1747 Mooresfield Rd. Vision Statement

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

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

Our intention is to lease the house & grounds to 8 well-vetted tenants (Yearly or academic year lease,) and it is for this reason we seek the special use permit for multiple non-related tenants. The house's lack of close neighbors & former life as a bed & breakfast make it uniquely well-suited for its intended use.
June 13, 2022

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

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

Dear Chair Mack,

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

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

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

TYPE OF PROJECT (select all that apply)
☐ Development Plan Review 
☐ Administrative Subdivision 
☐ Minor Subdivision, without street creation or extension 
☐ Minor Subdivision, with street creation or extension 
☐ Major Subdivision 
☐ Minor Land Development Project 
☐ Major Land Development Project 
☐ Multi-Household Land Development Project 
☐ Flexible Design Residential Project (FDRP) 
☐ Residential Compound 
☐ Comprehensive Permit

CURRENT STAGE OF REVIEW (if applicable)
☐ Pre-Application Concept Review 
☐ Conceptual Master Plan 
☐ Preliminary Plan 
☐ Final Plan 
☐ Recording 
☐ Release of Performance/Maintenance Guarantee 
☐ Change to an Approved Plan 
☐ Reinstatement or Extension to Approved Plan 
☐ Request to Combine Review Stages 
☐ 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

Printed Name

Date

4/28/2022
PROJECT TEAM FORM

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
Name: Callaghan & Callaghan
Name of Primary Contact (if attorney is an organization): Matthew & James
Address: 3 Brown St. North Kingstown, RI 02852
Phone: 401-294-4555
Email: matt@callaghanlawri.com / james@callaghanlawri.com

ENGINEER
Name: Principe Company
Name of Primary Contact (if engineer is an organization): Josh Rosen
Address:
Phone: 401 219 0161
Email: josh@principeengineering.com

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

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

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

OTHER
Name:
Role on Project:
Name of Primary Contact (if entity is an organization):
Address:
Phone:
Email:

TOWN OF SOUTH KINGSTOWN PLANNING BOARD
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)

12. Perimeters of wetland areas on the development parcel(s), if any, as flagged by a certified wetlands biologist and verified by RIDEM, and associated wetland buffers as defined by RIDEM

13. Buffer areas, as defined by RIDEM, for any wetlands located on parcels adjacent to and extending into the development parcel(s)

14. Coastal features adjacent to the development parcel(s), if any, as identified or flagged by a certified wetlands biologist and verified by RI CRMC, and associated wetland buffers as defined by RI CRMC

15. Boundaries and notation of the FEMA Flood Zones within and immediately adjacent to the development, including base flood elevation data for applicable zones

(B) Existing Conditions Plan(s)

The applicant shall submit an Existing Conditions Plan(s), which shall accurately depict the following information, in addition to the information listed in (A), above:

1. Area of the development parcel(s)

2. Existing easements and rights-of-way within or adjacent to the development parcel(s), with a notation of the Book and Page reference to the South Kingstown Land Evidence Records

3. Plat and lot numbers of all abutting property and property immediately across any adjacent public or private streets

4. Names of abutting property owners and property owners immediately across any adjacent public or private streets

5. Notation of existing ground cover with depiction of any existing wooded areas

6. Location and size of trees with a caliper of fifteen inches or greater that are within the area proposed for disturbance or alteration
7. Boundaries and notation of the soil types classifications for the entire area of the development parcel(s), as identified by the most recent USDA RI Soil Survey

8. Identification of areas containing prime agricultural soils and farmland soils of statewide importance, or, if no such soils are present on the site, a notation indicating such

9. Depiction of areas of existing, active agricultural use, or if no such use is present on the site, a notation indicating such

10. Existing contours at intervals of two (2) feet, with identification of ridge lines of existing hills

11. Boundaries of applicable watersheds for the subject parcel

12. Location and approximate coverage of any existing streets, driveways, farm roads, woods roads, and/or trails that have been in public use (pedestrian, equestrian, bicycle, etc.)

13. Accurate location, size, and use/type of existing buildings or significant above-ground structures on the development parcel(s)

14. Approximate location and size of existing buildings or significant above-ground structures on parcels immediately adjacent to the development parcel(s)

15. Accurate location, size, and type of all existing above and below ground utilities, including sewer, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be present on the site or within the right of way along the property frontage

16. Location and assumed perimeter of historic cemeteries on or immediately adjacent to the development parcel(s), or, if no historic cemeteries are present on the site, a notation indicating such

17. Location of any unique historic features present on the site, including but not limited to stone walls, or if none, a notation indicating such

18. Location of any unique natural features present on the site, or if none, a notation indicating such

19. Notation indicating that the development parcel(s) are located or not located within the following areas of special concern:

   a. Natural Heritage Areas, as defined by RIDEM

   b. The area under the jurisdiction of the Narrow River Special Area Management Plan, as defined by RI CRMC
c. The area under the jurisdiction of the Salt Ponds Region Special Area Management Plan, as defined by RI CRMC

d. The Town of South Kingstown Groundwater Protection Overlay District

e. Areas within a TMDL watershed, as identified by RIDEM and the Town of South Kingstown

f. An OWTS Critical Resource Area, as defined by RIDEM

g. A Drinking Water Supply Watershed, as defined by RIDEM

20. Notation indicating that the development parcel(s) or any buildings(s) within the parcel is or is not listed on the National Register of Historic Places

21. Certification by a RI Registered Land Surveyor that a perimeter survey of the land being developed has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information

(C) Proposed Conditions Plan(s)

The applicant shall submit a Proposed Conditions Plan(s). Any utility, monumentation, or other physical improvement details shown within the Plan(s) shall conform to the standards found within the Subdivision and Land Development Regulations. The Proposed Conditions Plan(s) shall accurately depict the following information, in addition to the information listed in (A), above:

1. Location, size, and use/type of proposed buildings and structures

2. Any proposed on- and/or off-site improvements, including access drives, loading areas, parking areas, sidewalks, and bicycle paths

3. Proposed easements and rights-of-way within the subdivision parcel(s), or those to be acquired adjacent to the development parcel(s) as may be necessary

4. Proposed location, size, and type of all above ground and underground utilities servicing the property, including wastewater, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be required for site development

5. If proposed, plan and profile design information for any extension of public or private utility infrastructure

6. Location, dimension, and proposed use of any area of land proposed to be set aside as open space
7. The locations and design details of any On-Site Wastewater Treatment System(s) proposed for use within the development

8. The locations of any private or community wells proposed for use within the development

9. Limits of disturbance/work relative to on- and off-site improvements and infrastructure installation

10. Grading plan(s), to show proposed contours at 2-foot intervals for all grading proposed for on- and off-site improvements

11. Landscape plan(s), to show all significant proposed clearing of land, removal of existing vegetation, re-vegetation, landscaping on street rights-of-way, and within common areas, and landscape installation details and related notations

12. Stormwater management plan(s), to show accurate designs and details of proposed stormwater management infrastructure, including type, location, and configuration, prepared by a Registered Professional Engineer

13. Soil erosion, run-off and sedimentation control plan(s)

14. All utility and site improvement related details, including those related to the installation of streets, sidewalks, drainage systems, and utility infrastructure both on- and off-site, as applicable

15. Proposed phasing, including depiction of which on- and off-site improvements are to be installed in which phase, if applicable

16. Certification by a RI Registered Professional Engineer that the construction drawings are correct

(D) Supporting Materials

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

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

2. For developments proposing new service by public water, 2 copies of a written statement from the appropriate water company or district that the proposed plan, with plan revision date indicated, has been reviewed and which provides:
   - Approval of connection to the existing water main as depicted on the plan; and,
• If extension is proposed, approval from the company or district of the extension of the water main as depicted on the plan

3. For developments proposing new service by public sewer, **2 copies** of a written statement from the Town of South Kingstown Department of Public Services that the proposed plan, with plan revision date indicated, has been reviewed and which provides:
   • Approval of connection to the existing sewer main as depicted on the plan; and
   • If extension is proposed, approval of extension of the sewer main as depicted on the plan

4. For developments proposing new service by OWTS(s), **2 copies** of an On-Site Wastewater Treatment System permit issued by RIDEM

5. For developments proposing new physical access to a State right-of-way, **2 copies** of a RIDOT Physical Alteration Permit

6. For developments proposing use of existing physical access to a State right-of-way, **2 copies** of an amendment to the original RIDOT Physical Alteration Permit, or of a letter from RIDOT indicating that no further RIDOT approval is necessary

7. For developments with freshwater wetlands present on the development parcel(s), **2 copies** of either:
   • An RIDEM wetlands permit, if required pursuant to RIDEM rules and regulations; or
   • A letter of non-jurisdiction from RIDEM

8. **2 copies** of any RIDEM stormwater or other general construction permits that are required, or an affidavit signed by a qualified professional, stating that no RIDEM stormwater or construction permits are required

9. For developments with coastal features and/or buffer areas adjacent to or within the subdivision parcel(s), **2 copies** of a Preliminary Determination, including coastal feature verification, from the Coastal Resources Management Council

10. **2 copies** of written confirmation that the applicable Fire District has reviewed the proposed plan(s) and approves the proposed design relative to emergency vehicle access and fire suppression requirements
504.14. **Household occupancy by more than three unrelated individuals.**

A. The purposes of this section, household occupancy by more than three (3) unrelated individuals, are as follows:

1. To establish procedural requirements and standards relative to permitting household occupancy by more than three (3) unrelated individuals in residential buildings within the town.
2. Provide a clear and effective means that will enable timely enforcement of standards, criteria, and conditions, and enable the abatement of nuisance conditions that may arise from such occupancy.
3. Protect the quality of life in residential neighborhoods in the community through such regulations, enforcement, conditions and minimum standards.
4. Ensure that the proposed occupancy is in accordance with the ordinance requirements and the fit of the proposed usage is appropriate for the context of its setting.
5. Establish a public review and hearing procedure before the zoning board for the consideration of a special use permit to allow this type of household occupancy.

B. Household occupancy by more than three (3) unrelated persons may be permitted by special use permit in all residential zones subject to the following criteria, minimum standards and conditions:

1. All special use permits granted under this section shall expire after three (3) years. If a property owner desires to continue use of the property for household occupancy by more than three (3) unrelated individuals, re-application must be made to the zoning board of review for a renewal special use permit prior to the date of expiration.
2. Development plan review and approval shall be required for all initial and renewal applications for special use permits pursuant to this section. Development plan review shall not be required for applications relative to properties that have previously been granted a special use permit under this section, unless the special use permit has expired prior to re-application or unless substantial changes are proposed, as determined by the administrative officer upon referral by the zoning enforcement officer. When required, development plan review is to be conducted by the planning board, and shall be a pre-requisite to formal consideration of the application by the zoning board of review. In addition to the standards set forth in the town's subdivision and land development regulations, development plan review applications shall include proposed exterior building elevations and interior floor plans.
3. The property must be in conformance with the town's zoning ordinance and the Rhode Island State Building Code for the proposed occupancy.
4. There shall be one (1) parking space for each potential occupant. The proposed parking area shall be delineated on the site. Impervious parking surfaces (paved, pavers, etc.) are preferred, however pervious surfaces may be permitted subject to the planning board's recommendation during the development plan review process. There shall be no parking on lawn or landscaped areas. The proposed parking areas shall be limited to occupants of the property and their guests. There shall be no rental, lease or grant of the use of parking spaces by non-occupants. The parking area(s) shall comply with the standards set forth in the town's subdivision and land development regulations relative to parking lot design and landscaping.
5. There shall be at least three hundred thirty (330) square feet of GLFA (gross leasable floor area, see article 12 definition) of the building per proposed occupant. There shall be a minimum of seventy (70) square feet of bedroom area for bedrooms containing one (1) occupant. There shall be a minimum of one hundred (100) square feet of bedroom area for bedrooms containing two (2) occupants. There shall be no more than two (2) occupants per bedroom.
6. The property's exterior appearance as a single-household residence shall be maintained. For any proposed occupancy of duplex and multi-household occupancy under this section exterior appearance of the premises shall be of a residential character.
7. The owner shall file with the town's zoning officer, the name and contact information of the person or agency acting as the property manager. The property manager shall be a resident of the state. Such information shall be updated annually or as necessary if changes to property management are made. All complaints or notices of violations shall be forwarded directly to the identified property manager and the owner of the property.
8. Prior to initial occupancy, the premises for which a special use permit is granted shall be subject to inspection for building and fire code compliance by the South Kingstown Building Official/Zoning Officer and requisite fire district (Kingston Fire District or Union Fire District, as applicable). Properties determined to be non-compliant regarding building or fire code requirements shall not be occupied under this section until such issues are resolved.

9. In granting any special use permit pursuant to this section the zoning board of review may impose any and all conditions determined to be necessary to achieve the purposes and intents of this section and section 907A.2.(b).

10. In addition to the standards set forth in section 907, when granting a renewal special use permit under this section, the zoning board of review shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

(a) That compliance with the requirements of this section has been maintained during the previous three-year period, or that prompt action was taken to correct any identified deficiencies;

(b) That there is no record of police activity relative to the subject property for the previous three-year period, or that prompt action was taken to correct any issues that may have led to police action; and

(c) That there were no complaints registered with the zoning enforcement officer by neighboring property owners, or that prompt action was taken to correct any issues that may have led to the complaint.
Washington County, Rhode Island

Horizontal Datum is Rhode Island State Plane Feet, NAD83.

