TOWN OF JAMESTOWN ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

COPY

Zoning Board of Review;
Jamestown, R. I.

Date February 25, 2021

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 Michael & Sabrina Donnelly Address. 429 Sampam Avenue, Jamestown, RI

Owner David S. and Janice M. Martin Address c/o Stearns Farms –P.O. Box 506, Jamestown RI

Lessee_____ Address_____

1. Location of premises: No. Corner Garboard Street & Stanchion Avenue Street
2. Assessor's Plat 15 Lot 268
3. Dimensions of lot: frontage 120 ft. depth 120 ft. Area 14,400 sq. ft.
4. Zoning Districts in which premises are located: Use R-40 Area 40,000. Height 35 ft.
5. How long have you owned above premises? Under contract.
6. Is there a building on the premises at present? No
7. Size of existing building _____N/a_____

   Size of proposed building or alteration 1728 sq.ft.

8. Distance of proposed bldg. or alteration from lot lines:
   front: 30 ft. rear 46 ft. left side 29 ft. right side 39 ft.
9. Present use of premises: Vacant land
10. Proposed use of premises: Residential dwelling

    Location of septic tank & well on lot - (from Garboard Street) septic system left rear – well right front - see plan attached

11. Give extent of proposed alterations Install a proposed rain garden, septic system and construct a new 4-bedroom single-family residential dwelling.

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

13. Have you submitted plans for above to Inspector of Buildings? Inquiries made told to apply for Special Use Permit.

Has the Inspector of Buildings refused a permit? Indicated Special Use Permit needed

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

Seeking a Special use permit from Article 3, Section 82-314C, High Groundwater Sub District "A", Article 6, Section 82-600 & 602 A & B, to construct a single-family dwelling with attached garage. Install OWTS (see permit attached). Well was previously installed pursuant to Special Use Permit granted June 27, 2018 recorded in the Land Evidence Records in Book 925 at Page 164.

15. State the grounds for exception or variance in this case

All possible design measures have been utilized to minimize the environmental effects of the proposed improvements to the property. A denitrification Septictech wastewater treatment system has been approved for use by RIDEM. A raingarden has been designed to capture the stormwater runoff from the site and connected to the house's gutter/downspout system. The four-bedroom residential houseplan is designed with an above grade slab and has been sized to comply with neighborhood zoning setbacks. The final grading plan has been designed so as not to promote increased water runoff onto abutting properties.

Respectfully Submitted,

Signature _____

Signature Sabrina R Donnelly

Address 429 Sampam Avenue, Jamestown, RI

Telephone No. (401) 787-6289

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

Application of Michael & Sabrina Donnelly (David & Janice Martin, owners), whose property is located at the corner of Garboard St. & Stanchion Ave. and further identified as Assessor's Plat 15, Lot 268 for a special use permit from Article 3, Section 82-314, High Groundwater Table & Impervious Layer Overlay District, District "A" review process to install a proposed rain garden, septic system, and construct a new 4-bedroom single-family residential dwelling. Said property is located in a R40 zone and contains 14,440 sq. ft.


7
15-164
5
15-168
128
15-172
4
15-169
13
15-137
5
15-170
120
15-173
PORT AVE
STARBOARD AVE
8
15-138
15-140
15-141
15-142
15-143
63
15-144
106
15-175
15-176
100
15-178
15-180
15-181
GARBOARD ST
GARBOARD ST
121
15-254
117
15-255
15-268
105
15-270
15-271
15-272
15-273
14
15-2
107
15-269
STANCHION AVE
9
32
15-243
31
15-256
15-278
14
15-287
8
15-285
15-28
BACKSTAY ST
15-258
22
15-246
21
15-259
20
15-348
15-373
15-381
129
15-378
MIZZEN ST
20
15-247
17
15-260
14
15-249
STANCH
15-374

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Department of Environmental Management
Office of Water Resources
Onsite Wastewater Treatment System Program

Environmental Management
AUG 30 2017
Office of Water Resources

Site Evaluation Form
Part A – Soil Profile Description

Application Number 1615-0957

Property Owner: DAVID MARTIN
Property Location: GARBOARD STREET and STANCHION AVENUE JAMESTOWN
Date of Test Hole: 8/22/17
Soil Evaluator: MATTHEW CORRA
License Number: D 4044
Weather: SUNNY 78°
Shaded: Yes ☒ No ☐ Time: 9:30

TH A Horizon	Depth	Horizon Boundaries: Dist	Horizon Boundaries: Topo	Soil Colors: Matrix	Soil Colors: Re-Dox Features	Re-Dox: Ab. S. Contr.	Texture	Structure	Consistence	Soil Category
Ap	0-6	a	s	2.5Y 3/2	—		LFS	1-M-Sbk	VFR	4
Bw	6-24	c	w	2.5Y 4/4	—		LFS	1-M-Sbk	VFR	4
Cd	24-9'	—	—	3/10Y Grey 1	10YR 5/8	C-M-P	SIL	OM	FIRM	9

TH B Horizon	Depth	Horizon Boundaries: Dist	Horizon Boundaries: Topo	Soil Colors: Matrix	Soil Colors: Re-Dox Features	Re-Dox: Ab. S. Contr.	Texture	Structure	Consistence	Soil Category
Ap	0-6	a	s	2.5Y 3/2	—		FSL	1-M-Sbk	VFR	4
Bw	6-24	c	w	2.5Y 4/4	—		FSL	1-M-Sbk	VFR	4
Cd	24-8'-6"	—	—	3/10Y Grey 1	10YR 5/8	C-M-P	Large Pockets of Sand SIL	OM	FIRM	9

TH A Soil Class Dense Till Total Depth 9' Impervious/Limiting Layer Depth none @ 9' (og) GW Seepage Depth none @ 9' SHWT 24" (og)
TH B Soil Class Dense Till Total Depth 8'-6" Impervious/Limiting Layer Depth none @ 8'-6" (og) GW Seepage Depth none @ 8'-6" SHWT 24" (og)

Comments:

Revised 1/31/14

Part B

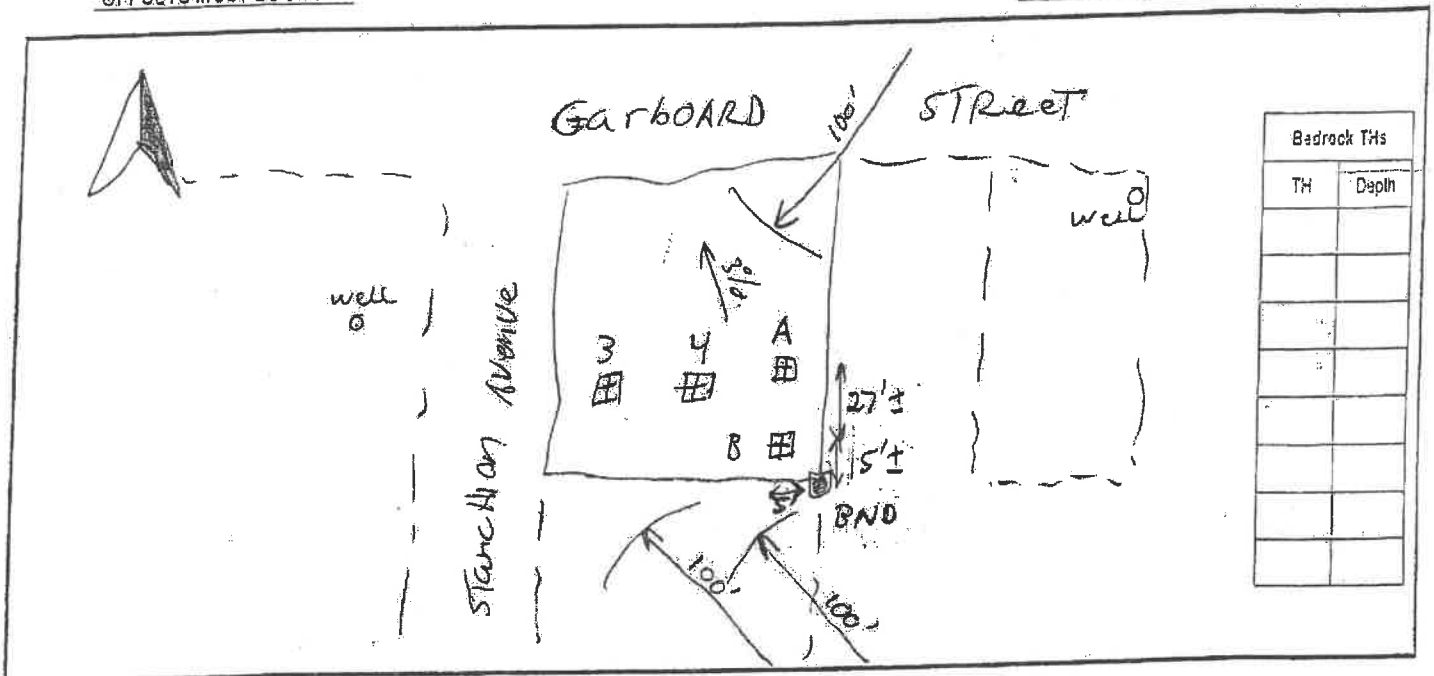
Site Evaluation - to be completed by Soil Evaluator or Class II or III Designer

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: 3% NORTH
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 38? 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: SIDESLOPE
10. Vegetation: WOODS
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(a) to conduct these necessary field investigations and submit this request.

