation of the system, e) I assume all responsibility for the truth and accuracy of this application and all liability and responsibility for any improper installations of the system on this site and agree to hold the RIDEM harmless from any and all claims relating whatsoever to the system. In the case of a transfer application, I acknowledge that the permit application and plans previously approved and accompanying this application are the operative documents subject to certification.
 Owner(s) Signature _____ Phone Number _____

PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

Based upon the representations of the owner and the owner's agents, including the representations of the owner's OWTS designer, and the truth and accuracy of all information submitted, this application for an OWTS is hereby approved. The RIDEM assumes no responsibility or liability for the future safe operation or maintenance of the aforesaid system, of the fitness or suitability of this system to this site, nor does it assume any responsibility for the accuracy and truth of the owner's, or the owner's agent's representations. This approval is subject to future suspension or revocation, in the event that subsequent examination reveals any data indicated on any application, form, submittal, plan or sketch to be incorrect, or not in compliance with the RULES or any conditions at the site are such that the approved design is not in accordance with the RULES, or in the event that the system discharges inadequately treated wastewater to waters of the State or fails to operate satisfactorily in any other manner.

IMPORTANT: Additional terms of approval as circled.

- A. Bottom of leaching area excavation must be inspected by the RIDEM prior to placement of any gravel or stone.
- B. System installation must be inspected by RIDEM prior to covering any component of the system with backfill.
- C. Applicant shall comply with all requirements, conditions and stipulations of variance(s) approved on _____.
- D. A/E Technology, additional specific installation, operation, or maintenance requirements may apply (see RIDEM A/E Technology certification for this system type.)
- E. Copy of this form and Operation/Maintenance contract must be filed in land evidence records prior to conformance.
- F. Proposed construction falls within "Coastal Zone". Contact Rhode Island Coastal Resources Management Council.
- G. Proper erosion and sedimentation controls must be installed prior to start of construction.
- H. Transfer: See original permit for all applicable conditions.
- I. Other _____

Signature of RIDEM Official _____ Date of Approval _____ Date of Expiration _____

TYPE OF APPLICATION (CHECK ALL THAT APPLY)
 NEW BUILDING CONSTRUCTION A/E TECHNOLOGY
 ALTERATION TYPE OF SYSTEM CH-1
 REPAIR VARIANCE
 TRANSFER REDESIGN

SITE INFORMATION
 NO. STREET Ministerial Road CITY/TOWN South Kingstown POLE # 182
 PLAT NUMBER 74 LOT NUMBER 7 SUBDIVISION LOT NUMBER 2
 LOT SIZE 4.9 ACS SQUARE FEET Environmental Management
 SUBDIVISION NAME Lee G. Hemmerle Trust
 SUBDIVISION SITE SUITABILITY CERTIFICATION # None FEB 18 2021

OWNER INFORMATION
 Office of Water Resources
 FIRST NAME _____ M.I. _____
 LAST NAME _____
 NO. STREET _____ CITY/TOWN _____ ZIP CODE _____

RIDEM APPLICATION HISTORY
 PREVIOUS SITE TESTING YES NO APPLICATION # 2032-1944
 DEPTH TO APPROVED WATER TABLE 120" HOW DETERMINED Soil Evaluation
 TEST HOLE # 2 DATE EXCAVATED 1/19/21 WETLANDS WITHIN 200' OF OWTS YES NO
 WETLAND DETERMINATION YES NO RIDEM FILE # N/A DATE N/A
 LARGE SYSTEM YES NO

DESIGN INFORMATION
 BUILDING USE: Residential Commercial
 Other _____
 WATER SUPPLY: public water public well private well
 # OF DESIGN UNITS 4
 UNIT DESIGN FLOW 115 gallons per bedrm (unit) TOTAL DAILY FLOW 460 gallons
 TANK SIZE 1250 150 gallons DESIGN LOADING RATE 0.52 gpd/sf
 MINIMUM REQUIRED LEACHFIELD AREA 885 443 square feet
 LEACHFIELD TYPE FLOWDIFFUSERS
 TOTAL AREA OF LEACHFIELD PROVIDED 888 square feet

