



1747 Mooresfield Rd. Vision Statement

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, 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 lack of close neighbors & former life as a bed & breakfast make it uniquely well-suited for its intended use.

CALLAGHAN & CALLAGHAN
ATTORNEYS AT LAW
3 BROWN STREET
WICKFORD, RI 02852

MATTHEW F. CALLAGHAN, JR.
JAMES M. CALLAGHAN

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FAX: (401) 294-4557
MATT@CALLAGHANLAWRI.COM
JAMES@CALLAGHANLAWRI.COM

June 13, 2022

Maria H. Mack, Chair
Planning Board
Town of South Kingstown
James D. Rabbitt, AICP
Planning Director
Jason Parker, AICIP
Principal Planner
South Kingstown Town Hall
180 High Street
South Kingstown, RI 02879

Re: Development Plan Review - Waiver Request
Fox Real Estate Holdings
AP 24-4, Lot 18
1747 Moorsefield Road

Dear Chair Mack,

I hope you doing well. Please accept this letter as a supplement to the Development Plan Review application submitted by James R. Fox on behalf of Fox Real Estate Holdings LLC.

Overall we are seeking Development Plan Review for property located at 1747 Moorsefield Road. As part of the review process, this proposal requires a Special Use Permit pursuant to Sec. 504.14 (Household occupancy by more than three unrelated individuals).

Based on discussions during two meetings with the Technical Review Committee (TRC) we amended the site plan. Joshua Rosen, P.E, of Principe Engineering, submitted the revised plans to the TRC for review on June 8, 2022.

The current plan shifted four parking spaces from the front (southern) to the rear (northern) area of the site. The parking space relocation was the result Director Rabbitt's recommendation in that the rear parking spaces help maintain the exterior's appearance as a single-household residence. (Section 504.14 (B) (6)).

For context purposes, the site includes more parking than required by Section 504.14 (B) (4) (eight (8) parking spaces required, twelve (12) provided).

The revision to the parking plan required that we provide a driveway from the front of the site to the rear of the site. The driveway was located on the western side of the property. Unfortunately, there is limited space between the residence and the western property line. There is enough room for the driveway, but we do not have enough room for the required ten foot (10') perimeter landscaped buffer. There are areas where we can provide some landscaped buffer – but due to

space limitations we cannot provide the full buffer along the entirety of the western property line along the driveway.

We are respectfully requesting a waiver of the ten foot (10') perimeter landscaped strip (buffer) on the western property line abutting the driveway. The parking area exceeds 2500 sq. ft. of parking area and therefore requires a perimeter landscaping strip of "no less than ten (10) feet in width where there parking area contains five (5) spaces..." Subdivision and Land Regulations, IV (G) (3) Perimeter Landscaping – Parking Lots and Loading Facilities.

The buffer waiver is the only waiver required based on this proposal and the relevant ordinances and regulations.

We believe that the suggested revision at the TRC and the relocation of the parking spaces is consistent with the overall goals of Section 504.14.

Please contact me with any questions. Thank you for your time and consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James M. Callaghan', with a long horizontal flourish extending to the right.

James M. Callaghan

**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:

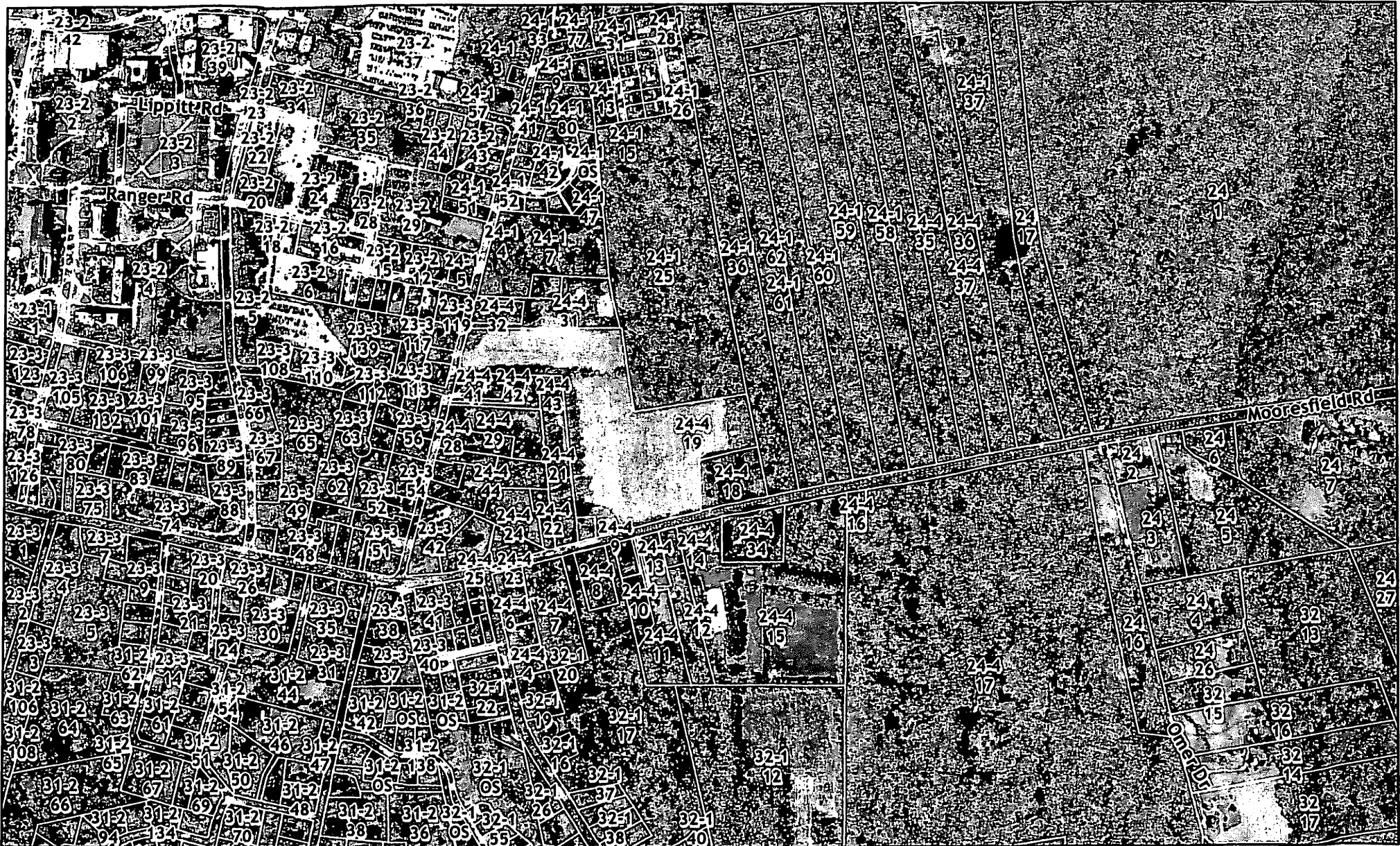
1. For developments proposing an increase to lot building coverage and/or total impervious surface within the development parcels, **2 copies** of drainage calculations, associated explanatory narrative, and all supporting documentation, including an Operations and Maintenance manual for the system
2. 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

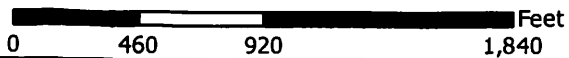
plat map

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

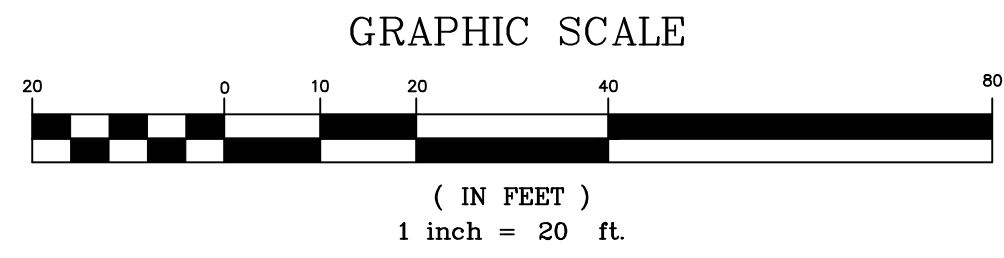


Washington County, Rhode Island

Horizontal Datum is Rhode Island State Plane East, NAD 83

plat map

Parcel Boundaries not legally binding for title or zoning

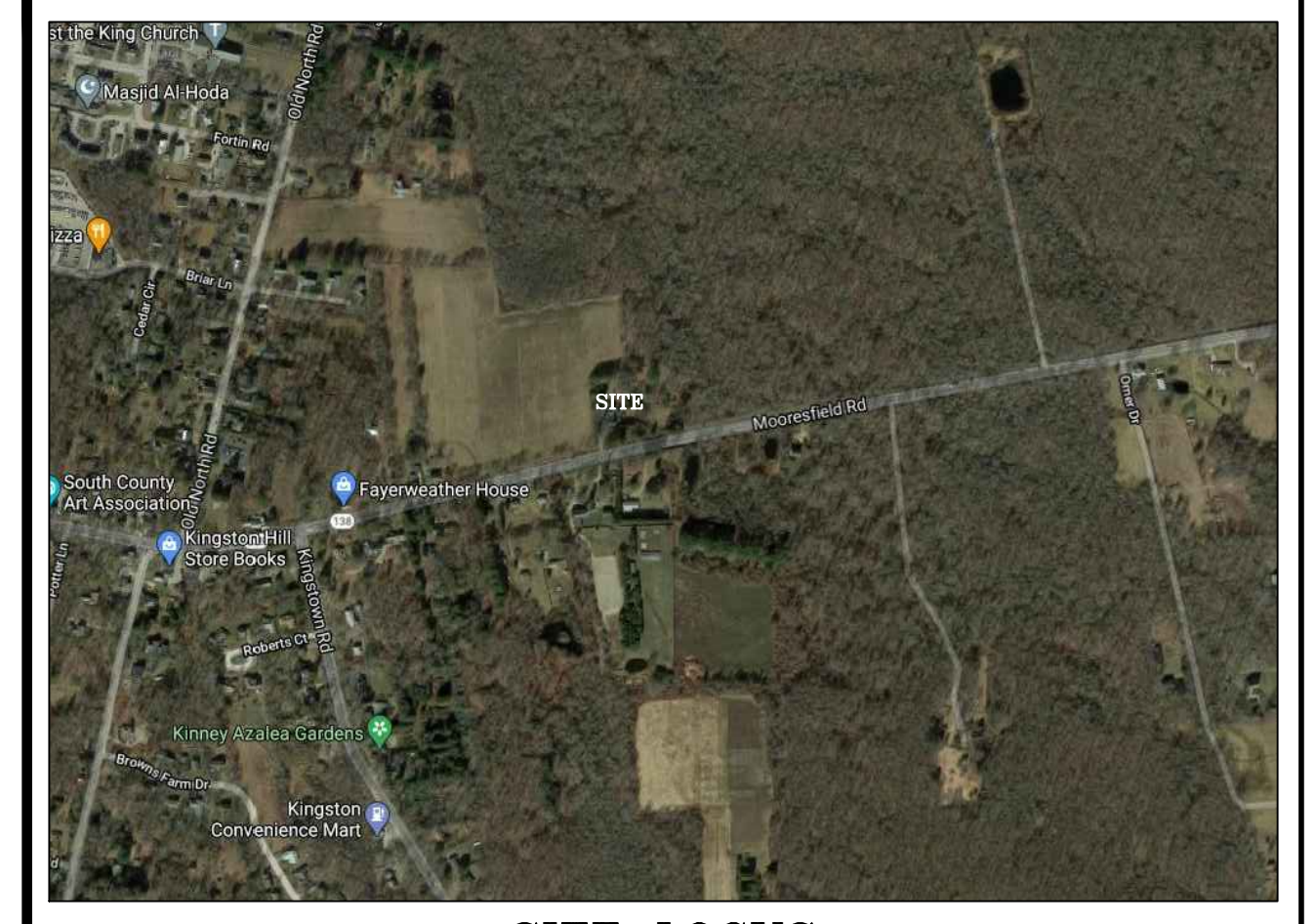


A.P. 24-4 LOT 19
N/F WILLIAM F ROSE

RaB

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	⊙



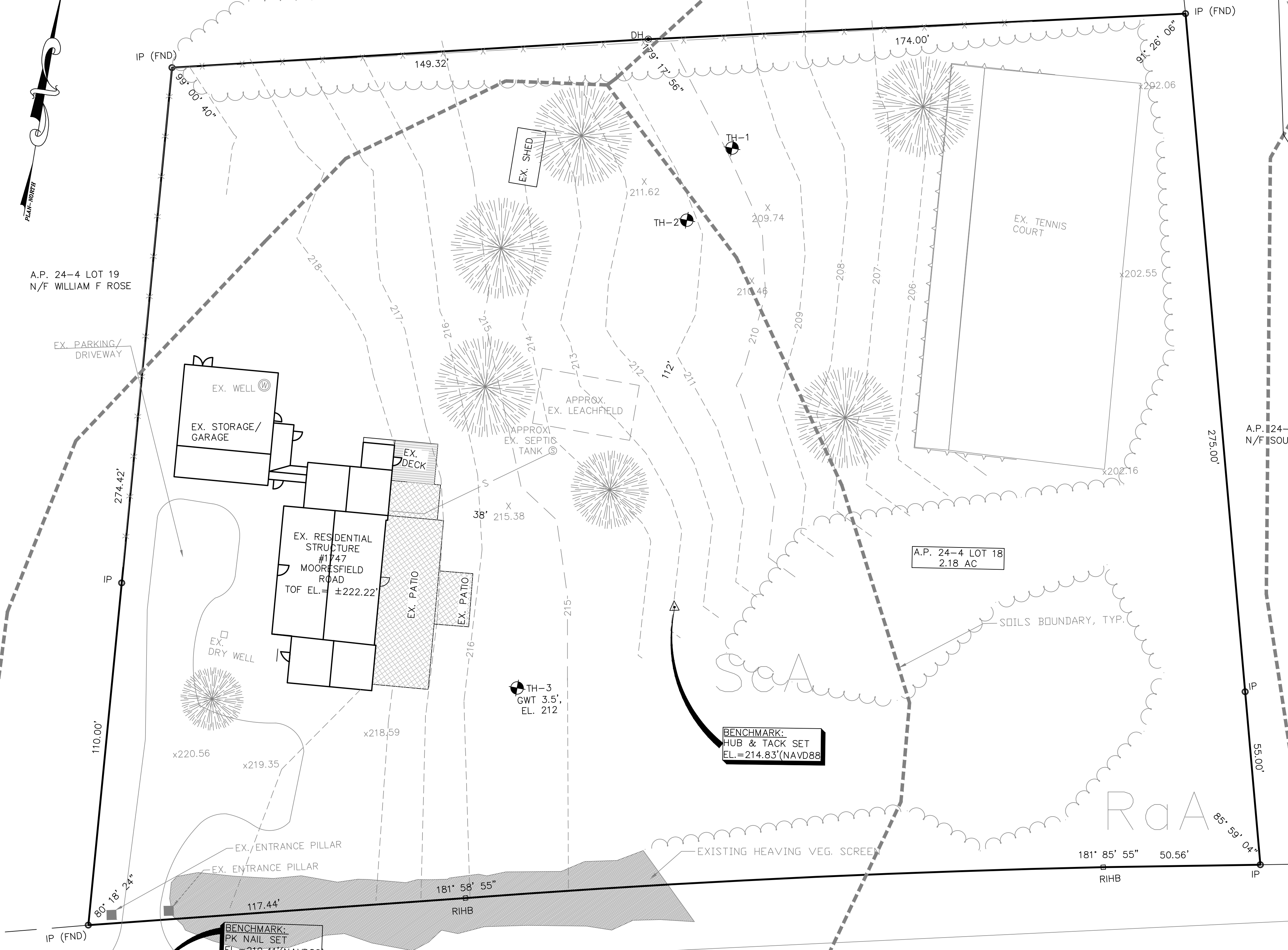
SITE LOCUS
NOT TO SCALE

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. 24-1 LOT 36
N/F SOUTH KINGSTOWN LAND TRUST

Rf

A.P. 24-4 LOT 18
2.18 AC

BENCHMARK:
HUB & TACK SET
EL.=214.83'(NAVD88)

BENCHMARK:
PK NAIL SET
EL.=219.41'(NAVD88)

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

MOORESFIELD ROAD (ROUTE 138)

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)

EXISTING CONDITIONS PLAN

Thomas J. Principe, III
9107
REGISTERED PROFESSIONAL ENGINEER

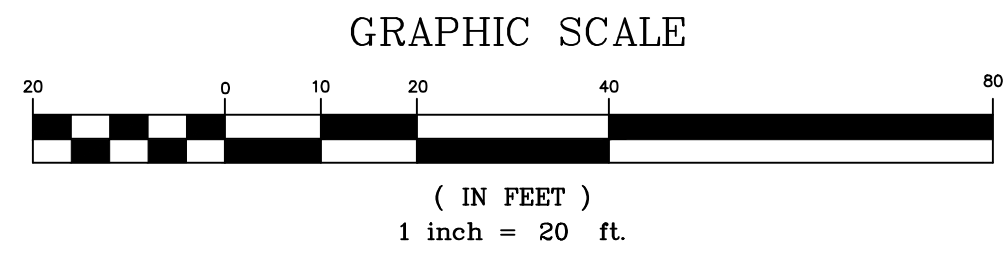
PRINCEPI COMPANY, INC.
ENGINEERING DIVISION
PO BOX 298
TIVERTON, RI 02878
401.816.5385
WWW.PRINCEPIENGINEERING.COM

REVISIONS

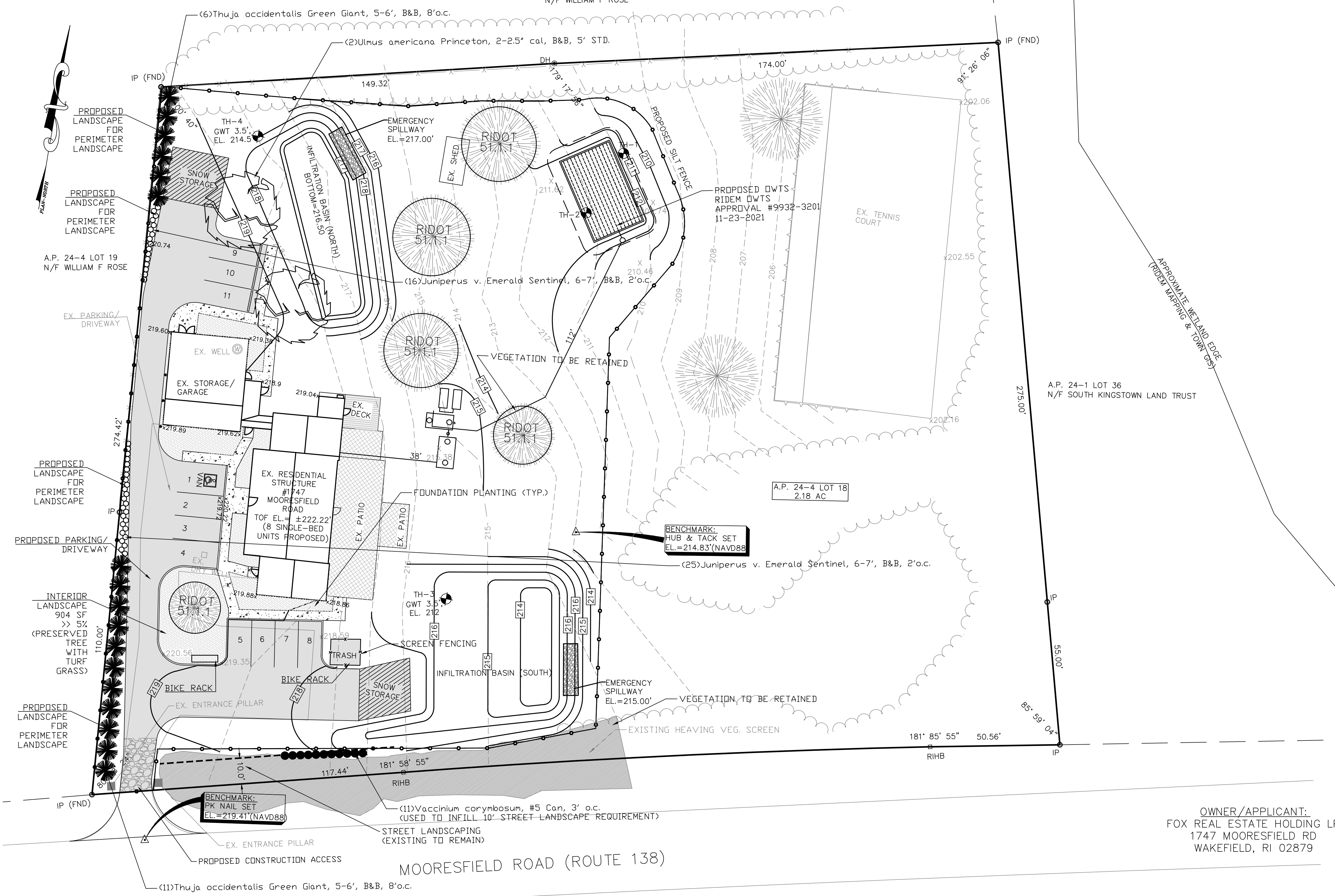
No.	DATE	DRWN	CHKD

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) OWTS APPROVAL 9932-3201 DATED 11-23-21 AND PLANS BY PRINCIPE ENGINEERING, INC.
 - 2) DEM OWTS 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

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

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

REVISIONS

No.	DATE	DRWN	CHKD
1.	5/20/2022	KAB	JAR
2.	06/08/22	KAB	JAR

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

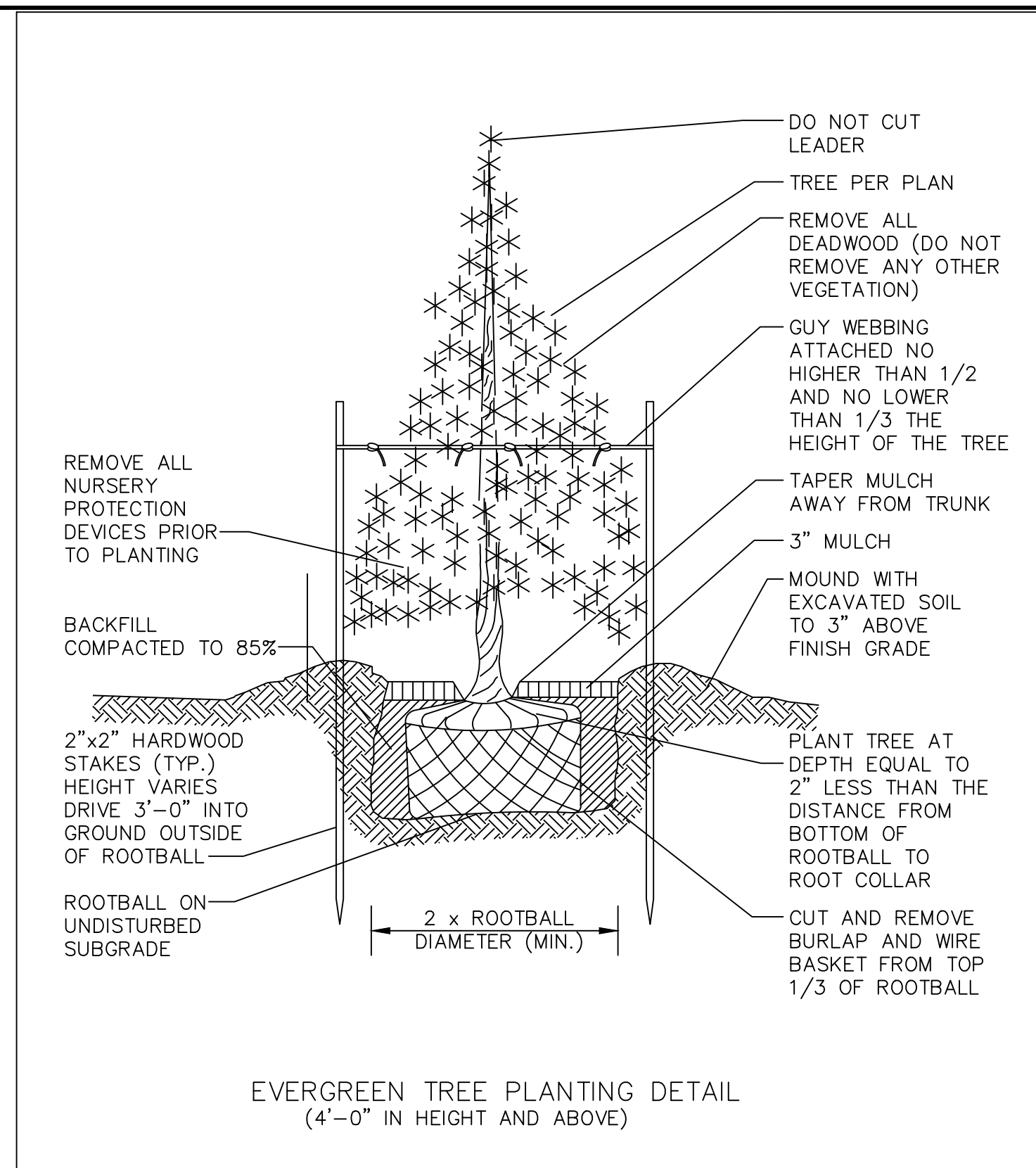
ZONING CRITERIA
R40
FRONT YARD - 40'
SIDE YARD - 20'
REAR YARD - 40'
MIN. LOT FRONTAGE/WIDTH - 150'
MAX. LOT COVERAGE - 20%

STREET INDEX:
MOORESFIELD ROAD (STATE-PUBLIC)

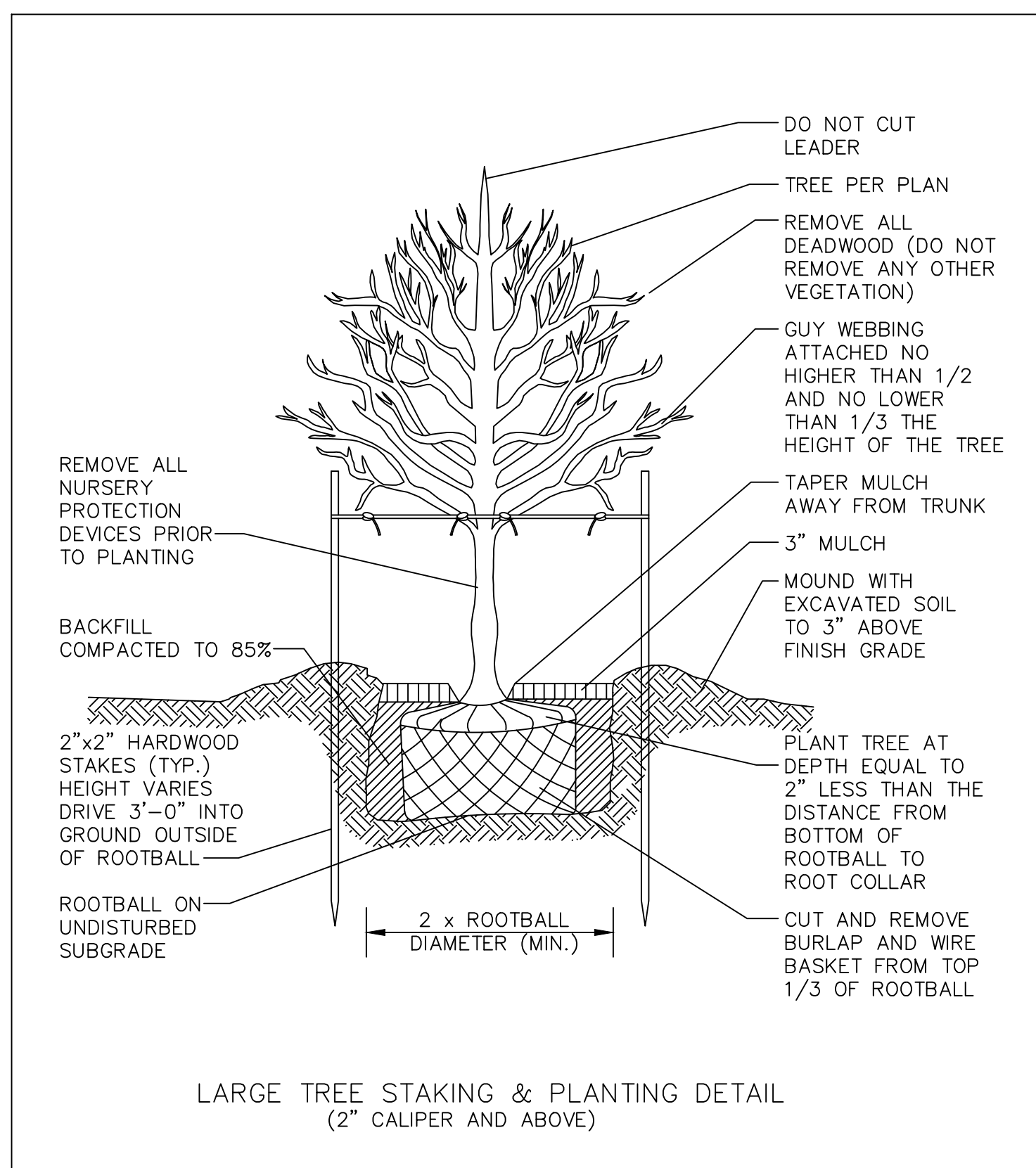
A.P. 24-4 LOT 15
N/F HAROLD F & MARIA
POMEROY

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

A.P. 24-4 LOT 15



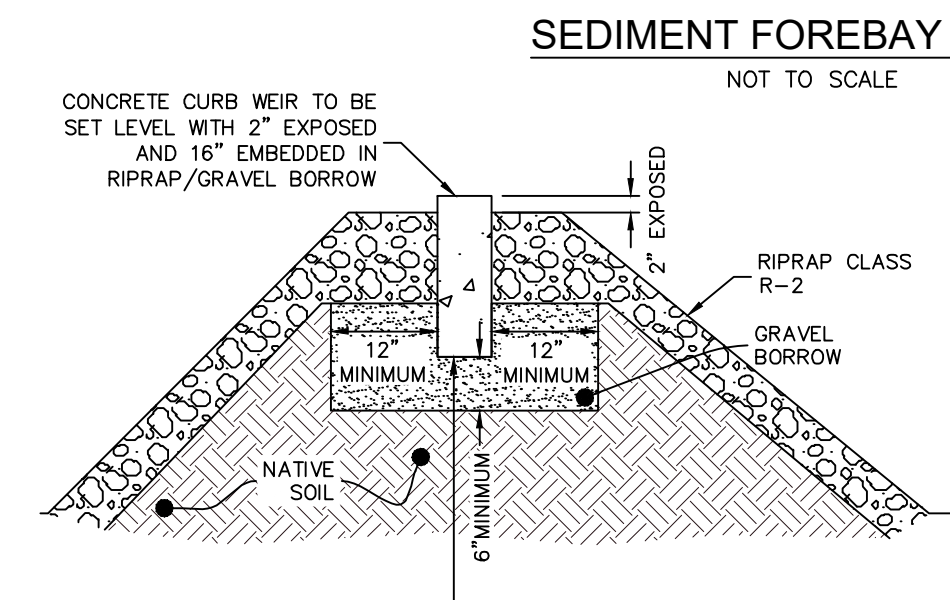
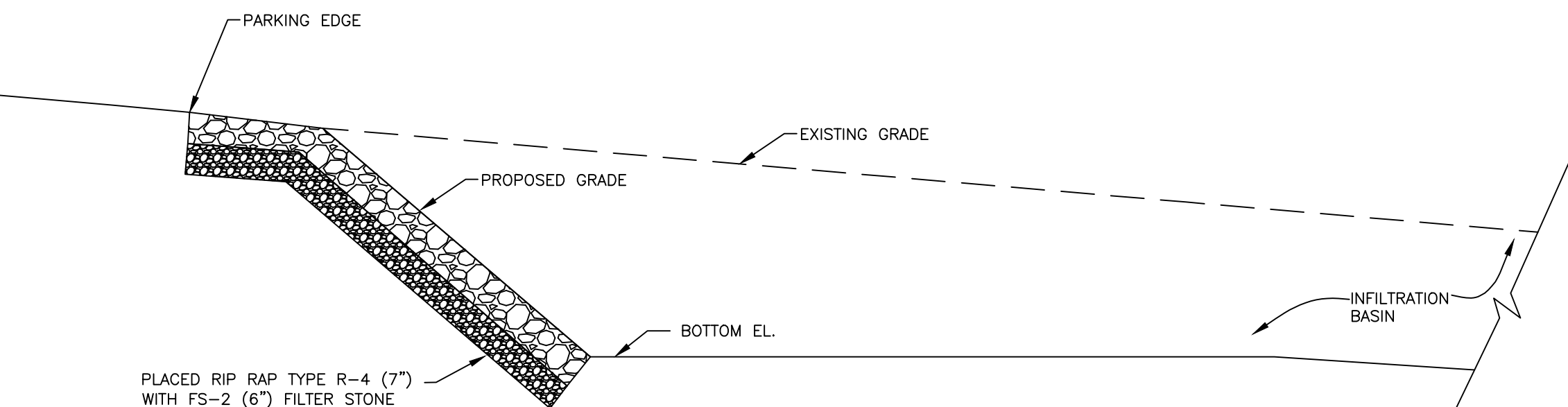
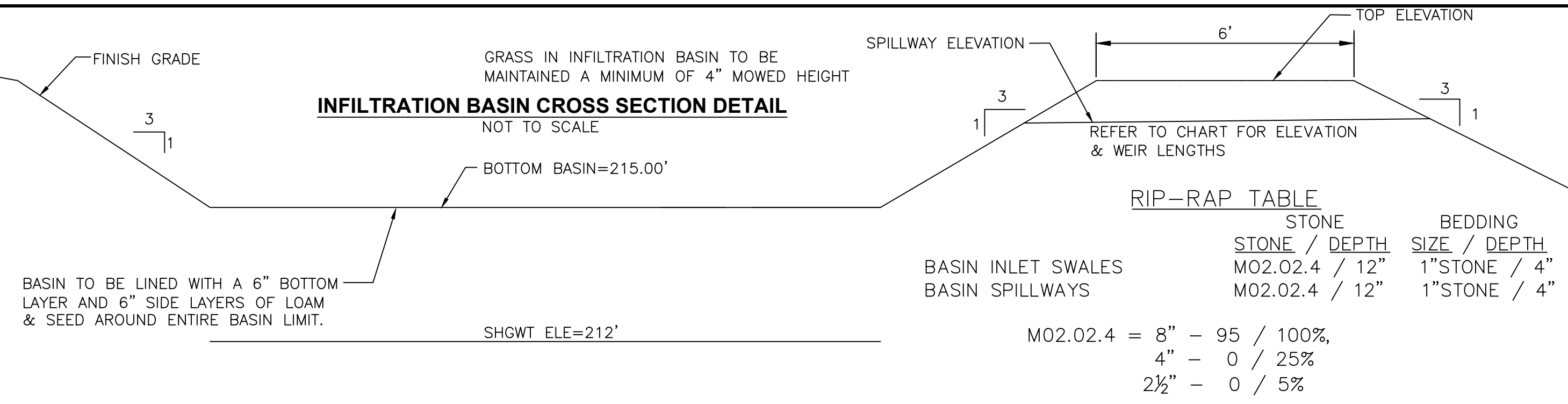
EVERGREEN TREE PLANTING DETAIL
(4'-0" IN HEIGHT AND ABOVE)



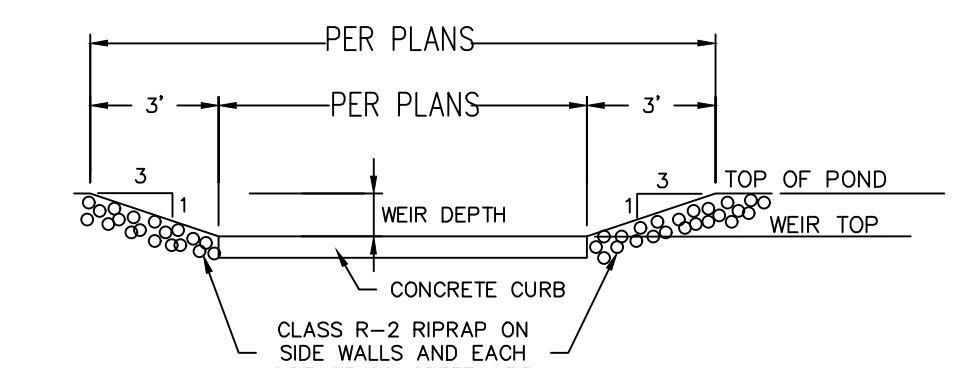
LARGE TREE STAKING & PLANTING DETAIL
(2" CALIPER AND ABOVE)

INFILTRATION BASIN NOTES:

- 1) DURING CONSTRUCTION HEAVY EQUIPMENT SHALL NOT TRAVERSE THE INFILTRATION AREA IN ORDER TO PREVENT DETRIMENTAL COMPACTION.
- 2) SHOP DRAWING SUBMITTAL AND APPROVAL BY DESIGN ENGINEER REQUIRED FOR INFILTRATION BASIN PRIOR TO CONSTRUCTION.



Curb Outlet Weir Cross Section
NOT TO SCALE



Emergency Spillway / Overflow Weir Detail
NOT TO SCALE

DRAINAGE AND UTILITY NOTES:

1. UTILITY LOCATION VERIFICATION IS TO INCLUDE TEST HOLES AS NEEDED.
2. WATER MAINS AND APPURTENANCES, INCLUDING SERVICE CONNECTIONS SHALL BE INSTALLED IN CONFORMITY WITH THE SPECIFICATIONS OF THE BRISTOL COUNTY WATER AUTHORITY AND IN ACCORDANCE WITH THE TOWN'S MASTER OR STUDY WATER PLAN.
3. THE CONTRACTOR IS REQUIRED TO SCHEDULE AND COORDINATE WATER SERVICE INSTALLATIONS, SHUT DOWNS AND DISRUPTIONS WHICH AFFECT THE SITE AND SITE ADJACENT USERS WITH THE LOCAL WATER AUTHORITY AND THE LOCAL FIRE DEPARTMENT.
4. UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE, FIRE ALARM CABLE, TELEVISION AND GAS SERVICES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE APPLICABLE SITE UTILITY PROVIDER
5. METALLIC WARNING TAPE SHALL BE INSTALLED 12" ABOVE ALL STORM DRAIN AND OTHER UTILITIES.
6. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.