Part A prepared by: [signature] Signature D4044 License #

Part B prepared by: [signature] Signature 04044 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] Signature Authorized Agent

9.21.17 Date

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Department of Environmental Management
Office of Water Resources

Site Evaluation Form
Part A - Soil Profile Description

Application Number: 1615-0958

Property Owner: David Martin
Property Location: Stanchion Street, AP 15 Lot 278, Jamestown
Date of Test Hole: August 11, 2016
Soil Evaluator: Kevin Fetzer
License Number: D-4029
Weather: Sunny
Shaded: Yes ☐ No ☒ Time: 0900

TH 1 Horizon	Depth	Horizon Boundaries Dist	Horizon Boundaries Topo	Soil Colors Matrix	Soil Colors Re-Dox Features	Re-Dox Description Ab. S. Con.	Texture	Structure	Consistence	Soil Category
A	0 - 4	a	s	2.5Y 2.5/1			sil	1 sbk f	fr	5
Bw_1	4 - 15	c	s	2.5Y 3/3			fsl	1 sbk f	fr	4
Bw_2	15 - 24	a	s	5Y 4/3			fsl	1 sbk f	fr	4
C	24-108			5Y 3/1	2.5Y 5/1 10YR 4/6	c - f - d f - f - p	sil	O - m	fi	9

TH 2 Horizon	Depth	Horizon Boundaries Dist	Horizon Boundaries Topo	Soil Colors Matrix	Soil Colors Re-Dox Features	Re-Dox Description Ab. S. Con.	Texture	Structure	Consistence	Soil Category
Ap	0 - 10	a	s	2.5Y 3/1			sil	1 sbk f	fr	5
Bw_1	10 - 28	a	s	2.5Y 4/2			fsl	1 sbk f	fr	4
C	28-108			3/N (Gley 1)	7.5YR 5/6	c - m - p	sil	O - m	fi	9

Soil Class: Lodgement Till
Depth to Groundwater Seepage:
Estimated Seasonal High Water Table: 24" - 24"
Total Depth of each Test Hole: 108" - 108"
Depth to Impervious or Limiting Layer: No Ledge Encountered
Comments: Some sand lenses within C-horizon
Redox features within C-Horizon somewhat difficult to see due to dim lighting (overcast).

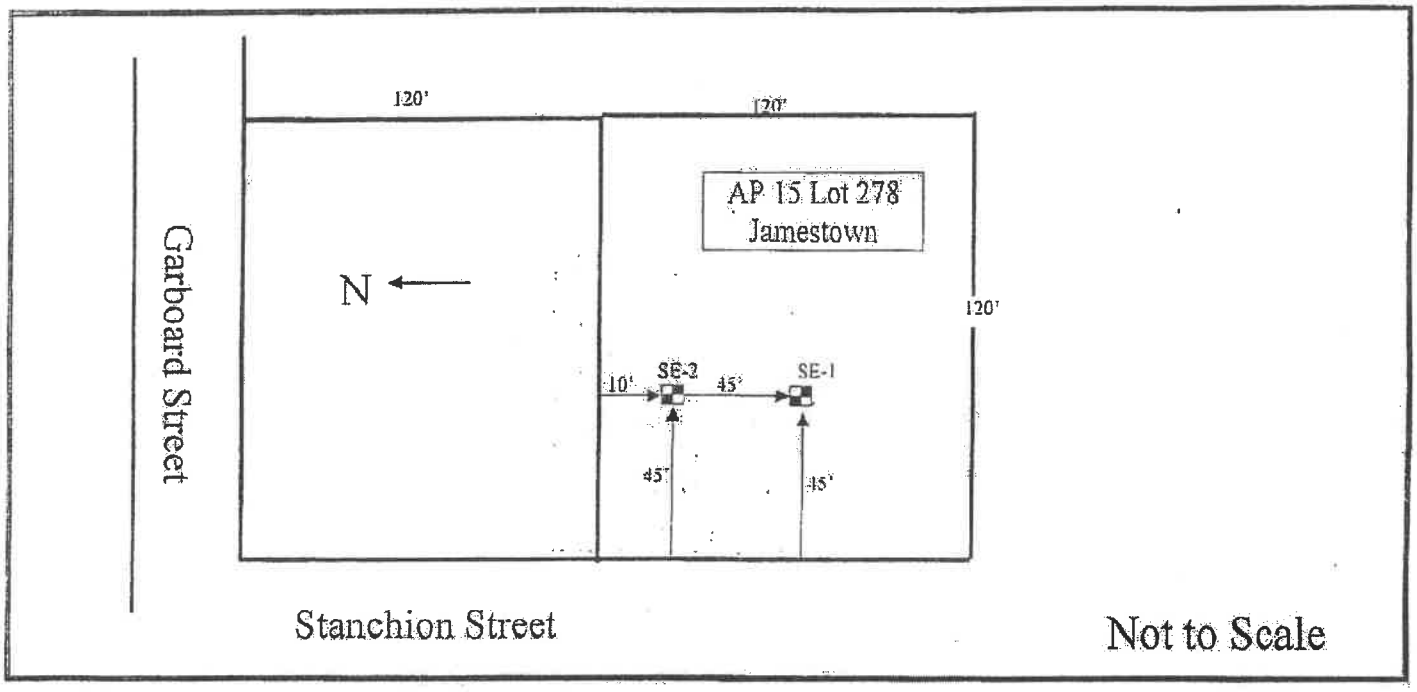
Part B

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

Please use the area below to locate:

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

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



1. Relief and Slope: 0
2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes: YES☐ NO☒ If yes, locate on above sketch.
3. Presence of existing or proposed private drinking water wells within 200 feet of test holes: YES☒ NO☐ If yes, locate on above sketch.
4. Public drinking water wells within 500 feet of test holes YES☐ NO☒ If yes, locate on above sketch.
5. Is site within the watershed of a public drinking water reservoir or other critical area defined in SD 19.00? YES☐ NO☒
6. Has soil been excavated from or fill deposited on site? YES☐ NO☒ If yes, locate on above sketch
7. Site's potential for flooding or ponding: NONE☒ SLIGHT☐ MODERATE☐ SEVERE☐
8. Landscape position: Upland
9. Vegetation: Black Locust Red Maple Black Cherry Arrowwood Multiflora Rose Brier
10. Indicate approximate location of property lines and roadways
11. Additional comments, site constraints or additional information regarding site: Soil Evaluations witnessed by RIDEM Inspector Andy DeRiso

The soil evaluation results will provide soil texture and the estimated depth to the Seasonal High Water Table (SHWT) based upon qualitative field assessment techniques. No lab analysis of soil material is proposed to verify qualitative estimates in the field. To definitively determine the actual depth to the SHWT, it is necessary to install monitoring wells/pipes and record water level fluctuations over a long time period. No long-term monitoring is proposed. Original soil texture and SHWT estimates may need to be revised based upon additional information from other soil evaluations, excavations, and/or bottom inspections prior to the OWTS installation or drainage structure installation. Soil evaluations for septic system design only, not for foundation elevation.

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 report.

Part A prepared by: [signature] D-4029
Signature License #

Part B prepared by: [signature] D-4029
Signature License #

FOR OFFICE USE ONLY

Decision: Approved ☒ Disclaimed ☐

Comments:

[signature] 8/18/11
Signature Authorized Agent Date

revised 5/8/01

Environmental Management
AUG 30 2017
Office of Water Resources

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

FOR RIDEM USE ONLY

APPLICATION No. 1615 0957 DATE RECEIVED __/__/__ AMOUNT RECEIVED $ -- CHECK # 7517 NOTE ____

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

- ☒ NEW BUILDING CONSTRUCTION
- ☐ ALTERATION
- ☐ REPAIR
- ☐ TRANSFER
- ☒ A/E TECHNOLOGY TYPE [illegible]
- ☐ VARIANCE
- ☐ REDESIGN
- ☐ JOINT OWTS/WETLANDS PD

SITE INFORMATION

Stapleton [illegible] Ave. — Jamestown — 6

NO. STREET — CITY/TOWN — POLE #

PLAT NUMBER 15 LOT NUMBER 268 SUBDIVISION LOT NUMBER —

LOT SIZE 14,400 SQUARE FEET

SUBDIVISION NAME —

SUBDIVISION SITE SUITABILITY CERTIFICATION # —

OWNER INFORMATION

MARTIN — DAVID & JANICE

LAST NAME — FIRST NAME — M.I.

P.O. BOX 506 — JAMESTOWN RI — 02835

NO. STREET — CITY/TOWN — ZIP CODE

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING ☒ YES ☐ NO APPLICATION # 1615-0957

DEPTH TO APPROVED WATER TABLE 24" HOW DETERMINED Soil Evaluation

TEST HOLE # A DATE EXCAVATED 8/1/17 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 4 Bedroom

UNIT DESIGN FLOW 115 gallons per Bdrm (unit) TOTAL DAILY FLOW 460 gallons

TANK SIZE 1,500 gallons DESIGN LOADING RATE 2.1 gpd/sf

MINIMUM REQUIRED LEACHFIELD AREA 1412 square feet

LEACHFIELD TYPE Geomat 3900

TOTAL AREA OF LEACHFIELD PROVIDED 1495 square feet

CERTIFICATION

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.

Designer's Signature [signature] License # 3029

Designer's Email dcotta@americanengineeringinc.com Phone # 401-294-4090

Business/Company Name American Engineering 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 x [signature] 8/31/17 Phone Number 423-0800 / 401-[illegible]

PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

Based upon the representations of the owner and the owner's agents, including the representations of the owner's OWTS designer, and the truth and accuracy of all information submitted, this application for an OWTS is hereby approved. The RIDEM assumes no responsibility or liability for the future safe operation or maintenance of the aforesaid system, of the fitness or suitability of this system to this site, nor does it assume any responsibility for the accuracy and truth of the owner's, or the owner's agent's representations. This approval is subject to future suspension or revocation in the event that subsequent examination reveals any data indicated on any application, form, submittal, plan or sketch to be incorrect, or not in compliance with the RULES or any conditions of 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 conformance.
G. Proposed construction falls within "Coastal Zone". Contact Rhode Island Coastal Resources Management Council.
H. Proper erosion and sedimentation controls must be installed prior to start of construction.
I. Transfer: See original permit for all applicable conditions.
J. Other

"Copy of Permit and Operation/ Maintenance contract must be filed in land evidence records prior to conformance"

Signature of RIDEM Official	Date of Approval	Date of Expiration
[signature]	11/27/17	11/27/22

DESIGNER

Application Form

Jamestown Zoning Section 314
High Ground Water Table and
Impervious Layer Overlay District

SECTION I: GENERAL INFORMATION

PROPERTY OWNER: David and Janice Martin TELEPHONE: 401-423-0900

MAILING ADDRESS: P.O. Box 506
Jamestown, RI 02835

SITE LOCATION: Stanchion Avenue Pole #6 (STREET)

PLAT: 15 LOT: 268 LOT AREA: 14,400 S.F.

