

**NEW DESCRIPTION FOR A.P. 76-1, LOT 3, PROPOSED LOTS "A" & "B", 380  
CAMP FULLER ROAD, SOUTH KINGSTOWN, RI.**

**A.P. 76-1, Lot 3, Proposed Lot A:**

Beginning at the northeast corner of the property described thence proceeding westerly 437.30' to a point;

Thence turning an interior angle of  $85^{\circ}36'15''$  in a southeasterly direction, along the easterly edge of Camp Fuller Road, 98.22' to a point;

Thence turning an interior angle of  $169^{\circ}51'00''$  in a southeasterly direction, along the easterly edge of Camp Fuller Road, 136.37' to a point;

Thence turning an interior angle of  $172^{\circ}39'00''$  in a southeasterly direction, along the easterly edge of Camp Fuller Road, 78.94' to a point;

Thence turning an interior angle of  $82^{\circ}51'47''$  in a northeasterly direction 453.67' to a drillhole in a stonewall;

Thence turning an interior angle of  $98^{\circ}55'53''$  in a northwesterly direction along the centerline of a stonewall 50.14' to a point;

Thence turning an interior angle of  $179^{\circ}43'41''$  in a northwesterly direction along the centerline of a stonewall 38.32' to the point and place of beginning & forming an interior angle of  $110^{\circ}22'23''$  with the point of beginning.

Said parcel contains 89,158 square feet and is more particularly described on that plan entitled "Robbins Minor Subdivision Proposed Conditions Site Plan, A.P. 76-1, Lot 3, 380 Camp Fuller Road, South Kingstown, RI, prepared for Jeffrey D & Kathy C Robbins., Scale: 1"=30' by Atlas Land Surveying, LLC revised date April 2025.

**A.P. 76-1, Lot 3, Proposed Lot B:**

Beginning at a drillhole, in the centerline of a stonewall at the northeast corner of the property described, thence proceeding southwesterly 453.67' to a point;

Thence turning an interior angle of  $83^{\circ}15'13''$  in a southeasterly direction, along the easterly edge of Camp Fuller Road, 89.66' to a point;

Thence turning an interior angle of  $167^{\circ}11'00''$  in a southeasterly direction, along the easterly edge of Camp Fuller Road, 190.80' to a point;

Thence turning an interior angle of  $169^{\circ}40'00''$  in a southeasterly direction, along the northeasterly edge of Camp Fuller Road, 89.14' to a point;

Thence turning an interior angle of  $162^{\circ}16'54''$  in a southeasterly direction, along the northeasterly edge of Camp Fuller Road, 61.89' to the corner of a stonewall;

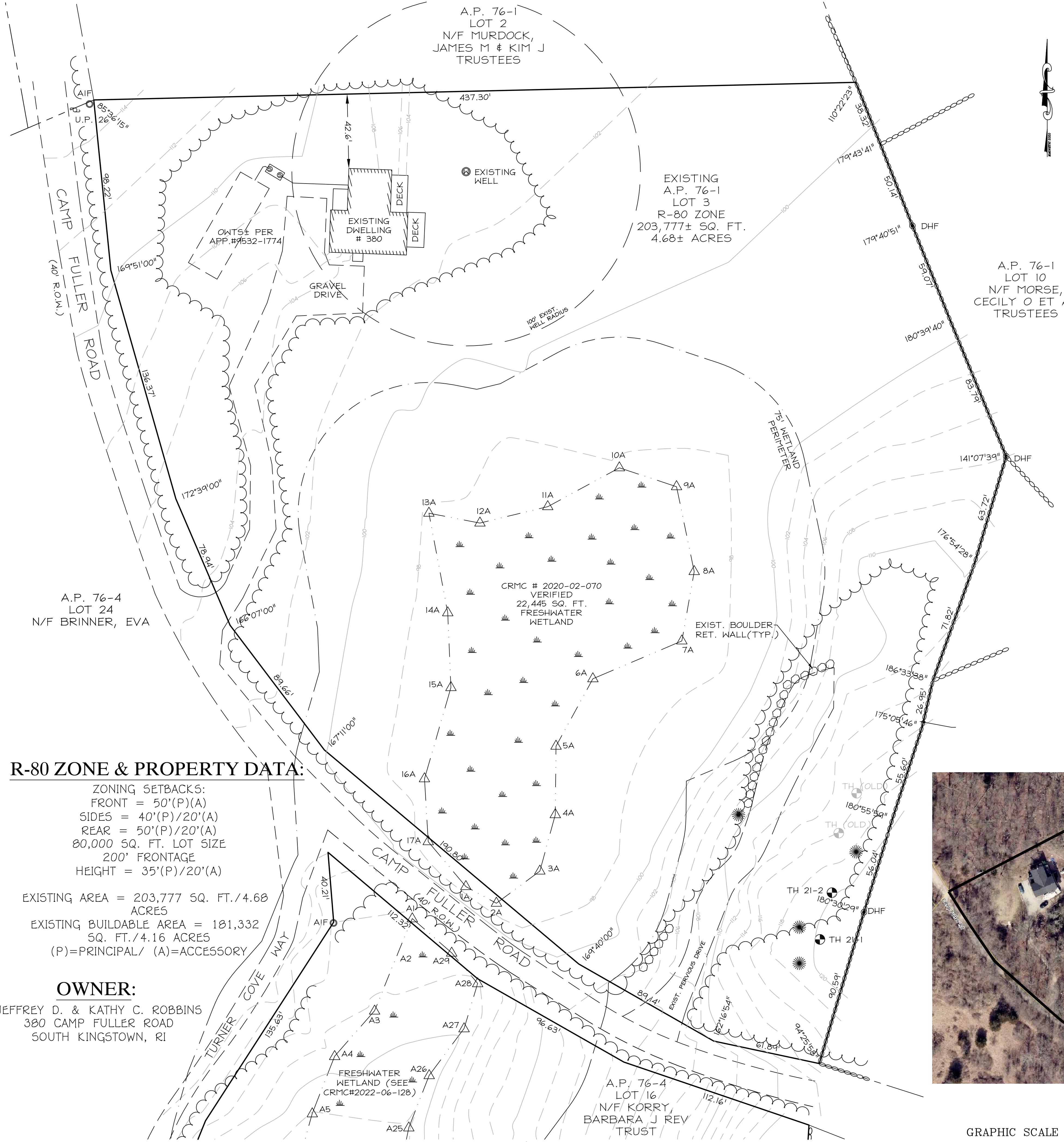
Thence turning an interior angle of  $94^{\circ}25'58''$  in a northeasterly direction along the centerline of a stonewall 90.59' to a drillhole;