INFILTRATION BASIN MAINTENANCE SCHEDULE:

1. Side-slopes, embankments, and the upper stage of the basin will be mowed at least once per growing season, to prevent unwanted woody growth. This storm water facility is to be managed for wildlife habitat, therefore, mowings will be conducted after mid August to prevent mortality to ground nesting birds and animals.
2. All trash and litter and other debris will be removed from the storm water facility including inlet and outlet structures. This will be accomplished at least twice per year, preferably spring and fall.
3. Sediments will be removed from the basin immediately following site stabilization and every year thereafter. Accumulated sediments may have to be removed more frequently if the sediment storage capacity of the forebays or sediment storage areas are within the last 10 percent of available capacity. Sediment removal within the basin will restore the original capacity and design depth.
4. Pools of stagnant water in infiltration basin indicates failure due to erosion and scouring of the basin bottom, particularly near an inlet device. This deficiency will be corrected immediately to prevent a nuisance habitat for insects, especially mosquitoes.
5. All outlet structures and outflow channels will be inspected annually. Inspections will be accomplished several times during the first six months of operation, especially after rainfall events to check for clogging or, conversely, too rapid of a release.
6. The grassed areas of the basin will be inspected at least twice per year to check for erosion problems. Problem areas must be reseeded immediately to stabilize exposed soils, thereby preventing erosion and potential clogging of outflow devices.
7. Repairs or replacement of inlet/outlet structures, rip-rap channels, fences, or other elements of the facility will be done within 30 days of deficiency reports. If an emergency situation is imminent then repair/replacement must be done immediately to avert failure or danger to nearby residents.
8. All sediment generated during construction and as a result of maintenance of the drainage system must be disposed of properly. Sediment shall not be disposed of in or near State or Federal regulated waters.
9. Records of the first two years of maintenance following construction shall be submitted to RIDEM Division of Water Resources. Maintenance records for subsequent years shall be kept on file and submitted to RIDEM, Division of Water Resources, upon request.
10. All drainage facilities will be maintained by a Homeowner's Association.

LANDSCAPE NOTES:

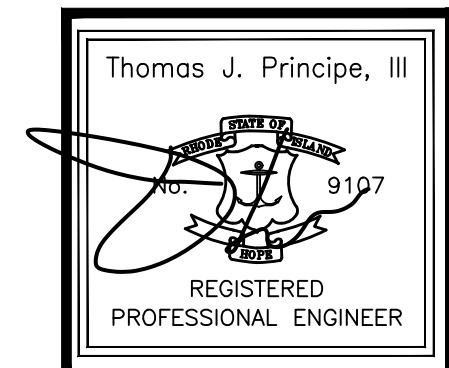
- 1) ALL PLANT MATERIAL TO CONFORM TO ANSI STANDARDS.
- 2) ALL PLANT MATERIAL TO RECEIVE THREE INCHES OF SHREDDED PINE BARK MULCH.
- 3) ALL PLANT MATERIAL TO BE GUARANTEED TO SURVIVE AT LEAST ONE FULL YEAR FROM DATE OF PLANTING.
- 4) ALL PLANT MATERIAL SUBJECT TO FIELD VERIFICATION OF LOCATION AND SPECIES.
- 5) THERE WILL BE NO PLANT MATERIAL SUBSTITUTIONS WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- 6) DISTURBED SOILS WITHIN THE PROJECT LIMITS ARE TO BE LOAMED AND SEEDED WITH A MINIMUM OF 4" OF LOAM AND APPLICABLE SEEDING MIXTURE.

STORM DRAINAGE SYSTEM MAINTENANCE PLAN:

THE FOLLOWING LIST OF MAINTENANCE TASKS AND FREQUENCIES MUST BE ADHERED TO IN ORDER TO INSURE A SUCCESSFUL LONG TERM OPERATION OF THE STORM DRAINAGE SYSTEM.

1. DURING CONSTRUCTION ACTIVITIES ALL EROSION CONTROLS ON THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER AN EVENT WHICH GENERATES AT LEAST 0.25 INCHES OF RAIN IN A TWENTY FOUR (24) HOUR PERIOD.
2. SEDIMENTS SHALL BE REMOVED FROM ALL BASINS IMMEDIATELY AFTER SITE STABILIZATION.
3. ALL TRASH, LITTER AND OTHER DEBRIS SHALL BE REMOVED FROM ALL STORM WATER INLET AND OUTLET STRUCTURES A MINIMUM OF TWICE PER YEAR. THESE STRUCTURES SHALL ALSO BE INSPECTED TWICE PER YEAR. INSPECTIONS SHALL BE PERFORMED SEVERAL TIMES WITHIN THE FIRST SIX MONTHS OF OPERATION.
4. REPAIRS OR REPLACEMENT OF INLET/OUTLET STRUCTURES OR ANY ELEMENT OF THE FACILITY SHALL BE DONE WITHIN THIRTY (30) DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT SHALL BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.
5. MAKE REPAIRS IMMEDIATELY USING APPROPRIATE STONE SIZES. DO NOT PLACE STONES ABOVE FINISHED GRADE.
6. ALL REMOVED SEDIMENTS AND DEBRIS SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ALL OUTLET STRUCTURES AND OUTFLOW CHANNELS WILL BE INSPECTED ANNUALLY. INSPECTIONS WILL BE ACCOMPLISHED SEVERAL TIMES DURING THE FIRST SIX MONTHS OF OPERATION, ESPECIALLY AFTER RAINFALL EVENTS TO CHECK FOR CLOGGING OR, CONVERSELY, TOO RAPID OF A RELEASE.
8. REPAIRS OR REPLACEMENT OF INLET/OUTLET STRUCTURES, RIP-RAP CHANNELS, FENCES, OR OTHER ELEMENTS OF THE FACILITY WILL BE DONE WITHIN 30 DAYS OF DEFICIENCY REPORTS. IF AN EMERGENCY SITUATION IS IMMINENT THEN REPAIR/REPLACEMENT MUST BE DONE IMMEDIATELY TO AVERT FAILURE OR DANGER TO NEARBY RESIDENTS.
9. ALL SEDIMENT GENERATED DURING CONSTRUCTION AND AS A RESULT OF MAINTENANCE OF THE DRAINAGE SYSTEM MUST BE DISPOSED OF PROPERLY. SEDIMENT SHALL NOT BE DISPOSED OF IN OR NEAR STATE OR FEDERAL REGULATED WATERS.
10. ADDITIONAL BMP INSPECTION/MAINTENANCE MEASURES OUTLINED WITHIN THE PROJECT STORMWATER POLLUTION PRE VENTION PLAN SHALL BE ADHERED TO.

CONSTRUCTION DETAILS



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'
DRAWN BY: JAR
DATE: 4/28/22

SHEET NO: 3 OF 3
DESIGN BY: JAR
PROJECT NO.: LD-2020-20
CHECKED BY: JAR

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



**RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
ONSITE 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)

CERTIFICATION

- | | |
|---|---|
| <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) Aug-20</u> |
| <input type="checkbox"/> REPAIR | <input type="checkbox"/> REDESIGN |
| <input type="checkbox"/> TRANSFER | <input type="checkbox"/> JOINT OWTS / WETLANDS PD |

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.

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's Phone Number 401-497-2712

Owner's Email m.principe@principeeng.com

Owner(s) Signature [Signature]

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

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.

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

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

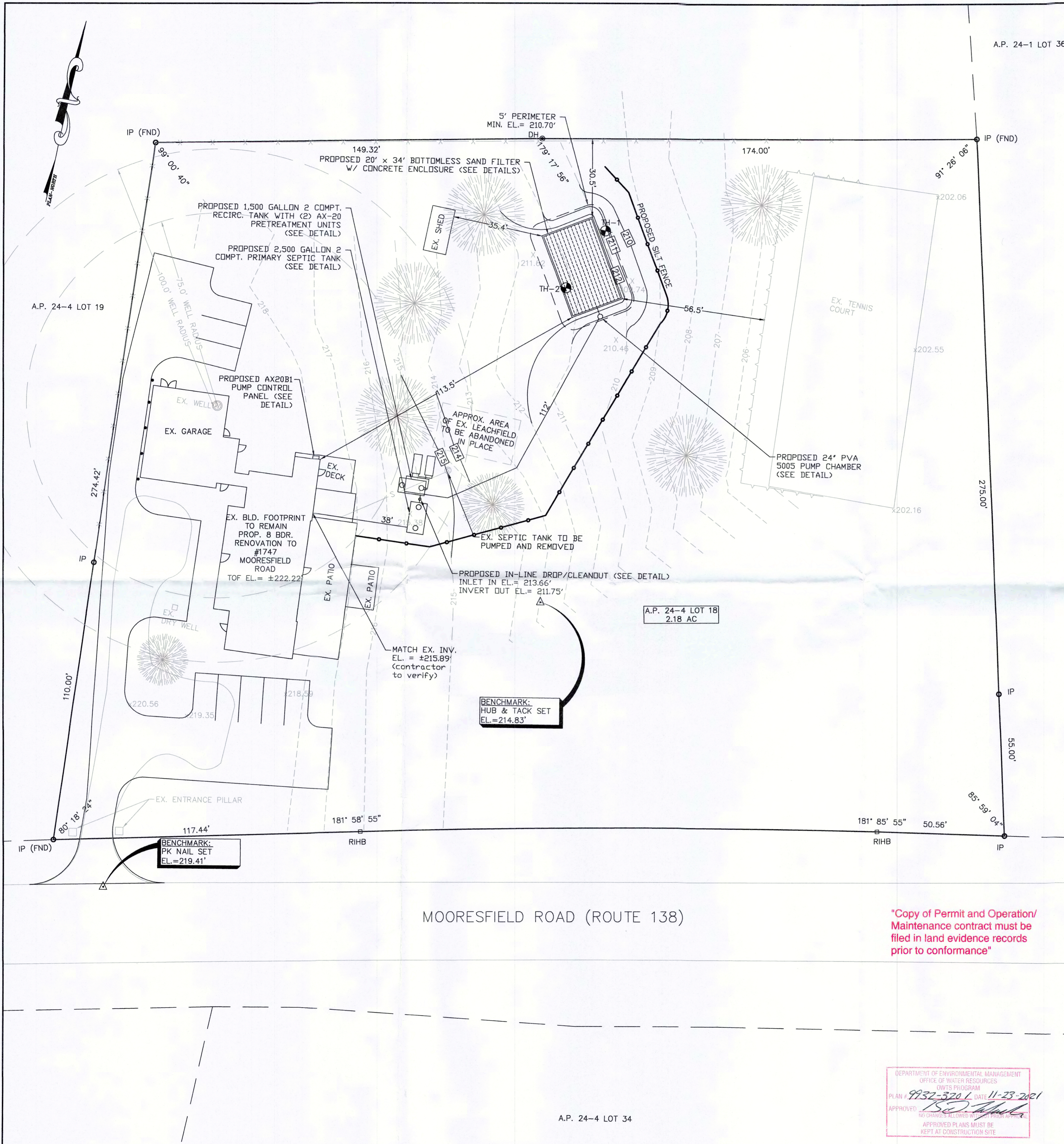
DESIGN INFORMATION

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

Signature of RIDEM Official <u>[Signature]</u>	Date of Approval <u>11-23-2021</u>	Date of Expiration <u>11-23-2026</u>
---	---------------------------------------	---

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"

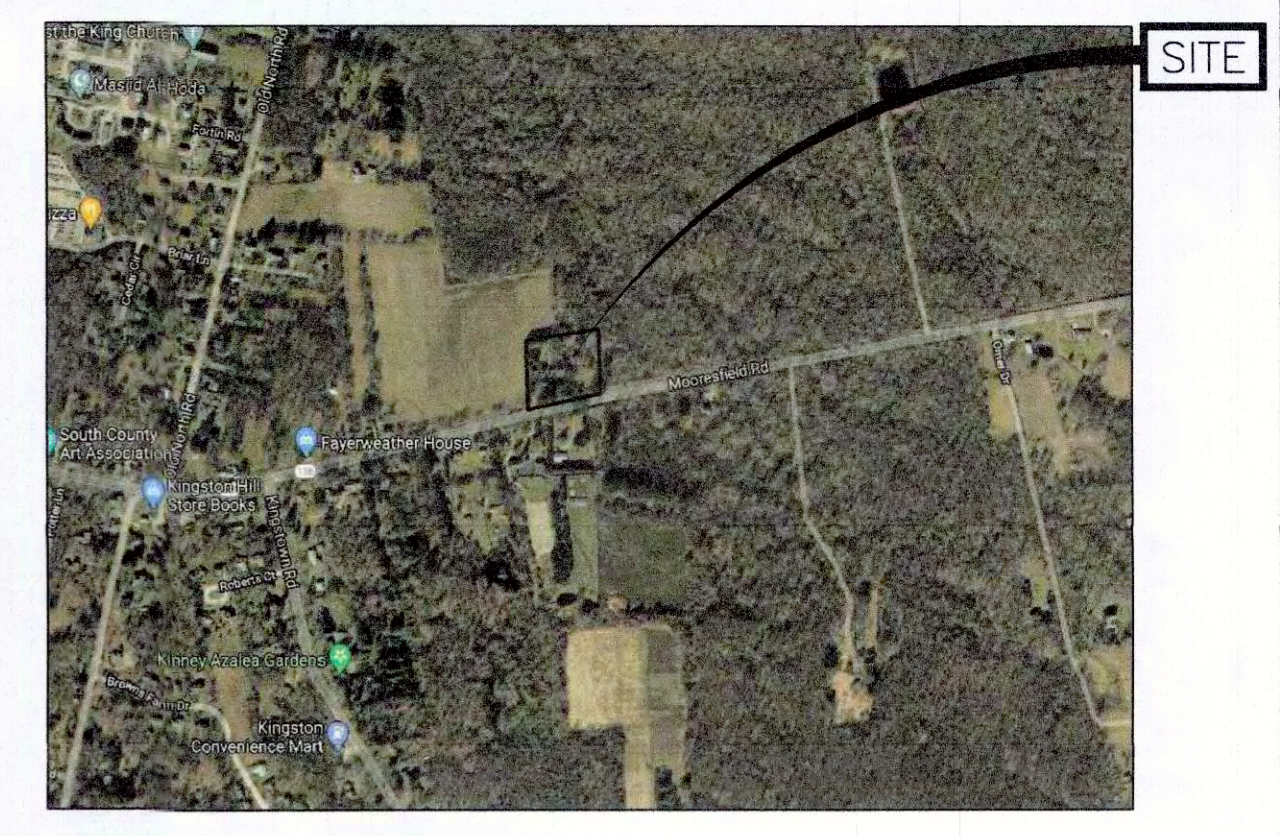
TH-2:
 CLASS A
 TOTAL DEPTH 96"
 SHGWT AT 18"

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

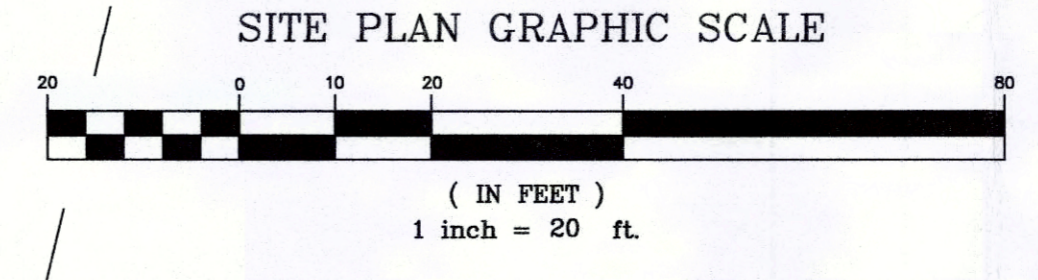
DESIGN NOTES

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: [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

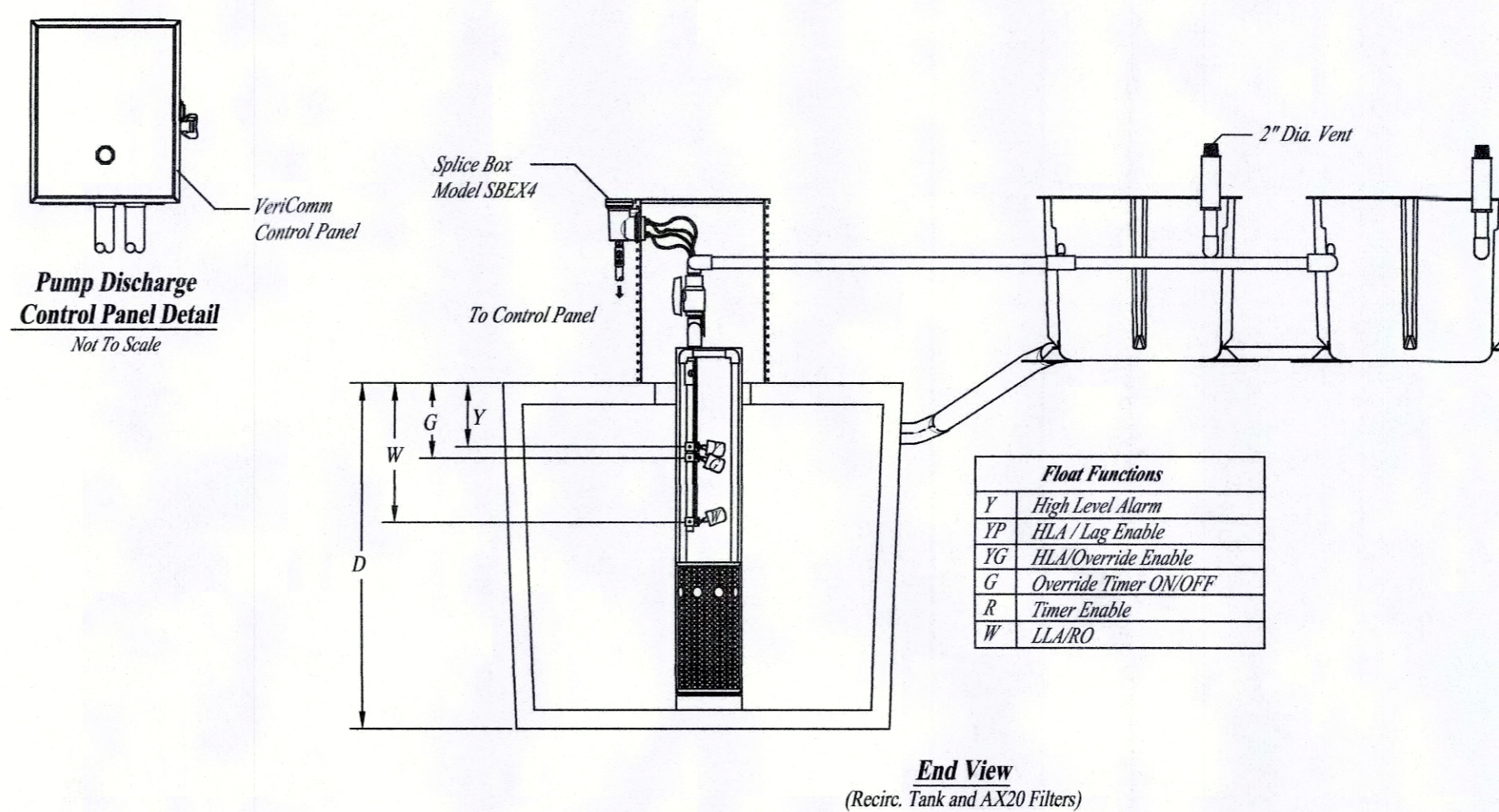
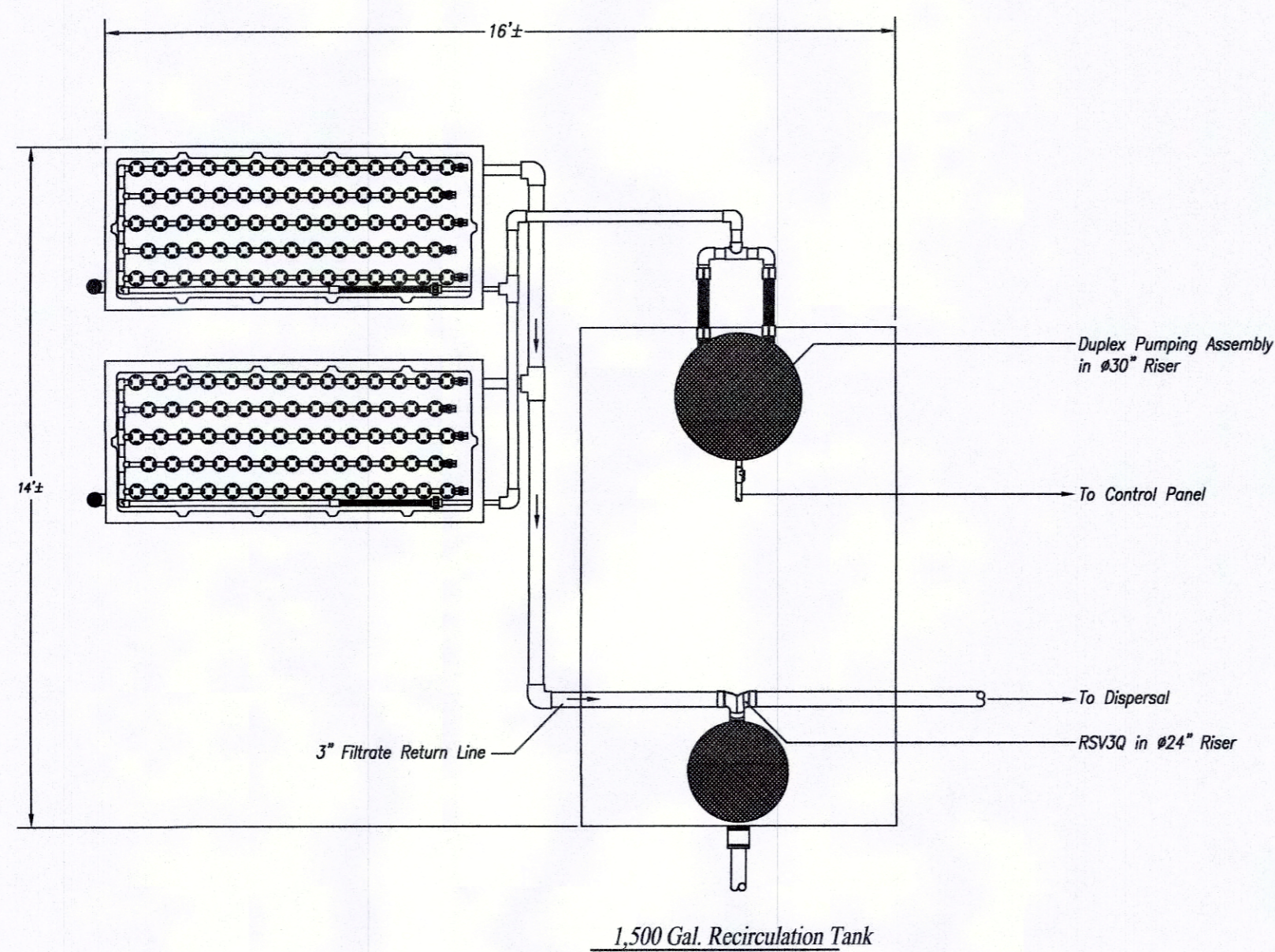
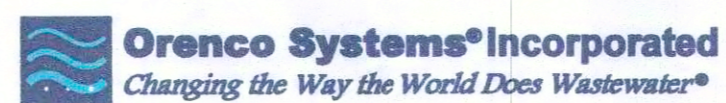
ON-SITE WASTEWATER TREATMENT SYSTEM PLAN
 for
1747 MOORESFIELD ROAD
 AP 24-4 LOT 18
 in
 SOUTH KINGSTOWN, RHODE ISLAND

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



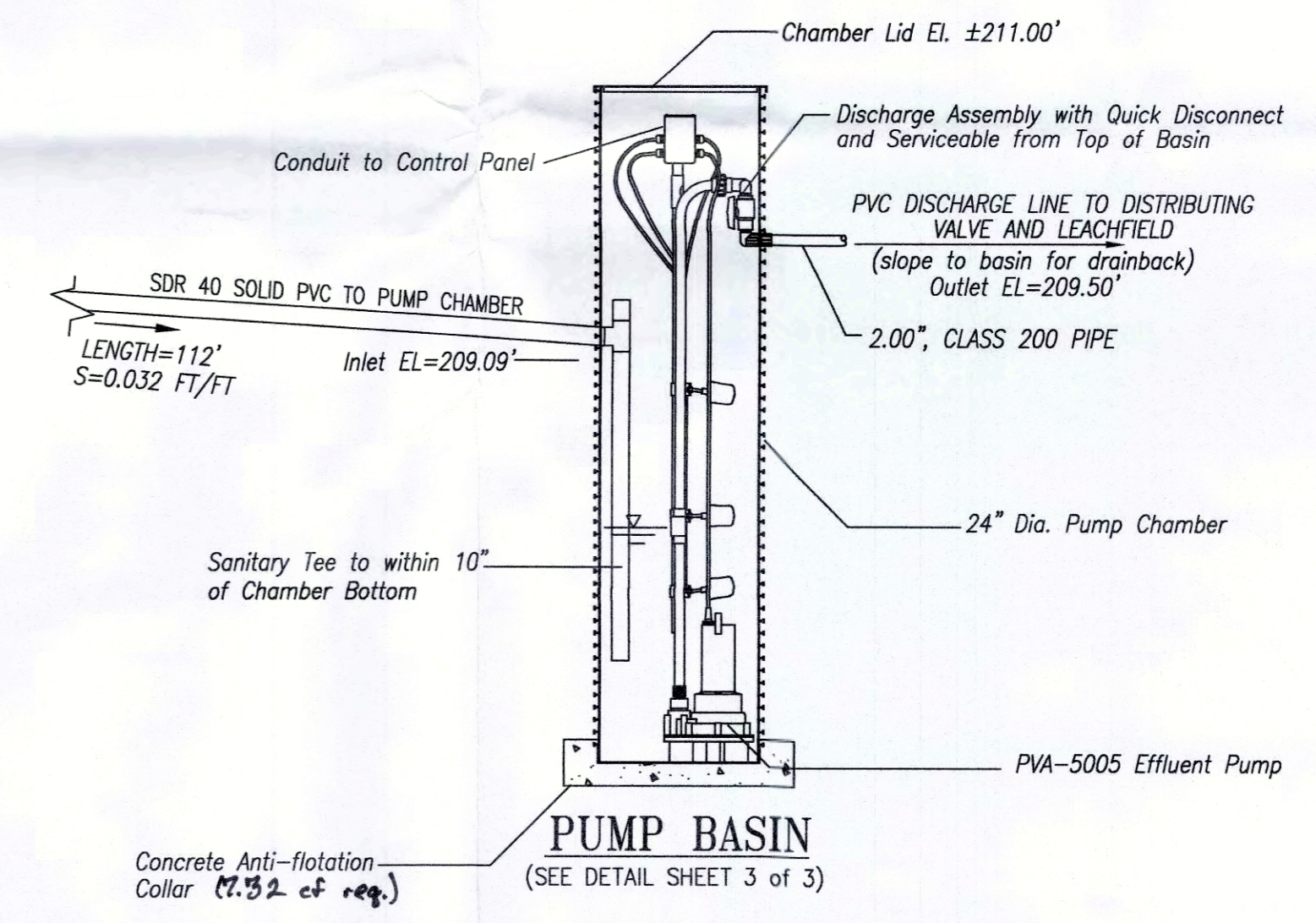
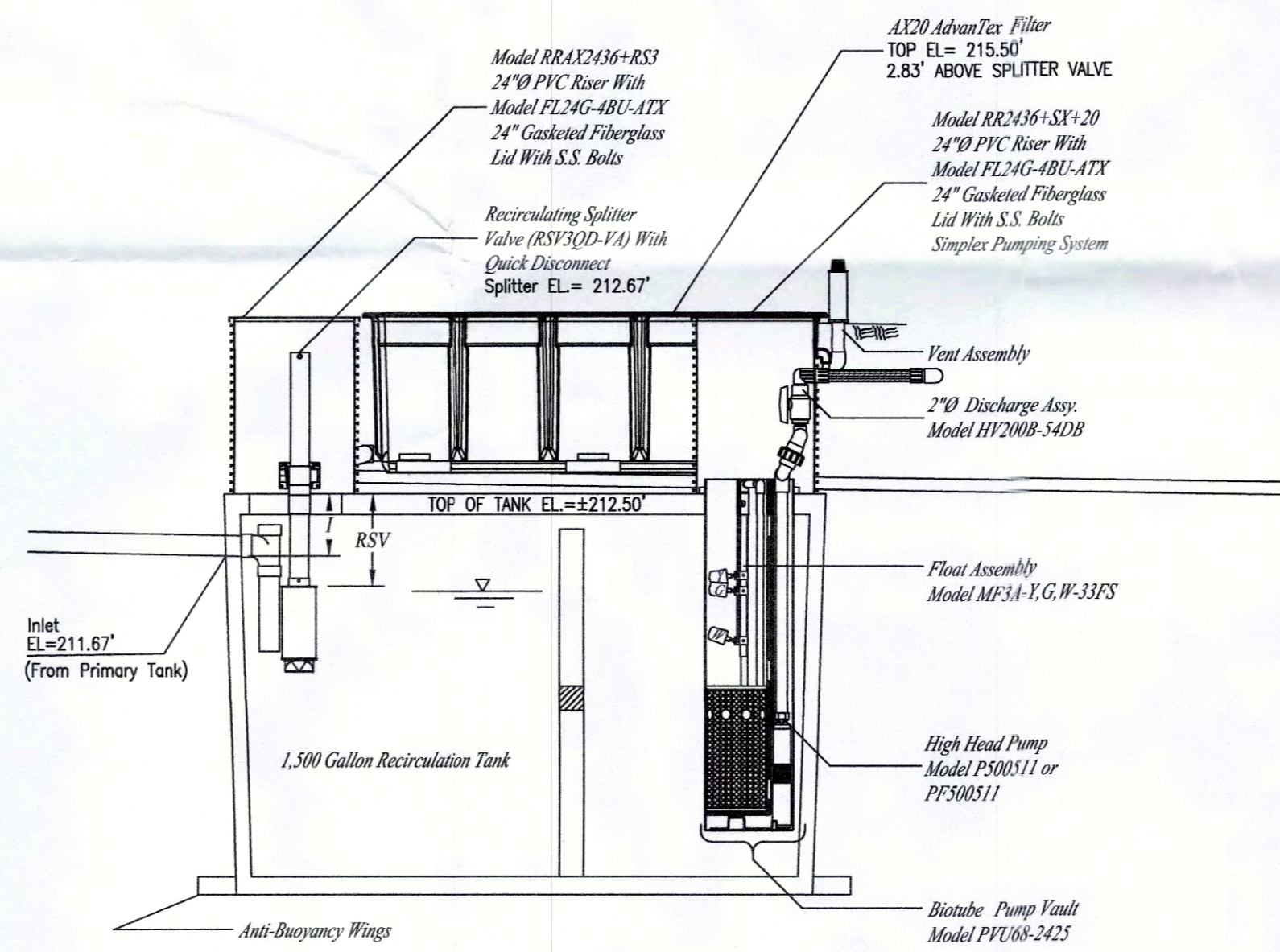
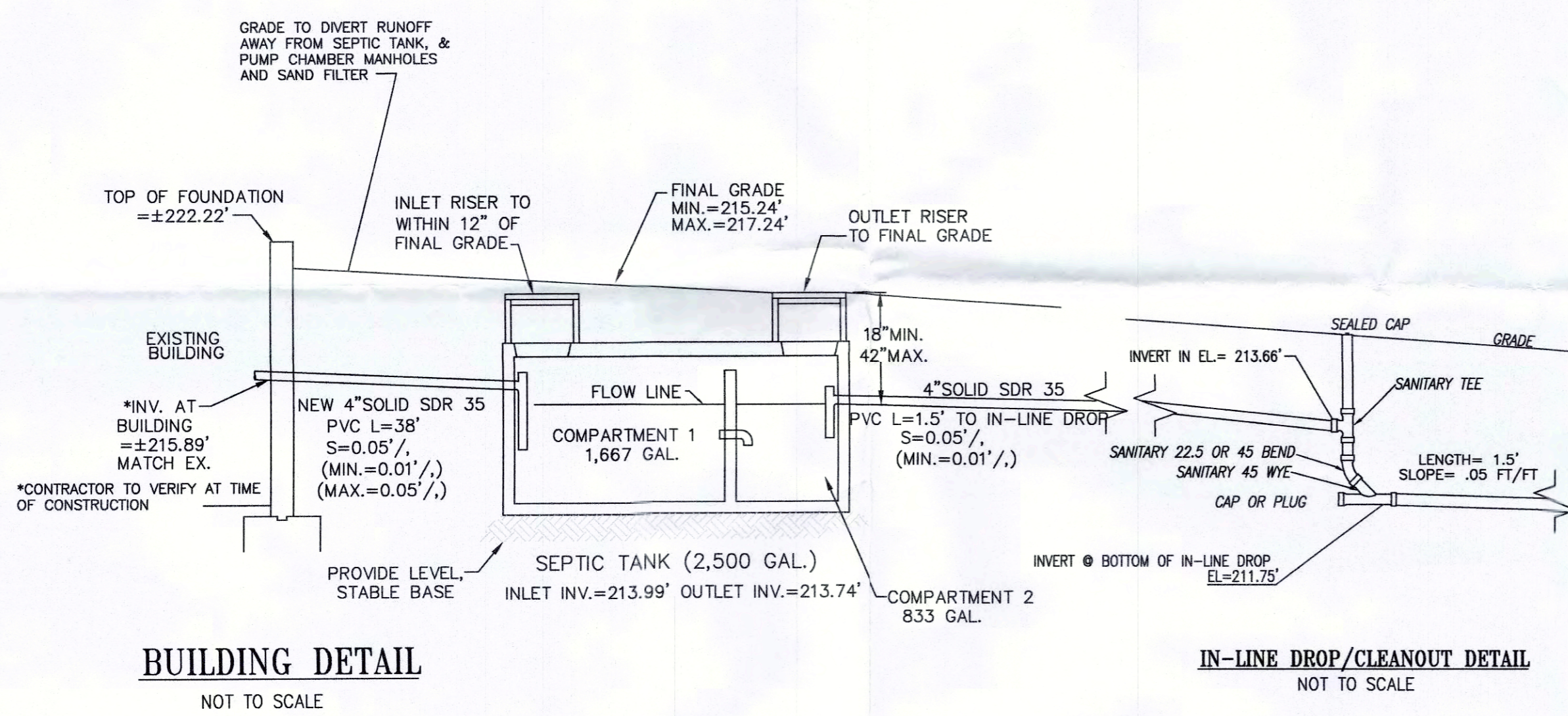
Design and Installation Notes

- 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

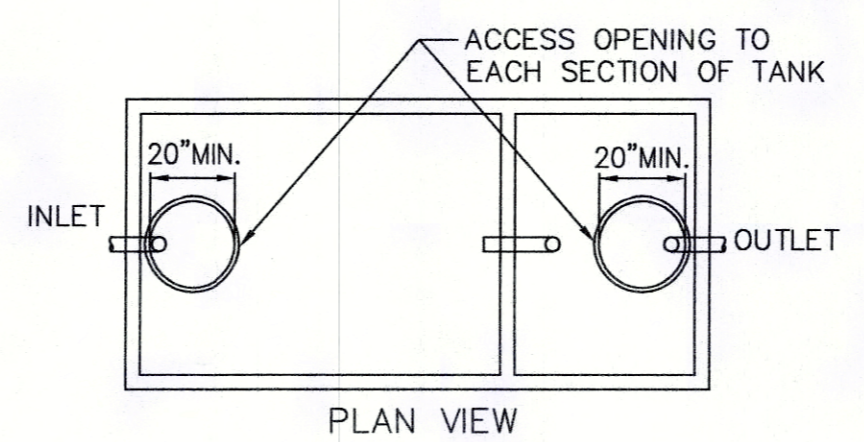
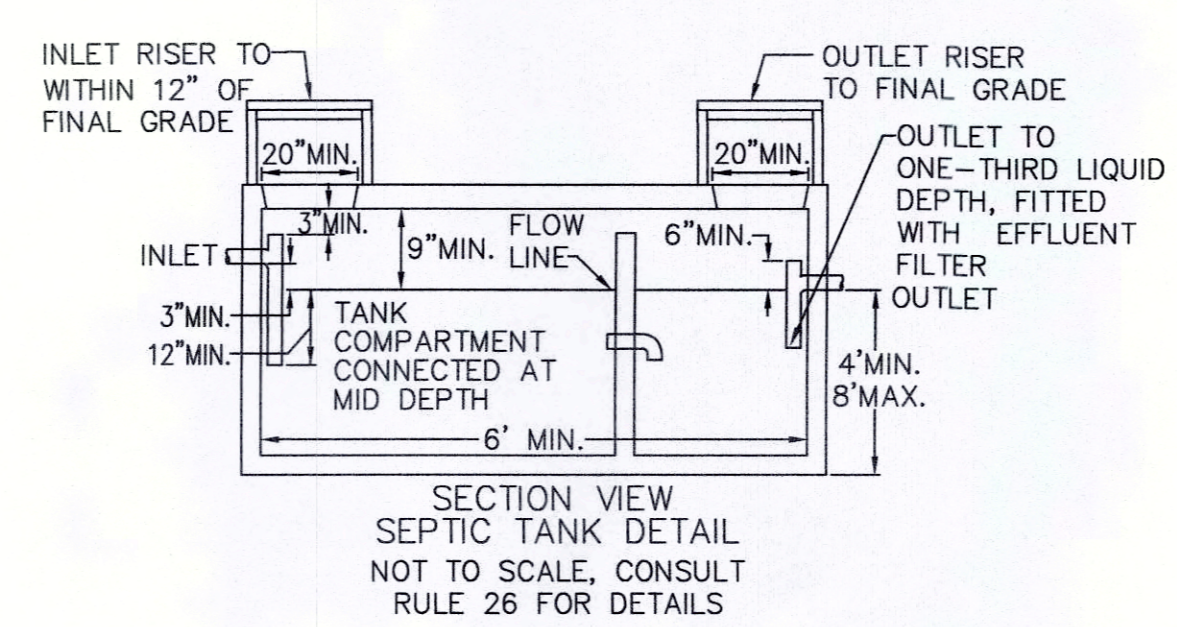
Expected Influent Quality
 Grease & Oil: 20 mg/L
 BOD: 150 mg/L
 TSS: 40 mg/L
 TKN: 65 mg/L

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



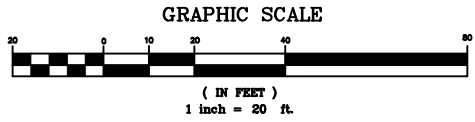
Thomas J. Principe, III
 No. 9107
 REGISTERED PROFESSIONAL ENGINEER

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 ENGINEERING DIVISION
 P.O. 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