PROJECT DESCRIPTION: To construct a new dwelling, rain garden and well.

SECTION II: SOIL INFORMATION

CLASS IV SOIL EVALUATOR:

NAME: Matthew J. Cotta RIDEM LICENSE #: D-4044 TELEPHONE: 401-294-4090

NUMBER OF SOIL EVALUATIONS: 4 (ATTACH ALL SOIL EVALUATIONS)

DEPTH TO SEASONAL HIGH GROUNDWATER TABLE (IN INCHES): 24"

DEPTH TO CATEGORY 9 SOILS (IN INCHES): 24"

OFFICE ONLY: SUB-DISTRICT CLASSIFICATION: A or B

SECTION III: OWTS INFORMATION

TYPE OF OWTS: Geomat 3900 RIDEM PERMIT #: 1615-0957

DISTANCE BETWEEN THE WELL AND LEACHFIELD: 100'

OWTS AND WELL LOCATED ON THE SAME LOT AS THE STRUCTURE IT SERVES? [Y] OR N

SECTION IV: SITE INFORMATION

TYPE OF STORMWATER CONTROL SYSTEM: Rain Garden

TOTAL BUILDABLE AREA (TOTAL LOT AREA - WETLAND AREA): 14,400 sf

PROPOSED IMPERVIOUS AREA: 1,728 sf

% IMPERVIOUS COVERAGE ALLOWED: 12%

% IMPERVIOUS COVERAGE PROPOSED: 12%
(AREA IMPERVIOUS / TOTAL BUILDABLE AREA)

SECTION V: CONTACT INFORMATION

OWTS DESIGNER NAME: Daniel R. Cotta RIDEM LICENSE #: D-5147

ADDRESS: 400 South County Trail - Suite A201

Exeter,RI 02822

SIGNATURE: [signature] DATE: 2/4/21

TELEPHONE: 401-294-4090 EMAIL: DCotta@americanengineeringRI.com

STORMWATER SYSTEM DESIGNER NAME: Patrick J. Freeman STATE LICENSE #: D-13125

ADDRESS: 400 South County Trail - Suite A201

Exeter,RI 02822

SIGNATURE: [signature] DATE: 2/4/21

TELEPHONE: 401-294-4090 EMAIL: DCotta@americanengineeringRI.com

APPLICANT CONTACT INFORMATION NAME: Michael Donnelly

ADDRESS: 429 Sampan Avenue

Jamestown, RI 02835

SIGNATURE: [signature] DATE: 2.4.21

TELEPHONE: 401-787-6289 EMAIL: michael.donnelyj@gmail.com

SUBMISSION REQUIREMENTS

Submit one copy of the following items for preliminary review. Applicant will be notified when additional copies are required for Planning Board review.

- Application Form
- Site Plan
- Soil Evaluations (include all results for site)
- Stormwater Analysis
- Project Narrative
- Proposed Building Floor Plans (if applicable)
- Approved RIDEM OWTS permit
- O&M Requirements for Stormwater Mitigation

Contact Jean Lambert at 423-7193 or jlambert@jamestownri.net with questions regarding HGWT applications.

WATER VOLUME CALCULATIONS
FOR
MICHAEL DONNELLY

LOCATED AT

Pole #6 Stanchion Avenue
Jamestown, Rhode Island

JAMESTOWN ASSESSOR'S MAP 15, LOT 268

PREPARED FOR:

Michael Donnelly
429 Sampan Avenue
Jamestown, R.I. 02835

PREPARED BY:

AMERICAN ENGINEERING, INC.
400 South County Trail-Suite A201
Exeter, R.I 02822

January 22, 2021

AMERICAN ENGINEERING, INC.
400 South County Trail - Suite A201 Exeter, RI 02822
Daniel R. Cotta, P.E., P.L.S.
(401) 294-4090 (401) 294-3625 fax

Introduction

Michael Donnelly is proposing to construct a 1,728 s.f. dwelling on their 14,400 s.f property located at the corner of Stanchion Avenue and Garboard Street in Jamestown. The lot is also designated as Lot 268 on Assessors Plat 15. The site is currently entirely wooded. A pervious crushed stone driveway is proposed to access the site. A 4-bedroom OWTS design consisting of a Septi-Tech Advanced Treatment System disposing to a GeoMat field has been approved by RIDEM (Application No. 1615-0957). As a condition of approval, the system will be required to be maintained by a licensed maintenance firm and evidence of that requirement will be recorded in Land Evidence Records to ensure future owners are aware of the requirement.

Flood Zone Designation:

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM Community Panel No. 44005C0067J, dated September 4, 2013) indicates that the site falls entirely within Zone "X", an area of minimal flooding.

Runoff Calculations

The runoff volume will be detained in two rain gardens. One of the rain gardens is designed on the northerly side of the site while the other is designed on the southwestern corner of the lot. The design for the rain garden was based on the 10-year storm event. The storage volume was based upon the difference of runoff from the existing conditions to the proposed. Specific runoff percentages have been established for various ground covers. See attached Excel sheet for calculations.

Summary

Michael Donnelly is proposing to construct a 1,728 s.f. dwelling on their 14,400 s.f existing lot of record. An advanced treatment denitrifying septic system has been utilized on the project. The project has been designed in accordance with the Town of Jamestown's regulations for managing stormwater as well as "The State of Rhode Island Stormwater management Guidelines for Individual Single-Family Residential Lot Development."

AMERICAN ENGINEERING, INC.
400 South County Trail - Suite A201 Exeter, RI 02822
Daniel R. Cotta, P.E., P.L.S.
(401) 294-4090 (401) 294-3625 fax

JOB NUMBER: 117159 - Lot 268
DATE: 1/22/2020

FOR:	Michael Donnelly
ADDRESS:	Stanchion Ave
TOWN:	JAMESTOWN

JAMESTOWN DRAINAGE CALCULATIONS

EXISTING: BASED ON 10-YEAR STORM EVENT (4.9")

GROUND COVER	AREA (FT^2)	VOLUME (FT^3)	PERCENT RUNOFF	RUNOFF (FT^3)
BARE SOIL	0	0.00	40%	0.00
GRASSLAND	0	0.00	35%	0.00
CULTIVATED	0	0.00	30%	0.00
TIMBER/FOREST	14400	5880.00	15%	882.00
LAWN 0-5%	0	0.00	15%	0.00
> 0-5%	0	0.00	30%	0.00
ROOFS	0	0.00	95%	0.00
PAVED AREAS	0	0.00	85%	0.00
GRAVEL	0	0.00	60%	0.00
TOTAL:	**14400**	**5880.00**	**N/A**	**882.00**

PROPOSED:

GROUND COVER	AREA (FT^2)	VOLUME (FT^3)	PERCENT RUNOFF	RUNOFF (FT^3)
BARE SOIL	0	0.00	40%	0.00
GRASSLAND	0	0.00	35%	0.00
CULTIVATED	0	0.00	30%	0.00
TIMBER/FOREST	0	0.00	15%	0.00
LAWN 0-5%	12672	5174.40	15%	776.16
> 0-5%	0	0.00	30%	0.00
ROOFS	1728	705.60	95%	670.32
PAVED AREAS	0	0.00	85%	0.00
GRAVEL	0	0.00	60%	0.00
TOTAL:	**14400**	**5880.00**	**N/A**	**1446.48**

TOTAL STORAGE REQUIRED (FT^3) = **564.48**

RAIN GARDEN 'A' (8" DEEP):		
	TOP OF GARDEN	BOTTOM OF GARDEN
ELEV.	61.50	60.83
AREA (SF)	1028.00	791.00
STORAGE	606.36365	

RAIN GARDEN 'B' (8" DEEP):		
	TOP OF GARDEN	BOTTOM OF GARDEN
ELEV.	0.00	0.00
AREA (SF)	0.00	0.00
STORAGE	0	

RAIN GARDEN (8" DEEP):		
	TOP OF GARDEN	BOTTOM OF GARDEN
ELEV.	0.00	0.00
AREA (SF)	0.00	0.00
STORAGE	0	

RAIN GARDEN (8"DEEP):		
	TOP OF GARDEN	BOTTOM OF GARDEN
ELEV.	0.00	0.00
AREA (SF)	0.00	0.00
STORAGE	0	

STORAGE PROVIDED (FT^3) =	606.3637	>	564.48	✓

Town of Jamestown, Rhode Island

Engineering/GIS Office

93 Narragansett Ave ♦ Jamestown, RI 02835 – 1509

Date: February 11, 2021

To: Lisa Bryer, Town Planner, Acting Zoning Officer

From: Jean Lambert, P.E.

RE: Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, **Sub-District A**
David Martin: AP 15, Lot 268; P-6, Stanchion Street, Jamestown, RI

The above referenced project was previously presented to the Planning Commission on February 7, 2018. At that time, staff determined that the project was in compliance with the High Groundwater Ordinance and the Commission issued a recommendation for approval to the Zoning Board on February 9, 2018.

On June 26, 2018, the project was presented to the Zoning Board of Review and a special use permit was issued on June 27, 2018.

