

1747 MOORESFIELD RD. KINGSTON

The house at 1747 Mooresfield Rd. (AKA Tootell House / Hedgerow) is a 2 ½ story wood-frame neo-colonial structure built in 1932-33. The house is situated on a lot of 2.28 acres, bordering agricultural land and forest, and is listed on the National Register of Historic Places for the significance of its architectural and landscape design. The house has 8 bedrooms and was most recently operated as the King's Rose bed & breakfast.

The current owners are the Fox family - residents of South Kingstown for 40+ years. We are in the process of restoring & improving the property while respecting its historical character. The architectural exterior remains the same. We have replaced the roof, gutters, windows, siding, trim & insulation, and we are installing a modern HVAC system to replace the old steam boiler. A high-tech 8 bedroom septic system is DEM permitted and currently being installed. The interior of the house will retain its historic character with modern updates. None of the original walls have been altered. The house has spacious kitchen common areas, which will be newly updated. On the ground floor of the house there is a large living room, formal dining room, paneled library, sun room and an enclosed porch. There are 8 bedrooms & 8 updated bathrooms. The site plan includes a paved parking area with 11 designated spaces, accommodations to allow for efficient waste & snow management, as well as deliveries etc.

Our intention is to lease the house & grounds to 8 well-vetted tenants (Yearly or academic year lease,) and it is for this reason we seek the special use permit for multiple non-related tenants. The house's walking -distance proximity to URI, lack of close neighbors & former life as a bed & breakfast make it uniquely well-suited for its intended use.



**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: James R. Fox
Name of Primary Contact (if applicant is an organization): _____
Applicant Address: 361 D Woodruff Ave. Wakefield, RI 02879
Applicant Phone: 401-932-8526 Applicant Email: _____

OWNER INFORMATION

Owner Name(s): Fox Real Estate Holdings LLC
Owner Contact Information: James R. Fox

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: 24-4: 18
Physical Address or Location of Parcel(s): 1747 Mooresfield Rd. S. Kingstown, RI 02879
Zoning District(s) of Parcel(s): R-40 Total Size of Development Parcel: 2.28 Acres
Date of Initial Meeting with Planning Department Staff (before first stage of review): 4-10-22

TYPE OF PROJECT (select all that apply)

- | | |
|--|---|
| <input checked="" 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 type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input 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 type="checkbox"/> Conceptual Master Plan | <input type="checkbox"/> Change to an Approved Plan |
| <input 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 \$_____.

(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.



Applicant Signature

4/28/2022

Date

JAMES R FOX

Printed Name

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: Callaghan & Callaghan

Name of Primary Contact (if attorney is an organization): Matthew & James

Address: 3 Brown St. North Kingstown, RI 02852

Phone: 401-294-4555 Email: matt@callaghanlawri.com / james@callaghanlawri.com

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

Name: Principe Company

Name of Primary Contact (if engineer is an organization): Josh Rosen

Address: _____

Phone: 401 219 0161 Email: josh@principeengineering.com

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

Name: _____

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

Address: _____

Phone: _____ Email: _____

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: _____

DEVELOPMENT PLAN REVIEW CHECKLIST

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

1. Sixteen (~~4~~6) copies of the Project Review Application Form, printed double-sided;
2. Two (2) copies of the Project Team Form*;
3. One (1) notarized Owner Authorization Form for each owner of property proposed for development*;
4. Six (6) full size, paper copies of each required plan, as indicated in Sections (B), and (C), below;
5. The number of copies of each of the required supporting materials indicated in Section (D), below, printed double-sided as may be appropriate; and
6. 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) Every plan sheet submitted pursuant to Sections (B) and (C), below, shall contain the following information:

1. Name of the proposed land development project
2. Name and address of the applicant
3. Name and address of the property owner
4. Name, address and telephone number of the engineer and/or land surveyor who prepared the plan
5. Date of plan preparation, with all revision date(s), if any
6. Graphic scale
7. True north arrow

8. Plat and lot number(s) of the land being developed
9. Zoning district(s) of the land being developed; if more than one district, zoning boundary lines must be shown
10. Perimeter boundary lines of the development, 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 development parcel(s)
12. Perimeters of wetland areas on the development 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 development parcel(s)
14. Coastal features adjacent to the development 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 development, including base flood elevation data for applicable zones

(B) 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 development parcel(s)
2. Existing easements and rights-of-way within or adjacent to the development 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. Location and size of trees with a caliper of fifteen inches or greater that are within the area proposed for disturbance or alteration

7. Boundaries and notation of the soil types classifications for the entire area of the development parcel(s), as identified by the most recent USDA RI Soil Survey
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. Depiction of areas of existing, active agricultural use, or if no such use is 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
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 development parcel(s)
14. Approximate location and size of existing buildings or significant above-ground structures on parcels immediately adjacent to the development parcel(s)
15. 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
16. Location and assumed perimeter of historic cemeteries on or immediately adjacent to the development parcel(s), or, if no historic cemeteries are present on the site, a notation indicating such
17. 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. Location of any unique natural features present on the site, or if none, a notation indicating such
19. Notation indicating that the development 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 under the jurisdiction of the Narrow River Special Area Management Plan, as defined by RI CRMC

- c. The area under the jurisdiction of the Salt Ponds Region Special Area Management Plan, as defined by RI CRMC
 - d. The Town of South Kingstown Groundwater Protection Overlay District
 - e. Areas within a TMDL watershed, as identified by RIDEM and the Town of South Kingstown
 - f. An OWTS Critical Resource Area, as defined by RIDEM
 - g. A Drinking Water Supply Watershed, as defined by RIDEM
20. Notation indicating that the development parcel(s) or any buildings(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 developed has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information

(C) Proposed Conditions Plan(s)

The applicant shall submit a Proposed Conditions Plan(s). 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 the following information, in addition to the information listed in (A), above:

1. Location, size, and use/type of proposed buildings and structures
2. Any proposed on- and/or off-site improvements, including access drives, loading areas, parking areas, sidewalks, and bicycle paths
3. Proposed easements and rights-of-way within the subdivision parcel(s), or those to be acquired adjacent to the development parcel(s) as may be necessary
4. 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
5. If proposed, plan and profile design information for any extension of public or private utility infrastructure
6. Location, dimension, and proposed use of any area of land proposed to be set aside as open space

7. The locations and design details of any On-Site Wastewater Treatment System(s) proposed for use within the development
8. The locations of any private or community wells proposed for use within the development
9. Limits of disturbance/work relative to on- and off-site improvements and infrastructure installation
10. Grading plan(s), to show proposed contours at 2-foot intervals for all grading proposed for on- and off-site improvements
11. Landscape plan(s), to show all significant proposed clearing of land, removal of existing vegetation, re-vegetation, landscaping on street rights-of-way, and within common areas, and landscape installation details and related notations
12. 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
13. Soil erosion, run-off and sedimentation control plan(s)
14. 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
15. Proposed phasing, including depiction of which on- and off-site improvements are to be installed in which phase, if applicable
16. Certification by a RI Registered Professional Engineer that the construction drawings are correct

(D) Supporting Materials

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

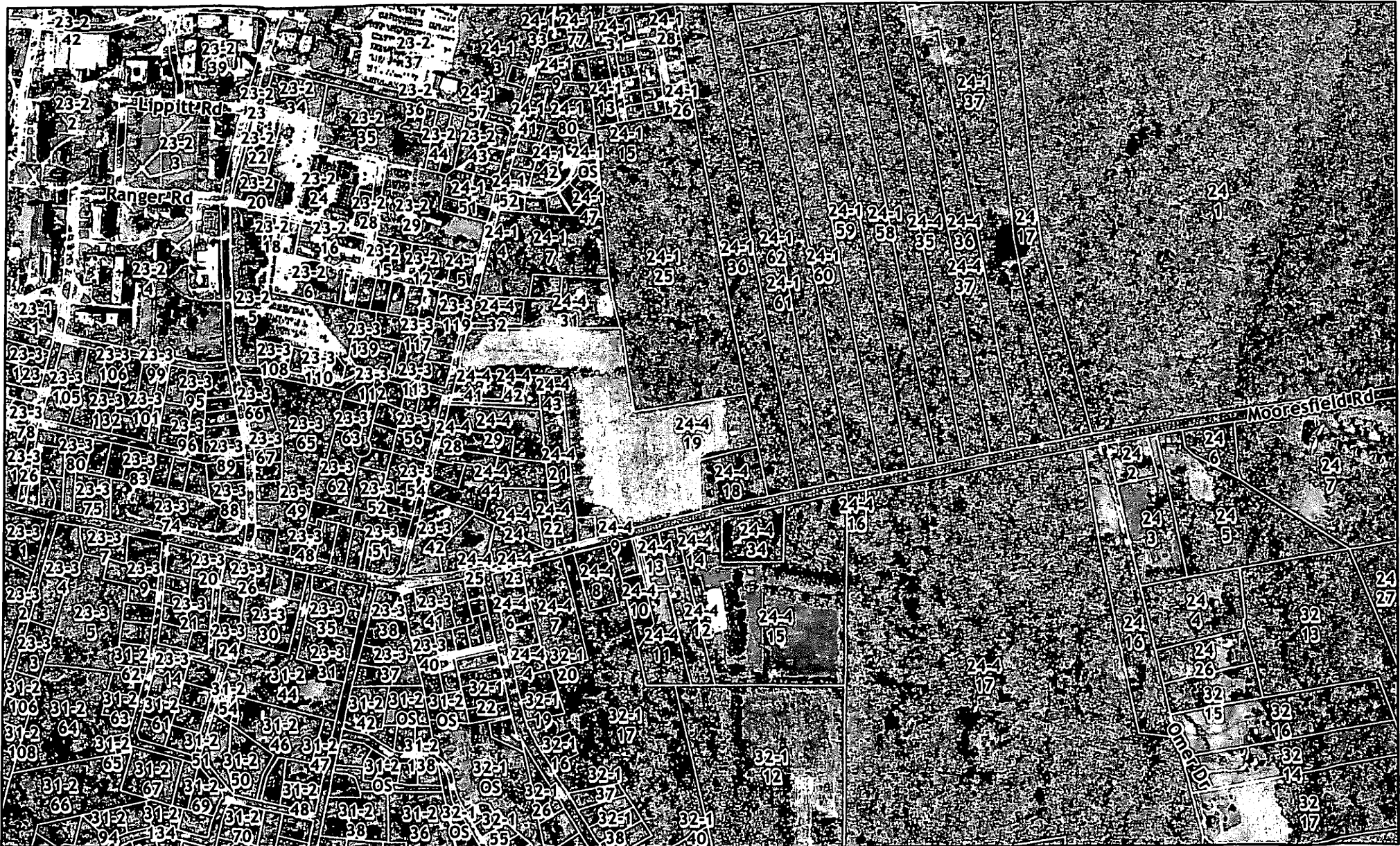
1. For developments proposing an increase to lot building coverage and/or total impervious surface within the development parcels, **2 copies** of drainage calculations, associated explanatory narrative, and all supporting documentation, including an Operations and Maintenance manual for the system
2. For developments proposing new 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:
 - 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
3. For developments proposing new 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:
 - 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
 4. For developments proposing new service by OWTS(s), **2 copies** of an On-Site Wastewater Treatment System permit issued by RIDEM
 5. For developments proposing new physical access to a State right-of-way, **2 copies** of a RIDOT Physical Alteration Permit
 6. 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
 7. For developments with freshwater wetlands present on the development 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
 9. For developments with coastal features and/or buffer areas adjacent to or within the subdivision parcel(s), **2 copies** of a Preliminary Determination, including coastal feature verification, from the Coastal Resources Management Council
 10. **2 copies** of written confirmation that the applicable Fire District has reviewed the proposed plan(s) and approves the proposed design relative to emergency vehicle access and fire suppression requirements