DESIGNER

Fire District Communication



UNION FIRE DISTRICT OF SOUTH KINGSTOWN
131 ASA POND ROAD
SOUTH KINGSTOWN, RI 02879



TEL (401) 789-8354

FAX (401) 789-8750

May 5, 2021

Mr. James Rabbit, Planning Director
Town of South Kingstown
180 High Street
Wakefield, RI 02879

Re: 350 Ministerial Rd Subdivision

Dear Mr. Rabbit;

The Union Fire District's Fire Marshal's Office has no objections to the planned subdivision at 350 Ministerial Rd. Fire Code compliance for the buildings will be reviewed at the time of plans submittal at the office of the Building Official.

If you need anything further, please don't hesitate to contact us.

Regards,

A handwritten signature in black ink that reads "Chris Hiener".

Chris Hiener, Fire Marshal
Union Fire District
131 Asa Pond Rd
Wakefield, RI 02879
Phone (401)789-8354
Cell (401)255-5921
Fax (401)789-8750
chiener@unionfiredistrict.com
www.unionfiredistrict.com

"Safety Always"

From: al@awdrils.com
Sent: Thursday, April 8, 2021 9:56 AM
To: UFDOOffice@unionfiredistrict.com
Cc: kjonesvz@yahoo.com; al@awdrils.com
Subject: Request to Review Proposed Subdivision Plan as Required by South Kingstown
Attachments: LGH_040721_RIDOT.pdf

Good Morning, Chief Chris Hiener...

As required by the Town of South Kingstown, our proposed two (2) lot minor subdivision with no street creation needs to be reviewed by your office.

My client owns this property which presently has a single-family residence and access drive onto Ministerial Road. There are no drainage issues as the topography runs back onto the subject site. There are no sight distance issues as the existing drive is at the crest of a hill.

Our proposal is to create one (1) additional single-family lot at the rear of this site. The Planning Board has mandated that this new lot must share the existing access onto Ministerial Road. We have created a proposed access easement which is depicted on the attached mapping.

The town requires documentation from the Fire District indicating that this project is acceptable. I am hoping that, given the site conditions and the relatively minor increase in usage, your office might draft correspondence indicating same.

Should you require any additional information from me to complete your review, please call/email at any time.

Thanks in advance and best wishes.

Al

Alfred W. DiOrio, PLS, CPESC, CFM
Alfred W. DiOrio, RLS, Inc.
PO Box 999, Ashaway, RI 02804
401-377-8124 401-742-1850 Cell
www.awdrils.com

- Surveying (Boundary, Topographic, Location, GPS, Control, Asbuilt, Construction Stakeout)
- Sewage Disposal System (OWTS/ISDS) Applications/Designs • Soil Evaluations • Septic System Inspections
- Subdivision and Zoning Applications and Presentations • Land Use Consulting • Site Design • Erosion Control Design
- Elevation Certificates • Cell Tower Locations and Mapping • Certified Floodplain Manager
- High Definition Laser Scanning • UAV (Drone) Flight Services/Mapping • Licensed FAA UAV Pilot

International Erosion Control Association Northeast Chapter Board Member – Rhode Island Representative

“Confidence is going after Moby Dick in a rowboat and taking the tartar sauce with you.”

- Zig Ziglar

RIDOT PAP Permit



PHYSICAL ALTERATION PERMIT

Application Number: 21-56

Date: December 23, 2021

Expiration Date: December 23, 2022

Division of Highway and Bridge
Maintenance
360 Lincoln Avenue
Warwick, RI 02888

APPLICANT (PERMITTEE): Kim Jones
Address: 1650 Bennington Hollow Lane Reston VA 20194-1616 **Phone Number:** 207-944-9200
PROPERTY OWNER: SAME AS APPLICANT
Address: **Phone Number:**
DEVELOPER: SAME AS APPLICANT
Address: **Phone Number:**
ENGINEER:
Address: **Phone Number:**

TYPE OF APPLICATION: Single Family Residential

LOCATION OF WORK: 350 Ministerial Road South Kingstown RI 02879

DIRECT TIE-IN TO STATE DRAINAGE SYSTEM?: No

IF YES, provide coordinates:
COORDINATE SYSTEM:

PURPOSE OF PERMIT: Use of existing driveway to support a 'rear lot' as allowed by local ordinance. No alteration to the existing paved driveway is anticipated as a result of this use.

