

Marie & Harry Curfman
66 Beach Ave
Jamestown RI 02835

Zoning Board of Review
Town of Jamestown
93 Narragansett Ave
Jamestown RI 02835

CORRESPONDENCE

November 9, 2020

Re: Application of Kenneth Vario's special use permit - Stern St Jamestown

Attention Zoning Review Board:

Assessor's Plat 14 Lot 111 is the only undeveloped parcel left within this block.

Other permits have been granted resulting in 3 story spec homes exacerbating the existing diminished well water table. Spec homes – houses built for resale – for profit and certainly not affordable.


Allowing houses to be built on these 60/120 lots has created overcrowding.

As it is now neighbor's conversations can be clearly heard from one back yard to another. Imagine the consequence if the noise ordinance is passed.

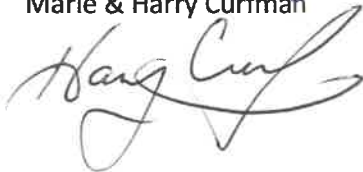
The best use for this lot would be a buffer to help recharge the water supply, provide some sound and pollution control, and retain what little rural character left within the neighborhood.

Please consider denying this application.

Thank you,



Marie & Harry Curfman



SAMPLE ZONING ADVERTISEMENT

***MUST BE FILLED OUT BY THE APPLICANT**

Received
10-23-20
C Costa

Application of Kenneth Vario of Vario Properties whose property is located at Pole #9, Stern Street, and further identified as Tax Assessor's Plat 14, Lot 111 for a ~~Variance~~/Special Use Permit from Article 3, Section 82-314, to High Groundwater Table and impervious layer overlay district and Article 6 Sec 82-601 special use permits authorized by this ordinance. To construct a new two bedroom dwelling and OWTS.

Said property is located in a R40 zone and contains 7,200SF acres/ square feet.

HOW TO WRITE YOUR AD

- Name of owner must be advertised **exactly** as it appears on the most recent deed for the property. If the applicant's name differs from the owner, the ad must read, for example: "Application of John R. Smith et ux Mary, (Jane Doe, Owner), whose property...etc"
- The exact street address must be included in the advertisement, as well as the Tax Assessor's Plat and Lot numbers. Cross out "Variance" or "Special Use Permit" if one does not apply to what you are seeking.
- List the exact Article(s) and Section(s) numbers from the Zoning Ordinance from which you are seeking relief, followed by the title of the section as it appears in the Ordinance.
- Then, briefly describe what you wish to do, example: "to construct a tool shed five feet from the side lot line instead of the required ten feet."
- List what zone the property is located in: R8, R40, RR80, RR200, CL, CD, CW or OS.
- Finally, enter the total acreage or square footage of the lot, crossing out the term that does not apply: acres or square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review:

Jamestown, R. I.

Date 10/8/2020

Gentlemen:

The undersigned hereby applies to the Zoning Board of Review for an exception or a variation in the application of the provisions or regulations of the zoning ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Applicant Kenneth Vario Address 33 Seaside Drive, Jamestown

Owner Vario Properties Address SAME

Lessee N/A Address N/A

1. Location of premises: No. Pole #9 Stern Street

2. Assessor's Plat 14 Lot 111

3. Dimensions of lot: frontage 60 ft. depth 120 ft. Area 7,200 sq. ft.

4. Zoning Districts in which premises are located? USE: R40, AREA: 40,000, HEIGHT: 35'

5. How long have you owned above premises? SINC 10/26/2004

6. Is there a building on the premises at present? NO

7. Size of existing building No

Size of proposed building or alteration 30.25' x 31.75' (911SF) Footprint w/
5' x 10.25' covered porch

8. Distance of proposed bldg. or alteration from lot lines:

front 30.5' rear 59.25' left side 17.75' right side 10.5'

9. Present use of premises: Vacant Lot

10. Proposed use of premises: Residential Single Family Home

Location of septic tank & well on lot (see site plan)

11. Give extent of proposed alterations Construction of New Single
family home with an onsite wastewater treatment system,
well, and rain garden

12. Number of families for which building is to be arranged: One

13. Have you submitted plans for above to Inspector of Buildings? Yes

Has the Inspector of Buildings refused a permit? Yes

14. Provision or regulation of Zoning Ordinance or State Enabling Act under which application for exception or variance is made:

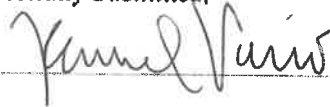
Zoning Section 314 - High Groundwater table and
impervious layer overlay district and article and
Article 6 Sec 82-601 Special use permits authorized
by this ordinance. To construct a new 2 bedroom dwelling
and OWTS

15. State the grounds for exception or variation in this case:

Applicant has provided all the requirements for a
special use permit under Article 314

Respectfully Submitted,

Signature



Address

33 Seaside Drive

Jamestown, RI

Telephone No. 401-423-2553

NOTE: A LOCATION PLAN AND SKETCH AND DRAWINGS NECESSARY TO GIVE FULL INFORMATION MUST BE FILED WITH THE APPLICATION.



Town of Jamestown, Rhode Island

Engineering/GIS Office

93 Narragansett Ave ♦ Jamestown, RI 02835 – 1509

Date: September 30, 2020

To: Lisa Bryer, Town Planner
Chris Costa, Building Official

From: Jean Lambert, P.E.

RE: Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, **Sub-District A**
Kenneth Vario: AP 14, Lot 111; Pole #9, Stern Street, Jamestown, RI

The above referenced property was previously presented to the Planning Commission on April 15, 2015. At that time, staff had determined that the proposed project was in compliance with the High Groundwater Ordinance and the Planning Commission issued a recommendation for approval to the Zoning Board on April 23, 2015. The 2015 staff review and the Planning Commission recommendation are attached to this memo.

The applicant did not submit the project to the Zoning Board in 2015.

Mr. Vario now intends to proceed with the proposed project.

In September 2020, staff conducted a review of the project file to verify that the proposed application meets the current requirements and policies of the High Groundwater Ordinance. Matthew Cotta, of American Engineering, Inc., has submitted a letter date September 28, 2020, verifying that the subject site plan entitled "Town Submission for Kenneth Vario, Located at Pole #9 – Stern Street, Jamestown RI" revision dated 3/2/2015, prepared by American Engineering, Inc., is still valid and meets all requirements of the High Groundwater Ordinance. In addition, the site has a valid onsite wastewater treatment system permit from the Rhode Island Department of Environmental Management (#9715-2882).

I find that the proposed project complies with the High Groundwater Ordinance and current requirements. One note is that in 2015, an exemption was allowed for the proposed front porch (51.25 sf) in lieu of a shed structure on the property. The proposed impervious area (860 sf) and impervious cover calculation (11.9%) are based on the proposed house area without consideration of the porch.