Thence turning an interior angle of  $180^{\circ}30'29''$  in a northeasterly direction along the centerline of a stonewall 56.04' to a point;

Thence turning an interior angle of  $180^{\circ}55'29''$  in a northeasterly direction along the centerline of a stonewall 55.60' to a point;

Thence turning an interior angle of  $175^{\circ}05'46''$  in a northeasterly direction along the centerline of a stonewall 26.95' to a point;  
Thence turning an interior angle of  $186^{\circ}33'38''$  in a northeasterly direction along the centerline of a stonewall 71.82' to a point;  
Thence turning an interior angle of  $176^{\circ}54'28''$  in a northeasterly direction along the centerline of a stonewall 63.72' to a drillhole at a stonewall intersection;  
Thence turning an interior angle of  $141^{\circ}07'39''$  in a northwesterly direction along the centerline of a stonewall 83.79' to a point;  
Thence turning an interior angle of  $180^{\circ}39'40''$  in a northeasterly direction along the centerline of a stonewall 59.07' to the drillhole and place of beginning & forming an interior angle of  $81^{\circ}23'16''$  with the point of beginning;

Said parcel contains 114,619 square feet and is more particularly described on that plan entitled "Robbins Minor Subdivision Proposed Conditions Site Plan, A.P. 76-1, Lot 3, 380 Camp Fuller Road, South Kingstown, RI, prepared for Jeffrey D & Kathy C Robbins., Scale: 1"=30' by Atlas Land Surveying, LLC revised date April 2025.



**R-80 ZONE & PROPERTY DATA:**

ZONING SETBACKS:  
 FRONT = 50'(P)/(A)  
 SIDES = 40'(P)/20'(A)  
 REAR = 50'(P)/20'(A)  
 80,000 SQ. FT. LOT SIZE  
 200' FRONTAGE  
 HEIGHT = 35'(P)/20'(A)

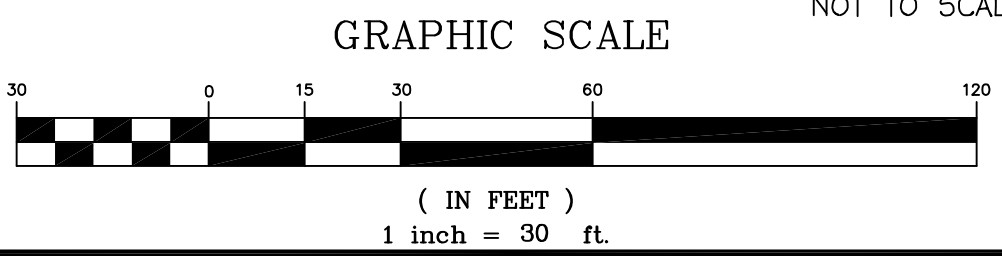
EXISTING AREA = 203,777 SQ. FT./4.68 ACRES  
 EXISTING BUILDABLE AREA = 181,332 SQ. FT./4.16 ACRES  
 (P)=PRINCIPAL/ (A)=ACCESSORY

**OWNER:**  
 JEFFREY D. & KATHY C. ROBBINS  
 380 CAMP FULLER ROAD  
 SOUTH KINGSTOWN, RI

**PLAN VIEW**  
 SCALE: 1" = 30'



**AERIAL VIEW**  
 NOT TO SCALE



**LOCUS MAP**

**NOTES:**

1. REFERENCE LAND EVIDENCE BOOK/PAGE: 1455/217, 1211/540, 1211/536, 1211/532, 1211/529, 747/17.
2. THIS SURVEY HAS BEEN CONDUCTED & THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES & REGULATIONS ADOPTED BY THE RI STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON 11/25/2015 AS FOLLOWS: CLASS I MEASUREMENT SPECIFICATION BOUNDARY SURVEY. THIS PLAN WAS CONDUCTED AT THE REQUEST OF THE OWNER TO DETERMINE WHETHER A SUBDIVISION IS POSSIBLE.
3. SITE DOES NOT RESIDE WITHIN A FLOOD ZONE ACCORDING TO NFIP WASHINGTON COUNTY, RI FIRM MAP # 44009C0192J DATED 10/16/2013.
4. STREET INDEX (PER RI GL 34-13-1): CAMP FULLER ROAD
5. SUBJECT TO EASEMENTS OF RECORD (IF ANY).
6. RI GENERAL LAWS 11-22-1 & 11-44-11 FORBID THE REMOVAL OR DESTRUCTION OF ANY HIGHWAY OR PRIVATE SURVEY MARKER. PENALTY IS \$500 &/OR UP TO 1 YEAR IN JAIL.
7. REFERENCE PLAN ENTITLED "CONGDON FARM ON TURNER COVE OWNED BY BENCHMARK INVESTMENT GROUP, INC. IN THE TOWN OF SOUTH KINGSTOWN, RI. MAY 1985, JOSEPH FRISELLA, C.E. SCALE: 1"=100'."
8. WETLAND EDGE DELINEATED BY NINIGRET ENVIRONMENTAL ON 1/22/20. SEE CRMC APP.#2020-02-070 FOR WETLAND EDGE VERIFICATION.
9. SITE DOES NOT RESIDE WITHIN THE FOLLOWING AREAS: NATURAL HERITAGE AREA, SK GROUNDWATER PROTECTION OVERLAY DISTRICT, TMDL WATERSHED, DRINKING WATER SUPPLY WATERSHED, OR AGRICULTURAL USE AREA..
10. SITE DOES RESIDE WITHIN THE FOLLOWING AREAS: CRMC SAMP SALT POND WATERSHED, RIDEM OWTS CRITICAL RESOURCE AREA.
11. THE PROPERTY AND ITS STRUCTURES IS NOT ON A NATIONAL REGISTER OF HISTORIC PLACES.

