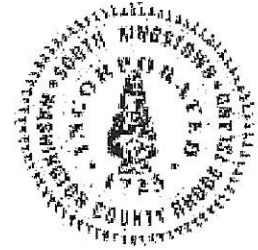


**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
PROJECT REVIEW APPLICATION FORM**

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



APPLICANT INFORMATION

Applicant Name: Thomas Gerald, LLC
Name of Primary Contact (if applicant is an organization): Jerry Zarrella
Applicant Address: 20 Gerald's Farm Drive, Exeter, RI 02822
Applicant Phone: 401-523-2000 Applicant Email: jerry@zarrelladevelopment.com

OWNER INFORMATION

Owner Name(s): Ben Chen, 554 Hartford Pike, Scituate, RI 02857
Owner Contact Information: 646-934-9626 (spouse - Jenny Lin)

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: Plat 40-1, Lot 4
Physical Address or Location of Parcel(s): 1809/1811 Kingstown Road, Wakefield
Zoning District(s) of Parcel(s): MU - mixed use Total Size of Development Parcel: 22,500 s.f.
Date of Initial Meeting with Planning Department Staff (before first stage of review): N/A

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

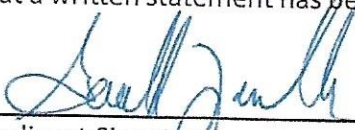
Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations? yes* no

**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 \$ 0.00.

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


Applicant Signature

5/9/24
Date

Gerald Zarrella
Printed Name *Managing Member*
Thomas Gerald LLC

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: John J. Gentile Jr., Esquire

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

Address: 148 Main Street, Westerly, RI 02891

Phone: 401-596-3693 Email: john@johngentilelaw.com

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

Name: C.J. Doyle, P.E.

Name of Primary Contact (if engineer is an organization): C.J. Doyle, P.E.

Address: PO Box 1161, Hope Valley, RI 02832

Phone: 401-491-9530 Email: cjengine@cox.net

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

Name: Peter V. Cipolla, Jr.

Name of Primary Contact (if surveyor is an organization): Peter V. Cipolla, Jr.

Address: P.O. Box 8662, Cranston, RI 02920

Phone: 401-965-4864 Email: pvcipollajr@gmail.com

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

Name: _____

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

Address: _____

Phone: _____ Email: _____

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

Name: _____

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

Address: _____

Phone: _____ Email: _____

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

Name: _____

Role on Project: _____

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

Address: _____

Phone: _____ Email: _____

OWNER AUTHORIZATION FORM

Submittal Date: _____

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

I, Thomas Santilli hereby certify that I am an/the owner of property designated as Plat 40-1, Lot 4, 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 Gerald Zarrella (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 9th day of May, 2024.

BY: [Signature]
Signature of Owner

STATE OF RHODE ISLAND
County of Washington

In Exeter on the 9th day of May, before me personally appeared Thomas Santilli (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 representative (individual, corporation, trustee, partnership, non-profit, etc.).

[Signature]
Tina M. Marchesseault
Notary Public



My Commission Expires: 03/25/26

June 5, 2024

Planning Department
Town of South Kingstown
180 High Street
Wakefield, RI 02879

Re: Development Plan Review for residential duplex, 1809 & 1811 Kingstown Road, South Kingstown, RI (Map 40-1, Lot 4)

Dear Planner:

Please find enclosed a Development Plan Review Application for a residential duplex that is proposed by my client, Thomas Gerald LLC. Included in this submittal are the following:

Development Plan Review application form (16 copies)
Project Team Form (2 copies)
Notarized Owner Authorization Form (1 original)
Site plans (6 full size)
PDF version of the application package
Revised SERSC package (2 copies)
Engineer's letter re: stormwater permit not needed (2 copies)
Physical Alteration Permit # 24-7 (2 copies)
Wetlands scientist letter re: no wetlands on-site or off-site to impact site development
Zoning certificate
Application fee

Relative to the application form the items completed as "N/A" are addressed below.

Submission materials:

Section A:

12. No wetlands are located on the site per letter by Natural Resource Services.
13. No buffer zone is appropriate since there are no wetlands on the site.
14. There is no coastal feature nearby that will impact the site.
15. There is no FEMA flood zone on the site parcel.

