

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

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



**APPLICANT INFORMATION**

Applicant Name: ROCCO DANGELO  
Name of Primary Contact (if applicant is an organization): \_\_\_\_\_  
Applicant Address: 65 ECHO LANE, WEST KINGSTON, RI 02892  
Applicant Phone: (401) 301-3849 Applicant Email: ROCKD0919@GMAIL.COM

**OWNER INFORMATION**

Owner Name(s): ROCCO DANGELO  
Owner Contact Information: SAME

**PROJECT INFORMATION**

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: AP 8 Lot 15  
Physical Address or Location of Parcel(s): SAND TURN ROAD  
Zoning District(s) of Parcel(s): R-80 Total Size of Development Parcel: 30.9 AC ±  
Date of Initial Meeting with Planning Department Staff (before first stage of review): EMAILS APRIL 2021

**TYPE OF PROJECT (select all that apply)**

- |   |   |
|---|---|
| <input type="checkbox"/> Development Plan Review  | <input type="checkbox"/> Minor Land Development Project             |
| <input type="checkbox"/> Administrative Subdivision   | <input type="checkbox"/> Major Land Development Project             |
| <input checked="" type="checkbox"/> Minor Subdivision, without street creation or extension | <input type="checkbox"/> Multi-Household Land Development Project   |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension               | <input type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input type="checkbox"/> Major Subdivision  | <input type="checkbox"/> Residential Compound                       |
|   | <input type="checkbox"/> Comprehensive Permit                       |

**CURRENT STAGE OF REVIEW (if applicable)**

- |   |   |
|---|---|
| <input type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input type="checkbox"/> Conceptual Master Plan         | <input type="checkbox"/> Change to an Approved Plan                   |
| <input checked="" type="checkbox"/> Preliminary Plan    | <input type="checkbox"/> Reinstatement or Extension to Approved Plan  |
| <input type="checkbox"/> Final Plan                     | <input type="checkbox"/> Request to Combine Review Stages             |
| <input type="checkbox"/> Recording                      | <input type="checkbox"/> Other  |

**WAIVERS AND MODIFICATIONS**

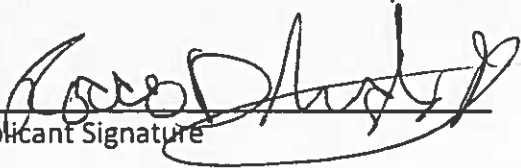
Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations?  yes\*  no

*\*If yes, a statement describing the specific regulation(s) for which waiver or modification is requested must be included in the application materials.*

**CERTIFICATION OF COMPLETE APPLICATION**

(1) The applicant hereby certifies that all of the materials required by the applicable checklist(s), as determined by Planning Department staff during the initial meeting, have been submitted including a review fee in the amount of \$ 240,00.

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

  
Applicant Signature

9-20-21  
Date

ROCCO DANGELO  
Printed Name

**OWNER AUTHORIZATION FORM**

Submittal Date: \_\_\_\_\_

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

I, ROCCO DANGELO hereby certify that I am an/the owner of property designated as Plat 8, Lot 15, as shown on the Town of South Kingstown Tax Assessor Maps.

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

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

WITNESS its name this \_\_\_\_\_ day of \_\_\_\_\_,

BY: Rocco Dangelo  
Signature of Owner

STATE OF RHODE ISLAND

County of \_\_\_\_\_

In \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, before me personally appeared ROCCO DANGELO (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his/her free act and deed, as INDIVIDUAL (individual, corporation, trustee, partnership, non-profit, etc.).

Jade L. Brennan  
Notary Public

My Commission Expires: 7/31/2024

JADE L. BRENNAN  
Notary Public, State of Rhode Island  
Commission # 750489

# PROJECT TEAM FORM

Submittal Date: \_\_\_\_\_

The Project Team Form is to be submitted with each stage of review. If no changes to the Project Team have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

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

Name: \_\_\_\_\_

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

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Name: \_\_\_\_\_

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

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Name: DONALD W. JACKSON, PLS

Name of Primary Contact (if surveyor is an organization): JACKSON SURVEYING, INC.

Address: P.O. BOX 454, CHARLESTOWN, RI 02813

Phone: 401-364-3130 Email: JACKSONSURVEYING@VERIZON.NET

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

Name: \_\_\_\_\_

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

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Name: \_\_\_\_\_

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

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Name: \_\_\_\_\_

Role on Project: \_\_\_\_\_

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

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

57-12/115

4361

DANGELO CUSTOM HOMES LLC  
65 ECHO LANE  
WEST KINGSTON, RI 02892



DATE: 9/23/20



PAY TO THE ORDER OF Town of South Kingstown \$ 240.00  
Two hundred forty 00/100 DOLLARS

**Citizens**

MEMO

*Rocco Angelo Jr.*

⑆0⑆⑆500⑆20⑆ ⑆990 725 7⑈ 436⑆

**PRELIMINARY PLAN CHECKLIST**  
**Minor Subdivision, No Street Creation or Extension**

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

1. The application review fee, as established by the South Kingstown Subdivision and Land Development Regulations;
2. Sixteen (16) copies of the Project Review Application Form, printed double-sided;
3. Two (2) copies of the Project Team Form;
4. One (1) notarized Owner Authorization Form for each owner of property proposed for subdivision;
5. Six (6) full size, paper copies of each required plan, as indicated in Sections (B) and (D), below;
6. Minor subdivisions proposed as Flexible Design Residential Projects (FDRPs) shall submit six (6) full size, paper copies of a Yield Plan, as described in Section (C), and of an Open Space Use Plan, as described in Section (E), below;
7. The number of copies of each of the required supporting materials indicated in Section (F), below, printed double-sided as may be appropriate; and
8. PDFs of all application materials (all application forms, plans, and supporting materials), which are to be uploaded to the Town's FTP site.