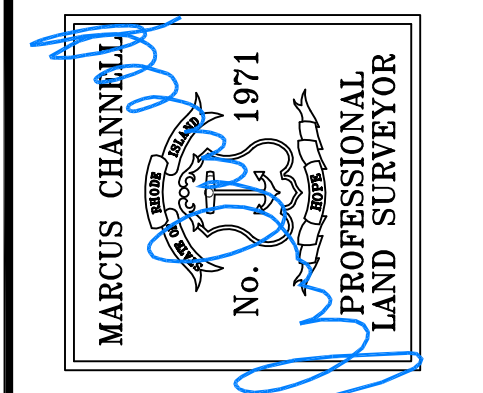
**LEGEND**

DHF	●	DRILL HOLE FOUND
AIF	○	ANGLE IRON FOUND
IRCS	○	IRON ROD W/ CAP SET
IPS	○	IRON PIPE SET
IRS	○	IRON ROD SET
U.P. 460	⊕	UTILITY POLE
	⊗	WELL
	⊗	STONE WALL
	~~~~~	EXIST. TREELINE
	88°36'00"	PROPERTY LINE ANGLE
	⊙	TEST HOLE LOCATION
	—	PROPERTY LINE
	- - -	ABUTTER LINE
	— 10 —	CONTOUR (ASSUMED DATUM)

**ROBBINS MINOR SUBDIVISION  
 EXISTING CONDITIONS SITE PLAN**

A.P. 76-1, LOT 3  
 380 CAMP FULLER ROAD  
 SOUTH KINGSTOWN, RHODE ISLAND

Prepared For:  
 JEFFREY D & KATHY C ROBBINS



**ATLAS LAND SURVEYING, LLC**  
 PROPERTY & CONSTRUCTION SURVEYING & MAPPING

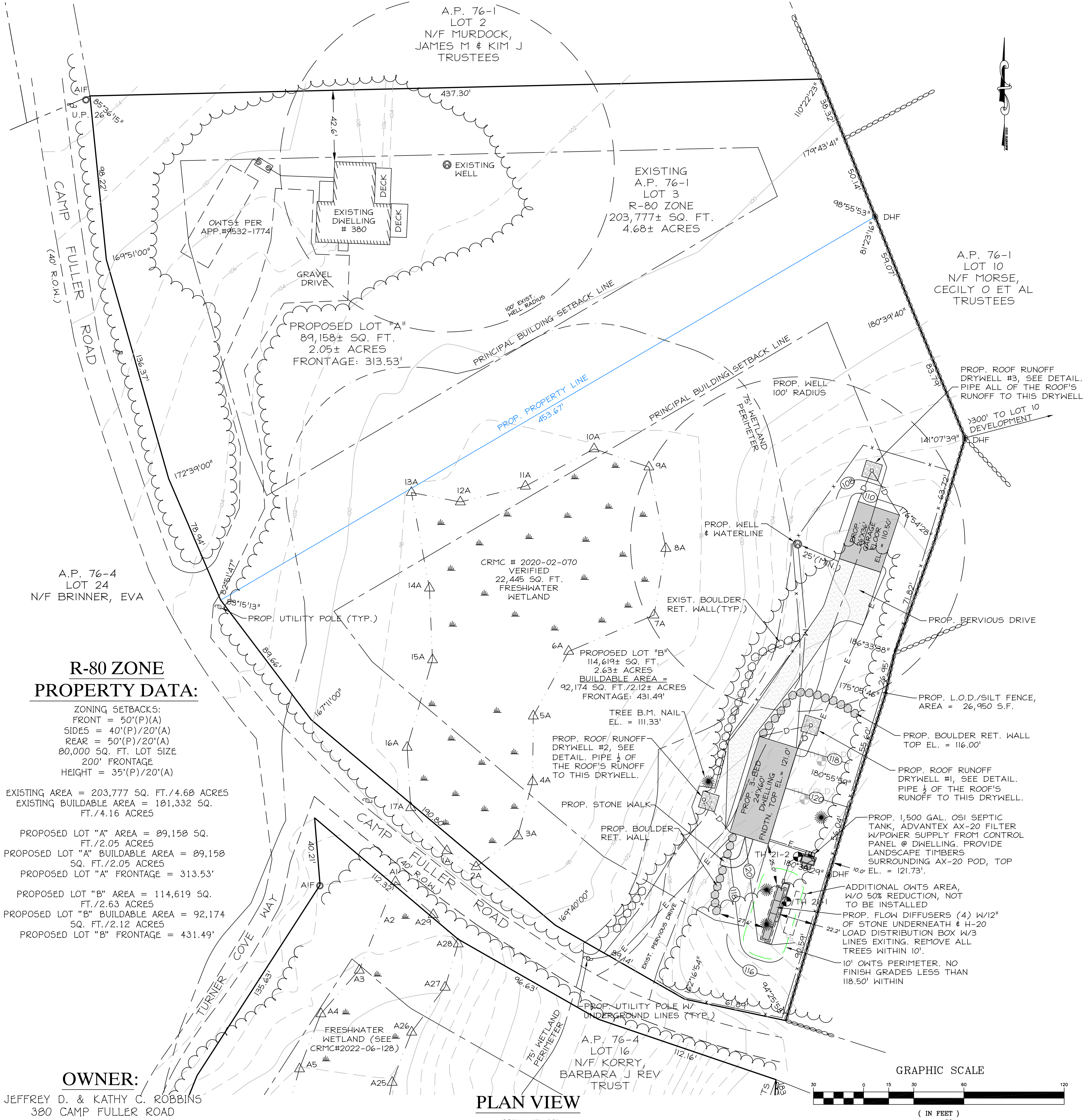
177 Burbank Drive ~ Warwick, RI 02886  
 401-737-4407  
 WWW.ATLASLANDSURVEYING.COM

REVISION: APRIL 2025

DATE: FEB. 2022  
 DRAWN BY: KRC  
 SCALE: 1" = 30'

SHEET  
**1**  
 OF 1 SHEETS 3

JOB NO. ROBBINS  
 DWG. NO. ROBBINS-SUBDIV



**R-80 ZONE  
PROPERTY DATA:**

ZONING SETBACKS:  
 FRONT = 50'(P)(A)  
 SIDES = 40'(P)/20'(A)  
 REAR = 50'(P)/20'(A)  
 80,000 SQ. FT. LOT SIZE  
 200' FRONTAGE  
 HEIGHT = 35'(P)/20'(A)

EXISTING AREA = 203,777 SQ. FT./4.68 ACRES  
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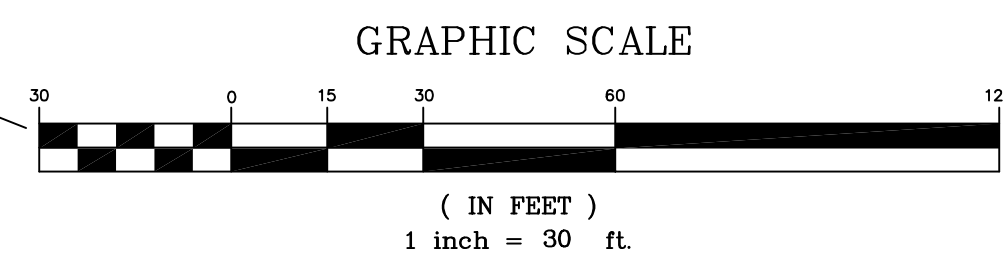
PROPOSED LOT "A" AREA = 89,158 SQ. FT./2.05 ACRES  
 PROPOSED LOT "A" BUILDABLE AREA = 89,158 SQ. FT./2.05 ACRES  
 PROPOSED LOT "A" FRONTAGE = 313.53'  
 PROPOSED LOT "B" AREA = 114,619 SQ. FT./2.63 ACRES  
 PROPOSED LOT "B" BUILDABLE AREA = 92,174 SQ. FT./2.12 ACRES  
 PROPOSED LOT "B" FRONTAGE = 431.49'

**OWNER:**

JEFFREY D. & KATHY C. ROBBINS  
 380 CAMP FULLER ROAD  
 SOUTH KINGSTOWN, RI

**PLAN VIEW**

SCALE: 1"=30'



**LOCUS MAP**

**NOTES:**

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11. THE PROPERTY AND ITS STRUCTURES IS NOT ON A NATIONAL REGISTER OF HISTORIC PLACES.
12. REFERENCE RIDEM OWT5 APP.#2132-1800 FOR APPROVAL OF PROPOSED LOT "B".

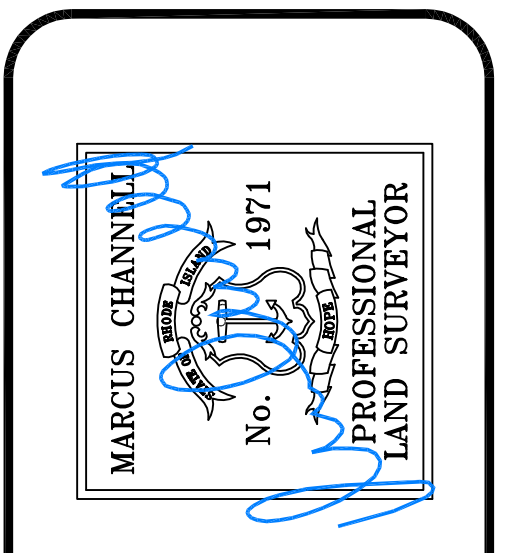
**LEGEND**

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	—	PROPERTY LINE ANGLE
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	—	PROPERTY LINE
	—	ABUTTER LINE
	—	CONTOUR (ASSUMED DATUM)
	—	PROPOSED WATERLINE
	—	PROPOSED ELECTRICLINE
	—	PROPOSED DRAINLINE

**ROBBINS MINOR SUBDIVISION  
PROPOSED CONDITIONS SITE PLAN**

A.P. 76-1, LOT 3  
 380 CAMP FULLER ROAD  
 SOUTH KINGSTOWN, RHODE ISLAND

Prepared For:  
 JEFFREY D & KATHY C ROBBINS



**ATLAS LAND SURVEYING, LLC**  
 PROPERTY & CONSTRUCTION SURVEYING & MAPPING

177 Burbank Drive ~ Warwick, RI 02886  
 401-737-4407  
 WWW.ATLASLANDSURVEYING.COM

REVISION: APRIL 2025

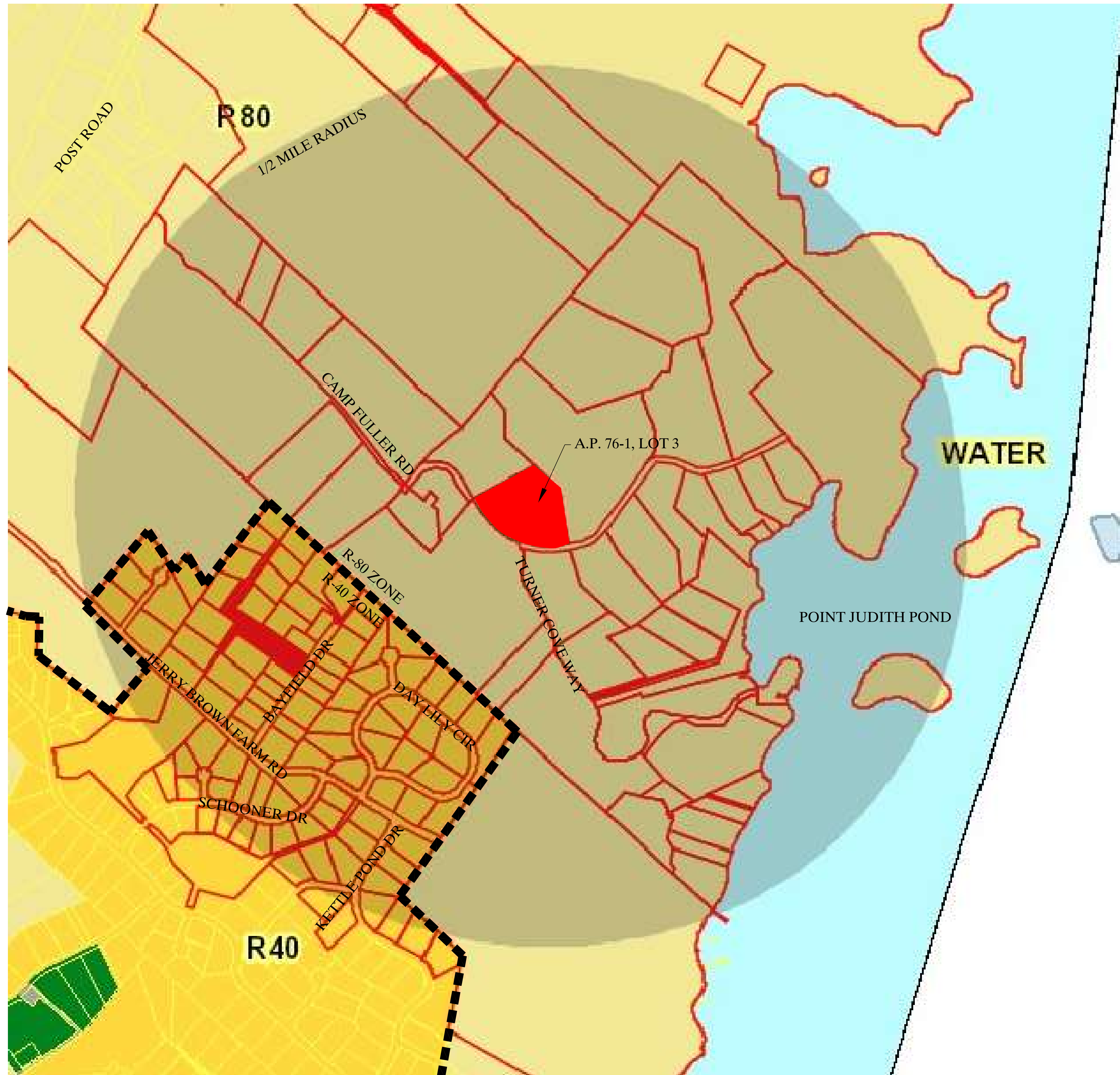
DATE:	FEB. 2022
DRAWN BY:	KRC
SCALE:	1" = 30'

SHEET  
**2**  
 OF 2 SHEETS 3

JOB NO. ROBBINS  
 DWG. NO. ROBBINS-SUBDIV

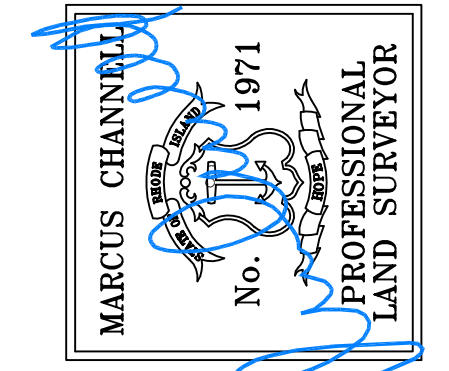


**OWNER:**  
JEFFREY D. & KATHY C. ROBBINS  
380 CAMP FULLER ROAD  
SOUTH KINGSTOWN, RI



**PLAN VIEW**

SCALE: 1" = 300'



**ATLAS LAND SURVEYING, LLC**  
PROPERTY & CONSTRUCTION SURVEYING & MAPPING  
177 Burbank Drive ~ Warwick, RI 02886  
401-737-4407  
WWW.ATLASLANDSURVEYING.COM

REVISION: APRIL 2025

DATE: FEB. 2022  
DRAWN BY: KRC  
SCALE: 1" = 30'

SHEET  
**3**  
OF 3 SHEETS 3

JOB NO. ROBBINS  
DWG. NO. ROBBINS-SUBDIV

**ROBBINS MINOR SUBDIVISION**  
**RADIUS PLAN**  
A.P. 76-1, LOT 3  
380 CAMP FULLER ROAD  
SOUTH KINGSTOWN, RHODE ISLAND  
Prepared For:  
JEFFREY D & KATHY C ROBBINS

ATLAS LAND SURVEYING, LLC. COPYRIGHTED MATERIALS 2025

**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: Jeffrey D. + Kathy C. Robbins  
Name of Primary Contact (if applicant is an organization): Jeffrey D. Robbins  
Applicant Address: 380 Camp Fuller Rd  
Applicant Phone: 401 741 3581 Applicant Email: robbinsmail27@gmail.com

**OWNER INFORMATION**

Owner Name(s): Jeffrey D. + Kathy C. Robbins  
Owner Contact Information: 401 741 3581

**PROJECT INFORMATION**

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: 76-1 / 3  
Physical Address or Location of Parcel(s): 380 Camp Fuller Road  
Zoning District(s) of Parcel(s): R80 Total Size of Development Parcel: 4.68 acres  
Date of Initial Meeting with Planning Department Staff (before first stage of review): \_\_\_\_\_

