

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: Ardemis Kieran P. Walsh
 Name of Primary Contact (if applicant is an organization): Gurdjian Walsh
241 Spyglass Drive, Eugene, OR 97401
 Applicant Address: 97401
 Applicant Phone: 5413370810 Applicant Email: ARDEMISWALSH@HOTMAIL.COM

OWNER INFORMATION

Owner Name(s): Kieran P. Walsh
Ardemis Living Trust.
Gurdjian Walsh 5412212550
 Owner Contact Information: Living Trust

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: 84-1 LOT 28
 Physical Address or Location of Parcel(s): 259 GREEN HILL BEACH ROAD
 Zoning District(s) of Parcel(s): R-30 Total Size of Development Parcel: 1.38 ACRES
 Date of Initial Meeting with Planning Department Staff (before first stage of review): _____

TYPE OF PROJECT (select all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Development Plan Review | <input type="checkbox"/> Minor Land Development Project |
| <input type="checkbox"/> Administrative Subdivision | <input type="checkbox"/> Major Land Development Project |
| <input checked="" 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 checked="" 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 \$ 100.

(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.

X Ardemish Walsh
Applicant Signature

1-28-24
Date

X Ardemis Gurdjian Walsh
Printed Name

PLAT 84-1 LOT 28 259 Greentill Beach Rd

PROJECT TEAM FORM

Submittal Date: 1.30.2024

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.

X ATTORNEY This entity should be copied on all project correspondence [] YES [] NO

Name:
Name of Primary Contact (if attorney is an organization):
Address:
Phone: Email:

ENGINEER This entity should be copied on all project correspondence [] YES [X] NO

Name: EUGENE L. SPRING
Name of Primary Contact (if engineer is an organization): SAME
Address: 142 HAMPTON WAY WAKEFIELD, RI 02879
Phone: 284-1323 Email: EFSRING@COT.NET

SURVEYOR This entity should be copied on all project correspondence [X] YES [] NO

Name: JAMES G. FLYNN
Name of Primary Contact (if surveyor is an organization):
Address: 22 STANTON AVENUE NARRAGANSETT, RI 02882
Phone: 783-6290 Email: FLYNNSURVEY@OUTLOOK.COM

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

Name:
Name of Primary Contact (if landscape architect is an organization):
Address:
Phone: Email:

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

Name:
Name of Primary Contact (if architect is an organization):
Address:
Phone: Email:

OTHER This entity should be copied on all project correspondence [X] YES [] NO

Name: KATHY KOURAKIS
Role on Project: SELLER REPRESENTATIVE (REALTOR)
Name of Primary Contact (if entity is an organization):
Address: 20 NARRAGANSETT AVE, UNIT 909, NARRAGANSETT 02882
Phone: 401.829.0677 Email: kathy.kourakis@mottandchace.com

OWNER AUTHORIZATION FORM

Submittal Date: _____

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

I, ARDEMIS GURDJIAN-WALSH ^{Trustee of the ARDEMIS Gurdjian WALSH Living Trust} hereby certify that I am an/the owner of property designated as Plat 84-1, Lot 28, as shown on the Town of South Kingstown Tax Assessor Maps.

I further certify that I am the owner of the development rights for this property.

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

WITNESS its name this 23 day of January, 2024

BY: Ardemis Gurdjian-Walsh
Ardemis Gurdjian-Walsh Signature of Owner

STATE OF RHODE ISLAND
County of _____

In Cancun, Quintana Roo on the 23rd day of January, 2024, before me personally appeared Ardemis Kahov Gurdjian-Walsh (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his/her free act and deed, as Owner (individual, corporation, trustee, partnership, non-profit, etc.).

Jose Miguel Garcia
JOSE MIGUEL GARCIA
U.S. CONSULAR AGENT Notary Public
My Commission Expires: _____
Presidential commissions do not expire.



OWNER AUTHORIZATION FORM

Submittal Date: _____

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

I, KIERAN P. WALSH, TRUSTEE of the Kieran P. Walsh Living Trust hereby certify that I am an/the owner of property designated as Plat 84-1, Lot 28, as shown on the Town of South Kingstown Tax Assessor Maps.

I further certify that I am the owner of the development rights for this property.

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

WITNESS its name this 21 day of JANUARY, 2024

BY: [Signature]
KIERAN P WALSH Signature of Owner

STATE OF RHODE ISLAND
County of _____

In Cancun, Quintana Roo on the 23rd day of January 2024, before me personally appeared Kieran Patrick Walsh (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his/her free act and deed, as Owner (individual, corporation, trustee, partnership, non-profit, etc.).

[Signature]
JOSE MIGUEL GARCIA Notary Public
U.S. CONSULAR AGENT
Presidential commissions do not expire.

My Commission Expires: _____

259 Green Hill Beach Road, South Kingstown

Plat 84-1, lot 28

R-30 Zoning

Subdivision request -One lot to two

Ardemis Gurdjian-Walsh and Kieran Walsh, owners

The 1.38 acre parcel currently hosts a 3084 square foot home originally built in the 1700's and totally refurbished in 2023. A new septic system is being installed by the end of this month, January, and it is now connected to town water. It sits on the southern portion of the lot. It is in sales agreement to a young couple who plan to make it their forever home.

The northern portion of the lot holds a 1785 square foot one level structure that had been used as a garage and for equipment storage. The goal is to convert it to a 3 bedroom home.

There are adjacent homes on the south, north and west sides. This 1.38 acre lot is across from State of Rhode Island owned land and a bit north and across from South Kingstown Land Trust land.

The 1700's house will hold two adults and possibly two children in the future. The adjacent structure will have a three bedroom septic and could hold up to six persons, but in all probability, 2 parents and two to three children.

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



OCT 26 2023

www.dem.ri.gov/septic

Office of Water Resources

CHECK # 26966 NOTE 03A

AMOUNT RECEIVED \$ 300.00

DATE RECEIVED 10/26/23

APPLICATION No. 2332-0994

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

- NEW BUILDING CONSTRUCTION
- ALTERATION
- REPAIR
- TRANSFER

- A/E TECHNOLOGY TYPE EXISTING
- VARIANCE
- REDESIGN
- JOINT OWTS / WETLANDS PD

EUGENE SPRING (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.