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 shall contain the following information:**

- X 1. Name of the proposed subdivision
- X 2. Plat and lot number(s) of the land being subdivided
- X 3. Name and address of the applicant(s)
- X 4. Name and address of the property owner(s)
- X 5. Name, address and telephone number of the engineer and/or land surveyor who prepared the plan
- X 6. Date of plan preparation, with all revision date(s), if any

- X 7. Graphic scale
- X 8. True north arrow
- X 9. Zoning district(s) of the land being subdivided; if more than one district, zoning boundary lines must be shown
- X 10. Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines, with dimensions indicated
- X 11. Location, width and names of existing public and private streets within and immediately adjacent to the subdivision parcel
- X 12. Perimeters of wetland areas on the subdivision parcel(s), if any, as flagged by a certified wetlands biologist, and associated wetland buffers as defined by RIDEM; verification by RIDEM may be required if deemed necessary by the Administrative Officer due to the potential constraints on developable lot size, and associated wetland buffers as defined by RIDEM
- X 13. Buffer areas, as defined by RIDEM, for any wetlands located on parcels adjacent to and extending into the subdivision parcel(s)
- N/A 14. Coastal features adjacent to the subdivision parcel(s), if any, as identified or flagged by a certified wetlands biologist, and associated wetland buffers as defined by RI CRMC

**NOTE** 15. Boundaries and notation of the FEMA Flood Zones within and immediately adjacent to the subdivision, 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:

- X 1. Area of the subdivision parcel(s)
- N/A 2. Existing easements and rights-of-way within or adjacent to the subdivision parcel(s), with a notation of the Book and Page reference to the South Kingstown Land Evidence Records
- X 3. Plat and lot numbers of all abutting property and property immediately across any adjacent public or private streets
- X 4. Names of abutting property owners and property owners immediately across any adjacent public or private streets
- X 5. Notation of existing ground cover with approximate locations of any existing wooded areas

- X 6. Boundaries and notation of the soil type classifications for the entire area of the subdivision parcel(s), as identified by the most recent USDA RI Soil Survey
- NOTE 7. Location of any areas of existing, active agricultural use, or if no such use is present on the site, a notation indicating such
- NOTE 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
- X 9. Existing contours at intervals of two (2) feet
- X 10. Location, size, and use/type of existing buildings or significant above-ground structures on the subdivision parcel(s)
- X 11. Approximate location and size of existing buildings or significant above-ground structures on parcels immediately adjacent to the subdivision parcel(s)
- NOTE 12. 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
- NOTE 13. Location and assumed perimeter of historic cemeteries on or immediately adjacent to the subdivision parcel(s), or, if no historic cemeteries are present on the site, a notation indicating such
- NOTE 14. Location of any unique historic features present on the site, including but not limited to stone walls, or if none, a notation indicating such
- NOTE 15. Location of any unique natural features present on the site, or if none, a notation indicating such
- NOTE 16. Notation indicating that the subdivision 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(s) under the jurisdiction of any Special Area Management Plan (SAMP) of RI CRMC, including but not limited to the Narrow River SAMP, and the Salt Ponds Region SAMP
  - c. The Town of South Kingstown Groundwater Protection Overlay District
  - d. Areas within a TMDL watershed, as identified by RIDEM and the Town of South Kingstown

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

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

**NOTE** 17. Notation indicating that the subdivision parcel(s) or any building(s) within the parcel is or is not listed on the National Register of Historic Places

**X** 18. Certification by a RI Registered Land Surveyor that a perimeter survey of the land being subdivided has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information

**N/A (C) Yield Plan (FDRPs Only)**

Applicants proposing minor subdivisions as FDRPs shall submit a Yield Plan demonstrating the maximum number of lots that the subdivision would be allowed under the conventional zoning and subdivision requirements, taking into account all environmental, natural and man-made physical constraints to improvement. The Yield Plan shall comply with the dimensional requirements of the zoning district in which it is located, and shall accurately depict the following information:

1. Boundaries and total area of any land classified as "unsuitable for development," as defined by the Subdivision and Land Development Regulations
2. Number of buildable lots
3. Lot lines, with accurate dimensions and lot areas, drawn so as to distinguish them from existing property lines
4. Streets, with accurate areas and dimensions, designed in compliance with the Subdivision and Land Development Regulations' street design standards, as may be necessary to provide the required frontage for each buildable lot
5. Demonstration that each developable lot would have permanent and adequate physical access to a public street
6. If future development is to be serviced by an On-Site Wastewater Treatment System(s), soil evaluations on each lot, which have been performed by a licensed RI soil evaluator and witnessed by RIDEM, indicating that an OWTS system would be permitted within the boundaries of each developable lot

**(D) Proposed Conditions Plan(s)**

The applicant shall submit a Proposed Conditions Plan(s) that complies with 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:

- X 1. Boundaries and total area of any land classified as "unsuitable for development," as defined by the Subdivision and Land Development Regulations
- X 2. Proposed number of buildable lots
- X 3. Proposed easements and rights-of-way within the subdivision parcel(s), or those to be acquired adjacent to the subdivision parcel(s) as may be necessary
- X 4. Proposed lot lines, with accurate dimensions and lot areas, drawn so as to distinguish them from existing property lines
- X 5. Location, dimension, total area, and proposed use of land to be set aside as open space, if any
- X 6. Proposed location, size, and type of all above ground and underground utilities servicing the property, including wastewater, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be required for site development
- N/A 7. If proposed, plan and profile design information for any extension of public or private utility infrastructure
- X 8. If future development is to be serviced by an On-Site Wastewater Treatment System(s), soil evaluations in the relative location where each system is proposed, which have been performed by a licensed RI soil evaluator and witnessed by RIDEM
- X 9. All utility and site improvement related details, including those related to the installation of drainage systems, and utility infrastructure, as applicable
- X 10. Certification by a RI Registered Professional Engineer that the Proposed Conditions Plan is correct