1 inch = 723 feet

plat 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.
RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
ONSITE WASTEWATER TREATMENT SYSTEM CONSTRUCTION PERMIT
www.dem.ri.gov/septic

FOR RIDEM USE ONLY

APPLICATION No. 9932-3261 DATE RECEIVED / / AMOUNT RECEIVED $ _______________ CHECK # ___________________ NOTE _______________

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

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

SITE INFORMATION

17417 Moscofield Rd. Smith Kingston, 02879

NO. STREET CITY/TOWN POLE #

17417 Moscofield Rd. Smith Kingston, 02879

LOT NUMBER LOT NUMBER SUBDIVISION LOT NUMBER

LOT SIZE __________ SF/ACRES

SUBDIVISION NAME

SUBDIVISION SITE SUITABILITY CERTIFICATION #

OWNER INFORMATION

Fox Real Estate Holding LP

LAST NAME FIRST NAME M.I.

17417 Moscofield Rd. Smith Kingston, 02879

NO. STREET CITY/TOWN ZIP CODE

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING ☐ YES ☐ NO APPLICATION # 9932-3261

DEPT TO APPROVED WATER TABLE __________ HOW DETERMINED __________

TEST HOLE # __________ DATE EXCAVATED __________ 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 __________

WATER SUPPLY: ☐ public water ☐ private well __________

# OF DESIGN UNITS __________

UNIT DESIGN FLOW __________ gallons per $:_BF_ (unit) TOTAL DAILY FLOW __________ gallons

TANK SIZE __________ gallons DESIGN LOADING RATE __________ gpd/sf

MINIMUM REQUIRED LEACHFIELD AREA __________ square feet

LEACHFIELD TYPE __________

TOTAL AREA OF LEACHFIELD PROVIDED __________ square feet

CERTIFICATION

I (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.

Designers Signature ____________________________ License # 3105

Designers Email ____________________________ Phone # 867-5385

Business/Company Name ____________________________

Owner(s) Signature ____________________________

Owner Information

Owner’s Name ____________________________

Owner’s Email ____________________________

Owner’s Phone Number ____________________________

Owner(s) Signature ____________________________

RECEIVED

AUG 1 2021

WATER SUPPLY: ☐ public water ☐ private well __________

# OF DESIGN UNITS __________

UNIT DESIGN FLOW __________ gallons per $:_BF_ (unit) TOTAL DAILY FLOW __________ gallons

TANK SIZE __________ gallons DESIGN LOADING RATE __________ gpd/sf

MINIMUM REQUIRED LEACHFIELD AREA __________ square feet

LEACHFIELD TYPE __________

TOTAL AREA OF LEACHFIELD PROVIDED __________ square feet

PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

Based upon the representations of the owner and the owners 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 for the accuracy of the truth of the owner's or the owner's agents 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 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.

1. A. Bottom of leaching area excavation must be inspected by the RIDEM prior to placement of any gravel or stone.
2. System installation must be inspected by the RIDEM prior to covering any component of the system with backfill.
3. System installation must be inspected by the RIDEM prior to covering any component of the system with backfill.
4. A/E Technology; additional inspection, installation, operation or maintenance requirements may apply (see A/E Technology Certification.)
5. Copy of this form and Operation/Maintenance contract must be filed in land evidence records prior to conformance.
7. Proper erosion and sedimentation controls must be installed prior to start of construction.
8. Transfer: See original permit for all applicable conditions.
9. Other

Approval for eight (8) bed room residential use only;

- No garbage disposal only;
- No sewage disposal only;

Signature of RIDEM Official ____________________________

Date of Approval __________ Date of Expiration __________

L - 2020-20
"Copy of Permit and Operation Maintenance contract must be read in specific terms of conditions prior to commencing"
DRAINAGE SUMMARY
May 20, 2022

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

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

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

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

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

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

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

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

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<thead>
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<th>DESIGN POINT</th>
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<td>Difference (cfs)</td>
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</tr>
</tbody>
</table>

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

**PAVEMENT AREAS:**

RECHARGE = (1’’)(0.067)(0.25)/12 = 0.001 acft
WQV = (1’’)(0.067)/12 = 0.006 acft

PROVIDED = 0.004 (N) + 0.008 (S) = 0.012 acft OK

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

**APPENDICES**

A. Water Quality and Recharge Calculations
B. HydroCAD 1.2” Water Quality Volume Calculations
C. HydroCAD 1, 10, 100-year Storm Calculations
## Area Listing (all nodes)

<table>
<thead>
<tr>
<th>Area</th>
<th>CN</th>
<th>Description</th>
<th>(subcatchment-numbers)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.414</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
<td>(2S, 4S, 5S, 6S)</td>
</tr>
<tr>
<td>0.059</td>
<td>98</td>
<td>Existing Building, HSG C</td>
<td>(4S, 5S)</td>
</tr>
<tr>
<td>0.052</td>
<td>98</td>
<td>Existing Impervious, HSG C</td>
<td>(6S)</td>
</tr>
<tr>
<td>0.135</td>
<td>98</td>
<td>Paved parking, HSG C</td>
<td>(2S)</td>
</tr>
<tr>
<td>0.110</td>
<td>98</td>
<td>Roofs, HSG C</td>
<td>(2S)</td>
</tr>
<tr>
<td>0.342</td>
<td>98</td>
<td>Tennis Court, HSG C</td>
<td>(2S, 6S)</td>
</tr>
<tr>
<td>0.201</td>
<td>98</td>
<td>Unconnected pavement, HSG C</td>
<td>(4S, 5S)</td>
</tr>
<tr>
<td>4.312</td>
<td>79</td>
<td>TOTAL AREA</td>
<td></td>
</tr>
<tr>
<td>Area (acres)</td>
<td>Soil Group</td>
<td>Subcatchment Numbers</td>
<td></td>
</tr>
<tr>
<td>-------------</td>
<td>------------</td>
<td>----------------------</td>
<td></td>
</tr>
<tr>
<td>0.000</td>
<td>HSG A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0.000</td>
<td>HSG B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.312</td>
<td>HSG C</td>
<td>2S, 4S, 5S, 6S</td>
<td></td>
</tr>
<tr>
<td>0.000</td>
<td>HSG D</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0.000</td>
<td>Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.312</td>
<td>TOTAL AREA</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Ground Covers (all nodes)

<table>
<thead>
<tr>
<th>HSG-A (acres)</th>
<th>HSG-B (acres)</th>
<th>HSG-C (acres)</th>
<th>HSG-D (acres)</th>
<th>Other (acres)</th>
<th>Total (acres)</th>
<th>Ground Cover</th>
<th>Subcatchment Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.000</td>
<td>0.000</td>
<td>3.414</td>
<td>0.000</td>
<td>0.000</td>
<td>3.414</td>
<td>&gt;75% Grass cover, Good</td>
<td>2S, 4S, 5S, 6S</td>
</tr>
<tr>
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<td>0.000</td>
<td>0.000</td>
<td>0.059</td>
<td>Existing Building</td>
<td>4S, 5S</td>
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<tr>
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<td>0.000</td>
<td>0.052</td>
<td>0.000</td>
<td>0.000</td>
<td>0.052</td>
<td>Existing Impervious</td>
<td>6S</td>
</tr>
<tr>
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<td>0.000</td>
<td>0.135</td>
<td>0.000</td>
<td>0.000</td>
<td>0.135</td>
<td>Paved parking</td>
<td>2S</td>
</tr>
<tr>
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<td>0.000</td>
<td>0.110</td>
<td>0.000</td>
<td>0.000</td>
<td>0.110</td>
<td>Roofs</td>
<td>2S</td>
</tr>
<tr>
<td>0.000</td>
<td>0.000</td>
<td>0.342</td>
<td>0.000</td>
<td>0.000</td>
<td>0.342</td>
<td>Tennis Court</td>
<td>2S, 6S</td>
</tr>
<tr>
<td>0.000</td>
<td>0.000</td>
<td>0.201</td>
<td>0.000</td>
<td>0.000</td>
<td>0.201</td>
<td>Unconnected pavement</td>
<td>4S, 5S</td>
</tr>
<tr>
<td><strong>0.000</strong></td>
<td><strong>0.000</strong></td>
<td><strong>4.312</strong></td>
<td><strong>0.000</strong></td>
<td><strong>0.000</strong></td>
<td><strong>4.312</strong></td>
<td>TOTAL AREA</td>
<td></td>
</tr>
</tbody>
</table>
Type III 24-hr WQV Rainfall=1.20”

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

Subcatchment 2S: PRE
Runoff Area=93,916 sf  19.28% Impervious  Runoff Depth=0.24”
Flow Length=307”  Tc=17.5 min  CN=74/98  Runoff=0.33 cfs  0.043 af

Subcatchment 4S: POST-NORTH
Runoff Area=7,709 sf  10.12% Impervious  Runoff Depth=0.30”
Flow Length=76”  Tc=1.0 min  CN=83/98  Runoff=0.06 cfs  0.004 af

Subcatchment 5S: POST-SOUTH
Runoff Area=16,666 sf  10.63% Impervious  Runoff Depth=0.32”
Flow Length=179”  Tc=2.0 min  CN=84/98  Runoff=0.14 cfs  0.010 af

Subcatchment 6S: UNC
Runoff Area=69,541 sf  13.94% Impervious  Runoff Depth=0.19”
Flow Length=307”  Tc=17.5 min  CN=74/98  Runoff=0.17 cfs  0.025 af

Pond 8P: INFIL-1
Peak Elev=216.55’ Storage=58 cf  Inflow=0.06 cfs  0.004 af
Discarded=0.01 cfs  0.004 af  Primary=0.00 cfs  0.000 af  Outflow=0.01 cfs  0.004 af

Pond 9P: INFIL-2
Peak Elev=214.36’ Storage=252 cf  Inflow=0.14 cfs  0.010 af
Discarded=0.01 cfs  0.008 af  Primary=0.00 cfs  0.000 af  Outflow=0.01 cfs  0.008 af

Link 3L: PRE
Inflow=0.33 cfs  0.043 af
Primary=0.33 cfs  0.043 af

Link 7L: POST
Inflow=0.17 cfs  0.025 af
Primary=0.17 cfs  0.025 af

Total Runoff Area = 4.312 ac  Runoff Volume = 0.083 af  Average Runoff Depth = 0.23”
83.84% Pervious = 3.615 ac  16.16% Impervious = 0.697 ac
Summary for Subcatchment 2S: PRE

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

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv. UI as Pervious, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Type III 24-hr WQV Rainfall=1.20"

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,864</td>
<td>98</td>
<td>Paved parking, HSG C</td>
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<tr>
<td>7,450</td>
<td>98</td>
<td>Tennis Court, HSG C</td>
</tr>
<tr>
<td>4,793</td>
<td>98</td>
<td>Roofs, HSG C</td>
</tr>
<tr>
<td>75,809</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
<tr>
<td>93,916</td>
<td>79</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>75,809</td>
<td>74</td>
<td>80.72% Pervious Area</td>
</tr>
<tr>
<td>18,107</td>
<td>98</td>
<td>19.28% Impervious Area</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.3</td>
<td>210</td>
<td>0.0600</td>
<td>0.21</td>
<td></td>
<td>Sheet Flow, Grass: Dense n= 0.240 P2= 3.33&quot;</td>
</tr>
<tr>
<td>0.7</td>
<td>61</td>
<td>0.0050</td>
<td>1.44</td>
<td></td>
<td>Shallow Concentrated Flow, Paved Kv= 20.3 fps</td>
</tr>
<tr>
<td>0.5</td>
<td>36</td>
<td>0.0050</td>
<td>1.14</td>
<td></td>
<td>Shallow Concentrated Flow, Unpaved Kv= 16.1 fps</td>
</tr>
</tbody>
</table>

17.5 307 Total

Subcatchment 2S: PRE

Hydrograph

Type III 24-hr WQV Rainfall=1.20"
Runoff Area=93,916 sf
Runoff Volume=0.043 af
Runoff Depth=0.24"
Flow Length=307'
Tc=17.5 min
CN=74/98
Summary for Subcatchment 4S: POST-NORTH

Hint: Tc<2dt may require smaller dt

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

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv. UI as Pervious, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Type III 24-hr WQV Rainfall=1.20"

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>780</td>
<td>98</td>
<td>Existing Building, HSG C</td>
</tr>
<tr>
<td>2,644</td>
<td>98</td>
<td>Unconnected pavement, HSG C</td>
</tr>
<tr>
<td>4,285</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
<tr>
<td>7,709</td>
<td>85</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>6,925</td>
<td>83</td>
<td>89.88% Pervious Area</td>
</tr>
<tr>
<td>780</td>
<td>98</td>
<td>10.12% Impervious Area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>64</td>
<td>0.0140</td>
<td>1.11</td>
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<td>Sheet Flow, Smooth surfaces n= 0.011 P2= 3.33&quot;</td>
</tr>
<tr>
<td>0.0</td>
<td>12</td>
<td>0.0800</td>
<td>4.55</td>
<td></td>
<td>Shallow Concentrated Flow, Unpaved Kv= 16.1 fps</td>
</tr>
<tr>
<td>1.0</td>
<td>76</td>
<td></td>
<td></td>
<td></td>
<td>Total</td>
</tr>
</tbody>
</table>

Subcatchment 4S: POST-NORTH

Hydrograph

Type III 24-hr WQV Rainfall=1.20"
Runoff Area=7,709 sf
Runoff Volume=0.004 af
Runoff Depth=0.30"
Flow Length=76'
Tc=1.0 min
CN=83/98
Summary for Subcatchment 5S: POST-SOUTH

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

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

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv. UI as Pervious, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Type III 24-hr WQV Rainfall=1.20"