SITE INFORMATION

NO. STREET 259 GREEN HILL BEACH RD. SOUTH KINGSTOWN CITY/TOWN SOUTH KINGSTOWN POLE # _____

PLAT NUMBER 84-1 LOT NUMBER 28 SUBDIVISION LOT NUMBER _____

LOT SIZE 1.28 SFI/ACRES _____

SUBDIVISION NAME _____

SUBDIVISION SITE SUITABILITY CERTIFICATION # _____

OWNER INFORMATION

LAST NAME SURBITAN-WALSH FIRST NAME LIVIA M.I. K

NO. STREET 241 SAGES DIVE CITY/TOWN EUGENE OR ZIP CODE 97401

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING YES NO APPLICATION # 2332-0994

DEPTH TO APPROVED WATER TABLE 8 HOW DETERMINED SOIL EVAL.

TEST HOLE # 1 DATE EXCAVATED 05/23 WETLANDS within 200' OF OWTS YES NO

WETLAND DETERMINATION YES NO RIDEM FILE # _____ DATE _____

LARGE SYSTEM YES NO OCI FILE # IF APPLICABLE _____

DESIGN INFORMATION

BUILDING USE: Residential Commercial Other _____

WATER SUPPLY: public water public well private well

OF DESIGN UNITS 6 BR

UNIT DESIGN FLOW 15 gallons per BR (unit) TOTAL DAILY FLOW 690 gallons

TANK SIZE 1069 gallons DESIGN LOADING RATE 2.9 gpd/sf

MINIMUM REQUIRED LEACHFIELD AREA 255.25 square feet

LEACHFIELD TYPE 557 6218

TOTAL AREA OF LEACHFIELD PROVIDED 496 square feet

Designer's Signature Eugene Spring License # D 3026

Designer's Email EFSPRING@COX.NET Phone # 401-266-3246

Business/Company Name EUGENE SPRING P.E.

I certify that a) I am the owner of the property indicated under the site information on this application, b) I will hire a licensed OWTS installer to install the system proposed herein, c) the system will be installed in strict accordance with this application, d) I will hire and retain the licensed OWTS designer of record to witness and inspect the installation of the system, e) I assume all responsibility for the truth and accuracy of this application and all liability and responsibility for any improper installations of the system on this site and agree to hold the RIDEM harmless from any and all claims relating whatsoever to the system in the case of a transfer application, I acknowledge that the permit application and plans previously approved and accompanying this application are the operative documents subject to certification.

Owner's Phone Number 741-337-0810

Owner's Email edenniswalsk@gmail.com

Owner(s) Signature Edennis Walsk

PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

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

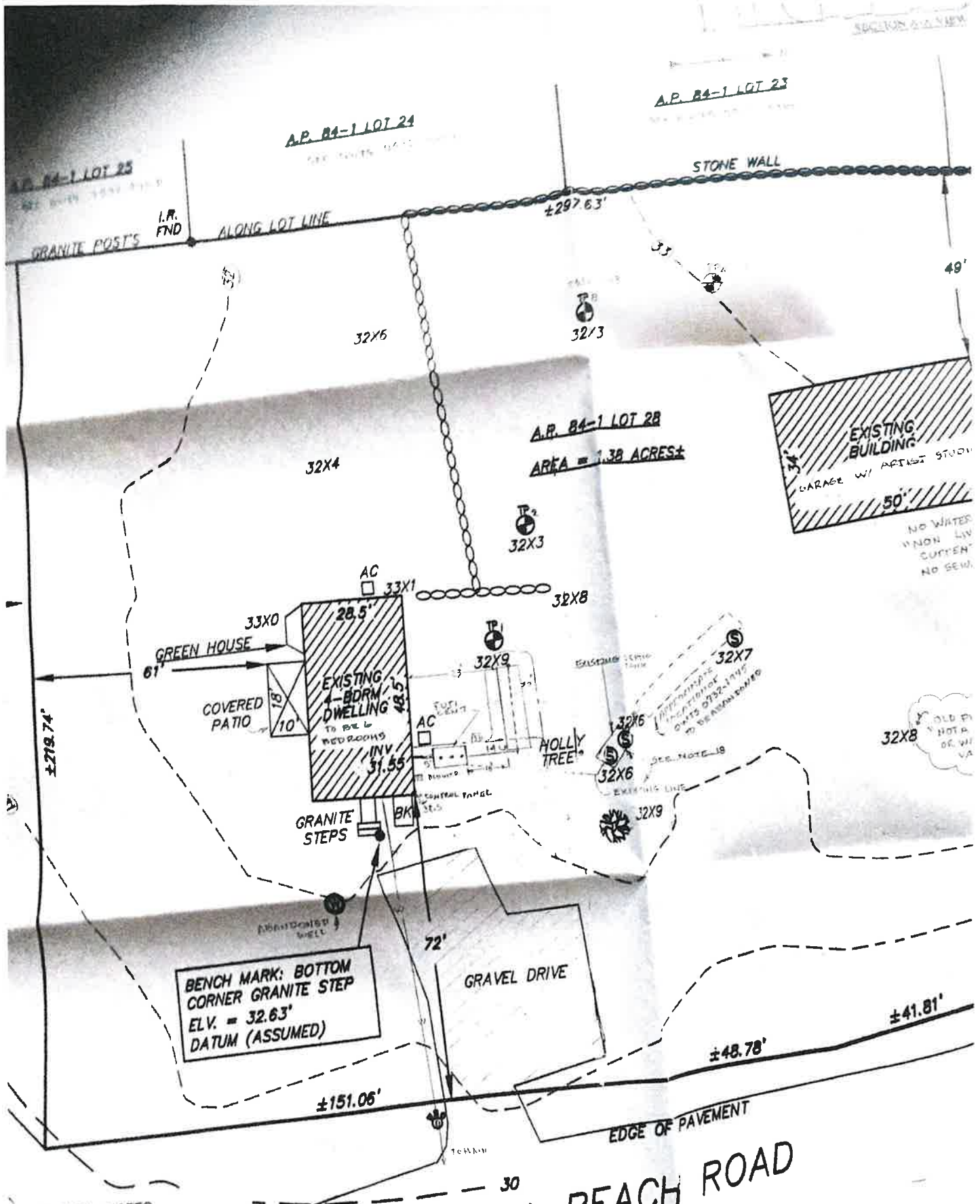
IMPORTANT: Additional terms of approval as circled.