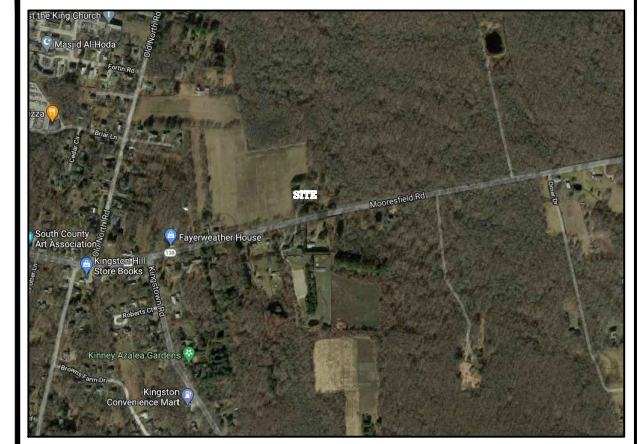
ON-SITE WASTEWATER TREATMENT SYSTEM PLAN
 for
1747 MOORESFIELD ROAD
AP 24-4 LOT 18
 in
 SOUTH KINGSTOWN, RHODE ISLAND

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



LEGEND

- PERIMETER LINE
- ABUTTER LINE
- FENCE
- CONTOUR LINE
- SURVEY BOUND
- UTILITY POLE
- LIGHT POLE
- OVERHEAD WIRE
- CATCH BASIN
- DRAIN MANHOLE
- DRAINLINE
- WATERLINE
- SEWER MANHOLE
- SEWERLINE
- GAS LINE
- TREE
- EX. WELL
- EX. TREETLINE
- EX. RETAINING WALL



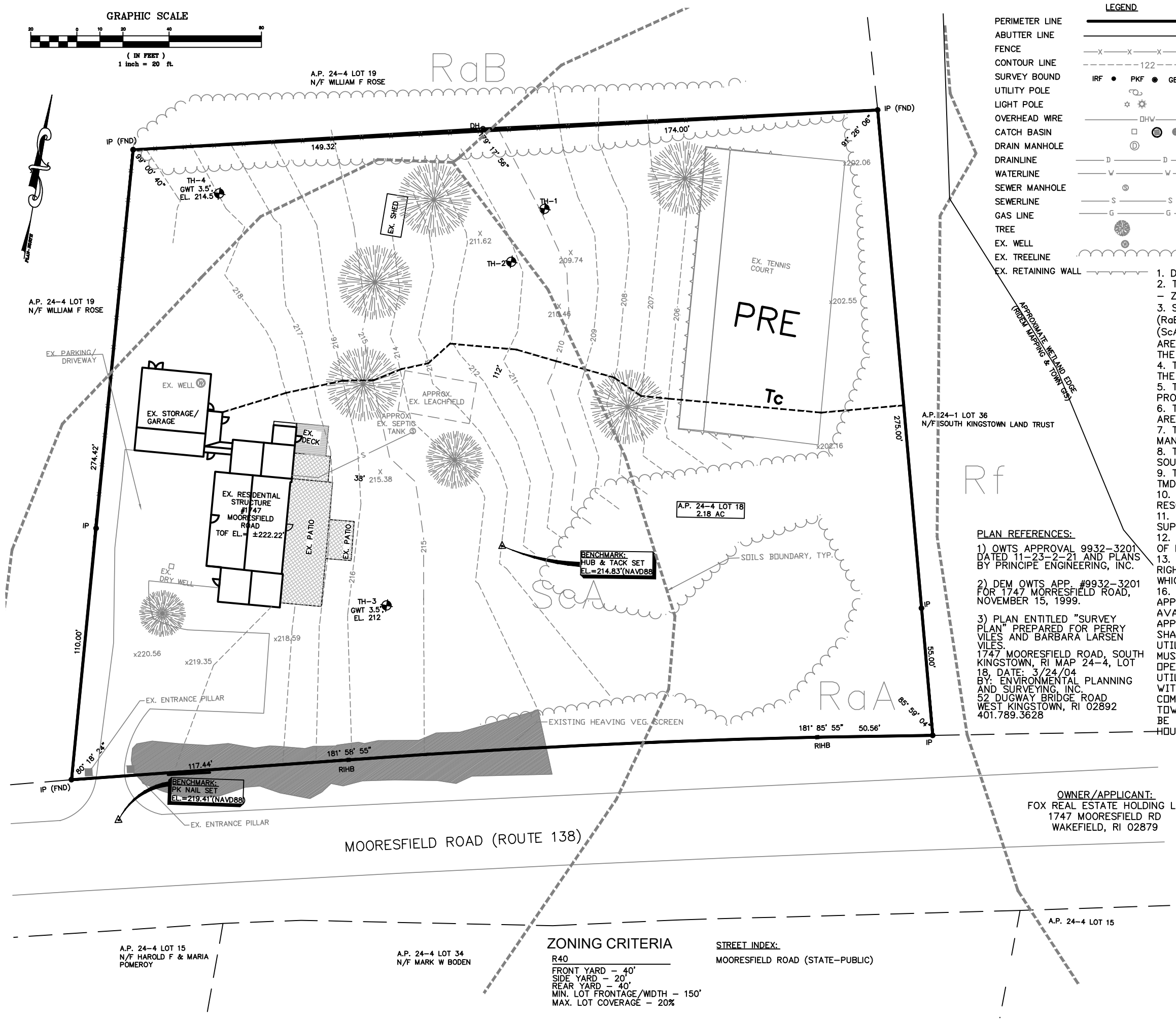
SITE LOCUS
NOT TO SCALE

GENERAL NOTES:

1. DEED REFERENCE: BK 1759, PAGE 156.
2. THIS PROPERTY FALLS WITHIN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X AS MAPPED BY FIRM #44009C0185J DATED 4/3/2020.
3. 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.
4. THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
5. THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PROPERTY.
6. THE SUBJECT PARCEL IS LOCATED WITHIN A NATURAL HERITAGE AREA AS DEFINED BY RIDEM.
7. THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OF THE RI CRMC.
8. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
9. THE SUBJECT PARCEL IS LOCATED WITHIN THE SAUGATUCKET RIVER TMDL.
10. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
11. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
12. THE DEVELOPMENT PARCEL IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
13. 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.
16. 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.

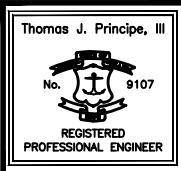
PLAN REFERENCES:

- 1) OWTS APPROVAL 9932-3201 DATED 11-23-2-21 AND PLANS BY PRINCIPE ENGINEERING, INC.
- 2) DEM OWTS 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



PRE-WATERSHED 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: 1 OF 2
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 4/28/22	CHECKED BY: JAR
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



DRAINAGE SUMMARY
May 20, 2022

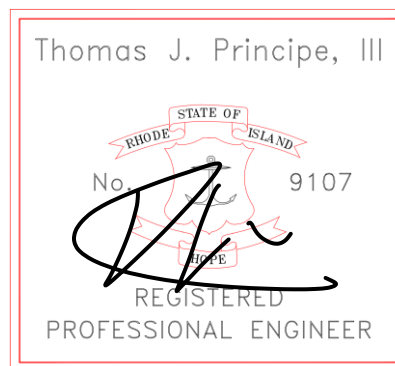
AP 24-4, LOT 18
1747 Mooresfield Road
South Kingstown, RI 02879

Prepared For:

Fox Real Estate Holding LP
1747 Mooresfield Road
Wakefield, RI 028

Prepared By:

Principe Engineering, Inc.
27 Sakonnet Ridge Drive
Tiverton, Rhode Island



This stormwater management analysis and accompanying HydroCAD design calculations were prepared in support of the redevelopment of AP 24-4 Lot 18 at 1747 Mooresfield Road in South Kingstown, RI.

The existing site contains an existing large residential structure that previously was used as a Bed & Breakfast. A paved driveway, parking, terrace areas and a tennis court constitute the existing impervious surfaces in the landscape. The mapped soil beneath the site is ScA (Scio silt loam, 0-3% slopes) and RaA (Rainbow silt loam, 0 to 3% slopes. Both soils are hydrologic group “C” with a seasonal high-water table of 3.5 feet based on on-site investigations. Currently, stormwater flows from west-to-east, parallel to Mooresfield Road, without any stormwater treatment.

The proposed development will treat 100% of the new pavement surfaces by directing surface flows to the proposed stormwater best management practices (BMPs). The proposed site will contain two infiltration areas, each with a sediment forebay.

The stormwater design calculations focus on demonstrating the proposed site adequately handles the intensity from the 1, 10 and 100-year storm events while providing water quality treatment and recharge for the impervious runoff within the sub-areas and at the overall design point. As a result, the post-development flow rates to the design point referenced above have been reduced below the pre-development flows.

Below is a summary of the HydroCAD analysis comparing pre-development and post-development flow rates for the project at the project design point:

	<u>DESIGN POINT</u>		
	Pre (cfs)	Post (cfs)	Difference (cfs)
1-Year Storm	1.81	1.18	-0.63
10-Year Storm	4.87	4.27	-0.60
100-Year Storm	10.58	9.29	-1.29

The project also provides for the required water quality and recharge volumes for all new pavement areas. The existing impervious surfaces equals 18,107 sf (roofs, parking/access and tennis court). The proposed impervious surfaces equals 21,024 sf, which is an increase of only 2,917 sf (the required treatment area).

PAVEMENT AREAS:

RECHARGE= (1’)(0.067)(0.25)/12=0.001 acft

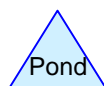
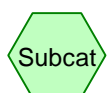
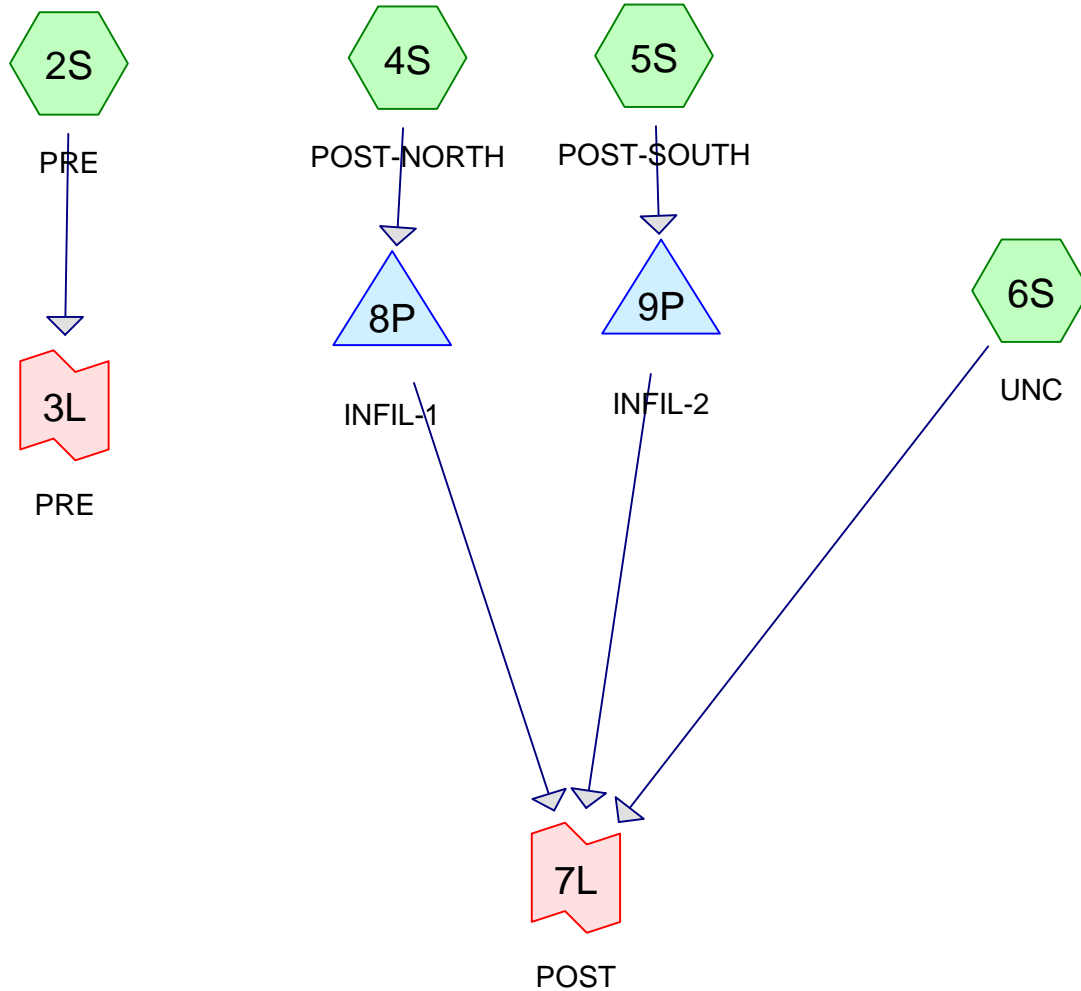
$$WQV = (1'')(0.067)/12 = 0.006 \text{ acft}$$

$$\text{PROVIDED} = 0.004 \text{ (N)} + 0.008 \text{ (S)} = 0.012 \text{ acft } \mathbf{OK}$$

While incorporating the innovative measures described above and taking advantage of the natural slopes and contours of the site, the project is able to achieve a decrease in stormwater runoff rate and volume toward the analyzed design points as well as provide adequate water quality treatment and recharge. Thus, typical post-development impacts to downstream properties and water resource areas have been effectively mitigated.

APPENDICES

- A. Water Quality and Recharge Calculations
- B. HydroCAD 1.2" Water Quality Volume Calculations
- C. HydroCAD 1, 10, 100-year Storm Calculations



Routing Diagram for 1747 MOORESFIELD - KAB
 Prepared by {enter your company name here}, Printed 5/20/2022
 HydroCAD® 10.00-26 s/n 08247 © 2020 HydroCAD Software Solutions LLC

1747 MOORESFIELD - KAB

Prepared by {enter your company name here}
HydroCAD® 10.00-26 s/n 08247 © 2020 HydroCAD Software Solutions LLC

Printed 5/20/2022

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.414	74	>75% Grass cover, Good, HSG C (2S, 4S, 5S, 6S)
0.059	98	Existing Building, HSG C (4S, 5S)
0.052	98	Existing Impervious, HSG C (6S)
0.135	98	Paved parking, HSG C (2S)
0.110	98	Roofs, HSG C (2S)
0.342	98	Tennis Court, HSG C (2S, 6S)
0.201	98	Unconnected pavement, HSG C (4S, 5S)
4.312	79	TOTAL AREA

1747 MOORESFIELD - KAB

Prepared by {enter your company name here}

Printed 5/20/2022

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Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
4.312	HSG C	2S, 4S, 5S, 6S
0.000	HSG D	
0.000	Other	
4.312		TOTAL AREA

1747 MOORESFIELD - KAB

Prepared by {enter your company name here}

Printed 5/20/2022

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Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	3.414	0.000	0.000	3.414	>75% Grass cover, Good	2S, 4S, 5S, 6S
0.000	0.000	0.059	0.000	0.000	0.059	Existing Building	4S, 5S
0.000	0.000	0.052	0.000	0.000	0.052	Existing Impervious	6S
0.000	0.000	0.135	0.000	0.000	0.135	Paved parking	2S
0.000	0.000	0.110	0.000	0.000	0.110	Roofs	2S
0.000	0.000	0.342	0.000	0.000	0.342	Tennis Court	2S, 6S
0.000	0.000	0.201	0.000	0.000	0.201	Unconnected pavement	4S, 5S
0.000	0.000	4.312	0.000	0.000	4.312	TOTAL AREA	

1747 MOORESFIELD - KAB

Type III 24-hr WQV Rainfall=1.20"

Prepared by {enter your company name here}

Printed 5/20/2022

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Page 5

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
 Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv. UI as Pervious
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: PRE

Runoff Area=93,916 sf 19.28% Impervious Runoff Depth=0.24"
 Flow Length=307' Tc=17.5 min CN=74/98 Runoff=0.33 cfs 0.043 af

Subcatchment 4S: POST-NORTH

Runoff Area=7,709 sf 10.12% Impervious Runoff Depth=0.30"
 Flow Length=76' Tc=1.0 min CN=83/98 Runoff=0.06 cfs 0.004 af

Subcatchment 5S: POST-SOUTH

Runoff Area=16,666 sf 10.63% Impervious Runoff Depth=0.32"
 Flow Length=179' Tc=2.0 min CN=84/98 Runoff=0.14 cfs 0.010 af

Subcatchment 6S: UNC

Runoff Area=69,541 sf 13.94% Impervious Runoff Depth=0.19"
 Flow Length=307' Tc=17.5 min CN=74/98 Runoff=0.17 cfs 0.025 af

Pond 8P: INFIL-1

Peak Elev=216.55' Storage=58 cf Inflow=0.06 cfs 0.004 af
 Discarded=0.01 cfs 0.004 af Primary=0.00 cfs 0.000 af Outflow=0.01 cfs 0.004 af

Pond 9P: INFIL-2

Peak Elev=214.36' Storage=252 cf Inflow=0.14 cfs 0.010 af
 Discarded=0.01 cfs 0.008 af Primary=0.00 cfs 0.000 af Outflow=0.01 cfs 0.008 af

Link 3L: PRE

Inflow=0.33 cfs 0.043 af
 Primary=0.33 cfs 0.043 af

Link 7L: POST

Inflow=0.17 cfs 0.025 af
 Primary=0.17 cfs 0.025 af

Total Runoff Area = 4.312 ac Runoff Volume = 0.083 af Average Runoff Depth = 0.23"
83.84% Pervious = 3.615 ac 16.16% Impervious = 0.697 ac

Summary for Subcatchment 2S: PRE

Runoff = 0.33 cfs @ 12.24 hrs, Volume= 0.043 af, Depth= 0.24"

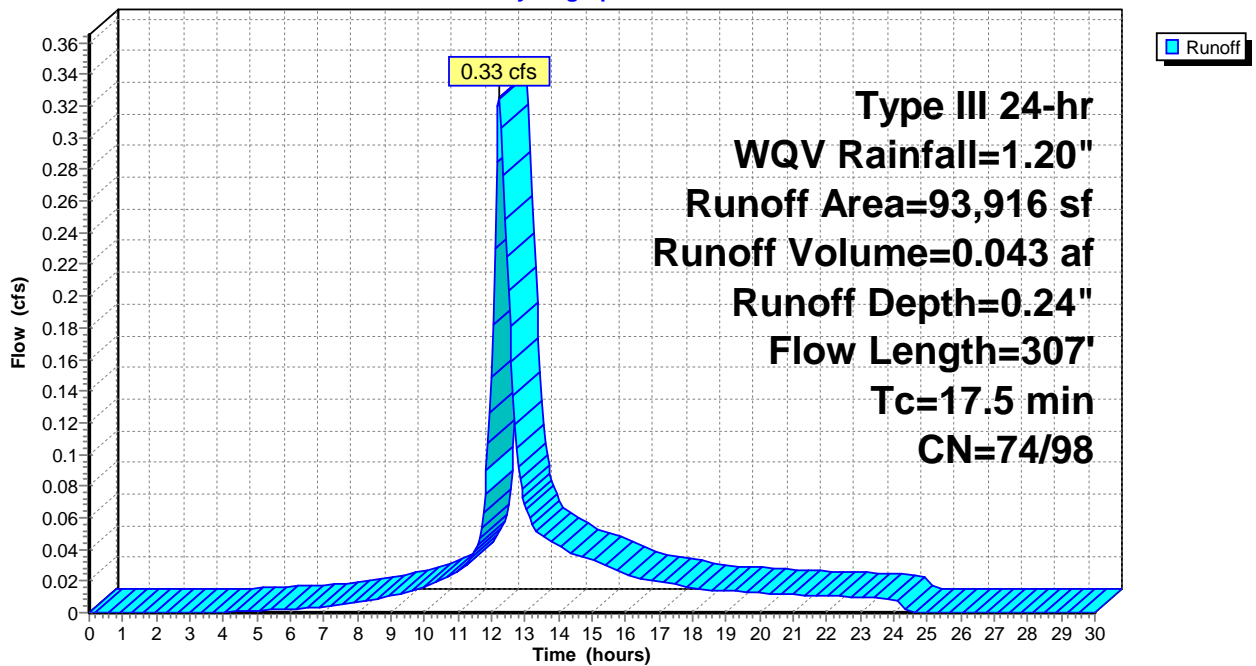
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv. UI as Pervious, Time Span= 0.00-30.00 hrs, dt= 0.00
Type III 24-hr WQV Rainfall=1.20"

Area (sf)	CN	Description
5,864	98	Paved parking, HSG C
* 7,450	98	Tennis Court, HSG C
4,793	98	Roofs, HSG C
75,809	74	>75% Grass cover, Good, HSG C
93,916	79	Weighted Average
75,809	74	80.72% Pervious Area
18,107	98	19.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	210	0.0600	0.21		Sheet Flow, Grass: Dense n= 0.240 P2= 3.33"
0.7	61	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	36	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
17.5	307	Total			

Subcatchment 2S: PRE

Hydrograph



Summary for Subcatchment 4S: POST-NORTH

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.06 cfs @ 12.03 hrs, Volume= 0.004 af, Depth= 0.30"

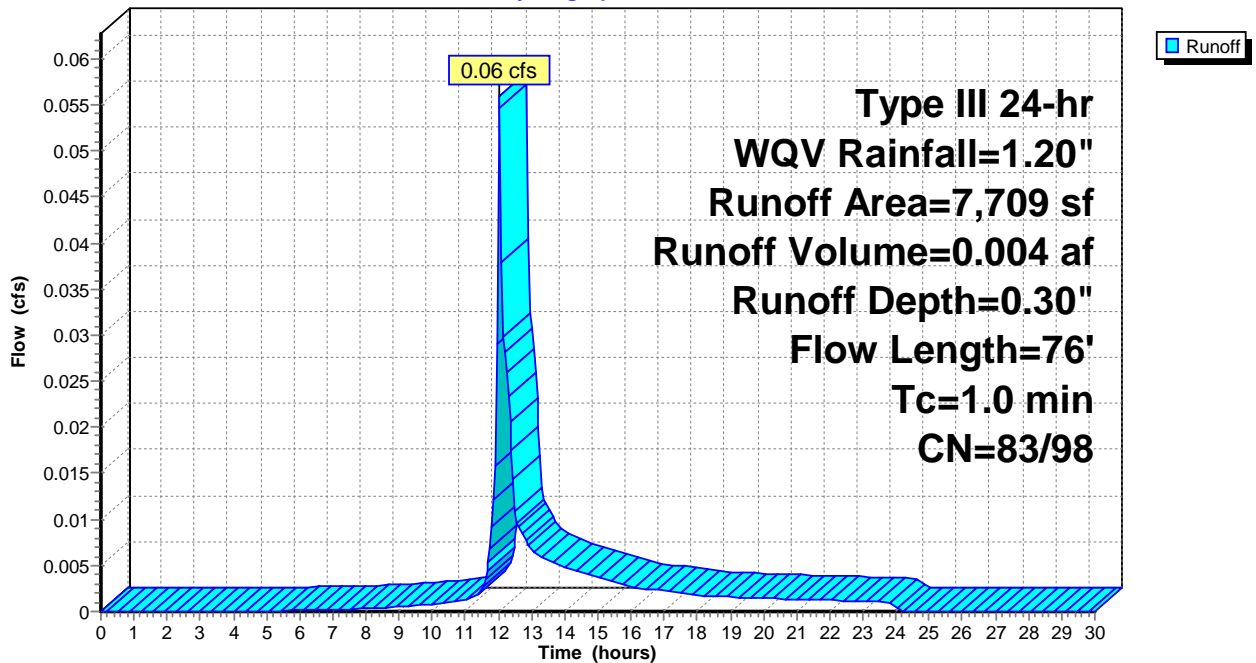
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv. UI as Pervious, Time Span= 0.00-30.00 hrs, dt= 0.00
 Type III 24-hr WQV Rainfall=1.20"

Area (sf)	CN	Description
* 780	98	Existing Building, HSG C
2,644	98	Unconnected pavement, HSG C
4,285	74	>75% Grass cover, Good, HSG C
7,709	85	Weighted Average
6,929	83	89.88% Pervious Area
780	98	10.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	64	0.0140	1.11		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.33"
0.0	12	0.0800	4.55		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
1.0	76	Total			

Subcatchment 4S: POST-NORTH

Hydrograph



Summary for Subcatchment 5S: POST-SOUTH

[49] Hint: Tc<2dt may require smaller dt

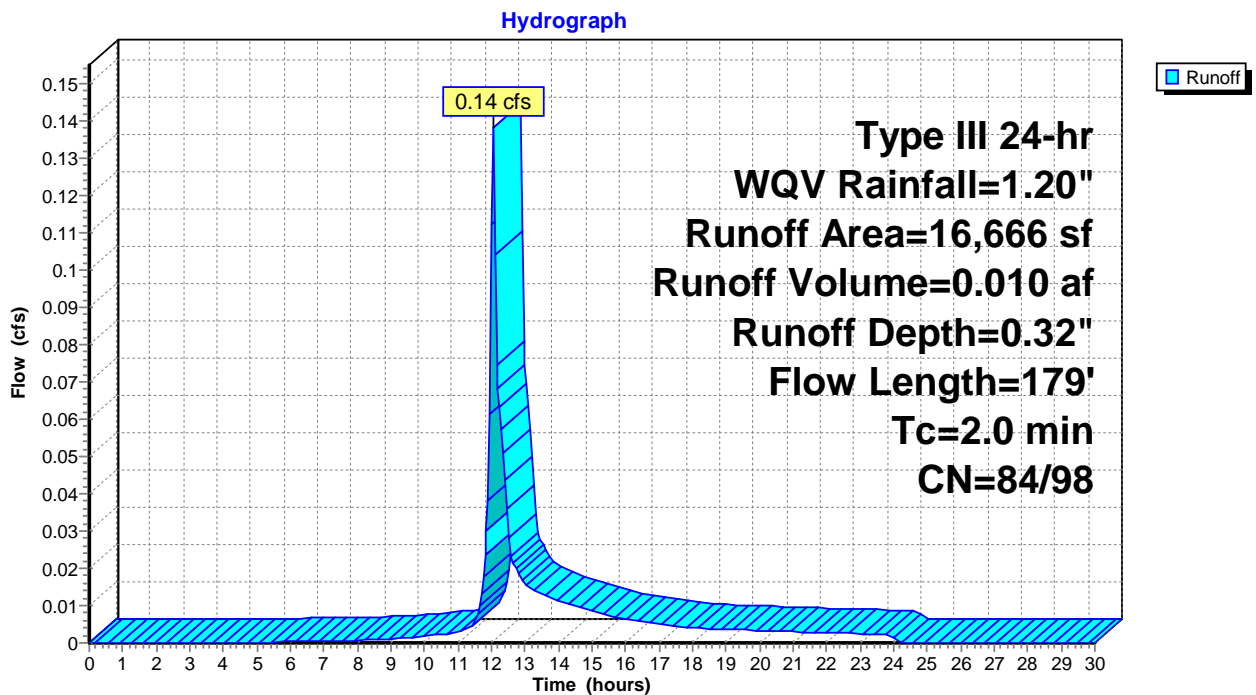
Runoff = 0.14 cfs @ 12.05 hrs, Volume= 0.010 af, Depth= 0.32"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv. UI as Pervious, Time Span= 0.00-30.00 hrs, dt= 0.00
 Type III 24-hr WQV Rainfall=1.20"

	Area (sf)	CN	Description
*	1,771	98	Existing Building, HSG C
	6,132	98	Unconnected pavement, HSG C
	8,763	74	>75% Grass cover, Good, HSG C
	16,666	85	Weighted Average
	14,895	84	89.37% Pervious Area
	1,771	98	10.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	98	0.0090	1.02		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.33"
0.3	54	0.0200	2.87		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.1	27	0.0700	4.26		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
2.0	179	Total			

Subcatchment 5S: POST-SOUTH



Summary for Subcatchment 6S: UNC

Runoff = 0.17 cfs @ 12.24 hrs, Volume= 0.025 af, Depth= 0.19"

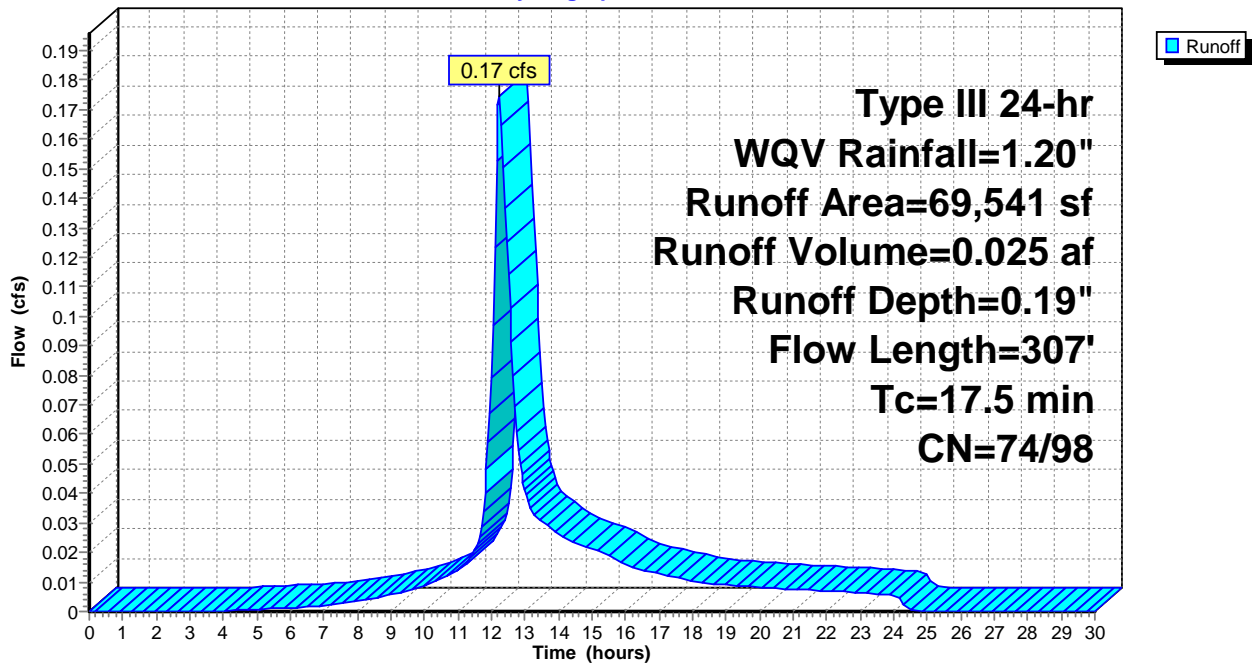
Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv. UI as Pervious, Time Span= 0.00-30.00 hrs, dt= 0.00
Type III 24-hr WQV Rainfall=1.20"

Area (sf)	CN	Description
59,844	74	>75% Grass cover, Good, HSG C
* 2,247	98	Existing Impervious, HSG C
* 7,450	98	Tennis Court, HSG C
69,541	77	Weighted Average
59,844	74	86.06% Pervious Area
9,697	98	13.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	210	0.0600	0.21		Sheet Flow, Grass: Dense n= 0.240 P2= 3.33"
0.7	61	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	36	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
17.5	307	Total			

Subcatchment 6S: UNC

Hydrograph



Summary for Pond 8P: INFIL-1

Inflow Area = 0.177 ac, 10.12% Impervious, Inflow Depth = 0.30" for WQV event
 Inflow = 0.06 cfs @ 12.03 hrs, Volume= 0.004 af
 Outflow = 0.01 cfs @ 12.85 hrs, Volume= 0.004 af, Atten= 86%, Lag= 48.9 min
 Discarded = 0.01 cfs @ 12.85 hrs, Volume= 0.004 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 216.55' @ 12.85 hrs Surf.Area= 1,223 sf Storage= 58 cf

Plug-Flow detention time= 74.0 min calculated for 0.004 af (100% of inflow)
 Center-of-Mass det. time= 73.8 min (927.5 - 853.7)

Volume	Invert	Avail.Storage	Storage Description
#1	216.50'	2,613 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
216.50	1,203	0	0
217.00	1,416	655	655
218.00	2,500	1,958	2,613

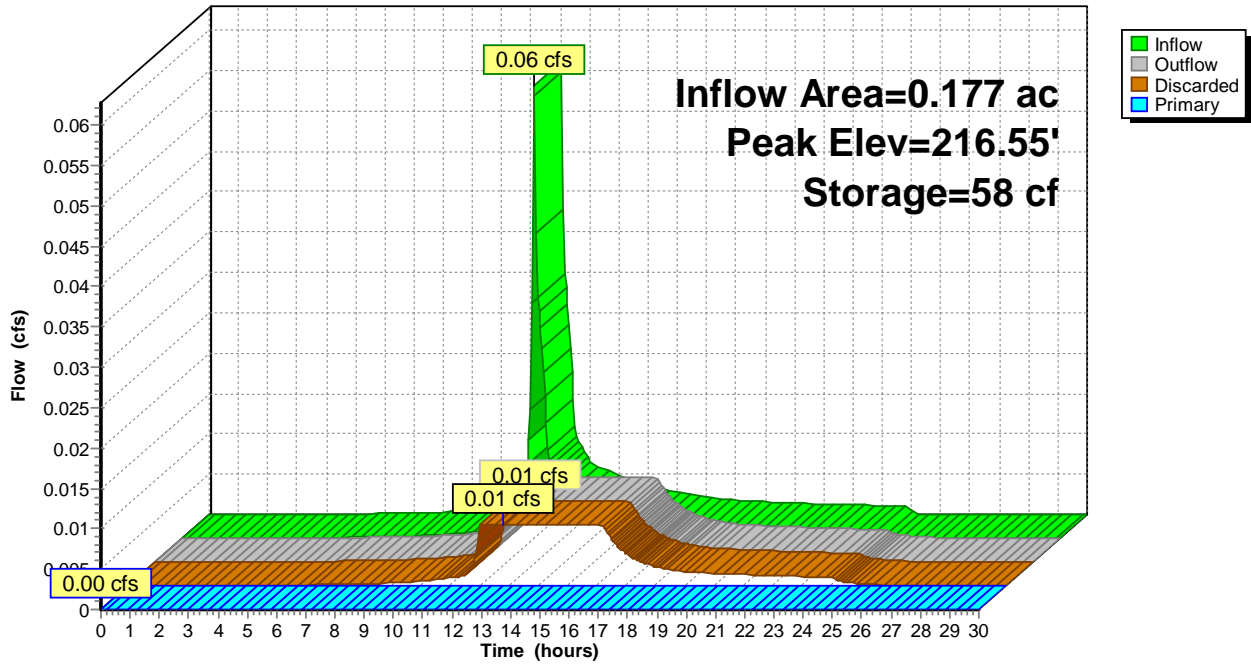
Device	Routing	Invert	Outlet Devices
#1	Discarded	216.50'	0.270 in/hr Exfiltration over Surface area
#2	Primary	217.00'	20.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Discarded OutFlow Max=0.01 cfs @ 12.85 hrs HW=216.55' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=216.50' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 8P: INFIL-1

Hydrograph



Summary for Pond 9P: INFIL-2

Inflow Area = 0.383 ac, 10.63% Impervious, Inflow Depth = 0.32" for WQV event
 Inflow = 0.14 cfs @ 12.05 hrs, Volume= 0.010 af
 Outflow = 0.01 cfs @ 16.81 hrs, Volume= 0.008 af, Atten= 96%, Lag= 285.6 min
 Discarded = 0.01 cfs @ 16.81 hrs, Volume= 0.008 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 214.36' @ 16.81 hrs Surf.Area= 854 sf Storage= 252 cf

Plug-Flow detention time= 441.8 min calculated for 0.008 af (77% of inflow)
 Center-of-Mass det. time= 350.5 min (1,201.9 - 851.3)

Volume	Invert	Avail.Storage	Storage Description
#1	214.00'	3,224 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
214.00	537	0	0
215.00	1,412	975	975
216.00	3,087	2,250	3,224

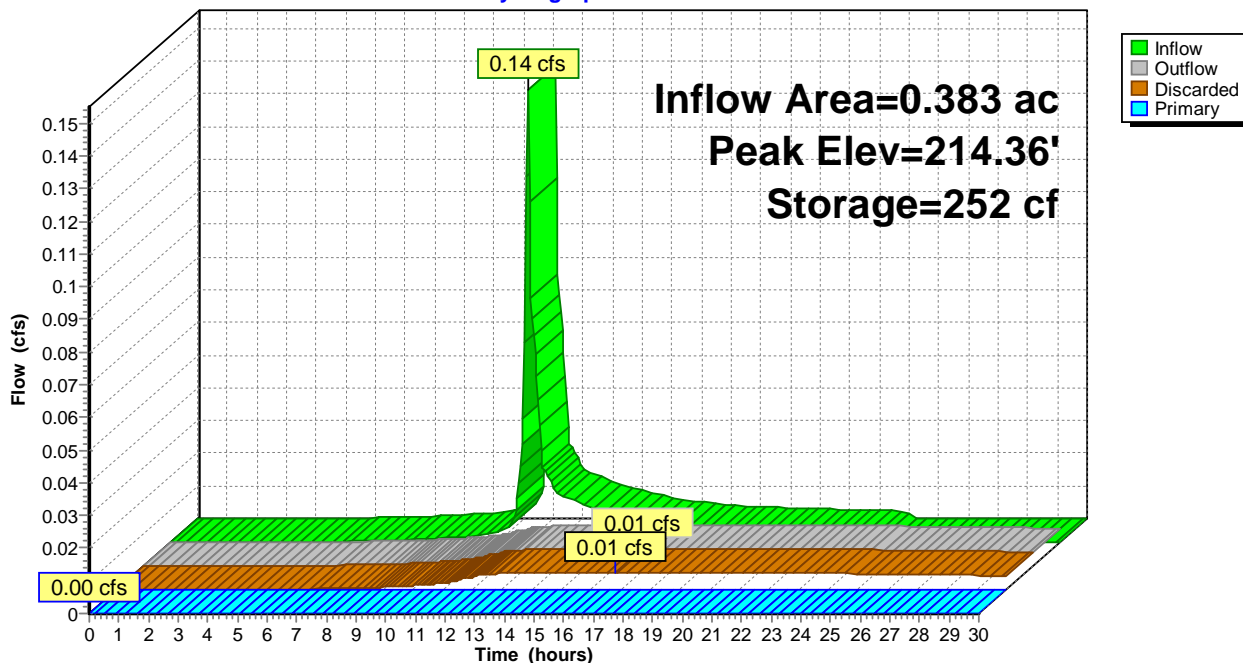
Device	Routing	Invert	Outlet Devices
#1	Discarded	214.00'	0.270 in/hr Exfiltration over Surface area
#2	Primary	215.00'	20.0' long x 6.0' breadth Broad-Crested Rectangular Weir
Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00			
2.50 3.00 3.50 4.00 4.50 5.00 5.50			
Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65			
2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83			

Discarded OutFlow Max=0.01 cfs @ 16.81 hrs HW=214.36' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=214.00' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 9P: INFIL-2