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,771</td>
<td>98</td>
<td>Existing Building, HSG C</td>
</tr>
<tr>
<td>6,132</td>
<td>98</td>
<td>Unconnected pavement, HSG C</td>
</tr>
<tr>
<td>8,763</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
<tr>
<td>16,666</td>
<td>85</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>14,895</td>
<td>84</td>
<td>89.37% Pervious Area</td>
</tr>
<tr>
<td>1,771</td>
<td>98</td>
<td>10.63% Impervious Area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>1.6</td>
<td>98</td>
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<td>Sheet Flow, Smooth surfaces n= 0.011 P2= 3.33&quot;</td>
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<td>4.26</td>
<td></td>
<td>Shallow Concentrated Flow, Unpaved Kv= 16.1 fps</td>
</tr>
</tbody>
</table>

2.0 179 Total

Subcatchment 5S: POST-SOUTH

Hydrograph

Type III 24-hr
WQV Rainfall=1.20"
Runoff Area=16,666 sf
Runoff Volume=0.010 af
Runoff Depth=0.32"
Flow Length=179'
Tc=2.0 min
CN=84/98
Summary for Subcatchment 6S: UNC

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

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv. UI as Pervious, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Type III 24-hr WQV Rainfall=1.20"

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
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<tr>
<td>2,247</td>
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</tr>
<tr>
<td>7,450</td>
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<td>Tennis Court, HSG C</td>
</tr>
<tr>
<td>69,541</td>
<td>77</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>9,697</td>
<td>98</td>
<td>13.94% Impervious Area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.3</td>
<td>210</td>
<td>0.0600</td>
<td>0.21</td>
<td></td>
<td>Sheet Flow, Grass: Dense n= 0.240 P2= 3.33&quot;</td>
</tr>
<tr>
<td>0.7</td>
<td>61</td>
<td>0.0050</td>
<td>1.44</td>
<td></td>
<td>Shallow Concentrated Flow, Paved Kv= 20.3 fps</td>
</tr>
<tr>
<td>0.5</td>
<td>36</td>
<td>0.0050</td>
<td>1.14</td>
<td></td>
<td>Shallow Concentrated Flow, Unpaved Kv= 16.1 fps</td>
</tr>
</tbody>
</table>

| Tc = 17.5 min |

Subcatchment 6S: UNC

Type III 24-hr WQV Rainfall=1.20"

Runoff Area=69,541 sf
Runoff Volume=0.025 af
Runoff Depth=0.19"
Flow Length=307'
Tc=17.5 min
CN=74/98
Summary for Pond 8P: INFIL-1

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

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

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

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

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

Discarded OutFlow Max=0.01 cfs @ 12.85 hrs HW=216.55' (Free Discharge)
Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=216.50' (Free Discharge)

Exfiltration over Surface area
20.0' long x 6.0' breadth Broad-Crested Rectangular Weir
Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50
Coeff. (English) 2.37 2.51 2.70 2.68 2.67 2.67 2.65 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.72 2.76 2.83

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Pond 8P: INFIL-1

Hydrograph

Inflow Area=0.177 ac
Peak Elev=216.55'
Storage=58 cf
Summary for Pond 9P: INFIL-2

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

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 214.36' @ 16.81 hrs Surf.Area= 854 sf Storage= 252 cf
Plug-Flow detention time= 441.8 min calculated for 0.008 af (77% of inflow)
Center-of-Mass det. time= 350.5 min (1,201.9 - 851.3)

<table>
<thead>
<tr>
<th>Volume</th>
<th>Invert</th>
<th>Avail.Storage</th>
<th>Storage Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>214.00'</td>
<td>3,224 cf</td>
<td>Custom Stage Data (Prismatic) Listed below (Recalc)</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>214.00</td>
<td>537</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>215.00</td>
<td>1,412</td>
<td>975</td>
<td>975</td>
</tr>
<tr>
<td>216.00</td>
<td>3,087</td>
<td>2,250</td>
<td>3,224</td>
</tr>
</tbody>
</table>

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

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

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=214.00' (Free Discharge)
↑ 2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)
Pond 9P: INFIL-2

Inflow Area=0.383 ac
Peak Elev=214.36'
Storage=252 cf
Summary for Link 3L: PRE

Inflow Area = 2.156 ac, 19.28% Impervious, Inflow Depth = 0.24" for WQV event

Inflow = 0.33 cfs @ 12.24 hrs, Volume= 0.043 af
Primary = 0.33 cfs @ 12.24 hrs, Volume= 0.043 af, Atten= 0%, Lag= 0.0 min

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

Link 3L: PRE

Inflow Area=2.156 ac
Summary for Link 7L: POST

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

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

Link 7L: POST

Inflow Area=2.156 ac
## Area Listing (all nodes)

<table>
<thead>
<tr>
<th>Area</th>
<th>CN</th>
<th>Description</th>
<th>Subcatchment-numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.414</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
<td>(2S, 4S, 5S, 6S)</td>
</tr>
<tr>
<td>0.059</td>
<td>98</td>
<td>Existing Building, HSG C</td>
<td>(4S, 5S)</td>
</tr>
<tr>
<td>0.052</td>
<td>98</td>
<td>Existing Impervious, HSG C</td>
<td>(6S)</td>
</tr>
<tr>
<td>0.135</td>
<td>98</td>
<td>Paved parking, HSG C</td>
<td>(2S)</td>
</tr>
<tr>
<td>0.110</td>
<td>98</td>
<td>Roofs, HSG C</td>
<td>(2S)</td>
</tr>
<tr>
<td>0.342</td>
<td>98</td>
<td>Tennis Court, HSG C</td>
<td>(2S, 6S)</td>
</tr>
<tr>
<td>0.201</td>
<td>98</td>
<td>Unconnected pavement, HSG C</td>
<td>(4S, 5S)</td>
</tr>
<tr>
<td>4.312</td>
<td>79</td>
<td>TOTAL AREA</td>
<td></td>
</tr>
</tbody>
</table>
### Soil Listing (all nodes)

<table>
<thead>
<tr>
<th>Area (acres)</th>
<th>Soil Group</th>
<th>Subcatchment Numbers</th>
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<tbody>
<tr>
<td>0.000</td>
<td>HSG A</td>
<td></td>
</tr>
<tr>
<td>0.000</td>
<td>HSG B</td>
<td></td>
</tr>
<tr>
<td>4.312</td>
<td>HSG C</td>
<td>2S, 4S, 5S, 6S</td>
</tr>
<tr>
<td>0.000</td>
<td>HSG D</td>
<td></td>
</tr>
<tr>
<td>0.000</td>
<td>Other</td>
<td></td>
</tr>
<tr>
<td>4.312</td>
<td>TOTAL AREA</td>
<td></td>
</tr>
<tr>
<td>HSG-A (acres)</td>
<td>HSG-B (acres)</td>
<td>HSG-C (acres)</td>
</tr>
<tr>
<td>---------------</td>
<td>---------------</td>
<td>---------------</td>
</tr>
<tr>
<td>0.000</td>
<td>0.000</td>
<td>3.414</td>
</tr>
<tr>
<td>0.000</td>
<td>0.000</td>
<td>0.059</td>
</tr>
<tr>
<td>0.000</td>
<td>0.000</td>
<td>0.052</td>
</tr>
<tr>
<td>0.000</td>
<td>0.000</td>
<td>0.135</td>
</tr>
<tr>
<td>0.000</td>
<td>0.000</td>
<td>0.110</td>
</tr>
<tr>
<td>0.000</td>
<td>0.000</td>
<td>0.342</td>
</tr>
<tr>
<td>0.000</td>
<td>0.000</td>
<td>0.201</td>
</tr>
<tr>
<td><strong>0.000</strong></td>
<td><strong>0.000</strong></td>
<td><strong>4.312</strong></td>
</tr>
</tbody>
</table>
Type III 24-hr 1-yr Rainfall=2.80”

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

Subcatchment 2S: PRE
Runoff Area=93,916 sf  19.28% Impervious  Runoff Depth=1.04”
Flow Length=307’  Tc=17.5 min  CN=79  Runoff=1.81 cfs  0.188 af

Subcatchment 4S: POST-NORTH
Runoff Area=7,709 sf  44.42% Impervious  Runoff Depth=1.42”
Flow Length=76’  Tc=1.0 min  CN=85  Runoff=0.33 cfs  0.021 af

Subcatchment 5S: POST-SOUTH
Runoff Area=16,666 sf  47.42% Impervious  Runoff Depth=1.42”
Flow Length=179’  Tc=2.0 min  CN=85  Runoff=0.70 cfs  0.045 af

Subcatchment 6S: UNC
Runoff Area=69,541 sf  13.94% Impervious  Runoff Depth=0.93”
Flow Length=307’  Tc=17.5 min  CN=77  Runoff=1.18 cfs  0.124 af

Pond 8P: INFIL-1
Peak Elev=216.95’  Storage=579 cf  Inflow=0.33 cfs  0.021 af
Discarded=0.01 cfs  0.014 af  Primary=0.00 cfs  0.000 af  Outflow=0.01 cfs  0.014 af

Pond 9P: INFIL-2
Peak Elev=215.01’  Storage=994 cf  Inflow=0.70 cfs  0.045 af
Discarded=0.01 cfs  0.014 af  Primary=0.09 cfs  0.013 af  Outflow=0.10 cfs  0.027 af

Link 3L: PRE
Primary=1.81 cfs  0.188 af
Inflow=1.18 cfs  0.138 af

Link 7L: POST
Primary=1.81 cfs  0.188 af
Inflow=1.18 cfs  0.138 af

Total Runoff Area = 4.312 ac  Runoff Volume = 0.378 af  Average Runoff Depth = 1.05”
79.17% Pervious = 3.414 ac  20.83% Impervious = 0.898 ac
Summary for Subcatchment 2S: PRE

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

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

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,864</td>
<td>98</td>
<td>Paved parking, HSG C</td>
</tr>
<tr>
<td>7,450</td>
<td>98</td>
<td>Tennis Court, HSG C</td>
</tr>
<tr>
<td>4,793</td>
<td>98</td>
<td>Roofs, HSG C</td>
</tr>
<tr>
<td>75,809</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
<tr>
<td>93,916</td>
<td>79</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>75,809</td>
<td>74</td>
<td>80.72% Pervious Area</td>
</tr>
<tr>
<td>18,107</td>
<td>98</td>
<td>19.28% Impervious Area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.3</td>
<td>210</td>
<td>0.0600</td>
<td>0.21</td>
<td></td>
<td>Sheet Flow, Grass: Dense  n= 0.240  P2= 3.33&quot;</td>
</tr>
<tr>
<td>0.7</td>
<td>61</td>
<td>0.0050</td>
<td>1.44</td>
<td></td>
<td>Shallow Concentrated Flow, Paved Kv= 20.3 fps</td>
</tr>
<tr>
<td>0.5</td>
<td>36</td>
<td>0.0050</td>
<td>1.14</td>
<td></td>
<td>Shallow Concentrated Flow, Unpaved Kv= 16.1 fps</td>
</tr>
</tbody>
</table>

17.5 307 Total

Subcatchment 2S: PRE

Hydrograph

Type III 24-hr 1-yr Rainfall=2.80"
Runoff Area=93,916 sf
Runoff Volume=0.188 af
Runoff Depth=1.04"
Flow Length=307'
Tc=17.5 min
CN=79
Summary for Subcatchment 4S: POST-NORTH

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

Runoff

\[ \text{Runoff} = 0.33 \text{ cfs} \quad \text{at} \quad 12.02 \text{ hrs, Volume}= \quad 0.021 \text{ af, Depth}= \quad 1.42" \]

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

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>780</td>
<td>98</td>
<td>Existing Building, HSG C</td>
</tr>
<tr>
<td>2,644</td>
<td>98</td>
<td>Unconnected pavement, HSG C</td>
</tr>
<tr>
<td>4,285</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
<tr>
<td>7,709</td>
<td>85</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>4,285</td>
<td>74</td>
<td>55.58% Pervious Area</td>
</tr>
<tr>
<td>3,424</td>
<td>98</td>
<td>44.42% Impervious Area</td>
</tr>
<tr>
<td>2,644</td>
<td></td>
<td>77.22% Unconnected</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>64</td>
<td>0.0140</td>
<td>1.11</td>
<td></td>
<td>Sheet Flow, Smooth surfaces</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n= 0.011, P2= 3.33&quot;</td>
</tr>
<tr>
<td>0.0</td>
<td>12</td>
<td>0.0800</td>
<td>4.55</td>
<td></td>
<td>Shallow Concentrated Flow, Unpaved</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Kv= 16.1 fps</td>
</tr>
</tbody>
</table>

Subcatchment 4S: POST-NORTH

Hydrograph

Type III 24-hr 1-yr Rainfall=2.80"
Runoff Area=7,709 sf
Runoff Volume=0.021 af
Runoff Depth=1.42"
Flow Length=76’
Tc=1.0 min
CN=85
Summary for Subcatchment 5S: POST-SOUTH