Minor subdivisions proposed as **Flexible Design Residential Projects (FDRPs)** shall also include the following items on the Proposed Conditions Plan(s):

- 11. The location of proposed building footprints
- 12. The location of proposed driveways and any other areas proposed for parking

N/A (E) **Open Space Use Plan (FDRPs only)**

The Preliminary Plan submittal for any minor land development project proposed as a Flexible Design Residential Projects (FDRP) shall include an Open Space Use Plan, which depicts the following:

- 1. The general location and area of all proposed open space
- 2. The general proposed use(s) of each open space area

3. Existing topography of the open space areas
4. Existing ground cover of the open space areas
5. The location and nature of any buildings, structures, stone walls, or other unique natural and/or historic features within the open space areas
6. Indication of areas of open space from which existing vegetation will be removed or altered and areas which are proposed to be disturbed or otherwise graded, excavated, or altered from their existing natural state
7. Generalized proposals for re-grading, re-vegetating, and/or landscaping of proposed disturbed areas
8. Areas proposed to be left in their existing natural states without any disturbance

**(F) Supporting Materials**

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

- PLAN** 1. **10 copies** of a vicinity map drawn to a measurable scale as necessary to show the area within one-half mile of the subdivision parcel, identifying the locations of all streets, zoning district boundaries, schools, parks, fire stations, and other significant public facilities
- X** 2. **10 copies** of an aerial photograph of the subdivision parcel(s)
- N/A** 3. If no freshwater wetlands and/or wetland buffers are depicted within the plan set, **2 copies** of an affidavit signed by a qualified professional stating that there are no freshwater wetlands and/or buffer areas within the subdivision parcel(s)
- N/A** 4. If wetland edge verification is required by the Administrative Officer, **2 copies** of documentation of such verification from RIDEM
- X** 5. If no coastal features and/or coastal feature buffers are depicted within the plan set, **2 copies** of an affidavit signed by a qualified professional stating that there are no coastal features and/or buffer areas adjacent to or within the subdivision parcel(s)
- N/A** 6. For subdivisions proposing service by an existing public water main, **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 confirmation that water service is available
- N/A** 7. For subdivisions proposing water service through extension of a public water main, **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:

- Confirmation that water service is available;
- Approval of connection to the existing water main as depicted on the plan, if applicable; and,
- If extension is proposed, approval from the company or district of the extension of the water main as depicted on the plan, if applicable

**N/A** 8. For subdivisions proposing service by an existing public sewer main, **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 confirmation that sewer service is available

**N/A** 9. For subdivision proposing wastewater service through extension of a public sewer main, **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:

- Confirmation that sewer service is available;
- 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

**X** 10. For subdivisions proposing service by OWTS(s), **2 copies** of either:

- Subdivision site suitability certification from RIDEM; or
- Soil evaluation approval from RIDEM

**N/A** 11. For developments proposing new physical access to a State right-of-way, **2 copies** of a RIDOT Physical Alteration Permit

**N/A** 12. 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

Minor subdivisions proposed as **FDRPS** shall submit the following additional supporting materials at the time of application:

**N/A** 13. **16 copies** of a narrative report or written statement including:

- A general description of the existing physical environment and existing use(s) of the property;
- A general description of the use(s) and type(s) of development proposed;
- A general analysis of soil types and suitability for the development proposed;

- A statement and supporting maps and/or graphics that illustrates the approach utilized in designing the proposed subdivision, including consideration of existing conditions and significant site features;
- A general viewshed analysis, showing the location and extent of significant views both from and within the proposed development parcel, as well as anticipated views into the property from adjacent public or private streets and properties;
- An estimate of the approximate population of the proposed subdivision;
- An estimate of the number of school-aged children to be housed in the proposed subdivision;
- A statement of the potential fiscal impacts of the subdivision on Town expenses and revenues; and
- A description of proposed phasing, if any.

14. **16 copies** of a written plan for the use, management, and maintenance of all open space areas within the FDRP



**ECOTONES, INC.**  
ENVIRONMENTAL CONSULTANTS

PO BOX 1131  
EAST GREENWICH, RI 02818  
PHONE 401-256-5199  
FAX 401-256-5191

Rocco DeAngelo  
65 Echo Lane  
West Kingstown, RI 02892

October 27, 2019  
Project 19091

RE: Letter of Findings – Freshwater Wetland Delineation  
Portion of Sand Turn Lane, AP 8 Lot 15, South Kingstown

Mr. DeAngelo:

Ecotones, Inc. completed the delineation on October 3, 2019. The work was performed in accordance with the State of Rhode Island Freshwater Wetlands Act and Department of Environmental Management (RIDEM) Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, December 2014 (Rules) and the US Army Corps of Engineers Programmatic General Permit (PGP).

A Freshwater Wetland was identified and delineated as the A-Series (flags A-100 to A-111) and a Swamp was identified and delineated as the B-Series (flags B-100 to B-112). A 50-Foot Perimeter Wetland extends upland from the delineated edge of the B-Series swamp.

The A-Series Forested Wetland is a sparsely vegetated depression. There are some dense areas of peat mosses (*Sphagnum spp.*), but they do not appear to cover 50% or more of the wetland area. If it were determined that 50% or greater coverage exists, the wetland would be a Bog, as defined in the Rules. If determined to be a Bog, there would be an associated 50-foot Perimeter Wetland. Identified as a Forested Wetland there is no associated Perimeter Wetland.