Section B:

2. There are no existing easements or rights-of-way known within the site parcel.
8. There are no prime agricultural soils and farmland soils of statewide importance on the site. This is noted on the site plan.
9. There are no areas of existing, active agricultural use on the site parcel.
12. There are no streets, driveways, etc. on the site that are in public use.
13. There are no existing buildings or above ground structure on the site parcel.

- 19.b. The site is not under jurisdiction of the Narrow River Special Management Plan, as defined by CRMC.
- 19.c. The site is not under the Salt Ponds Region Special Area Management Plan, as defined by CRMC.
- 19.d. The site is not within the South Kingstown Groundwater Protection Overlay District.
- 19.e. The site is not within a TMDL watershed, as identified by RIDEM and the Town of South Kingstown.
- 19.f. The site is not within an OWTS Critical Resource Area, as defined by RIDEM.
- 19.g. The site is not within a Drinking Water Supply Watershed, as defined by RIDEM.
- 20. The site does not contain a building listed on the National Register of Historic Places.

Section C:

- 3. There are no proposed easements or rights-of way within the lot or adjacent to the lot.
- 5. No extension of public or private utility is needed to service the subject lot.
- 6. No land is intended to be set aside as open space.
- 7. No OWTS is needed for the site since there is public sewer available in Kingstown Road.
- 8. There are no private or community wells proposed for the development on the site.
- 11. No landscape plan has been prepared since minimal landscaping is proposed by the applicant.
- 15. No project phasing is needed to construct the proposed development.
- 16. The site plans are for permitting and are not contract documents. The project engineer did no design work relative to the building structures proposed.

Section D:

- 3. The public sewer availability letter has been requested.
- 4. No OWTS is required for the proposed development.
- 6. A RIDOT PAP for a new curbcut is included in the application package.
- 7. No wetlands permit is required for the proposed development.
- 8. A letter stating that no stormwater permit is needed from RIDEM is included in the application package.
- 9. The site is not within CRMC jurisdiction.
- 10. The letter has been requested from the Fire District and we were advised that this is handled through the town permit portal when plans are uploaded in conjunction with the development plan review application.

We are forwarding herewith the Development Plan Review Application package for your use. If you have any questions regarding this application package, please contact the undersigned at (401) 491-9530.

Sincerely,



Carolyn "CJ" Doyle, PE
Owner

Attachments

CC w/attachments: Thomas Gerald, LLC, 20 Gerald's Farm Drive, Exeter, RI 02822

C:\Users\cjd2\Documents\CJD PE2\Projects\LETTERS\TOWN OF SO KINGSTOWN ZARRELLA .docx

DEVELOPMENT PLAN REVIEW CHECKLIST

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

1. Sixteen (16) 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)
- N/A* 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
- N/A* 13. Buffer areas, as defined by RIDEM, for any wetlands located on parcels adjacent to and extending into the development parcel(s)
- N/A* 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
- N/A* 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)
- N/A* 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
- N/A* 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
- N/A* 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
- N/A* 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.)
- N/A* 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
 - N/A* b. The area under the jurisdiction of the Narrow River Special Area Management Plan, as defined by RI CRMC

- N/A* c. The area under the jurisdiction of the Salt Ponds Region Special Area Management Plan, as defined by RI CRMC
 - N/A* d. The Town of South Kingstown Groundwater Protection Overlay District
 - N/A* e. Areas within a TMDL watershed, as identified by RIDEM and the Town of South Kingstown
 - N/A* f. An OWTS Critical Resource Area, as defined by RIDEM
 - N/A* g. A Drinking Water Supply Watershed, as defined by RIDEM
- N/A* 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
- N/A* 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
- N/A* 5. If proposed, plan and profile design information for any extension of public or private utility infrastructure
- N/A* 6. Location, dimension, and proposed use of any area of land proposed to be set aside as open space

- ~~N/A~~ 7. The locations and design details of any On-Site Wastewater Treatment System(s) proposed for use within the development
- ~~N/A~~ 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
- ~~N/A~~ 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
- ~~N/A~~ 15. Proposed phasing, including depiction of which on- and off-site improvements are to be installed in which phase, if applicable
- ~~N/A~~ 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