The applicant did not proceed with construction in 2018.

In January 2021, a modified site plan was submitted by American Engineering, Inc. The current proposal is substantially the same as the original submission. The following items are slightly different:

- The house area is now 1728 sf (was 1713 sf).
- The proposed impervious cover is now 12.0% (was 11.99%).
- One rain garden is proposed with an area of 1078 sf (was 1000 sf) and a storage volume of 606 cf (was two rain gardens with a volume of 573 cf)
- Driveway access is now oriented from Garboard Street (was from Stanchion Avenue)

I find that the proposed project complies with the High Groundwater Ordinance and current requirements. The existing finding of facts and conditions of approval from the Planning Commission are valid with the minor changes noted above.

Additional Recommendations/Conclusions:

- An as-built plan should be provided at the completion of construction depicting the size and location of the house, size and location of the rain garden, and verifying the elevations and grading shown on the proposed site plan.
- After installation, the OWTS (RIDEM OWTS permit 1615-0957) must be inspected and maintained as required by the Town Onsite Wastewater Management Program. A maintenance contract must be recorded in the land evidence records and a copy of the recorded document shall be submitted to the Planning Department.
- The rain garden shown on the approved site plan must be installed and maintained as outlined on the rain garden notes on the approved site plan. Rain garden maintenance requirements should be recorded into the land evidence record and a copy of the recorded Operation and Maintenance requirements shall be submitted to the Planning Department.
- Erosion and sediment controls shall be installed at the down gradient limit of site disturbance and maintained until final stabilization of the site is attained.

Attachments: Current site plan (rev dated 2/4/2021), GIS site locus plan, 2018 Zoning permit, 2018 Planning recommendation with HGWT review memo, previous site plan (dated 1/5/2018)

Phone: 401-423-7193 Fax: 401-423-7226 Email: jlambert@jamestownri.net

LOCUS MAP

NOT TO SCALE

BEING A.P. 15 LOT 268
LOT AREA = 14,400 SF

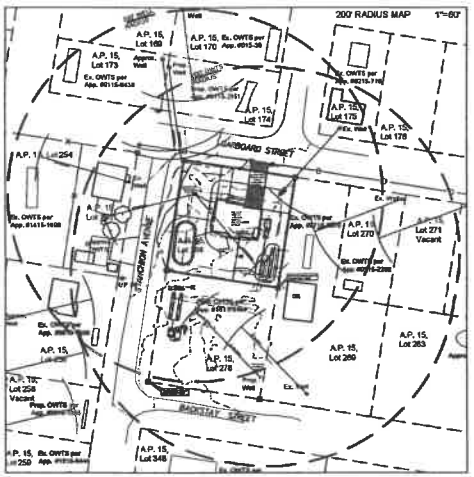
PARCEL ZONING: R-40 (MODIFIED)
MIN LOT SIZE = 20,000 S.F. (MODIFIED)
MIN LOT WIDTH = 100'(MODIFIED)
FRONT SETBACK-PRINCIPAL = 30'(MODIFIED)
FRONT SETBACK-SECONDARY=15'(MODIFIED)
SIDE SETBACK = 10'(MODIFIED)
REAR SETBACK = 30(MODIFIED)
MAX LOT COVERAGE = 25%(MODIFIED)

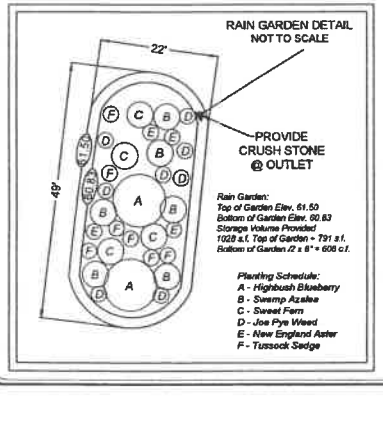
STAKE OUT NOTE:
RAINGARDEN AND GEOMAT WILL BE STAKED PRIOR TO CONSTRUCTION IN ORDER TO PREVENT TRAFFIC THROUGH THOSE AREAS.

WATER QUALITY CALCULATIONS:
PROPOSED HOUSE IMPERVIOUS AREA=1,728 s.f
1,728 s.f X 1" = 144 C.F. REQUIRED

565 C.F. REQUIRED TO MITIGATE INCREASED RUNOFF FOR 10-YEAR FREQUENCY STORM PER THE TOWN OF JAMESTOWN HGWT ORDINANCE 606 C.F. PROVIDED

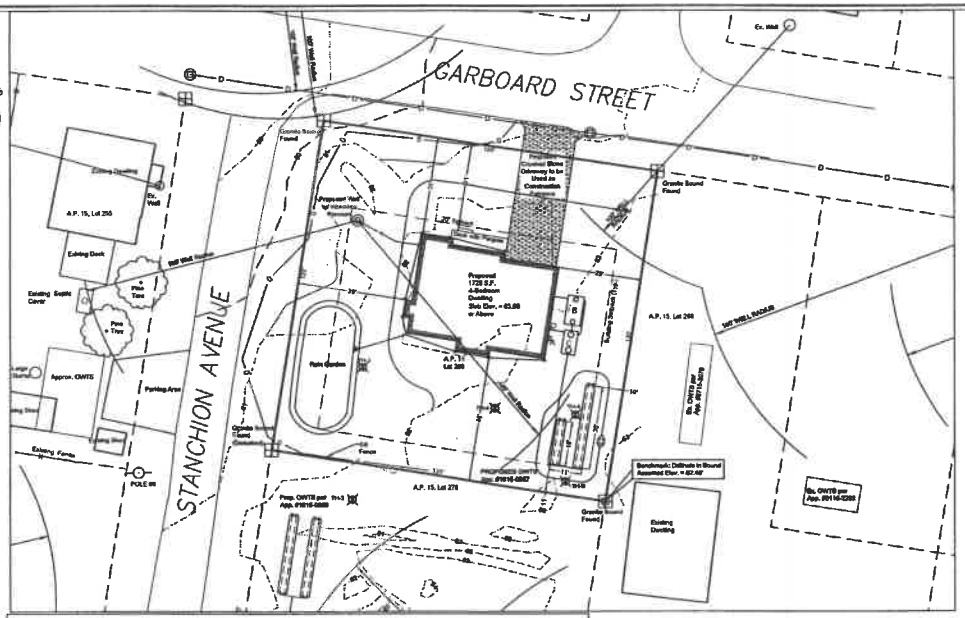
TESTHOLE & PERCOLATION DATA
TH A - VERIFIED @ 24" (1615-0057)
TH B - VERIFIED @ 24" (1615-0057)
TH 3 - VERIFIED @ 24" (1615-0057)
TH 4 - VERIFIED @ 24" (1615-0057)

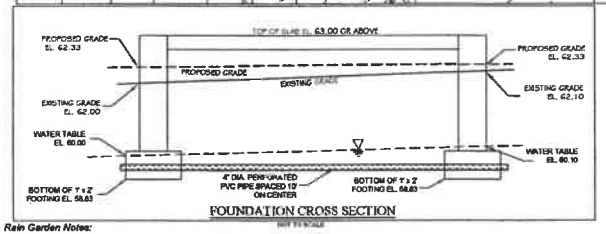




Rain Garden:
Top of Garden Elev. 61.50
Bottom of Garden Elev. 60.83
Storage Volume Provided
1028 s.f. Top of Garden = 791 s.f.
Bottom of Garden /2 x 6" = 606 c.f.

Planting Schedule:
A - Highbush Blueberry
B - Swamp Azalea
C - Sweet Fern
D - Joe Pye Weed
E - New England Aster
F - Tussock Sedge



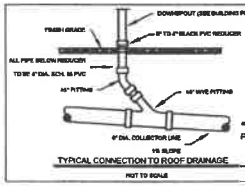


FOUNDATION CROSS SECTION

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS:
1. GARBOARD STREET
2. STANCHION AVENUE

Rain Garden Notes:
1. *The bottom of the rain gardens should be level to encourage the even distribution of stormwater and increase infiltration capacity.*
2. *The rain gardens should have a 2-4 inch amended soil layer and a 2-3 inch layer of non-dyed aged shredded hardwood mulch. The mulch should be removed and replenished to original depth every year.*
3. *The amended soil layer should be a 50/50 mixture of the excavated native soil and mature organic compost.*
4. *A crushed stone inflation should be installed at the inlet to prevent channeling.*
5. *A berm to divide stormwater should be constructed along the downhill side perpendicular to the slope.*
6. *Be sure that the soil within the rain gardens does not become compacted by construction activity. If soil becomes severely compacted it may need to be tilled and amended to maintain proper drainage.*
7. *Rain gardens should be inspected following at least the first two precipitation events of at least 1.0 inch to ensure that the system is functioning properly. Thereafter, the rain garden shall be monitored and maintained by the property owner or designee to assure proper functioning, plant growth and survival. Plants shall be replaced on an semiannual basis during the growing season.*
8. *Sediment that be removed from the rain garden when the accumulation exceeds one inch, or when water ponds on the surface for more than 48 hours. The top few inches of material shall be removed and shall be replaced with fresh soil mixture and mulch.*
9. *Pruning or replacement of woody vegetation shall occur when dead or dying vegetation is observed.*
10. *Soil erosion gullies shall be repaired when they occur.*
11. *Fertilizer or pesticides shall not be applied in plants within the rain garden.*
12. *Perennial plants and ground cover shall be replaced as necessary to maintain an adequate vegetated ground cover.*
13. *All roof leaders are to be diverted into the proposed rain gardens*
14. *The rain garden should be inspected annually by the property owner or designee and maintenance provided by self or professional if required.*

FEMA DETERMINATION
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD
PANEL NO. - 44005C0067J
REVISED - SEPTEMBER 4, 2013



TYPICAL CONNECTION TO ROOF DRAINAGE
NOT TO SCALE

CERTIFICATION:

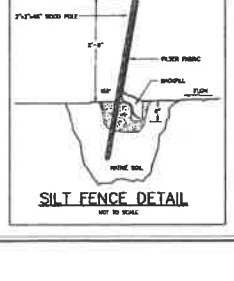
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
COMPILATION PLAN	CLASS IV
TOPOGRAPHIC SURVEY ACCURACY	T2

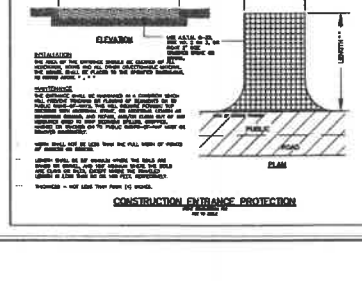
DISCLAIMER:
THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.

- THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO SHOW THE POSITION OF THE PROPOSED DWELLING AND OWTS RELATIVE TO THE PROPERTY BOUNDARY.

BY:
MATTHEW J. COTTA — PLS-1977
LS.0006453 — COA



SILT FENCE DETAIL
NOT TO SCALE



CONSTRUCTION ENTRANCE PROTECTION

EROSION CONTROL & SOIL STABILIZATION PROGRAM

1. DISTURBED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION PERIOD.
3. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS, AND SHALL CONFORM WITH M. 1.13 STANDARD SPECIFICATION M. 09.
4. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS BEFORE SEEDING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
5. THE DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING PERMANENT SEEDING MIXTURES: A - MOWED AREA: ALL FLAT OR SLOPES LESS THAN 3:1

MIXTURE	% BY WT.	SEEDING DATES
RED FESCUE	70	APRIL 1 - JUNE 15
KENTUCKY BLUEGRASS	15	AUG. 15 - OCT. 15
COLONIAL BENTGRASS	5	
PERENNIAL RYEGRASS	5	
TOTAL 100%/ORE		

PERMANENT SEEDING MIXTURES:

B - UNMOWED AREA OR IRREGULARLY MOWED: FLAT OR SLOPES GREATER THAN 3:1

MIXTURE	% BY WT.	SEEDING DATES
RED FESCUE	70	APRIL 1 - JUNE 15
PERENNIAL RYEGRASS	5	AUG. 15 - OCT. 15
COLONIAL BENTGRASS	5	
BASKPOUT TREFOIL	15	
TOTAL 100%/ORE		

6. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, POLYNOLAS MESTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS MAINTAINED OR AS ORDERED BY THE ENGINEER.
7. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 1000-4000 LBS/AC.
8. ALL MULCHES OR TEMPORARY COVERS SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. IF NEEDED, TEMPORARY SEEDING SHALL BE USED TO HELP MANAGE 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	60	1.5	MAR. 15 - JUNE 15
PERENNIAL SUDAN GRASS	40	1.0	MAY 15 - AUGUST 15
MILLET	40	1.0	MAY 15 - AUGUST 15
WINTER RYE	120	3.0	AUGUST 15 - JUNE 15
OATS	120	3.0	MAR. 15 - JUNE 15
WHEPING LOVEGRASS	30	0.5	MAY 1 - JUNE 30

9. THE CONTRACTOR MUST REPAIR AND OR ADDRESS ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND WE SHALL DO SO AT NO ADDITIONAL EXPENSE.
10. THE MOST ACCEPTABLE SEASONS FOR SEEDING DATES ARE APRIL 1 TO OCT. 15TH.
11. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT ACCORDANCE WITH THE R.I.D.H.W. STANDARD SPECIFICATION SECTION 202.
12. STABILIZATION OF ONE ITEM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
13. STOCKPILES OF TOPSOILS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 2:1 AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED.
14. ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHOULD BE GIVEN TO "CREEPING" OR "CREEP" TO TACK DOWN MULCH APPLICATIONS.
15. REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION.

SEDIMENTATION CONTROL PROGRAM

1. ALL DISTURBED AREAS SUBJECT TO EXCESIVE TENDENCIES WHETHER THEY ARE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SUITABLE SLOPE PROTECTION.
2. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
3. CARE SHALL BE TAKEN SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING EITHER EXISTING OR PROPOSED DRAINAGE OR SEWER STRUCTURES.
4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED PERIODICALLY AND AFTER PERIODS OF RAINFALL. SUCH DEVICES SHALL BE REPAIRED OR REPLACED AS NEEDED.
5. CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECT TO STORM WATER FLOW.
6. ADDITIONAL MATERIALS, SILT FENCE OR MANSAVE SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
7. REFERENCE THE "RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SCS, CONSERVATION SERVICE, 1989, WITH ANY AMENDMENTS, AS A GUIDE.

ORDER OF PROCEDURE

1. IMMEDIATELY UPON COMPLETION OF THE CLEARING AND GRUBBING OPERATION AND PRIOR TO ANY GRADING, TEMPORARY HAYBALES, FILTERVICE OR SANDBAGS SHALL BE PLACED OUTSIDE THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS. (I.E. ALONG ANY BOUNDARY, STREAMSIDE, STRUCTURAL AREAS, ETC.)
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PERIODICALLY CLEANED AND MAINTAINED AS PER THE SEDIMENTATION PROGRAM DURING THE CONSTRUCTION.
3. IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION CONTROL PROGRAMS FOR TEMPORARY CONTROL.

MAINTENANCE AND RESPONSIBILITY

1. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN IMPLEMENTATION. HE SHALL ALSO BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION WORKERS AND SUBCONTRACTORS ARE AWARE OF THE PROVISIONS OF THE PLAN AND THE ENGINEER'S REPORT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ASPECTS OF THE DESIGN PRIOR TO FINAL APPROVAL BY THE TOWN. DURING THAT TIME, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOULD BE CHECKED ON A WEEKLY BASIS AS WELL AS AFTER EACH SIGNIFICANT RAINFALL. ALL SUCH MEASURES SHOULD BE CLEANED OR REPLACED AS NECESSARY.
3. REPLANTING, RESEEDING OR OTHER REPAIRS NEEDED AS A RESULT OF EROSION AND SEDIMENTATION SHOULD BE DONE PROMPTLY.

NOTES:

1. ALL EROSION CONTROL MEASURES TO REMAIN FOR 3 CONSECUTIVE MOWINGS.
2. CONTRACTOR TO CALL PUBLIC WORKS PRIOR TO CONSTRUCTION AND AGAIN FOR FINAL INSPECTION.
3. THIS SITE AS DESIGNED WILL HAVE NO ADVERSE EFFECT ON ABUTTING PROPERTIES ASSUMING EROSION CONTROL PLAN IS IMPLEMENTED.
4. FOR DRIVEWAYS SLOPING DOWN TOWARD THE ROAD HAYBALES TO BE SET ACROSS DRIVEWAY AT THE END OF DAY.
5. CONSTRUCTION TO COMMENCE IMMEDIATELY FOLLOWING APPROVAL AND WILL TAKE APPROXIMATELY 6 MONTHS TO COMPLETE.

GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE, OF RHODE ISLAND AND AND THE MUNICIPALITY PRIOR TO COMMENCING ANY WORK.
2. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF SUCH ITEMS SHALL BE BORNE BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MUNICIPAL ENGINEERING DEPARTMENT AND ALL UTILITY INSTALLATIONS AND INSPECTIONS WITH THE APPROPRIATE UTILITY CO., A 48-HOUR ADVANCE NOTICE IS REQUIRED BEFORE WORK COMMENCEMENT.
4. ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 AND STANDARD DETAILS, JUNE 15, 2004 AS AMENDED BY ADDENDA. S. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2003, INCLUDING ALL REVISIONS.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE OFF IN COMPUTING ANY ESTIMATES.
6. EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEED. SEE EROSION CONTROL PROGRAM DETAILS.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION INDICATED ON THESE PLANS, THAT INCLUDES ANY CONSTRUCTION TO BEING UTILITIES TO THE SITE, ANY REPAIRS, ANY TRENCHING REQUIRED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND SOIL EROSION CONTROL MEASURES.
9. THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANIES. CALL DIG-SAFE 1(888)344-7233.
10. IN ALL EXCAVATION AND PLACEMENT OF FILL THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
11. ALL CONSTRUCTION AND UTILITY WORK SHALL CONFORM TO THE LATEST MUNICIPAL STANDARDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, COMPREHEND AND IMPLEMENT THESE REQUIREMENTS PROPERLY.

TOWN SUBMISSION
FOR
MICHAEL DONNELLY
LOCATED AT
A.P. 15, LOT 268
POLE #6 STANCHION AVENUE
JAMESTOWN, R.I. 02835

Drawn By: LPG | Checked By: PJF | Date: 1/22/2021 | Scale: 1" = 20'

NO.	REVISIONS	BY	DATE
1	PER PLANNING COMMENTS	PJF	2/8/21

MATTHEW J. COTTA — No. 6453 — 1977 — PROFESSIONAL LAND SURVEYOR

PATRICIA A. PFEIFFER — No. 9138 — REGISTERED PROFESSIONAL ENGINEER — CIVIL

AMERICAN ENGINEERING, INC.
DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
400 South County Trail – Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4000 / Fax (401) 294-3625

Sheet 1 of 1 sheets

Drawing No. 117159

00054943
Bk: 925 Pg: 164

ZONING BOARD OF REVIEW
Town of Jamestown

93 Narragansett Avenue
401-423-7200

Jamestown, Rhode Island
02835-1199

June 27, 2018

Michael Cabral
950 East Shore Rd.
Jamestown, RI 02835

Dear Mr. Cabral,

The following is the decision on your Petition heard by the Town of Jamestown Zoning Board of Review on June 26, 2018.