Hydrograph



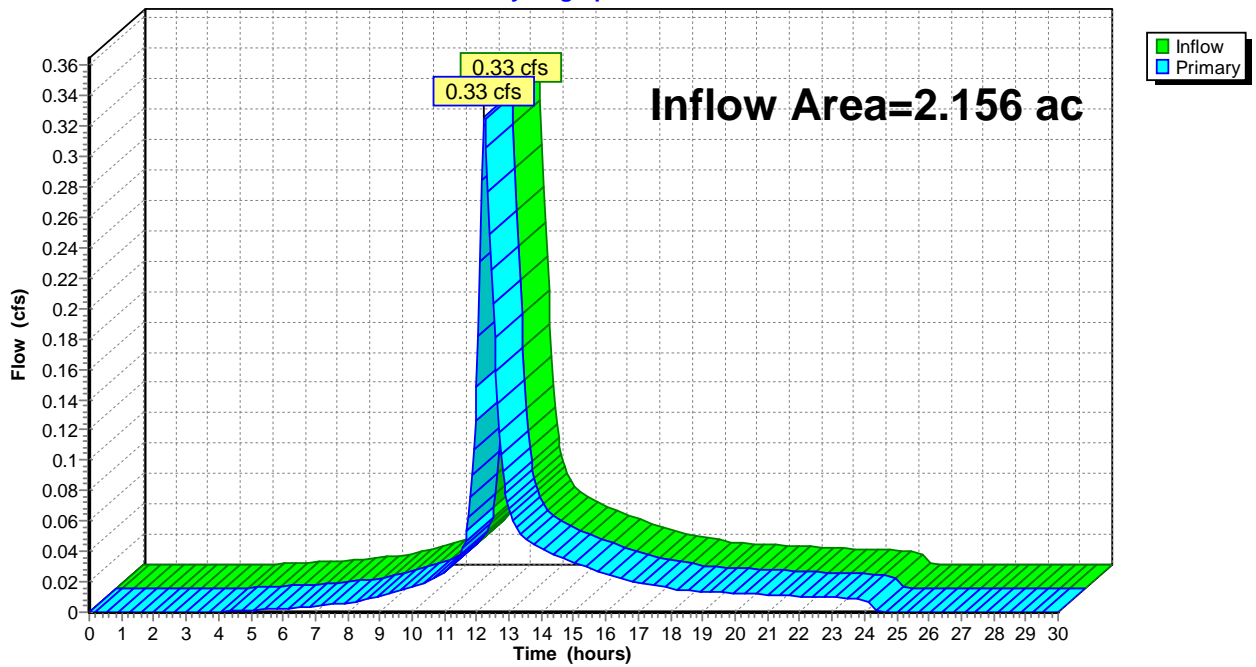
Summary for Link 3L: PRE

Inflow Area = 2.156 ac, 19.28% Impervious, Inflow Depth = 0.24" for WQV event
Inflow = 0.33 cfs @ 12.24 hrs, Volume= 0.043 af
Primary = 0.33 cfs @ 12.24 hrs, Volume= 0.043 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Link 3L: PRE

Hydrograph



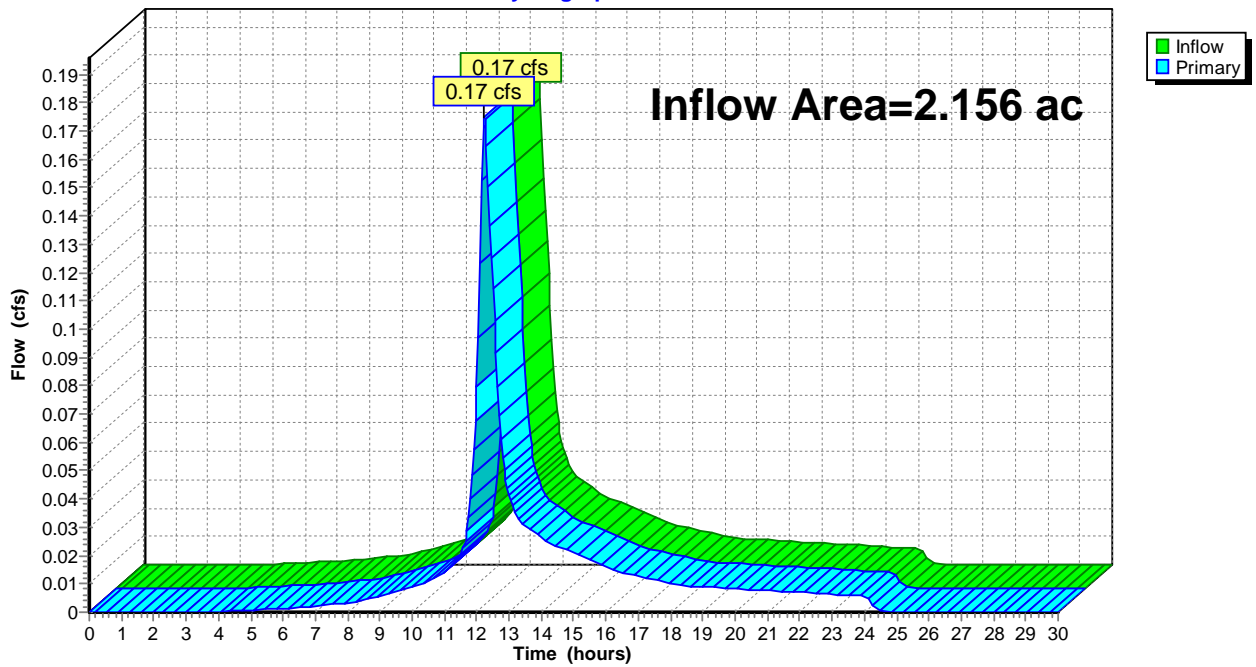
Summary for Link 7L: POST

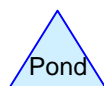
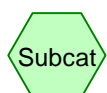
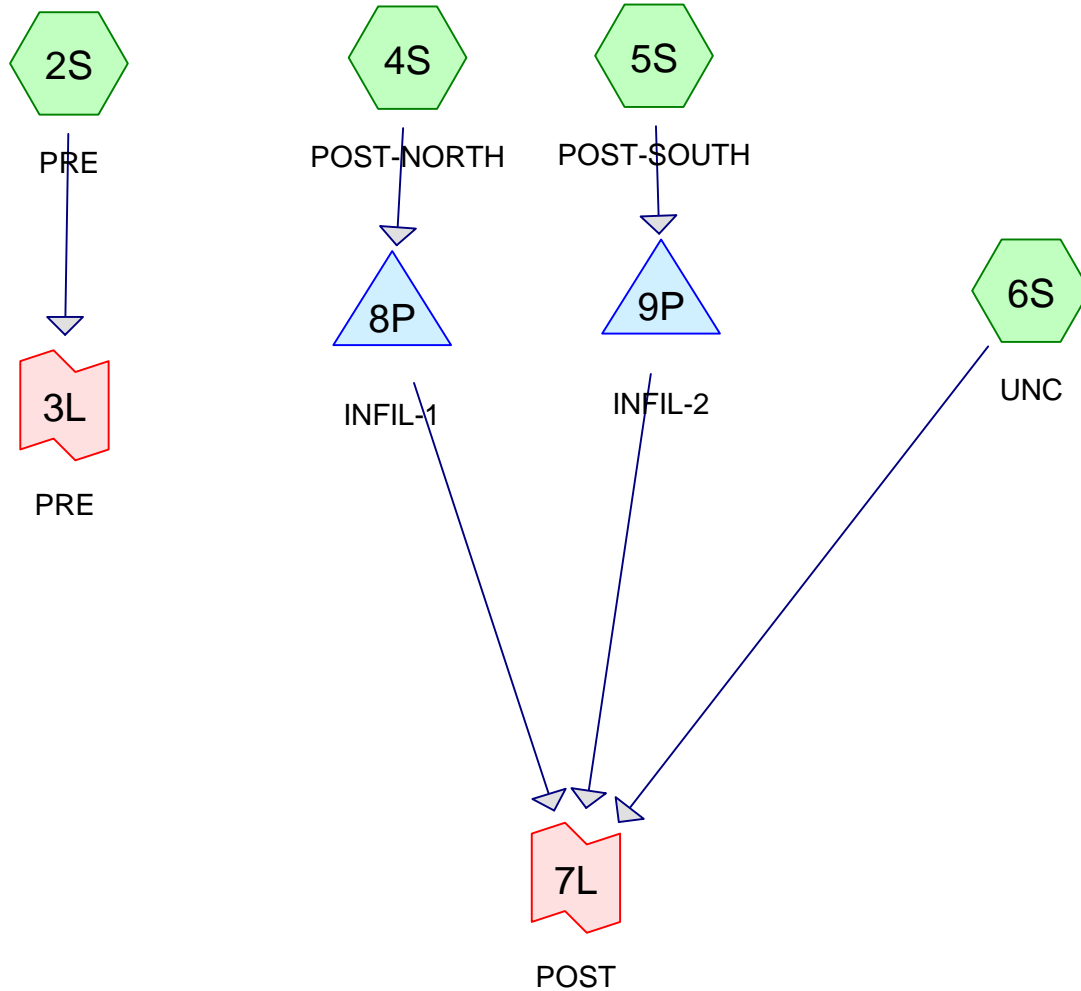
Inflow Area = 2.156 ac, 13.04% Impervious, Inflow Depth = 0.14" for WQV event
Inflow = 0.17 cfs @ 12.24 hrs, Volume= 0.025 af
Primary = 0.17 cfs @ 12.24 hrs, Volume= 0.025 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Link 7L: POST

Hydrograph





Routing Diagram for 1747 MOORESFIELD - KAB
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1747 MOORESFIELD - KAB

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.414	74	>75% Grass cover, Good, HSG C (2S, 4S, 5S, 6S)
0.059	98	Existing Building, HSG C (4S, 5S)
0.052	98	Existing Impervious, HSG C (6S)
0.135	98	Paved parking, HSG C (2S)
0.110	98	Roofs, HSG C (2S)
0.342	98	Tennis Court, HSG C (2S, 6S)
0.201	98	Unconnected pavement, HSG C (4S, 5S)
4.312	79	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
4.312	HSG C	2S, 4S, 5S, 6S
0.000	HSG D	
0.000	Other	
4.312		TOTAL AREA

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Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	3.414	0.000	0.000	3.414	>75% Grass cover, Good	2S, 4S, 5S, 6S
0.000	0.000	0.059	0.000	0.000	0.059	Existing Building	4S, 5S
0.000	0.000	0.052	0.000	0.000	0.052	Existing Impervious	6S
0.000	0.000	0.135	0.000	0.000	0.135	Paved parking	2S
0.000	0.000	0.110	0.000	0.000	0.110	Roofs	2S
0.000	0.000	0.342	0.000	0.000	0.342	Tennis Court	2S, 6S
0.000	0.000	0.201	0.000	0.000	0.201	Unconnected pavement	4S, 5S
0.000	0.000	4.312	0.000	0.000	4.312	TOTAL AREA	

1747 MOORESFIELD - KAB

Type III 24-hr 1-yr Rainfall=2.80"

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Page 5

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: PRE	Runoff Area=93,916 sf 19.28% Impervious Runoff Depth=1.04" Flow Length=307' Tc=17.5 min CN=79 Runoff=1.81 cfs 0.188 af
Subcatchment 4S: POST-NORTH	Runoff Area=7,709 sf 44.42% Impervious Runoff Depth=1.42" Flow Length=76' Tc=1.0 min CN=85 Runoff=0.33 cfs 0.021 af
Subcatchment 5S: POST-SOUTH	Runoff Area=16,666 sf 47.42% Impervious Runoff Depth=1.42" Flow Length=179' Tc=2.0 min CN=85 Runoff=0.70 cfs 0.045 af
Subcatchment 6S: UNC	Runoff Area=69,541 sf 13.94% Impervious Runoff Depth=0.93" Flow Length=307' Tc=17.5 min CN=77 Runoff=1.18 cfs 0.124 af
Pond 8P: INFIL-1	Peak Elev=216.95' Storage=579 cf Inflow=0.33 cfs 0.021 af Discarded=0.01 cfs 0.014 af Primary=0.00 cfs 0.000 af Outflow=0.01 cfs 0.014 af
Pond 9P: INFIL-2	Peak Elev=215.01' Storage=994 cf Inflow=0.70 cfs 0.045 af Discarded=0.01 cfs 0.014 af Primary=0.09 cfs 0.013 af Outflow=0.10 cfs 0.027 af
Link 3L: PRE	Inflow=1.81 cfs 0.188 af Primary=1.81 cfs 0.188 af
Link 7L: POST	Inflow=1.18 cfs 0.138 af Primary=1.18 cfs 0.138 af

Total Runoff Area = 4.312 ac Runoff Volume = 0.378 af Average Runoff Depth = 1.05"
79.17% Pervious = 3.414 ac 20.83% Impervious = 0.898 ac

Summary for Subcatchment 2S: PRE

Runoff = 1.81 cfs @ 12.26 hrs, Volume= 0.188 af, Depth= 1.04"

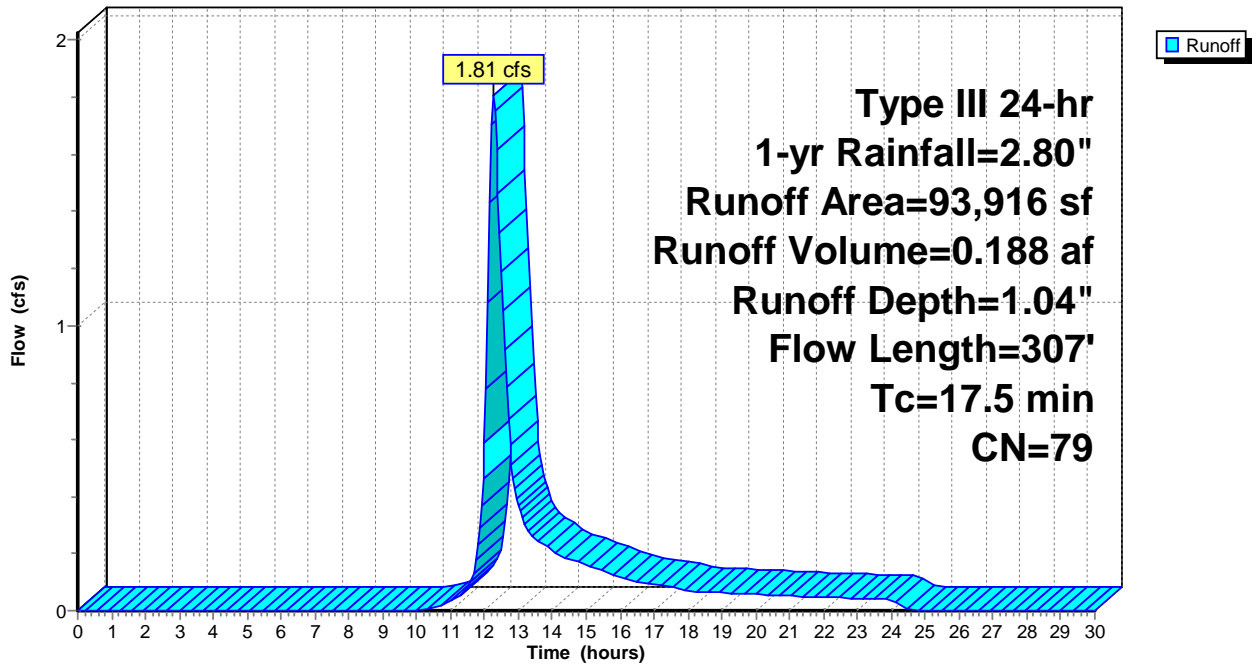
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-yr Rainfall=2.80"

Area (sf)	CN	Description
5,864	98	Paved parking, HSG C
* 7,450	98	Tennis Court, HSG C
4,793	98	Roofs, HSG C
75,809	74	>75% Grass cover, Good, HSG C
93,916	79	Weighted Average
75,809	74	80.72% Pervious Area
18,107	98	19.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	210	0.0600	0.21		Sheet Flow, Grass: Dense n= 0.240 P2= 3.33"
0.7	61	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	36	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
17.5	307	Total			

Subcatchment 2S: PRE

Hydrograph



Summary for Subcatchment 4S: POST-NORTH

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.33 cfs @ 12.02 hrs, Volume= 0.021 af, Depth= 1.42"

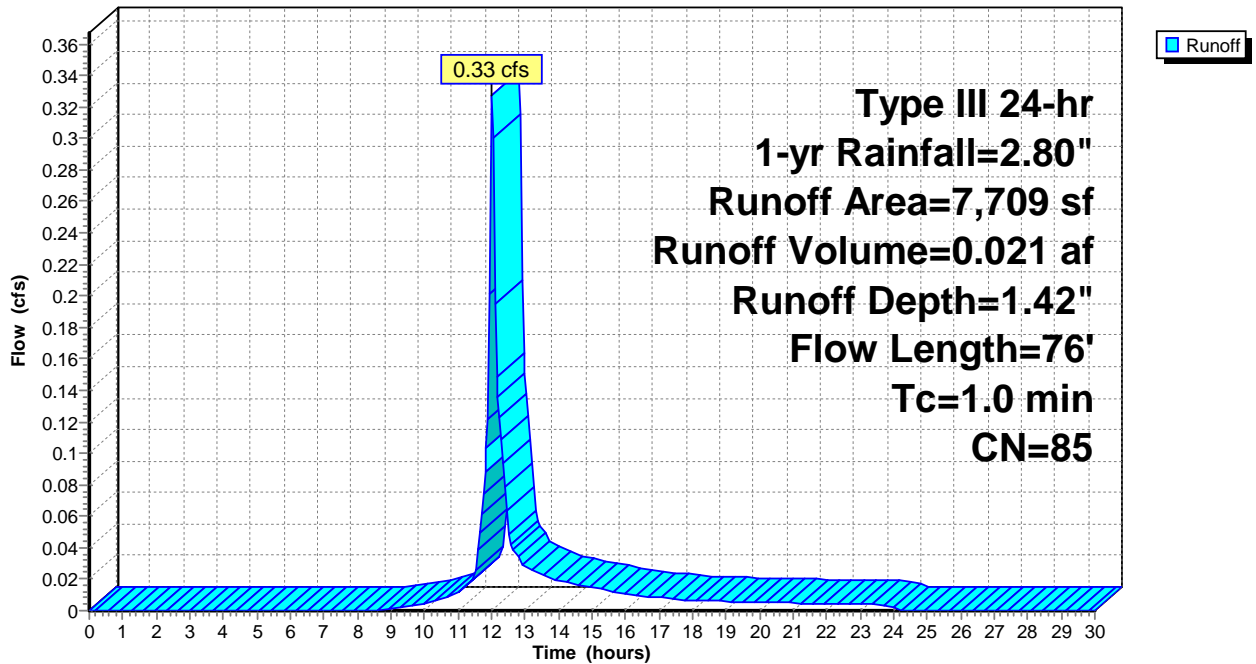
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-yr Rainfall=2.80"

Area (sf)	CN	Description
* 780	98	Existing Building, HSG C
2,644	98	Unconnected pavement, HSG C
4,285	74	>75% Grass cover, Good, HSG C
7,709	85	Weighted Average
4,285	74	55.58% Pervious Area
3,424	98	44.42% Impervious Area
2,644		77.22% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	64	0.0140	1.11		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.33"
0.0	12	0.0800	4.55		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
1.0	76	Total			

Subcatchment 4S: POST-NORTH

Hydrograph



Summary for Subcatchment 5S: POST-SOUTH

[49] Hint: Tc<2dt may require smaller dt

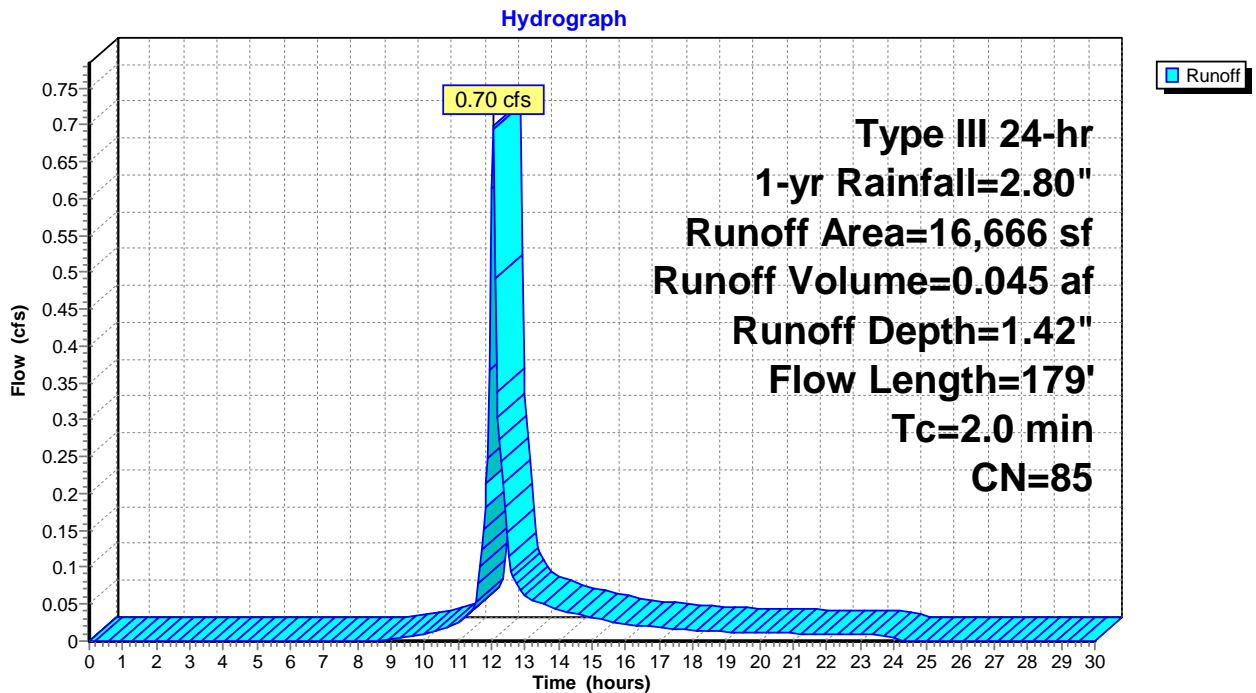
Runoff = 0.70 cfs @ 12.04 hrs, Volume= 0.045 af, Depth= 1.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-yr Rainfall=2.80"

Area (sf)	CN	Description
* 1,771	98	Existing Building, HSG C
6,132	98	Unconnected pavement, HSG C
8,763	74	>75% Grass cover, Good, HSG C
16,666	85	Weighted Average
8,763	74	52.58% Pervious Area
7,903	98	47.42% Impervious Area
6,132		77.59% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	98	0.0090	1.02		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.33"
0.3	54	0.0200	2.87		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.1	27	0.0700	4.26		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
2.0	179	Total			

Subcatchment 5S: POST-SOUTH



Summary for Subcatchment 6S: UNC

Runoff = 1.18 cfs @ 12.26 hrs, Volume= 0.124 af, Depth= 0.93"

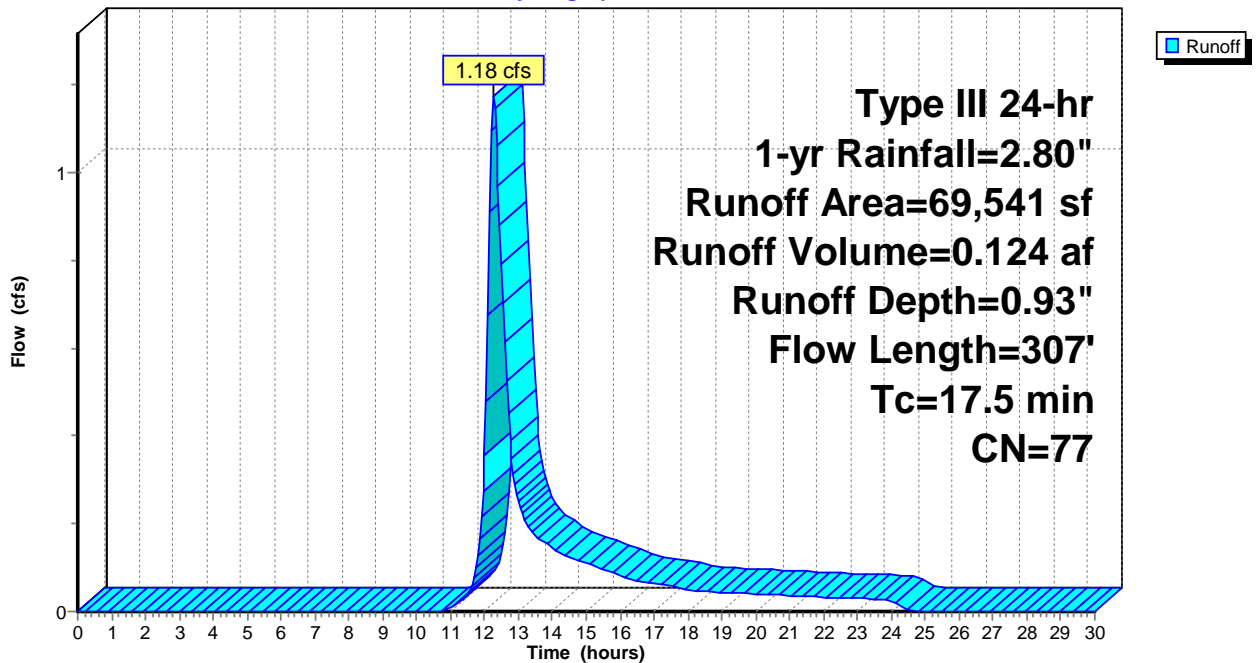
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-yr Rainfall=2.80"

Area (sf)	CN	Description
59,844	74	>75% Grass cover, Good, HSG C
* 2,247	98	Existing Impervious, HSG C
* 7,450	98	Tennis Court, HSG C
69,541	77	Weighted Average
59,844	74	86.06% Pervious Area
9,697	98	13.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	210	0.0600	0.21		Sheet Flow, Grass: Dense n= 0.240 P2= 3.33"
0.7	61	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	36	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
17.5	307	Total			

Subcatchment 6S: UNC

Hydrograph



Summary for Pond 8P: INFIL-1

Inflow Area = 0.177 ac, 44.42% Impervious, Inflow Depth = 1.42" for 1-yr event
 Inflow = 0.33 cfs @ 12.02 hrs, Volume= 0.021 af
 Outflow = 0.01 cfs @ 16.86 hrs, Volume= 0.014 af, Atten= 97%, Lag= 290.6 min
 Discarded = 0.01 cfs @ 16.86 hrs, Volume= 0.014 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 216.95' @ 16.86 hrs Surf.Area= 1,393 sf Storage= 579 cf

Plug-Flow detention time= 485.6 min calculated for 0.014 af (66% of inflow)
 Center-of-Mass det. time= 382.8 min (1,210.3 - 827.6)

Volume	Invert	Avail.Storage	Storage Description
#1	216.50'	2,613 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
216.50	1,203	0	0
217.00	1,416	655	655
218.00	2,500	1,958	2,613

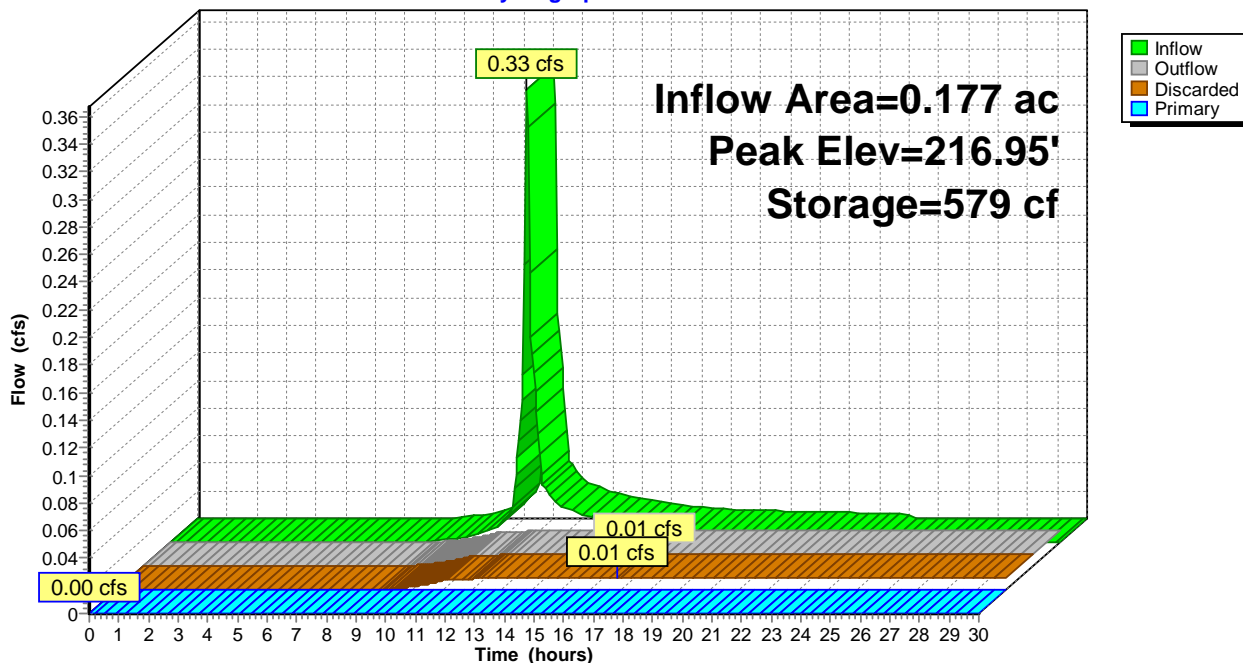
Device	Routing	Invert	Outlet Devices
#1	Discarded	216.50'	0.270 in/hr Exfiltration over Surface area
#2	Primary	217.00'	20.0' long x 6.0' breadth Broad-Crested Rectangular Weir
Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00			
2.50 3.00 3.50 4.00 4.50 5.00 5.50			
Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65			
2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83			

Discarded OutFlow Max=0.01 cfs @ 16.86 hrs HW=216.95' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=216.50' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 8P: INFIL-1

Hydrograph



Summary for Pond 9P: INFIL-2

Inflow Area = 0.383 ac, 47.42% Impervious, Inflow Depth = 1.42" for 1-yr event
 Inflow = 0.70 cfs @ 12.04 hrs, Volume= 0.045 af
 Outflow = 0.10 cfs @ 12.55 hrs, Volume= 0.027 af, Atten= 86%, Lag= 30.9 min
 Discarded = 0.01 cfs @ 12.55 hrs, Volume= 0.014 af
 Primary = 0.09 cfs @ 12.55 hrs, Volume= 0.013 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 215.01' @ 12.55 hrs Surf.Area= 1,435 sf Storage= 994 cf

Plug-Flow detention time= 329.0 min calculated for 0.027 af (60% of inflow)
 Center-of-Mass det. time= 218.8 min (1,047.3 - 828.5)

Volume	Invert	Avail.Storage	Storage Description
#1	214.00'	3,224 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
214.00	537	0	0
215.00	1,412	975	975
216.00	3,087	2,250	3,224

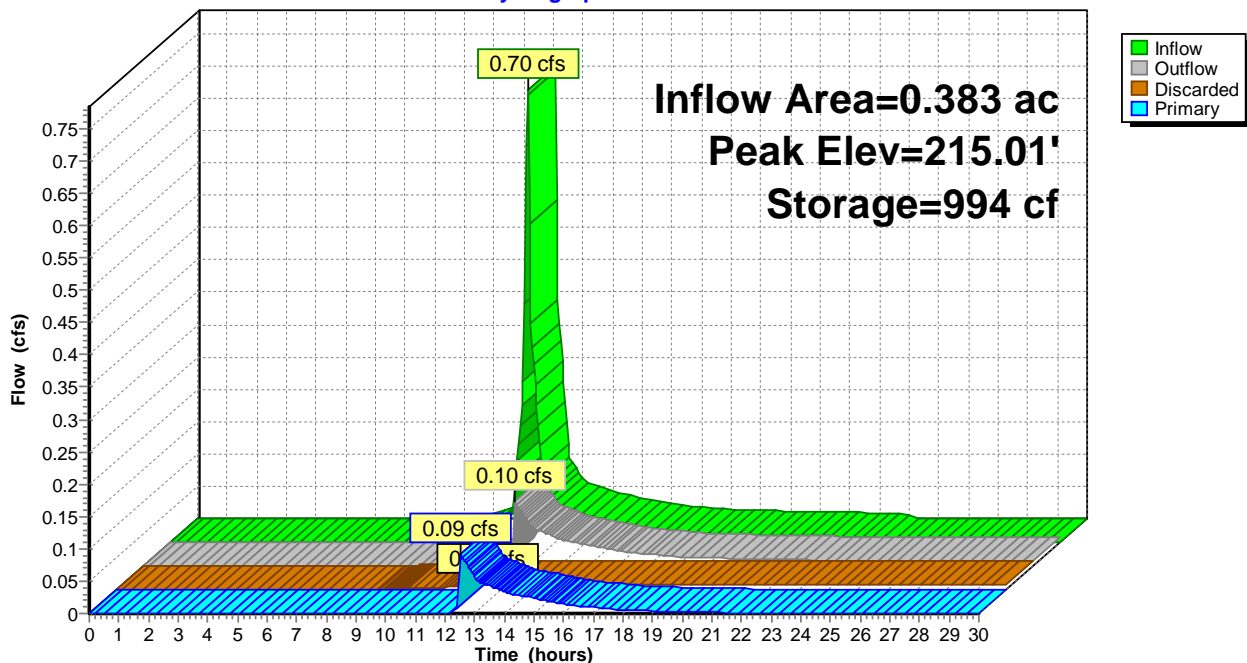
Device	Routing	Invert	Outlet Devices
#1	Discarded	214.00'	0.270 in/hr Exfiltration over Surface area
#2	Primary	215.00'	20.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Discarded OutFlow Max=0.01 cfs @ 12.55 hrs HW=215.01' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.07 cfs @ 12.55 hrs HW=215.01' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Weir Controls 0.07 cfs @ 0.28 fps)

Pond 9P: INFIL-2

Hydrograph

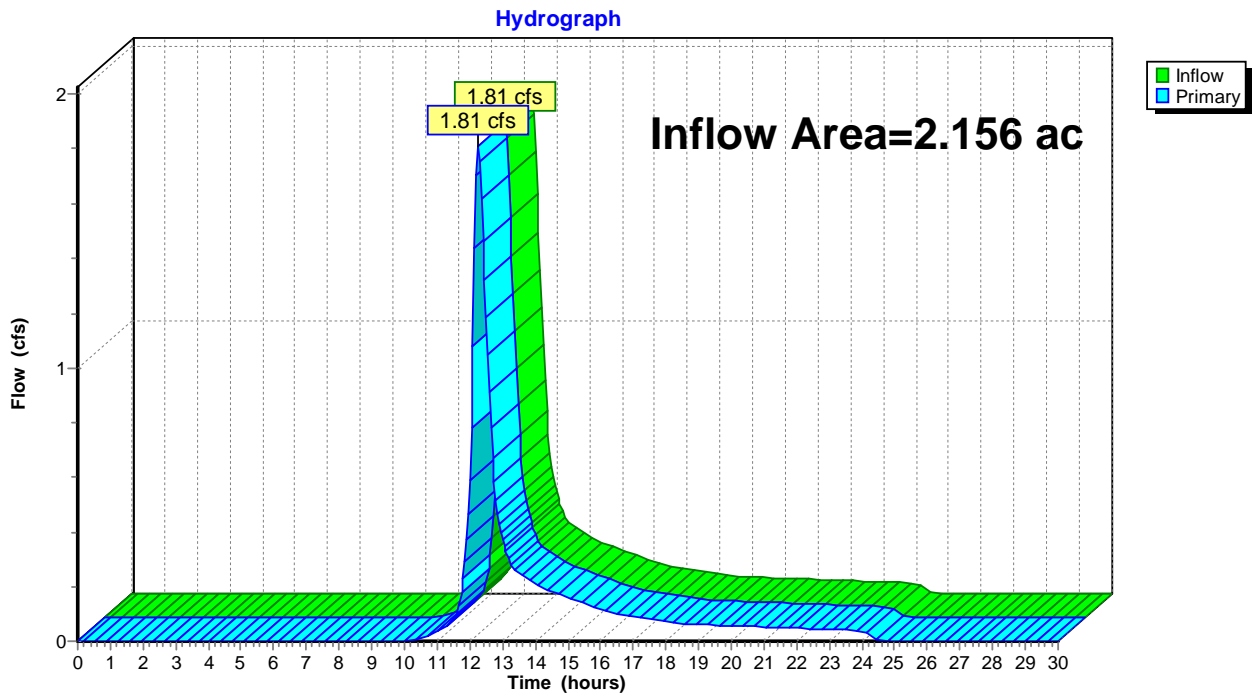


Summary for Link 3L: PRE

Inflow Area = 2.156 ac, 19.28% Impervious, Inflow Depth = 1.04" for 1-yr event
Inflow = 1.81 cfs @ 12.26 hrs, Volume= 0.188 af
Primary = 1.81 cfs @ 12.26 hrs, Volume= 0.188 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Link 3L: PRE



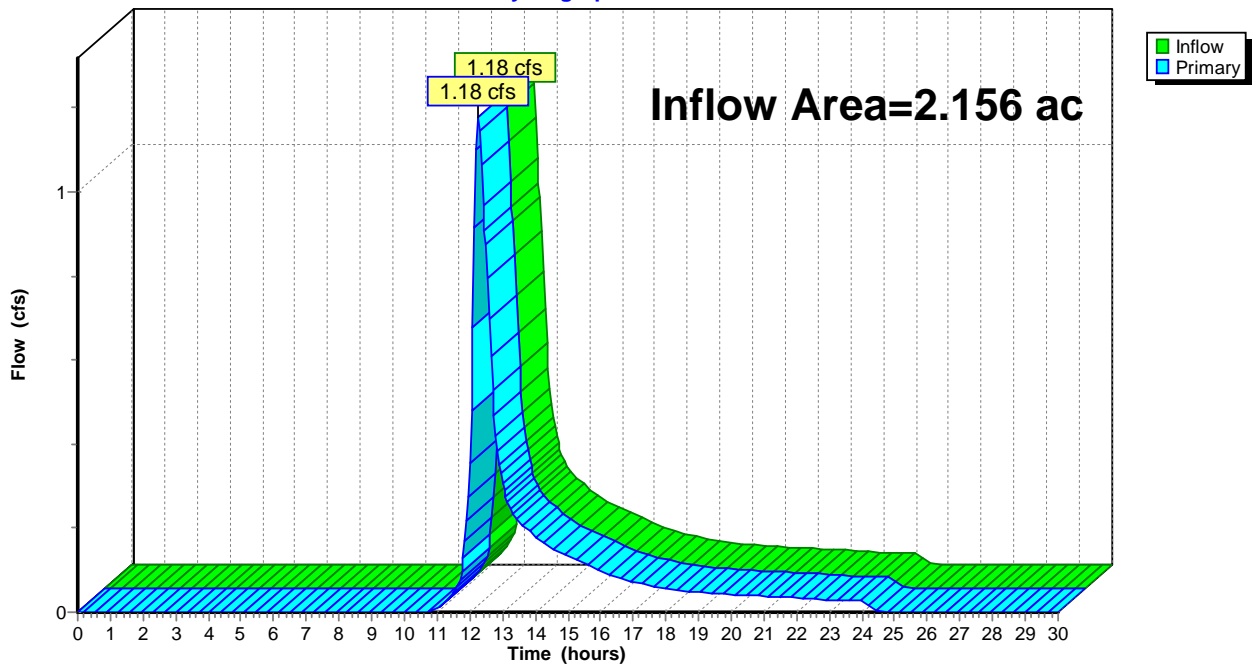
Summary for Link 7L: POST

Inflow Area = 2.156 ac, 22.39% Impervious, Inflow Depth = 0.77" for 1-yr event
Inflow = 1.18 cfs @ 12.26 hrs, Volume= 0.138 af
Primary = 1.18 cfs @ 12.26 hrs, Volume= 0.138 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Link 7L: POST