Requested
4/19/2024

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

April 30, 2024

Planning Department
Town of South Kingstown
180 High Street
Wakefield, RI 02879

Re: 1809 & 1811 Kingstown Road, South Kingstown, RI (Map 40-1, Lot 4)

Dear Planner:

The proposed project is the construction of a residential duplex as shown on the site plans being submitted as part of a Development Plan Review. With regard to the checklist item regarding a Rhode Island Department of Environmental Management (RIDEM) stormwater or other general construction permits, they are not required for the following reasons:

1. No Freshwater Wetlands or CRMC permit is needed,
2. The proposed infiltration system will not receive any non-residential roof or parking area runoff and the area of impervious surface is less than 10,000 s.f., and
3. The total area of proposed disturbance is less than 1 acre

If you have any questions or comments regarding this affidavit of stormwater applicability, please do not hesitate to contact me.

Sincerely,



Carolyn "CJ" Doyle, PE

C:\Users\cjd2\Documents\CJD PE2\Projects\LETTERS\trans Town South Kingstown - Zarella cert for stormwater.docX



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

April 8, 2024

Jerry Zarrella
20 Gerald's Farm Drive
Exeter RI 02822

Subject: Physical Alteration Permit Application No. **24-7**
Location: 1809 & 1811 Kingstown Road South Kingstown RI 02879

Dear Jerry Zarrella:

In reference to the subject Physical Alteration Permit Application (PAPA) Number 24-7 for the proposed work in South Kingstown, the application package received on April 8, 2024 has been reviewed and found to meet our design requirements. The Physical Alteration Permit authorizing construction of the work within or impacting the State Highway Right-of-Way will be issued upon receipt and acceptance of the following:

- Original Insurance Certificate (Section 4.8 Insurance Requirements of the Department's Rules and Regulations for PAPA)
- Original bond in the amount of \$3,500 for the proposed work within or impacting the State Highway Right-of-Way (Section 4.7 Bond Requirements of the Department's Rules and Regulations for PAPA)

Please note that if all these documents are not received within three (3) years of the date of this letter, the permit application will expire and no longer be valid, requiring re-submission of the application. Please be advised that pursuant to Section 4.6 Part A of the Department's Rules and Regulations regarding Physical Alteration Permits (PAPA Manual), the collection of a new application fee with a re-submittal is required.

If you have any questions, please contact Arlene Nelson at (401) 734-4842.

THIS LETTER SHALL NOT BE CONSTRUED AS A PHYSICAL ALTERATION PERMIT AUTHORIZING CONSTRUCTION WITHIN OR IMPACTING THE STATE HIGHWAY RIGHT-OF-WAY. A PERMIT WILL NOT BE GRANTED UNTIL ALL OF THE DOCUMENTATION REQUESTED ABOVE HAS BEEN RECEIVED AND ACCEPTED.

Sincerely,

Matthew J. Ouellette, P.E.
Deputy State Highway Maintenance Operations Engineer



Natural Resource Services, Inc.

October 2, 2023

Gerald Zarrella
P.O. Box 1506
East Greenwich, RI 02818

RE: Site Inspection for Freshwater Wetlands
Kingstown Road; A.P. 40-1, Lot 4
South Kingstown, Rhode Island

Dear Mr. Zarrella:

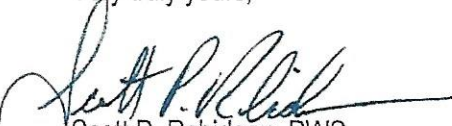
Natural Resource Services, Inc. (NRS) has completed the site inspection of the above referenced property. The purpose of this inspection was to determine whether state regulated freshwater wetlands are present within or immediately adjacent to this property. The field work was established in accordance with the standards outlined in Section 3.21 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250 RICR 150-15-3). These land-use regulations are administered by the RI Department of Environmental Management (DEM), Office of Water Resources (OWR). The site inspection was performed by staff biologist Hannah Chace on September 21, 2023.

The town tax assessor's database has the subject lot listed as approximately 0.51 acres in size. The property is located west of Kingstown Road and north of the South Kingstown Police Station. The site is primarily vacant and forested.