After testimony was completed at the public hearing for which due notice was given and a record kept, the Town of Jamestown Zoning Board of Review, after taking into consideration all of the testimony and exhibits at the public hearing, makes the following determination:

A motion was made by Terence Livingston and seconded by Richard Boren to grant the request of Michael Cabral (David & Janice Martin, owner), whose property is located at Garboard St. & Stanchion Ave., and further identified as Assessor's Plat 15, Lot 268 for a special use permit from Article 3, Section 82-314C, High Groundwater Sub district "A" Article 6, Section 82-600, & 602 A & B, Special Use Permit to construct a single family dwelling with detached garage. Install OWTS and well.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTIONS 600 and 602.

This Special Use Permit is granted with the following restriction/condition(s):

This project must be constructed in strict accordance with the site and building plans duly approved by this Board.

The applicant shall abide by the recommended condition of approval for both lots by the Planning Board - Three bedroom dwelling only shall be constructed on lots 268 & 278.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 14,400 sq. ft.
2. The applicant is proposing to construct a 1713 sq. ft. dwelling on lot 268.
3. The applicant is proposing to construct a 1727 sq. ft. dwelling on lot 278.
4. Testimony in lot 268 is incorporated in this decision.
5. The dwelling in lots 268 & 278 application was for 3 bedroom dwellings.
6. Impervious coverage on both lots is 11.99%.
7. There were neighbors who objected and stated they were unable to hire an expert to support their position.
8. The Town's engineer, Jean Lambert opined that in her professional judgement the request for development within 82-314 have been met.

The motion carried by a vote of 5 -0.

Richard Boren, Joseph Logan, Dean Wagner, Terence Livingston and Edward Gromada voted in favor of the motion.

Marcy Coleman and Judith Bell were not seated and Lisa Hough was absent.

This variance/special use permit shall expire one year from the date of granting unless the applicant exercises the permission granted.

Very truly yours,

Richard Boren, Chairman
Jamestown Zoning Board of Review
RB/pw

Planning Commission
MEMORANDUM

TO: Jamestown Zoning Board of Review
FROM: Lisa Bryer, AICP, Town Planner
RE: Application Martin-Cabral for Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, Sub-District A: AP 15, Lot 268; P-6, Stanchion Street, Jamestown, RI
DATE: February 9, 2018

At the February 7, 2017 Planning Commission meeting, the Planning Commission voted unanimously to recommend to the Jamestown Zoning Board, approval of the application of David and Janice Martin, owners, Michael Cabral, applicant: AP 15, Lot 268; P-6, Stanchion Street, Jamestown, RI; being reviewed under Zoning Ordinance Section 314 - High Groundwater Table and Impervious Overlay District Sub-district A review in accordance with the plan entitled **Town Submission for David and Janice Martin, located at Pole #6 Stanchion Avenue, Jamestown, RI Sheet 1 of 1. Dated, 01/18/2018, by American Engineering, Inc., Daniel R. Cotta, Professional Engineer/Professional Land Surveyor, 400 South County Trail – Suite A 201, Exeter, Rhode Island 02822.** The recommendation for approval is based on the following findings of facts as amended:

Findings of Fact Section 314

1. Property is 14,400 sf in area and is located in an R-40 Zoning District;
2. The applicant is proposing to construct a 1713-square foot dwelling with a crushed stone driveway;
3. The existing site is undeveloped. Existing impervious cover is 0 sf;
4. Four (4) soil evaluations were conducted on the property. The results indicate a 24 inch seasonal high water table and 24" inches to category 9 soils. The site falls under Sub-district "A" requirements of the High Groundwater Table and Impervious Overlay District. The maximum impervious cover allowed is 12%;
5. The applicant proposes to construct a 3-bedroom house, garage, crushed stone driveway, well, and an 4-bedroom advanced treatment OWTS (RIDEM permit #1615-0957: Septi-tech to a geomat);
6. The proposed impervious cover is proposed to be 11.99 percent;
7. The applicant's representative Dan Cotta, PLS, PE, represented the applicant before the Planning Commission on 2/7/18. The applicant and prospective buyer Michael Cabral was present at the meeting and has provided an owner authorization form from the owners, David and Janice Martin;

8. The applicants engineer has submitted a Water Volume Calculations Report dated January 5, 2018 which addresses stormwater treatment by two rain gardens with an approximate area of 1000 square feet and a storage volume of approximately 573 cubic feet. The proposed rain gardens exceed the required storage volume of 564 cubic feet. The rain gardens provide treatment for the 1" water quality volume and provides storage for the increased storm water runoff associated with a 10-year frequency storm event; and
9. Jamestown Engineer Jean Lambert provided correspondence to Chris Costa, Building Official and Lisa Bryer, Town Planner dated January 24, 2018 regarding the Martin application with respect to Zoning Section 314 (attached) which notes that, the proposal, in her professional judgement, the requirements for development within 82-314 of the Zoning Ordinance have been met.

Recommended Conditions of Approval

1. A Special Use Permit for Section 314 is required from the Zoning Board of Review;
2. An as-built plan should be provided at the completion of construction to the Building Official depicting the size and location of the house, size and location of the rain gardens, and verifying the elevations and grading shown on the proposed site plan.
3. The OWTS must be inspected and maintained as required by the Town Onsite Wastewater Management Program. A maintenance contract must be recorded in the land evidence records and a copy of the recorded document shall be submitted to the Planning Department.
4. The Operation and Maintenance (O & M) Plan (reproduced in 8.5" x 11" for the stormwater mitigation (rain gardens) shall be recorded in the Office of the Town Clerk with the Zoning Approval and evidence of such shall be provided to the Zoning Enforcement Officer. and a copy of the recorded Operation and Maintenance requirements shall be submitted to the Planning Department.
5. An erosion and sediment control permit will be required from the building official prior to commencement of construction. Erosion and sediment controls shall be installed at the down gradient limit of disturbance as shown on the site plans. Erosion controls shall be maintained until final stabilization is achieved on the site.
6. The proposed gravel driveway will remain as such in perpetuity unless Zoning Board approval is granted for a change in the future.

Attachments:

Memo from Jean Lambert dated January 24, 2018

C: Chris Costa, Building Official, Zoning Officer

Town of Jamestown, Rhode Island

Engineering/GIS Office

93 Narragansett Ave • Jamestown, RI 02835 – 1509

Date: January 24, 2018

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

From: Jean Lambert, P.E.

RE: Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, **Sub-District A**
David Martin: AP 15, Lot 268; P-6, Stanchion Street, Jamestown, RI

I have reviewed the site plans and storm water analysis prepared by American Engineering, Inc. for the above referenced property.

Zoning Section 82-314 Review

Existing Site/Soil Information:

Property is 14,400 sf in area. The existing site is undeveloped. Existing impervious cover is **0 sf.**

Four (4) soil evaluations were conducted on the property. The results indicate a 24 inch seasonal high water table and 24" inches to category 9 soils. The site falls under **Sub-district "A"** requirements of the High Groundwater Table and Impervious Overlay District. The maximum impervious cover allowed is **12%.**

Proposed Site:

The applicant proposes to construct a house, garage, crushed stone driveway, well, and an advanced treatment OWTS (RIDEM permit #1615-0957: Septi-tech to a geomat). The total proposed impervious cover is **1713 sf (11.99%).** Two rain gardens are proposed. The required rain garden storage volume for the new rooftops is 564 cubic feet. A flow through foundation is proposed.

Stormwater Management:

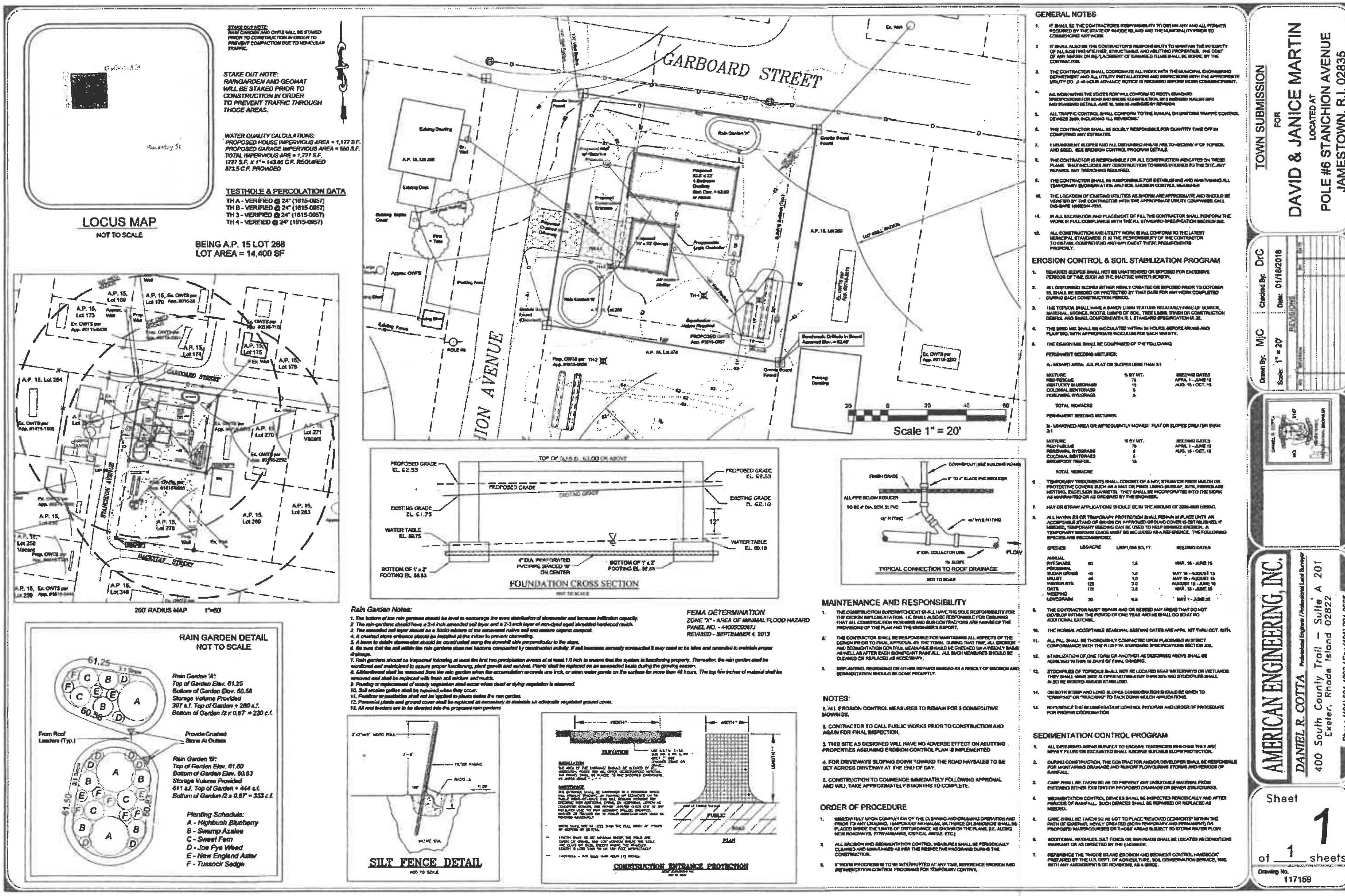
The runoff from the new rooftops will be directed to two rain gardens with an approximate area of 1000 square feet and a storage volume of approximately 573 cubic feet. The proposed rain gardens exceed the required storage volume of 564 cubic feet. The rain gardens provide treatment for the 1" water quality volume and provides storage for the increased storm water runoff associated with a 10-year frequency storm event.