504.14. Household occupancy by more than three unrelated individuals.

- A. The purposes of this section, household occupancy by more than three (3) unrelated individuals, are as follows:
1. To establish procedural requirements and standards relative to permitting household occupancy by more than three (3) unrelated individuals in residential buildings within the town.
 2. Provide a clear and effective means that will enable timely enforcement of standards, criteria, and conditions, and enable the abatement of nuisance conditions that may arise from such occupancy.
 3. Protect the quality of life in residential neighborhoods in the community through such regulations, enforcement, conditions and minimum standards.
 4. Ensure that the proposed occupancy is in accordance with the ordinance requirements and the fit of the proposed usage is appropriate for the context of its setting.
 5. Establish a public review and hearing procedure before the zoning board for the consideration of a special use permit to allow this type of household occupancy.
- B. Household occupancy by more than three (3) unrelated persons may be permitted by special use permit in all residential zones subject to the following criteria, minimum standards and conditions:
1. All special use permits granted under this section shall expire after three (3) years. If a property owner desires to continue use of the property for household occupancy by more than three (3) unrelated individuals, re-application must be made to the zoning board of review for a renewal special use permit prior to the date of expiration.
 2. Development plan review and approval shall be required for all initial and renewal applications for special use permits pursuant to this section. Development plan review shall not be required for applications relative to properties that have previously been granted a special use permit under this section, unless the special use permit has expired prior to re-application or unless substantial changes are proposed, as determined by the administrative officer upon referral by the zoning enforcement officer. When required, development plan review is to be conducted by the planning board, and shall be a pre-requisite to formal consideration of the application by the zoning board of review. In addition to the standards set forth in the town's subdivision and land development regulations, development plan review applications shall include proposed exterior building elevations and interior floor plans.
 3. The property must be in conformance with the town's zoning ordinance and the Rhode Island State Building Code for the proposed occupancy.
 4. There shall be one (1) parking space for each potential occupant. The proposed parking area shall be delineated on the site. Impervious parking surfaces (paved, pavers, etc.) are preferred, however pervious surfaces may be permitted subject to the planning board's recommendation during the development plan review process. There shall be no parking on lawn or landscaped areas. The proposed parking areas shall be limited to occupants of the property and their guests. There shall be no rental, lease or grant of the use of parking spaces by non-occupants. The parking area(s) shall comply with the standards set forth in the town's subdivision and land development regulations relative to parking lot design and landscaping.
 5. There shall be at least three hundred thirty (330) square feet of GLFA (gross leasable floor area, see article 12 definition) of the building per proposed occupant. There shall be a minimum of seventy (70) square feet of bedroom area for bedrooms containing one (1) occupant. There shall be a minimum of one hundred (100) square feet of bedroom area for bedrooms containing two (2) occupants. There shall be no more than two (2) occupants per bedroom.
 6. The property's exterior appearance as a single-household residence shall be maintained. For any proposed occupancy of duplex and multi-household occupancy under this section exterior appearance of the premises shall be of a residential character.
 7. The owner shall file with the town's zoning officer, the name and contact information of the person or agency acting as the property manager. The property manager shall be a resident of the state. Such information shall be updated annually or as necessary if changes to property management are made. All complaints or notices of violations shall be forwarded directly to the identified property manager and the owner of the property.

8. Prior to initial occupancy, the premises for which a special use permit is granted shall be subject to inspection for building and fire code compliance by the South Kingstown Building Official/Zoning Officer and requisite fire district (Kingston Fire District or Union Fire District, as applicable). Properties determined to be non-compliant regarding building or fire code requirements shall not be occupied under this section until such issues are resolved.
9. In granting any special use permit pursuant to this section the zoning board of review may impose any and all conditions determined to be necessary to achieve the purposes and intents of this section and section 907A.2.(b).
10. In addition to the standards set forth in section 907, when granting a renewal special use permit under this section, the zoning board of review shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:
 - (a) That compliance with the requirements of this section has been maintained during the previous three-year period, or that prompt action was taken to correct any identified deficiencies;
 - (b) That there is no record of police activity relative to the subject property for the previous three-year period, or that prompt action was taken to correct any issues that may have led to police action; and
 - (c) That there were no complaints registered with the zoning enforcement officer by neighboring property owners, or that prompt action was taken to correct any issues that may have led to the complaint.



Washington County, Rhode Island

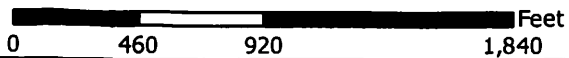
plat map

Parcel Boundaries not legally binding for title or zoning purposes.

Horizontal Datum is Rhode Island State Plane Feet, NAD83.

The Town of South Kingstown makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions for results obtained from the use of the information.

1 inch = 723 feet



Town of South Kingstown Web GIS

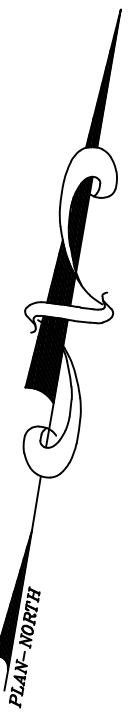
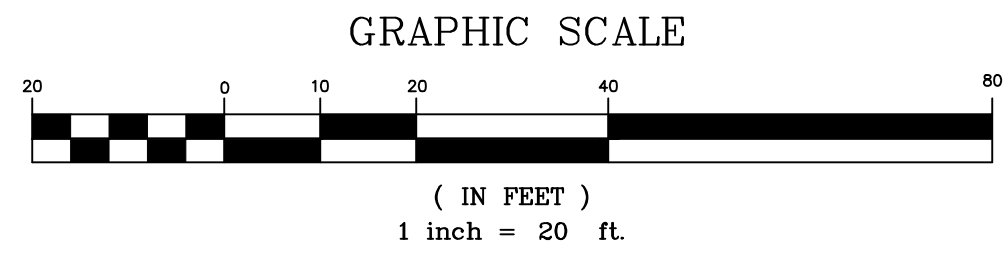