- A. Bottom of leaching area excavation must be inspected by the RIDEM prior to placement of any gravel or stone.
- B. System installation must be inspected by RIDEM prior to covering any component of the system with backfill.
- C. Applicant shall comply with all requirements, conditions and stipulations of variance(s) approved on _____
- D. 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 _____

properly abandon existing system + well
0.6 ft perimeter, 3:1 slope
no bunda berm drains

Signature of RIDEM Official Deeleen DeLeon Date of Approval 11/15/23 Date of Expiration 11/15/28

OWNER



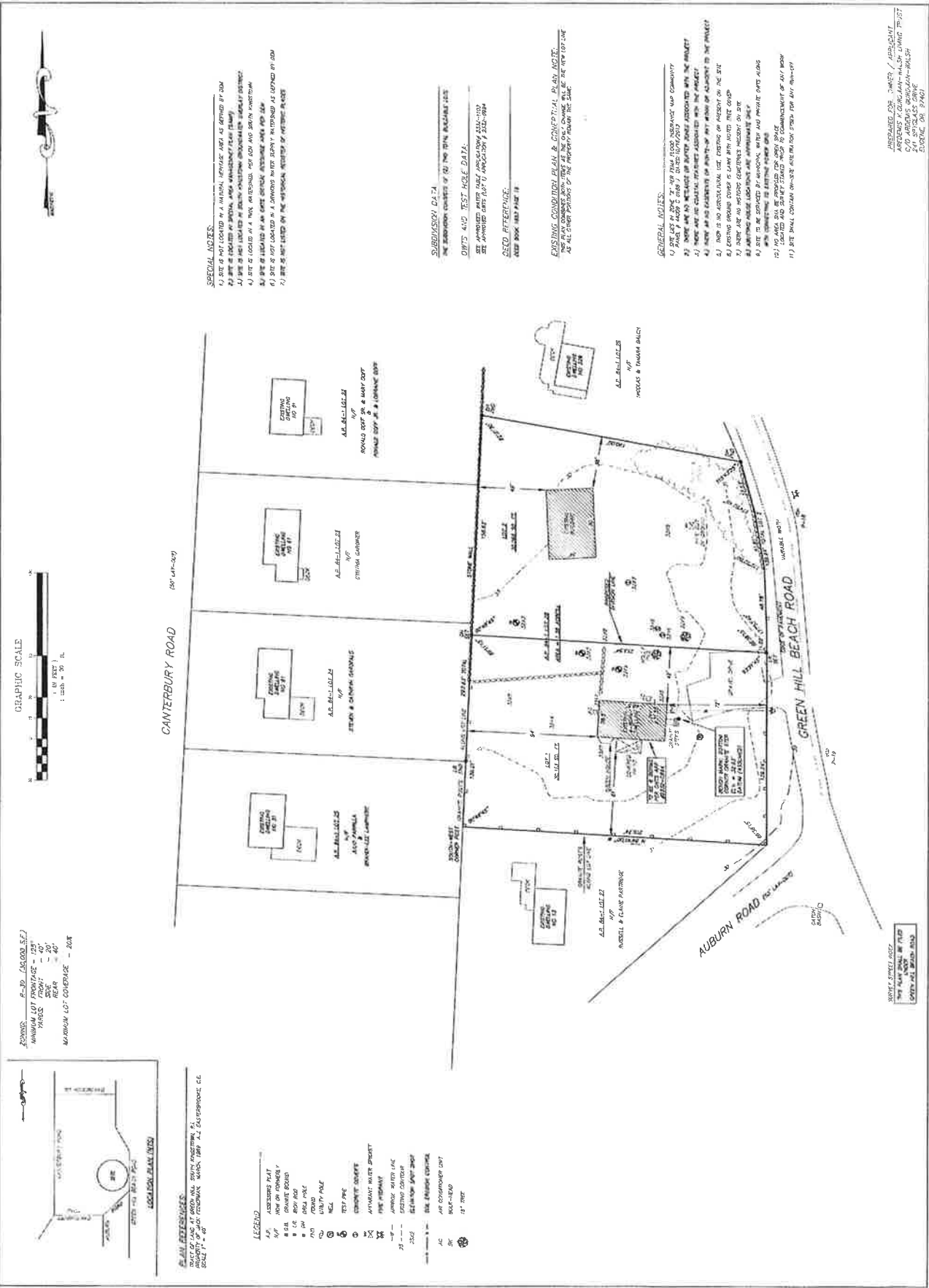
SOURCE AREA NOTES
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 IN 150' OF THE PROPOSED I.S.D.S.
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 IATE WELLS EXISTING OF PROPOSED WITHIN
 ARE DEEPER THAN THOSE REFERENCED

30
GREEN HILL BEACH ROAD

SCALE: 1" = 50'
 LAND SURVEYING / MAPPING / SITE PLANNING
 22 STANTON AVENUE
 NARRAGANSETT, RI 02882
 401-783-6290
ETINN SURVEYS, INC.

SCALE: 1" = 50' DATE: JANUARY 23, 2024
 HEWSTO: 1/27/2024
 JAMES C. ETINN, P.E., AND JOHN R. ETINN, P.E.
 REGISTERED PROFESSIONAL ENGINEERS
 STATE OF RHODE ISLAND
 LICENSE NO. 1104
 LICENSE NO. 1104
 LICENSE NO. 1104

EXISTING CONDITIONS & CONCEPTUAL PLAN
 MINOR SUBDIVISION
 "THE GURJIAN-WALSH PLAT"
 ASSESSOR'S PLAT #4-1 LOT 28
 259 GREEN HILL BEACH ROAD
 SOUTH KINGSTOWN, RHODE ISLAND
 JOB NO. 1705
 DRAWING NO. 1705-1



NOTES:
 1. ROAD WIDTHS: 25'-0" (MINIMUM)
 2. DRIVEWAY WIDTHS: 10'-0" (MINIMUM)
 3. SIDEWALK WIDTHS: 5'-0" (MINIMUM)
 4. MAXIMUM LOT COVERAGE: 20%



PLAN REFERENCES:
 1. THE GURJIAN-WALSH PLAT, ASSESSOR'S PLAT #4-1 LOT 28, 2024
 2. THE GURJIAN-WALSH PLAT, ASSESSOR'S PLAT #4-1 LOT 28, 2024
 3. THE GURJIAN-WALSH PLAT, ASSESSOR'S PLAT #4-1 LOT 28, 2024