The soil within the upland portion of the property is classified in the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) Web Soil Survey (2019) as 3% hydric Agawam fine sandy loam, 0 to 3 percent slopes (AfA). AfA may contain up to 3% of hydric Walpole soil. The wetland portion of the property is classified as Freetown muck, 0 to 1 percent slopes (FeA). FeA is listed as a hydric soil.

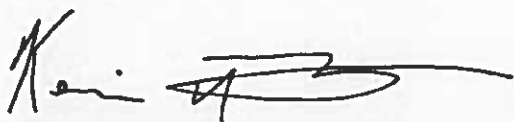
Test holes were hand-augered in numerous locations. High chroma, sandy sub-horizons typical of upland soils were observed throughout the upland area. No hydric soil field characteristics as described in the New England Hydric Soils Technical Committee (NEHSTC) Field Indicators of Hydric Soils in the New England (2017) or USDA NRCS Field Indicators of Hydric Soils in the United States (2010) were observed. In wetland areas soils a very dark, thick A-horizon over a 3-chroma, gravelly loamy sand sub-horizon with greater than 2% redoximorphic features was observed. These characteristics are consistent with NEHSTC (2017) and USDA NRCS (2010) Field Indicator S5 – Sandy With Redox. Other hydrologic indicators observed included water-stained leaves, soil saturation within 12-inches, water marks and buttressed tree trunks.

All delineations are subject to review and/or verification by the CRMC and Federal agencies. Wetlands and their positions can vary through time as a result of changing processes, changes in hydrology, seasonal variations, and/or site alterations. No long-term monitoring or lab analyses have been conducted. Accordingly, the results are limited to the observations on and valid for the specific date of the evaluation only. Given the site characteristics as well as if any portion of the project is within or has the potential to impact wetlands or buffers/setbacks, it is recommended, at minimum, that an application to verify the delineated edge be submitted to RIDEM prior to investment, extensive site design, or determination of final layout(s).

Please note that this letter does not consider every possible development scenario. Other Town, State, and/or Federal regulations may apply. Ecotones, Inc. offers no assurances or guarantees regarding the ability to develop the property or likelihood of receiving necessary approvals for development plans.

If you have any questions regarding this letter or require additional information, please contact us at your convenience.

Sincerely,



Kevin Fetzer, Principal Biologist/Soil Scientist  
[kfetzer@ecotonesinc.com](mailto:kfetzer@ecotonesinc.com)

19091LOF.docx

**REFERENCES CITED:**

New England Hydric Soils Technical Committee. 2017 Version 4, Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA.

USDA, NRCS. 2019. Web Soil Survey. National Cooperative Soil Survey. Soil Survey Area: State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties Survey Area Data: Version 18, Dec. 6, 2019. <http://websoilsurvey.nrcs.usda.gov>. Last accessed: October 25, 2019.

USDA, NRCS. 2010. Field Indicators of Hydric Soils in the United States, Version 7.0. L.M. Vasilas, G.W. Hurt, and C.V. Noble (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.



**Wetland Edge Determination Data Form (WETLAND)**

Applicant: *Rocco DeAngelo* Wetland No. *A-Series*  
 Project: *Sand Turn Lane, AP 8 Lot 15* Flag No. *A-100 to A-111*  
 City/Town: *South Kingstown* Date: *October 17, 2019*

**Vegetation:** List the three dominant species in each vegetative strata along with their NWI status:

<u>Trees</u>	<u>Indicator Status</u>	<u>Herbs</u>	<u>Indicator Status</u>
1. <i>Acer rubrum</i>	<i>FAC</i>	1.	
2.		2.	
3.		3.	
<u>Saplings &amp; Shrubs</u>		<u>Vines</u>	
1. <i>Vaccinium corymbosum</i>	<i>FACW</i>	1.	
2. <i>Acer rubrum</i>	<i>FAC</i>	2.	
3. <i>Clethra alnifolia</i>	<i>FAC</i>	3.	

List other vegetative species noted which may have affected determination of the wetland edge: \_\_\_\_\_

Soil: SCS Soil Survey Mapping Unit: *FeA - Freetown*  
 On Hydric Soil List? (Y/N) *Y*

Soil Profile (Note wetland flag no. nearest soil test pit): *A-111*

Horizon	Depth	Matrix Color	Mottling Description	Depth to Saturation	Depth to Free Water
<i>Oa</i>	<i>muck</i>	<i>4"</i>	<i>10YR 2/1</i>		
<i>Ap</i>	<i>sil</i>	<i>0 - 6"</i>	<i>10YR 2/1</i>		
<i>Cg</i>	<i>sil</i>	<i>6 - 24"</i>	<i>2.5Y 6/2</i>	<i>10YR 5/6 clp</i>	<i>-</i>

Other indicators exhibiting an absence of wetland hydrology (e.g. absence of water marks, lack of redoximorphic features, lack of oxidized rhizospheres, etc.):

*Water-stained leaves, buttressed tree trunks, water marks, plant adaptations*

Landscape position: *toeslope*

Altered/atypical situation? (describe) *Wetland area appears as natural depression.*

Comments: *Wetland area appears to be in natural condition.*

**Wetland Edge Determination Data Form (UPLAND)**

Applicant: *Rocco DeAngelo* Wetland No. *B-Series*  
 Project: *Sand Turn Road, AP 8 Lot 15* Flag No. *B-100 - B112*  
 City/Town: *South Kingstown* Date: *October 17, 2019*

**Vegetation:** List the three dominant species in each vegetative strata along with their NWI status:

<u>Trees</u>	<u>Indicator Status</u>	<u>Herbs</u>	<u>Indicator Status</u>
1. <i>Pinus strobus</i>	<i>FACU</i>	1. <i>Pinus strobus</i>	<i>FACU</i>
2. <i>Acer rubrum</i>	<i>FAC</i>	2. <i>Dendrolycopodium obscurum</i>	<i>FACU</i>
3.		3. <i>Rubus flagellaris</i>	<i>FACU</i>

<u>Saplings &amp; Shrubs</u>		<u>Vines</u>
1. <i>Pinus strobus</i>	<i>FACU</i>	1.
2. <i>Sassafras albidum</i>	<i>FACU</i>	2.
3. <i>Hamamelis virginiana</i>	<i>FACU</i>	3.