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

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

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

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>*</td>
<td>98</td>
<td>Existing Building, HSG C</td>
</tr>
<tr>
<td>6,132</td>
<td>98</td>
<td>Unconnected pavement, HSG C</td>
</tr>
<tr>
<td>8,763</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
<tr>
<td>16,666</td>
<td>85</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>8,763</td>
<td>74</td>
<td>52.58% Pervious Area</td>
</tr>
<tr>
<td>7,903</td>
<td>98</td>
<td>47.42% Impervious Area</td>
</tr>
<tr>
<td>6,132</td>
<td>77.59% Unconnected</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.6</td>
<td>98</td>
<td>0.0090</td>
<td>1.02</td>
<td></td>
<td>Sheet Flow, Smooth surfaces  n= 0.011  P2= 3.33&quot;</td>
</tr>
<tr>
<td>0.3</td>
<td>54</td>
<td>0.0200</td>
<td>2.87</td>
<td></td>
<td>Shallow Concentrated Flow, Paved     Kv= 20.3 fps</td>
</tr>
<tr>
<td>0.1</td>
<td>27</td>
<td>0.0700</td>
<td>4.26</td>
<td></td>
<td>Shallow Concentrated Flow, Unpaved   Kv= 16.1 fps</td>
</tr>
</tbody>
</table>

Subcatchment 5S: POST-SOUTH

Hydrograph

Type III 24-hr 1-yr Rainfall=2.80"
Runoff Area=16,666 sf
Runoff Volume=0.045 af
Runoff Depth=1.42"
Flow Length=179'
Tc=2.0 min
CN=85
Summary for Subcatchment 6S: UNC

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

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

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>59,844</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
<tr>
<td>*</td>
<td>98</td>
<td>Existing Impervious, HSG C</td>
</tr>
<tr>
<td>*</td>
<td>98</td>
<td>Tennis Court, HSG C</td>
</tr>
<tr>
<td>69,541</td>
<td>77</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>59,844</td>
<td>74</td>
<td>86.06% Pervious Area</td>
</tr>
<tr>
<td>9,697</td>
<td>98</td>
<td>13.94% Impervious Area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.3</td>
<td>210</td>
<td>0.0600</td>
<td>0.21</td>
<td></td>
<td>Sheet Flow, Grass: Dense n= 0.240 P2=3.33&quot;</td>
</tr>
<tr>
<td>0.7</td>
<td>61</td>
<td>0.0050</td>
<td>1.44</td>
<td></td>
<td>Shallow Concentrated Flow, Paved Kv=20.3 fps</td>
</tr>
<tr>
<td>0.5</td>
<td>36</td>
<td>0.0050</td>
<td>1.14</td>
<td></td>
<td>Shallow Concentrated Flow, Unpaved Kv=16.1 fps</td>
</tr>
</tbody>
</table>

Subcatchment 6S: UNC

Hydrograph

Flow (cfs)

Type III 24-hr 1-yr Rainfall=2.80"
Runoff Area=69,541 sf
Runoff Volume=0.124 af
Runoff Depth=0.93"
Flow Length=307'
Tc=17.5 min
CN=77
Summary for Pond 8P: INFIL-1

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

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

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

<table>
<thead>
<tr>
<th>Volume</th>
<th>Invert</th>
<th>Avail.Storage</th>
<th>Storage Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>216.50'</td>
<td>2,613 cf</td>
<td>Custom Stage Data (Prismatic) Listed below (Recalc)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>216.50</td>
<td>1,203</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>217.00</td>
<td>1,416</td>
<td>655</td>
<td>655</td>
</tr>
<tr>
<td>218.00</td>
<td>2,500</td>
<td>1,958</td>
<td>2,613</td>
</tr>
</tbody>
</table>

Device | Routing | Invert | Outlet Devices |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>Discarded</td>
<td>216.50'</td>
<td>0.270 in/hr Exfiltration over Surface area</td>
</tr>
<tr>
<td>#2</td>
<td>Primary</td>
<td>217.00'</td>
<td>20.0' long x 6.0' breadth Broad-Crested Rectangular Weir</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Head (feet)</th>
<th>Coef. (English)</th>
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</thead>
<tbody>
<tr>
<td>0.20</td>
<td>2.37</td>
</tr>
<tr>
<td>0.40</td>
<td>2.51</td>
</tr>
<tr>
<td>0.60</td>
<td>2.70</td>
</tr>
<tr>
<td>0.80</td>
<td>2.68</td>
</tr>
<tr>
<td>1.00</td>
<td>2.67</td>
</tr>
<tr>
<td>1.20</td>
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<td>1.60</td>
<td>2.65</td>
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<tr>
<td>1.80</td>
<td>2.65</td>
</tr>
<tr>
<td>2.00</td>
<td>2.65</td>
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<td>2.20</td>
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<td>2.80</td>
<td>2.72</td>
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<tr>
<td>3.00</td>
<td>2.76</td>
</tr>
<tr>
<td>3.20</td>
<td>2.83</td>
</tr>
</tbody>
</table>

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

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=216.50' (Free Discharge)
Pond 8P: INFIL-1

Inflow Area=0.177 ac
Peak Elev=216.95'
Storage=579 cf

Hydrograph
Summary for Pond 9P: INFIL-2

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

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

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

<table>
<thead>
<tr>
<th>Volume</th>
<th>Invert</th>
<th>Avail.Storage</th>
<th>Storage Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>214.00'</td>
<td>3,224 cf</td>
<td>Custom Stage Data (Prismatic) Listed below (Recalc)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>214.00</td>
<td>537</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>215.00</td>
<td>1,412</td>
<td>975</td>
<td>975</td>
</tr>
<tr>
<td>216.00</td>
<td>3,087</td>
<td>2,250</td>
<td>3,224</td>
</tr>
</tbody>
</table>

Device | Routing | Invert | Outlet Devices |
<table>
<thead>
<tr>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>Discarded</td>
<td>214.00'</td>
<td>0.270 in/hr Exfiltration over Surface area</td>
</tr>
</tbody>
</table>

20.0' long x 6.0' breadth Broad-Crested Rectangular Weir
Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00
  2.50 3.00 3.50 4.00 4.50 5.00 5.50
  Coef. (English) 2.37 2.51 2.70 2.68 2.67 2.65 2.65 2.65 2.65
  2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

<table>
<thead>
<tr>
<th>Discarded OutFlow</th>
<th>Max=0.01 cfs @ 12.55 hrs HW=215.01' (Free Discharge)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1=Exfiltration</td>
<td>(Exfiltration Controls 0.01 cfs)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Primary OutFlow</th>
<th>Max=0.07 cfs @ 12.55 hrs HW=215.01' (Free Discharge)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2=Broad-Crested Rectangular Weir</td>
<td>(Weir Controls 0.07 cfs @ 0.28 fps)</td>
</tr>
</tbody>
</table>
Pond 9P: INFIL-2

Hydrograph

Inflow Area=0.383 ac
Peak Elev=215.01'
Storage=994 cf
Summary for Link 3L: PRE

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

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

Link 3L: PRE

Hydrograph

Inflow Area=2.156 ac
Summary for Link 7L: POST

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

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

Link 7L: POST

Inflow Area = 2.156 ac
Type III 24-hr 10-yr Rainfall=4.90”

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

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

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

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

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

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

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

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

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

Total Runoff Area = 4.312 ac Runoff Volume = 0.979 af Average Runoff Depth = 2.72”
79.17% Pervious = 3.414 ac 20.83% Impervious = 0.898 ac
Summary for Subcatchment 2S: PRE

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

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

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,864</td>
<td>98</td>
<td>Paved parking, HSG C</td>
</tr>
<tr>
<td>7,450</td>
<td>98</td>
<td>Tennis Court, HSG C</td>
</tr>
<tr>
<td>4,793</td>
<td>98</td>
<td>Roofs, HSG C</td>
</tr>
<tr>
<td>75,809</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
<tr>
<td>93,916</td>
<td>79</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>75,809</td>
<td>74</td>
<td>80.72% Pervious Area</td>
</tr>
<tr>
<td>18,107</td>
<td>98</td>
<td>19.28% Impervious Area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.3</td>
<td>210</td>
<td>0.0600</td>
<td>0.21</td>
<td></td>
<td>Sheet Flow,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Grass: Dense n= 0.240 P2= 3.33&quot;</td>
</tr>
<tr>
<td>0.7</td>
<td>61</td>
<td>0.0050</td>
<td>1.44</td>
<td></td>
<td>Shallow Concentrated Flow,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Paved Kv= 20.3 fps</td>
</tr>
<tr>
<td>0.5</td>
<td>36</td>
<td>0.0050</td>
<td>1.14</td>
<td></td>
<td>Shallow Concentrated Flow,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Unpaved Kv= 16.1 fps</td>
</tr>
</tbody>
</table>

17.5 307 Total

Subcatchment 2S: PRE

Type III 24-hr 10-yr Rainfall = 4.90"
Runoff Area = 93,916 sf
Runoff Volume = 0.488 af
Runoff Depth = 2.72"
Flow Length = 307'  
Tc=17.5 min  
CN=79
Summary for Subcatchment 4S: POST-NORTH

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

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

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

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>* 780</td>
<td>98</td>
<td>Existing Building, HSG C</td>
</tr>
<tr>
<td>2,644</td>
<td>98</td>
<td>Unconnected pavement, HSG C</td>
</tr>
<tr>
<td>4,285</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
<tr>
<td>7,709</td>
<td>85</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>4,285</td>
<td>74</td>
<td>55.58% Pervious Area</td>
</tr>
<tr>
<td>3,424</td>
<td>98</td>
<td>44.42% Impervious Area</td>
</tr>
<tr>
<td>2,644</td>
<td></td>
<td>77.22% Unconnected</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>64</td>
<td>0.0140</td>
<td>1.11</td>
<td></td>
<td>Sheet Flow, Smooth surfaces n= 0.011  P2= 3.33&quot;</td>
</tr>
<tr>
<td>0.0</td>
<td>12</td>
<td>0.0800</td>
<td>4.55</td>
<td></td>
<td>Shallow Concentrated Flow, Unpaved  Kv= 16.1 fps</td>
</tr>
<tr>
<td>1.0</td>
<td>76</td>
<td></td>
<td></td>
<td></td>
<td>Total</td>
</tr>
</tbody>
</table>

Subcatchment 4S: POST-NORTH

Type III 24-hr 10-yr Rainfall=4.90"
Runoff Area=7,709 sf
Runoff Volume=0.048 af
Runoff Depth=3.28"
Flow Length=76'
Tc=1.0 min
CN=85
Summary for Subcatchment 5S: POST-SOUTH

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

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

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

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>* 1,771</td>
<td>98</td>
<td>Existing Building, HSG C</td>
</tr>
<tr>
<td>6,132</td>
<td>98</td>
<td>Unconnected pavement, HSG C</td>
</tr>
<tr>
<td>8,763</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
<tr>
<td>16,666</td>
<td>85</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>8,763</td>
<td>74</td>
<td>52.58% Pervious Area</td>
</tr>
<tr>
<td>7,903</td>
<td>98</td>
<td>47.42% Impervious Area</td>
</tr>
<tr>
<td>6,132</td>
<td>77.59% Unconnected</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tc  (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
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<tbody>
<tr>
<td>1.6</td>
<td>98</td>
<td>0.0090</td>
<td>1.02</td>
<td></td>
<td>Sheet Flow, Smooth surfaces n= 0.011 P2= 3.33&quot;</td>
</tr>
<tr>
<td>0.3</td>
<td>54</td>
<td>0.0200</td>
<td>2.87</td>
<td></td>
<td>Shallow Concentrated Flow, Paved Kv= 20.3 fps</td>
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<tr>
<td>0.1</td>
<td>27</td>
<td>0.0700</td>
<td>4.26</td>
<td></td>
<td>Shallow Concentrated Flow, Unpaved Kv= 16.1 fps</td>
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<tr>
<td>2.0</td>
<td>179</td>
<td>Total</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Subcatchment 5S: POST-SOUTH

Hydrograph

Type III 24-hr 10-yr Rainfall=4.90"
Runoff Area=16,666 sf
Runoff Volume=0.104 af
Runoff Depth=3.28"
Flow Length=179'
Tc=2.0 min
CN=85
Summary for Subcatchment 6S: UNC

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

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

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>59,844</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
<tr>
<td>*</td>
<td>98</td>
<td>Existing Impervious, HSG C</td>
</tr>
<tr>
<td>*</td>
<td>74</td>
<td>Tennis Court, HSG C</td>
</tr>
<tr>
<td>69,541</td>
<td>77</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>59,844</td>
<td>74</td>
<td>86.06% Pervious Area</td>
</tr>
<tr>
<td>9,697</td>
<td>98</td>
<td>13.94% Impervious Area</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.3</td>
<td>210</td>
<td>0.0600</td>
<td>0.21</td>
<td></td>
<td>Sheet Flow, Grassy: Dense</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n= 0.240</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P2= 3.33&quot;</td>
</tr>
<tr>
<td>0.7</td>
<td>61</td>
<td>0.0050</td>
<td>1.44</td>
<td></td>
<td>Shallow Concentrated Flow, Paved</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Kv= 20.3 fps</td>
</tr>
<tr>
<td>0.5</td>
<td>36</td>
<td>0.0050</td>
<td>1.14</td>
<td></td>
<td>Shallow Concentrated Flow, Unpaved</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Kv= 16.1 fps</td>
</tr>
</tbody>
</table>

Subcatchment 6S: UNC

Hydrograph

Type III 24-hr 10-yr Rainfall=4.90"
Runoff Area=69,541 sf
Runoff Volume=0.338 af
Runoff Depth=2.54"
Flow Length=307'
Tc=17.5 min
CN=77
Summary for Pond 8P: INFIL-1