Hydrograph



1747 MOORESFIELD - KAB

Type III 24-hr 10-yr Rainfall=4.90"

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Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: PRE Runoff Area=93,916 sf 19.28% Impervious Runoff Depth=2.72"
Flow Length=307' Tc=17.5 min CN=79 Runoff=4.87 cfs 0.488 af

Subcatchment 4S: POST-NORTH Runoff Area=7,709 sf 44.42% Impervious Runoff Depth=3.28"
Flow Length=76' Tc=1.0 min CN=85 Runoff=0.75 cfs 0.048 af

Subcatchment 5S: POST-SOUTH Runoff Area=16,666 sf 47.42% Impervious Runoff Depth=3.28"
Flow Length=179' Tc=2.0 min CN=85 Runoff=1.59 cfs 0.104 af

Subcatchment 6S: UNC Runoff Area=69,541 sf 13.94% Impervious Runoff Depth=2.54"
Flow Length=307' Tc=17.5 min CN=77 Runoff=3.36 cfs 0.338 af

Pond 8P: INFIL-1 Peak Elev=217.05' Storage=726 cf Inflow=0.75 cfs 0.048 af
Discarded=0.01 cfs 0.016 af Primary=0.52 cfs 0.022 af Outflow=0.53 cfs 0.038 af

Pond 9P: INFIL-2 Peak Elev=215.10' Storage=1,126 cf Inflow=1.59 cfs 0.104 af
Discarded=0.01 cfs 0.015 af Primary=1.52 cfs 0.071 af Outflow=1.53 cfs 0.086 af

Link 3L: PRE Inflow=4.87 cfs 0.488 af
Primary=4.87 cfs 0.488 af

Link 7L: POST Inflow=4.27 cfs 0.431 af
Primary=4.27 cfs 0.431 af

Total Runoff Area = 4.312 ac Runoff Volume = 0.979 af Average Runoff Depth = 2.72"
79.17% Pervious = 3.414 ac 20.83% Impervious = 0.898 ac

Summary for Subcatchment 2S: PRE

Runoff = 4.87 cfs @ 12.24 hrs, Volume= 0.488 af, Depth= 2.72"

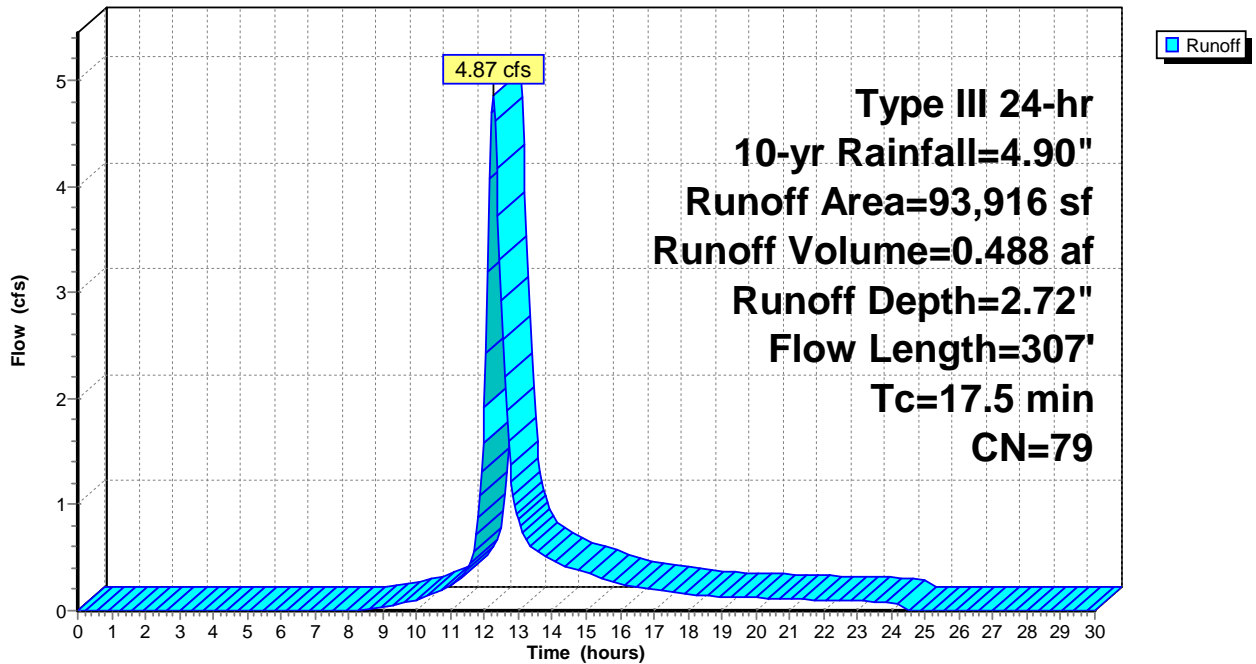
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr Rainfall=4.90"

Area (sf)	CN	Description
5,864	98	Paved parking, HSG C
* 7,450	98	Tennis Court, HSG C
4,793	98	Roofs, HSG C
75,809	74	>75% Grass cover, Good, HSG C
93,916	79	Weighted Average
75,809	74	80.72% Pervious Area
18,107	98	19.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	210	0.0600	0.21		Sheet Flow, Grass: Dense n= 0.240 P2= 3.33"
0.7	61	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	36	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
17.5	307	Total			

Subcatchment 2S: PRE

Hydrograph



Summary for Subcatchment 4S: POST-NORTH

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.75 cfs @ 12.02 hrs, Volume= 0.048 af, Depth= 3.28"

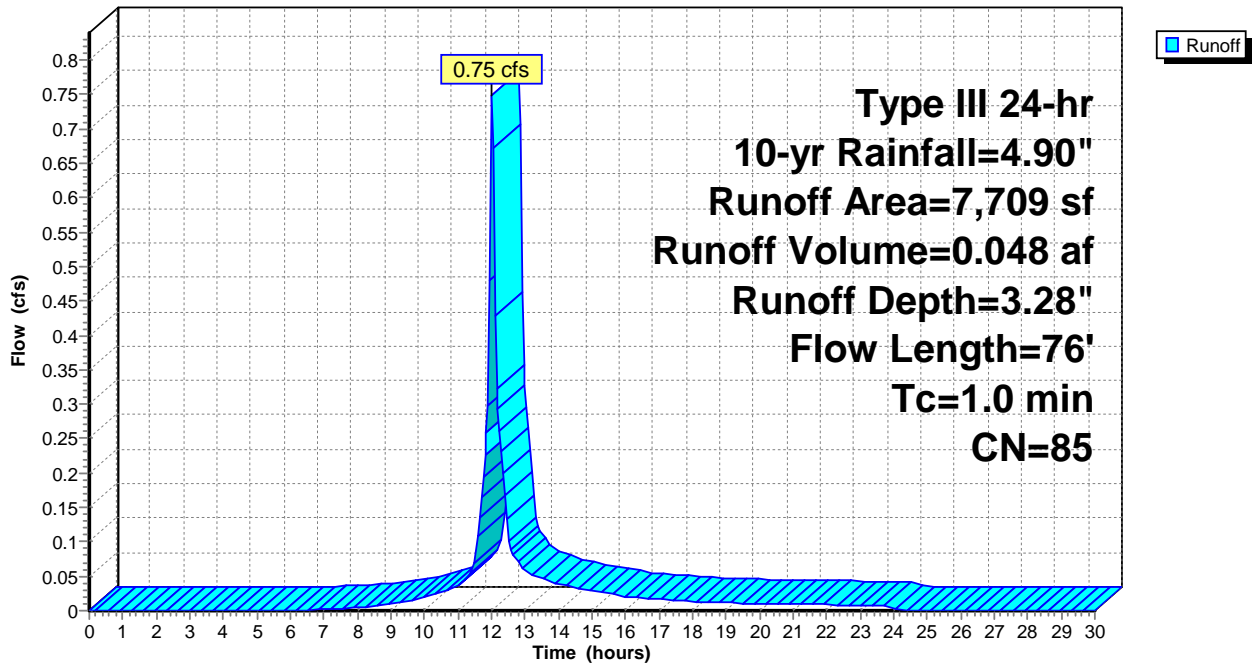
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr Rainfall=4.90"

	Area (sf)	CN	Description
*	780	98	Existing Building, HSG C
	2,644	98	Unconnected pavement, HSG C
	4,285	74	>75% Grass cover, Good, HSG C
	7,709	85	Weighted Average
	4,285	74	55.58% Pervious Area
	3,424	98	44.42% Impervious Area
	2,644		77.22% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	64	0.0140	1.11		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.33"
0.0	12	0.0800	4.55		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
1.0	76	Total			

Subcatchment 4S: POST-NORTH

Hydrograph



Summary for Subcatchment 5S: POST-SOUTH

[49] Hint: Tc<2dt may require smaller dt

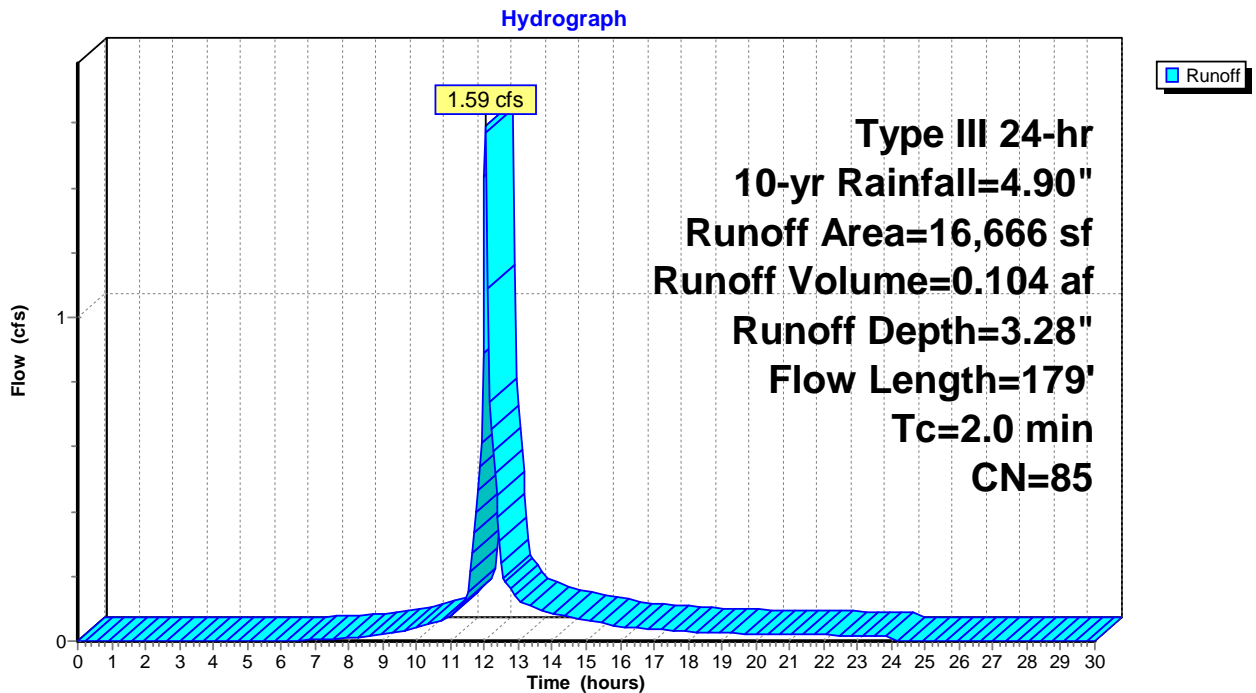
Runoff = 1.59 cfs @ 12.04 hrs, Volume= 0.104 af, Depth= 3.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr Rainfall=4.90"

	Area (sf)	CN	Description
*	1,771	98	Existing Building, HSG C
	6,132	98	Unconnected pavement, HSG C
	8,763	74	>75% Grass cover, Good, HSG C
	16,666	85	Weighted Average
	8,763	74	52.58% Pervious Area
	7,903	98	47.42% Impervious Area
	6,132		77.59% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	98	0.0090	1.02		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.33"
0.3	54	0.0200	2.87		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.1	27	0.0700	4.26		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
2.0	179	Total			

Subcatchment 5S: POST-SOUTH



Summary for Subcatchment 6S: UNC

Runoff = 3.36 cfs @ 12.25 hrs, Volume= 0.338 af, Depth= 2.54"

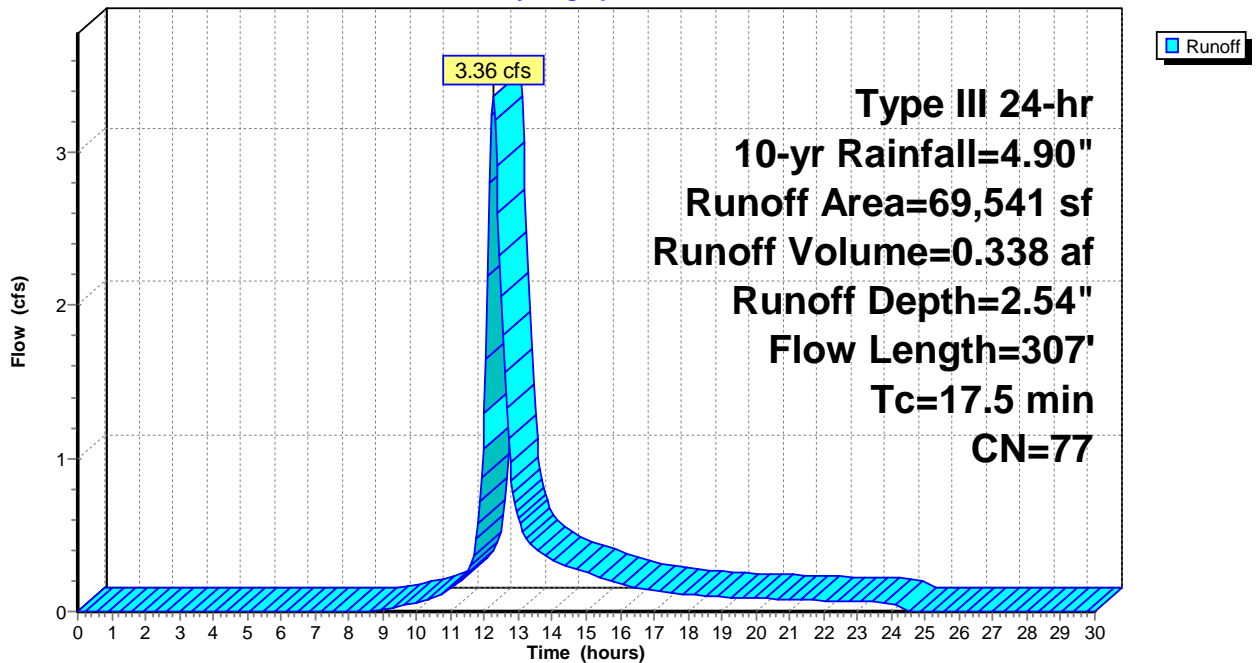
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr Rainfall=4.90"

Area (sf)	CN	Description
59,844	74	>75% Grass cover, Good, HSG C
* 2,247	98	Existing Impervious, HSG C
* 7,450	98	Tennis Court, HSG C
69,541	77	Weighted Average
59,844	74	86.06% Pervious Area
9,697	98	13.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	210	0.0600	0.21		Sheet Flow, Grass: Dense n= 0.240 P2= 3.33"
0.7	61	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	36	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
17.5	307	Total			

Subcatchment 6S: UNC

Hydrograph



Summary for Pond 8P: INFIL-1

Inflow Area = 0.177 ac, 44.42% Impervious, Inflow Depth = 3.28" for 10-yr event
 Inflow = 0.75 cfs @ 12.02 hrs, Volume= 0.048 af
 Outflow = 0.53 cfs @ 12.11 hrs, Volume= 0.038 af, Atten= 29%, Lag= 5.6 min
 Discarded = 0.01 cfs @ 12.11 hrs, Volume= 0.016 af
 Primary = 0.52 cfs @ 12.11 hrs, Volume= 0.022 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 217.05' @ 12.11 hrs Surf.Area= 1,470 sf Storage= 726 cf

Plug-Flow detention time= 222.3 min calculated for 0.038 af (78% of inflow)
 Center-of-Mass det. time= 143.4 min (947.1 - 803.7)

Volume	Invert	Avail.Storage	Storage Description
#1	216.50'	2,613 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
216.50	1,203	0	0
217.00	1,416	655	655
218.00	2,500	1,958	2,613

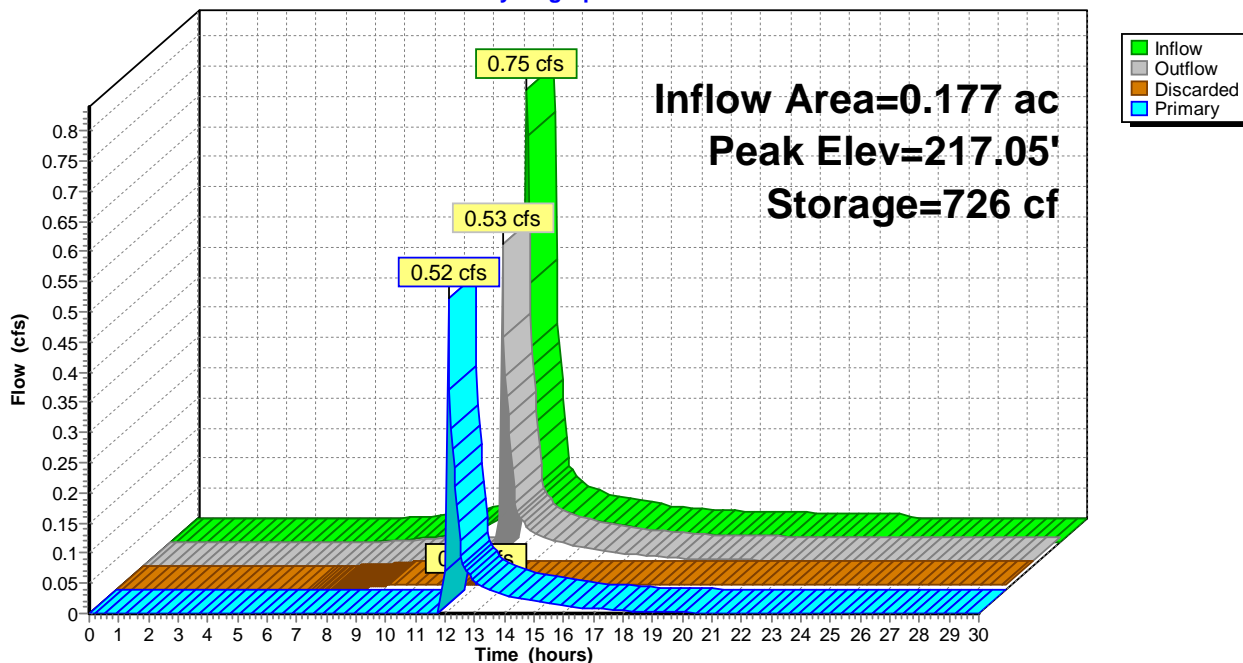
Device	Routing	Invert	Outlet Devices
#1	Discarded	216.50'	0.270 in/hr Exfiltration over Surface area
#2	Primary	217.00'	20.0' long x 6.0' breadth Broad-Crested Rectangular Weir
Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00			
2.50 3.00 3.50 4.00 4.50 5.00 5.50			
Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65			
2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83			

Discarded OutFlow Max=0.01 cfs @ 12.11 hrs HW=217.05' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.49 cfs @ 12.11 hrs HW=217.05' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Weir Controls 0.49 cfs @ 0.51 fps)

Pond 8P: INFIL-1

Hydrograph



Summary for Pond 9P: INFIL-2

Inflow Area = 0.383 ac, 47.42% Impervious, Inflow Depth = 3.28" for 10-yr event
 Inflow = 1.59 cfs @ 12.04 hrs, Volume= 0.104 af
 Outflow = 1.53 cfs @ 12.06 hrs, Volume= 0.086 af, Atten= 4%, Lag= 1.2 min
 Discarded = 0.01 cfs @ 12.06 hrs, Volume= 0.015 af
 Primary = 1.52 cfs @ 12.06 hrs, Volume= 0.071 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 215.10' @ 12.06 hrs Surf.Area= 1,581 sf Storage= 1,126 cf

Plug-Flow detention time= 149.3 min calculated for 0.086 af (83% of inflow)
 Center-of-Mass det. time= 78.9 min (883.5 - 804.6)

Volume	Invert	Avail.Storage	Storage Description
#1	214.00'	3,224 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
214.00	537	0	0
215.00	1,412	975	975
216.00	3,087	2,250	3,224

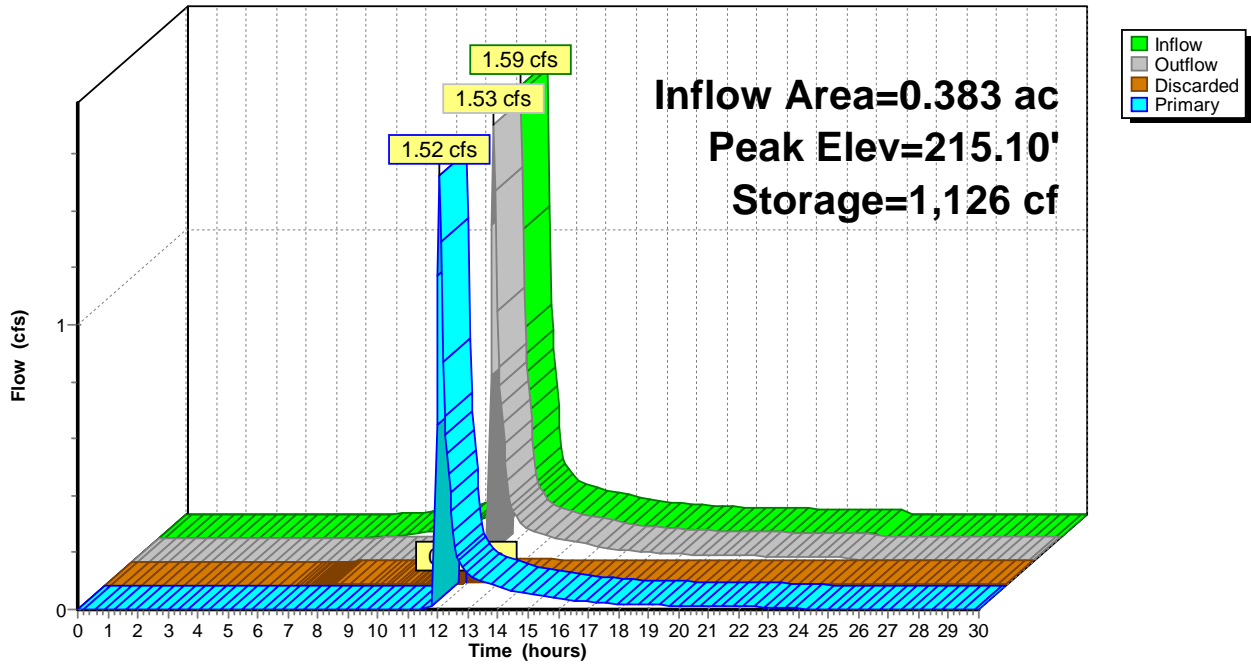
Device	Routing	Invert	Outlet Devices
#1	Discarded	214.00'	0.270 in/hr Exfiltration over Surface area
#2	Primary	215.00'	20.0' long x 6.0' breadth Broad-Crested Rectangular Weir
Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00			
2.50 3.00 3.50 4.00 4.50 5.00 5.50			
Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65			
2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83			

Discarded OutFlow Max=0.01 cfs @ 12.06 hrs HW=215.10' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=1.50 cfs @ 12.06 hrs HW=215.10' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Weir Controls 1.50 cfs @ 0.75 fps)

Pond 9P: INFIL-2

Hydrograph



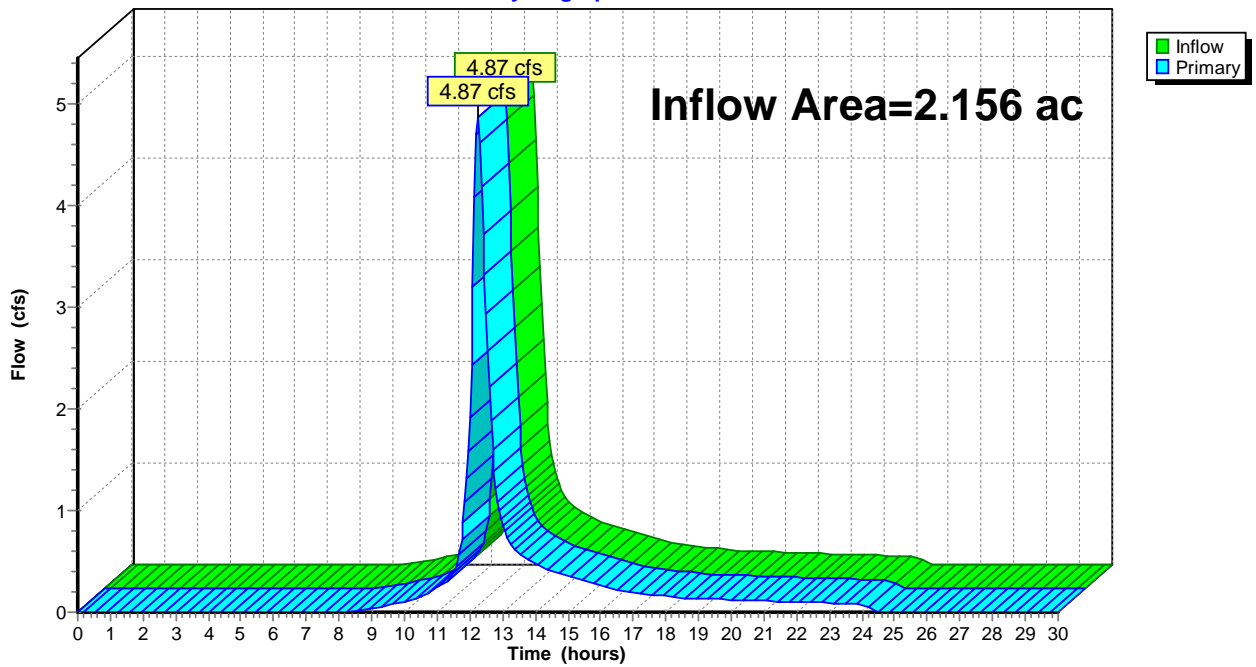
Summary for Link 3L: PRE

Inflow Area = 2.156 ac, 19.28% Impervious, Inflow Depth = 2.72" for 10-yr event
Inflow = 4.87 cfs @ 12.24 hrs, Volume= 0.488 af
Primary = 4.87 cfs @ 12.24 hrs, Volume= 0.488 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Link 3L: PRE

Hydrograph



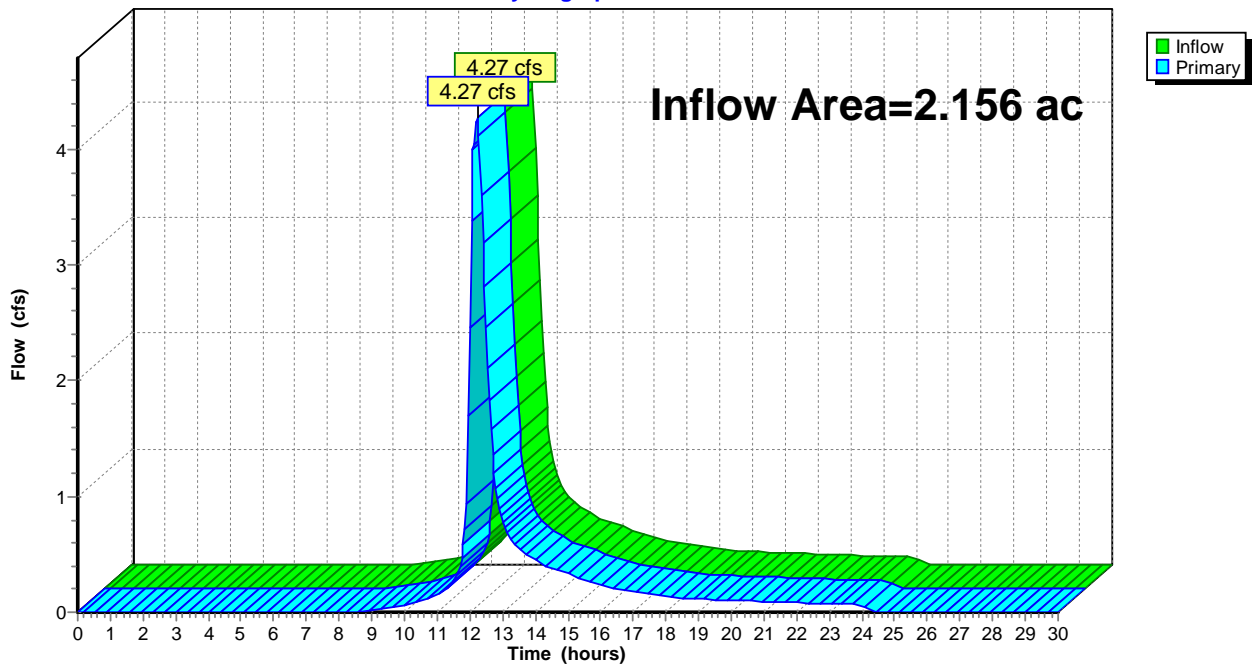
Summary for Link 7L: POST

Inflow Area = 2.156 ac, 22.39% Impervious, Inflow Depth = 2.40" for 10-yr event
Inflow = 4.27 cfs @ 12.23 hrs, Volume= 0.431 af
Primary = 4.27 cfs @ 12.23 hrs, Volume= 0.431 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Link 7L: POST

Hydrograph



1747 MOORESFIELD - KAB

Type III 24-hr 100-yr Rainfall=8.50"

Prepared by {enter your company name here}

Printed 5/20/2022

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Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: PRE

Runoff Area=93,916 sf 19.28% Impervious Runoff Depth=5.98"
 Flow Length=307' Tc=17.5 min CN=79 Runoff=10.58 cfs 1.074 af

Subcatchment 4S: POST-NORTH

Runoff Area=7,709 sf 44.42% Impervious Runoff Depth=6.70"
 Flow Length=76' Tc=1.0 min CN=85 Runoff=1.49 cfs 0.099 af

Subcatchment 5S: POST-SOUTH

Runoff Area=16,666 sf 47.42% Impervious Runoff Depth=6.70"
 Flow Length=179' Tc=2.0 min CN=85 Runoff=3.14 cfs 0.214 af

Subcatchment 6S: UNC

Runoff Area=69,541 sf 13.94% Impervious Runoff Depth=5.73"
 Flow Length=307' Tc=17.5 min CN=77 Runoff=7.55 cfs 0.763 af

Pond 8P: INFIL-1

Peak Elev=217.10' Storage=796 cf Inflow=1.49 cfs 0.099 af
 Discarded=0.01 cfs 0.017 af Primary=1.41 cfs 0.071 af Outflow=1.42 cfs 0.088 af

Pond 9P: INFIL-2

Peak Elev=215.16' Storage=1,224 cf Inflow=3.14 cfs 0.214 af
 Discarded=0.01 cfs 0.017 af Primary=3.06 cfs 0.179 af Outflow=3.07 cfs 0.195 af

Link 3L: PRE

Inflow=10.58 cfs 1.074 af
 Primary=10.58 cfs 1.074 af

Link 7L: POST

Inflow=9.29 cfs 1.012 af
 Primary=9.29 cfs 1.012 af

Total Runoff Area = 4.312 ac Runoff Volume = 2.149 af Average Runoff Depth = 5.98"
79.17% Pervious = 3.414 ac 20.83% Impervious = 0.898 ac

Summary for Subcatchment 2S: PRE

Runoff = 10.58 cfs @ 12.24 hrs, Volume= 1.074 af, Depth= 5.98"

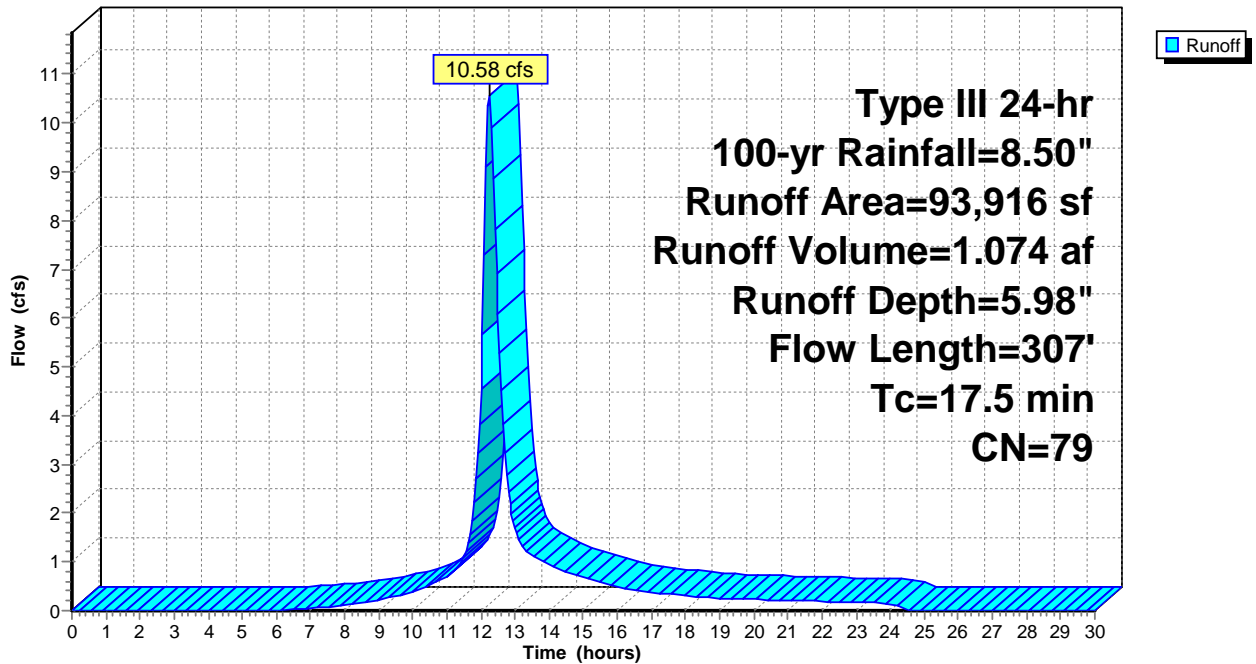
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100-yr Rainfall=8.50"

Area (sf)	CN	Description
5,864	98	Paved parking, HSG C
* 7,450	98	Tennis Court, HSG C
4,793	98	Roofs, HSG C
75,809	74	>75% Grass cover, Good, HSG C
93,916	79	Weighted Average
75,809	74	80.72% Pervious Area
18,107	98	19.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	210	0.0600	0.21		Sheet Flow, Grass: Dense n= 0.240 P2= 3.33"
0.7	61	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	36	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
17.5	307	Total			

Subcatchment 2S: PRE

Hydrograph



Summary for Subcatchment 4S: POST-NORTH

[49] Hint: Tc<2dt may require smaller dt

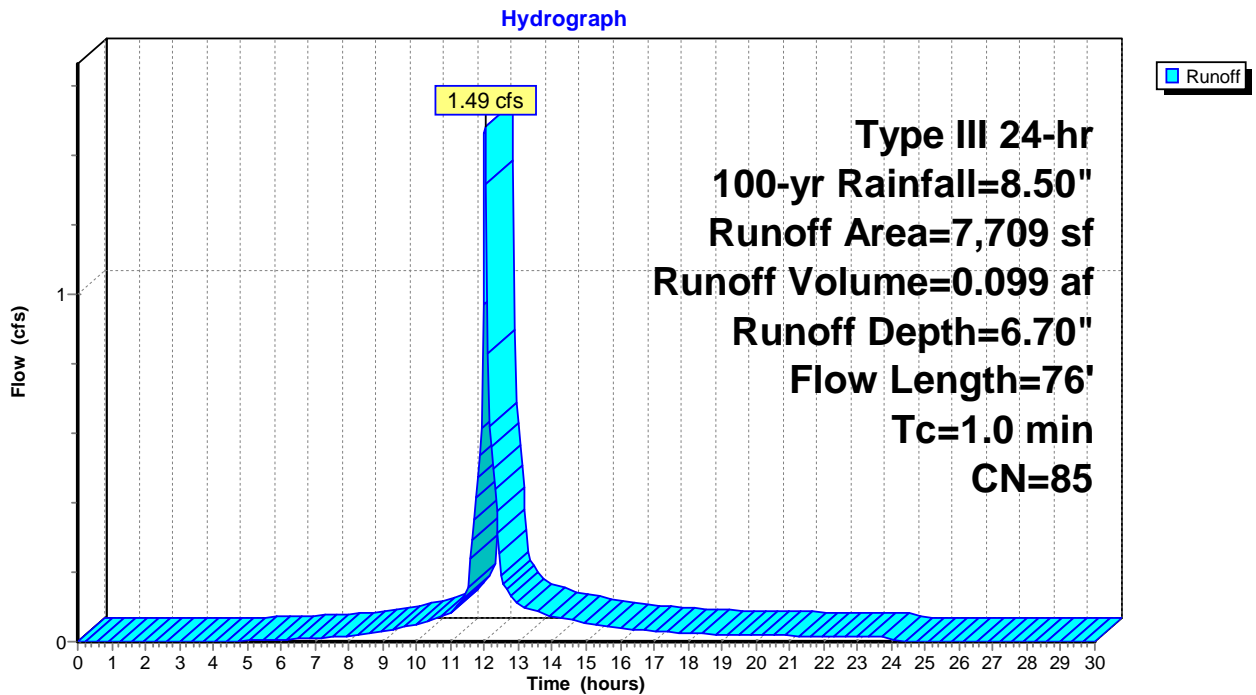
Runoff = 1.49 cfs @ 12.01 hrs, Volume= 0.099 af, Depth= 6.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr Rainfall=8.50"