- LEGEND:**
- 1. ASSESSOR'S PLAT
 - 2. LOT OR PARCEL
 - 3. DRIVEWAY
 - 4. SIDEWALK
 - 5. ROAD
 - 6. UTILITY PALE
 - 7. FENCE
 - 8. EXISTING STRUCTURE
 - 9. PROPOSED STRUCTURE
 - 10. PROPOSED WATER SYSTEM
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SPECIAL NOTES:
 1. SITE IS NOT LOCATED IN A NATURAL HAZARD AREA AS SHOWN BY FEMA FLOOD INSURANCE RATE MAPS.
 2. ALL UTILITIES ARE TO BE DEEPER THAN THE PROPOSED FOUNDATION.
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GENERAL NOTES:
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EXISTING CONDITIONS & CONCEPTUAL PLAN:
 1. ALL UTILITIES ARE TO BE DEEPER THAN THE PROPOSED FOUNDATION.
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GENERAL NOTES:
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APPROVED FOR SUBMITTAL:
 JAMES C. ETINN, P.E.
 JOHN R. ETINN, P.E.



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Environmental Management
Office of Water Resources
Onsite Wastewater Treatment Systems Program



Site Evaluation Form

Part A - Soil Profile Description

Application Number 2332-1103

Property Owner: ARDEMIS K. GURDJIAN - WALSH LIVING TRUST

Property Location: 259 GREEN HILL BEACH ROAD, LOT # 2, SOUTH KINGSTOWN AP 84-1 LOT# TBD

Date of Test Hole: SEPTEMBER 25, 2023

Soil Evaluator: M. Dowling

License Number: P 4088

Weather: RAIN ±60°F

Shaded: Yes [X] No [] Time:

Table with 12 columns: TH A/B Horizon, Depth (in), Horizon Boundaries (Dist, Topo), Soil Colors (Matrix, Re-Dox Features), Re-Dox (Ab., S., Contr.), Texture, Structure, Consistence, Soil Category. Contains handwritten data for two soil profiles (TH A and TH B).

TH A Soil Class G/C Total Depth 126" Impervious/Limiting Layer Depth - (og) GW Seepage Depth - SHWT 96" (og)

TH B Soil Class G/C Total Depth 126" Impervious/Limiting Layer Depth - (og) GW Seepage Depth - SHWT 96" (og)

Comments:

Part B

Site Evaluation – to be completed by Soil Evaluator or Class II or III Designer

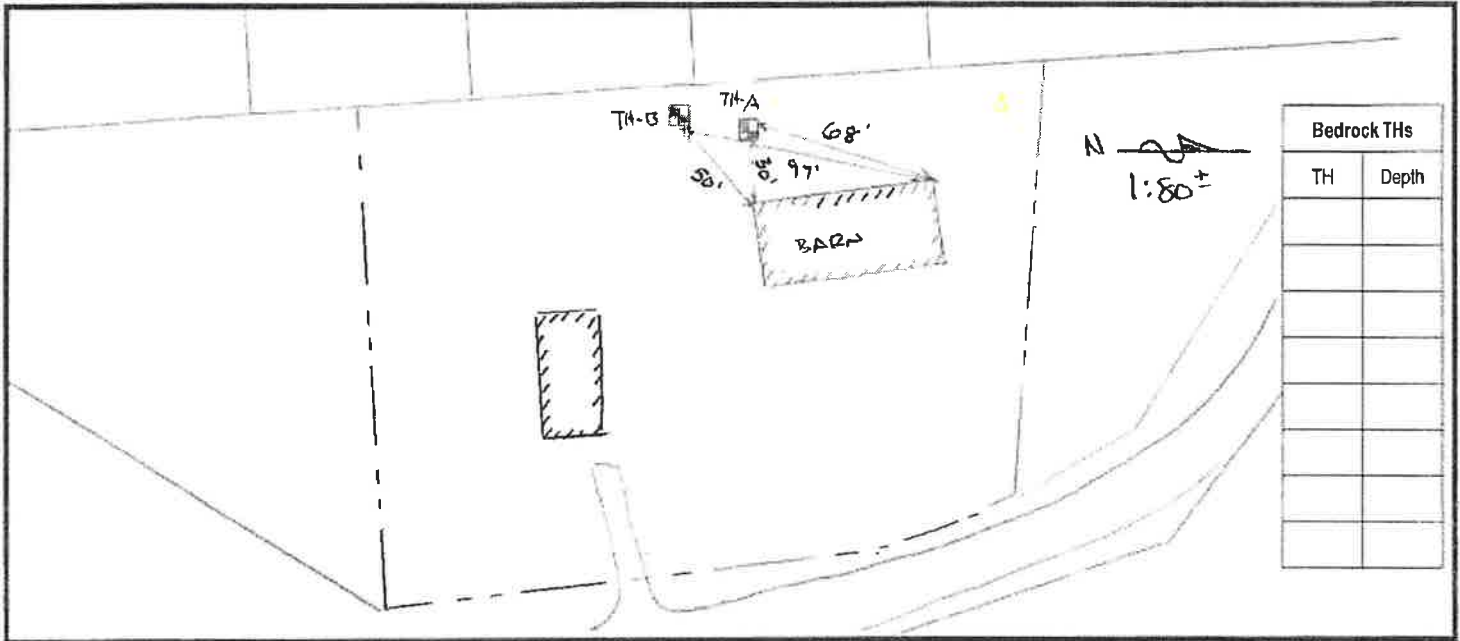
Please use the area below to locate:

1. Test holes and bedrock test holes,
2. Approximate direction of due north,
3. Offsets from all test holes to fixed points such as street, utility pole, or other permanent, marked object.*

*OFFSETS MUST BE SHOWN

Key:

- Approximate location of test holes
- Approximate location of bedrock test holes
- Estimated gradient and direction of slope
- Approximate direction of due north



1. Relief and Slope: 1% SE
2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes? If yes, locate on above sketch. NO YES
3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole? Provide all test hole locations & depths above. NO YES
4. Presence of existing or proposed private drinking water wells within 200 feet of test holes? If yes, locate on above sketch. NO YES
5. Public drinking water wells within 500 feet of test holes? If yes, locate on above sketch. NO YES
6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 6.42? NO YES
7. Has soil been excavated from or fill deposited on site? If yes, locate on above sketch. NO YES
8. Site's potential for flooding or ponding: NONE SLIGHT MODERATE SEVERE
9. Landscape position: OUTWASH PLAIN
10. Vegetation: VEGETATION REMOVED AS PART OF SITE REDEVELOPMENT REHAB
11. Indicate approximate location of property lines and roadways.
12. Additional comments, site constraints or additional information regarding site: SITE #2 OF PROPOSED SUBDIVISION.