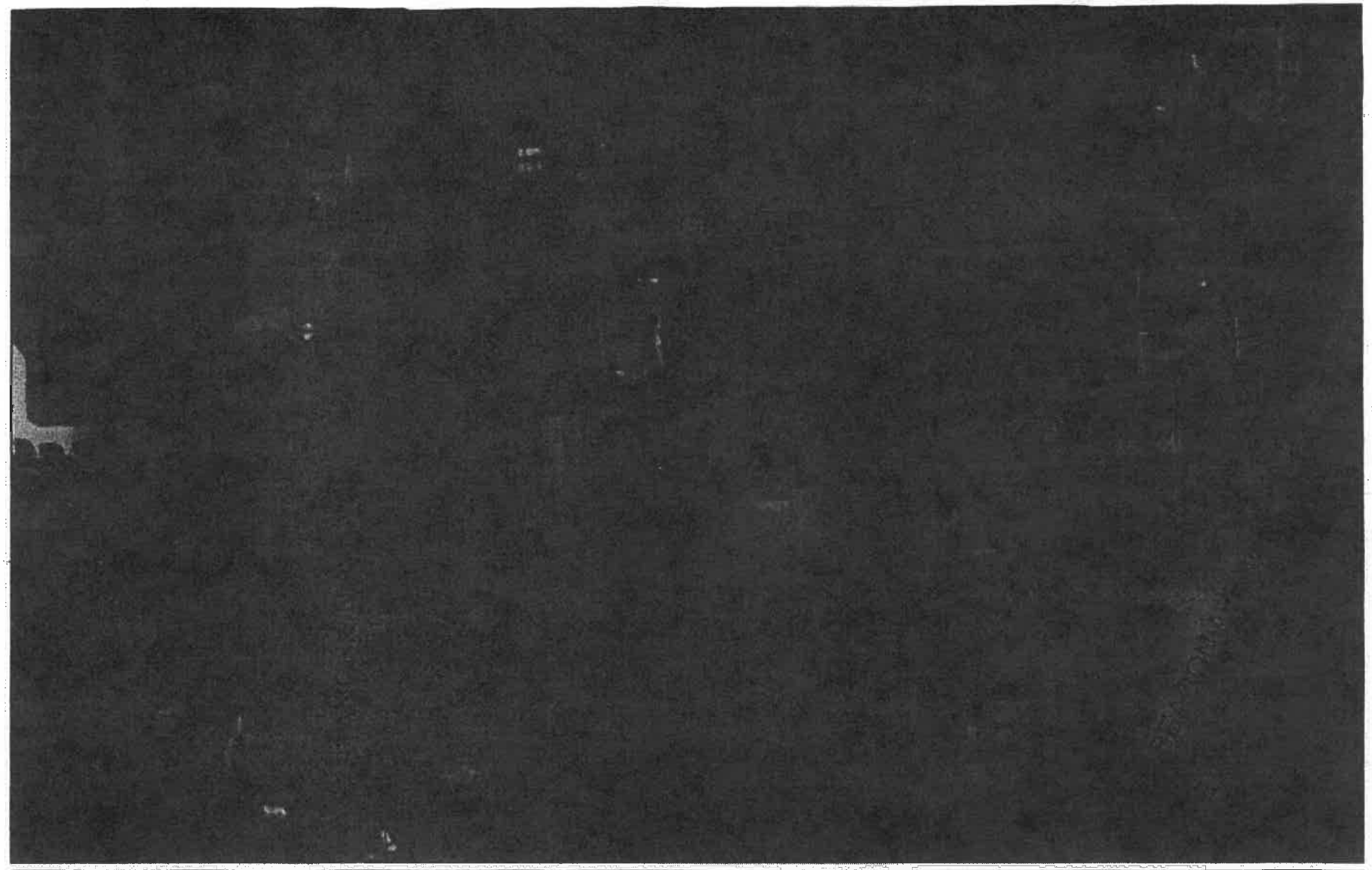
Recommendations/Conclusions:

- An as-built plan should be provided at the completion of construction depicting the size and location of the house, size and location of the rain gardens, and verifying the elevations and grading shown on the proposed site plan.
- The OWTS must be inspected and maintained as required by the Town Onsite Wastewater Management Program. A maintenance contract must be recorded in the land evidence records and a copy of the recorded document shall be submitted to the Planning Department.
- Rain garden maintenance requirements should be recorded into the land evidence record and a copy of the recorded Operation and Maintenance requirements shall be submitted to the Planning Department.
- An erosion and sediment control permit will be required from the building official prior to commencement of construction. Erosion and sediment controls shall be installed at the down gradient limit of disturbance as shown on the site plans. Erosion controls shall be maintained until final stabilization is achieved on the site.

In my professional judgement, the requirements for development within 82-314 Sub-District A have been met.

Phone: 401-423-7193 Fax: 401-423-7226 Email: jlambert@jamestownri.net


LOCUS MAP
NOT TO SCALE
STAKE OUT NOTE:
RAINGARDEN AND GEOMAT
WILL BE STAKED PRIOR TO
CONSTRUCTION IN ORDER
TO PREVENT TRAFFIC THROUGH
THOSE AREAS.
WATER QUALITY CALCULATIONS:
PROPOSED HOUSE IMPERVIOUS AREA = 1,177 S.F.
PROPOSED GARAGE IMPERVIOUS AREA = 550 S.F.
TOTAL IMPERVIOUS ARE = 1,727 S.F.
1727 S.F. X 1" = 143.66 C.F. REQUIRED
573.5 C.F. PROVIDED
TESTHOLE & PERCOLATION DATA
TH A - VERIFIED @ 24" (1615-0957)
TH B - VERIFIED @ 24" (1615-0957)
TH 3 - VERIFIED @ 24" (1615-0957)
TH 4 - VERIFIED @ 24" (1615-0957)
BEING A.P. 15 LOT 268
LOT AREA = 14,400 SF
200' RADIUS MAP 1"=60'
GARBOARD STREET
STANCHION AVENUE
BACKSTAY STREET
Scale 1" = 20'
FOUNDATION CROSS SECTION
TYPICAL CONNECTION TO ROOF DRAINAGE
RAIN GARDEN DETAIL
NOT TO SCALE
Rain Garden 'A':
Top of Garden Elev. 61.25
Bottom of Garden Elev. 60.58
Storage Volume Provided
397 s.f. Top of Garden + 280 s.f.
Bottom of Garden /2 x 0.67' = 220 c.f.
Rain Garden 'B':
Top of Garden Elev. 61.50
Bottom of Garden Elev. 60.63
Storage Volume Provided
611 s.f. Top of Garden + 444 s.f.
Bottom of Garden /2 x 0.67' = 353 c.f.
Planting Schedule:
A - Highbush Blueberry
B - Swamp Azalea
C - Sweet Fern
D - Joe Pye Weed
E - New England Aster
F - Tussock Sedge
Rain Garden Notes:
FEMA DETERMINATION
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD
PANEL NO. - 44005C0067J
REVISED - SEPTEMBER 4, 2013
SILT FENCE DETAIL
CONSTRUCTION ENTRANCE PROTECTION
MAINTENANCE AND RESPONSIBILITY
NOTES:
1. ALL EROSION CONTROL MEASURES TO REMAIN FOR 3 CONSECUTIVE MOWINGS.
2. CONTRACTOR TO CALL PUBLIC WORKS PRIOR TO CONSTRUCTION AND AGAIN FOR FINAL INSPECTION.
3. THIS SITE AS DESIGNED WILL HAVE NO ADVERSE EFFECT ON ABUTTING PROPERTIES ASSUMING EROSION CONTROL PLAN IS IMPLEMENTED
4. FOR DRIVEWAYS SLOPING DOWN TOWARD THE ROAD HAYBALES TO BE SET ACROSS DRIVEWAY AT THE END OF DAY.
5. CONSTRUCTION TO COMMENCE IMMEDIATELY FOLLOWING APPROVAL AND WILL TAKE APPROXIMATELY 6 MONTHS TO COMPLETE.
ORDER OF PROCEDURE
GENERAL NOTES
EROSION CONTROL & SOIL STABILIZATION PROGRAM
SEDIMENTATION CONTROL PROGRAM
TOWN SUBMISSION
FOR
DAVID & JANICE MARTIN
LOCATED AT
POLE #6 STANCHION AVENUE
JAMESTOWN, R.I. 02835
Drawn By: MjC
Checked By: DrC
Scale: 1" = 20'
Date: 01/18/2018
REVISIONS
AMERICAN ENGINEERING, INC.
DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
400 South County Trail – Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4090 / Fax (401) 294-3625
Sheet
1
of 1 sheets
Drawing No.
117159