List other vegetative species noted which may have affected determination of the wetland edge: *Quercus rubra (FACU); Rhododendron maximum (FAC)*

Soil: SCS Soil Survey Mapping Unit: *AfA - Agawam fine sandy loam*  
 On Hydric Soil List? (Y/N) *N*

Soil Profile (Note wetland flag no. nearest soil test pit): *B-111*

Horizon	Depth	Matrix Color	Mottling Description	Depth to Saturation	Depth to Free Water
<i>A</i>	<i>fsl</i>	<i>0-2"</i>	<i>10YR 3/2</i>		
<i>Bw1</i>	<i>fsl</i>	<i>2-14"</i>	<i>10YR 4/4</i>		
<i>Bw2</i>	<i>sl</i>	<i>14-24"</i>	<i>2.5Y 5/3</i>		

Other indicators exhibiting an absence of wetland hydrology (e.g. absence of water marks, lack of redoximorphic features, lack of oxidized rhizospheres, etc.):

*no water-stained leaves, no hydric soil morphology, no soil saturation w/in 12"*

Landscape position: *footslope*

Altered/atypical situation? (describe) *Natural conditions in upland area*

Comments: *Upland area appears undisturbed depression*

**Wetland Edge Determination Data Form (WETLAND)**

Applicant: *Rocco DeAngelo* Wetland No. *B-Series*  
 Project: *Sand Turn Road, AP 8 Lot 15* Flag No. *B-100 - B112*  
 City/Town: *South Kingstown* Date: *October 17, 2019*

**Vegetation:** List the three dominant species in each vegetative strata along with their NWI status:

<u>Trees</u>	<u>Indicator Status</u>	<u>Herbs</u>	<u>Indicator Status</u>
1. <i>Acer rubrum</i>	<i>FAC</i>	1.	
2. <i>Chamaecyparis thyoides</i>	<i>OBL</i>	2.	
3. <i>Quercus bicolor</i>	<i>FACW</i>	3.	
 <u>Saplings &amp; Shrubs</u>		<u>Vines</u>	
1. <i>Rhododendron maximum</i>	<i>FAC</i>	1.	
2. <i>Clethra alnifolia</i>	<i>FAC</i>	2.	
3. <i>Vaccinium corymbosum</i>	<i>FACW</i>	3.	

List other vegetative species noted which may have affected determination of the wetland edge: \_\_\_\_\_

Soil: SCS Soil Survey Mapping Unit: *FeA - Freetown Muck*  
 On Hydric Soil List? (Y/N) *y*

Soil Profile (Note wetland flag no. nearest soil test pit): *B-111*

Horizon	Depth	Matrix Color	Mottling Description	Depth to Saturation	Depth to Free Water
<i>Ap fsl</i>	<i>0 - 8"</i>	<i>10YR 2/1</i>			
<i>C gsl</i>	<i>8-20"</i>	<i>2.5Y 5/3</i>	<i>7.5YR 5/6 c/p</i>	<i>8"</i>	

Other hydrological indicators (e.g. water marks, drainage patterns, root rhizospheres, etc.; see Appendix 4(A)(4) of the Rules):

*water-stained leaves, hydric soil morphology, soil saturation w/in 12"*  
 Landscape position: *toeslope*  
 Altered/atypical situation? (describe) *Unaltered swamp*

Comments: \_\_\_\_\_  
 \_\_\_\_\_



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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



Site Evaluation Form
Part A - Soil Profile Description Application Number 1932-1554

Property Owner: Rocco Dangelo
Property Location: Sand Turn Road, South Kingstown, AP 8, Lot 15
Date of Test Hole: Tuesday, Nov. 26, 2019
Soil Evaluator: Donald W. Jackson License Number: 4030
Weather: SUNNY Shaded: Yes [X] No [ ] Time: 6:00

Table with 11 columns: TH Horizon, Depth, Horizon Boundaries (Dist, Topo), Soil Colors (Matrix, Re-Dox Features), Re-Dox (Ab. S. Contr.), Texture, Structure, Consistence, Soil Category. Contains data for two soil profiles (TH 1 and TH 2).

TH 1 Soil Class Total Depth 10' Impervious/Limiting Layer Depth NONE (og) GW Seepage Depth NONE SHWT 7' (og)

TH 2 Soil Class Total Depth 10' Impervious/Limiting Layer Depth NONE (og) GW Seepage Depth NONE SHWT 8' (og)

Comments:

**Part B**




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

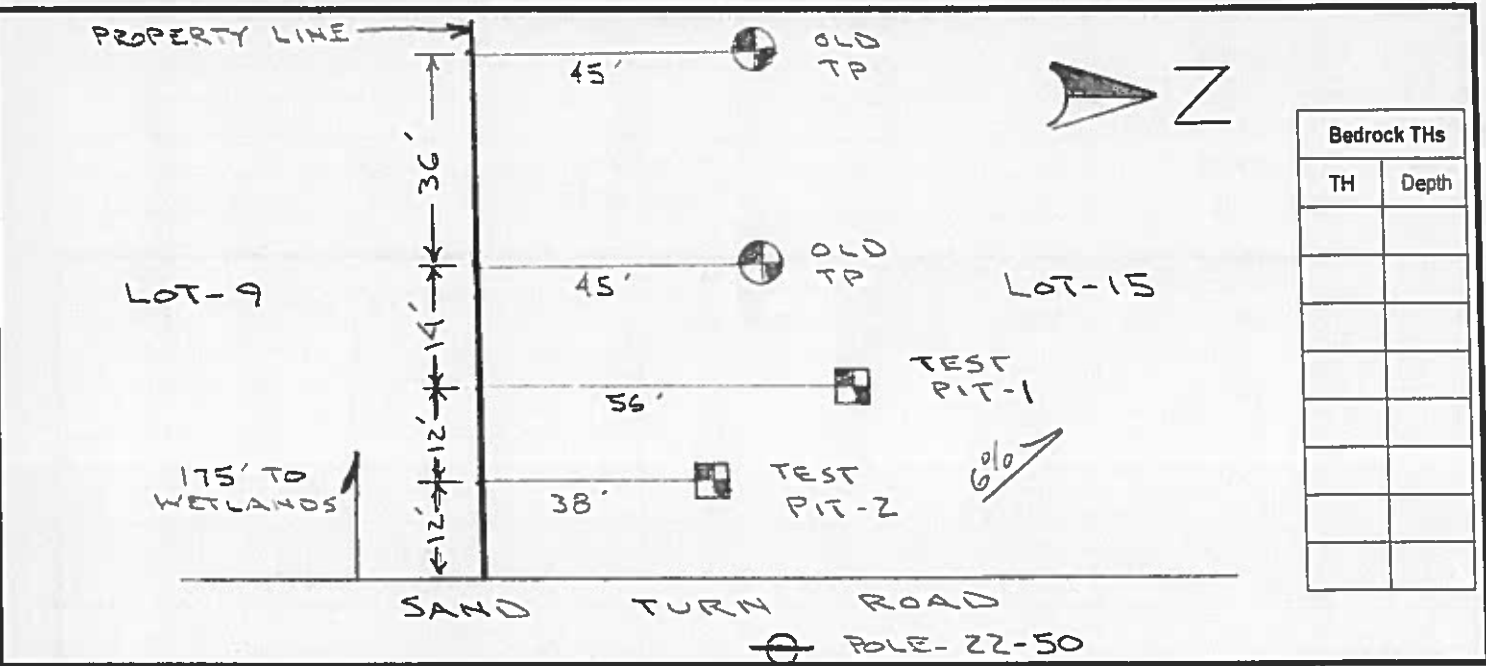
**Please use the area below to locate:**

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

**\*OFFSETS MUST BE SHOWN**

**Key:**

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



Bedrock THs	
TH	Depth

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

**Certification**

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

Part A prepared by: Donald W. Jackson 4030  
 Signature License # Part B prepared by: Donald W. Jackson 4030  
 Signature License #

**DO NOT WRITE IN THIS SPACE**

**Witnessed Soil Evaluation Decision:** Concur  Inconclusive  Disclaim   
**Unwitnessed Soil Evaluations Decision:** Accept  Inconclusive  Disclaim

Wet Season Determination required  Additional Field Review Required

Explanation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_



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

**FOR RIDEM USE ONLY**

APPLICATION NUMBER 1932-1551

DATE RECEIVED 2/14/20

AMOUNT RECEIVED \$ 120.00

CHECK # 3824

NOTE 03

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

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

**SITE INFORMATION**

NO. STREET SANDY TRAIL ROAD CITY/TOWN SANDY HILLSBOROUGH POLE # 2250  
 PLAT NUMBER 82 LOT NUMBER 15 SUBDIVISION LOT NUMBER ---  
 LOT SIZE 20.44 SQUARE FEET ---  
 SUBDIVISION NAME ---  
 SUBDIVISION SITE SUITABILITY CERTIFICATION # ---

**OWNER INFORMATION**

LAST NAME DANIEL FIRST NAME ROGER M.I. ---  
 NO. STREET 65 ECHO LANE CITY/TOWN WEST KINGSTON ZIP CODE 02897

**RIDEM APPLICATION HISTORY**

PREVIOUS SITE TESTING  YES  NO APPLICATION # 1937-1554  
 DEPTH TO APPROVED WATER TABLE 9' HOW DETERMINED SOIL EVAL  
 TEST HOLE # 2 DATE EXCAVATED 11/26/19 WETLANDS within 200' OF OWTS  YES  NO  
 WETLAND DETERMINATION  YES  NO RIDEM FILE # --- DATE 1/1/---  
 LARGE SYSTEM  YES  NO

**DESIGN INFORMATION**

BUILDING USE:  Residential  Commercial  Other ---  
 WATER SUPPLY:  public water  public well  private well ---  
 # OF DESIGN UNITS 1  
 UNIT DESIGN FLOW 115 gallons per EOP (unit) TOTAL DAILY FLOW 460 gallons  
 TANK SIZE 15.0 gallons DESIGN LOADING RATE 0.70 square feet  
 LEACHFIELD TYPE 27 INCHES OF 5 FOOT DIAMETERS  
 TOTAL AREA OF LEACHFIELD PROVIDED 696 square feet

**CERTIFICATION**

I, CHRIS M JACKSON (print), the undersigned licensed OWTS designer, certify that I prepared this application and accompanying forms, submittals, plans and sketches in accordance with the RULES of the RIDEM pertaining to OWTS and that all the information provided on this application and accompanying forms, submittals, plans and sketches is true and accurate.

Designer's Signature Chris M Jackson License # 3116  
 Designer's Email CHRIS@SUNSHINE-VA.COM Phone # 401 364 3180  
 Business/Company Name JACKSON SUNSHINE VA INC.  
 I certify that a) I am the owner of the property indicated under the site information on this application, b) I will hire a licensed OWTS installer to install the system proposed herein, c) the system will be installed in strict accordance with this application, d) I will hire and retain the licensed OWTS designer of record to witness and inspect the installation of the system, e) I assume all responsibility for the truth and accuracy of this application and all liability and responsibility for any improper installations of the system on this site and agree to hold the RIDEM harmless from any and all claims relating whatsoever to the system. In the case of a transfer application, I acknowledge that the permit application and plans previously approved and accompanying this application are the operative documents subject to certification.