The DEM freshwater wetland regulations establish a 200-foot jurisdictional area (JA) from all rivers and streams, and a 100-foot JA from all vegetated wetlands. Any land disturbing activities proposed within the JA require a permit from the DEM. Upon completion of the site inspection, it was determined that no freshwater wetlands exist within the parcel. In addition, there are no offsite wetlands which would place a jurisdictional area onto the subject property. Therefore, proposed development of the parcel would not require filing an application with the DEM.

Please do not hesitate to contact me if you have any questions regarding the information presented in this letter of findings.

Very truly yours,

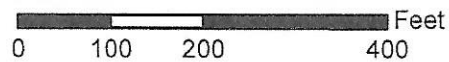

Scott P. Rabideau, PWS
Principal

Enclosures

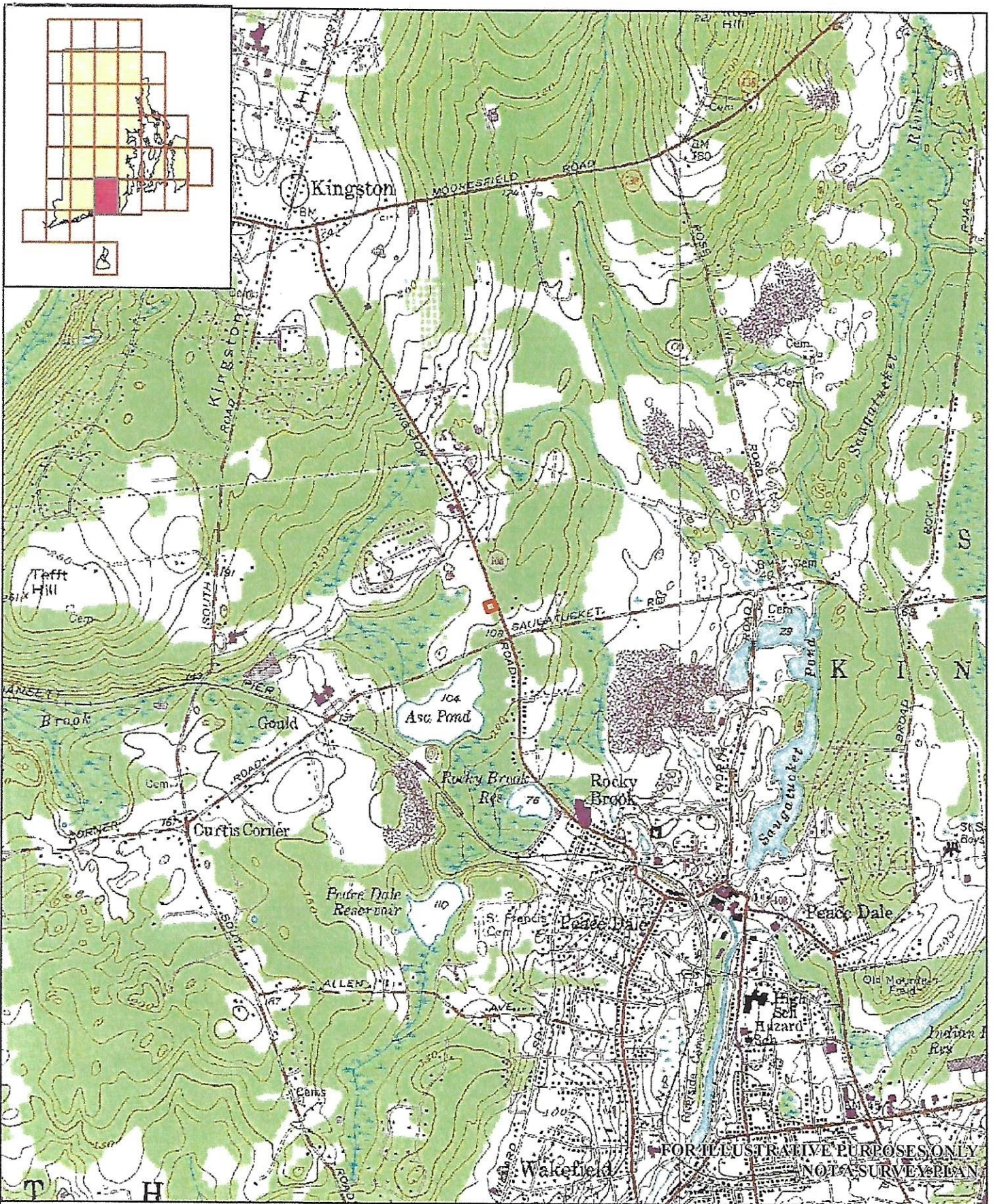


USDA Soil Survey Map
Kingstown Rd
A.P. 40-1, Lot 4
 South Kingstown, RI

— Approximate Site Location

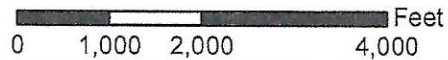



RIGIS Spring 2023 aerial
 RI DEM Mapping
 Natural Resource Services, Inc.
PO Box 311
 180 Tinkham Lane
 Harrisville, RI 02830
p. (401) 588-7350
 (c) RIGIS



USGS Topographic Map
 Kingstown Rd
 A.P. 40-1, Lot 4
 South Kingstown, RI
 Kingston Quad Map

— Approximate Site Location
 USGS Topographic Series
 Contour Interval 10 Feet
 National Geodetic Vertical Datum of 1929



RI GIS
 Natural Resource Services, Inc.
 PO Box 311
 180 Tinkham Lane
 Harrisville, RI 02830
 (401) 588-7390
 (c) RIGIS

FOR ILLUSTRATIVE PURPOSES ONLY
 NOT A SURVEY PLAN



Town of South Kingstown

180 High Street, Wakefield RI 02879

(401) 789-9331 x 1225

Record# 81246

Plat/Lot: 40-1-4

Zoning Certificate

| | |
|--|--|
| Property Owner: CHEN BEN | Property Location: 0 KINGSTOWN ROAD SOUTH KINGSTOWN, RI |
| The subject parcel is zoned MU | Lot Area: 0.51 Lot Frontage: 150 Flood Plain: No |
| The subject parcel is Unimproved | Last Legal Record of Use: Vacant Land |
| Existing Use is Permitted: N/A | Proposed Use Is Permitted |
| | Proposed Use of Lot is Duplex |