**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 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 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**

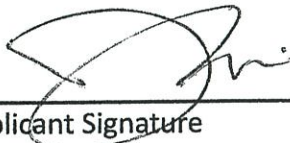
Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations?  yes\*  no

*\*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

9/23  
\_\_\_\_\_  
Date

JEFF ROBBINS  
\_\_\_\_\_  
Printed Name

**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, JEFF ROBBINS + KATHERINE ROBBINS hereby certify that I am an/the owner of property designated as Plat 76-1, Lot 3, 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 [Signature] JEFF ROBBINS (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 17<sup>th</sup> day of July, 2024

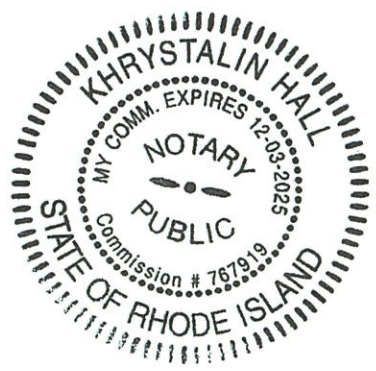
BY: [Signature] JEFF ROBBINS  
CO-OWNER [Signature] KATHERINE ROBBINS  
Signature of Owner

STATE OF RHODE ISLAND  
County of Washington

In Wakefield on the 17<sup>th</sup> day of July 2024 before me personally appeared Jeff & Katherine Robbins (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 individuals (individual, corporation, trustee, partnership, non-profit, etc.).

[Signature]  
Notary Public

My Commission Expires: 12/03/2025



# 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: NACCARATO + FRACASSA  
Name of Primary Contact (if attorney is an organization): KELLY FRACASSA  
Address: 85 BEACH ST. BLDG C UNIT 8 WESTERLY, RI 02891  
Phone: 401 596 0321 Email: KEILY@NACCARATOFACASSA.COM

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

Name: \_\_\_\_\_  
Name of Primary Contact (if engineer is an organization): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Name: Atlas Land Surveying to Marcus Channell  
Name of Primary Contact (if surveyor is an organization): Marcus Channell  
Address: 91 Parkway Dr Warwick, RI 02886  
Phone: 401 263 7353 Email: atlaslandsurveying@yahoo.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: Atlas Land Surveying  
Role on Project: Project Manager  
Name of Primary Contact (if entity is an organization): Ken Cole  
Address: 91 Parkway Dr Warwick, RI 02886  
Phone: 401 364 6085 Email: greenhillenv@yahoo.com

February 21, 2022

Town of South Kingstown  
Administrative Officer  
180 High Street  
Wakefield, RI 02879

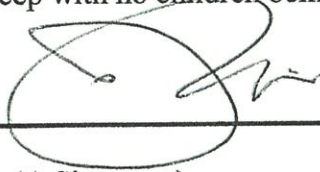
Re: Robbins Minor Subdivision Narrative

Site: A.P. 76-1, Lot 3, 380 Camp Fuller Road, South Kingstown, RI

To Whom it may Concern,

The property we propose to subdivide presently consists of 4.68 acres of variable topography, freshwater wetland complex, & an existing residential dwelling. We propose to create one new lot with a new residential dwelling, garage, OWTS, associated utilities and earthwork. The proposed development will try to keep the existing challenging topography intact so as not to disturb the natural conditions & maintain a significant buffer to the wetlands that exist on the property.

The current residential dwelling on the property is 4 bedrooms and is occupied by our family. We have 3 children who have finished or are nearly finished attending the South Kingstown public school system. By adding a new three bedroom residential dwelling to the property it is possible that a family of four, 2 adults and 2 children, could reside at the proposed dwelling in the future. In the future, it is possible that 2 additional children could live in the proposed subdivision. Our present intentions are to keep the proposed property and build for us to keep with no children being added to the subdivision.



---

(Owner(s) Signature)

JEFF + KATHY ROBBINS

---

380 CAMP FULLER RD

---

S. KINGSTOWN, RI 02879

---

(Owner(s) Name & Mailing Address)



Rhode Island Energy™

October 14, 2024

Jeff Robbins  
380 Camp Fuller Rd  
Wakefield, RI 02879

**Re: New Electrical Service at 380 Camp Fuller Rd. Wakefield**

This letter is a follow up to your request on 10/11/24 regarding the installation of a new electrical service at 380 Camp Fuller Rd in Wakefield, RI.

Rhode Island Energy has agreed to provide electrical service to this property subject to the Terms and Conditions for Distribution Service, Policy 1 – New Residential Service.

Specifications for Electrical Installations <https://rienergy.com/site/other-parties/business-partners/electric-specifications>