This permit is valid for one year from the date the permit is issued and expires on the date noted above, subject to the conditions listed below and/or attached. Extensions may be granted upon request in accordance with Section 4.6, Part E, of the Department's Rules and Regulations regarding Physical Alteration Permits.

CONDITIONS OF APPROVAL:

- 1.) Specifications that govern this permit are the Rhode Island Department of Transportation Standard Specifications for Road and Bridge Construction, 2004 Edition (Amended March 2018), with all revisions (RIDOT Std Specifications) and the special provisions included in this permit. Standard Details for this permit are the Rhode Island Standard Details, 1998 Edition (Amended June 2019), with all revisions (RI Std Details). The RIDOT Hot Mix Asphalt (HMA) Matrix is incorporated into this permit by reference. All traffic control shall conform to the Manual on Uniform Traffic Control Devices (MUTCD), 2009 Edition, with all revisions.
- 7.) The driveway (roadway) approach will be constructed so that roadside drainage shall not be deflected or impeded.
- 8.) Tree removal will be performed by a state of Rhode Island licensed and bonded arborist.
- 9.) Tree stumps must be removed and all disturbed areas must be loamed and seeded.
- 11.) Elevate end of driveway and maintain grassed shoulder to control runoff along edge of road.
- 13.) This permit's intent is only to give permission for drainage tie-ins & driveway curb cuts. Any other work performed on state property such as gas, water, or sewer lines will require a utility permit from this office @ (401) 734-4835.
- 14.) Any damage to state property caused by construction shall be repaired or replaced to the satisfaction of the department.
- 14a.) Any damage to state property caused by construction or due to the added runoff to the state's drainage system shall be repaired or replaced to the satisfaction of the department.
- 21.) Applicant/permittee agrees that (a) no person shall, on the grounds of race, color, sex, national origin age or disability be excluded from participation in, be denied the benefits of or be otherwise subjected to discrimination in the use of state property (s) in the furnishing or services on state property, no person shall, on the grounds of race, of race, color, sex, national origin age or disability be excluded from participation in, be denied the benefits of or be otherwise subjected to discrimination; and (c) the applicant/permittee shall use state property in compliance with all other requirements imposed by or pursuant to 49 c.f.r. part 21, nondiscrimination in federally-assisted programs of the Department of Transportation – effectuation of title vi of the Civil Rights Act of 1964 (the regulations) and as the regulations may be amended.

Special Permit Condition:

- 1. Provide a copy of the fully executed access easement upon completion of the subdivision of the property.

HIGHWAY AND BRIDGE MAINTENANCE	INFRASTRUCTURE
Approved	

A handwritten signature in black ink, appearing to be 'J. H. Smith', is written in the upper left portion of the document.

STATE HIGHWAY MAINTENANCE OPERATIONS ENGINEER

CHIEF ENGINEER

Access
Easement
Description

**Access Easement Description Prepared For
Lee G. Hemmerle Trust
350 Ministerial Road, South Kingstown, Rhode Island**

That certain parcel of property being generally located on the westerly side of Ministerial Road, in the Town of South Kingstown, County of Washington, and State of Rhode Island, said parcel being depicted as "Shared Access Easement Area" on that plan entitled:

*"Plan of Select Proposed Conditions
Prepared For Lee G. Hemmerle Trust
Assessor's Plat 74 Parcel 7
350 Ministerial Road
South Kingstown, Rhode Island
Scale: 1"=60'
April 26, 2022, Sheet 3 of 3
Alfred W. DiOrio, RLS, Inc., Hopkinton, Rhode Island"*

Reference being made to said plan and, by said reference, is made a part hereof.

Prepared By: Alfred W. DiOrio, PLS

Date: 04-26-2022

File: C:\...\Access Easement Description_042622.doc

"Providing Quality Services Since 1980"

National Society of Professional Land Surveyors
Canadian Institute of Geomatics
Rhode Island Society of Professional Land Surveyors
Soil and Water Conservation Society International Erosion Control Association