The existing finding of facts and conditions of approval from the Planning Commission are still valid.

Additional Recommendations/Conclusions:

- Erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained.
- Maintenance and inspection of the existing OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance.
- The rain garden shown on the approved site plans must be installed and maintained as outlined on the rain garden notes on the approved site plan.
- Any additional future site work that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance.

AMERICAN ENGINEERING, Inc. Daniel R. Cotta, PE, PLS
400 South County Trail – Suite A 201 Exeter, RI 02822
(401) 294-4090

September 28, 2020

Town of Jamestown
93 Narragansett Avenue
Jamestown, RI 02835
Attn: Jean Lambert

Dear Jean;

This letter is written regarding the property currently owned by Kenneth Vario, Managing partner of Vario Properties located at Assessor's Plat 14, Lot 111 in the Town of Jamestown. This project received OWTS approval from RIDEM on 02/27/2015 (App # 9715-2882) and expires on 07/01/2021.

The plan entitled "TOWN SUBMISSION FOR KENNETH VARIO LOCATED AT POLE #9 – STERN STREET JAMESTOWN, RHODE ISLAND SCALE AS SHOWN, DATED 3/2/2015, BY AMERICAN ENGINEERING, INC." was previously submitted to the Planning Board. The rain garden on said plan was designed to accommodate the 10-year storm, per Jamestown's High Groundwater Ordinance. The design criteria that was used for this site still complies with the town's current regulations regarding the High Groundwater Ordinance.

Sincerely,



Matthew Cotta, PLS



Planning Commission MEMORANDUM

TO: Jamestown Zoning Board
Fred Brown, Zoning Enforcement Officer

FROM: Michael Swistak, Chair
Jamestown Planning Commission

RE: Kenneth Vario, Plat 14 Lot 111, Stern St.- Zoning
Ordinance Section 314 High Groundwater Table and
Impervious Overlay District Sub-district A review -
Recommendation to the Zoning Board

DATE: April 23, 2015

At the April 15, 2015 Planning Commission meeting, the Planning Commission voted to recommend to the Jamestown Zoning Board, approval of the application of Kenneth Vario, Plat 14 Lot 111, Stern Street. The Planning Commission reviewed this application under Zoning Ordinance Section 314 High Groundwater Table and Impervious Overlay District Sub-district A in accordance with the plans by American Engineering Inc. entitled **TOWN SUBMISSION FOR KENNETH VARIO LOCATED AT POLE #9 STERN STREET JAMESTOWN, R.I.** dated 3-2-2015. The recommendation for approval is based on the following findings of fact and subject to the following conditions of approval:

Findings of Fact

1. The applicant is proposing to construct a two-bedroom dwelling on a 7,200 SF lot on AP 14 Lot 111 per the following items submitted on behalf of the application:
 - a. Zoning Section 314 Worksheet (undated) signed by Daniel R. Cotta, PE, PLS
 - b. Water Volume Calculations by American Engineering dated March 2, 2015
 - c. Exhibit related to Rain Garden and General Notes for recording
 - d. Site Evaluation Form – Soil Profile, 2 sheets including 3 test holes
 - e. Location Map dated 3-10-15
 - f. 200 Ft. Abutters List
 - g. RIDEM OWTS permit dated 2-27-15 and Plan dated 12-20-14
 - h. Site Plan titled “Town Submission for Kenneth Vario” dated 3-2-15
2. There are no wetlands on the subject property nor are there any wetlands within 150 feet from the applicable components of the OWTS per Zoning Ordinance Section 82-308 per the plan submitted by American Engineering Inc. entitled **TOWN SUBMISSION FOR KENNETH VARIO LOCATED AT POLE #9 STERN STREET JAMESTOWN, R.I.** dated 3-2-2015.
3. Based on soil evaluation reports, the subject lot is in sub-district A of the High Groundwater Table and Impervious Overlay District.

4. A Memorandum (attached) dated April 8, 2015 to Town Planner Lisa Bryer, provided by Michael Gray, PE and Justin Jobin, Environmental Scientist notes that, the proposal in their opinion, meets the requirements of the Ordinance as follows:
 - a. The applicant meets the allowable impervious coverage limit of 12%.
 - b. The proposed 2 bedroom Advantex and bottomless sand filter OWTS provides advanced treatment, and meets the requirements of this ordinance. The applicant has enclosed a copy of the RIDEM OWTS Approval dated 2-27-15. A two bedroom deed restriction is required for this lot per RIDEM;
 - c. The proposed 791.5 C.F rain garden exceeds the criteria of the Ordinance to accommodate the increase in runoff for a 10 year storm.
5. Daniel Cotta, PE presented the application on behalf of the applicant and was accepted as an expert witness.

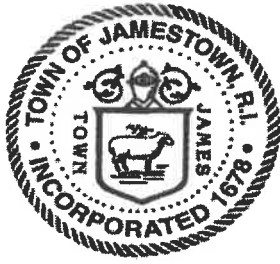
Conditions of Approval

1. The Operation and Maintenance (O & M) requirements for pervious driveway, stormwater mitigation and OWTS shall be recorded in the Office of the Town Clerk with the Zoning Approval.
2. The O & M shall indicate that driveway shall remain pervious in perpetuity. Any change in this requirement will require additional approval by the Zoning Board of Review.
3. An as-built plan shall be provided by the Engineer to ensure constructed grades match the approved development plan.
4. The property corners shall be marked by permanent bounds as placed by a Registered Land Surveyor.

Attachments:

- 1) Memo from Michael Gray, PE and Justin Jobin, Environmental Scientist dated April 8, 2015
- 2) TOWN SUBMISSION FOR KENNETH VARIO LOCATED AT POLE #9 STERN STREET JAMESTOWN, R.I, dated 3-2-2015

C: Daniel Cotta, PE



Town of Jamestown, Rhode Island

93 Narragansett Ave
Jamestown, RI 02835 – 1509
Phone: (401) 423-7225
Fax: (401) 423-7229

To: Lisa Bryer
Town Planner

Cc: Kenneth Vario
33 Seaside Drive
Jamestown, RI 02835

From: Michael Gray, PE
Town Engineer

Justin Jobin
Environmental Scientist

Re: Zoning Ordinance Section 314
High Groundwater Table and Impervious Overlay District
Sub-District A

Location: Plat 14 Lot 111

Date: April 8, 2015

We are in receipt of plans and drainage analysis prepared by American Engineering, Inc. The applicant is proposing to build a 2-bedroom dwelling on the above referenced 7,200 SF vacant lot. The soil evaluation reports provided indicate that the depth to seasonal high groundwater is 24" and 24" to Category 9 soils, placing this application in sub-district A.