Area (sf)	CN	Description
* 780	98	Existing Building, HSG C
2,644	98	Unconnected pavement, HSG C
4,285	74	>75% Grass cover, Good, HSG C
7,709	85	Weighted Average
4,285	74	55.58% Pervious Area
3,424	98	44.42% Impervious Area
2,644		77.22% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	64	0.0140	1.11		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.33"
0.0	12	0.0800	4.55		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
1.0	76	Total			

Subcatchment 4S: POST-NORTH



Summary for Subcatchment 5S: POST-SOUTH

[49] Hint: Tc<2dt may require smaller dt

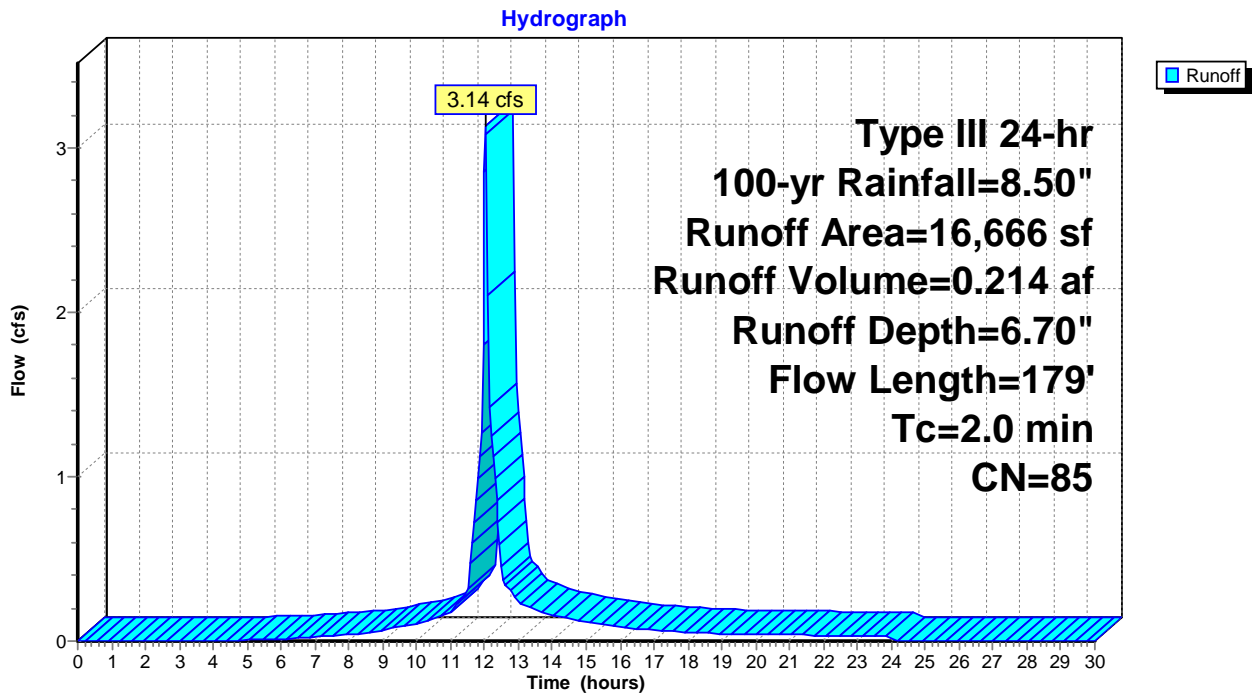
Runoff = 3.14 cfs @ 12.03 hrs, Volume= 0.214 af, Depth= 6.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr Rainfall=8.50"

	Area (sf)	CN	Description
*	1,771	98	Existing Building, HSG C
	6,132	98	Unconnected pavement, HSG C
	8,763	74	>75% Grass cover, Good, HSG C
	16,666	85	Weighted Average
	8,763	74	52.58% Pervious Area
	7,903	98	47.42% Impervious Area
	6,132		77.59% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	98	0.0090	1.02		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.33"
0.3	54	0.0200	2.87		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.1	27	0.0700	4.26		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
2.0	179	Total			

Subcatchment 5S: POST-SOUTH



Summary for Subcatchment 6S: UNC

Runoff = 7.55 cfs @ 12.24 hrs, Volume= 0.763 af, Depth= 5.73"

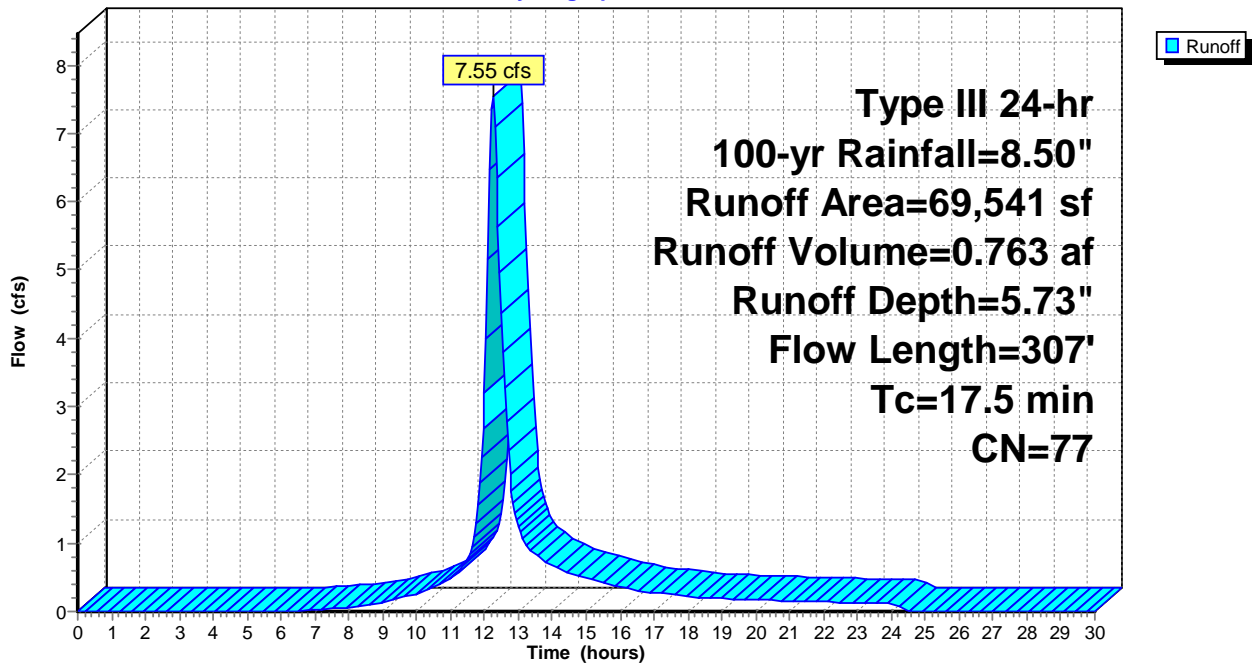
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr Rainfall=8.50"

Area (sf)	CN	Description
59,844	74	>75% Grass cover, Good, HSG C
* 2,247	98	Existing Impervious, HSG C
* 7,450	98	Tennis Court, HSG C
69,541	77	Weighted Average
59,844	74	86.06% Pervious Area
9,697	98	13.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	210	0.0600	0.21		Sheet Flow, Grass: Dense n= 0.240 P2= 3.33"
0.7	61	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	36	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
17.5	307	Total			

Subcatchment 6S: UNC

Hydrograph



Summary for Pond 8P: INFIL-1

Inflow Area = 0.177 ac, 44.42% Impervious, Inflow Depth = 6.70" for 100-yr event
 Inflow = 1.49 cfs @ 12.01 hrs, Volume= 0.099 af
 Outflow = 1.42 cfs @ 12.04 hrs, Volume= 0.088 af, Atten= 5%, Lag= 1.6 min
 Discarded = 0.01 cfs @ 12.04 hrs, Volume= 0.017 af
 Primary = 1.41 cfs @ 12.04 hrs, Volume= 0.071 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 217.10' @ 12.04 hrs Surf.Area= 1,520 sf Storage= 796 cf

Plug-Flow detention time= 122.8 min calculated for 0.088 af (89% of inflow)
 Center-of-Mass det. time= 72.2 min (856.0 - 783.8)

Volume	Invert	Avail.Storage	Storage Description
#1	216.50'	2,613 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
216.50	1,203	0	0
217.00	1,416	655	655
218.00	2,500	1,958	2,613

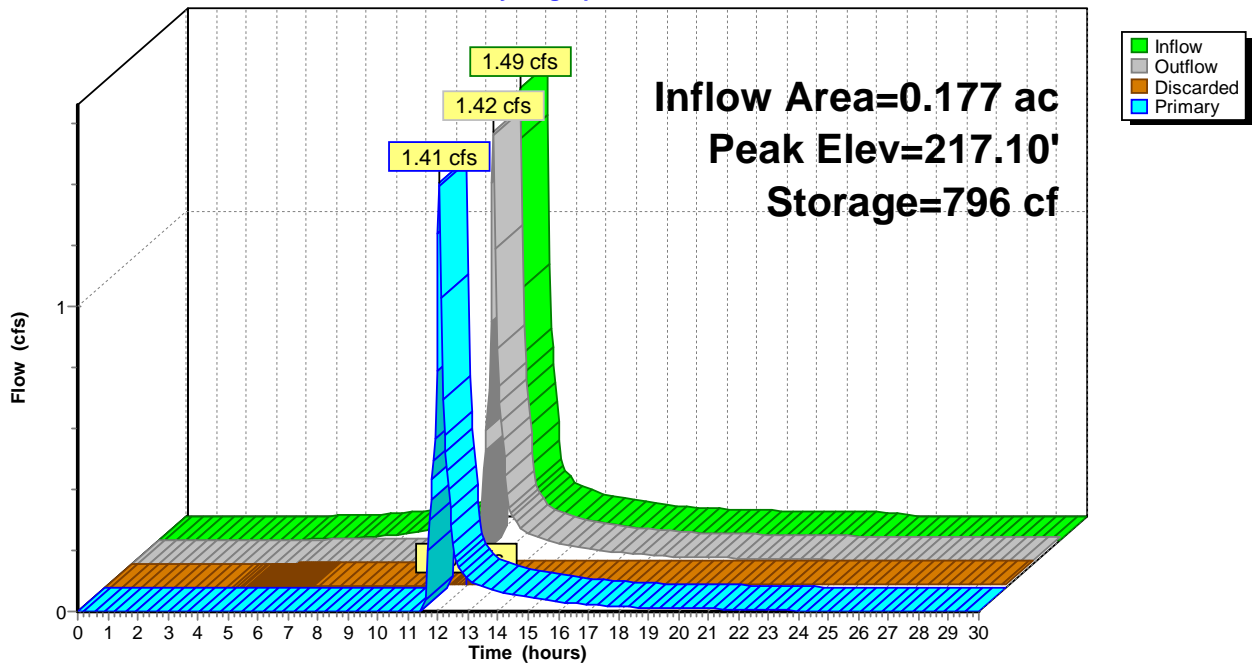
Device	Routing	Invert	Outlet Devices
#1	Discarded	216.50'	0.270 in/hr Exfiltration over Surface area
#2	Primary	217.00'	20.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Discarded OutFlow Max=0.01 cfs @ 12.04 hrs HW=217.09' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=1.36 cfs @ 12.04 hrs HW=217.09' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Weir Controls 1.36 cfs @ 0.73 fps)

Pond 8P: INFIL-1

Hydrograph



Summary for Pond 9P: INFIL-2

Inflow Area = 0.383 ac, 47.42% Impervious, Inflow Depth = 6.70" for 100-yr event
 Inflow = 3.14 cfs @ 12.03 hrs, Volume= 0.214 af
 Outflow = 3.07 cfs @ 12.05 hrs, Volume= 0.195 af, Atten= 2%, Lag= 1.0 min
 Discarded = 0.01 cfs @ 12.05 hrs, Volume= 0.017 af
 Primary = 3.06 cfs @ 12.05 hrs, Volume= 0.179 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 215.16' @ 12.05 hrs Surf.Area= 1,682 sf Storage= 1,224 cf

Plug-Flow detention time= 89.8 min calculated for 0.195 af (91% of inflow)
 Center-of-Mass det. time= 46.5 min (831.2 - 784.7)

Volume	Invert	Avail.Storage	Storage Description
#1	214.00'	3,224 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
214.00	537	0	0
215.00	1,412	975	975
216.00	3,087	2,250	3,224

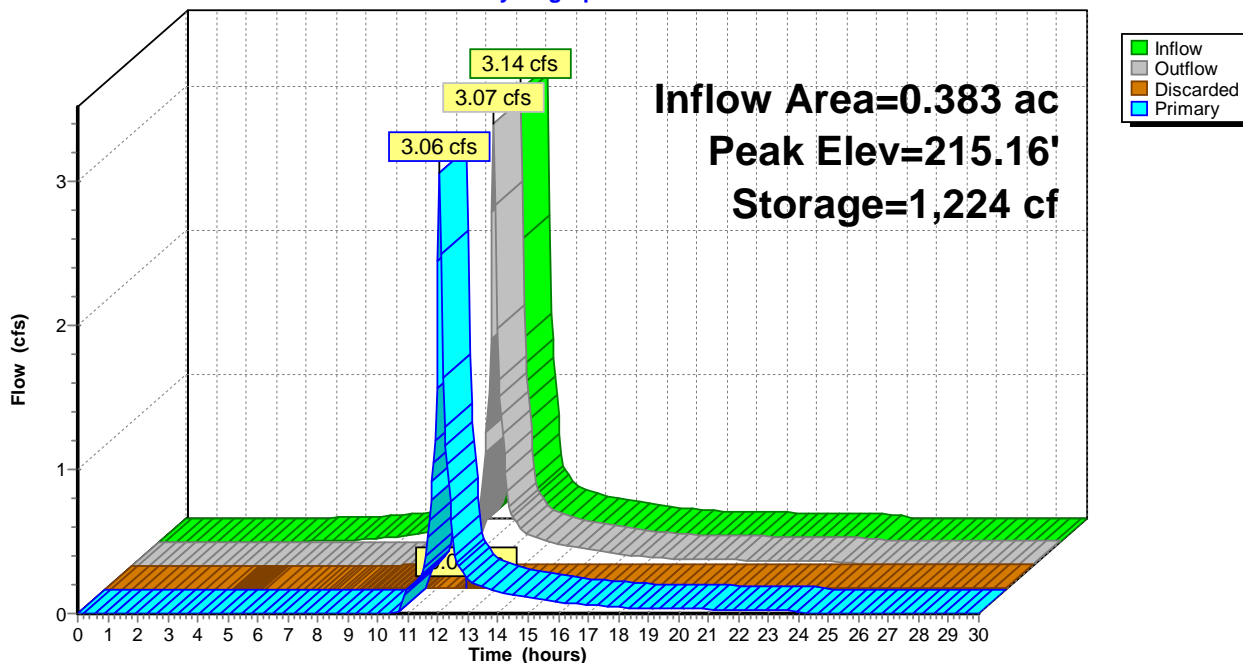
Device	Routing	Invert	Outlet Devices
#1	Discarded	214.00'	0.270 in/hr Exfiltration over Surface area
#2	Primary	215.00'	20.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Discarded OutFlow Max=0.01 cfs @ 12.05 hrs HW=215.16' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=3.05 cfs @ 12.05 hrs HW=215.16' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Weir Controls 3.05 cfs @ 0.95 fps)

Pond 9P: INFIL-2

Hydrograph



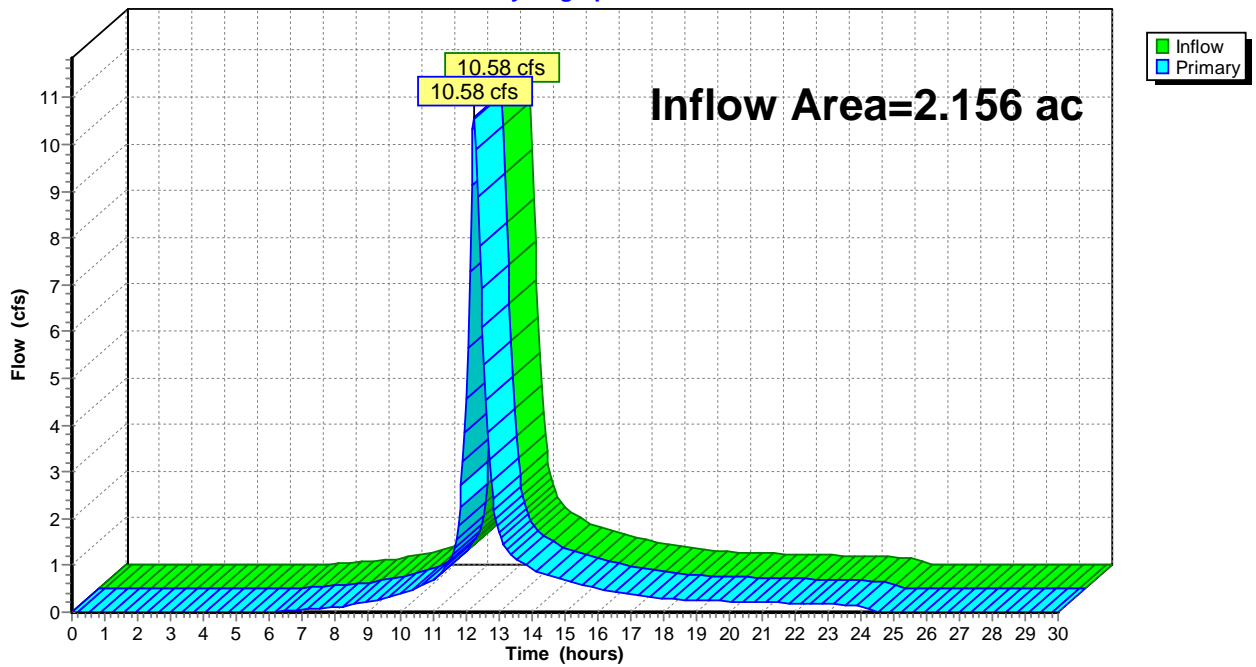
Summary for Link 3L: PRE

Inflow Area = 2.156 ac, 19.28% Impervious, Inflow Depth = 5.98" for 100-yr event
Inflow = 10.58 cfs @ 12.24 hrs, Volume= 1.074 af
Primary = 10.58 cfs @ 12.24 hrs, Volume= 1.074 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Link 3L: PRE

Hydrograph



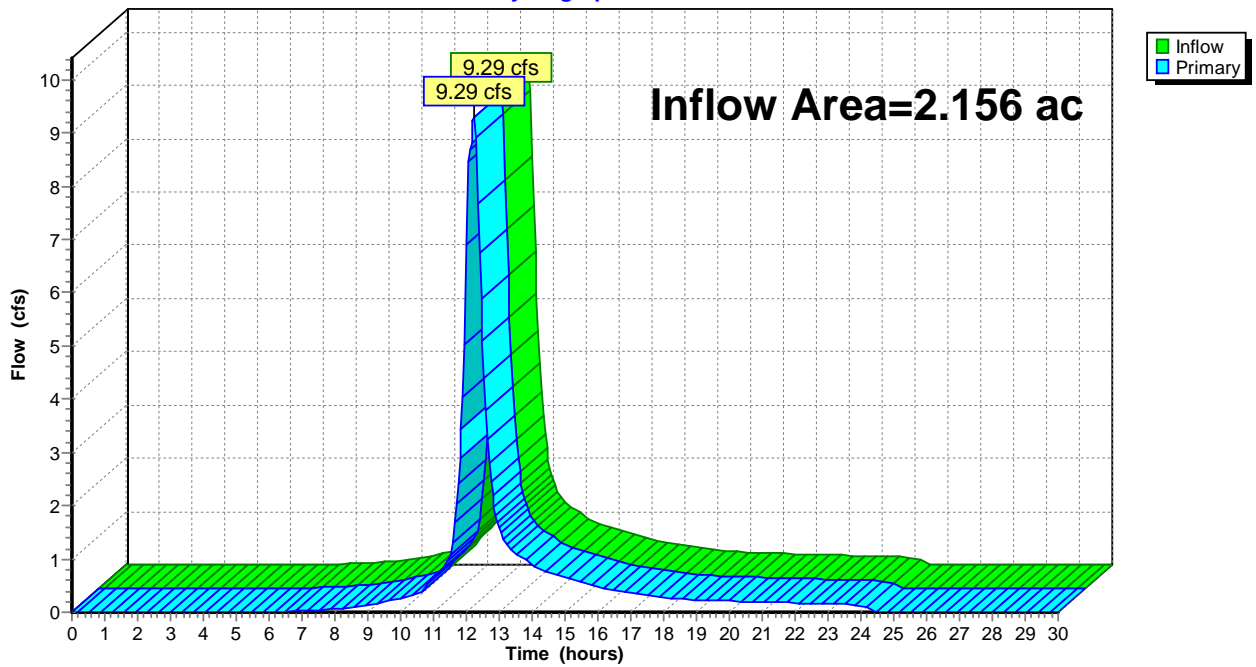
Summary for Link 7L: POST

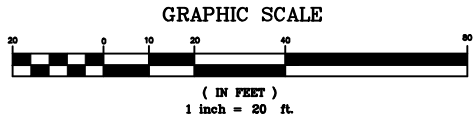
Inflow Area = 2.156 ac, 22.39% Impervious, Inflow Depth = 5.64" for 100-yr event
Inflow = 9.29 cfs @ 12.22 hrs, Volume= 1.012 af
Primary = 9.29 cfs @ 12.22 hrs, Volume= 1.012 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Link 7L: POST

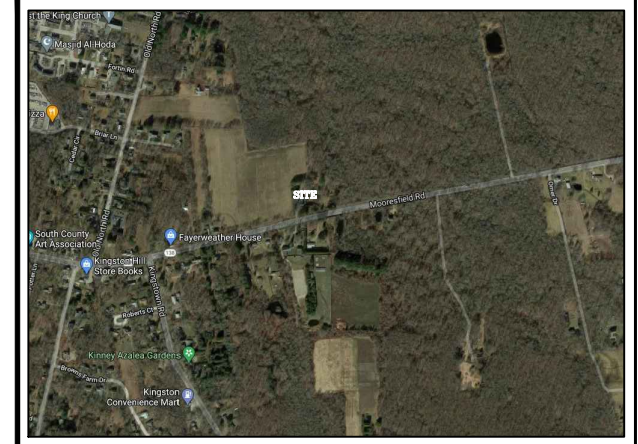
Hydrograph





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 (D)
- DRAINLINE ———— D ————
- WATERLINE ———— W ————
- SEWER MANHOLE (S)
- SEWERLINE ———— S ————
- GAS LINE ———— G ————
- TREE (Tree symbol)
- EX. WELL (Well symbol)
- EX. TREELINE (Dashed line)
- EX. RETAINING WALL (Wavy line)



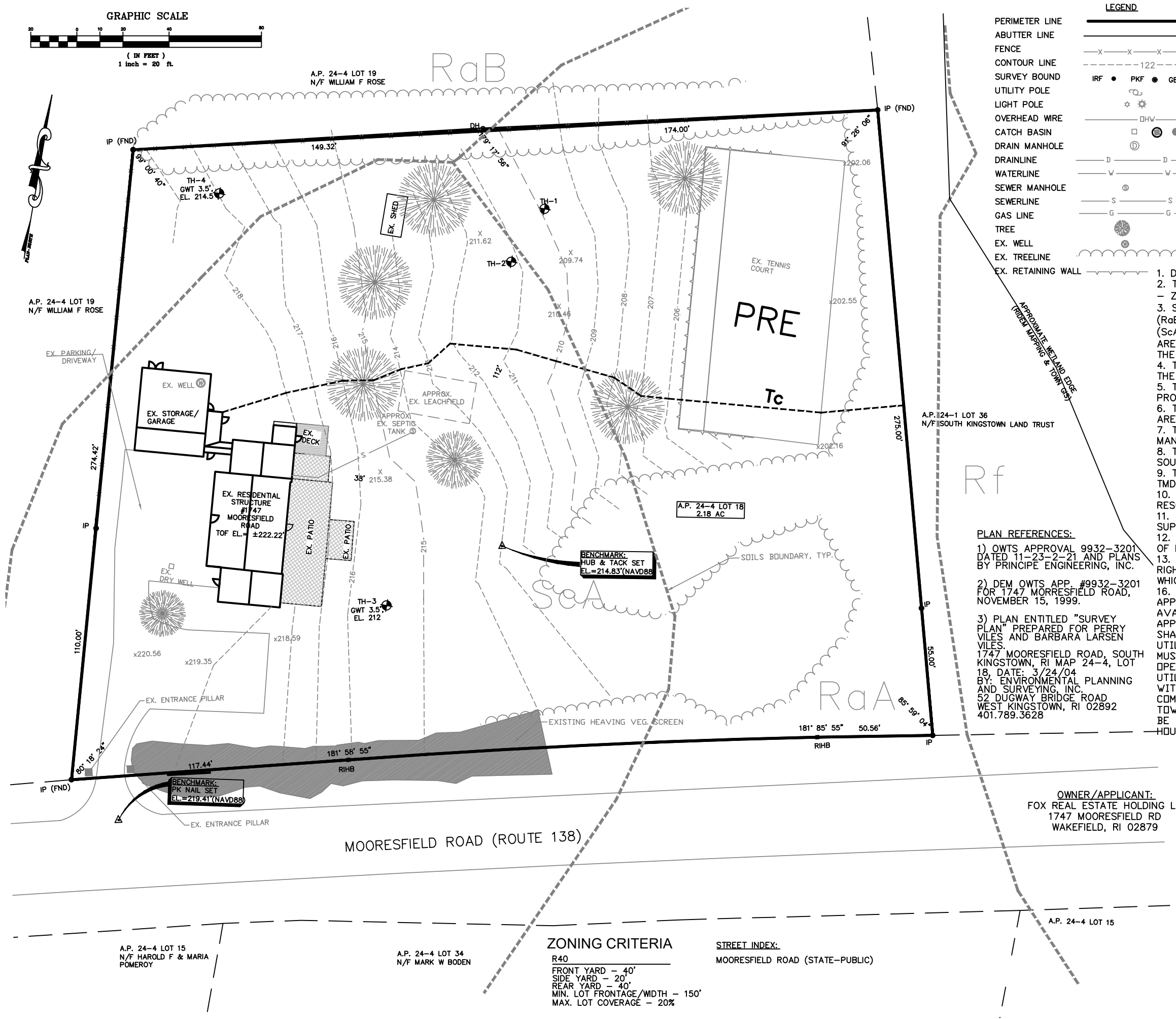
SITE LOCUS
NOT TO SCALE

GENERAL NOTES:

1. DEED REFERENCE: BK 1759, PAGE 156.
2. THIS PROPERTY FALLS WITHIN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X AS MAPPED BY FIRM #44009C0185J DATED 4/3/2020.
3. 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.
4. THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
5. THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PROPERTY.
6. THE SUBJECT PARCEL IS LOCATED WITHIN A NATURAL HERITAGE AREA AS DEFINED BY RIDEM.
7. THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OF THE RI CRMC.
8. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
9. THE SUBJECT PARCEL IS LOCATED WITHIN THE SAUGATUCKET RIVER TMDL.
10. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
11. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
12. THE DEVELOPMENT PARCEL IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
13. 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.
16. 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.

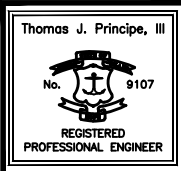
PLAN REFERENCES:

- 1) OWTS APPROVAL 9932-3201 DATED 11-23-2-21 AND PLANS BY PRINCIPE ENGINEERING, INC.
- 2) DEM OWTS 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



PRE-WATERSHED 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: 1 OF 2
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 4/28/22	CHECKED BY: JAR
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

A.P. 24-4 LOT 18
2.18 AC

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

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

EX. RESIDENTIAL STRUCTURE #1747
MOORESFIELD ROAD
TOF EL. ±222.22'

BENCHMARK:
PK NAIL SET
EL. = 219.41' (NAVD88)

BENCHMARK:
HUB & TACK SET
EL. = 214.83' (NAVD88)

TH-4
GWT 3.5'
EL. 214.5'

TH-2
GWT 3.5'
EL. 211.62'

TH-3
GWT 3.5'
EL. 212'

APPROX. EX. SEPTIC TANK

APPROX. EX. LEACHFIELD

EX. TENNIS COURT

EX. STORAGE/GARAGE

EX. WELL

EX. PATIO

EX. PATIO

EX. DECK

EX. ENTRANCE PILLAR

EX. DRY WELL

EX. ENTRANCE PILLAR

EX. ENTRANCE PILLAR

EX. ENTRANCE PILLAR

EX. ENTRANCE PILLAR

EX. ENTRANCE PILLAR

EX. ENTRANCE PILLAR

EX. ENTRANCE PILLAR

EX. ENTRANCE PILLAR

EX. ENTRANCE PILLAR

EX. ENTRANCE PILLAR

EX. ENTRANCE PILLAR

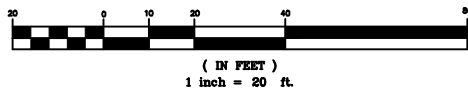
EX. ENTRANCE PILLAR

EX. ENTRANCE PILLAR

EX. ENTRANCE PILLAR

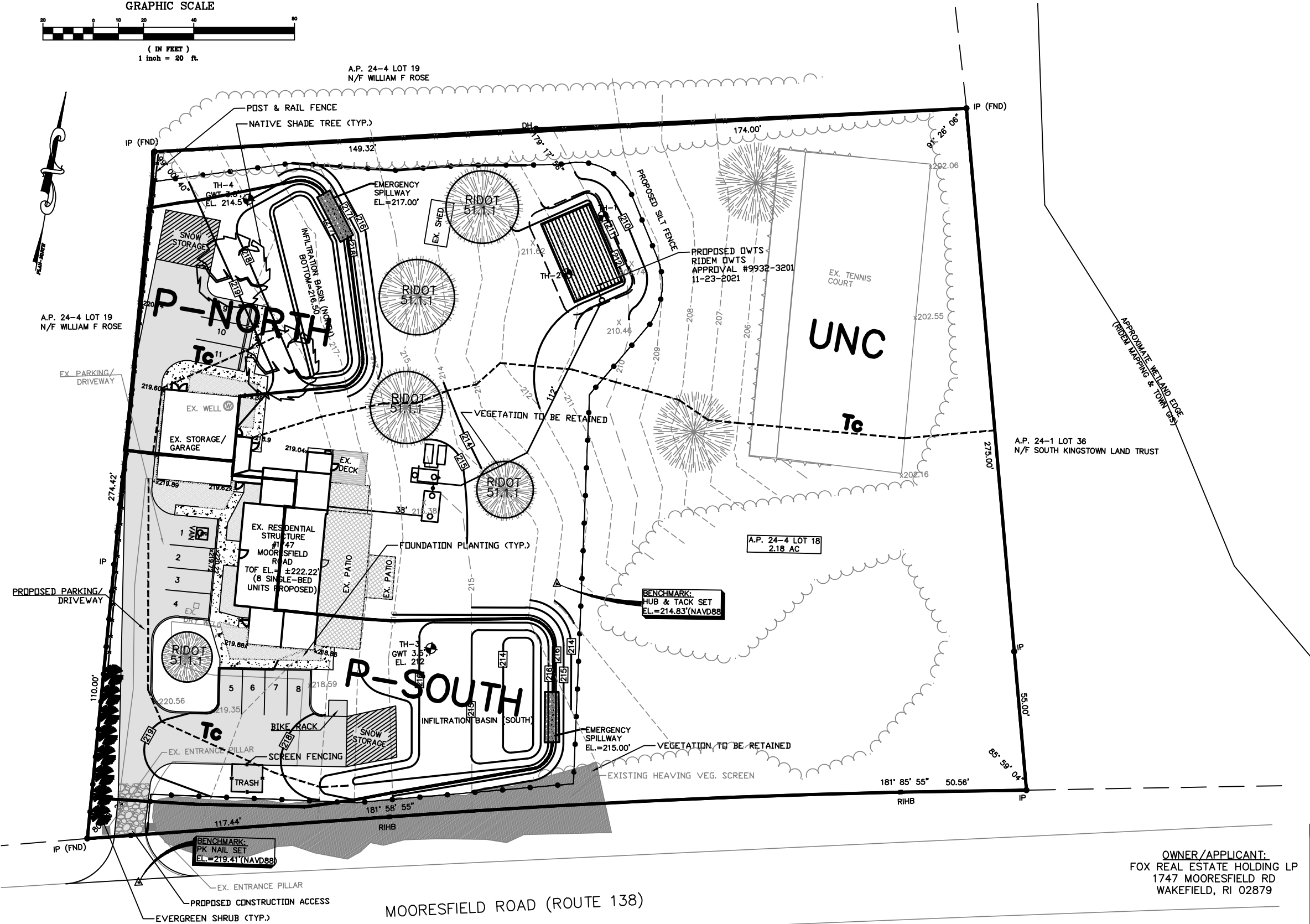
EX. ENTRANCE PILLAR

GRAPHIC SCALE



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) OWTS APPROVAL 9932-3201 DATED 11-23-21 AND PLANS BY PRINCIPE ENGINEERING, INC.
 - 2) DEM OWTS 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

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

POST WATERSHED PLAN

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

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

REVISIONS

No.	DATE	DRWN	CHKD
1.	5/20/2022	KAB	JAR

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 2
 DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: JAR
 DATE: 4/28/22 PROJECT NO.: LD-2020-20

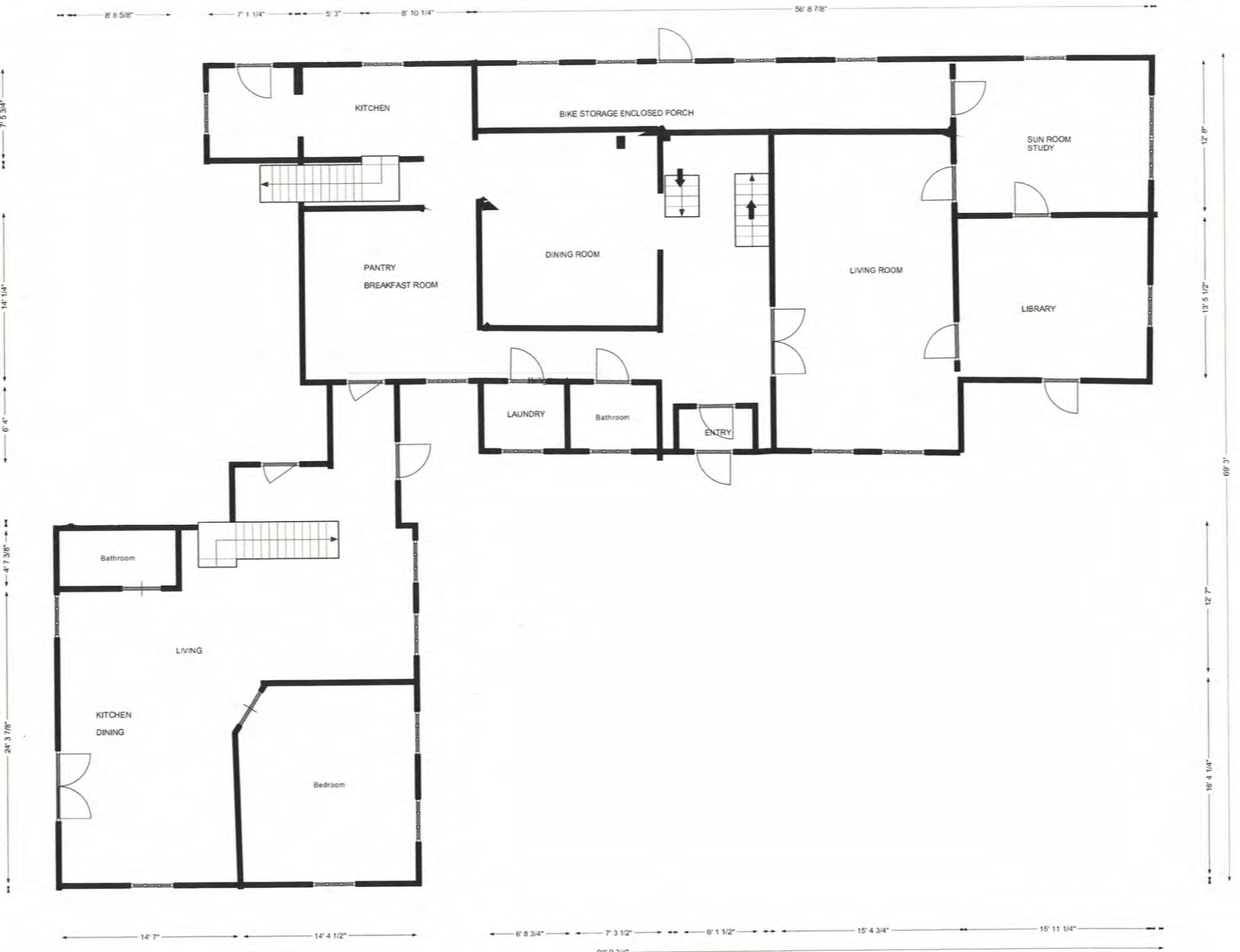
A.P. 24-4 LOT 15
 N/F HAROLD F & MARIA POMEROY