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

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

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

<table>
<thead>
<tr>
<th>Volume</th>
<th>Invert</th>
<th>Avail.Storage</th>
<th>Storage Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>216.50'</td>
<td>2,613 cf</td>
<td>Custom Stage Data (Prismatic) Listed below (Recalc)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>216.50</td>
<td>1,203</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>217.00</td>
<td>1,416</td>
<td>655</td>
<td>655</td>
</tr>
<tr>
<td>218.00</td>
<td>2,500</td>
<td>1,958</td>
<td>2,613</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Device</th>
<th>Routing</th>
<th>Invert</th>
<th>Outlet Devices</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>Discarded</td>
<td>216.50'</td>
<td>0.270 in/hr Exfiltration over Surface area</td>
</tr>
<tr>
<td>#2</td>
<td>Primary</td>
<td>217.00'</td>
<td>20.0' long x 6.0' breadth Broad-Crested Rectangular Weir</td>
</tr>
</tbody>
</table>

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

Primary OutFlow Max=0.49 cfs @ 12.11 hrs HW=217.05' (Free Discharge)
Pond 8P: INFIL-1

Inflow Area = 0.177 ac
Peak Elev = 217.05'
Storage = 726 cf

Hydrograph

Flow (cfs)

Time (hours)

Inflow
Outflow
Discarded
Primary

0.75 cfs
0.53 cfs
0.52 cfs

0.0  1  2  3  4  5  6  7  8  9  10  11  12  13  14  15  16  17  18  19  20  21  22  23  24  25  26  27  28  29  30

0.0  0.05  0.1  0.15  0.2  0.25  0.3  0.35  0.4  0.45  0.5  0.55  0.6  0.65  0.7  0.75  0.8
Summary for Pond 9P: INFIL-2

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

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

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

<table>
<thead>
<tr>
<th>Volume</th>
<th>Invert</th>
<th>Avail.Storage</th>
<th>Storage Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>214.00’</td>
<td>3,224 cf</td>
<td>Custom Stage Data (Prismatic) Listed below (Recalc)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>214.00</td>
<td>537</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>215.00</td>
<td>1,412</td>
<td>975</td>
<td>975</td>
</tr>
<tr>
<td>216.00</td>
<td>3,087</td>
<td>2,250</td>
<td>3,224</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Device</th>
<th>Routing</th>
<th>Invert</th>
<th>Outlet Devices</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>Discarded</td>
<td>214.00’</td>
<td>0.270 in/hr Exfiltration over Surface area</td>
</tr>
<tr>
<td>#2</td>
<td>Primary</td>
<td>215.00’</td>
<td>20.0’ long x 6.0’ breadth Broad-Crested Rectangular Weir</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Head (feet) : 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Coef. (English) : 2.37 2.51 2.70 2.68 2.67 2.65 2.65 2.65 2.65 2.65 2.65 2.65 2.65 2.65 2.65</td>
</tr>
</tbody>
</table>

**Discarded OutFlow** Max = 0.01 cfs @ 12.06 hrs HW = 215.10' (Free Discharge)
**Primary OutFlow** Max = 1.50 cfs @ 12.06 hrs HW = 215.10' (Free Discharge)
Pond 9P: INFIL-2

Inflow Area = 0.383 ac
Peak Elev = 215.10'
Storage = 1,126 cf

Hydrograph

Flow (cfs)

Time (hours)
Summary for Link 3L: PRE

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

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

Link 3L: PRE

Inflow Area = 2.156 ac
Summary for Link 7L: POST

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

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

Inflow Area = 2.156 ac
1747 MOORESFIELD - KAB

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

Prepared by {enter your company name here}
Printed 5/20/2022

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Page 27

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

Subcatchment 2S: PRE
Runoff Area=93,916 sf  19.28% Impervious  Runoff Depth=5.98"
Flow Length=307”  Tc=17.5 min  CN=79  Runoff=10.58 cfs  1.074 af

Subcatchment 4S: POST-NORTH
Runoff Area=7,709 sf  44.42% Impervious  Runoff Depth=6.70"
Flow Length=76’  Tc=1.0 min  CN=85  Runoff=1.49 cfs  0.099 af

Subcatchment 5S: POST-SOUTH
Runoff Area=16,666 sf  47.42% Impervious  Runoff Depth=6.70"
Flow Length=179’  Tc=2.0 min  CN=85  Runoff=3.14 cfs  0.214 af

Subcatchment 6S: UNC
Runoff Area=69,541 sf  13.94% Impervious  Runoff Depth=5.73"
Flow Length=307”  Tc=17.5 min  CN=77  Runoff=7.55 cfs  0.763 af

Pond 8P: INFIL-1
Peak Elev=217.10’  Storage=796 cf  Inflow=1.49 cfs  0.099 af
Discarded=0.01 cfs  0.017 af  Primary=1.41 cfs  0.071 af  Outflow=1.42 cfs  0.088 af

Pond 9P: INFIL-2
Peak Elev=215.16’  Storage=1,224 cf  Inflow=3.14 cfs  0.214 af
Discarded=0.01 cfs  0.017 af  Primary=3.06 cfs  0.179 af  Outflow=3.07 cfs  0.195 af

Link 3L: PRE
Inflow=10.58 cfs  1.074 af
Primary=10.58 cfs  1.074 af

Link 7L: POST
Inflow=9.29 cfs  1.012 af
Primary=9.29 cfs  1.012 af

Total Runoff Area = 4.312 ac  Runoff Volume = 2.149 af  Average Runoff Depth = 5.98"
79.17% Pervious = 3.414 ac  20.83% Impervious = 0.898 ac
Summary for Subcatchment 2S: PRE

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

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

<table>
<thead>
<tr>
<th>Area (sf)</th>
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<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,864</td>
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<td>Paved parking, HSG C</td>
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<tr>
<td>7,450</td>
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<td>Tennis Court, HSG C</td>
</tr>
<tr>
<td>4,793</td>
<td>98</td>
<td>Roofs, HSG C</td>
</tr>
<tr>
<td>75,809</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
<tr>
<td>93,916</td>
<td>79</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>75,809</td>
<td>74</td>
<td>80.72% Pervious Area</td>
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<tr>
<td>18,107</td>
<td>98</td>
<td>19.28% Impervious Area</td>
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<table>
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<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
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<tr>
<td>16.3</td>
<td>210</td>
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<td>0.21</td>
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<tr>
<td></td>
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<td></td>
<td>Grass: Dense n= 0.240  P2= 3.33&quot;</td>
</tr>
<tr>
<td>0.7</td>
<td>61</td>
<td>0.0050</td>
<td>1.44</td>
<td></td>
<td>Shallow Concentrated Flow,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Paved  Kv= 20.3 fps</td>
</tr>
<tr>
<td>0.5</td>
<td>36</td>
<td>0.0050</td>
<td>1.14</td>
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<td>Shallow Concentrated Flow,</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Unpaved  Kv= 16.1 fps</td>
</tr>
</tbody>
</table>

17.5 307 Total

Subcatchment 2S: PRE

Hydrograph

Type III 24-hr 100-yr Rainfall=8.50"
Runoff Area=93,916 sf
Runoff Volume=1.074 af
Runoff Depth=5.98"
Flow Length=307'
Tc=17.5 min
CN=79
Summary for Subcatchment 4S: POST-NORTH

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

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

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

<table>
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<th>Description</th>
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</thead>
<tbody>
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<td>780</td>
<td>98</td>
<td>Existing Building, HSG C</td>
</tr>
<tr>
<td>2,644</td>
<td>98</td>
<td>Unconnected pavement, HSG C</td>
</tr>
<tr>
<td>4,285</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
<tr>
<td>7,709</td>
<td>85</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>4,285</td>
<td>74</td>
<td>55.58% Pervious Area</td>
</tr>
<tr>
<td>3,424</td>
<td>98</td>
<td>44.42% Impervious Area</td>
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<tr>
<td>2,644</td>
<td></td>
<td>77.22% Unconnected</td>
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</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>1.0</td>
<td>64</td>
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<td>1.11</td>
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<td>Sheet Flow, Smooth surfaces n= 0.011 P2= 3.33&quot;</td>
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<tr>
<td>0.0</td>
<td>12</td>
<td>0.0800</td>
<td>4.55</td>
<td></td>
<td>Shallow Concentrated Flow, Unpaved Kv= 16.1 fps</td>
</tr>
<tr>
<td>1.0</td>
<td>76</td>
<td></td>
<td></td>
<td></td>
<td>Total</td>
</tr>
</tbody>
</table>

Subcatchment 4S: POST-NORTH

![Hydrograph](image)

Type III 24-hr 100-yr Rainfall=8.50"
Runoff Area=7,709 sf
Runoff Volume=0.099 af
Runoff Depth=6.70"
Flow Length=76'
Tc=1.0 min
CN=85
Summary for Subcatchment 5S: POST-SOUTH

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

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

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

<table>
<thead>
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<th>Area (sf)</th>
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<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>* 1,771</td>
<td>98</td>
<td>Existing Building, HSG C</td>
</tr>
<tr>
<td>6,132</td>
<td>98</td>
<td>Unconnected pavement, HSG C</td>
</tr>
<tr>
<td>8,763</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16,666</td>
<td>85</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>8,763</td>
<td>74</td>
<td>52.58% Pervious Area</td>
</tr>
<tr>
<td>7,903</td>
<td>98</td>
<td>47.42% Impervious Area</td>
</tr>
<tr>
<td>6,132</td>
<td>77.59% Unconnected</td>
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</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
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<td>1.6</td>
<td>98</td>
<td>0.0090</td>
<td>1.02</td>
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<td>Sheet Flow,</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Smooth surfaces n= 0.011 P2= 3.33&quot;</td>
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<tr>
<td>0.3</td>
<td>54</td>
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<td>2.87</td>
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<td>Shallow Concentrated Flow,</td>
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<tr>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Paved Kv= 20.3 fps</td>
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<tr>
<td>0.1</td>
<td>27</td>
<td>0.0700</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Unpaved Kv= 16.1 fps</td>
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</table>

2.0 179 Total

Subcatchment 5S: POST-SOUTH

Hydrograph

Type III 24-hr 100-yr Rainfall=8.50"
Runoff Area=16,666 sf
Runoff Volume=0.214 af
Runoff Depth=6.70"
Flow Length=179'
Tc=2.0 min
CN=85
Summary for Subcatchment 6S: UNC

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

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

<table>
<thead>
<tr>
<th>Area (sf)</th>
<th>CN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>59,844</td>
<td>74</td>
<td>&gt;75% Grass cover, Good, HSG C</td>
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<tr>
<td>2,247</td>
<td>98</td>
<td>Existing Impervious, HSG C</td>
</tr>
<tr>
<td>7,450</td>
<td>98</td>
<td>Tennis Court, HSG C</td>
</tr>
<tr>
<td>69,541</td>
<td>77</td>
<td>Weighted Average</td>
</tr>
<tr>
<td>59,844</td>
<td>74</td>
<td>86.06% Pervious Area</td>
</tr>
<tr>
<td>9,697</td>
<td>98</td>
<td>13.94% Impervious Area</td>
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</table>

<table>
<thead>
<tr>
<th>Tc (min)</th>
<th>Length (feet)</th>
<th>Slope (ft/ft)</th>
<th>Velocity (ft/sec)</th>
<th>Capacity (cfs)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.3</td>
<td>210</td>
<td>0.0600</td>
<td>0.21</td>
<td></td>
<td>Sheet Flow, Grassy Dense n= 0.240 P2= 3.33&quot;</td>
</tr>
<tr>
<td>0.7</td>
<td>61</td>
<td>0.0050</td>
<td>1.44</td>
<td></td>
<td>Shallow Concentrated Flow, Paved Kv= 20.3 fps</td>
</tr>
<tr>
<td>0.5</td>
<td>36</td>
<td>0.0050</td>
<td>1.14</td>
<td></td>
<td>Shallow Concentrated Flow, Unpaved Kv= 16.1 fps</td>
</tr>
<tr>
<td>17.5</td>
<td>307 Total</td>
<td></td>
<td></td>
<td></td>
<td>Total</td>
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</tbody>
</table>

Subcatchment 6S: UNC

Type III 24-hr 100-yr Rainfall=8.50"  
Runoff Area=69,541 sf  
Runoff Volume=0.763 af  
Runoff Depth=5.73"  
Flow Length=307'  
Tc=17.5 min  
CN=77
Summary for Pond 8P: INFIL-1

Inflow Area = 0.177 ac, 44.42% Impervious, Inflow Depth = 6.70” for 100-yr event

Inflow = 1.49 cfs @ 12.01 hrs, Volume= 0.099 af
Outflow = 1.42 cfs @ 12.04 hrs, Volume= 0.088 af, Atten= 5%, Lag= 1.6 min
Discarded = 0.01 cfs @ 12.04 hrs, Volume= 0.017 af
Primary = 1.41 cfs @ 12.04 hrs, Volume= 0.071 af

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

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

<table>
<thead>
<tr>
<th>Volume</th>
<th>Invert</th>
<th>Avail.Storage</th>
<th>Storage Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>216.50’</td>
<td>2,613 cf</td>
<td>Custom Stage Data (Prismatic) Listed below (Recalc)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>216.50</td>
<td>1,203</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>217.00</td>
<td>1,416</td>
<td>655</td>
<td>655</td>
</tr>
<tr>
<td>218.00</td>
<td>2,500</td>
<td>1,958</td>
<td>2,613</td>
</tr>
</tbody>
</table>

Device Routing Invert Outlet Devices
#1 Discarded 216.50’ 0.270 in/hr Exfiltration over Surface area
#2 Primary 217.00’ 20.0’ long x 6.0’ breadth Broad-Crested Rectangular Weir