Fill and Grading:

The applicant is not proposing any fill on the lot. Proposed grading will direct runoff to the rain garden at the north western corner of the property and preserve the pre-development runoff patterns.

Impervious Coverage:

The applicant is proposing 11.9% of the total lot coverage, which meets the 12% allowable impervious cover limit under the Ordinance.

Onsite Wastewater System

The proposed 2-bedroom Septi-Tech onsite wastewater treatment system and bottomless sand filter leachfield approved by RIDEM on 2-27-2015 (App #9715-2882) provides for advanced

treatment, and meets the requirements of this ordinance. A 2-bedroom deed restriction is required for this lot. This lot had received previous approval for a Conventional OWTS on 05-14-1998. The excavation for the leachfield started in 2001 but was never completed and a mound of soil from the excavation still exists onsite and can be seen in the photo at the end of this memo.

Stormwater Controls

In order to mitigate the increase in runoff from the proposed improvements, the applicant has proposed a rain garden totaling 403 C.F. The proposed rain garden exceeds the criteria of the Ordinance to accommodate the increase in runoff for a 10-year storm. The applicant is only proposing 6" of separation between the bottom of rain garden and the seasonal high groundwater table. The Town typically requires 12" of separation to seasonal high groundwater. However, doing so in this case would lead to more significant fill and grading on the lot.

Summary

The application meets the requirement of the High Groundwater and Impervious Layer Ordinance. However, we recommend the contractor take additional erosion and sediment control measures to ensure that the existing mound of soil from the previous leachfield excavation does not erode from the site and affect abutting lots.

View of Lot from Street



Parcel ID: 14-111
VARIO PROPERTIES
33 SEASIDE DRIVE
JAMESTOWN RI 02835

Parcel ID: 14-113
OLOBRI, RAYMOND A & CYNTHIA J
TRUSTEES
50 STERN STREET
JAMESTOWN RI 02835

Parcel ID: 14-115
CAIN, NOAH C ET UX
CAIN, ALEXANDRA P TE
40 STERN STREET
JAMESTOWN RI 02835

Parcel ID: 14-151
RITCHIE, KATHLEEN C (LE)
63 STERN STREET
JAMESTOWN, RI 02835

Parcel ID: 14-153
BAUER, RUSSELL
57 STERN STREET
JAMESTOWN RI 02835

Parcel ID: 14-154
CARPENTER, SHANNON L ET
BOLLES, ERIN TIC
53 STERN STREET
JAMESTOWN RI 02835

Parcel ID: 14-155
OLOBRI, CHRISTOPHER D. & RACHAEL
47 STERN STREET
JAMESTOWN RI 02835

Parcel ID: 14-158
DILORRENZO, ANTHONY W.
68 CHESTNUT HILL AVENUE
CRANSTON RI 02920-7102

Parcel ID: 14-186
LAJOIE, LAWRENCE V. III ET
LAJOIE, BARBARA JEAN TRUSTEES
58 BOW STREET
JAMESTOWN RI 02835

Parcel ID: 14-187
MCGIRR, PATRICK
56 BOW STREET
JAMESTOWN RI 02835

Parcel ID: 14-189
GRAHAM, ROBERT P ET
MELLO, JANE E
228 MAPLE VALLEY RD
COVENTRY RI 02816

Parcel ID: 14-59
BOUCHER, KENNETH R III ET
BOUCHER, MICHAEL
115 DANIELSON PIKE
NORTH SCITUATE RI 02857

Parcel ID: 14-60
PETRILLO, JONATHAN A. & PATRICIA
14 SAMPAN AVENUE
JAMESTOWN RI 02835

Parcel ID: 14-62
ARBORGAST, JASON R ET UX
ARBORGAST, LUCIANA TE
12 HULL STREET
JAMESTOWN RI 02835

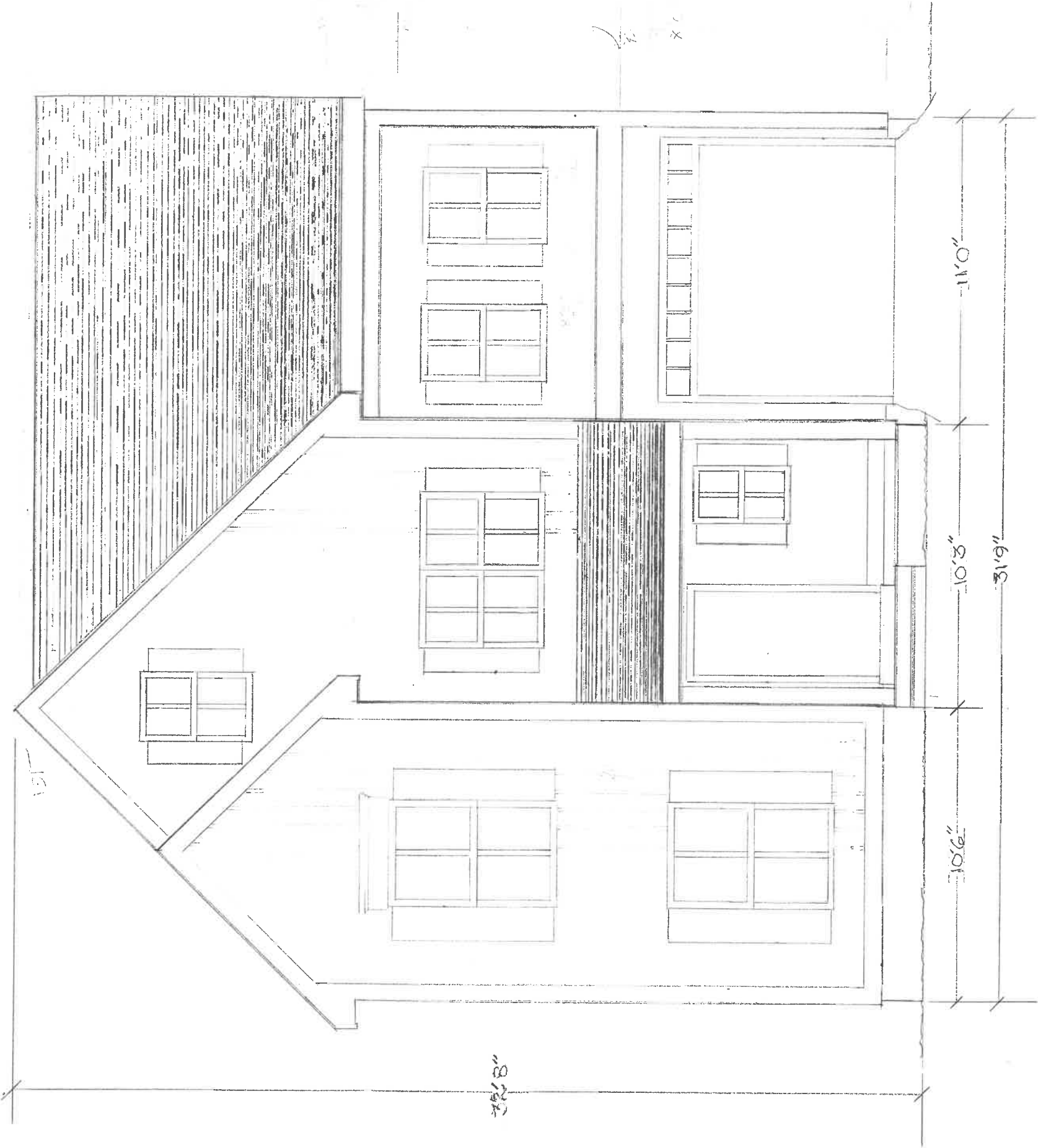
Parcel ID: 14-87
CURFMAN, HARRY W ET UX MARIE T
66 BEACH AVENUE
JAMESTOWN RI 02835