Certification

The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request.

Part A prepared by: [Signature] License # D 9081 Part B prepared by: [Signature] License # D 9081

DO NOT WRITE IN THIS SPACE

Witnessed Soil Evaluation Decision: Concur Inconclusive Disclaim

Unwitnessed Soil Evaluations Decision: Accept Inconclusive Disclaim

Wet Season Determination required Additional Field Review Required

Explanation: _____

Signature Authorized Agent _____ Date _____



State of Rhode Island

OWTS Search - Office of Water Resources [OWTS Website](#) [RI.gov](#)

Department of Environmental Management

OWTS Permit#: 2332-1103

Location: 259 Green Hill Beach Road, South Kingstown

Plat/Lot: 84-1/28

Owner: Gurdjian-Walsh Ardemis K Living Trsut

Designer: Mathew Dowling

Total Daily Flow: Not available

For residential use, calculate approved number of bedrooms by dividing the Total Daily Flow by 150 gallons/bedroom for systems approved before 2008 or by 115 gallons/bedroom for systems approved in or after 2008.

Conformed File: No conformed file is available for download for this permit.

Historical Information:

09/26/2023	Soil Evaluation - CONCUR
09/25/2023	Dry Season Inspection for Soil
09/19/2023	Dry Season Application Received

Last Updated: 10/10/2023 7:17 PM

SEARCH AGAIN

To schedule a DEM File Review, email a Request for Records Form to DEM.FileReview@dem.ri.gov



Rhode Island Department of Environmental Management
Onsite Wastewater Treatment System Program

Phone: 401-222-3961
Fax: 401-222-6177

INSPECTION REPORT

APPLICATION NUMBER: 2332-1103

STREET: 259 Green Hill Beach Road
CITY/TOWN: SOUTH KINGSTOWN
PLAT/LOT: 84-1-28 POLE NO:

OWTS INSTALLER: No Installer/Unknown XXXXX Designer: D4088

PHONE NO: INSPECTION NUMBER: 0

INSPECTOR: Sutter
INSPECTION DATE: 05/25/2023
ARRIVAL TIME:
WEATHER CONDITIONS:

TYPE OF INSPECTION:
Dry Season Inspection for Soil
Scheduled @ 10:30 AM

FINDINGS/COMMENTS

TH A TD 1356001
TBD 96"
TH B 126" 96"
COC (m)

RESULTS OF INSPECTION/ACTION REQUIRED

CONSTRUCTION - DESIGNER MUST INSPECT/APPROVE PRIOR TO DEM INSPECTION

- Bottom inspected
- Cover inspected
- Correct items listed
- (REI) Address items listed and call for re-inspection.
- (ASB) Designer must submit As-Builts
- (RPREQ) Redesign required. Submit new application.
- (RFAD) Stop Construction. Contact OWTS office. DO NOT CONTINUE.
- (COC) Designer submit COC
- (O&M) O&M agreement and permit must be recorded in Land Evidence Records.
- (Fee) A \$100.00 fee is required before re-inspection.
- Inspection waived

SITE TESTING

- Soil Evaluation - Concur
- Soil Evaluation - Do not concur
- Soil Evaluation - Inconclusive
- Alteration Test Hole - Verified
- Alteration Test Hole - Unacceptable
- Ledge Test
- Fill Tests
- Repair Test Hole

Signature of Inspector

DESIGNER COPY



DOWLING ENVIRONMENTAL SERVICES, LLC

ENVIRONMENTAL PLANNING, SOIL, WATER AND WETLANDS SPECIALISTS

30 Columbia Heights Oval
Charlestown, RI
Phone: (401) 309-3893

Licenses:
RIDEM #D1269
RIDEM #D4088
RIDEM #L1805
RIDOH #SPW00012
RIDOH #IPW00005

February 7, 2024

ARDEMIS GURDJIAN-WALSH / KIERAN WALSH
241 SPYGLASS DRIVE
EUGENE, OR 97401

**RE: WETLAND SITE ASSESSMENT
259 GREEN HILL BEACH ROAD, SOUTH KINGSTOWN, AP 84-1 LOT 28**

Property Owner;

On February 6, 2024, Dowling Environmental Services, LLC (DES) conducted a site investigation at 259 Green Hill Beach Road in South Kingstown, RI (AP 84-1, Lot 28) to determine the presence of and if necessary locate by flag freshwater wetlands at the site in accordance with the US Army Corps of Engineers Wetland Delineation Manual.

A preliminary investigation of the mapped soils units at the site was conducted using the USDA NRCS UC Davis SoilWeb platform and contour data were reviewed from the Town of South Kingstown Web GIS to determine potential for hydric soil conditions, glacial landform and geologic setting. Site soils are mapped as BhA Bridgehampton silt loam and AfB Agawam fine sandy loam, which are well drained soils formed on glacial terraces and outwash plains. The property is determined to be situated on an outwash plain glacial feature.

The site investigation confirmed the geologic setting and included an examination of vegetation species along the property boundary line and interior of the 1.38-acre site to determine the presence of wetlands indicator species. The site contains one dwelling and an outbuilding, is predominately cleared to lightly vegetated. Vegetated portions include dominance of upland woody species with an understory of upland shrubs and invasives. The dominant woody tree species across the site include:

NAME	COMMON NAME	WETLANDS INDICATOR
<i>Juglans cinerea</i>	Butternut	FACU
<i>Quercus rubra</i>	Red oak	FACU
<i>Prunus serotina</i>	Black cherry	FACU

Shrubs are primarily invasive bittersweet and bamboo. **No hydrophytic vegetation or wetland indicators were observed on the site.** Based on the above information the site is considered upland.

Sincerely,
DOWLING ENVIRONMENTAL SERVICES, LLC

Matthew J. Dowling
Environmental Scientist

USDA NRCS Mapped Soil Series for 259 Green Hill Beach Road, South Kingstown, RI Soil Map Unit Description from the Soil Survey of Rhode Island

AfB - Agawam fine sandy loam, 3 to 8 percent slopes. This gently sloping, well drained soil is on terraces and outwash plains. Areas are irregular in shape and mostly range from 5 to 20 acres.