Subsequent to all customer responsibilities being satisfied, Rhode Island Energy will proceed to schedule the installation of this service.

Regards,

**Brenna Leveille** | Business Account Specialist- Electric Connections  
Office: 401-784-7995 | [BLeveille@RIEnergy.com](mailto:BLeveille@RIEnergy.com)



Rhode Island Energy™

a PPL company



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

www.dem.ri.gov/septic

Environmental Management

SEP 06 2024

Office of Water Resources

APPLICATION No. 2132-1800 DATE RECEIVED 09/06/24 AMOUNT RECEIVED \$ 300.00

CHECK # 0577 NOTE 03A

**TYPE OF APPLICATION (CHECK ALL THAT APPLY)**

- NEW BUILDING CONSTRUCTION
- ALTERATION
- REPAIR
- TRANSFER
- A/E TECHNOLOGY TYPE AX-20
- VARIANCE
- REDESIGN
- JOINT OWTS / WETLANDS PD

**SITE INFORMATION**

380 Camp Fuller Road South Kingstown  
 NO. STREET CITY/TOWN  
 PLAT NUMBER 76-1 LOT NUMBER 3 SUBDIVISION LOT NUMBER B  
 LOT SIZE 2.03 SF/ACRES Existing lot is 4.68 acres  
 SUBDIVISION NAME  
 SUBDIVISION SITE SUITABILITY CERTIFICATION #

**OWNER INFORMATION**

Robbins Jeffrey D + Kathy C  
 LAST NAME FIRST NAME M.I.  
380 CAMP FULLER RD SKIDSDOWN RI 02879  
 NO. STREET CITY/TOWN ZIP CODE

**RIDEM APPLICATION HISTORY**

PREVIOUS SITE TESTING  YES  NO APPLICATION # 2132-1800  
 DEPTH TO APPROVED WATER TABLE 7 HOW DETERMINED Soil Probe  
 TEST HOLE # 21 DATE EXCAVATED 12/10/21 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 3 Bed  
 UNIT DESIGN FLOW 115 gallons per Bed (unit) TOTAL DAILY FLOW 345 gallons  
 TANK SIZE 1500 gallons DESIGN LOADING RATE 0.70 gpd/sf  
 MINIMUM REQUIRED LEACHFIELD AREA 492.85 square feet  
 LEACHFIELD TYPE Flow Diffusers w/12" of Stone  
 TOTAL AREA OF LEACHFIELD PROVIDED 284\* square feet  
 \* 50% Reduction allowed w/AX-20 treatment

**CERTIFICATION**

I, Marcus Chavell (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 # D2109  
 Designer's Email atlaslandsurveying@yahoo.com Phone # 263-7353  
 Business/Company Name Atlasland Surveying, LLC

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

Owner's Phone Number 401 741 3581  
 Owner's Email [Signature]  
 Owner(s) Signature [Signature]

**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 Operator/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 \_\_\_\_\_

Signature of RIDEM Official [Signature] Date of Approval 9/23/24 Date of Expiration 9/23/29

OWNER

**State of Rhode Island**  
**COASTAL RESOURCES MANAGEMENT COUNCIL**

NOTICE OF

**ASSENT**

CRMC Assent No.: W2024-10-060 Date: March 7, 2025

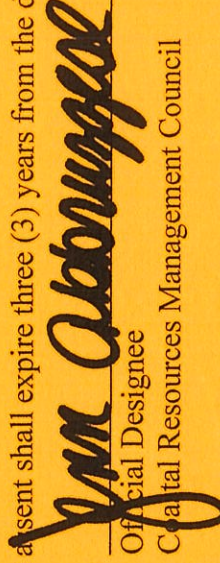
This certifies that **Jeffrey & Kathy Robbins**  
has permission to Construct a new 3-bedroom single-family dwelling with garage, DEM approved OWTS, permeable driveway and stormwater management system.

situated at 380 Camp Fuller Road  
Plat No. 76-1 Lot No. 3

Said construction operations to be done in accordance with an approved assent on file in the Offices of the Coastal Resources Management Council and subject further to all the provisions of the building ordinances of the:

City/Town of South Kingstown

and to all the applicable State, Local and Federal provisions. This assent shall expire three (3) years from the date of this assent.

  
Official Designee  
Coastal Resources Management Council

**THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES.  
FAILURE TO DISPLAY WILL RESULT IN LEGAL ACTION.**



State of Rhode Island  
Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Road, Suite 116  
Wakefield, RI 02879-1900

(401) 783-3370  
Fax (401) 783-2069

ASSENT

CRMC File No: 2024-10-060

CRMC Assent No. W2024-10-060

Whereas  
of

Jeffrey & Kathy Robbins  
380 Camp Fuller Road  
Wakefield, RI 02879

has applied to the Coastal Resources Management Council for assent to: Construct a new 3-bedroom single-family dwelling with garage, DEM approved OWTS, permeable driveway and stormwater management system as shown on the approved plans and hereby represents that they are the owners of any rights attached to the property involved and submitted plans of the work to be done.