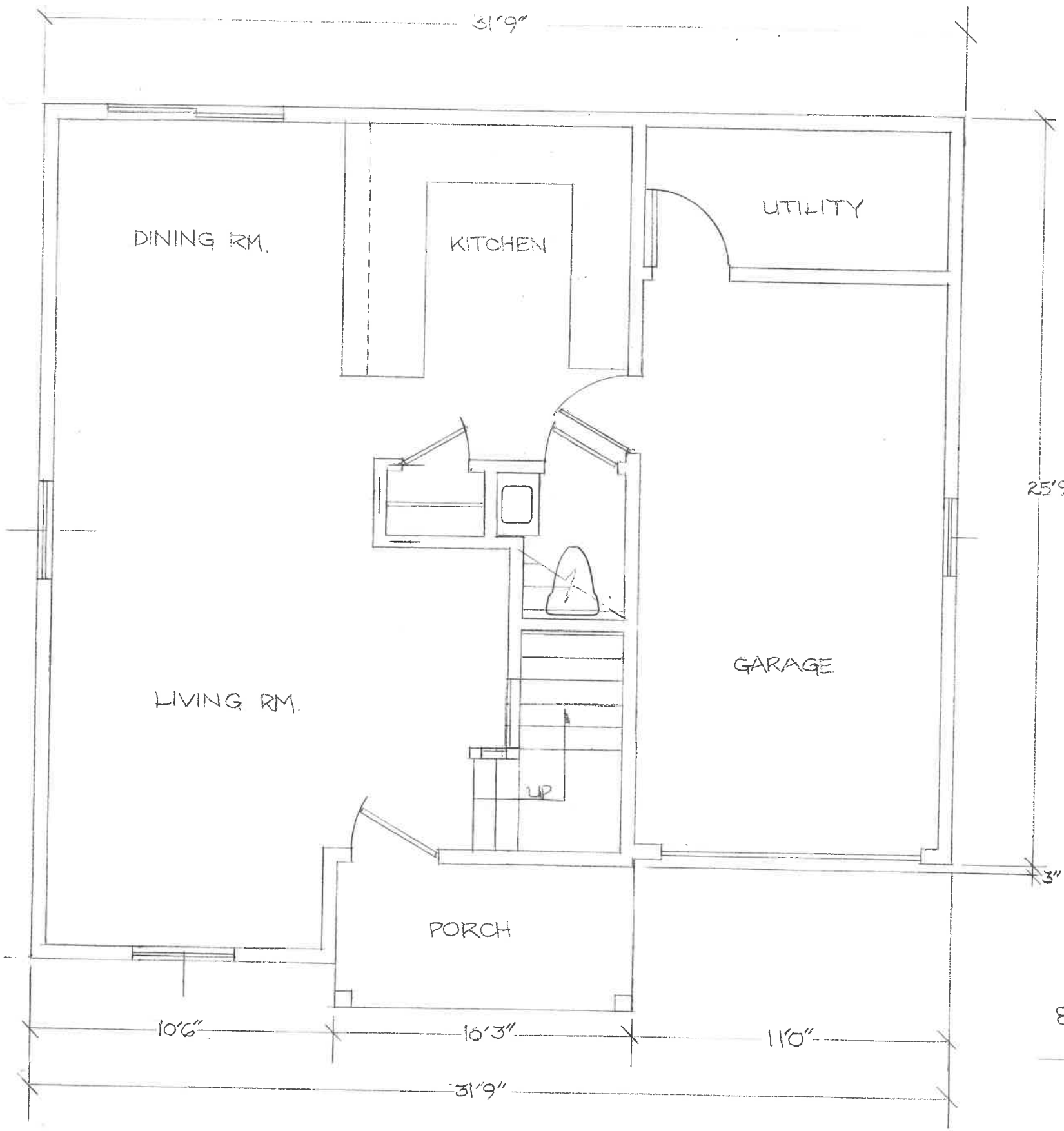
Parcel ID: 14-88
BARTLETT, MARGARET & PHOEBE L.
19 HULL STREET
JAMESTOWN RI 02835