Washington County, Rhode Island

plat map

Horizontal Datum is Rhode Island State Plane East, NAD 83

Parcel Boundaries not legally binding for title or zoning



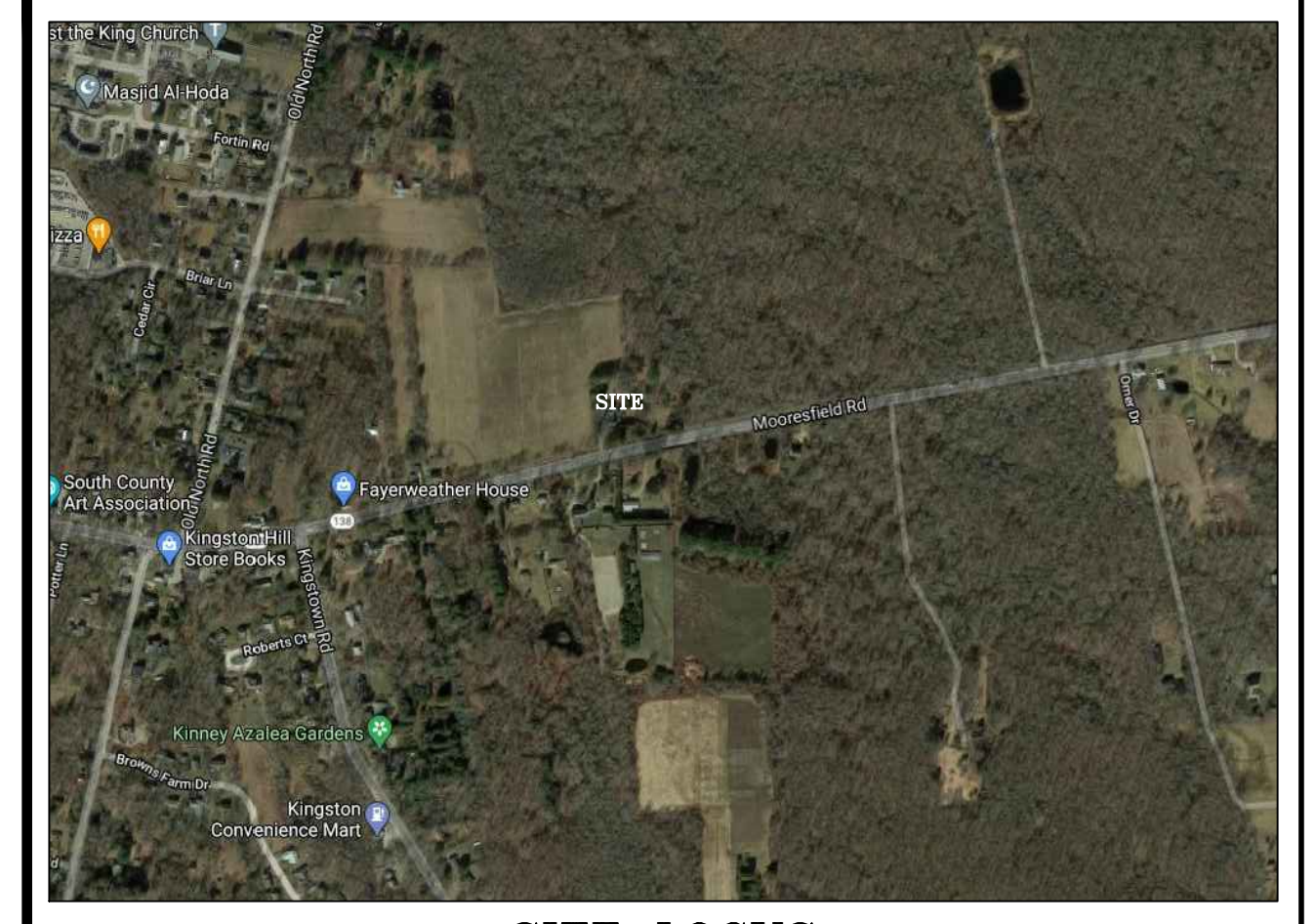
RaB

A.P. 24-4 LOT 19
N/F WILLIAM F ROSE

A.P. 24-4 LOT 19
N/F WILLIAM F ROSE

LEGEND

PERIMETER LINE	—————
ABUTTER LINE	—————
FENCE	-X-X-X-X-
CONTOUR LINE	- - - - - 122 - - - - -
SURVEY BOUND	IRF ● PKF ● GBF □
UTILITY POLE	⊙
LIGHT POLE	⊙
OVERHEAD WIRE	- - - - - OHW - - - - -
CATCH BASIN	⊙
DRAIN MANHOLE	⊙
DRAINLINE	- - - - - D - - - - -
WATERLINE	- - - - - W - - - - -
SEWER MANHOLE	⊙
SEWERLINE	- - - - - S - - - - -
GAS LINE	- - - - - G - - - - -
TREE	⊙
EX. WELL	⊙
EX. TREELINE	⊙
EX. RETAINING WALL	⊙



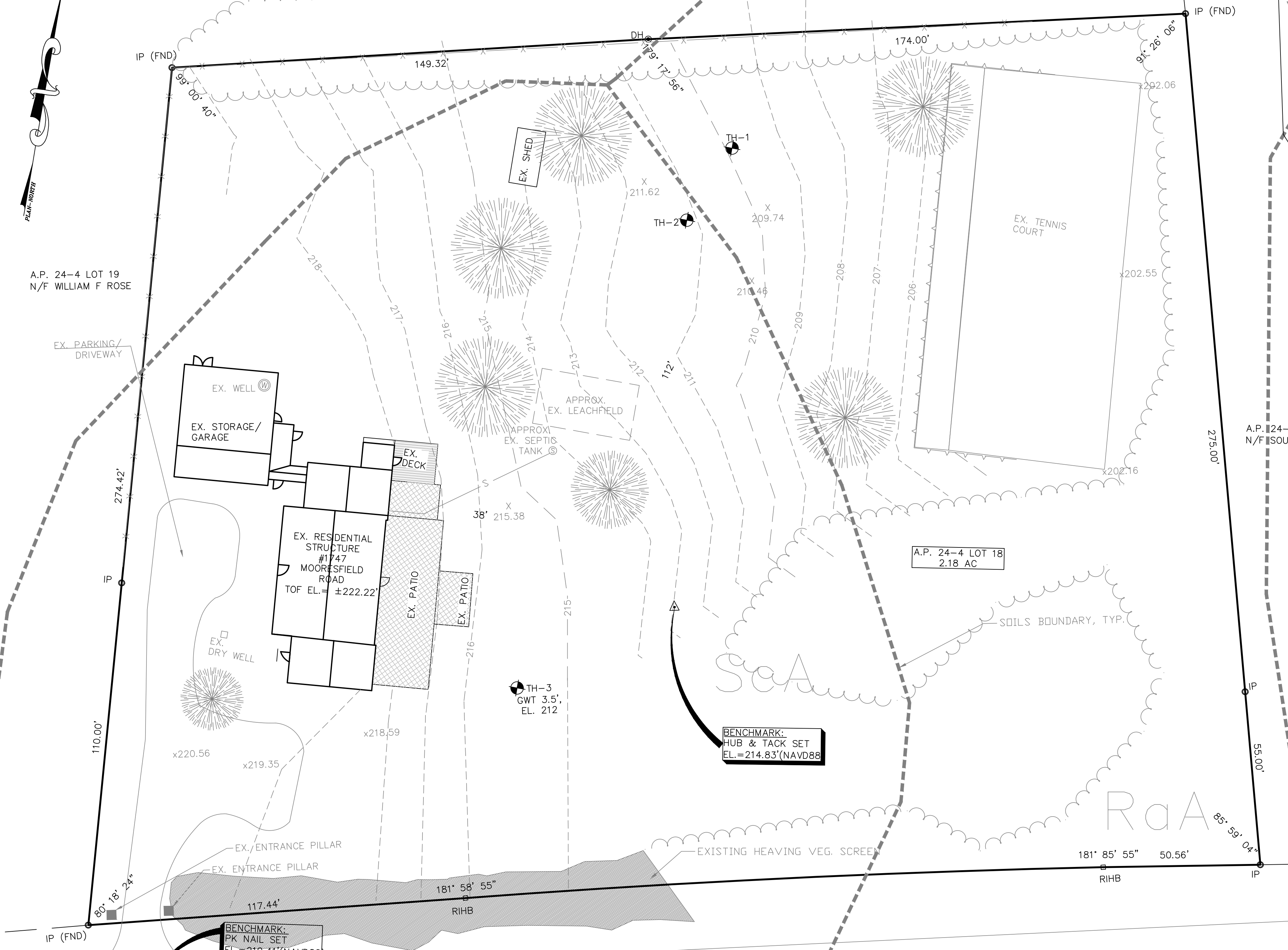
SITE LOCUS
NOT TO SCALE

GENERAL NOTES:

- DEED REFERENCE: BK 1759, PAGE 156.
- THIS PROPERTY FALLS WITHIN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X AS MAPPED BY FIRM #44009C0185J DATED 4/3/2020.
- SOILS ON SITE ARE CLASSIFIED AS RAINBOW SILT LOAM (RaA) AND (RaB), RIDGEBURY, LEICESTER, WHITMAN (Rf) AND SCIO SILT LOAM (ScA) AS IDENTIFIED BY THE USDA RI SOIL SURVEY. THERE ARE AREAS OF PRIME AGRICULTURAL SOIL AND/OR FARMLAND SOILS ON THE PROPERTY.
- THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
- THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PROPERTY.
- THE SUBJECT PARCEL IS LOCATED WITHIN A NATURAL HERITAGE AREA AS DEFINED BY RIDEM.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OF THE RI CRMC.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
- THE SUBJECT PARCEL IS LOCATED WITHIN THE SAUGATUCKET RIVER TMDL.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
- THE DEVELOPMENT PARCEL IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- THE SUBJECT PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE.
- THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

PLAN REFERENCES:

- OWTS APPROVAL 9932-3201 DATED 11-23-21 AND PLANS BY PRINCEPI ENGINEERING, INC.
- DEM OWTS APP. #9932-3201 FOR 1747 MOORESFIELD ROAD, NOVEMBER 15, 1999.
- PLAN ENTITLED "SURVEY PLAN" PREPARED FOR PERRY VILES AND BARBARA LARSEN VILES. 1747 MOORESFIELD ROAD, SOUTH KINGSTOWN, RI MAP 24-4, LOT 18, DATE: 3/24/04 BY: ENVIRONMENTAL PLANNING AND SURVEYING, INC. 52 DUGWAY BRIDGE ROAD WEST KINGSTOWN, RI 02892 401.789.3628



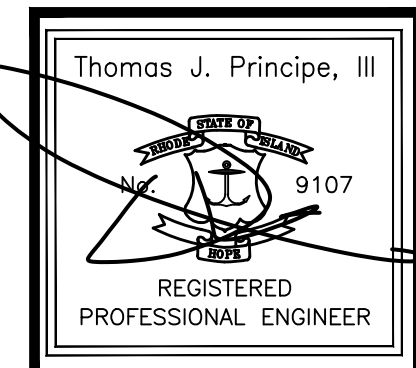
A.P. 24-4 LOT 15
N/F HAROLD F & MARIA
POMEROY

A.P. 24-4 LOT 34
N/F MARK W BODEN

ZONING CRITERIA
R40
FRONT YARD - 40'
SIDE YARD - 20'
REAR YARD - 40'
MIN. LOT FRONTAGE/WIDTH - 150'
MAX. LOT COVERAGE - 20%

STREET INDEX:
MOORESFIELD ROAD (STATE-PUBLIC)

OWNER/APPLICANT:
FOX REAL ESTATE HOLDING LP
1747 MOORESFIELD RD
WAKEFIELD, RI 02879



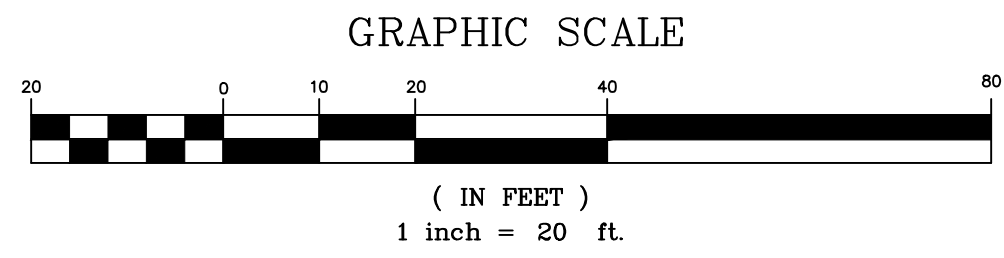
PRINCEPI COMPANY, INC.
ENGINEERING DIVISION
PO BOX 298
TIVERTON, RI 02878
401.816.5385
WWW.PRINCEPIENGINEERING.COM