Owner(s) Signature --- Phone Number ---

**PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE**

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

**IMPORTANT: Additional terms of approval as circled.**

- A. Bottom of leaching area excavation must be inspected by the RIDEM prior to placement of any gravel or stone.
- B. System installation must be inspected by RIDEM prior to covering any component of the system with backfill.
- C. Applicant shall comply with all requirements, conditions and stipulations of variance(s) approved on ---
- D. Joint Permit: Designer of record must contact RIDEM prior to start of any site construction.
- E. A/E Technology: additional installation, operation or maintenance requirements may apply (see A/E Technology Certification.)
- F. Copy of this form and Operation/Maintenance contract must be filed in land evidence records prior to commencement.
- G. Proposed construction falls within "Coastal Zone" Contact Rhode Island Coastal Resources Management Council.
- H. Proper erosion and sedimentation controls must be installed prior to start of construction.
- I. Transfer: See original permit for all applicable conditions.
- J. Other ---

Signature of RIDEM Official Tatiana M. Myko

Date of Approval 2-14-20  
 Date of Expiration 2-14-25



Washington County, Rhode Island

Horizontal Datum is Rhode Island  
State Plane Feet, NAD83.

Parcel Boundaries not legally binding for  
title or zoning purposes.

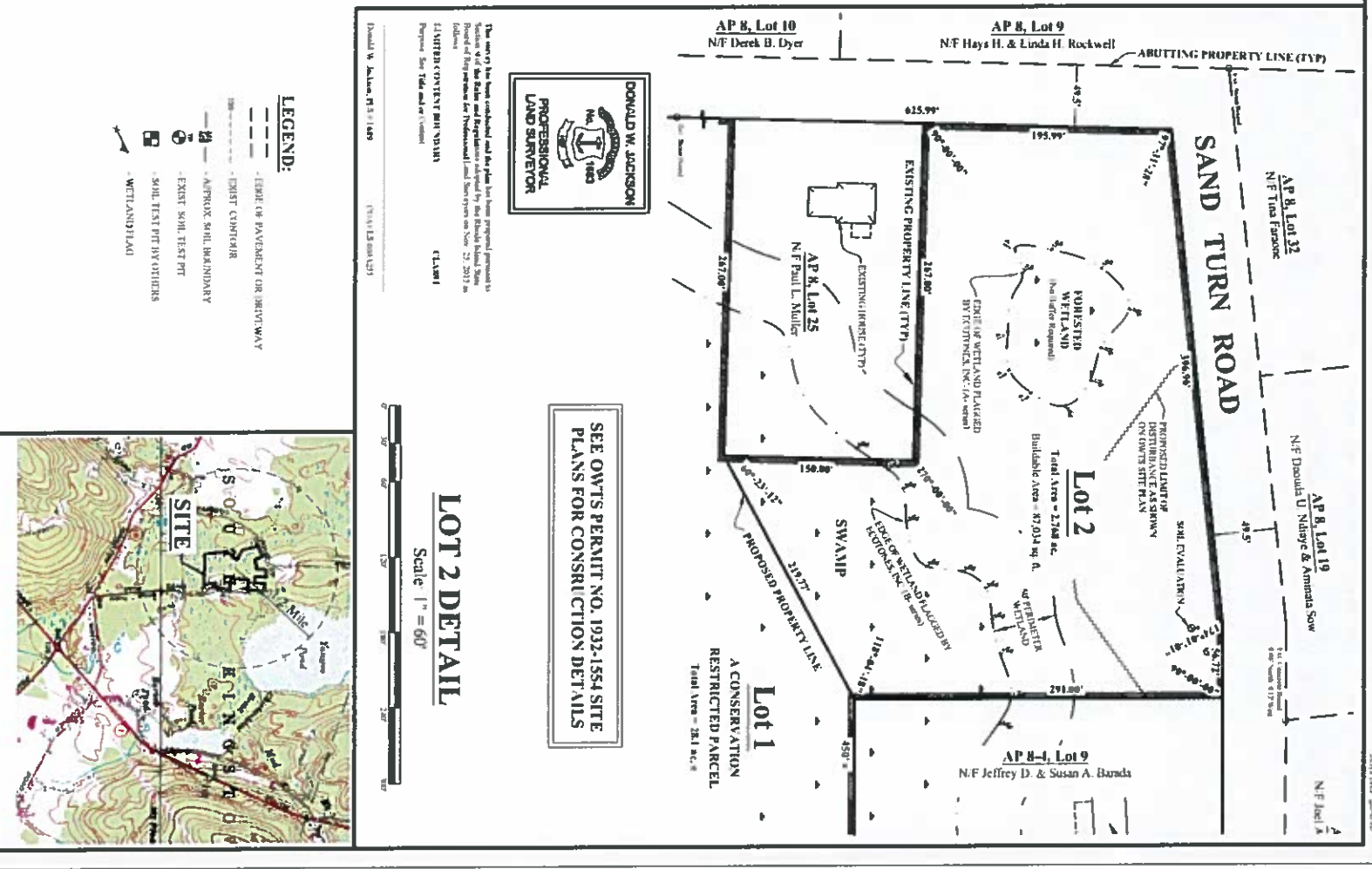
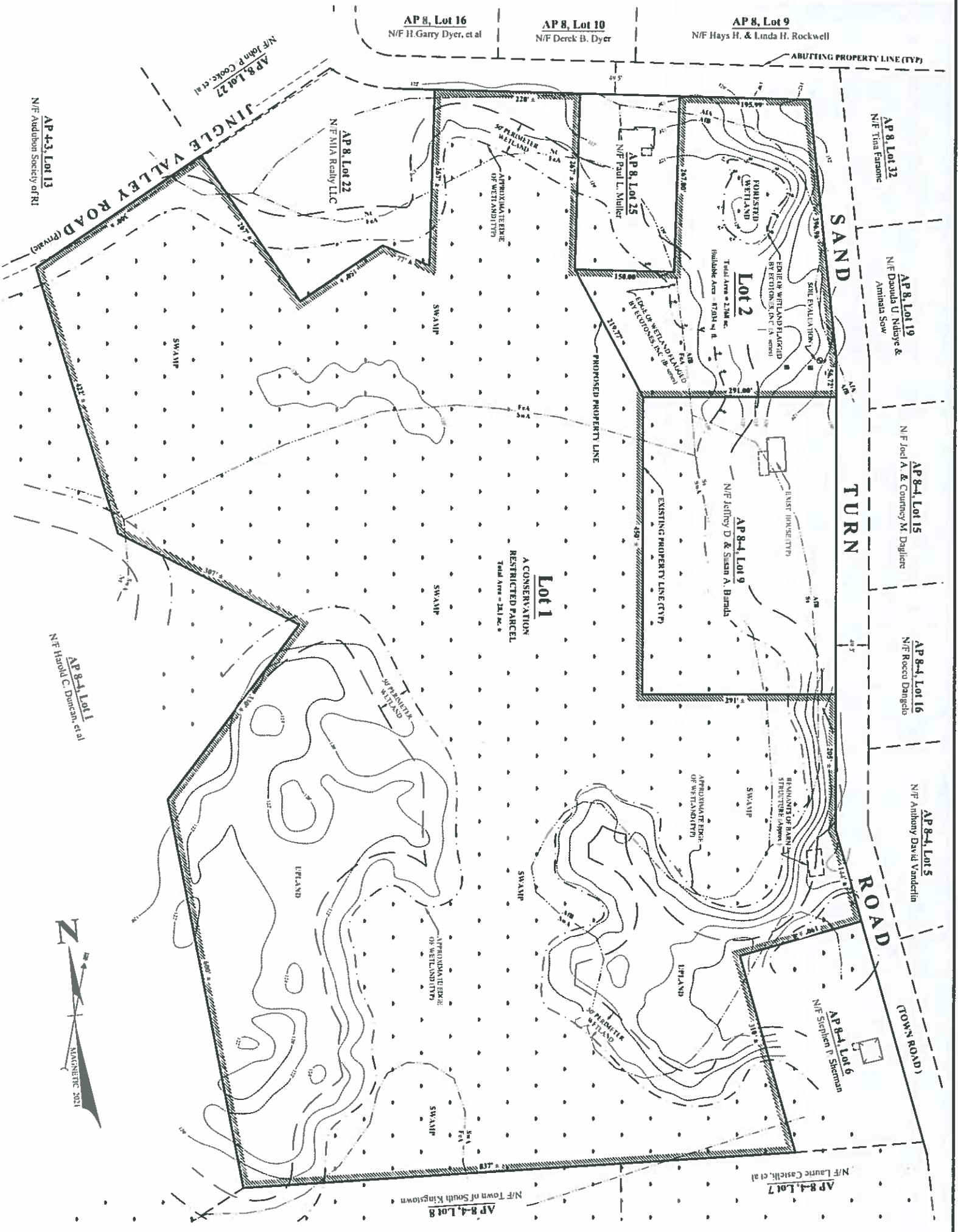
The Town of South Kingstown makes no  
warranty as to the accuracy, reliability, or  
completeness of the information and is  
not responsible for any errors or  
omissions for results obtained from the  
use of the information.