Parcel ID: 14-89
LAPIERRE, JONATHAN P
15 HULL STREET
JAMESTOWN RI 02835

Parcel ID: 14-91
OAKLEY, PHILIP A.
11400 QUAILWOOD MANOR DRIVE
FAIRFAX STATION VA 22039-2037

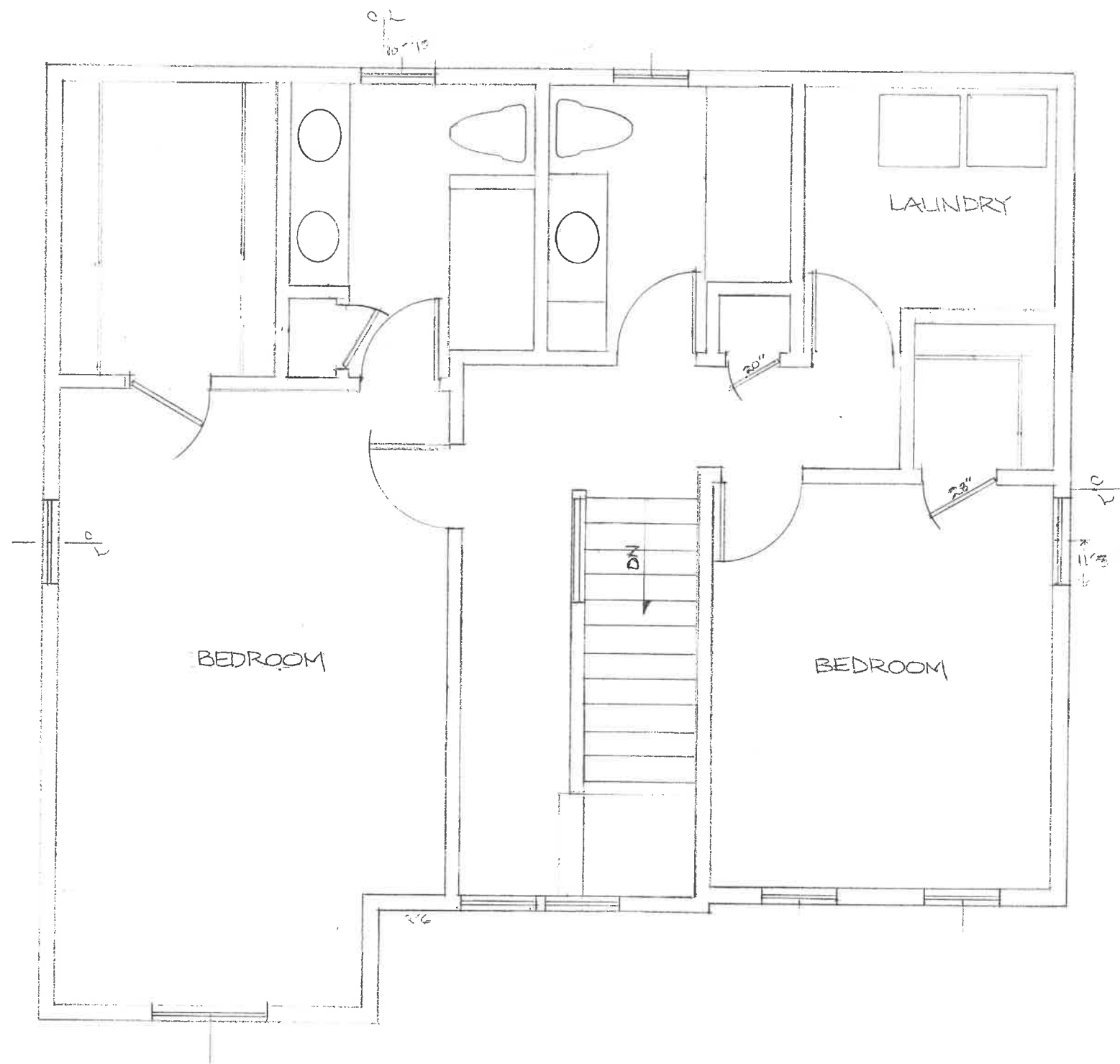
Parcel ID: 14-92
CROOKS, ROBERT E
7 HULL STREET
JAMESTOWN RI 02835





859.5 \square '
 51.25 \square ' PORCH

 911.0 \square ' TOTAL



114170

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

FOR RIDEM USE ONLY

APPLICATION No. _____ DATE RECEIVED ____/____/____ AMOUNT RECEIVED \$ _____ CHECK # _____ NOTE _____

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

CERTIFICATION

- NEW BUILDING CONSTRUCTION
- ALTERATION
- REPAIR
- TRANSFER
- A/E TECHNOLOGY *Septi-Tech to a*
- TYPE OF SYSTEM *Bottomless Sand Filter*
- VARIANCE
- REDESIGN

Daniel R. Cotta
I, Daniel R. Cotta (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.

Signature of Designer *Daniel R. Cotta*

Designer License Number D 3029 Phone # 401-294-4040

Business/Company Name American Engineering

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 _____

SITE INFORMATION

Stern Street *Jamestown* *9*
NO. STREET CITY/TOWN POLE #

14 *111* *-*
PLAT NUMBER LOT NUMBER SUBDIVISION LOT NUMBER

7,200 *-*
LOT SIZE SQUARE FEET

SUBDIVISION NAME _____

SUBDIVISION SITE SUITABILITY CERTIFICATION # _____

OWNER INFORMATION

Vario *Kenneth*
LAST NAME FIRST NAME M.I.

33 Seaside Dr. *Jamestown* *02835*
NO. STREET CITY/TOWN ZIP CODE

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING YES NO APPLICATION # *9715-2882*

DEPTH TO APPROVED WATER TABLE *24"* HOW DETERMINED *Soil Evaluation*

TEST HOLE # *1* DATE EXCAVATED *10/1/14* WETLANDS within 200' OF OWTS YES NO

WETLAND DETERMINATION YES NO RIDEM FILE # _____ DATE ____/____/____

LARGE SYSTEM YES NO

DESIGN INFORMATION

BUILDING USE: Residential Commercial _____

Other

WATER SUPPLY: public water public well private well

OF DESIGN UNITS *2 Bedroom*

UNIT DESIGN FLOW *115* gallons per *BDR* (unit) TOTAL DAILY FLOW *230* gallons

TANK SIZE *1000* gallons DESIGN LOADING RATE _____ gpd/sf

MINIMUM REQUIRED LEACHFIELD AREA *153* square feet

LEACHFIELD TYPE *Bottomless Sand Filter*

TOTAL AREA OF LEACHFIELD PROVIDED *170* square feet

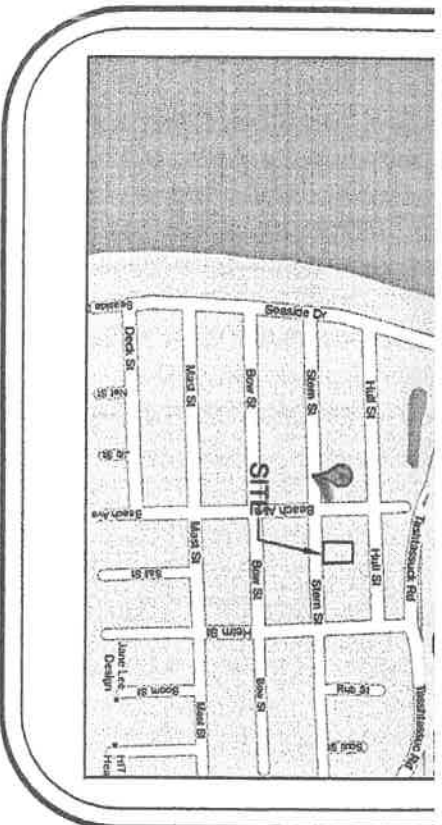
PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

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 proper 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 investigation 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 of the site as 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. Status of leaching area approval 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. A/E Technology: additional specific installation, operation, or maintenance requirements may apply (see RIDEM A/E Technology notification for the system type).
 - E. Copy of the plan and Operations/Maintenance contract must be filed in land evidence records prior to commencement.
 - F. Proposed construction falls within "Coastal Zone", Contact Rhode Island Coastal Resource Management Council.
 - G. Proper erosion and sedimentation controls must be installed prior to start of construction.
 - H. Trenches: See original permit for all applicable conditions.
 - I. Other _____

Signature of RIDEM Official	Date of Approval	Date of Expiration

DESIGNER



LOCUS MAP

NOT TO SCALE
 BEING A.P. 14, LOT 111
 TOTAL AREA OF LOT = 7,200 S.F.