REVISIONS

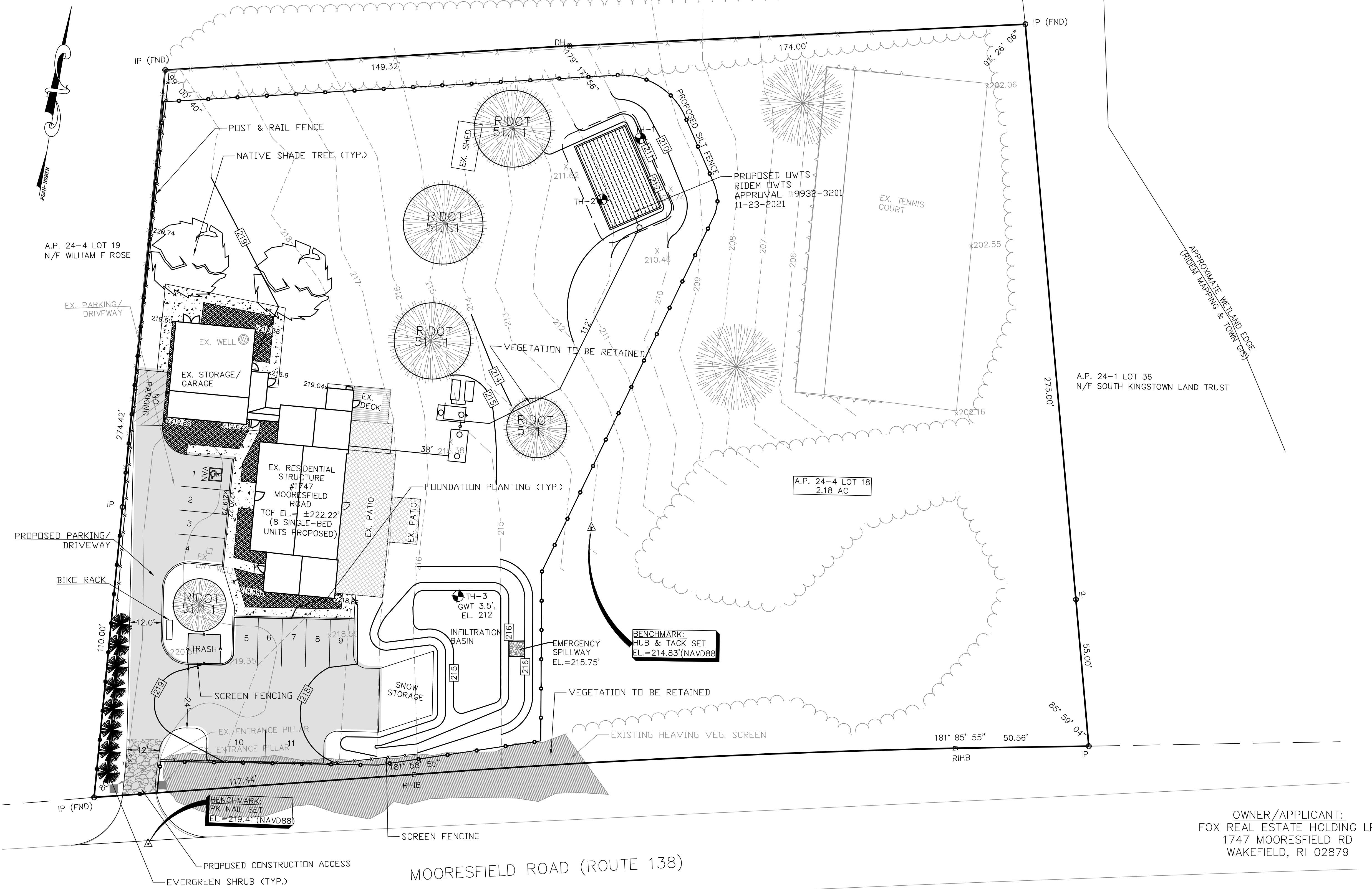
No.	DATE	DRWN	CHKD

DEVELOPMENT PLAN REVIEW
for
"MOORESFIELD MEADOWS"
AT
1747 MOORESFIELD ROAD
AP 24-4 LOT 18
in
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=20' SHEET NO: 1 OF 3
DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: JAR
DATE: 4/28/22 PROJECT NO.: LD-2020-20



A.P. 24-4 LOT 19
N/F WILLIAM F ROSE



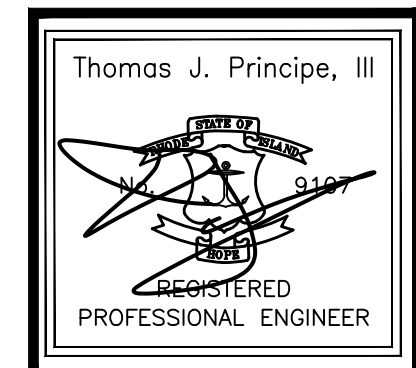
LEGEND

PERIMETER LINE	—
ABUTTER LINE	—
FENCE	-X-X-X-X-
CONTOUR LINE	- - - - -122- - - - -
SURVEY BOUND	IRF ● PKF ● GBF □
UTILITY POLE	⊕
LIGHT POLE	⊙
OVERHEAD WIRE	— OHW —
CATCH BASIN	⊠
DRAIN MANHOLE	⊕
DRAINLINE	— D — D —
WATERLINE	— W — W —
SEWER MANHOLE	⊕
SEWERLINE	— S — S —
GAS LINE	— G — G —
TREE	⊙
EX. WELL	⊕
EX. TREELINE	⊕
EX. RETAINING WALL	—
PROPOSED CONTOUR	— 122 —
PROPOSED FENCE	-X-X-X-
PROPOSED EROSION CONTROL	—

- PLAN REFERENCES:**
- 1) DWTS APPROVAL 9932-3201 DATED 11-23-21 AND PLANS BY PRINCIPE ENGINEERING, INC.
 - 2) DEM DWTS APP. #9932-3201 FOR 1747 MOORESFIELD ROAD, NOVEMBER 15, 1999.
 - 3) PLAN ENTITLED "SURVEY PLAN" PREPARED FOR PERRY VILES AND BARBARA LARSEN VILES, 1747 MOORESFIELD ROAD, SOUTH KINGSTOWN, RI MAP 24-4, LOT 18, DATE: 3/24/04 BY: ENVIRONMENTAL PLANNING AND SURVEYING, INC. 52 DUGWAY BRIDGE ROAD WEST KINGSTOWN, RI 02892 401.789.3628

PROPOSED CONDITIONS PLAN

OWNER/APPLICANT:
FOX REAL ESTATE HOLDING LP
1747 MOORESFIELD RD
WAKEFIELD, RI 02879



PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
PO BOX 298
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPEENGINEERING.COM

REVISIONS

No.	DATE	DRWN	CHKD

DEVELOPMENT PLAN REVIEW
for
"MOORESFIELD MEADOWS"
AT
1747 MOORESFIELD ROAD
AP 24-4 LOT 18
in
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=20'
SHEET NO: 2 OF 3
DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: JAR
DATE: 4/28/22 PROJECT NO.: LD-2020-20

ZONING CRITERIA
R40
FRONT YARD - 40'
SIDE YARD - 20'
REAR YARD - 40'
MIN. LOT FRONTAGE/WIDTH - 150'
MAX. LOT COVERAGE - 20%

STREET INDEX:
MOORESFIELD ROAD (STATE-PUBLIC)

A.P. 24-4 LOT 15
N/F HAROLD F & MARIA POMEROY

A.P. 24-4 LOT 34
N/F MARK W BODEN

A.P. 24-4 LOT 15



**RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
ON-SITE WASTEWATER TREATMENT SYSTEM CONSTRUCTION PERMIT**



www.dem.ri.gov/septic

FOR RIDEM USE ONLY

APPLICATION No. 9932-3201 DATE RECEIVED / / AMOUNT RECEIVED \$ CHECK # NOTE

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

- | | |
|---|---|
| <input checked="" type="checkbox"/> NEW BUILDING CONSTRUCTION | <input type="checkbox"/> A/E TECHNOLOGY TYPE <u>BSF +</u> |
| <input type="checkbox"/> ALTERATION | <input type="checkbox"/> VARIANCE <u>(4) A-20</u> |
| <input type="checkbox"/> REPAIR | <input type="checkbox"/> REDESIGN |
| <input type="checkbox"/> TRANSFER | <input type="checkbox"/> JOINT OWTS / WETLANDS PD |

CERTIFICATION

I, Thomas Principe III (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.

Designer's Signature [Signature] License # 3105

Designer's Email principeengineering@gmail.com Phone # 86-5385

Business/Company Name Principe Engineering 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 Phone Number 401-497-2712

Owner's Email m.pellegrino@gmail.com

Owner(s) Signature [Signature]

SITE INFORMATION

1747 Monrofield Road South Kingstown
NO. STREET CITY/TOWN POLE #
PLAT NUMBER 344 LOT NUMBER 18 SUBDIVISION LOT NUMBER
LOT SIZE 2.18 SF/ACRES
SUBDIVISION NAME
SUBDIVISION SITE SUITABILITY CERTIFICATION #

OWNER INFORMATION

For Real Estate Holding LP
LAST NAME FIRST NAME M.I.
1747 Monrofield Road South Kingstown 02879
NO. STREET CITY/TOWN ZIP CODE

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING YES NO APPLICATION # 9932-3201
DEPTH TO APPROVED WATER TABLE 18" HOW DETERMINED Test Hole
TEST HOLE # 2 DATE EXCAVATED 6/11/21 WETLANDS within 200' OF OWTS YES NO
WETLAND DETERMINATION YES NO RIDEM FILE # DATE / /
LARGE SYSTEM YES NO OCI FILE # IF APPLICABLE Environmental Management

DESIGN INFORMATION

BUILDING USE: Residential Commercial AUG 19 2021
 Other
WATER SUPPLY: public water public well private well Office of Water Resources
OF DESIGN UNITS 8 BDR
UNIT DESIGN FLOW 115 gallons per BDR (unit) TOTAL DAILY FLOW 920 gallons
TANK SIZE 1500+2500 gallons DESIGN LOADING RATE 1.5 gpd/sf
MINIMUM REQUIRED LEACHFIELD AREA 613.34 square feet
LEACHFIELD TYPE Bottomless Sand Filter
TOTAL AREA OF LEACHFIELD PROVIDED 680 square feet

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.