Typically the surface layer is dark brown fine sandy loam about 7 inches thick. The subsoil is yellowish brown, reddish yellow, and light yellowish brown fine sandy loam 25 inches thick. The substratum extends to a depth of 60 inches or more. It is pale brown sand to a depth of 38 inches and pale brown gravelly sand at a depth of more than 38 inches.

Included with this soil in mapping are small areas of excessively drained Hinckley soils, somewhat excessively drained Merrimac soils, well drained Enfield soils, and moderately well drained Ninigret and Sudbury soils. Also included are small areas of soils that have slopes of more than 8 percent. Included areas make up about 10 percent of this map unit.



The permeability of this soil is moderately rapid in the surface layer and upper part of the subsoil, moderately rapid or rapid in the lower part of the subsoil, and rapid in the substratum. Available water capacity is moderate, and runoff is medium. This soil is very strongly acid through slightly acid.

This soil is suitable for community development. Onsite septic systems

need careful design and installation to prevent pollution of ground water. Slopes of excavated areas are commonly unstable. The use of straw bale sediment barriers, mulching, providing siltation basins, and quickly establishing plant cover help to control erosion during construction.

This soil is suited to cultivated crops, and most of the areas are used for farming. The hazard of erosion is moderate. Stripcropping, the use of cover crops, and the return of crop residue to the soil help to control erosion and maintain tilth and organic matter content.

This soil is suitable for trees, woodland wildlife habitat, and openland wildlife habitat. It is too dry to provide wetland wildlife habitat. Capability subclass lie; woodland group 4o.

BhA - Bridgehampton silt loam, 0 to 3 percent slopes. This nearly level, well drained to moderately well drained soil is on outwash plains and terraces. Areas are irregular in shape and mostly range from 5 to 80 acres.

Typically the surface layer is very dark grayish brown silt loam about 8 inches thick. The subsoil is 33 inches thick. The upper 16 inches of the subsoil is dark yellowish brown and brown silt loam; the next 8 inches is grayish brown, mottled silt loam; the next 6 inches is strong brown silt loam; and the lower 3 inches is light olive brown, very fine sandy loam. The substratum is grayish brown very gravelly sand to a depth of 60 inches or more.

Included with this soil in mapping are small areas of well drained Agawam and Enfield soils and moderately well drained Scio and Tisbury soils. Also included are small areas of soils that have slopes of more than 3 percent. Included areas make up about 10 percent of this map unit.

The permeability of this soil is moderate in the surface layer and subsoil and rapid or very rapid in the substratum. Available water capacity is high, and runoff is slow. This soil is strongly acid through medium acid.

This soil is suited to community development. Onsite septic systems need careful design and installation to prevent pollution of ground water, and roads and streets need special design to prevent frost heaving. Slopes of excavated areas are commonly unstable.

Most areas of this soil are farmed, a use to which the soil is suited. The use of cover crops and the return of crop residue to the soil help to maintain tilth and organic matter content.

This soil is suitable for trees, woodland wildlife habitat, and openland wildlife habitat. It is too dry to provide wetland wildlife habitat. Capability class I woodland group 3o.



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

FEB 15 2024

www.dem.ri.gov/septic

APPLICATION No. 2332-1103 DATE RECEIVED 02/15/24 AMOUNT RECEIVED \$ 300 CHECK # MIT Application Center

27005 03A

CERTIFICATION

I, EUGENE SPRING (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 Eugene Spring License # P 3036
Designer's Email ESPRING@COX.NET Phone # 401-226-3246 cell

Business/Company Name EDGENE SPRING P.E
I certify that a) I am the owner of the property indicated under the site information on this application, b) I will hire a licensed OWTS installer to install the system proposed herein, c) the system will be installed in strict accordance with this application, d) I will hire and retain the licensed OWTS designer of record to witness and inspect the installation of the system, e) I assume all responsibility for the truth and accuracy of this application and all liability and responsibility for any improper installations of the system on this site and agree to hold the RIDEM harmless from any and all claims relating whatsoever to the system. In the case of a transfer application, I acknowledge that the permit, application and plans previously approved and accompanying this application are the operative documents subject to certification.

Owner's Phone Number 541-337-0810
Owner's Email Ardenis.walsh@gmail.com
Owner(s) Signature Ardenis Walsh

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 approved system, of the fitness or suitability of this system to this site, nor does it assume any responsibility for the accuracy and truth of the owner's, or the owner's agent's representations. This approval is subject to future suspension or revocation in the event that subsequent examination reveals any data indicated on any application, form, submittal, plan or sketch to be incorrect, or not in compliance with the RULES or any conditions at the site are such that the approved design is not in accordance with the RULES, or in the event that the system discharges inadequately treated wastewater to waters of the State or fails to operate satisfactorily in any other manner.

IMPORTANT: Additional terms of approval as circled.

- Bottom of leaching area excavation must be inspected by the RIDEM prior to placement of any gravel or stone.
- System installation must be inspected by RIDEM prior to covering any component of the system with backfill.
- Applicant shall comply with all requirements, conditions and stipulations of variance(s) approved on _____.
- Joint Permit: Designer of record must contact RIDEM prior to start of any site construction.
- A/E Technology: additional installation, operation or maintenance requirements may apply (see A/E Technology Certification).
- Copy of this form and Operator/Maintenance contract must be filed in land evidence records prior to commencement.
- Proposed construction falls within "Coastal Zone". Contact Rhode Island Coastal Resources Management Council.
- Proper erosion and sedimentation controls must be installed prior to start of construction.
- Transfer: See original permit for all applicable conditions.
- Other: Foundation drains
10' fill perimeter, 3:1 slope
Ensure existing tank + well are properly abandoned

Signature of RIDEM Official Daggelein Telesco Date of Approval 3/20/24 Date of Expiration 3/20/29

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

- NEW BUILDING CONSTRUCTION
- ALTERATION
- REPAIR
- TRANSFER
- A/E TECHNOLOGY TYPE Full cent TO 6 ST 6218
- VARIANCE
- REDESIGN
- JOINT OWTS / WETLANDS PD