TESTHOLE AND PERCOLATION DATA:

- TH 1 - VERIFIED @ 24" (9715-2882) 36" TO DECOMPOSED SHALE
- TH 2 - VERIFIED @ 24" (9715-2882) 36" TO DECOMPOSED SHALE
- LT 1 - LEDGE VERIFIED @ 36"
- LT 2 - LEDGE VERIFIED @ 36"

EXCAVATION NOTE:

REMOVE GRAVEL FROM PREVIOUS
 EXCAVATION IN THE AREA OF PROPOSED
 OMTS AND REPLACE WITH ASTM C33 SAND

FEMA DETERMINATION
 ZONE X AREA OF MINIMAL FLOOD HAZARD
 PANEL NO. - 44005C0069 J
 EFFECTIVE - April 5, 2010

Design Criteria:
 2-Bedroom Residential Dwelling @ 115 gal/day = 230 gal/day

Design Calculations:

Using Testhole # 1 - Soil Category 9 - Loading Rate Factor = 1.5
 Required: 230 / 1.5 (factor) = 153 sf
 Provided: Bottomless Sand Filter
 10' x 17' system = 170 sf Total (119% Over Designed)

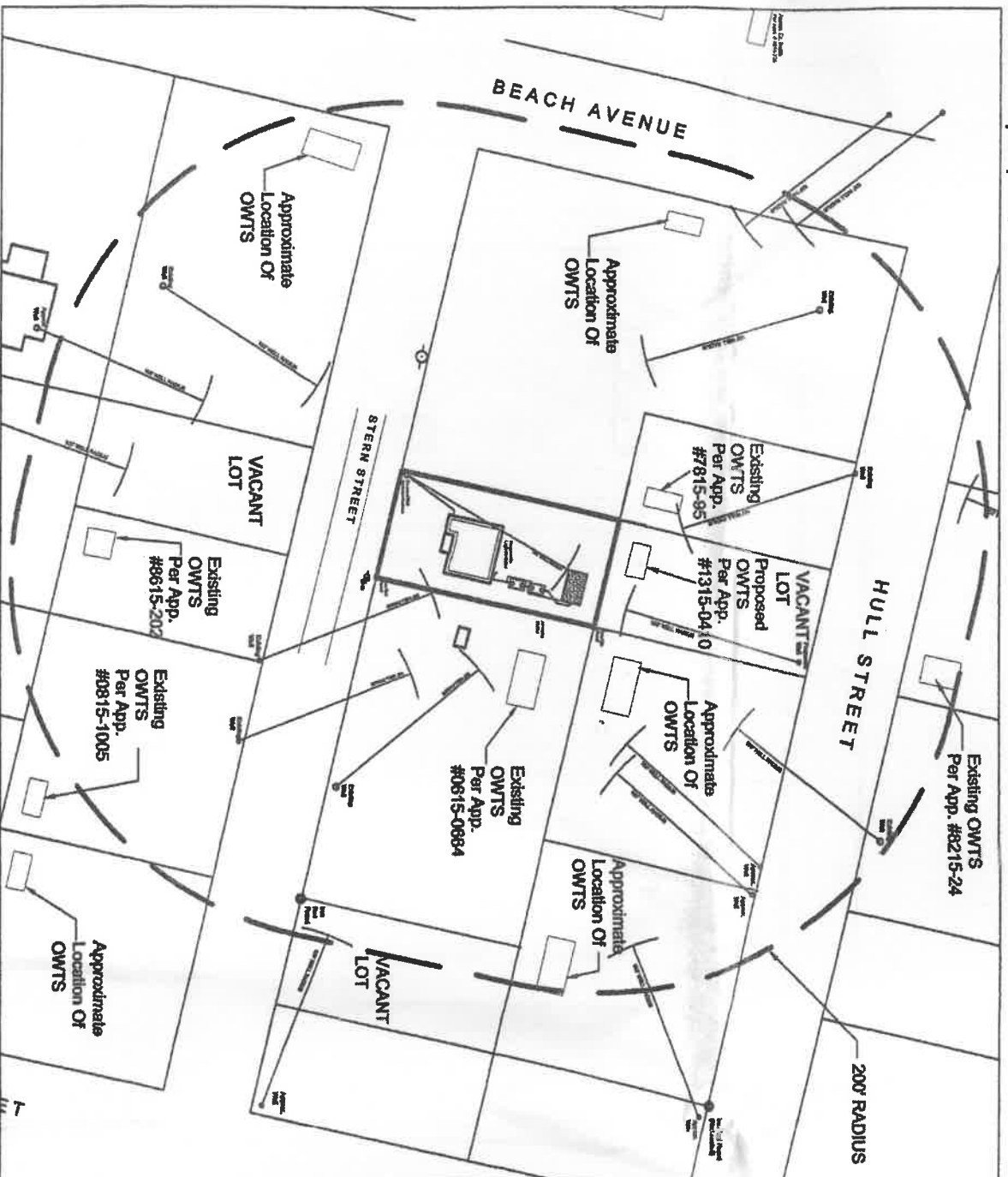
Variance Request:

1. Per Rule 32.5, THE LEACHFIELD SHALL BE LOCATED IN AN AREA WHERE A RESTRICTIVE LAYER OR BEDROCK IS A MINIMUM OF 4' BELOW THE ORIGINAL GROUND SURFACE