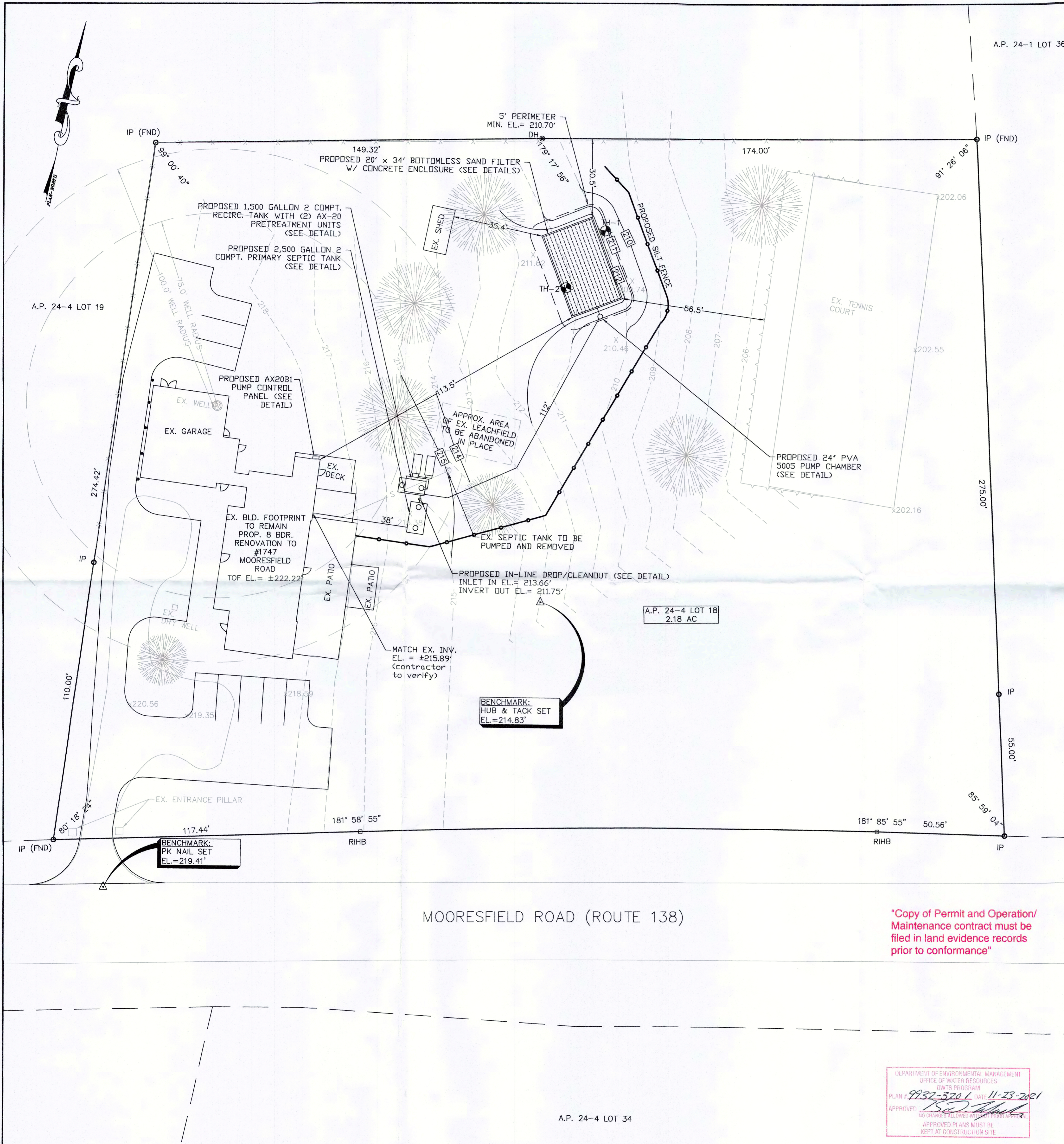
IMPORTANT: Additional terms of approval as circled.

- 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 11-23-2021.
- D. Joint Permit: Designer of record must contact RIDEM prior to start of any site construction.
- E. A/E Technology: additional installation, operation or maintenance requirements may apply (see A/E Technology Certification.)
- F. Copy of this form and Operation/Maintenance contract must be filed in land evidence records prior to conformance.
- G. Proposed construction falls within "Coastal Zone". Contact Rhode Island Coastal Resources Management Council.
- H. Proper erosion and sedimentation controls must be installed prior to start of construction.
- I. Transfer: See original permit for all applicable conditions.
- J. Other Approved for eight (8) bedroom residential use only;
Private well use only;
No garbage disposal use;

Signature of RIDEM Official [Signature] Date of Approval 11-23-2021 Date of Expiration 11-23-2026

DESIGNER

LD-2020-20



LEGEND & ABBREVIATIONS

- PROPERTY LINE
- ABUTTER LINE
- EX. EDGE OF PAVEMENT
- EXISTING CONTOUR
- EX. DRAIN LINE
- EX. UTILITY POLE
- EX. WATERLINE
- TEST HOLE
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- DOWNSPOUT
- EX. FENCE
- EX. TREE
- EX. RETAINING WALL
- EX. MONUMENT (SEE LABEL)
- EX. WELL
- PROP. EDGE OF PAVEMENT
- IP - IRON PIN
- RIHB - RHODE ISLAND HIGHWAY BOUND
- DH - DRILL HOLE
- FND. - FOUND
- EX. - EXISTING
- PROP. - PROPOSED
- INV. - INVERT
- EL. - ELEVATION
- TH - TEST HOLE
- AC - ACRES

BOTTOMLESS SAND FILTER DESIGN CALCULATIONS

FLOW: 8 BEDROOM X 115 GALLON PER BEDROOM = 920 GALLONS/DAY
 SOILS: 18" SHGWT, SOIL CATEGORY 9 SUBSOIL
 LOADING RATE FOR TIME DOSED SYSTEM (CAT. 9) = 1.5 GAL./SF/DAY

BOTTOMLESS SAND FILTER SIZING
 920 GAL./DAY / 1.5 GAL./SF/DAY = 613.34 SF

FILTER SIZING (ACCEPTABLE RATIO RANGE 1.5:1 TO 10:1) USE FILTER 34' X 20' = 680 SF (RATIO 1.7:1)
 USE 24" BETWEEN LATERALS AND 9" BETWEEN LATERALS AND WALLS
 USE 24" BETWEEN ORIFICES

LATERALS [(20-2)/2]+1 = 10 LATERALS
 ORIFICES [(34-2)/2]+1 = 17 ORIFICES/LATERAL
 17 ORIFICES/LATERAL X 10 LATERALS = 170 ORIFICES TOTAL
 (MIN. ORIFICE SPACING: 14"-24") (MIN. LATERAL SPACING: 15"-24")

SOILS:

SITE EVALUATION BY: DAVID KALEN # D4052
 DATE EXCAVATED: 06/14/2021
 APP#: 9932-3201

TH-1:
 CLASS A
 TOTAL DEPTH 96"
 SHGWT AT 20"

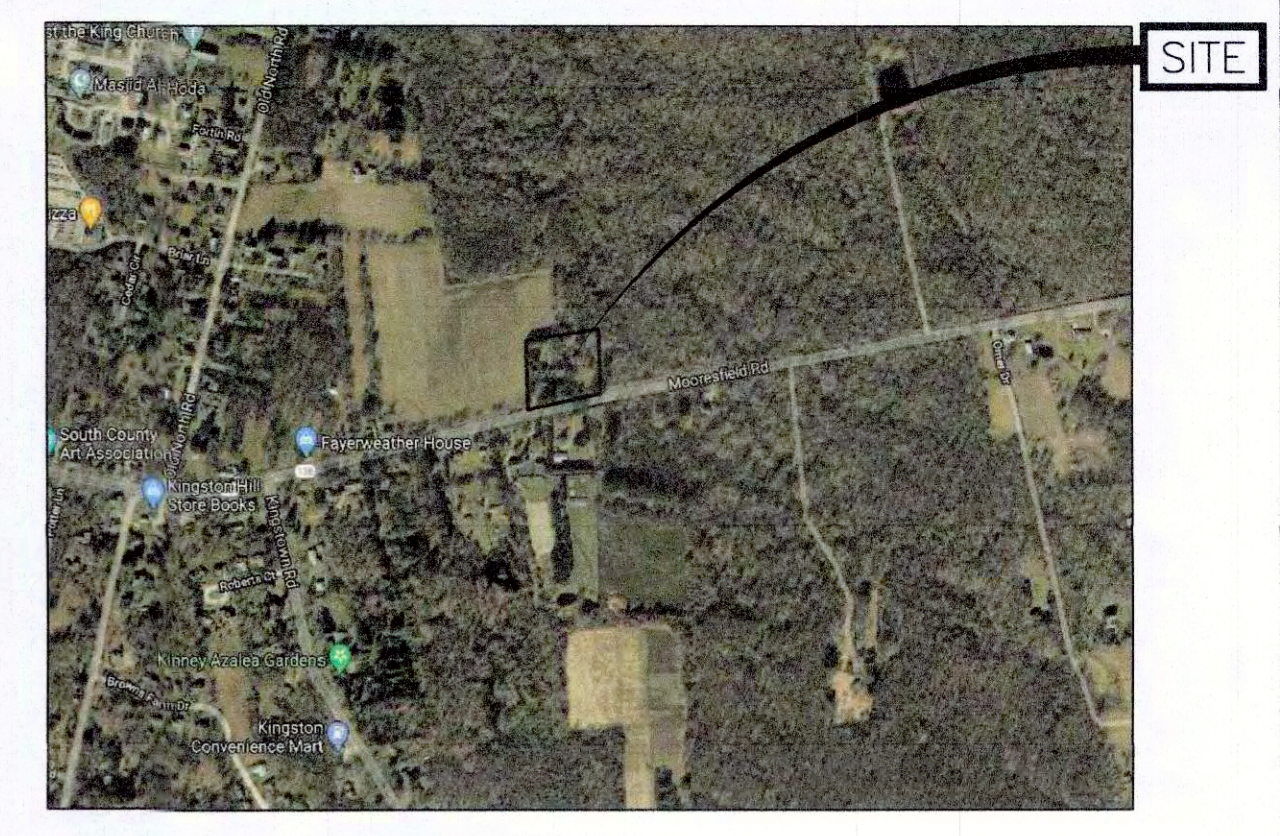
TH-2:
 CLASS A
 TOTAL DEPTH 96"
 SHGWT AT 18"

CATEGORY 9 Cd SOILS

VARIANCE NOTE:

THE FOLLOWING IS A LIST OF ITEMS THAT DOES NOT MEET THE RI DEM RULES AND REGULATIONS DUE TO THE SITE CONSTRAINTS OF THE SUBJECT PROPERTY AND REQUIRE RELIEF:

1.) PER SECTION 6.22 (E) - DEPTH TO GROUNDWATER FROM ORIGINAL SURFACE
 -18" MINIMUM GWT FOR (a.) LOTS GREATER THAN 20,000 SF, (b.) LOTS NOT LOCATED IN THE SALT POND OR NARROW RIVER CRITICAL RESOURCE AREAS, (c.) BOTTOMLESS SAND FILTER DESIGNS, (d.) THERE ARE NO VARIANCES REQUIRED FROM SECTION 6.51, AND (e.) THE DESIGN FLOW IS LESS THAN OR EQUAL TO 690 GPD - PART (e.) IS NOT MET AND REQUIRES RELIEF - 18" GWT PROVIDED & 920 GPD PROPOSED DESIGN FLOW



SITE LOCUS
NOT TO SCALE

SPECIFICATIONS

1. THE SYSTEM FOR SUBSURFACE DISPOSAL OF SANITARY SEWAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, "RULES ESTABLISHING MINIMUM STANDARDS RELATING TO LOCATION, DESIGN, CONSTRUCTION, AND MAINTENANCE OF ON-SITE WASTEWATER TREATMENT SYSTEMS" RULE 1 THROUGH RULE 55.
2. THE PIPE FROM THE BUILDING TO THE SEPTIC TANK SHALL BE SDR-35 PVC PIPE OR EQUIVALENT. SDR-40 PVC OR EQUIVALENT TO BE USED FOR ALL PORTIONS SUBJECT TO VEHICULAR TRAFFIC.
3. SOLID WALL PIPE AND FITTINGS SHALL BE SCHEDULE 35 PVC (POLYVINYL CHLORIDE) MANUFACTURED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF ASTM D 3034. JOINTS SHALL BE SOLVENT WELDED TYPE.
4. THE SEPTIC TANK MUST HAVE TWO COMPARTMENTS WITH THE FIRST COMPARTMENT HAVING A LIQUID VOLUME THAT IS TWO THIRDS THE REQUIRED VOLUME OF THE ENTIRE TANK. THE SEPTIC TANK SHALL BE WATER TIGHT, AND CONSTRUCTED OF PRECAST REINFORCED CONCRETE, FIBERGLASS, POLYETHYLENE OR OTHER MATERIALS APPROVED BY THE RIDEM. OUTLET TEES MUST BE EQUIPPED WITH AN EFFLUENT SCREEN. THE INLET AND OUTLET TEES MUST HAVE A MINIMUM OF 20 INCH ACCESS OPENINGS. THE OUTLET TEE RISER MUST BE AT FINISH GRADE, AND THE INLET TEE RISER WITHIN 12 INCHES OF FINISH GRADE.
5. THE DISTRIBUTION BOX SHALL BE A WATERTIGHT PRECAST CONCRETE STRUCTURE OR OTHER DURABLE MATERIAL MEETING THE REQUIREMENTS OF THE SPECIFICATIONS WITH A BAFFLE AND SUITABLE PIPE PENETRATION KNOCKOUTS.
6. WASHED STONE AND OTHER SOIL MATERIALS SHALL BE IN CONFORMANCE WITH THE STATE RULES AND REGULATIONS, RULE 32.0.
7. WHENEVER THE SYSTEM IS TO BE CONSTRUCTED WHOLLY OR PARTIALLY IN FILL, THE PROCEDURE AS DEFINED IN RULE 33.5 OF THE STATE RULES AND REGULATIONS SHALL APPLY.
8. THE DESIGN INTENT IS TO MEET THE STATE STANDARDS. THE SYSTEM OPERATION IS DEPENDENT ON PROPER USAGE, AND IT'S OPERATION IS NOT GUARANTEED BY THIS PLAN.

NOTE:

CONTRACTOR TO VERIFY BENCHMARK & EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND DESIGN DATA SHOWN HEREON TO BE REPORTED TO THE ENGINEER

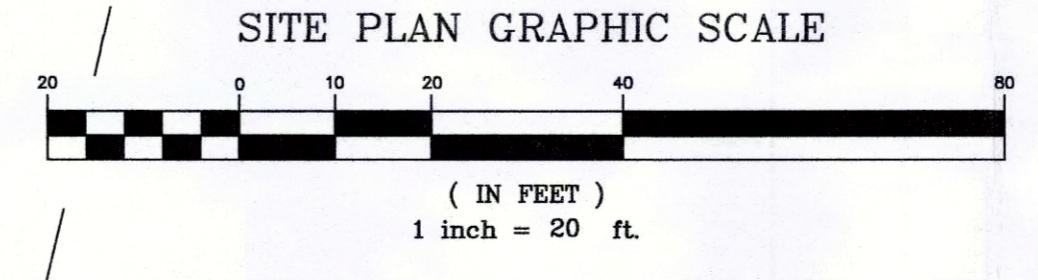
DESIGN NOTES

1. UNLESS SPECIFICALLY NOTED, THE PROPOSED OWTS IS NOT WITHIN A WATERSHED OF A PUBLIC WATER SUPPLY OR OTHER CRITICAL RESOURCE AREA.
2. UNLESS OTHERWISE NOTED, THERE ARE NO DRINKING WATER LINES, EXISTING OR PROPOSED WITHIN 50 FEET OF THE PROPOSED OWTS.
3. UNLESS OTHERWISE NOTED, THERE ARE NO POTABLE WATER WELLS, EXISTING OR PROPOSED WITHIN 100 FEET OF THE PROPOSED OWTS
4. UNLESS OTHERWISE NOTED, THERE ARE NO EXISTING OR PROPOSED PUBLIC DRINKING WATER SUPPLY WELLS WITHIN 500 FEET OF THE PROPOSED OWTS.
5. UNLESS OTHERWISE NOTED, THERE ARE NO WETLANDS OR DRAINS (STORM) WITHIN 200 FEET OF THE PROPOSED OWTS.
6. THE SEPTIC TANK WILL BE PROVIDED WITH AN OUTLET TEE, INLET TEE AND RISERS TO GRADE.
7. WITHIN FIVE (5) FEET OF THE SYSTEM, FINISH GROUND WILL BE GREATER THAN THE INVERT ELEVATION.

MOORESFIELD ROAD (ROUTE 138)

"Copy of Permit and Operation/Maintenance contract must be filed in land evidence records prior to conformance"

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 OWTS PROGRAM
 PLAN # 9932-320 DATE 11-23-2021
 APPROVED BY: [Signature]
 APPROVED PLANS MUST BE KEPT AT CONSTRUCTION SITE



Thomas J. Principe, III
 No. 9107
 REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
 ENGINEERING DIVISION
 PO BOX 298
 TIVERTON, RI 02878
 401.816.5385
 PRINCIPLEENGINEERING@GMAIL.COM