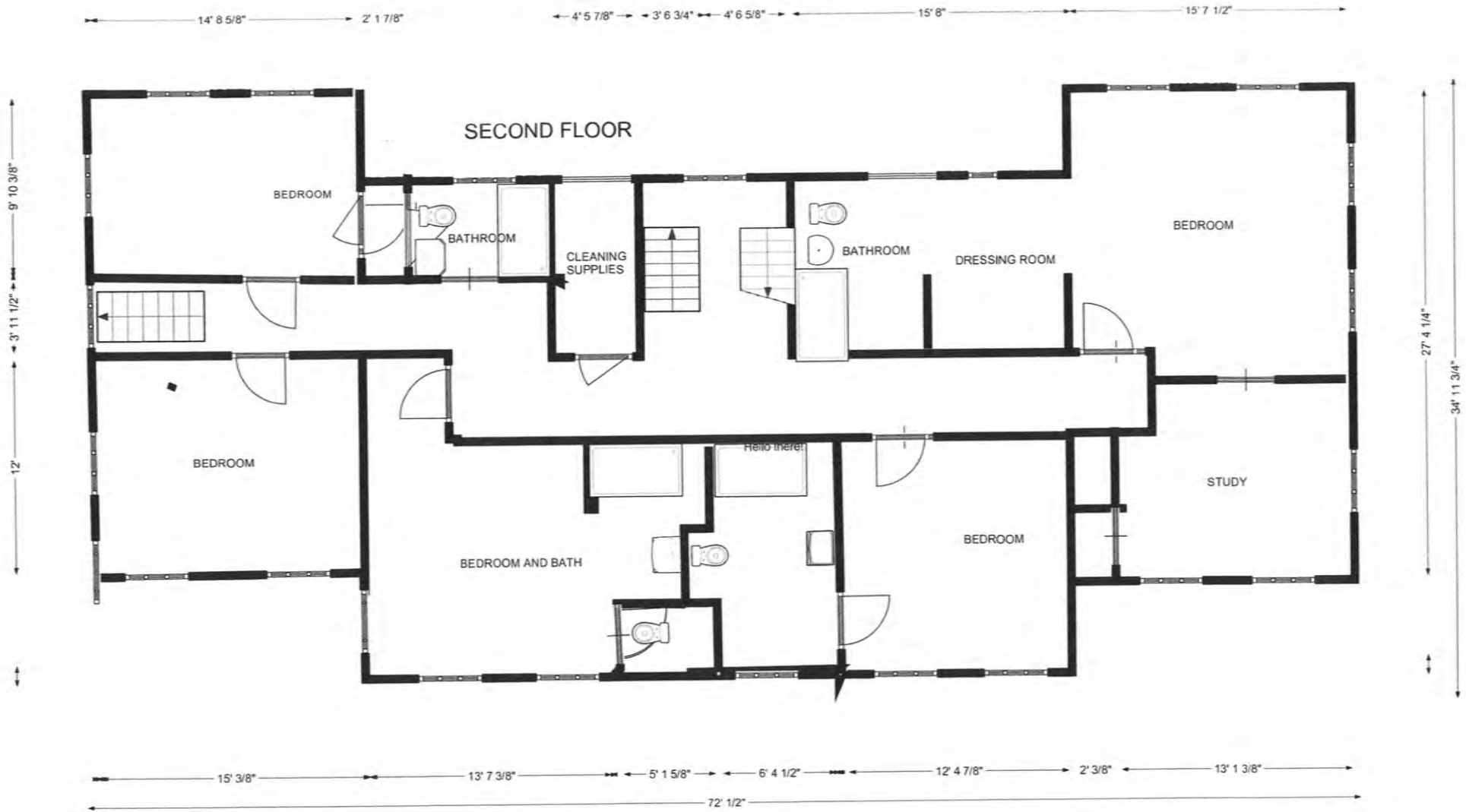
A.P. 24-4 LOT 34
 N/F MARK W BODEN

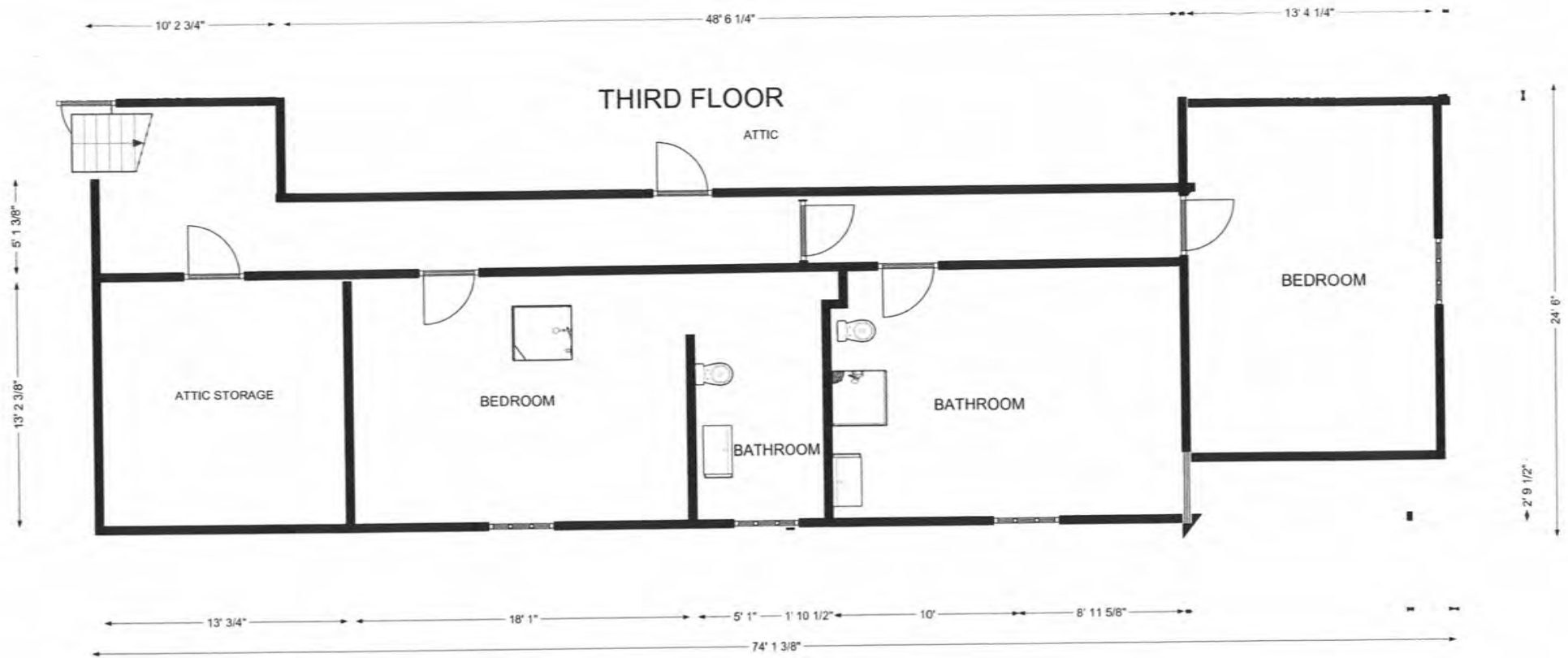
ZONING CRITERIA
 R40
 FRONT YARD - 40'
 SIDE YARD - 20'
 REAR YARD - 40'
 MIN. LOT FRONTAGE/WIDTH - 150'
 MAX. LOT COVERAGE - 20%

STREET INDEX:
 MOORESFIELD ROAD (STATE-PUBLIC)

A.P. 24-4 LOT 15







1747 Mooresfield Academic Draft Lease Notes:

Tenants prohibited from disruptive activity or nuisances to the community at large.

No smoking allowed. Tenants prohibited from allowing the misuse of alcohol. Possession/use/sale of illegal narcotics etc. prohibited.

Pets not allowed. Candles/open flames not allowed. No use of incense or odor-causing items.

Tenants are not allowed to use space heaters.

No unauthorized use of mailing address for non-tenants.

Guest stays limited to 4 nights.

No use of amplified or percussive instruments on the premises.

Bicycle & equipment storage allowed in provided areas only.

Tenants must provide notification before parties. Such gatherings must not create a disturbance and are subject to several other provisions designed to protect the community and the building occupants.

Tenants are required to deposit trash in the proper receptacles and to park in the specified areas.

Hazing by any club, group, organization or individual is strictly forbidden.

Lease Execution Date:	12 / 02 / 2023
Leased Property Address Number:	1747
Leased Property Street Address:	Mooresfield Rd. Kingston, RI 02879
Tenant Full Name:	First Lastname
Tenant Home Address:	11 Main Street, Anytown, USA
Tenant Phone Number:	401 555-1212
Tenant Email:	email@example.com
Tenant Academic Year:	2022

Guarantor Name:	First Lastname
Guarantor Street Address:	11 Main Street
Guarantor City, State, Zip:	Anytown USA 55555
Guarantor Phone Number:	401 555-1212
Guarantor Email:	email@example.com
Guarantor Relationship to Tenant:	Parent

STAFF USE ONLY: To be signed by Landlord/Owner, James Fox if a guaranty is waived under this Lease:

James Fox, FREH, LLC	Signature:
----------------------	------------

The following "General Terms" apply to this Lease Agreement:

By initialing, I hereby acknowledge and agree to lease premises and remain obligated to the General Terms of this Lease Agreement as indicated below through full payment of rent and fees due AND the last day of tenancy at which time possession is returned to Fox Real Estate Holding, LLC: (Tenant Initials: _____) (Guarantor Initials: _____)

Start Term: 9 _____, 6 _____ 2022 at 9:00 a.m.

Ending Date of Term: 5 _____, 15 _____ 2023 at 6:00 pm*

*Tenants in "GOOD STANDING" that **will be graduating** from URI in May of this agreement term, will be allowed to remain on premises until the official date of graduation occurring in **MAY** for URI students of the year of this lease at 6:00 pm ET. "Good Standing" is defined as having no violations and not being in default of *any* Terms of this agreement and/or any behavior or incidences that results in adverse action, and at the discretion of the Landlord.

The "Total Rent" for per Individual in Shared Residence: \$ \$000000

REFUNDABLE SECURITY DEPOSIT DUE UPON SIGNING OF THIS LEASE AGREEMENT:

All Payments are due and payable in the amounts indicated on or before the dates as set forth below.

Please Select and Initial the desired Periodic Installment Payment Schedule (Please only choose one):

- One Payment of \$ _____ Due **by** August 5*
- Two Payments of \$ _____ Due **by** August 5 and December 5*
- Three Payments of \$ _____ Due **by** August 5, December 5 and February 15*
- Four Payments of \$ _____ Due **by** August 5, October 15*, December 5, and February 15

The payment schedules indicated above are based on the appropriate and respective years of this particular lease, as it is outlined above all August-December dates are of year **2022 and January-February are the year of **2023**.*

Financial Aid Tenants Only:

- Two Payments of \$ _____ each due on or before October 15* and February 15*

The payment schedules indicated above are based on the appropriate and respective years of this particular lease, as it is outlined above all August-December dates are of year **2022 and January-February are the year of **2023**.*

Tenants must submit verification from URI Enrollment Services of anticipated financial award.

At the sole discretion of Landlord/Owner, requests for alternative payment arrangements may be permitted with prior notice of such request.

Tenant agrees to the periodic payment schedule selected and as indicated above: Tenant Initials: _____ Guarantor Initials: _____

"Total Rent" shall be **in addition** to other amounts payable by Tenant and/or Guarantor under this Lease Agreement.

THIS LEASE AGREEMENT is made and entered into on the "Lease Execution Date" as set forth above by and between Fox Real Estate Holding, LLC ("Landlord"), and the above-named Tenant (known as "Tenant" within this agreement), and the obligations of Tenant are guaranteed by the above-named "Guarantor(s)". For and in consideration of the Total Rent to be paid and the Premises to be let and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **Premises.** During the Term, Landlord does hereby lease unto Tenant and Tenant hereby leases from Landlord within a SHARED RESIDENCE ("Shared Residence") in a single family dwelling in the community known as Fox Real Estate Holding, LLC (the "Community") with such specifications as are set out above in the General Terms. The term "Premises" refers to the shared residence, together with the private bedroom and the common areas of the unit (including a living area, kitchen area, utility area, and hallways). The Premises will be a specific Unit within the Community, but the Landlord reserves the right to re-assign Tenant with notice in order to accommodate, to the extent possible, the interests and personal preferences of Tenant, other tenants, and the interests of Landlord. The rights granted to Tenant hereunder include the right (shared with other tenants of the shared residence within the Unit) to use common areas of the Unit, as well as a non-exclusive license shared with other tenants of the Community in the Common Areas of the Community as set forth in Section 2 below. The Term "Property" refers to the Premises, the Community and the real property on which the Community and all associated areas thereof are located.
2. **Common Areas of the Community.** "Common Areas of the Community" shall refer to (i) all driveways, walkways, hallways, landscaped areas, and other common areas of the Property. During the Term (as previously defined), Landlord hereby grants Tenant a non-exclusive license to use the Common Areas of the Community, such usage to be in common with the usage by

(Tenant Initials: FL) (Guarantor Initials: _____) 1

Landlord, Tenant, and other tenants in the Community and their respective guests and invitees. Landlord may impose such restrictions on the use of the Common Areas by Tenant and Tenant's agents, guests and invitees as Landlord deems appropriate in its sole discretion. Landlord shall be entitled to control entry to or upon the Common Areas of the Community by Tenant, Tenant's agents, guests or invitees, furniture movers, delivery men, solicitors, salesmen, or other third parties, and may revoke or limit the license herein granted to Tenant to use some or all of the Common Areas of the Community upon due cause as determined by Landlord in its sole discretion. Landlord shall have the unrestricted right to increase, reduce, eliminate, relocate or change the site, dimensions, design, or location of the Common Areas of the Community or any other improvement of the Property from time to time in any manner whatsoever as Landlord shall deem appropriate. Tenant may use the Common Areas of the Community in a prudent, non-offensive, and non-dangerous manner and in compliance with the Rules and Regulations imposed by the Landlord.

3. **Term.** The term of this Lease Agreement ("Term") is set forth in the General Terms above, unless sooner terminated as hereinafter provided. This Lease Agreement continues regardless of whether Tenant is transferred, ceases to be enrolled, or for any other reason Tenant is unable to continue occupancy of the Premises, and Tenant's (and Guarantor's) obligation to pay Total Rent and perform all other obligations in this Lease Agreement continue until the Term ends and Landlord has been paid all sums due to it.

The Term shall end at 6:00 p.m. of the last day of the Term; however, provided that Tenant is not then in default and continues to be, in Landlord's sole discretion, a suitable tenant in good standing for the Community, Tenant shall have the right to enter into a new Lease Agreement for the following academic year by providing written notice to Landlord in such form as Landlord shall require on or before the Renewal Option Deadline set out in the General Terms above. In the event that Tenant exercises the option to renew, the terms and conditions of the new Lease Agreement will be similar to the terms and conditions of this Lease Agreement, provided that the rentals and other charges payable to Landlord shall be adjusted at the sole discretion of the Landlord. No renewal shall be effective until a new Lease Agreement is executed by Landlord and Tenant. In the event that Landlord in its sole discretion determines Tenant not to be a suitable tenant for a renewal Term, Landlord shall give Tenant notice thereof within thirty (30) days after the Renewal Option Deadline or at any time before the end of Term of this Lease Agreement in which Tenant is in default of this Lease Agreement, and upon such notice, Tenant's right of renewal hereunder shall be rescinded and/or terminated. Tenant understands that a renewal shall not entitle Tenant, or its successors or assigns, the right to have the shared residence or unit refurbished prior to the beginning of the new Lease Agreement Term. Tenant must promptly vacate the Premises at the end of the Term and remove all of Tenant's personal property therefrom and must not remain in possession after the end of the Term, whether the Term ends due to lapse of time or otherwise. At the expiration or termination of the Term, Landlord shall have the right to take such actions in accordance with Applicable Law (as defined in Section 32 hereof) as Landlord determines to be appropriate to regain possession of the Premises.

4. **Rental.** Tenant shall pay to the Landlord the Total Rent set forth in General Terms above by making the Periodic Installment Payments set out in the General Terms above. The Periodic Installment Payments shall be payable by Tenant to Landlord in advance without demand, abatement, or set-off, payable to and by mail to **Fox Real Estate Holding, LLC**, Wakefield RI 02879. All other sums due from Tenant to Landlord under this Lease Agreement or under any other written agreement between Landlord and Tenant related to Tenant's occupancy at the Community will be considered additional rent hereunder, and any payments made by Tenant to Landlord pursuant to this Lease Agreement, in Landlord's discretion, may be applied to any outstanding or delinquent additional rent or other sums due hereunder or under any other written agreement between Landlord and Tenant before being applied to delinquent Periodic Installment Payments hereunder. Payment of any sums due from Tenant to Landlord under this Lease Agreement, including without limitation, Periodic Installment Payments and additional rent, shall be made by check, cashier's check, money order or other traceable or negotiable instrument. Landlord, from time to time, in Landlord's sole discretion, may accept or require individual or recurring automated payments by credit card, debit card or ACH transfer. Payments by credit or debit will incur an additional 3% service charge per payment. Tenant agrees to furnish to Landlord such information and authorization as requested by Landlord to facilitate such payments and to maintain such available credit or funds as necessary to timely fund such payments. Landlord shall not be obligated to accept cash payments.

Tenant acknowledges that the Total Rent is due even though the Term does not encompass a full 365 days, unless the Term is extended as set forth in Section 3 above. Tenant further acknowledges that the Periodic Installment Payments are intended as installment payments of the Total Rent and are apportioned into installments for the benefit of the Tenant, and, further, that payment of any Periodic Installment Payments does not entitle Tenant to possession of the Premises for any period of time not included in the Term.

If Tenant holds over and fails to move out on or before the date and time required under this Lease Agreement, then, without limiting Landlord's remedies under Applicable Law and this Lease Agreement, Landlord may elect to consider Tenant a "Holdover Tenant" and Tenant agrees, in such instance, that the rent due during the holdover period shall be thirty-five (\$35.00) dollars per day until occupancy is re-delivered to Landlord. Landlord's acceptance of rent or other amounts owed by Tenant during such holdover period shall not constitute a waiver of Landlord's right to terminate Tenant's possession under this Lease Agreement without advance notice. In addition to any rents due during the holdover tenancy, Tenant shall and does hereby indemnify and defend Landlord for any damages or liabilities incurred due to such holdover (including consequential damages for Landlord's inability to lease or deliver the Premises to another tenant), and, at Landlord's option, Landlord may extend the Term for an additional one month by delivering written notice to Tenant while Tenant is still holding over. Holdover rents shall be immediately due on a daily basis in advance to the Landlord. Nothing contained herein shall be construed as Landlord's consent to a holdover tenancy.

5. **Late Fees; Returned Checks.** If any Periodic Installment Payment or other amounts due under this Lease Agreement or under any other written agreement between Landlord and Tenant related to Tenant's occupancy at the Community are not paid by the due date, Tenant shall pay a late fee which shall be \$100.00 when payment is received past the due date indicated in the periodic payment schedule above. With each instance, there will be an additional \$25 per day delinquency charge and after the 9th day of delinquency, the Landlord reserves the right to pursue collection of monies in compliance with Applicable Law.

There will be a **\$35 service charge** on all returned checks. Any late fees or service charges to be paid under this section shall be considered additional rent as and immediately become due. Landlord may pursue any remedies available to it under this Lease Agreement or Applicable Law to recover such charges in the same manner Landlord may exercise its remedies for failure to pay rent. If any check delivered to Landlord by Tenant is returned for insufficient funds, then Landlord may refuse payment by check thereafter and may require Tenant to make payment by cashier's check, wire transfer, or certified funds.

6. **Security Deposit.** Prior to occupying Premises, the Tenant is responsible for remitting \$ \$500 as a Security Deposit with the Landlord. This Security Deposit is security that the Tenant will comply with all the terms of this Lease Agreement. This Security Deposit may not be used to pay the last month's rent without the Landlord's prior written consent. If the Tenant breaks or otherwise violates this Lease Agreement prior to the end of the Term, the Landlord is entitled to retain all or part of this Security Deposit to cover unpaid rent and or/damage to the property. Upon Tenant's termination or vacation of the Premises, the Landlord will inspect and document the condition of the Tenant's Shared Residence. Within 20 days of the end of this Lease Agreement, if the Tenant has supplied the Landlord with a forwarding address, the Landlord will do one of two things.

1. If the Tenant has complied with all terms of this Lease Agreement and returns the Premises to the Landlord in the same good condition as when Tenant moved into the Shared Residence, including all keys, the Landlord will return the \$ \$500 Security Deposit.

Or

2. The Landlord will provide the Tenant with a written notice including an itemized list as to why the full Security Deposit amount is not being returned to the tenant and a check for any remaining Security Deposit owed to the Tenant after the allowed deductions have been made.

The Landlord may use as much of the Security Deposit as necessary to pay for damages resulting from the Tenant's move-in, occupancy or move-out and demand that the Tenant replace the amount of the Security Deposit used by the Landlord. If the Landlord sells the property, the Landlord will then be released of all liability to return the Security Deposit. The new property owner will take over full responsibility for holding and returning the Security Deposit as per Rhode Island General Laws § 34-18-19

7. **No Assignment or Sublease.** Tenant shall not sublease the Premises or otherwise assign this Lease Agreement without Landlord's prior written consent in which consent may be withheld or granted in the sole discretion of Landlord. Any such proposed transaction will be subject to the current Lease Agreement Terms.
8. **Inspection.** Within five (5) days of the initial date of occupancy or upon delivery of possession of the Premises to Tenant, Landlord (or a representative of Landlord) and Tenant shall jointly inventory the condition of the Premises and sign a statement (the "Room Condition Report") detailing such condition and any furnishings described in Section 9 below that are not in the shared residence or the dwelling at move-in. Tenant and Landlord then must sign the Room Condition Report, once it is mutually acceptable to the parties, and a copy will be given to Tenant.

9. Within fourteen (14) days prior to the date of the termination of occupancy, Landlord (or a representative of Landlord) and Tenant may jointly inspect the Premises and complete a Room Condition Report of any damage done to the Premises which is the basis for any liability of Tenant and the estimated dollar value of such damage. Landlord and Tenant must sign the Room Condition Report. If Tenant refuses to sign the Room Condition Report, Tenant must state specifically in writing the items on the Room Condition Report to which Tenant dissents and must sign such indicating a "Statement of Dissent". If Tenant fails to sign the Room Condition Report or include a Statement of Dissent on or before the date of the termination of occupancy, Tenant will be deemed to have approved the Room Condition Report. If Tenant terminates occupancy without notifying Landlord, Landlord may make a final inspection within a reasonable time after discovering the termination of occupancy.
9. **Acceptance of Premises.** Tenant acknowledges that Tenant has inspected the Premises and Tenant agrees that the Premises and any Common Areas used in connection with them are in a safe, fit, and habitable condition and, where applicable, that the electrical, plumbing, sanitary, heating, ventilating, air conditioning, furniture and other appliances furnished with the Premises are in good and proper working order, except as set forth in the Room Condition Report. Tenant also acknowledges that no representation as to the condition or state of repair of the Premises has been made.
10. **Use and Conduct.** Tenant may use and occupy the Premises for residential purposes only. Tenant must not allow or permit the Premises to be occupied or used as a residence by any person other than Tenant and the other persons to whom the shared living area has been assigned by Landlord. Tenant or any other person with the knowledge or consent of the Tenant may not conduct any commercial, unlawful or immoral enterprise on Premises or in the Community.

Tenant shall cooperate and shall not allow any disruptive behavior or conduct at the Community or any nuisance at the Community in any manner that disturbs neighbors or other adjacent property owners. Tenant or any other persons with the knowledge or consent of the Tenant may not engage in behavior that is imminently hazardous to the physical safety of other persons on the Premises or in the Community. Tenant may not have any handgun, firearm, or weapon of any type, or any explosive flammable or hazardous substance, or anything else of a dangerous nature within the Community.

Tenant may not allow the misuse of alcoholic beverages in violation of Applicable Law or the Community Rules and Regulations, or the possession, use, sale, or manufacture of illegal narcotics, marijuana, hypnotics, stimulants, hallucinogens, or other similar known harmful or habit-forming drugs and/or chemicals at the Property or at the Community by Tenant or Tenant's agents, guests, or invitees. With the exception of any substances as prescribed for Tenant and documented by a medical professional in accordance with Applicable Law. Tenant, and Tenant's agents, guests or invitees may not smoke within the Premises or any indoor portion of the Community.

In the event that, in the reasonable discretion of Landlord, Tenant shall engage in conduct that poses a risk of bodily harm, personal property or disruption to other tenants of the Community, their guests or invitees or to Landlord, its employees, guests or invitees, Landlord may declare Tenant in default hereunder, and Landlord may exercise its rights hereunder (including the right to evict the Tenant) without notice or cure, to the extent permitted by Applicable Law.

Tenant must at all times act in such a manner as not to cause risk of bodily harm to Tenant. In the event that, in the discretion of Landlord, Tenant shall engage in conduct that poses a risk of bodily harm to Tenant, Tenant agrees that Landlord, its agents and employees, may take action as Landlord shall deem to be necessary in its sole discretion to prevent harm to Tenant, including but not limited to contacting the parents or family of Tenant, school officials, or other persons, and making such disclosures as Landlord deems necessary or desirable to prevent harm to Tenant; provided nothing herein shall result in a duty on the part of Landlord to contact any person whatsoever or to otherwise prevent Tenant from causing bodily harm to Tenant. All parties hereto acknowledge that Landlord shall not stand in loco parentis with respect to Tenant and Landlord shall have no duties for the care and well-being of Tenant (such as duties to obtain or provide medical treatment or psychological counseling).

11. **Use and Cleanliness.** Tenant must comply with any and all obligations imposed upon Tenant by applicable building and housing codes and all other Applicable Law. Tenant must keep the Premises, including, but not limited to, all plumbing fixtures, facilities, appliances, and outdoor areas used by Tenant, agents, invitees, and guests as well as third parties in connection with the Premises and/or Community in a clean, safe, sanitary, and presentable condition and as required by Applicable Law; Dispose of all rubbish, garbage, and other waste in a clean and safe manner, including Tenant being responsible for re-disposal any garbage that subsequent to initial disposal is removed from garbage receptacle by any natural or unnatural force, and comply with all applicable ordinances concerning garbage collection, waste, and other refuse. Tenant and/or

Guarantor agrees to pay for all associated cleaning expenses of Premises beyond that attributed to normal wear and tear, including a **\$50 administrative fee** for removal of excess garbage from the Premises at the conclusion of the Term.

12. **Furnishings.** Landlord will furnish the shared residence with the following: bed, mattress, dresser, desk, chair, and blinds in each bedroom, and blinds in other areas of Premise at Landlord's discretion. Landlord will also furnish the common areas of the dwelling with the following: a washer and dryer, refrigerator, dishwasher, oven/range, table with four chairs, sofa, side chair, end table, coffee table or ottoman, living room lamps and selected kitchen housewares.
13. **Alterations.** Tenant shall not make any alterations, additions, or improvements in or to the Premises or paint or decorate (including the hanging of plants, pictures, mirrors, etc., from the ceilings or walls) the Premises without Landlord's prior written consent and then only in a workmanlike manner using materials and contractors approved by Landlord. All such work shall be done at Tenant's expense and at such times and in such manner as Landlord may approve. All alterations, additions, and improvements to the Premises, whether made by Landlord or Tenant, shall become the property of Landlord and shall remain upon and become a part of the Premises at the end of the tenancy hereby created.
14. **Utility and Maintenance Services.** At Landlord's expense, Landlord shall incur the costs associated with furnishing the Premises occupied by Tenant with water and sewer, electric, gas, basic cable, internet, garbage, and mowing of lawn areas and plowing of private roadway and driveways. Tenants of Shared Residence are responsible for snow removal from each Unit stairs and walkways. Climate control settings will be under authority of Landlord and maintained within compliance of applicable Rhode Island laws and regulations. Tenant may request any enhanced cable services, approval of requests is at the sole discretion of the Landlord and at the full expense of the Tenant for these services.
15. **Interruption in Utility Services.** Failure of Appliances. Neither Landlord nor any agent of Landlord shall be liable in any respect for damages to person or property resulting from the interruption of any utility service or the failure of or any defect in any equipment or appliance serving the Premises or the Community. None of the foregoing shall be construed as or constitute an eviction of Tenant, work an abatement of rent, or relieve Tenant from fulfillment of any covenant or agreement of this Lease Agreement except as provided by Applicable Law.
16. **Maintenance and Repairs.** Landlord will be responsible for all repairs and maintenance to the Premises and Community, with the exception of (i) any repairs necessitated by Tenant's intentional acts, negligence or misuse of the Premises or damage (other than ordinary wear and tear) caused by Tenant or its guests or invitees; (ii) the replacement from time to time, as needed, of batteries in the smoke detectors in the Premises which will be the responsibility of Tenant and (iii) the replacement from time to time, as needed, of light bulbs in the Premises with compact fluorescent light bulbs, which will be the responsibility of Tenant.

Tenant must promptly notify Landlord, or its agent, in writing, of any necessary repairs which need to be performed by Landlord which are necessary to maintain the Premises in tenantable condition or otherwise to comply with Landlord's obligations under this Lease Agreement. Failure by Tenant to notify Landlord of needed repair and/or maintenance that results in damage that would have been mitigated by prompt notification will be the responsibility of the Tenant. Landlord will, upon actual receipt of such notification, act with reasonable diligence in making such repairs, and this Lease Agreement will continue. Rent will not be abated prior to completion of the repairs. Landlord must be promptly reimbursed by Tenant for all costs and/or require Tenant to pay in advance for repairs or replacements necessitated by the intentional act, negligent act, or misuse of the Premises or Community or any items furnished by Landlord by Tenant or Tenant's agents, guests or invitees, prior to making such repairs and such charges will be deemed additional rent hereunder. Landlord may temporarily interrupt utility services to the Premises to avoid damage to any portion of the Property or to perform maintenance to any portion of the Property. Tenant must keep the Premises and the items furnished by Landlord in good and clean condition.

In the event that Landlord determines, at any time during the Term, that Tenant is responsible for any repairs or damage to Tenant's Share Residence, Premises or the Community (other than ordinary wear and tear), then Landlord may make written demand on Tenant (and, at Landlord's discretion, Guarantor) for payment of the damages, and such payment will be due upon the due date of the next month's Periodic Installment Payment, or if this Lease Agreement has terminated, within thirty (30) days of receipt of Landlord's demand. In the event the Landlord is unable to confirm which tenant (or its guests or invitees) caused the damage, then Landlord may seek reimbursement from all of the tenants occupying the Shared Residence, including but not limited to Tenant, and all such tenants will be jointly and severally liable to Landlord for the cost of the repairs and replacements.

17. **Damage or Destruction of Premises.** Tenant must use in a proper and reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities, fixtures, furniture and appliances, if any, furnished as a part of the Premises. If, in the opinion of Landlord, the Premises or Community should become untenable during the Term hereof because of damage or destruction by fire or other casualty, Landlord shall have the right to terminate this Lease Agreement, or may move Tenant to similar accommodations within the Community. In the event of such damage or destruction to the Premises is without the fault of Tenant or Tenant's agents, guests, or invitees, Tenant's obligations to pay rent hereunder shall be abated only if Landlord terminates this Lease Agreement or does not furnish Tenant with similar accommodations within the Community except as otherwise provided by Applicable Law. If damage or destruction of the Premises or its furnishings is determined to be the fault of the Tenant or Tenant's agents, guests, or invitees, the Tenant and/or Guarantor agrees to pay for all repairs and damages (including replacement costs) beyond that attributed to normal wear and tear. The rights of Landlord set forth in this paragraph are subject to any rights of Tenant under Applicable Law.
18. **Right of Entry.** Tenant hereby agrees that Landlord, subject to the requirements of Applicable Law, can enter the Premises (a) by passkey/code or otherwise at all reasonable and necessary times for inspection, maintenance, housekeeping, property management, or for any other purpose reasonably connected with Landlord's interest in the Premises and to perform any work or other act necessary in such connection; (b) at any time in an emergency, without liability to Tenant; (c) at times scheduled with Tenant to show the Premises to prospective tenants, lenders, or purchasers; (d) if Tenant defaults under this Lease Agreement; and (e) if Tenant abandons the Premises. Without limiting any rights of Landlord provided in this Lease Agreement or pursuant to Applicable Law but subject to the requirements of Applicable Law, Tenant hereby agrees that Landlord shall have the right to inspect the Premises as deemed necessary but, no less than once every three (3) months during the Term to ensure Tenant's compliance with the terms of this Lease Agreement .
19. **Rules and Regulations.** Tenant, Tenant's agents, guests and invitees, must comply with and abide by all of Landlord's existing rules and regulations, as amended from time to time, and such future reasonable rules and regulations as Landlord may from time to time at its discretion adopt, governing the use and occupancy of the Premises, Community and Property used in connection therewith (the "Rules and Regulations"), subject to any advance notice or consent requirements that may be imposed by Applicable Law. The Rules and Regulations shall be deemed to be a part of this Lease Agreement and a violation of any of them shall constitute a default under this Lease Agreement giving to the Landlord all the rights and remedies herein provided. Violation of the Rules and Regulations may also subject Tenant to certain fines and other charges, each of which is considered as additional rent due under this Lease Agreement, and shall be due and payable on the 1st day of the next calendar month after the date of assessment. (In the event of any conflict between the provisions of this Lease Agreement and the Rules and Regulations, this Lease Agreement shall govern.) The current Rules and Regulations are attached to this Lease Agreement as an Addendum.
20. **Tenant's Duties upon Termination.** Upon any termination of the tenancy created hereby whether by Landlord or Tenant and whether for breach or otherwise, Tenant shall: (1) pay all utility bills due for services to the Premises for which Tenant is responsible; (2) vacate the Premises, removing therefrom all Tenant's personal property of whatever nature; (3) properly sweep and clean the Premises, including plumbing fixtures, refrigerators, stoves (including changing out drip pans), and sinks, removing therefrom all rubbish, trash, and refuse; (4) make any repairs required of Tenant pursuant to Section 18 above and perform such other acts as are necessary to return the Premises, and any appliances or fixtures furnished in connection therewith, to the same condition as when the Premises were delivered to Tenant, ordinary wear and tear excepted or conditions caused by failure of the Landlord to comply with its obligations under Applicable Law; (5) fasten and lock all doors and windows; (6) return to Landlord the keys to the Premises; (7) comply with the requirements regarding the Room Condition Report described in Section 9 above; (8) notify Landlord of the address where future notices may be delivered to Tenant; and (9) comply with all other checkout procedures required by Landlord.
21. **Abandonment.** Abandonment of the Premises shall constitute a default under this Lease Agreement. Tenant must not abandon or vacate the Premises during the Term. Landlord, in its sole discretion, shall have the right to determine when the Premises are abandoned. Tenant agrees abandonment of the Premises shall include, but is not limited to, any one of the following: the removal of personal property other than in the usual course of continuing occupancy; early move-out under any circumstance; the failure to pay Periodic Installment Payments or other charges; and failure to respond to any notices, phone calls, or correspondence from Landlord.

If Tenant abandons the Premises and Landlord does not terminate this Lease Agreement, Landlord shall use reasonable efforts to mitigate Tenant's damages by finding a new tenant not already leasing at the Community (provided, however, that Landlord shall have no obligation to put such a new tenant in the Premises prior to putting said tenant in another vacant room

in the Community). In addition, if Tenant finds a suitable new tenant not already leasing at the Community to move into the Premises, Landlord shall apply the rent paid by the new tenant against the rent and other charges otherwise due under this Lease Agreement. In no event will the Landlord be obligated to pay Tenant any excess credit amounts.

22. **Disposition of Personal Property.** Upon the surrender or abandonment of the Premises, or on termination of this Lease Agreement by lawful eviction or expiration of the Term, Landlord shall not be liable or responsible for storage or disposition of any personal property remaining on the Premises that belonged to Tenant or Tenant's guests. Any such personal property shall be deemed abandoned and title shall vest in Landlord and Landlord shall be entitled to dispose of any such personal property in any manner that it deems fit in accordance with Applicable Law. To the extent allowed by Applicable Law, Landlord shall have a lien for unpaid rent against Tenant's personal property in the Premises and may seize such personal property in accordance with the provisions of Applicable Law. Landlord shall be entitled to recover from Tenant the expenses incurred by Landlord in connection with handling, storing or otherwise disposing of Tenant's personal property.
23. **Default.** Time of rent payment is of the essence. In the event a Periodic Installment Payment or any other amount due from Tenant to Landlord is not received by Landlord on or before the due date, then, at the option of Landlord, such failure to pay on time shall constitute a default. If any rent or other sums due from Tenant to Landlord is unpaid when due, Landlord may provide Tenant with written notice of non-payment and Landlord's intention to terminate Tenant's rights under this Lease Agreement. If Tenant fails to pay the rent or other sum(s) within three (3) days of receipt of notice, then Tenant shall be in default and the Landlord may exercise its remedies under this Lease Agreement Agreement and under Applicable Law.

In the event Tenant shall fail to perform any other duty or condition of this Lease Agreement within fourteen (14) days after having received written notice from Landlord to do so (specifically excepting (i) when notice is given for non-payment of rent or use by Tenant of controlled substances, which shall require only three (3) days' written notice, then Tenant shall be in default and Landlord may exercise its remedies under this Lease Agreement and under Applicable Law. If Tenant is in default hereunder and Landlord exercises its right of eviction, this Lease Agreement is not terminated and will be terminated only upon the express release of Tenant by Landlord or the re-leasing of the Premises by Landlord. Otherwise, rent will be due for the full Term after eviction or abandonment.

24. **Landlord's Remedies.** If Tenant is in default under the terms of this Lease Agreement, Landlord shall have all remedies available under Applicable Law and in equity, including, without limitation, the right to terminate this Lease Agreement. If Tenant is in default hereunder, Landlord, subject to the requirements of Applicable Law, shall have the right to enter upon the Premises without terminating this Lease Agreement and to rent the Premises. Upon any re-entry pursuant to this section, Landlord may, but shall not be obligated to, without liability to anyone for trespass or conversion, remove any personal property located in or about the Premises as provided in the section entitled

Notwithstanding that Landlord has re-rented the Premises, Tenant shall be liable for the difference, if any, between the rental provided for herein for the remainder of the Term and rents actually received by Landlord upon re-letting the Premises in accordance with this section, and reasonable attorneys' fees to the extent provided by Applicable Law.

25. **No Waiver.** No failure by Landlord to exercise any rights hereunder to which Landlord may be entitled shall be deemed a waiver of Landlord's right to subsequently exercise the same. Tenant shall gain no rights nor become vested with any power to remain in default under the terms hereof by virtue of Landlord's failure to timely assert its rights. No surrender of the Premises by Tenant delivering the keys to the Premises shall operate to release Tenant of or from any obligations hereunder unless or until expressly agreed by Landlord in writing.
26. **Notice.** Notice to Tenant for non-payment of rent or other sums due from Tenant to Landlord shall be effective when hand delivered or mailed to Tenant or posted on an exterior door of the dwelling unit. In all other cases where written notice to Tenant is required, even if there is notice by posting, there shall also be a mailing of the notice by first class mail or hand delivery of the notice to Tenant. The date of posting shall be included in any notice posted, mailed, or hand delivered and shall constitute the effective date of notice. A posted notice shall be affixed to a door by taping all sides or placed in a fixture or receptacle designed for notices or mail. Where written notice to Tenant is not required by this Lease Agreement or by Applicable Law, Landlord may contact Tenant via text message or email at the cell phone number or email address provided by Tenant above (or any other cell phone number or email address which Tenant provides to Landlord in writing).

Where written notice to Landlord is required, it shall be mailed or otherwise delivered to the place of business of Landlord set forth on the first page of this Lease Agreement Agreement or at any other place designated by Landlord as the place for

receipt of the communication. When written notice is mailed out but returned as undeliverable, or where the last known address is the vacated dwelling unit, Landlord shall serve at least one additional notice if an alternative address has been provided to Landlord by Tenant.