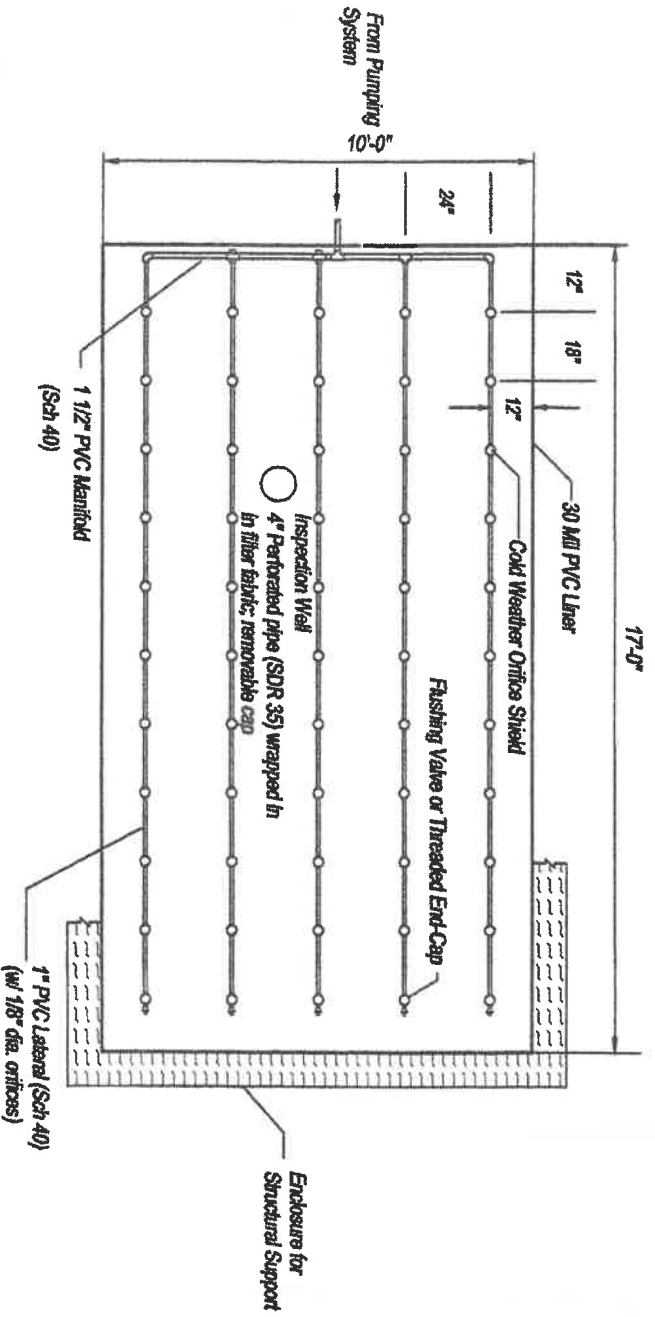
-SITE HAS A 36" DEPTH TO LEDGE (DECOMPOSED SHALE)

2. WELL MUST BE 25' FROM THE EDGE OF PAVEMENT

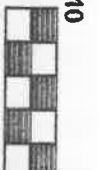
-18.6' PROVIDED



OVERALL VIEW
 1" = 80'



Bottomless Sand Filter (Top View)



A B C D E

S T

B

Proposed OWTS
Per App. #1315-04/10

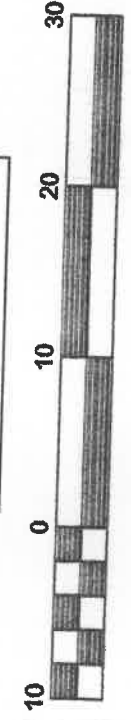
EROSION
CONTROL
(TYP.)

Wooden Fence Found (Typ.)

PREVIOUSLY APPROVED E
EXCAVATED FOR BOTTOM
BUT NOT INSTALLED (APP.

- KEY**
- A Programmable Logic Controller
 - B Septic Tank (1,000 gal.)
 - C SeptiTech Processor Tank
 - D SeptiTech Air Intake Muffler
 - E 10' x 17' Bottomless Sand Filter

DETAIL VIEW
1" = 10'



SEE EXCAVATION
NOTE

100' WELL RADIUS

114'

PROGRAMMABLE
LOGIC CONTROLLER

PROPOSED
2-BEDROOM
DWELLING
NO FOUNDATION
DRAINS PERMITTED
SLAB ELEVATION
108.00 OR ABOVE

COVERED
PORCH
51.25 SF

PROPOSED WELL
WATERLINE PRESSURE

PROPOSED GRAVEL
DRIVEWAY/CONSTRUCTION
ENTRANCE

100' WELL RADIUS

IRON ROD
FOUND

UP #9

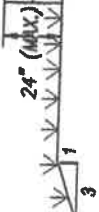
STERN STREET

Bottomless Sand Filter

Enclosure for Above Grade
Structural Support
30 Mils PVC Liner

Inspection Well
Perforated pipe (SDR 35) wrapped in
filter fabric, topped with removable cap

3/8" Washed Pea Gravel



107
108
109
110

10' 17' 10'

10' 10' 10.8'

10' 10.5' 120'

10' 10' 10.8'

10' 10.5' 120'

10' 10.5' 120'

10' 10.5' 120'

10' 10.5' 120'

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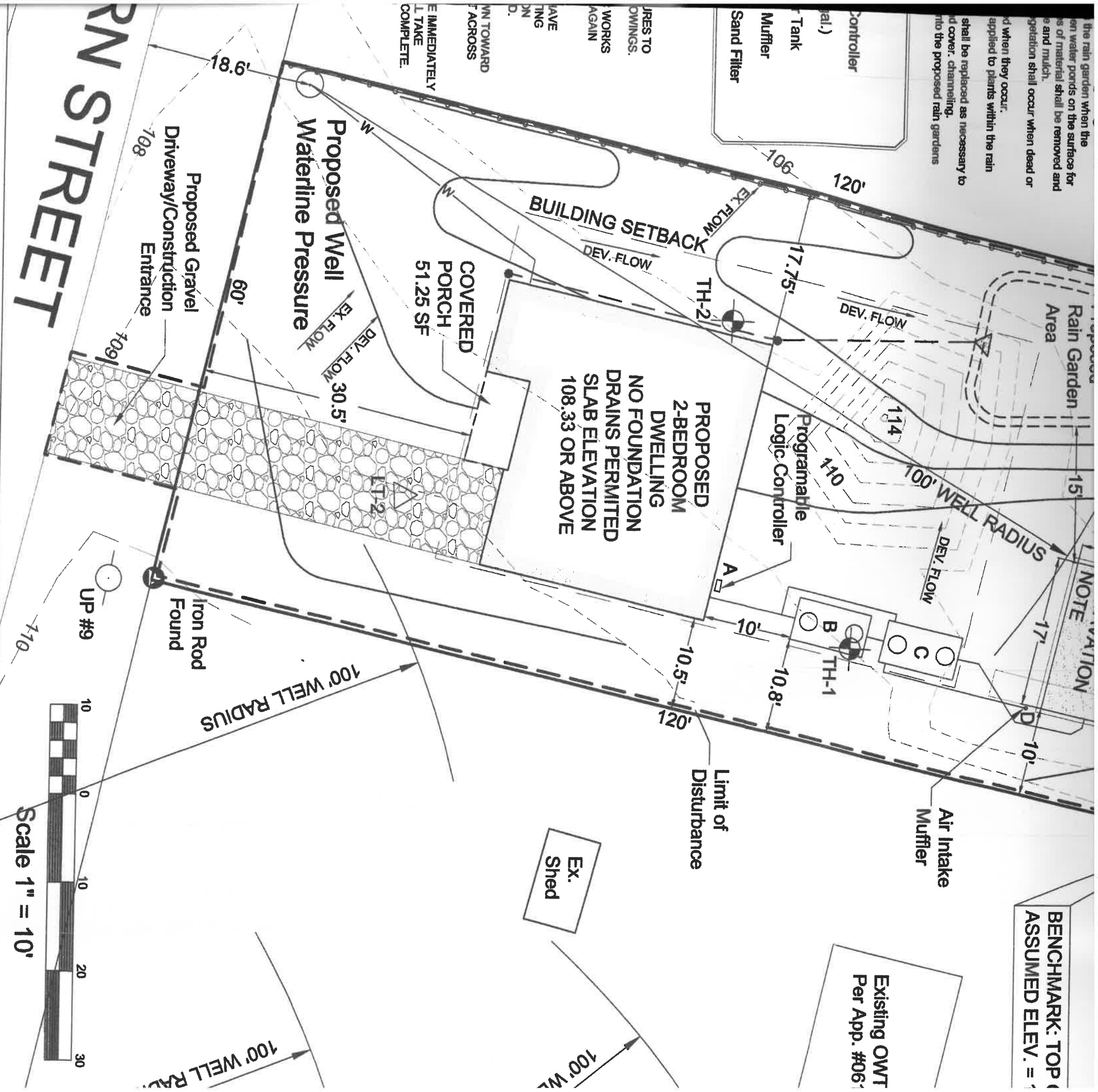
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the rain garden when the
 ten water ponds on the surface for
 es of material shall be removed and
 e and mulch.
 vegetation shall occur when dead or
 and when they occur.
 applied to plants within the rain
 shall be replaced as necessary to
 and cover, channeling,
 into the proposed rain gardens