REVISIONS

No.	DATE	DRWN	CHKD
1	9/7/21	JRM	JAR
2	9/27/21	JRM	JAR

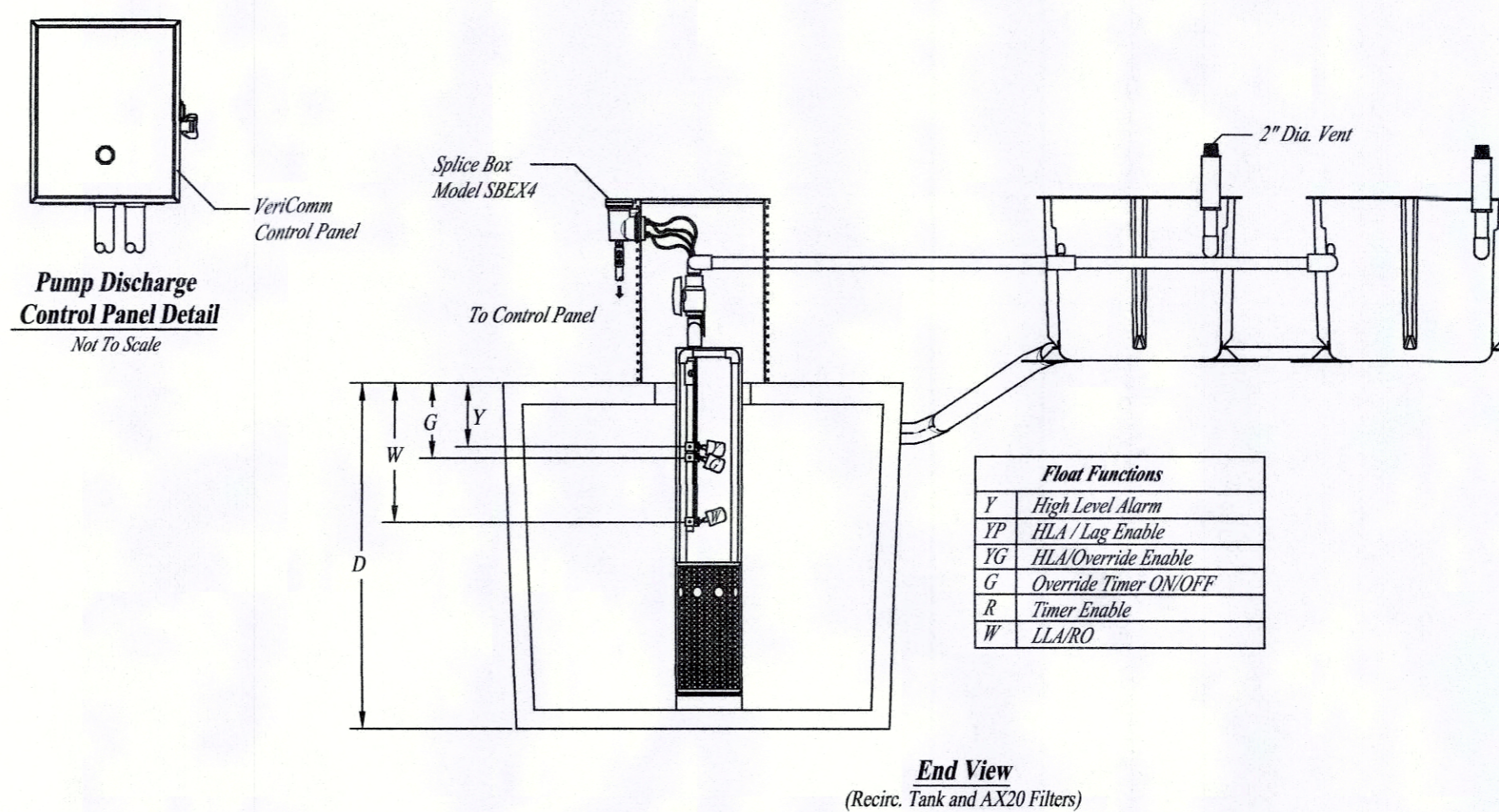
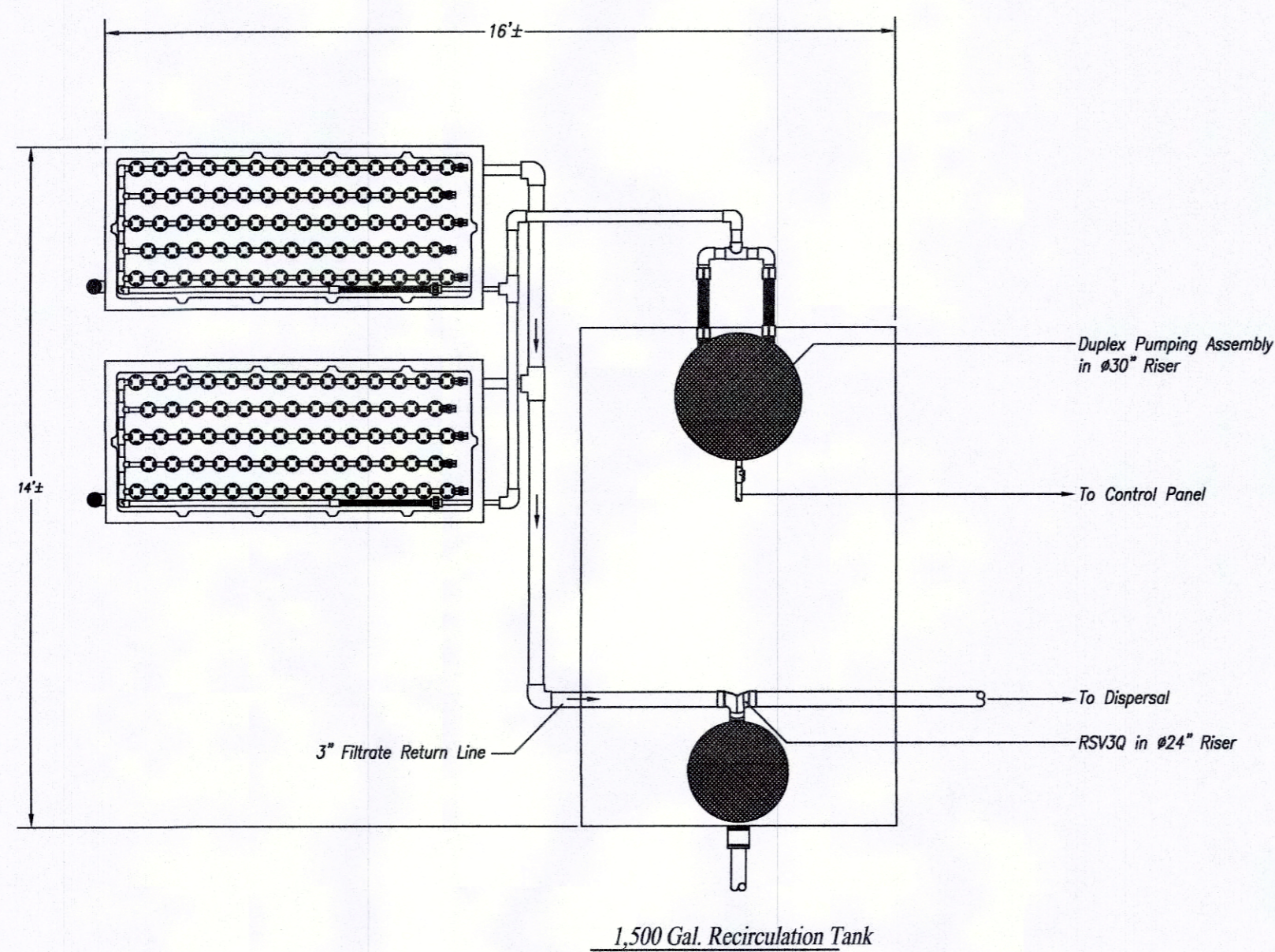
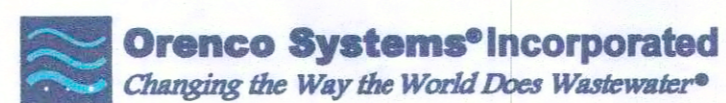
ON-SITE WASTEWATER TREATMENT SYSTEM PLAN
 for
 1747 MOORESFIELD ROAD
 AP 24-4 LOT 18
 in
 SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1" = 20' SHEET NO: 1 of 3
 DRAWN BY: JRM DESIGN BY: JRM CHECKED BY: JAR
 DATE: 08/03/2021 PROJECT NO.: LD-2020-20

A.P. 24-4 LOT 34

AdvanTex® AX20 2 Pod Mode 3B w/Concrete Tank with Recirc. Tank and High Head Pump Chamber

No Scale



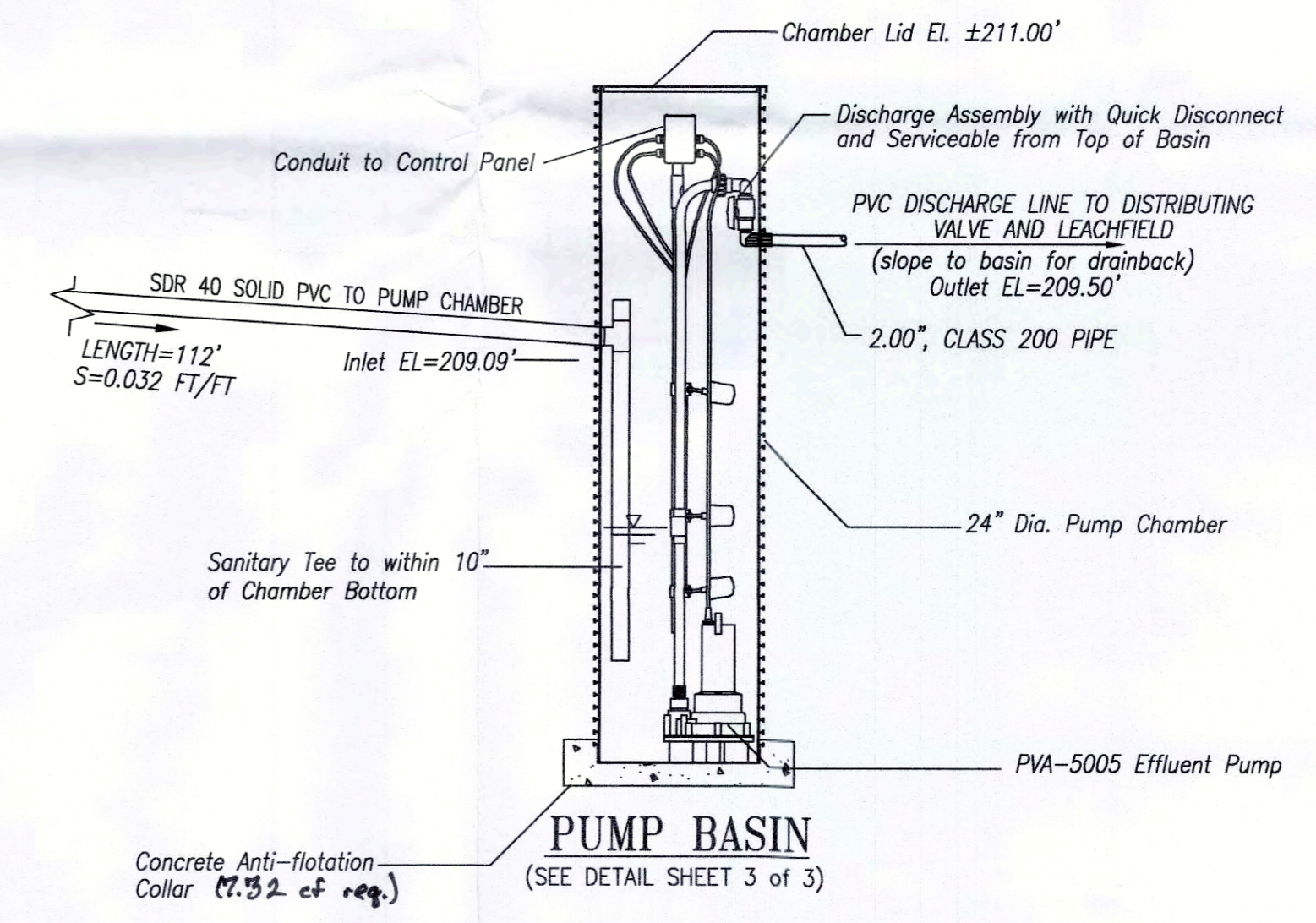
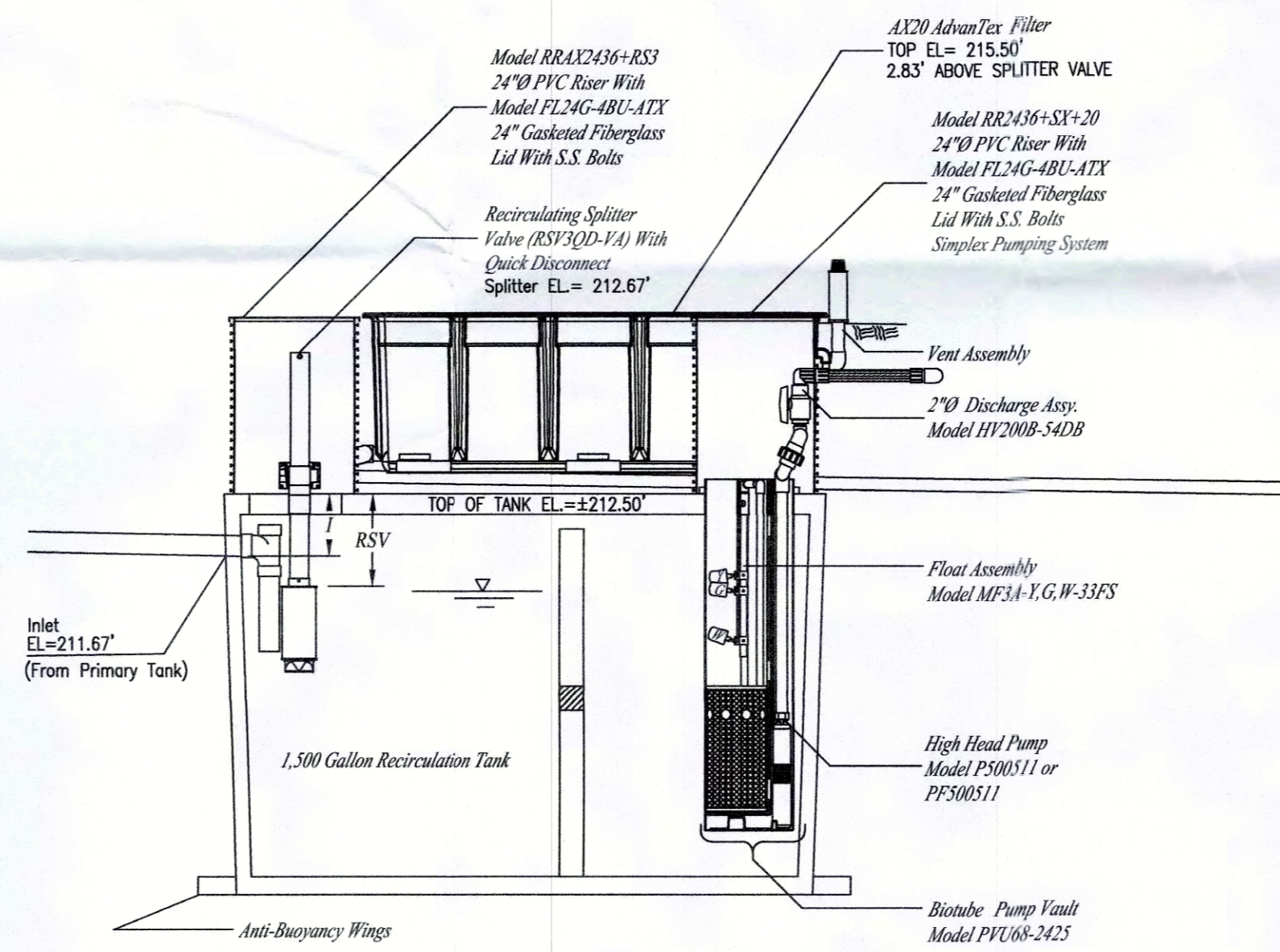
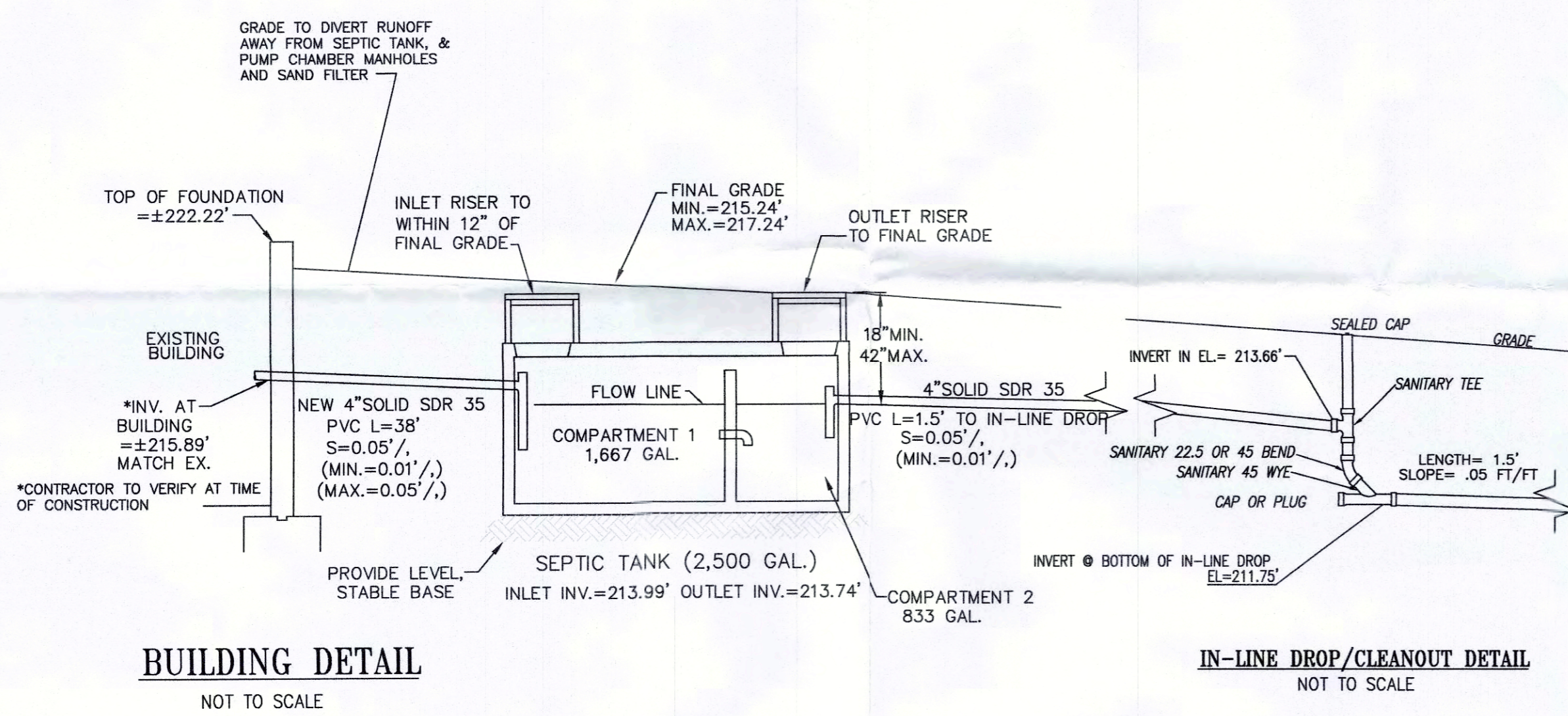
Design and Installation Notes