SITE INFORMATION

GREEN HILL BEACH RD SOUTH KINGSTOWN CITY/TOWN
NO. STREET
PLAT NUMBER 84-1 LOT NUMBER 28 SUBDIVISION LOT NUMBER 2 POLE #
LOT SIZE 1/2 ± SF/ACRES
SUBDIVISION NAME -

OWNER INFORMATION

SUBDIVISION SITE SUITABILITY CERTIFICATION # -
GURDJIAN-WALSH ARDENIS FIRST NAME M.I.
241 SPYGLASS DR. EUGENE OR. CITY/TOWN ZIP CODE
99401

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING YES NO APPLICATION # 2332-1103
DEPTH TO APPROVED WATER TABLE 6' HOW DETERMINED SOIL EVAL.
TEST HOLE # A/B DATE EXCAVATED 9/25/2023 WETLANDS WITHIN 200' OF OWTS YES NO

WETLAND DETERMINATION YES NO RIDEM FILE # _____ DATE _____

LARGE SYSTEM YES NO OCI FILE # IF APPLICABLE _____

DESIGN INFORMATION

BUILDING USE: Residential Commercial
 Other _____

WATER SUPPLY: public water private well public well private well

OF DESIGN UNITS 6 BDR

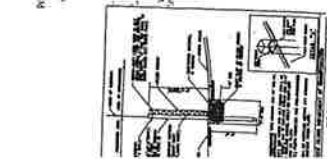
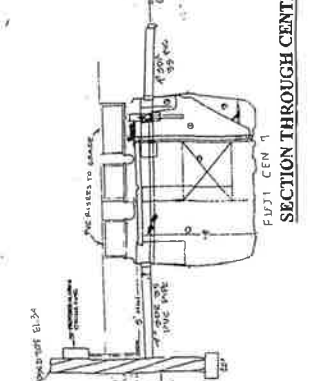
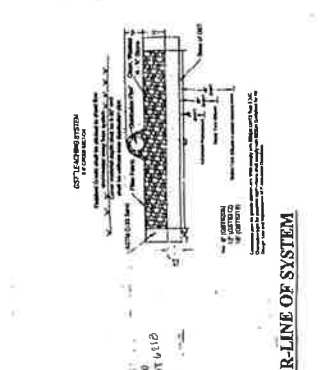
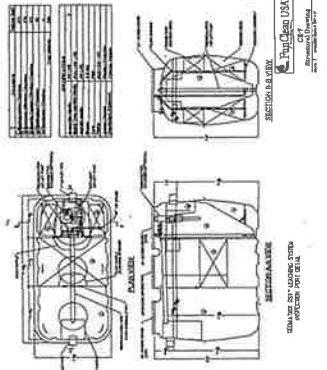
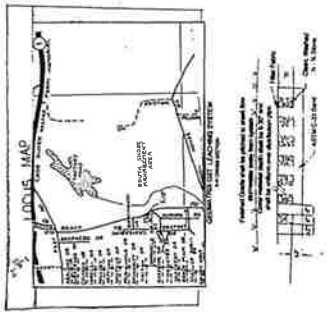
UNIT DESIGN FLOW 115 gallons per BDR (unit) TOTAL DAILY FLOW 690 gallons

TANK SIZE 1069 gallons DESIGN LOADING RATE 2.3 gpd/sf

MINIMUM REQUIRED LEACHFIELD AREA 300 square feet

LEACHFIELD TYPE 6ST 6218

TOTAL AREA OF LEACHFIELD PROVIDED 496 square feet



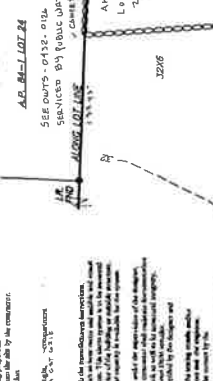
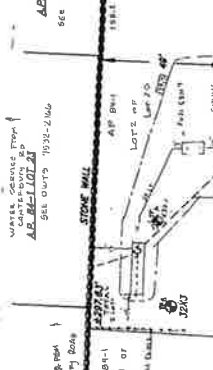
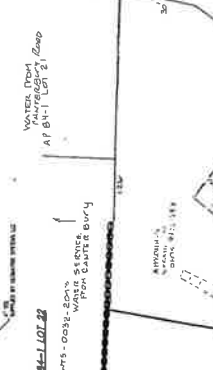
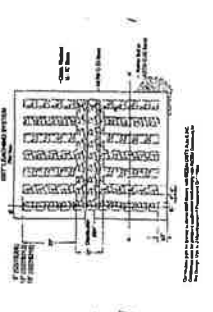
GENERAL NOTES:
 (1) The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities.
 (2) All materials and workmanship shall conform to the requirements of the applicable codes and standards.
 (3) The contractor shall maintain access to all existing utilities and structures on the site.
 (4) All work shall be completed within the specified time frame.
 (5) The contractor shall provide a detailed as-built drawing of the completed system.

SECTION THROUGH CENTER-LINE OF SYSTEM
 SEE NOTES 0132, 0134
 SEE NOTES 0132, 0134
 SEE NOTES 0132, 0134

AP 84-1 LOT 24
 AP 84-1 LOT 28
 AP 84-1 LOT 24
 AP 84-1 LOT 28

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AP 84-1 LOT 24
 AP 84-1 LOT 28
 AP 84-1 LOT 24
 AP 84-1 LOT 28



LEGEND
 Existing Centers
 Proposed Sewer Line
 Proposed Sewer Line
 Proposed Sewer Line

PROPOSED SEWAGE DISPOSAL SYSTEM
 PROPOSED
 OWNER: ABBENT'S GURDJITIAN-WALSH
 LIVING TRUST
 Site: AP 84-1 Lot 24-2
 Town: South Kingstown
 Date: 2/12/04
 Scale: 1" = 20'
 SHEET 1 OF 1

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Town of South Kingstown, RI

Department of Public Services

509 Commodore Perry Highway

Wakefield, RI 02879

Tel: (401) 789-9331

Fax: (401) 782-8068

WATER SERVICE ENGINEERING REVIEW REQUEST

Review Requested By: **Ardemis Gurdjian-Walsh**

Property Address: **259 Green Hill Beach Road - Subdivision**

Plat: **84-1**

28

Town

Private

State

Gravel

Paved



WATER SERVICE IS AVAILABLE AT THIS TIME* (See Note)



**WATER SERVICE IS AVAILABLE AT THIS TIME, BUT REQUIRES
LATERAL INSTALLATION AT PROPERTY OWNER'S EXPENSE**



Short Service



Long Service

Service installation subject to winter trench conditions from November 1st through April 1st of a given year. Additional cost to be paid by property owner.