Now, said Council, having fully considered said application in accordance with all the regulations as set forth in the Administrative Procedures Act does hereby authorize said applicant, subject to the provisions of Title 46, Chapter 23 of the General Laws of Rhode Island, 1956, as amended, and all laws which are or may be in force applicable thereto: **Construct a new 3 bedroom single-family dwelling with garage, DEM approved OWTS, permeable driveway and stormwater management system; located at plat 76-1, lot 3; 380 Camp Fuller Road, South Kingstown, RI** in accordance with said plans submitted to this Council and approved by this Council. All work being permitted must be completed on or before **March 7, 2028**, after which date this assent is null and void, (unless written application requesting an extension is received by CRMC sixty (60) days prior to expiration date).

Applicant agrees that as a condition to the granting of this assent, members of the Coastal Resources Management Council or its staff shall have access to the applicant's property to make on-site inspections to ensure compliance with the assent.

Licensee shall be fully and completely liable to State, and shall waive any claims against State for contribution or otherwise, and shall indemnify, defend, and save harmless State and its agencies, employees, officers, directors, and agents with respect to any and all liability, damages (including damages to land, aquatic life, and other natural resources), expenses, causes of action, suits, claims, costs (including testing, auditing, surveying, and investigating costs), fees (including attorneys' fees and costs), penalties (civil and criminal), and response, cleanup, or remediation costs assessed against or imposed upon Licensee, State, or the Property, as a result of Licensee's control of the Property, or Licensee's use, disposal, transportation, generation and/or sale of Hazardous Substances or that of Licensee's employees, agents, assigns, sublicensees, contractors, subcontractors, permittees, or invitees.

Nothing in this assent shall be construed to impair the legal rights of this granting of authority or of any person. By this assent the granting authority by no manner, shape, or form assumes any liability or responsibility implied, or in fact, for the stability or permanence of said project; nor by this assent is there any liability implied or in fact assumed or imposed on the granting authority. Further, the granting

authority by its representatives or duly authorized agents shall have the right to inspect said project at all times including, but not limited to, the construction, completion, and all times thereafter.

**This Assent is granted with the specific proviso that the construction authorized therein will be maintained in good condition by the owner thereof, his heirs, successors, or assigns.**

Permits issued by the CRMC are issued for a finite period of time, confer no property rights, and are valid only with the conditions and stipulations under which they are granted. Permits imply no guarantee of renewal, and may be subject to denial, revocation, or modification.

If this matter appeared before the full Council, a copy of the legal decision from this proceeding may be acquired by contacting the CRMC office in writing.

A copy of this Assent shall be kept on site during construction.

Application for future construction or alteration within the CRMC jurisdiction shall be submitted to the CRMC for review prior to commencing such activity.

All applicable policies, prohibitions, and standards of the RICRMP shall be upheld.

All local, state or federal ordinances and regulations must be complied with.

Please be advised that as a further conditions of this Assent, it is hereby stipulated that you and/or your agents shall comply at all times with Federal and State Water Quality Standards and other State standards and regulations regarding water quality, and shall exercise such supervision over and control of these facilities to prevent the dumping or discarding or refuse, sanitary wastes and other pollutants in tidal and/or fresh waters, either from vessels docked at said facilities or from land adjacent thereto.

No work that involves alteration to wetlands or waters of the United States, shall be done under this Assent until the required Federal Permit has been obtained.

Non-compliance with this assent shall result in legal action and/or revocation of this permit.