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

Primary OutFlow Max=1.36 cfs @ 12.04 hrs HW=217.09’ (Free Discharge)
↓2=Broad-Crested Rectangular Weir (Weir Controls 1.36 cfs @ 0.73 fps)
Inflow Area=0.177 ac
Peak Elev=217.10'
Storage=796 cf
Summary for Pond 9P: INFIL-2

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

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

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

<table>
<thead>
<tr>
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<th>Invert</th>
<th>Avail.Storage</th>
<th>Storage Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>214.00'</td>
<td>3,224 cf</td>
<td>Custom Stage Data (Prismatic) Listed below (Recalc)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Elevation</th>
<th>Surf.Area</th>
<th>Inc.Store</th>
<th>Cum.Store</th>
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<tbody>
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<td>(feet)</td>
<td>(sq-ft)</td>
<td>(cubic-feet)</td>
<td>(cubic-feet)</td>
</tr>
<tr>
<td>214.00</td>
<td>537</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>215.00</td>
<td>1,412</td>
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<td>975</td>
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<tr>
<td>216.00</td>
<td>3,087</td>
<td>2,250</td>
<td>3,224</td>
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<table>
<thead>
<tr>
<th>Device</th>
<th>Routing</th>
<th>Invert</th>
<th>Outlet Devices</th>
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<tbody>
<tr>
<td>#1</td>
<td>Discarded</td>
<td>214.00'</td>
<td>0.270 in/hr Exfiltration over Surface area</td>
</tr>
<tr>
<td>#2</td>
<td>Primary</td>
<td>215.00'</td>
<td>20.0' long x 6.0' breadth Broad-Crested Rectangular Weir</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Coef. (English) 2.37 2.51 2.70 2.68 2.67 2.65 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83</td>
</tr>
</tbody>
</table>

Discarded OutFlow Max=0.01 cfs @ 12.05 hrs HW=215.16’ (Free Discharge)

Primary OutFlow Max=3.05 cfs @ 12.05 hrs HW=215.16’ (Free Discharge)
Pond 9P: INFIL-2

Hydrograph

Inflow Area=0.383 ac
Peak Elev=215.16'
Storage=1,224 cf
Summary for Link 3L: PRE

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

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

Link 3L: PRE

Inflow Area = 2.156 ac
Summary for Link 7L: POST

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

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

Link 7L: POST

Inflow Area=2.156 ac
1747 Mooresfield Academic Draft Lease Notes:

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

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

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

Tenants are not allowed to use space heaters.

No unauthorized use of mailing address for non-tenants.

Guest stays limited to 4 nights.

No use of amplified or percussive instruments on the premises.

Bicycle & equipment storage allowed in provided areas only.

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

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

Hazing by any club, group, organization or individual is strictly forbidden.
Lease Execution Date: 12 / 02 / 2023

Leased Property Address Number: 1747

Leased Property Street Address: Mooresfield Rd. Kingston, RI 02879

Tenant Full Name: First Lastname

Tenant Home Address: 11 Main Street, Anytown, USA

Tenant Phone Number: 401 555-1212

Tenant Email: email@example.com

Tenant Academic Year: 2022

Guarantor Name: First Lastname

Guarantor Street Address: 11 Main Street

Guarantor City, State, Zip: Anytown USA 55555

Guarantor Phone Number: 401 555-1212

Guarantor Email: email@example.com

Guarantor Relationship to Tenant: Parent

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

James Fox, FREH, LLC

Signature:

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

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

Beginning Date of Term: __________ , ________ 2022 at 9:00 a.m.

Ending Date of Term: __________ , ________ 2023 at 6:00 pm*

*Tenants in “GOOD STANDING” that will be graduating from URI in May of this agreement term, will be allowed to remain on premises until the official date of graduation occurring in MAY for URI students of the year of this lease at 6:00 pm ET. “Good Standing” is defined as having no violations and not being in default of any Terms of this agreement and/or any behavior or incidences that results in adverse action, and at the discretion of the Landlord.
The “Total Rent” for per Individual in Shared Residence: $000000

REFUNDABLE SECURITY DEPOSIT DUE UPON SIGNING OF THIS LEASE AGREEMENT:
All Payments are due and payable in the amounts indicated on or before the dates as set forth below.
Please Select and Initial the desired Periodic Installment Payment Schedule (Please only choose one):

☑ One Payment of $__________ Due by August 5*
☐ Two Payments of $__________ Due by August 5 and December 5*
☐ Three Payments of $__________ Due by August 5, December 5 and February 15*
☐ Four Payments of $__________ Due by August 5, October 15*, December 5, and February 15

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

Financial Aid Tenants Only:
☐ Two Payments of $__________ each due on or before October 15* and February 15*

*The payment schedules indicated above are based on the appropriate and respective years of this particular lease, as it is outlined above all August-December dates are of year 2022 and January-February are the year of 2023.
Tenants must submit verification from URI Enrollment Services of anticipated financial award.

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

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

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

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

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

2. **Common Areas of the Community.** "Common Areas of the Community" shall refer to (i) all driveways, walkways, hallways, landscaped areas, and other common areas of the Property. During the Term (as previously defined), Landlord hereby grants Tenant a non-exclusive license to use the Common Areas of the Community, such usage to be in common with the usage by {(Tenant Initials: ) (Guarantor Initials: ____)}
Landlord, Tenant, and other tenants in the Community and their respective guests and invitees. Landlord may impose such restrictions on the use of the Common Areas by Tenant and Tenant's agents, guests and invitees as Landlord deems appropriate in its sole discretion. Landlord shall be entitled to control entry to or upon the Common Areas of the Community by Tenant, Tenant's agents, guests or invitees, furniture movers, delivery men, solicitors, salesmen, or other third parties, and may revoke or limit the license herein granted to Tenant to use some or all of the Common Areas of the Community upon due cause as determined by Landlord in its sole discretion. Landlord shall have the unrestricted right to increase, reduce, eliminate, relocate or change the site, dimensions, design, or location of the Common Areas of the Community or any other improvement of the Property from time to time in any manner whatsoever as Landlord shall deem appropriate. Tenant may use the Common Areas of the Community in a prudent, non-offensive, and non-dangerous manner and in compliance with the Rules and Regulations imposed by the Landlord.

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

4. **Rental.** Tenant shall pay to the Landlord the Total Rent set forth in General Terms above by making the Periodic Installment Payments set out in the General Terms above. The Periodic Installment Payments shall be payable by Tenant to Landlord in advance without demand, abatement, or set-off, payable to and by mail to Fox Real Estate Holding, LLC, Wakefield RI 02879. All other sums due from Tenant to Landlord under this Lease Agreement or under any other written agreement between Landlord and Tenant related to Tenant's occupancy at the Community will be considered additional rent hereunder, and any payments made by Tenant to Landlord pursuant to this Lease Agreement, in Landlord's discretion, may be applied to any outstanding or delinquent additional rent or other sums due hereunder or under any other written agreement between Landlord and Tenant before being applied to delinquent Periodic Installment Payments hereunder. Payment of any sums due from Tenant to Landlord under this Lease Agreement, including without limitation, Periodic Installment Payments and additional rent, shall be made by check, cashier’s check, money order or other traceable or negotiable instrument. Landlord, from time to time, in Landlord's sole discretion, may accept or require individual or recurring automated payments by credit card, debit card or ACH transfer. Payments by credit or debit will incur an additional 3% service charge per payment. Tenant agrees to furnish to Landlord such information and authorization as requested by Landlord to facilitate such payments and to maintain such available credit or funds as necessary to timely fund such payments. Landlord shall not be obligated to accept cash payments. Tenant acknowledges that the Total Rent is due even though the Term does not encompass a full 365 days, unless the Term is extended as set forth in Section 3 above. Tenant further acknowledges that the Periodic Installment Payments are intended as installment payments of the Total Rent and are apportioned into installments for the benefit of the Tenant, and, further, that payment of any Periodic Installment Payments does not entitle Tenant to possession of the Premises for any period of time not included in the Term.

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

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

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

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

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

   Or

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

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

7. **No Assignment or Sublease.** Tenant shall not sublease the Premises or otherwise assign this Lease Agreement without Landlord's prior written consent in which consent may be withheld or granted in the sole discretion of Landlord. Any such proposed transaction will be subject to the current Lease Agreement Terms.

8. **Inspection.** Within five (5) days of the initial date of occupancy or upon delivery of possession of the Premises to Tenant, Landlord (or a representative of Landlord) and Tenant shall jointly inventory the condition of the Premises and sign a statement (the "Room Condition Report") detailing such condition and any furnishings described in Section 9 below that are not in the shared residence or the dwelling at move-in. Tenant and Landlord then must sign the Room Condition Report, once it is mutually acceptable to the parties, and a copy will be given to Tenant.
9. **Acceptance of Premises.** Tenant acknowledges that Tenant has inspected the Premises and Tenant agrees that the Premises and any Common Areas used in connection with them are in a safe, fit, and habitable condition and, where applicable, that the electrical, plumbing, sanitary, heating, ventilating, air conditioning, furniture and other appliances furnished with the Premises are in good and proper working order, except as set forth in the Room Condition Report. Tenant also acknowledges that no representation as to the condition or state of repair of the Premises has been made.

10. **Use and Conduct.** Tenant may use and occupy the Premises for residential purposes only. Tenant must not allow or permit the Premises to be occupied or used as a residence by any person other than Tenant and the other persons to whom the shared living area has been assigned by Landlord. Tenant or any other person with the knowledge or consent of the Tenant may not conduct any commercial, unlawful or immoral enterprise on Premises or in the Community.

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

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

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

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

11. **Use and Cleanliness.** Tenant must comply with any and all obligations imposed upon Tenant by applicable building and housing codes and all other Applicable Law. Tenant must keep the Premises, including, but not limited to, all plumbing fixtures, facilities, appliances, and outdoor areas used by Tenant, agents, invitees, and guests as well as third parties in connection with the Premises and/or Community in a clean, safe, sanitary, and presentable condition and as required by Applicable Law; Dispose of all rubbish, garbage, and other waste in a clean and safe manner, including Tenant being responsible for re-disposal any garbage that subsequent to initial disposal is removed from garbage receptacle by any natural or unnatural force, and comply with all applicable ordinances concerning garbage collection, waste, and other refuse. Tenant and/or
Guarantor agrees to pay for all associated cleaning expenses of Premises beyond that attributed to normal wear and tear, including a $50 administrative fee for removal of excess garbage from the Premises at the conclusion of the Term.

12. **Furnishings.** Landlord will furnish the shared residence with the following: bed, mattress, dresser, desk, chair, and blinds in each bedroom, and blinds in other areas of Premise at Landlord’s discretion. Landlord will also furnish the common areas of the dwelling with the following: a washer and dryer, refrigerator, dishwasher, oven/range, table with four chairs, sofa, side chair, end table, coffee table or ottoman, living room lamps and selected kitchen housewares.

13. **Alterations.** Tenant shall not make any alterations, additions, or improvements in or to the Premises or paint or decorate (including the hanging of plants, pictures, mirrors, etc., from the ceilings or walls) the Premises without Landlord’s prior written consent and then only in a workmanlike manner using materials and contractors approved by Landlord. All such work shall be done at Tenant's expense and at such times and in such manner as Landlord may approve. All alterations, additions, and improvements to the Premises, whether made by Landlord or Tenant, shall become the property of Landlord and shall remain upon and become a part of the Premises at the end of the tenancy hereby created.

14. **Utility and Maintenance Services.** At Landlord's expense, Landlord shall incur the costs associated with furnishing the Premises occupied by Tenant with water and sewer, electric, gas, basic cable, internet, garbage, and mowing of lawn areas and plowing of private roadway and driveways. Tenants of Shared Residence are responsible for snow removal from each Unit stairs and walkways. Climate control settings will be under authority of Landlord and maintained within compliance of applicable Rhode Island laws and regulations. Tenant may request any enhanced cable services, approval of requests is at the sole discretion of the Landlord and at the full expense of the Tenant for these services.

15. **Interruption in Utility Services.** Failure of Appliances. Neither Landlord nor any agent of Landlord shall be liable in any respect for damages to person or property resulting from the interruption of any utility service or the failure of or any defect in any equipment or appliance serving the Premises or the Community. None of the foregoing shall be construed as or constitute an eviction of Tenant, work an abatement of rent, or relieve Tenant from fulfillment of any covenant or agreement of this Lease Agreement except as provided by Applicable Law.

16. **Maintenance and Repairs.** Landlord will be responsible for all repairs and maintenance to the Premises and Community, with the exception of (i) any repairs necessitated by Tenant's intentional acts, negligence or misuse of the Premises or damage (other than ordinary wear and tear) caused by Tenant or its guests or invitees; (ii) the replacement from time to time, as needed, of batteries in the smoke detectors in the Premises which will be the responsibility of Tenant and (iii) the replacement from time to time, as needed, of light bulbs in the Premises with compact fluorescent light bulbs, which will be the responsibility of Tenant.