| Lot Conforms to Required lot area and frontage: Yes | Other Description: |
| | Zoning Variance or Special Use Book: Page: |
| I hereby certify that the proposed use is Conforming | Zoning Ordinance Section Referenced: Section 301 - Schedule of Use Regulations Table, Section 401 - Schedule of Dimensional Regulations, Section 604 - Kingstown Road Special Management District. |

Comments: Use Code 11 - Two-Family Dwelling is a permitted use within the MU zoning district. Subject lot has sufficient land area to support a duplex in accordance with Section 401 - Dimensional Regulations. The subject lot is located in the Kingstown Road Special Management Overlay District and is subject to Section 604 of the Zoning Ordinance.

Two-household detached structures having direct lot frontage on Kingstown Road within the Kingstown Road Special Management District shall be subject to development plan review, and shall also conform to the following standards:

- 1.Common driveways shall be employed for adjacent lots wherever possible;
- 2.A landscaped street yard shall be required;
- 3.Any garages shall have doors facing to the side or rear of the house and away from the roads listed above;
- 4.Any off-street parking facility located on the side of the house or in any side yard shall be screened from the roads listed above
5. The width of driveway openings (curb cuts) on Kingstown Road shall be no more than twenty-four (24) feet for any use.

Building Setbacks for this lot are as follows: Front - 25', Rear - 20', Sides - 10'

SUBJECT TO ALL TOWN AND STATE CODES AN OBTAINING A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL PRIOR TO OCCUPANCY. THE ZONING OFFICIAL MAY REQUIRE THAT COPIES OF PLANS AND SPECIFICATIONS OR OTHER INFORMATION BE SUBMITTED. THIS CERTIFICATE DOES NOT SIGNIFY BUILDING CODE REVIEW OR APPROVAL AND IS NOT AN AUTHORIZATION TO UNDERTAKE ANY WORK WITHOUT ISSUANCE OF THE PROPER PERMITS FROM THE APPLICABLE AUTHORITIES.

James Gorman
Zoning Officer

Date Issued: September 19, 2023