WATER SERVICE IS NOT AVAILABLE AT THIS TIME



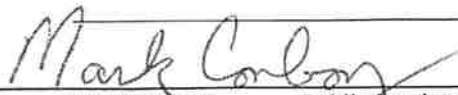
WATER MAIN EXTENSION REQUIRED



**UTILITIES IN A STATE RIGHT OF WAY WILL REQUIRE A RIDOT
INSPECTION. APPLICANT SUBJECT TO PAY ALL RIDOT
INSPECTION FEES.**

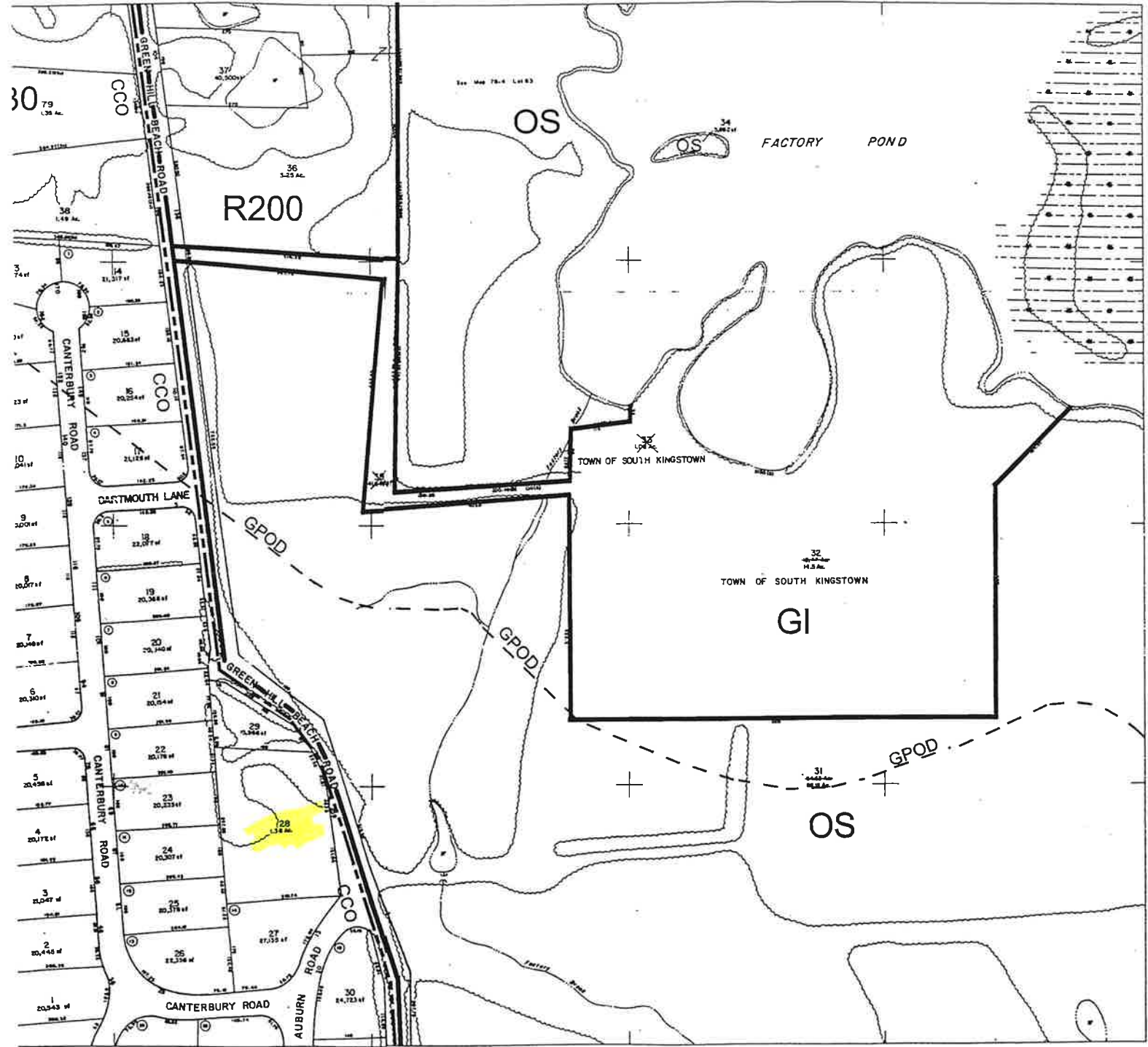


OTHER: Please coordinate with Water Division at 789-9331 x2257 for application fees and inspections.


MARK CONBOY PE, Deputy Public Services Director

2/6/2024
DATE

***NOTE:** *The Town makes no warranty either written or implied as to the accuracy of lateral installation. Confirmation of lateral is only warranted upon test-pit verification at property owner's expense.*





Washington County, Rhode Island

259 Green Hill Beach Road, South Kingstown GIS

Horizontal Datum is Rhode Island State

Plane Feet, NAD83.

1 inch = 110 feet

N



Map

Parcel Boundaries not legally binding for title or zoning purposes.

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.

FLYNN SURVEYS, INC.
22 STANTON AVE
NARRAGANSETT, RI 02882-6329

4548

01-01

57-1/15 RI
876

DATE

1/30/2024

PAY
TO THE
ORDER OF

South Kingstown 'Town of'

\$ 100

one hundred & 00/100

Phone
Safe
Deposit
Number



DOLLARS

BANK OF AMERICA

Jane D. Flynn

ACH RT 011500010

FOR CHBR # 259
concept

⑆004548⑆ ⑆011500010⑆ 00943486880⑆

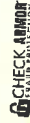
KATHLEEN KOURAKIS
VASILIOS KOURAKIS
124 SCHOONER DR
WAKEFIELD, RI 02879

05-92

8066

57-85/115

7



Feb 7 2024

Date

PAY to the order of *Trust of South Kingstown* \$ *140.00*

One hundred forty

100 Dollars



Photo Safe Deposit



For *WASH-259 GREENHILL BURN*
LOT 841 lot 23 peddler

K.E. Kourakis

⑆01500858⑆ 05456169⑈

8066

Colonial Classic

COLONIAL CLASSIC