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

In the event that Landlord determines, at any time during the Term, that Tenant is responsible for any repairs or damage to Tenant's Share Residence, Premises or the Community (other than ordinary wear and tear), then Landlord may make written demand on Tenant (and, at Landlord's discretion, Guarantor) for payment of the damages, and such payment will be due upon the due date of the next month's Periodic Installment Payment, or if this Lease Agreement has terminated, within thirty (30) days of receipt of Landlord's demand. In the event the Landlord is unable to confirm which tenant (or its guests or invitees) caused the damage, then Landlord may seek reimbursement from all of the tenants occupying the Shared Residence, including but not limited to Tenant, and all such tenants will be jointly and severally liable to Landlord for the cost of the repairs and replacements.
17. **Damage or Destruction of Premises.** Tenant must use in a proper and reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities, fixtures, furniture and appliances, if any, furnished as a part of the Premises. If, in the opinion of Landlord, the Premises or Community should become untenable during the Term hereof because of damage or destruction by fire or other casualty, Landlord shall have the right to terminate this Lease Agreement, or may move Tenant to similar accommodations within the Community. In the event of such damage or destruction to the Premises is without the fault of Tenant or Tenant's agents, guests, or invitees, Tenant's obligations to pay rent hereunder shall be abated only if Landlord terminates this Lease Agreement or does not furnish Tenant with similar accommodations within the Community except as otherwise provided by Applicable Law. If damage or destruction of the Premises or its furnishings is determined to be the fault of the Tenant or Tenant's agents, guests, or invitees, the Tenant and/or Guarantor agrees to pay for all repairs and damages (including replacement costs) beyond that attributed to normal wear and tear. The rights of Landlord set forth in this paragraph are subject to any rights of Tenant under Applicable Law.

18. **Right of Entry.** Tenant hereby agrees that Landlord, subject to the requirements of Applicable Law, can enter the Premises (a) by passkey/code or otherwise at all reasonable and necessary times for inspection, maintenance, housekeeping, property management, or for any other purpose reasonably connected with Landlord's interest in the Premises and to perform any work or other act necessary in such connection; (b) at any time in an emergency, without liability to Tenant; (c) at times scheduled with Tenant to show the Premises to prospective tenants, lenders, or purchasers; (d) if Tenant defaults under this Lease Agreement; and (e) if Tenant abandons the Premises. Without limiting any rights of Landlord provided in this Lease Agreement or pursuant to Applicable Law but subject to the requirements of Applicable Law, Tenant hereby agrees that Landlord shall have the right to inspect the Premises as deemed necessary but, no less than once every three (3) months during the Term to ensure Tenant's compliance with the terms of this Lease Agreement.

19. **Rules and Regulations.** Tenant, Tenant's agents, guests and invitees, must comply with and abide by all of Landlord's existing rules and regulations, as amended from time to time, and such future reasonable rules and regulations as Landlord may from time to time at its discretion adopt, governing the use and occupancy of the Premises, Community and Property used in connection therewith (the "Rules and Regulations"), subject to any advance notice or consent requirements that may be imposed by Applicable Law. The Rules and Regulations shall be deemed to be a part of this Lease Agreement and a violation of any of them shall constitute a default under this Lease Agreement giving to the Landlord all the rights and remedies herein provided. Violation of the Rules and Regulations may also subject Tenant to certain fines and other charges, each of which is considered as additional rent due under this Lease Agreement, and shall be due and payable on the 1st day of the next calendar month after the date of assessment. (In the event of any conflict between the provisions of this Lease Agreement and the Rules and Regulations, this Lease Agreement shall govern.) The current Rules and Regulations are attached to this Lease Agreement as an Addendum.

20. **Tenant's Duties upon Termination.** Upon any termination of the tenancy created hereby whether by Landlord or Tenant and whether for breach or otherwise, Tenant shall: (1) pay all utility bills due for services to the Premises for which Tenant is responsible; (2) vacate the Premises, removing therefrom all Tenant's personal property of whatever nature; (3) properly sweep and clean the Premises, including plumbing fixtures, refrigerators, stoves (including changing out drip pans), and sinks, removing therefrom all rubbish, trash, and refuse; (4) make any repairs required of Tenant pursuant to Section 18 above and perform such other acts as are necessary to return the Premises, and any appliances or fixtures furnished in connection therewith, to the same condition as when the Premises were delivered to Tenant, ordinary wear and tear excepted or caused by failure of the Landlord to comply with its obligations under Applicable Law; (5) fasten and lock all doors and windows; (6) return to Landlord the keys to the Premises; (7) comply with the requirements regarding the Room Condition Report described in Section 9 above; (8) notify Landlord of the address where future notices may be delivered to Tenant; and (9) comply with all other checkout procedures required by Landlord.

21. **Abandonment.** Abandonment of the Premises shall constitute a default under this Lease Agreement. Tenant must not abandon or vacate the Premises during the Term. Landlord, in its sole discretion, shall have the right to determine when the Premises are abandoned. Tenant agrees abandonment of the Premises shall include, but is not limited to, any one of the following: the removal of personal property other than in the usual course of continuing occupancy; early move-out under any circumstance; the failure to pay Periodic Installment Payments or other charges; and failure to respond to any notices, phone calls, or correspondence from Landlord.

If Tenant abandons the Premises and Landlord does not terminate this Lease Agreement, Landlord shall use reasonable efforts to mitigate Tenant's damages by finding a new tenant not already leasing at the Community (provided, however, that Landlord shall have no obligation to put such a new tenant in the Premises prior to putting said tenant in another vacant room
22. **Disposition of Personal Property.** Upon the surrender or abandonment of the Premises, or on termination of this Lease Agreement by lawful eviction or expiration of the Term, Landlord shall not be liable or responsible for storage or disposition of any personal property remaining on the Premises that belonged to Tenant or Tenant's guests. Any such personal property shall be deemed abandoned and title shall vest in Landlord and Landlord shall be entitled to dispose of any such personal property in any manner that it deems fit in accordance with Applicable Law. To the extent allowed by Applicable Law, Landlord shall have a lien for unpaid rent against Tenant's personal property in the Premises and may seize such personal property in accordance with the provisions of Applicable Law. Landlord shall be entitled to recover from Tenant the expenses incurred by Landlord in connection with handling, storing or otherwise disposing of Tenant's personal property.

23. **Default.** Time of rent payment is of the essence. In the event a Periodic Installment Payment or any other amount due from Tenant to Landlord is not received by Landlord on or before the due date, then, at the option of Landlord, such failure to pay on time shall constitute a default. If any rent or other sums due from Tenant to Landlord is unpaid when due, Landlord may provide Tenant with written notice of non-payment and Landlord's intention to terminate Tenant's rights under this Lease Agreement. If Tenant fails to pay the rent or other sum(s) within three (3) days of receipt of notice, then Tenant shall be in default and the Landlord may exercise its remedies under this Lease Agreement and under Applicable Law.

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

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

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

25. **No Waiver.** No failure by Landlord to exercise any rights hereunder to which Landlord may be entitled shall be deemed a waiver of Landlord’s right to subsequently exercise the same. Tenant shall gain no rights nor become vested with any power to remain in default under the terms hereof by virtue of Landlord’s failure to timely assert its rights. No surrender of the Premises by Tenant delivering the keys to the Premises shall operate to release Tenant of or from any obligations hereunder unless or until expressly agreed by Landlord in writing.

26. **Notice.** Notice to Tenant for non-payment of rent or other sums due from Tenant to Landlord shall be effective when hand delivered or mailed to Tenant or posted on an exterior door of the dwelling unit. In all other cases where written notice to Tenant is required, even if there is notice by posting, there shall also be a mailing of the notice by first class mail or hand delivery of the notice to Tenant. The date of posting shall be included in any notice posted, mailed, or hand delivered and shall constitute the effective date of notice. A posted notice shall be affixed to a door by taping all sides or placed in a fixture or receptacle designed for notices or mail. Where written notice to Tenant is not required by this Lease Agreement or by Applicable Law, Landlord may contact Tenant via text message or email at the cell phone number or email address provided by Tenant above (or any other cell phone number or email address which Tenant provides to Landlord in writing).

Where written notice to Landlord is required, it shall be mailed or otherwise delivered to the place of business of Landlord set forth on the first page of this Lease Agreement Agreement or at any other place designated by Landlord as the place for
receipt of the communication. When written notice is mailed out but returned as undeliverable, or where the last known address is the vacated dwelling unit, Landlord shall serve at least one additional notice if an alternative address has been provided to Landlord by Tenant.

28. **Severability.** The provisions hereof are independent covenants and should any provision or provisions contained in this Lease Agreement be declared by a court or other tribunal of competent jurisdiction to be void, unenforceable, or illegal, then such provision or provisions shall be severable and the remaining provisions hereof shall remain at Landlord's option in full force and effect.

29. **Easements, Restrictions and Rights of Way.** The Premises are demised subject to all easements, restrictions, reservations, encumbrances and rights of way legally affecting the Community.

30. **Binding Effect and Complete Terms.** The terms, covenants, conditions and agreements herein contained shall be binding upon and inure to the benefit of and shall be enforceable by Landlord and Tenant and by their respective heirs, legal representatives, successors and assigns. All negotiations and agreements of Landlord and Tenant are merged herein. No modification hereof or other purported agreement of the parties shall be enforceable unless the same is in writing and signed by Landlord and Tenant.

31. **Construction of Lease Agreement.** Landlord and Tenant hereby waive the application of any rule of law which otherwise might construe certain terms or provisions of this Lease Agreement Agreement more strictly against the party who prepared it.

32. **Applicable Law.** This Lease Agreement is entered into in the State of Rhode Island, and the rights and obligations of Landlord and Tenant hereunder are subject to all applicable local, state and Federal laws, statutes, regulations and ordinances, as amended and in effect from time to time ("Applicable Law"). If any provision of this Lease Agreement is held to be invalid or unenforceable under Applicable Law, then such provision shall be deemed to be amended so as to be in conformity with Applicable Law, and the validity and enforceability of the remaining provisions of this Lease Agreement shall not be affected thereby. In the event that subsequent to the execution of this Lease Agreement any state statute regulating or affecting any duty or obligation imposed upon Landlord is enacted, amended, or repealed, Landlord may, at its option, elect to perform in accordance with such statute, amendment, or act of repeal in lieu of complying with the analogous provision of this Lease Agreement or of the statutes in effect when this Lease Agreement was executed.

33. **Non-Liability of Landlord.** Landlord, its officers, agents, and employees, shall not be liable in any manner for any loss, injury, or damage to person or property caused by, or arising out of the acts or omissions of, Tenant, Tenant's agents, invitees, and guests, as well as third parties, arising out of the use or occupancy of the Community and/or Premises, including but not limited to, acts of theft, burglary, vandalism, assault, or other criminal activity committed in the Community and/or Premises provided by Landlord for the benefit of Tenant and other tenants at the Property. **TENANT AGREES TO AND HEREBY DOES RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS LANDLORD, ITS OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, OBLIGATIONS, COSTS, LIABILITIES, DAMAGES, AND EXPENSES, INCLUDING REASONABLE ATTORNEYS’ FEES TO THE EXTENT PERMITTED BY APPLICABLE LAW FOR INJURY, LOSS, OR DAMAGES TO PERSON OR PROPERTY, REGARDLESS OF CAUSE, ARISING OUT OF OR RESULTING FROM DAMAGE, INJURY, OR LOSS ALLEGED TO HAVE BEEN SUSTAINED BY, OR CAUSED BY, OR TO HAVE ARISEN FROM THE ACTS OR OMISSIONS OF, TENANT, TENANT’S AGENTS, INVITEES, AND GUESTS: WITHOUT IN ANY WAY LIMITING OR RESTRICTING THE GENERALITY OF THE ABOVE.** Tenant assumes all risk of use of any Common Areas on the Premises and Property. Notwithstanding the foregoing, Tenant shall not indemnify Landlord for losses caused by or resulting from the sole negligence of Landlord or its agents or employees or for any liability of Landlord arising under Applicable Law.

34. **Attorney's Fees.** To the extent permitted by Applicable Law, Tenant hereby agrees that Tenant will reimburse Landlord or applicable agent for all associated costs, fees and expenses, including attorneys' fees and court costs, arising in connection with any default by Tenant, as well as any action by Landlord for enforcement of this Lease Agreement or eviction of Tenant or to collect on any claims or damages against Tenant.

35. **Rental Application.** In the event Tenant has submitted a Rental Application in connection with this Lease Agreement, Tenant acknowledges that Landlord has relied upon the Application as an inducement for entering into this Lease Agreement and Tenant warrants to Landlord that the facts stated in the Application are true to the best of Tenant's knowledge. If any facts stated in the Rental Application prove to be untrue, Landlord shall have the right to terminate the tenancy immediately and to
36. **Tenant's Creditworthiness.** Parental or Sponsor Guaranties. Unless Landlord determines Tenant to be independently creditworthy according to the criteria established by Landlord in its discretion, before it accepts this Lease Agreement, Landlord may require a guarantee of Tenant's obligations signed by third parties deemed by Landlord to be creditworthy, such as Tenant's parents or other sponsor, in the form of the Guaranty of Lease Agreement attached to this Lease Agreement. Because Tenant is a student, and is thus presumably precluded from taking full-time work, it is presumed that Tenant is not creditworthy and this Lease Agreement shall not be binding on Landlord until signed by suitable guarantors or a guaranty is expressly waived by Landlord in the General Terms herein above.

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

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

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

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

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

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

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

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

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

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

Tenant Name: First Lastname
Guarantor Name: 
James Fox, Fox Real Estate Holding, LLC

Tenant Signature: First Last
Guarantor Signature: 
Signature: 

Date: 12 / 02 / 2021

Submission for Lease Renewal Request

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

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

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

(Tenant Initials: ________)(Guarantor Initials:______) 10
GUARANTY OF LEASE AGREEMENT

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

This Guaranty shall be a continuing Guaranty, not affected or diminished by any indulgence or extension of time that may be granted by Landlord to Tenant or by any amendment or modification of the Lease Agreement, or by Tenant's discharge in bankruptcy or by any assignment or subletting of the Lease Agreement. The guaranty obligations described herein shall apply to all obligations of Tenant under any renewal Lease Agreement that Tenant and Landlord enter into pursuant to Section 3 of the Lease Agreement, without any requirement that Guarantor execute a new guaranty agreement in connection therewith. The guaranty obligations described herein shall include the payment of Landlord's expenses, including but not limited to attorney's fees, incurred in enforcing this Guaranty.