- For Expected Flows Up To 8 Bedrooms
- Installation To Be Performed By An Oreco Authorized Installer Only

Expected Flows
 • $Q_{max} = 1000$ gpd
 Up To 8 Bedrooms

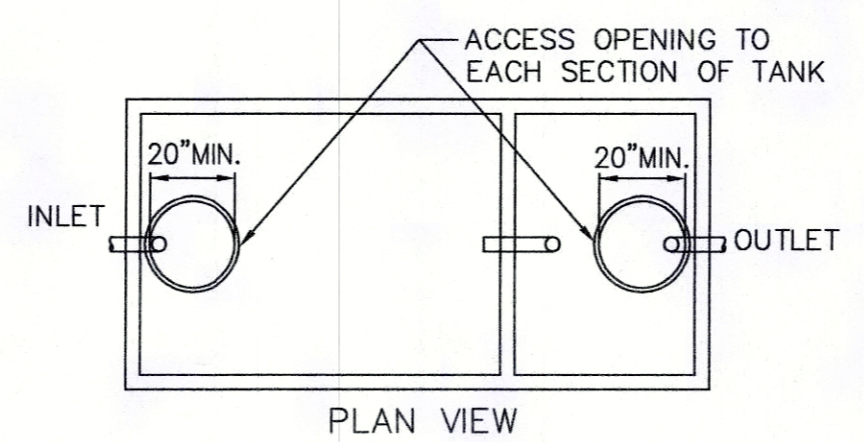
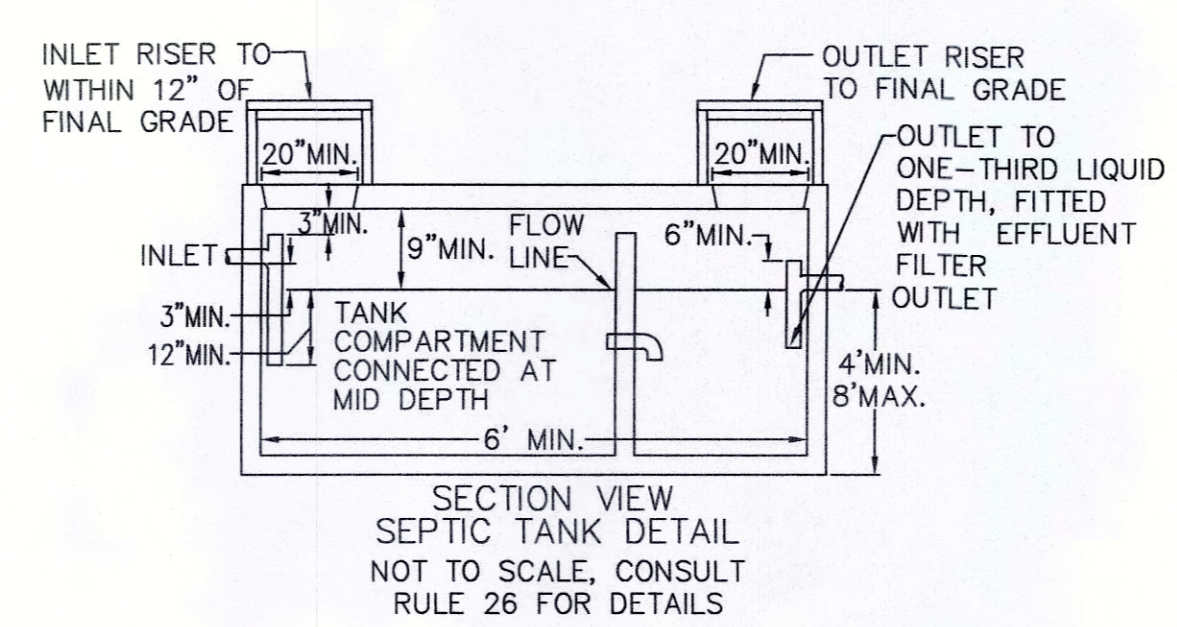
Expected Influent Quality
 Grease & Oil: 20 mg/L
 BOD: 150 mg/L
 TSS: 40 mg/L
 TKN: 65 mg/L

Typical Effluent Quality
 BOD: < 10 mg/L
 TSS: < 10 mg/L
 TN: < 25 mg/L



2,500 GAL. DUAL COMPARTMENT PRIMARY SEPTIC TANK W/ 1,500 GAL. DUAL COMPARTMENT RECIRCULATION TANK

JOLLEY PRE-CAST MONOLITHIC TANKS



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ON-SITE WASTEWATER TREATMENT SYSTEM PLAN
 for
1747 MOORESFIELD ROAD
AP 24-4 LOT 18
 in
 SOUTH KINGSTOWN, RHODE ISLAND

SCALE: NTS	SHEET NO: 2 of 3
DRAWN BY: JRM	DESIGN BY: JRM
DATE: 08/03/2021	CHECKED BY: JAR
	PROJECT NO.: LD-2020-20