28. **Severability.** The provisions hereof are independent covenants and should any provision or provisions contained in this Lease Agreement be declared by a court or other tribunal of competent jurisdiction to be void, unenforceable, or illegal, then such provision or provisions shall be severable and the remaining provisions hereof shall remain at Landlord's option in full force and effect.
29. **Easements, Restrictions and Rights of Way.** The Premises are demised subject to all easements, restrictions, reservations, encumbrances and rights of way legally affecting the Community.
30. **Binding Effect and Complete Terms.** The terms, covenants, conditions and agreements herein contained shall be binding upon and inure to the benefit of and shall be enforceable by Landlord and Tenant and by their respective heirs, legal representatives, successors and assigns. All negotiations and agreements of Landlord and Tenant are merged herein. No modification hereof or other purported agreement of the parties shall be enforceable unless the same is in writing and signed by Landlord and Tenant.
31. **Construction of Lease Agreement.** Landlord and Tenant hereby waive the application of any rule of law which otherwise might construe certain terms or provisions of this Lease Agreement more strictly against the party who prepared it.
32. **Applicable Law.** This Lease Agreement is entered into in the State of Rhode Island, and the rights and obligations of Landlord and Tenant hereunder are subject to all applicable local, state and Federal laws, statutes, regulations and ordinances, as amended and in effect from time to time ("Applicable Law"). If any provision of this Lease Agreement is held to be invalid or unenforceable under Applicable Law, then such provision shall be deemed to be amended so as to be in conformity with Applicable Law, and the validity and enforceability of the remaining provisions of this Lease Agreement shall not be affected thereby. In the event that subsequent to the execution of this Lease Agreement any state statute regulating or affecting any duty or obligation imposed upon Landlord is enacted, amended, or repealed, Landlord may, at its option, elect to perform in accordance with such statute, amendment, or act of repeal in lieu of complying with the analogous provision of this Lease Agreement or of the statutes in effect when this Lease Agreement was executed.
33. **Non-Liability of Landlord.** Landlord, its officers, agents, and employees, shall not be liable in any manner for any loss, injury, or damage to person or property caused by, or arising out of the acts or omissions of, Tenant, Tenant's agents, invitees, and guests, as well as third parties, arising out of the use or occupancy of the Community and/or Premises, including but not limited to, acts of theft, burglary, vandalism, assault, or other criminal activity committed in the Community and/or Premises provided by Landlord for the benefit of Tenant and other tenants at the Property. TENANT AGREES TO AND HEREBY DOES RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS LANDLORD, ITS OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, OBLIGATIONS, COSTS, LIABILITIES, DAMAGES, AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES TO THE EXTENT PERMITTED BY APPLICABLE LAW FOR INJURY, LOSS, OR DAMAGES TO PERSON OR PROPERTY, REGARDLESS OF CAUSE, ARISING OUT OF OR RESULTING FROM DAMAGE, INJURY, OR LOSS ALLEGED TO HAVE BEEN SUSTAINED BY, OR CAUSED BY, OR TO HAVE ARISEN FROM THE ACTS OR OMISSIONS OF, TENANT, TENANT'S AGENTS, INVITEES, AND GUESTS; WITHOUT IN ANY WAY LIMITING OR RESTRICTING THE GENERALITY OF THE ABOVE. Tenant assumes all risk of use of any Common Areas on the Premises and Property. Notwithstanding the foregoing, Tenant shall not indemnify Landlord for losses caused by or resulting from the sole negligence of Landlord or its agents or employees or for any liability of Landlord arising under Applicable Law.
34. **Attorney's Fees.** To the extent permitted by Applicable Law, Tenant hereby agrees that Tenant will reimburse Landlord or applicable agent for all associated costs, fees and expenses, including attorneys' fees and court costs, arising in connection with any default by Tenant, as well as any action by Landlord for enforcement of this Lease Agreement or eviction of Tenant or to collect on any claims or damages against Tenant.
35. **Rental Application.** In the event Tenant has submitted a Rental Application in connection with this Lease Agreement, Tenant acknowledges that Landlord has relied upon the Application as an inducement for entering into this Lease Agreement and Tenant warrants to Landlord that the facts stated in the Application are true to the best of Tenant's knowledge. If any facts stated in the Rental Application prove to be untrue, Landlord shall have the right to terminate the tenancy immediately and to

collect from Tenant any damages, including reasonable attorney's fees as provided herein to the extent permitted by Applicable Law, resulting therefrom.

36. **Tenant's Creditworthiness.** Parental or Sponsor Guaranties. Unless Landlord determines Tenant to be independently creditworthy according to the criteria established by Landlord in its discretion, before it accepts this Lease Agreement, Landlord may require a guarantee of Tenant's obligations signed by third parties deemed by Landlord to be creditworthy, such as Tenant's parents or other sponsor, in the form of the Guaranty of Lease Agreement attached to this Lease Agreement. Because Tenant is a student, and is thus presumably precluded from taking full-time work, it is presumed that Tenant is not creditworthy and this Lease Agreement shall not be binding on Landlord until signed by suitable guarantors or a guaranty is expressly waived by Landlord in the General Terms herein above.

If Tenant delivers a forged or otherwise false or invalid Guaranty, then Landlord may pursue civil or criminal penalties in addition to its other remedies.

37. **Subordination to Liens.** This Lease Agreement and Tenant's Lease Agreement hold interest are and will be subject, subordinate and inferior to (i) any lien or encumbrance now or hereafter placed on the Premises and/or Community by Landlord; (ii) all advances made under any such lien or encumbrance; (iii) the interest payable on any such lien or encumbrance; (iv) any and all renewals and extensions of any such lien or encumbrance; (v) any restrictive covenant; and (vi) the rights of any property owners' association affecting the Premise and or Community.

38. **Disclosure of Manager and Landlord's Agent.** Landlord is the owner of the Property, and Landlord's address is 361D Woodruff Ave, Wakefield, RI 02879.

39. **Pets.** Tenant must not permit, without Landlord's consent, any pet or animal, even temporarily, to be anywhere in the Premises or Community, except animals assisting disabled or handicapped persons in accordance with the American with Disabilities Act. Except as set forth in this section, if Tenant is found to have a pet in the Premises or in Community at any time, without the written consent of Landlord, then Tenant shall be in default and Landlord shall have the right to exercise its remedies under this Lease Agreement and under Applicable Law, including without limitation, the right to terminate this Lease Agreement. By initializing this page in the space provided below, Tenant agrees that it does not intend to, and shall not, have a pet at the unit at any time during the Term.

In the event of Tenant violation, an **\$100 administrative charge** will be assessed against the Tenant, and the Landlord, at its discretion, may declare the Tenant in default. In the event of a subsequent violation, a **\$200 administrative charge** will be assessed against Tenant and the Landlord will declare the Lease Agreement to be in default. Pets or animals must be removed from the premises immediately. Landlord may remove any unauthorized pet or animal if one day's written notice of intent to remove the pet or animal is left in a conspicuous place in the unit. Landlord may turn the pet or animal over to a humane society or local authority without liability to Tenant, or to any guest or invitee of Tenant.

40. **Tenant's Insurance.** Tenant assumes all risk of loss or damage to Tenant's property within the Property which may be caused by water leakage, fire, windstorm, explosion, acts of God or other cause, or by the act or omission of any other tenant at the Property, its guests and invitees. Tenant shall be responsible for insurance of all of Tenant's and Landlord's personal property located or stored upon the Premises against the risks of damage, destruction, or loss resulting from theft, fire, storm, and all other hazards and casualties. Tenant shall be responsible for insurance of all of the Landlord's personal property located or stored upon the Premises against the risks of damage, destruction or loss resulting from the actions of Tenant. LANDLORD REQUIRES THAT TENANT SECURE TENANT'S OWN INSURANCE TO PROTECT AGAINST ALL OF THE ABOVE OCCURRENCES. Tenant acknowledges that Landlord does not have insurance coverage on the personal possessions of Tenant whether located in the shared residence, unit, or in the Community, and agrees that it will obtain insurance to cover said personal possessions and Landlord's personal property located or stored upon the Premises. Regardless of whether Tenant secures such insurance, Landlord and its agents shall not be liable for any damage to, or destruction or loss of, any of Tenant's personal property located or stored upon the Premises regardless of the cause or causes of such damage, destruction, or loss and even if such damage, destruction or loss is caused by Landlord, its employees or agents. Incorporated into this Lease Agreement Agreement and attached hereto is an addendum entitled "Personal Property Liability Lease Agreement Agreement Addendum." TENANT AGREES TO RELEASE, INDEMNIFY AND DEFEND LANDLORD AND LANDLORD'S AGENTS FROM AND AGAINST LIABILITY FOR INJURY TO THE PERSON OF TENANT, TENANT'S

AGENTS, GUESTS OR INVITEES, OR TO ANY MEMBERS OF TENANT'S HOUSEHOLD RESULTING FROM ANY CAUSE WHATSOEVER, EXCEPT ONLY SUCH PERSONAL INJURY CAUSED SOLELY BY THE NEGLIGENT OR INTENTIONAL ACTS OF LANDLORD OR ITS AGENTS OR EMPLOYEES. (Tenant Initials: FL) (Guarantor Initials: _____)

41. **Construction Delays.** If the Premises are not Ready for Occupancy (as hereafter defined) by the beginning of the Term, Tenant's next Periodic Installment Payment will be reduced by an amount equal to the number of days in which Landlord's delivery of the Premises is delayed, multiplied by the Total Rent, and divided by the number of days in the Term. Rent will not be reduced if Tenant notifies Landlord in writing that Tenant, in lieu of the rent reduction described herein, accepts any offer by Landlord to provide suitable alternative housing on a temporary basis for Tenant at no additional cost to Tenant until such time as construction of the Premises is complete and the Premises are Ready for Occupancy. For purposes of this Section 41, "Ready for Occupancy" shall mean the Premises either (i) have been permitted for occupancy by the applicable governmental authority or (ii) are deemed ready for occupancy by Landlord in its sole discretion.

ACKNOWLEDGEMENT

TENANT HEREBY ACKNOWLEDGES THAT TENANT HAS READ THIS LEASE AGREEMENT, ANY RENTAL APPLICATION, AND THE RULES AND REGULATIONS GOVERNING THE COMMUNITY. TENANT UNDERSTANDS THAT THE RULES AND REGULATIONS MAY BE AMENDED FROM TIME TO TIME AND ARE FOR THE PURPOSE OF PROTECTING THE COMMUNITY AND THE SAFETY AND WELL-BEING OF ALL TENANTS OF THE COMMUNITY AND THEIR GUESTS AND INVITEES. TENANT AFFIRMS THAT TENANT WILL, IN ALL RESPECTS, COMPLY WITH THE TERMS AND CONDITIONS OF THIS LEASE AGREEMENT. TENANT ACKNOWLEDGES THAT THIS LEASE AGREEMENT IS A LEGAL DOCUMENT AND IS INTENDED TO BE ENFORCEABLE AGAINST TENANT AND ANY GUARANTOR IN ACCORDANCE WITH ITS TERMS AND CONDITIONS, AND THAT TENANT SHOULD SEEK COMPETENT LEGAL ADVICE IF ANY PORTION OF THIS LEASE AGREEMENT OR ANY RELATED DOCUMENT IS NOT CLEAR OR OTHERWISE UNDERSTOOD BY TENANT. NOTE: THE RULES AND REGULATIONS ATTACHED HERETO ARE INCORPORATED HEREIN BY REFERENCE AND SHOULD BE INITIALED BY TENANT AND GUARANTOR AT TIME OF SIGNING.

NOTICE OF INDEMNIFICATION

LANDLORD AND TENANT HEREBY ACKNOWLEDGE AND AGREE THAT THIS LEASE AGREEMENT CONTAINS CERTAIN INDEMNIFICATION OBLIGATIONS AND COVENANTS.

Tenant Name: <u>First Lastname</u>	Tenant Signature: <u>First Last</u>
Guarantor Name:	Guarantor Signature:
James Fox, Fox Real Estate Holding, LLC	Signature:

Date: 12 / 02 / 2021

Submission for Lease Renewal Request

The lease *renewal request* deadline date for this agreement, for the upcoming rental period, for the Tenant named within this agreement and this particular property is: -----

I UNDERSTAND THAT I MAY NOT MOVE IN UNTIL THE BEGINNING DATE OF THE LEASE TERM WITHOUT THE LANDLORD'S WRITTEN CONSENT. I MAY CONTACT LANDLORD PRIOR TO THE BEGINNING OF THE LEASE TERM FOR PERMISSION TO MOVE IN EARLY. I ACKNOWLEDGE THAT THIS REQUEST WILL BE REVIEWED AT THE LANDLORD'S DISCRETION AND THAT THE LANDLORD IS NOT OBLIGATED TO GRANT PERMISSION ALLOWING ME TO MOVE IN BEFORE THE BEGINNING OF THE LEASE TERM.

A submission for renewal request does NOT guarantee lease renewal, and it does not guarantee the same terms and conditions set within this agreement. New terms and conditions, including rent amount and schedule, may be set by the Landlord and a new agreement will be given to the Tenant for consideration and signature. Lease renewal requests will be considered from Tenants in "Good Standing".

(Tenant Initials: FL) (Guarantor Initials: _____) 10

GUARANTY OF LEASE AGREEMENT

IN CONSIDERATION OF, and to induce the execution and delivery of the aforesaid Lease Agreement, the undersigned (Guarantor(s)) jointly and severally and co-extensively with Tenant hereby unconditionally, absolutely and without limitation in time or amount, guarantee to the aforesaid Landlord the full and timely payment and performance of all rent and other covenants, terms and conditions of Tenant inuring to Landlord under said Lease Agreement, including any and all holdover periods or renewals or extensions thereof. Without limiting the foregoing, Guarantor expressly agrees that its guaranty obligations hereunder will apply to all obligations of Tenant under a ny renewal Lease Agreement that Tenant and Landlord enter into pursuant to Section 3 of the Lease Agreement, without any requirement that Guarantor execute a new guaranty agreement in connection therewith. The guaranty obligations described herein shall include the payment of Landlord's expenses, including but not limited to attorney's fees, incurred in enforcing this Guaranty.

This Guaranty shall be a continuing Guaranty, not affected or diminished by any indulgence or extension of time that may be granted by Landlord to Tenant or by any amendment or modification of the Lease Agreement, or by Tenant's discharge in bankruptcy or by any assignment or subletting of the Lease Agreement. The validity or enforceability of this Guaranty shall not be affected by the invalidity or unenforceability of the Lease Agreement, including any defense that Tenant lacks sufficient legal capacity to enter into the Lease Agreement.

Any notice or demand to Tenant concerning any default or the exercise of any remedy of Landlord shall ipso facto be notice to the undersigned. Landlord is not obligated, under the terms of this Guaranty, to seek or exhaust its remedies for default against Tenant before recovering hereunder from the undersigned, and neither the release of any guarantor or release of any security for Tenant's obligations under the Lease Agreement shall constitute a defense to Landlord's recovery hereunder as to any party not expressly released.

The undersigned acknowledges full knowledge of the terms and provisions of the Lease Agreement. This Guaranty shall be binding upon the heirs, personal representatives, and assigns of the undersigned, and inure to the benefit of Landlord's successors and assigns. Guarantor hereby irrevocably appoints Tenant as Guarantor's agent for service of process related to this Guaranty. Guarantor waives, to the extent permitted by law, the benefit of any statute of limitations affecting Guarantor's liability under this Guaranty. The Lease Agreement and this Guaranty shall be governed by and interpreted under the laws of the State of Rhode Island.

GUARANTOR ACKNOWLEDGES THAT BY SIGNING THIS GUARANTY, GUARANTOR IS AGREEING TO BE RESPONSIBLE FOR ALL PAYMENTS OF RENT AND OTHER OBLIGATIONS OF TENANT IN THE EVENT THAT TENANT DOES NOT MAKE SUCH PAYMENTS OR FULFILL SUCH OBLIGATIONS.

IN WITNESS WHEREOF, the Guarantor has caused this Guaranty to be signed, sealed and delivered on the day and year first written above.

Guarantor Name:	Guarantor Signature:
Guarantor Name:	Guarantor Signature:

Date:

RULES AND REGULATIONS

These Rules and Regulations are incorporated by reference into the Lease Agreement between Landlord and Tenant and are a part thereof. They are promulgated for the purpose of preserving the welfare, safety, and convenience of tenants of the Community, tenants' guests and invitees, and Landlord, for the purpose of making a fair distribution of services and facilities for all tenants, and for the purpose of preserving the property of the Community from abusive treatment.

1. Solicitation and/or canvassing of any kind, without the prior consent of the Landlord, will not be permitted in the Premises or about the Community. Tenants are requested to notify the Landlord of any such activity.
2. Tenant must not hang or erect anything on or about the interior or exterior of the unit, Premise or the Community, nor place nails, hooks, etc. on interior or exterior walls or ceilings of the unit or the Community except as provided in this section without the prior written consent of management. Tenants are encouraged to use good taste when decorating. Tenant must secure posters to walls using push pins or thumb tacks. Tenant must secure framed pictures and heavy wall hangings using proper picture hanging hooks that do not penetrate through the entire drywall boards. Tenant must keep all interior and exterior doors of the unit and the Community free of nails, stickers, or any other additions to the original surface. To avoid marring the facilities, Tenant must not place posters or flyers on exterior building walls, windows, or doors.
3. Tenant must use fire warning devices and safety equipment only in case of emergency. The sounding of a fire alarm should be taken seriously. In the event of an alarm, tenants are to vacate the Premises immediately. The Community staff will notify tenants when they are allowed to return to the Premises. The intentional sounding of an alarm outside of an emergency situation is a criminal offense and a material breach of the Lease Agreement. At Lease Agreement commencement Landlord will test the smoke detectors in the Premises for proper operation and working batteries.
4. Tenant must not store or use barbecue grills in or on any building, walkway, stairway or balcony. Landlord may dispose of any grills found at the Premises.
5. Tenant must not use any candles in the Premises.
6. The following items are prohibited in the Premises:
 - a. Decals and stickers (with the exception of security ID stickers).
 - b. Construction barriers, street signs, newspaper machines, etc.
 - c. Darts, dart boards, and liquid-filled furniture.
 - d. Dangerous substances and chemicals including, but not limited to, automobile batteries, gasoline, acids and other dangerous chemicals.
 - e. Firearms, fireworks, and dangerous weapons including, but not limited to, pistols, rifles, BB guns, paint pellet guns, nunchucks, switchblades, explosives, and dangerous chemicals.
 - f. Major appliances not provided by management (such as washers, dryers, dishwashers, etc.).
 - g. Aerials, masts, and other short wave radio transmitting equipment.
 - h. Live-cut Christmas trees.
 - i. Marine boats/vehicles, motorcycles, motor scooters, mopeds, or other internal combustion engines
 - j. other than in designated parking areas and with permission of Landlord.
 - k. Drug paraphernalia including, but not limited to, bongs, hash pipes, blow tubes, and water pipes.If prohibited items are observed in an unit, the items may be confiscated and such possession by Tenant will constitute a default by the Tenant and entitle Landlord to exercise its rights and remedies hereunder.
7. Some small appliances, such as radios, televisions, irons, and microwaves not exceeding 600 watts are permitted. Tenant must not use space heaters and other heating devices in the Premises.
8. Tenants will not have an individual mini fridge in bedrooms. Tenant will remit at move-in a **\$100 annual fee** to maintain an individual refrigerator in any room on Premises. If Landlord or agent discovers an individual mini fridge within the Premises without payment of the annual fee, a **\$125 fee** will be deducted from the Tenant Security Deposit.
9. Mailing addresses are for the exclusive use of tenants and allowing another person to utilize a Community mailing address is not allowed.

10. Landlord recognizes the right of Tenant to entertain friends and have guests. Tenant, members of Tenant's family, and Tenant's guests must at all times conduct themselves in an orderly manner, and must not engage in any loud or offensive behavior or otherwise disturb the comfort or quiet enjoyment of the other tenants or Community. At ANY time, assembly of more than twelve (12) people including all legal Tenants of that unit, are in violation of the rules and regulations and the Host Tenant is liable for any damages, cleaning of Property and is subject to immediate termination of this Lease Agreement. Tenants will be held responsible for the conduct of their visitors and guests. The privacy and right to normal use of the Premises by Tenant roommate(s) must be respected by Tenant when entertaining visitors and guests. Non-adherence to this policy may result in immediate eviction without refund. Additionally, in the event that the Police are contacted due to violation of this policy a **\$500 fine** per Tenant of Unit, will be due within 72 hours to Fox Real Estate Holding and the incident will be forwarded to the URI Dean of Students Office for evaluation for any possible violation of the URI Student Handbook. Any tenant that is in the Unit during such events, even if not the "host" and fails to inform Fox Real Estate Holding, LLC of the violation, will be considered a responsible party and required to pay any fine due. After two fines, eviction is mandatory.
11. It is understood that Tenant may have visitors or guests from time to time, but Tenant expressly understands that occupancy of the Premises is limited to Tenant and that guests must adhere to the rules and regulations and respect the rights of roommates. Any person occupying or otherwise staying in Tenant's room or shared residence as a guest for more than three (3) consecutive days shall be deemed a guest only if the prior written consent to such occupancy or stay is secured from Landlord, except that, under no circumstances, may such person's stay in the room exceed four (4) days. In recognition that the Premises are primarily for Tenant's occupancy relative to Tenant's enrollment at a college, university or other educational institution, Tenant may not request permission for a guest to stay in Tenant's room beyond two (2) consecutive days any more than four (4) times during the Lease Agreement Term. Tenant's failure to observe the above requirements will constitute a default by the Tenant and entitle the Landlord to exercise its rights and remedies hereunder.
12. Tenant must turn down the volume of all radios, televisions, stereo equipment, and any other appliances or items which generate noise or sound, to a level that does not annoy or interfere with the quiet enjoyment of the other tenants.
13. Tenant must not play any percussive or electronically amplified musical instruments in the Premises or at the Community unless a part of scheduled student. Tenant may play non-electronically amplified acoustic instruments in the Premises or at the Community at a level that does not annoy or interfere with the quiet enjoyment of the other tenants or the Community.
14. Tenant must not use incense or other odor producing items in or about the Premises. It is understood by Tenant that offensive noises and odors are expressly prohibited.
15. Tenant must not obstruct driveways, sidewalks, courts, halls, entry passages, stairs, or other public areas at any time. Tenant must park and store bicycles only in the areas provided for bicycle parking. Tenant must not chain bicycles to any exterior railings, trees, light poles, or any other structure. Landlord may remove bicycles from such areas, and a **\$25.00 removal fee** will be charged to the owner of the bicycle. Landlord will not be liable for damage or loss of any bicycles.
16. Tenant must not construct lofts, waterbeds, wall partitions, or any similar structure without the written consent of the Landlord, which consent may be withheld in the sole discretion of the Landlord.
17. Tenant must obtain the prior written consent of the Community management or staff before planning any party. Registered parties must be in compliance with #10 above. The Tenant that registers the party assumes all responsibilities and liabilities as the "Host Tenant". Host Tenant will be the main contact by the Landlord or Agent during the event. If unable to contact the Host Tenant, Landlord or Agent has the right to enter premises without notice and/or contact local law enforcement. In the event a party is not registered, regardless of size, local law enforcement may be contacted.
18. The decision to drink, and how much, is a personal one. Alcohol-related conduct which infringes upon the rights of others to a quiet, orderly living environment is not acceptable under any circumstances. Under no circumstances shall the consumption and/or supply of alcohol by/to any persons under the legal drinking age or any open containers of alcohol be permitted in the Community.
19. Tenant must not obstruct windows or doors. Tenant must not place foil or other similar materials over windows. Window screens must remain permanently in place to fulfill their purpose and to avoid loss. In the event that Tenant removes or damages the window screen, a charge of \$25.00 will be imposed for each offense, in addition to any cost incurred by Landlord

in repairing or replacing the window screen, and Tenant must make such payment within ten (10) days from date Tenant receives notice of the charge.

20. Tenant must place all trash and refuse in parking lot dumpsters provided by the Landlord and must not leave any trash or refuse in the Premises or in any of the common areas, hallways, or similar places in the Community. Tenants must deposit items to be recycled in the appropriately designated recycle receptacles when available. A \$25.00 service charge will be immediately due and payable by Tenant for any refuse which is left outside Tenant's unit, placed in litter receptacles, or left elsewhere on the property.
21. Parking is by permit only in specified areas. Possession of a parking permit does not guarantee the availability of a space. The permit is for Tenant to use a parking space at the Community, and may not be used by any person other than Tenant. Tenant must park in accordance with any Community parking rules established by the Landlord from time to time and communicated to Tenant. Failure to comply with such parking rules will result in the vehicle being ticketed or towed at the vehicle owner's expense. Landlord is not responsible for damage that may occur during towing. Tenant must not perform repairs or maintenance (including changing of oil or changing tires) on vehicles at the Community. Vehicles deemed inoperable or in disrepair by management may be removed at Tenant's cost if one day's written notice of intent to remove the vehicle is left in a conspicuous place on the vehicle. Landlord will not be responsible for injury or damage to Tenant's person or property as a result of use of motor vehicles by persons other than Landlord or its employees.
22. Speed limit for motor vehicles is not to exceed 5 MPH. Pedestrians have the right of way within the Community.
23. Tenant must not remove any furniture belonging to the Landlord from public areas or units. Removal of such furniture will be considered disorderly conduct or theft, and the person or persons responsible may be subject to charges for replacement, fines or other disciplinary actions.
24. Tenant must not alter, change or add locks to the Premises under any circumstances. Keys and Electronic Access Locks are the property of Landlord and must be returned to Landlord at the end of Tenant's occupancy. Tenant must not duplicate keys. Tenant must reimburse Landlord for Landlord's costs for replacing any damaged key or Electronic Access Locks, or, in Landlord's sole discretion, for re-keying the entire unit due to a lost key or compromised Electronic Lock PIN. Landlord may, from time to time and without prior notice, change locks on a unit for security purposes. Tenants will be instructed to exchange keys at the leasing office. In the event of any missing unit keys, the responsible Tenant must pay for the lock change of the entire unit.
25. Tenant must not participate in recreational or sporting games in any form in the building's or parking lots.
26. No storage for unwanted furniture is available. Tenants will be responsible for returning furniture belonging to the Landlord to its original position prior to checkout. Tenant must not remove from the Premises or the Community at any time furniture belonging to the Landlord.
27. The Community is a smoke free facility. Smoking is not allowed in any areas, including the shared residence and unit, unless otherwise designated by Landlord.
28. Babysitting is not allowed in the Community with the exception of the children of tenants in the Community. Tenant must not conduct any commercial or business activity within the unit units.
29. Hazing by any club, group, organization or individual is strictly forbidden. Tenant must not engage in any hazing activities. Hazing includes any act (i) that subjects a person to bodily damage or physical harm or the likelihood of bodily damage or physical harm, or (ii) that requires, encourages, authorizes or permits a person to be subjected to any activity that is degrading, or (iii) that constitutes hazing under Applicable Law.
30. Tenant must not maintain any video antennae or satellite dish in any Common Area of the Community, including but not limited to the roof or exterior walls of any unit.
31. Laundry facilities are for tenants' use only.

32. Tenant must not throw, drop, or suspend any object from windows and balconies in the Community. Tenants who throw, drop, or suspend any objects, including but not limited to Frisbees, balls, paper gliders, etc., may be subject to eviction.

EXCEPT AS TO ADMINISTRATIVE CHARGES SPECIFICALLY SET FORTH IN THESE RULES AND REGULATIONS, LANDLORD MAY IMPOSE AN ADMINISTRATIVE CHARGE OF NOT MORE THAN \$100 FOR ANY VIOLATION OF THESE RULES AND REGULATIONS. ANY VIOLATION OF THESE RULES AND REGULATIONS ALSO CONSTITUTES A DEFAULT UNDER THE LEASE AGREEMENT AND SHALL ENTITLE THE LANDLORD TO PURSUE ALL REMEDIES AVAILABLE TO LANDLORD PURSUANT TO SAID LEASE AGREEMENT OR AVAILABLE UNDER APPLICABLE LAW. LANDLORD'S DETERMINATION OF A VIOLATION SHALL BE FINAL. WITHOUT LIMITING THE FOREGOING, LANDLORD MAY, IN ITS SOLE DISCRETION, LIMIT OR REVOKE THE PRIVILEGES OF ANY TENANT TO MAKE USE OF ANY COMMON AREAS UPON TENANT'S VIOLATION OF ANY OF THESE RULES AND REGULATIONS.

TENANT ACKNOWLEDGES THAT TENANT HAS READ THESE RULES AND REGULATIONS PRIOR TO EXECUTING THE LEASE AGREEMENT AND TENANT AGREES TO ABIDE BY THESE RULES AND REGULATIONS DURING THE TERM OF THE LEASE AGREEMENT.

TENANT ALSO ACKNOWLEDGES THAT LANDLORD EXPRESSLY RESERVES THE RIGHT TO PROMULGATE ADDITIONAL RULES AND REGULATIONS APPLICABLE TO THE COMMUNITY AND TO AMEND OR MODIFY ANY RULE OR REGULATION CONTAINED HEREIN AS LANDLORD FROM TIME TO TIME DETERMINES TO BE APPROPRIATE SO LONG AS LANDLORD COMPLIES WITH ANY NOTICE OR CONSENT REQUIREMENT THAT MAY BE IMPOSED BY APPLICABLE LAW.

TENANT FURTHER ACKNOWLEDGES THAT THE RULES AND REGULATIONS ARE ESTABLISHED BY LANDLORD FOR THE GOVERNANCE OF TENANTS AND THEIR GUESTS WITH THE INTENT TO PRESERVE THE RIGHTS AND PRIVILEGES OFFERED BY THE COMMUNITY TO ITS TENANTS. ALTHOUGH LANDLORD RESERVES THE RIGHT TO ENFORCE ANY OF THE RULES AND REGULATIONS, LANDLORD WILL HAVE NO RESPONSIBILITY TO TENANT TO ENFORCE THE RULES AND REGULATIONS AS TO ANY TENANT, GUEST OR THIRD PARTY WHATSOEVER, AND TENANT HEREBY RELEASES LANDLORD OF AND FROM ANY LIABILITY FOR ANY ACT OR OMISSION BY LANDLORD IN ENFORCING OR FAILING TO ENFORCE ANY OF THESE RULES AND REGULATIONS.

Tenant Name: Jan west	Tenant Signature: <i>First Last</i>
Guarantor Name:	Guarantor Signature:

Date: 12 / 02 / 2021

**Personal Property Liability
Lease Addendum**

This Personal Property Lease Addendum (this "Addendum") is an addendum to your Lease Agreement. It is intended to be a part of the Lease Agreement between the Tenant and Landlord.

Landlord: Fox Real Estate Holding, LLC

Tenant Name:	First Lastname
Leased Property Address:	1747 Mooresfield Rd., Kingston RI

As provided in the Lease Agreement, Tenant is required to maintain personal property liability insurance during the full force and effect of the Term of the Lease Agreement and any subsequent renewal periods. It is required that the insurance is for damages to the Premises of Tenant and property owned by Landlord, with provisions covering, at a minimum, perils of fire, explosion, sewer backup, smoke and accidental water discharge, among other things.

Tenant agrees, at Tenant expense, to either:

- a. Purchase and insurance policy from an insurance agency of their choice in accordance with the terms and conditions of this Addendum
- b. Elect to contact Gates Insurance Agency to pursue an established or similar Renter's Insurance Policy

Tenant shall request request that the Landlord be:

- a. Named as an "additional insured" on Tenant's police; and
- b. Noted that Landlord be informed if the Tenant's policy is cancelled or terminated

In the event Tenant elects to obtain an established basic Renter's Insurance Policy, with Gates Insurance Agency, that will cover as required above, damage, theft, liability, etc. for Tenant (i.e. lightning strikes house and damages computer, a guest trips and falls, etc.), please contact:

Gates Insurance Agency
Attn: Aaron Gates
238 Robinson Street
Wakefield, RI 02879
(401) 789-3071

Limits of Liability: Personal Property: \$10,000; Loss of Use: \$3,000; Personal Liability: \$500,000; Medical Payments: \$5,000. Policy includes Personal Property Replacement at Cost with a Deductible of \$500.

Tenant agrees that failure to comply with any of the terms and conditions of this Addendum shall constitute a default under the Lease Agreement to the extent permitted by Applicable Law. In the event such default to the extent permitted by APplicable Law, Landlord shall have all rights and remedies available under the Lease Agreement.

Acknowledgement:

- I understand the Landlord is not a licensed insurance agent and is neither making an offer of insurance or selling insurance.

Please choose one:

- I will purchase my own insurance policy, assuming full responsibility for payment of premiums accordingly to maintain coverage, in accordance with the terms and conditions of this Addendum and provide a copy of the policy to Landlord
- Coverage in accordance with the terms and conditions of this Addendum are provided by my or my Guarantor's Homeowners Insurance Policy, and will provide a copy of the policy to the Landlord.
- Coverage in accordance with the terms and conditions of this Addendum is being provided by another Tenant of the Premises, and I seek exemption of this requirement. (Tenant Name of Policy Holder: First Last)

Tenant Name: First Lastname	Tenant Signature: <i>First Last</i>	Date: 12 / 02 / 2021
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Lease Addendum

- The Community is a smoke free facility. Smoking is not allowed in any areas, including the shared residence and unit, unless otherwise designated by Landlord.
- Tenant must not permit, without Landlord's consent, any pet or animal, even temporarily, to be anywhere in the Premises or Community, except animals assisting disabled or handicapped persons in accordance with the American with Disabilities Act. Except as set forth in this section, if Tenant is found to have a pet in the Premises or in Community at any time, without the written consent of Landlord, Tenant shall be in default and Landlord shall have the right to exercise its remedies under this Lease Agreement and under Applicable Law, including without limitation, the right to terminate this Lease Agreement. By initialing in the space below, Tenant agrees that it does not intend to, and shall not, have a pet at the unit at any time during the Term. In the event of Tenant violation, an \$100 administrative charge will be assessed against the Tenant, and Landlord, at its discretion, may declare the Tenant in default. In the event of a subsequent violation, a \$200 administrative charge will be assessed against Tenant and the Landlord will declare the Lease Agreement will to be in default. Pets or animals must be removed from the premises immediately. Landlord may remove any unauthorized pet or animal if one day's written notice of intent to remove the pet or animal is left in a conspicuous place in the unit. Landlord may turn the pet or animal over to a humane society or local authority without liability to Tenant, or to any guest or invitee of Tenant.
- Tenants will not have an individual mini fridge in bedrooms. Tenant will remit at move-in a \$100 annual fee to maintain an individual refrigerator in any room on Premises. If Landlord or agent discovers an individual mini fridge within the Premises without payment of the annual fee, a \$125 fee will be deducted from the Tenant Security Deposit.
- **Tenants will not have more than ONE (1) Keurig or similar hot beverage appliance per house. Any additional similar appliances will be subject to a \$50 annual administrative fee.**
- **No SPACE HEATERS ARE PERMITTED.**
- Landlord recognizes the right of Tenant to entertain friends and have guests. Tenant, members of Tenant's family, and Tenant's guests must at all times conduct themselves in an orderly manner, and must not engage in any loud or offensive behavior or otherwise disturb the comfort or quiet enjoyment of the other tenants or Community. At ANY time, assembly of more than twelve (12) people including all legal Tenants of that unit, are in violation of the rules and regulations and the Host Tenant is liable for any damages, cleaning of Property and is subject to immediate termination of this Lease Agreement. Tenants will be held responsible for the conduct of their visitors and guests. The privacy and right to normal use of the Premises by Tenant roommate(s) must be respected by Tenant when entertaining visitors and guests. Non-adherence to this policy may result in immediate eviction without refund. Additionally, in the event that the Police are contacted due to violation of this policy a \$500 fine per Tenant of Unit, will be due within 72 hours to Fox Real Estate Holding, LLC and the incident will be forwarded to the URI Dean of Students Office for evaluation for any possible violation of the URI Student Handbook. Any tenant that is in the Unit during such events, even if not the "host" and fails to inform Fox Real Estate Holding, LLC of the violation, will be considered a responsible party and required to pay any fine due. After two fines, eviction is mandatory.
- It is understood that Tenant may have visitors or guests from time to time, but Tenant expressly understands that occupancy of the Premises is limited to Tenant and that guests must adhere to the rules and regulations and respect the rights of roommates. Any person occupying or otherwise staying in Tenant's room or shared residence as a guest for more than three (3) consecutive days shall be deemed a guest only if the prior written consent to such occupancy or stay is secured from Landlord, except that, under no circumstances, may such person's stay in the room exceed four (4) days. In recognition that the Premises are primarily for Tenant's occupancy relative to Tenant's enrollment at a college, university or other educational institution, Tenant may not request permission for a guest to stay in Tenant's room beyond two (2) consecutive days any more than four (4) times during the Lease Agreement Term. Tenant's failure to observe the above requirements will constitute a default by the Tenant and entitle the Landlord to exercise its rights and remedies.
- ANY VIOLATIONS OF RHODE ISLAND STATE LAW WILL BE REPORTED TO LOCAL LAW ENFORCEMENT AND URI STUDENT CONDUCT. THIS INCLUDES UNDERAGE DRINKING AND/OR NARCOTICS USE BY TENANT AND/OR GUEST. VIOLATION MAY RESULT IN IMMEDIATE EVICTION WITHOUT REFUND.
- **Tenant must at all times act in such a manner as not to cause risk of bodily harm to self, other Tenants and/or Guests. In the event that, in the discretion of Fox Real Estate Holding, LLC, its agents or employees, Tenant shall engage in conduct that poses a risk of bodily harm to self or others, Tenant agrees that Fox Real Estate Holding, LLC their agents and employees, may take action as they shall deem to be necessary in its sole discretion to prevent harm to Tenant or others, including but not limited to contacting the parents or family of Tenant as indicated as an Emergency Contact, appropriate university officials, emergency services, law enforcement, or other persons, and making such disclosures as they deem necessary or desirable to prevent harm to Tenant or others; provided nothing herein shall result in a duty on the part of the Fox Real Estate Holding, LLC, its agents and employees to contact any**

person whatsoever or to otherwise prevent Tenant from causing bodily harm to self or others. All parties hereto acknowledge that Fox Real Estate Holding, LLC shall not stand in loco parentis with respect to Tenant and Fox Real Estate Holding, LLC, its agents and employees, shall have no duties for the care and well-being of Tenant (such as duties to obtain or provide medical treatment or psychological counseling).

TENANT ACKNOWLEDGES THAT TENANT HAS READ THIS LEASE REMINDER AND ADDENDUM AND TENANT AGREES TO ABIDE BY THIS LEASE REMINDER AND ADDENDUM DURING THE TERM OF THE LEASE AGREEMENT.

Tenant Name:

Tenant Signature:

First Last

Guarantor Name:

Guarantor Signature:

Date:

Room: 1