### CAUTION:

**The limits of authorized work shall be only for that which was approved by the CRMC. Any activities or alterations in which deviate from this assent or what was detailed on the CRMC approved plans will require a separate application and review. Additionally, if the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then this permit may be found to be null and void. Plans for any future alteration of the shoreline or construction or alteration within the 200' zone of CRMC jurisdiction or in coastal waters must be submitted for review to the CRMC prior to commencing such activity.**

ATTENTION: AS APPLICABLE, ALL STRUCTURES AND FILLED AREAS IN THE TIDAL, COASTAL, OR NAVIGABLE WATERS OF THE STATE OF RHODE ISLAND ARE SUBJECT TO:

1. The Superior Property Rights of the State of Rhode Island in the Submerged and Submersible Lands of the Coastal, Tidal, and Navigable Waters;
2. The Superior Navigation Servitude of the United States;
3. The Police Powers of the State of Rhode Island and the United States to regulate Structures in the Tidal, Coastal, or Navigable Waters.

THE SUBMERGED AND SUBMERSIBLE LANDS OF THE TIDAL, COASTAL, AND NAVIGABLE COASTAL WATERS OF THE STATE ARE OWNED BY THE STATE AND HELD IN TRUST FOR THE PUBLIC. CONVEYANCE OF THESE LANDS IS ILLEGAL; TITLES PURPORTING TO TRANSFER SUCH LANDS ARE VOID. ASSENTS THAT INVOLVE THE FILLING OR USE OF THE STATES SUBMERGED LANDS ARE GRANTED WITH THE PROVISIO THAT IT IS SUBJECT TO THE IMPOSITION OF A USAGE FEE TO BE ESTABLISHED BY THE COASTAL RESOURCES MANAGEMENT COUNCIL.

#### SPECIFIC STIPULATIONS OF APPROVAL

##### **Freshwater Wetland Stipulations**

- A. The applicant shall record this assent in its entirety in the land evidence records of the Town of South Kingstown within thirty (30) days of the date of assent issuance. Certification by the Town Clerk's office that this stipulation has been complied with shall be furnished to Coastal Resources Management Council by the applicant within fifteen (15) days thereafter. Failure to comply with provision will render this assent null and void.
- B. The freshwater feature is the freshwater swamp.
- C. The approved site plans shall be those titled "Site Development Plan A.P. 76-1, Lot 3 380 Camp Fuller Road South Kingstown, Rhode Island." Prepared by Marcus Channel PLS
- D. The effective date of this permit is the date this letter was issued. This permit expires three (3) years from the effective date unless renewed pursuant to applicable CRMC Rules and Regulations.
- E. As of the date of assent issuance, all vegetation in the buffer zone is to remain in a permanently undisturbed condition. Any and all activities or alterations within the buffer zone not specifically addressed herein including mowing, pruning, trimming, thinning, require written authorization from the CRMC.
- F. Prior to initiating any work on site, permanent markers at least 24" above grade must be installed along the inland edge of the buffer zone from each affected property boundary to any points in between which represent angle points necessary to delineate the full limit of the CRMC approved buffer zone by line-of-sight between markers. The intent of these markers is to provide permanent reference points on-site which are clear to present and future property owners. Acceptable permanent-type markers include 4" x 4" pressure treated timber posts, galvanized fence posts with cap or granite or concrete bounds. A permanent-type fence at least 24" tall may be substituted for markers where desired. Prior to initiating

any unauthorized work or other alterations within the CRMC approved buffer zone, written CRMC approval must be obtained.

G. Any material utilized in this project must be clean and free of matter which could pollute any freshwater wetland.

H. Temporary erosion and sediment controls detailed or described on the approved site plans shall be properly installed at the site prior to or commensurate with site alterations. Such controls shall be properly maintained, replaced, supplemented, or modified as necessary throughout the life of this project to minimize soil erosion and to prevent sediment from being deposited in any wetlands not subject to disturbance under this permit.