1 inch = 184 feet







**SOIL CLASSIFICATIONS:**

AFA - Aquagen fine sandy loam, 0 to 1 percent slopes  
 AFB - Aquagen fine sandy loam, 0 to 5 percent slopes  
 FA - Frenton fine sandy loam, 0 to 1 percent slopes  
 SWA - Swanton silt loam, 0 to 1 percent slopes  
 M - Mungton fine sandy loam, 0 to 1 percent slopes  
 Ss - Sudbury sandy loam

**NOTES:**

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE TOWN ENGINEER AND THE STATE ENGINEER.
2. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DEEDS AND SURVEY DATA.
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17. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DEEDS AND SURVEY DATA.

**JACKSON SURVEYING, Inc.**  
 SURVEYING & ENGINEERING

100 WEST 100th STREET  
 SUITE 100  
 KINGSTON, RI 02881  
 TEL: 401-846-1234  
 FAX: 401-846-1235

**DONALD W. JACKSON**  
 PROFESSIONAL LAND SURVEYOR

This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Nov. 25, 2019 as follows:

**CLASSIFICATION:** CLASS IV

The compilation plan has been prepared from sources of information and data that are of professional accuracy and reliability. The professional land surveyor is not responsible for the accuracy of the information and data provided by others. The professional land surveyor is responsible for the accuracy of the information and data provided by the client.

**CLASSIFICATION:** CLASS III

**DATE OF ACQUISITION:** Topographic = CLASS T2  
 Vertical = CLASS V1  
 Purpose: See Title and/or Comment

Donald W. Jackson, P.L.S. #1849      CDMA 15 000435

**PROPOSED CONDITIONS PLAN**  
**DAFODIL GLADE**  
 Preliminary Plan - Minor Subdivision  
 Lot 15, AP 8  
 Sand Turn Road, South Kingston, RI  
 Zoned Residential R-40  
 ENGINEER & ARCHITECT  
**ROCCO D'ANGELO**  
 6141 East Ave., West Longmeadow, MA 01191  
 AUGUST 2021

SCALE: 1" = 100'  
 SHEET 2 OF 2