BENCHMARK: TOP
ASSUMED ELEV. = 110.0'

Existing OWT
 Per App. #06'

Scale 1" = 10'

CONTROL & SOIL STABILIZATION PROGRAM

OPER SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE
 TIME SUCH AS THE INACTIVE WINTER SEASON.
 ED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER
 SEEDS OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED
 H CONSTRUCTION PERIOD.

SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL
 STONES, ROOTS, LIMBS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION
 SHALL CONFORM WITH R. I. STANDARD SPECIFICATION M. 20.
 SHALL BE INOCULATED WITHIN 24 HOURS, BEFORE MIXING AND
 TH APPROPRIATE INOCULANT FOR EACH VARIETY.
 MIX SHALL BE COMPRISED OF THE FOLLOWING:

SEEDING MIXTURES:

REK: ALL FLAT OR SLOPES LESS THAN 3:1

	% BY WT.	SEEDING DATES
VEGRASS	75	APRIL 1 - JUNE 15
INTERGRASS	15	AUG. 15 - OCT. 15
VEGRASS	5	
MIXTURE		

SEEDING MIXTURES:
 AREA OR INFREQUENTLY MOWED: FLAT OR SLOPES GREATER THAN

	% BY WT.	SEEDING DATES
VEGRASS	75	APRIL 1 - JUNE 15
INTERGRASS	5	AUG. 15 - OCT. 15
VEGRASS	5	
MIXTURE	15	

TREATMENTS SHALL CONSIST OF A HAY, STRAW OR FIBER MULCH OR
 OVERS SUCH AS A MAT OR FIBER LINING (BURFLAP, JUTE, FIBERGLASS
 ESOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK
 ED OR AS ORDERED BY THE ENGINEER.

APPLICATIONS SHOULD BE IN THE AMOUNT OF 3000-4000 LBS/AC.

SEDIMENTATION CONTROL PROGRAM

ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN
 ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
 IF NEEDED, TEMPORARY SEEDING CAN BE USED TO HELP MINIMIZE EROSION. A
 TEMPORARY SEEDING GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING
 SPECIES ARE RECOMMENDED:

SPECIES	LBS/ACRE	LBS/1,000 SQ. FT.	SEEDING DATES
ANNUAL RYEGRASS PERENNIAL	60	1.5	MAR. 15 - JUNE 15
SUDAN GRASS	40	1.0	MAY 15 - AUGUST 15
WINTER RYE	40	1.0	MAY 15 - AUGUST 15
OATS	120	3.0	AUGUST 15 - JUNE 15
WEEDING LOVEGRASS	120	3.0	MAR. 15 - JUNE 15
	20	0.5	MAY 1 - JUNE 30

- THE CONTRACTOR MUST REPAIR AND OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
- THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THRU OCT. 15TH.
- ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STANDARD SPECIFICATIONS SECTION 202.
- STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
- STOCKPILES OF TOPSOILS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES SHALL ALSO BE SEEDS AND/OR STABILIZED.
- ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHOULD BE GIVEN TO CORRIDORING OR TRACKING TO TACK DOWN MULCH APPLICATIONS.
- REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION.

SEDIMENTATION CONTROL PROGRAM

- ALL DISTURBED AREAS SUBJECT TO EROSION TENDENCIES WHETHER THEY ARE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SUITABLE SLOPE PROTECTION.
- DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.

ORDER OF PROCEDURE

- IMMEDIATELY UPON COMPLETION OF THE CLEARING AND GRUBBING PRIOR TO ANY GRADING, TEMPORARY HAYBALES, SILT FENCE OR SAND BAGS SHALL BE PLACED OUTSIDE THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLAN AND NEW ROADWAYS, STREAMBANKS, CRITICAL AREAS, ETC.)
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AS PER THE RESPECTIVE PROGRAMS DURING CONSTRUCTION.
- IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFER TO THE SEDIMENTATION CONTROL PROGRAMS FOR TEMPORARY CONTROL.

MAINTENANCE AND RESPONSIBILITY

- THE CONSTRUCTION SUPERINTENDENT SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN IMPLEMENTATION. HE SHALL ALSO BE RESPONSIBLE FOR THAT ALL CONSTRUCTION WORKERS AND SUB-CONTRACTORS ARE AWARE OF THE PROVISIONS OF THE PLAN AND THE ENGINEERS REPORT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD AND PRIOR TO FINAL APPROVAL BY THE TOWN. DURING THAT TIME AS WELL AS AFTER EACH SIGNIFICANT RAINFALL. ALL SUCH MEASURES SHALL BE CLEANED OR REPLACED AS NECESSARY.
- REPLANTING, REGRADING OR OTHER REPAIRS NEEDED AS A RESULT OF SEDIMENTATION SHOULD BE DONE PROMPTLY.