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

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

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

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

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<tr>
<th>Guarantor Name:</th>
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<td>Guarantor Name:</td>
<td>Guarantor Signature:</td>
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Date:
RULES AND REGULATIONS

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

1. Solicitation and/or canvassing of any kind, without the prior consent of the Landlord, will not be permitted in the Premises or about the Community. Tenants are requested to notify the Landlord of any such activity.

2. Tenant must not hang or erect anything on or about the interior or exterior of the unit, Premise or the Community, nor place nails, hooks, etc. on interior or exterior walls or ceilings of the unit or the Community except as provided in this section without the prior written consent of management. Tenants are encouraged to use good taste when decorating. Tenant must secure posters to walls using push pins or thumb tacks. Tenant must secure framed pictures and heavy wall hangings using proper picture hanging hooks that do not penetrate through the entire drywall boards. Tenant must keep all interior and exterior doors of the unit and the Community free of nails, stickers, or any other additions to the original surface. To avoid marring the facilities, Tenant must not place posters or flyers on exterior building walls, windows, or doors.

3. Tenant must use fire warning devices and safety equipment only in case of emergency. The sounding of a fire alarm should be taken seriously. In the event of an alarm, tenants are to vacate the Premises immediately. The Community staff will notify tenants when they are allowed to return to the Premises. The intentional sounding of an alarm outside of an emergency situation is a criminal offense and a material breach of the Lease Agreement. At Lease Agreement commencement Landlord will test the smoke detectors in the Premises for proper operation and working batteries.

4. Tenant must not store or use barbecue grills in or on any building, walkway, stairway or balcony. Landlord may dispose of any grills found at the Premises.

5. Tenant must not use any candles in the Premises.

6. The following items are prohibited in the Premises:
   a. Decals and stickers (with the exception of security ID stickers).
   b. Construction barriers, street signs, newspaper machines, etc.
   c. Darts, dart boards, and liquid-filled furniture.
   d. Dangerous substances and chemicals including, but not limited to, automobile batteries, gasoline, acids and other dangerous chemicals.
   e. Firearms, fireworks, and dangerous weapons including, but not limited to, pistols, rifles, BB guns, paint pellet guns, nunchucks, switchblades, explosives, and dangerous chemicals.
   f. Major appliances not provided by management (such as washers, dryers, dishwashers, etc.).
   g. Aerials, masts, and other short wave radio transmitting equipment.
   h. Live-cut Christmas trees.
   i. Marine boats/vehicles, motorcycles, motor scooters, mopeds, or other internal combustion engines
   j. other than in designated parking areas and with permission of Landlord.
   k. Drug paraphernalia including, but not limited to, bongs, hash pipes, blow tubes, and water pipes.

   If prohibited items are observed in an unit, the items may be confiscated and such possession by Tenant will constitute a default by the Tenant and entitle Landlord to exercise its rights and remedies hereunder.

7. Some small appliances, such as radios, televisions, irons, and microwaves not exceeding 600 watts are permitted. Tenant must not use space heaters and other heating devices in the Premises.

8. Tenants will not have an individual mini fridge in bedrooms. Tenant will remit at move-in a $100 annual fee to maintain an individual refrigerator in any room on Premises. If Landlord or agent discovers an individual mini fridge within the Premises without payment of the annual fee, a $125 fee will be deducted from the Tenant Security Deposit.

9. Mailing addresses are for the exclusive use of tenants and allowing another person to utilize a Community mailing address is not allowed.
10. Landlord recognizes the right of Tenant to entertain friends and have guests. Tenant, members of Tenant's family, and Tenant's guests must at all times conduct themselves in an orderly manner, and must not engage in any loud or offensive behavior or otherwise disturb the comfort or quiet enjoyment of the other tenants or Community. At ANY time, assembly of more than twelve (12) people including all legal Tenants of that unit, are in violation of the rules and regulations and the Host Tenant is liable for any damages, cleaning of Property and is subject to immediate termination of this Lease Agreement. Tenants will be held responsible for the conduct of their visitors and guests. The privacy and right to normal use of the Premises by Tenant roommate(s) must be respected by Tenant when entertaining visitors and guests. Non-adherence to this policy may result in immediate eviction without refund. Additionally, in the event that the Police are contacted due to violation of this policy a **$500 fine** per Tenant of Unit, will be due within 72 hours to Fox Real Estate Holding and the incident will be forwarded to the URI Dean of Students Office for evaluation for any possible violation of the URI Student Handbook. Any tenant that is in the Unit during such events, even if not the “host” and fails to inform Fox Real Estate Holding, LLC of the violation, will be considered a responsible party and required to pay any fine due. After two fines, eviction is mandatory.

11. It is understood that Tenant may have visitors or guests from time to time, but Tenant expressly understands that occupancy of the Premises is limited to Tenant and that guests must adhere to the rules and regulations and respect the rights of roommates. Any person occupying or otherwise staying in Tenant's room or shared residence as a guest for more than three (3) consecutive days shall be deemed a guest only if the prior written consent to such occupancy or stay is secured from Landlord, except that, under no circumstances, may such person's stay in the room exceed four (4) days. In recognition that the Premises are primarily for Tenant's occupancy relative to Tenant's enrollment at a college, university or other educational institution, Tenant may not request permission for a guest to stay in Tenant's room beyond two (2) consecutive days any more than four (4) times during the Lease Agreement Term. Tenant's failure to observe the above requirements will constitute a default by the Tenant and entitle the Landlord to exercise its rights and remedies hereunder.

12. Tenant must turn down the volume of all radios, televisions, stereo equipment, and any other appliances or items which generate noise or sound, to a level that does not annoy or interfere with the quiet enjoyment of the other tenants.

13. Tenant must not play any percussive or electronically amplified musical instruments in the Premises or at the Community unless a part of scheduled student. Tenant may play non-electronically amplified acoustic instruments in the Premises or at the Community at a level that does not annoy or interfere with the quiet enjoyment of the other tenants or the Community.

14. Tenant must not use incense or other odor producing items in or about the Premises. It is understood by Tenant that offensive noises and odors are expressly prohibited.

15. Tenant must not obstruct driveways, sidewalks, courts, halls, entry passages, stairs, or other public areas at any time. Tenant must park and store bicycles only in the areas provided for bicycle parking. Tenant must not chain bicycles to any exterior railings, trees, light poles, or any other structure. Landlord may remove bicycles from such areas, and a **$25.00 removal fee** will be charged to the owner of the bicycle. Landlord will not be liable for damage or loss of any bicycles.

16. Tenant must not construct lofts, waterbeds, wall partitions, or any similar structure without the written consent of the Landlord, which consent may be withheld in the sole discretion of the Landlord.

17. Tenant must obtain the prior written consent of the Community management or staff before planning any party. Registered parties must be in compliance with #10 above. The Tenant that registers the party assumes all responsibilities and liabilities as the “Host Tenant”. Host Tenant will be the main contact by the Landlord or Agent during the event. If unable to contact the Host Tenant, Landlord or Agent has the right to enter premises without notice and/or contact local law enforcement. In the event a party is not registered, regardless of size, local law enforcement may be contacted.

18. The decision to drink, and how much, is a personal one. Alcohol-related conduct which infringes upon the rights of others to a quiet, orderly living environment is not acceptable under any circumstances. Under no circumstances shall the consumption and/or supply of alcohol by/to any persons under the legal drinking age or any open containers of alcohol be permitted in the Community.

19. Tenant must not obstruct windows or doors. Tenant must not place foil or other similar materials over windows. Window screens must remain permanently in place to fulfill their purpose and to avoid loss. In the event that Tenant removes or damages the window screen, a charge of $25.00 will be imposed for each offense, in addition to any cost incurred by Landlord.

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

20. Tenant must place all trash and refuse in parking lot dumpsters provided by the Landlord and must not leave any trash or refuse in the Premises or in any of the common areas, hallways, or similar places in the Community. Tenants must deposit items to be recycled in the appropriately designated recycle receptacles when available. A $25.00 service charge will be immediately due and payable by Tenant for any refuse which is left outside Tenant’s unit, placed in litter receptacles, or left elsewhere on the property.

21. Parking is by permit only in specified areas. Possession of a parking permit does not guarantee the availability of a space. The permit is for Tenant to use a parking space at the Community, and may not be used by any person other than Tenant. Tenant must park in accordance with any Community parking rules established by the Landlord from time to time and communicated to Tenant. Failure to comply with such parking rules will result in the vehicle being ticketed or towed at the vehicle owner’s expense. Landlord is not responsible for damage that may occur during towing. Tenant must not perform repairs or maintenance (including changing of oil or changing tires) on vehicles at the Community. Vehicles deemed inoperable or in disrepair by management may be removed at Tenant’s cost if one day’s written notice of intent to remove the vehicle is left in a conspicuous place on the vehicle. Landlord will not be responsible for injury or damage to Tenant’s person or property as a result of use of motor vehicles by persons other than Landlord or its employees.

22. Speed limit for motor vehicles is not to exceed 5 MPH. Pedestrians have the right of way within the Community.

23. Tenant must not remove any furniture belonging to the Landlord from public areas or units. Removal of such furniture will be considered disorderly conduct or theft, and the person or persons responsible may be subject to charges for replacement, fines or other disciplinary actions.

24. Tenant must not alter, change or add locks to the Premises under any circumstances. Keys and Electronic Access Locks are the property of Landlord and must be returned to Landlord at the end of Tenant's occupancy. Tenant must not duplicate keys. Tenant must reimburse Landlord for Landlord’s costs for replacing any damaged key or Electronic Access Locks, or, in Landlord’s sole discretion, for re-keying the entire unit due to a lost key or compromised Electronic Lock PIN. Landlord may, from time to time and without prior notice, change locks on a unit for security purposes. Tenants will be instructed to exchange keys at the leasing office. In the event of any missing unit keys, the responsible Tenant must pay for the lock change of the entire unit.

25. Tenant must not participate in recreational or sporting games in any form in the building’s or parking lots.

26. No storage for unwanted furniture is available. Tenants will be responsible for returning furniture belonging to the Landlord to its original position prior to checkout. Tenant must not remove from the Premises or the Community at any time furniture belonging to the Landlord.

27. The Community is a smoke free facility. Smoking is not allowed in any areas, including the shared residence and unit, unless otherwise designated by Landlord.

28. Babysitting is not allowed in the Community with the exception of the children of tenants in the Community. Tenant must not conduct any commercial or business activity within the unit units.

29. Hazing by any club, group, organization or individual is strictly forbidden. Tenant must not engage in any hazing activities. Hazing includes any act (i) that subjects a person to bodily damage or physical harm or the likelihood of bodily damage or physical harm, or (ii) that requires, encourages, authorizes or permits a person to be subjected to any activity that is degrading, or (iii) that constitutes hazing under Applicable Law.

30. Tenant must not maintain any video antennae or satellite dish in any Common Area of the Community, including but not limited to the roof or exterior walls of any unit.

31. Laundry facilities are for tenants’ use only.
32. Tenant must not throw, drop, or suspend any object from windows and balconies in the Community. Tenants who throw, drop, or suspend any objects, including but not limited to Frisbees, balls, paper gliders, etc., may be subject to eviction.

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

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

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

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

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<thead>
<tr>
<th>Tenant Name: Jan west</th>
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<tr>
<td>Guarantor Name:</td>
<td>Guarantor Signature:</td>
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<tr>
<td>Date: 12 / 02 / 2021</td>
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This Personal Property Lease Addendum (this “Addendum”) is an addendum to your Lease Agreement. It is intended to be a part of the Lease Agreement between the Tenant and Landlord.

Landlord: Fox Real Estate Holding, LLC

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<thead>
<tr>
<th>Tenant Name:</th>
<th>First Lastname</th>
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<tbody>
<tr>
<td>Leased Property Address:</td>
<td>1747 Mooresfield Rd., Kingston RI</td>
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As provided in the Lease Agreement, Tenant is required to maintain personal property liability insurance during the full force and effect of the Term of the Lease Agreement and any subsequent renewal periods. It is required that the insurance is for damages to the Premises of Tenant and property owned by Landlord, with provisions covering, at a minimum, perils of fire, explosion, sewer backup, smoke and accidental water discharge, among other things.

Tenant agrees, at Tenant expense, to either:

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

Tenant shall request the Landlord to:

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

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

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

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

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

Acknowledgement:

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

Please choose one:

☒ I will purchase my own insurance policy, assuming full responsibility for payment of premiums accordingly to maintain coverage, in accordance with the terms and conditions of this Addendum and provide a copy of the policy to Landlord

☒ Coverage in accordance with the terms and conditions of this Addendum are provided by my or my Guarantor’s Homeowners Insurance Policy, and will provide a copy of the policy to the Landlord.

☒ Coverage in accordance with the terms and conditions of this Addendum is being provided by another Tenant of the Premises, and I seek exemption of this requirement. (Tenant Name of Policy Holder: __________________________)
Lease Addendum

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

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

Tenant Name: ____________________________________________________________
Tenant Signature: __________________________________________________________
Guarantor Name: __________________________________________________________
Guarantor Signature: _______________________________________________________
Date: ____________________________

Room: 1

(Tenant Initials: ______) (Guarantor Initials: _____)