I. The standards and specifications set forth in the most recent RI Soil Erosion and Sediment Control Handbook (RISESCH) shall be strictly adhered to.

J. All areas of exposed soil which are disturbed by construction and related activities shall be revegetated as immediately as is physically possible so as to minimize erosion and sedimentation. If the season is not conducive to immediate revegetation, all exposed soils shall be temporarily stabilized with hay mulch, jute mat netting or similar erosion control materials. Soil stabilization methods shall be employed during, as well as after, the construction phase to the maximum extent possible.

K. You are responsible for the proper operation, maintenance and stability of any mitigative features, facilities, and systems of treatment and control which are installed or used in compliance with this permit to prevent harm to adjacent wetlands.

L. You are obligated to install, utilize and follow all best management practices detailed or described on the approved site plans in the construction of the project to minimize or prevent adverse impacts to any adjacent freshwater wetlands and the functions and values provided by such wetlands.

M. All driveway and parking area shall have a permeable pavement and subbase.

### **Stormwater Stipulations for Individual Single Family Residential Lot Development**

A. The Permittee shall construct and maintain the stormwater management practices in accordance with the submitted specifications and plans referenced above and the Operations and Maintenance requirements herein.

B. Infiltration practices shall be inspected annually and repaired if necessary to ensure proper drainage.

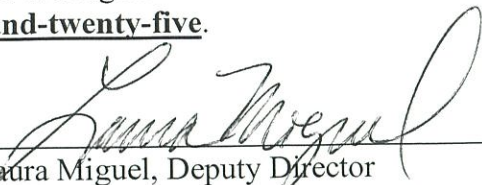
C. Accumulated sediment and debris shall be removed from the surface of the infiltration practice annually.

D. The surface of permeable paving or pavers shall be monitored after storms to ensure it drains properly. The surface shall be inspected annually for deterioration and repaired as needed.

Jeffery and Kathy Robbins  
CRMC Assent W2024-10-060  
March 7, 2025  
Page Five

E. Crushed stone shall be replaced or re-grading performed as necessary in crushed stone driveways to maintain a minimum 3” depth of stone and a level surface.

In Witness Whereof, said Coastal Resources Management Council has hereto set their hands and seal this **7<sup>th</sup> day of March in the year two-thousand-twenty-five.**

  
\_\_\_\_\_  
Laura Miguel, Deputy Director  
Coastal Resources Management Council

/jla

**March 30, 2025**

**To Whom It May Concern,**

I am writing to express my full support for Jeff Robbins' plan to split his lot into two and build a home on the newly created lot.

I have been a next-door neighbor to the Robbins family for the past nine years. Jeff has consistently contributed to the maintenance of Camp Fuller Road, filling potholes with his tractor, participating in clean-up days, and being an all-around good neighbor.

I have reviewed his plans for the home he intends to build, and it aligns beautifully with the rural aesthetics of Camp Fuller. Once completed, the home will appear as though it has been part of the landscape for hundreds of years.

**Sincerely,**

**Adam Moriarty**  
347 Camp Fuller Rd.  
Wakefield, RI 02879

Jennifer R. Cervenka, Chair  
Coastal Resources Management Council  
Stedman Government Center, 4808 Tower Hill Road  
Wakefield, RI 02879

CRMC File Number: 2020-02-070

Applicant: J AND K ROBBINS

Town: SOUTH KINGSTOWN

Response Date: 3/9/20

Dear Ms. Cervenka,

The Rhode Island Historical Preservation & Heritage Commission has reviewed the above-referenced project. It is our conclusion that this project will have no effect on any significant cultural resources (those listed on or eligible for listing on the National Register of Historic Places).

These comments are provided in accordance with 650-RICR-20-00-1.2.3 Areas of Historic and Archaeological Significance of the Coastal Resources Management Council. If you have any questions, please contact James Toner, Project Review Coordinator, or Charlotte Taylor, Senior Archaeologist, at this office.

Very truly yours,

J. Paul Loether  
Executive Director, RIHPHC  
State Historic Preservation Officer