A.P. 15 Lot 268
Stanchion Street
Jamestown RI

1 inch = 100 feet

200 100 0 200 Feet

N

Seaside Dr
Seaside Dr
Garboard St
Garboard St
Mizzen Ave
Mizzen Ave
Port Ave
JamestownRIRental
JamestownRIRental.com
Stanchion St
Backstay St
Backstay St
Starboard Ave
Garboard St
Buoy St
Buoy St
Beacon Ave
Spar St
Beacon Ave
Garboard
Buoy St

LOCUS MAP

NOT TO SCALE

BEING A.P. 15 LOT 268
LOT AREA = 14,400 SF

PARCEL ZONING: R-40 (MODIFIED)

MIN LOT SIZE = 20,000 S.F. (MODIFIED)
MIN LOT WIDTH = 100'(MODIFIED)
FRONT SETBACK-PRINCIPAL = 30'(MODIFIED)
FRONT SETBACK-SECONDARY=15'(MODIFIED)
SIDE SETBACK = 10'(MODIFIED)
REAR SETBACK = 30(MODIFIED)
MAX LOT COVERAGE = 25%(MODIFIED)

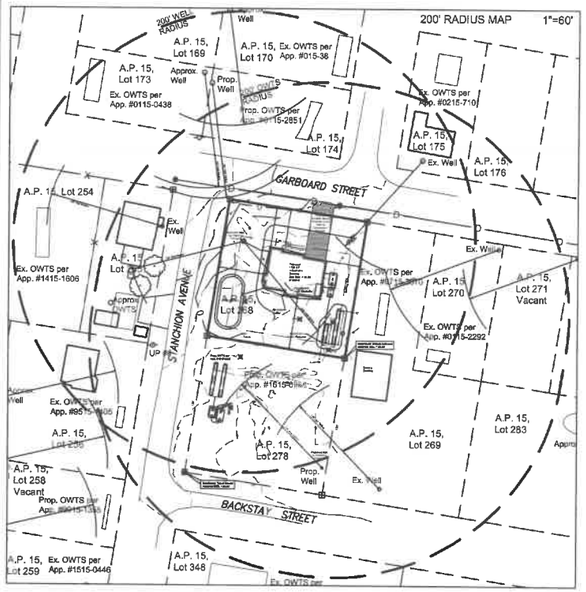
STAKE OUT NOTE:
RAINGARDEN AND GEOMAT WILL BE STAKED PRIOR TO CONSTRUCTION IN ORDER TO PREVENT TRAFFIC THROUGH THOSE AREAS.

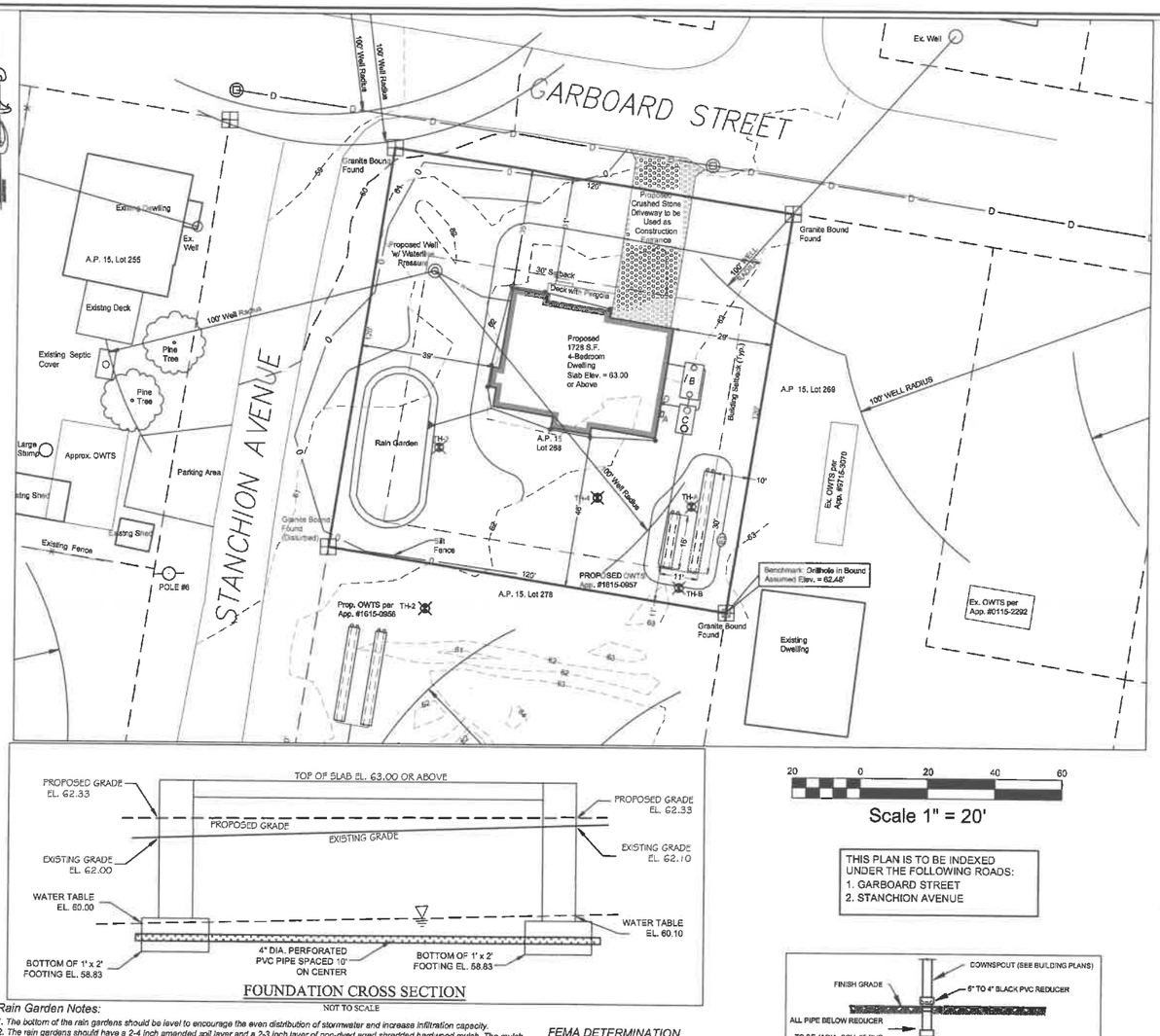
WATER QUALITY CALCULATIONS:
PROPOSED HOUSE IMPERVIOUS AREA=1,728 s.f
1,728 s.f X 1" = 144 C.F. REQUIRED

565 C.F. REQUIRED TO MITIGATE INCREASED RUNOFF FOR 10-YEAR FREQUENCY STORM PER THE TOWN OF JAMESTOWN HGWT ORDINANCE 606 C.F. PROVIDED

TESTHOLE & PERCOLATION DATA

TH A - VERIFIED @ 24" (1615-0957)
TH B - VERIFIED @ 24" (1615-0957)
TH 3 - VERIFIED @ 24" (1615-0957)
TH 4 - VERFIED @ 24" (1615-0957)



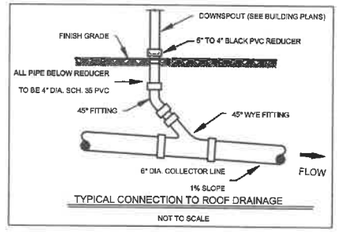


FOUNDATION CROSS SECTION

NOT TO SCALE

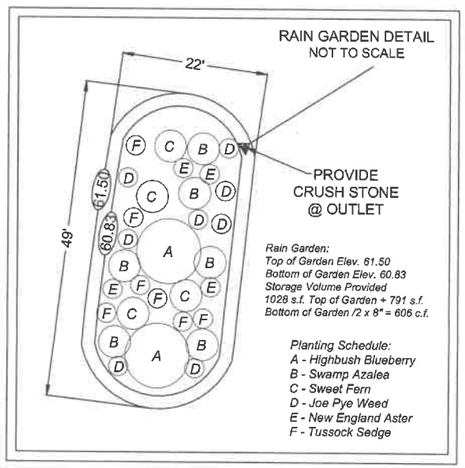
Scale 1" = 20'

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS:
1. GARBOARD STREET
2. STANCHION AVENUE



TYPICAL CONNECTION TO ROOF DRAINAGE

NOT TO SCALE



Rain Garden:
Top of Garden Elev. 61.50
Bottom of Garden Elev. 60.83
Storage Volume Provided
1026 s.f. Top of Garden ÷ 791 s.f.
Bottom of Garden /2 x 8" = 606 c.f.

Planting Schedule:
A - Highbush Blueberry
B - Swamp Azalea
C - Sweet Fern
D - Joe Pye Weed
E - New England Aster
F - Tussock Sedge

Rain Garden Notes:

1. *The bottom of the rain gardens should be level to encourage the even distribution of stormwater and increase infiltration capacity.*
2. *The rain gardens should have a 2-4 inch amended soil layer and a 2-3 inch layer of non-dyed aged shredded hardwood mulch. The mulch should be removed and replenished to original depth every year.*
3. *The amended soil layer should be a 50/50 mixture of the excavated native soil and mature organic compost.*
4. *A crushed stone entrance should be installed at the inflow to prevent channeling.*
5. *A berm to detain stormwater should be constructed along the downhill side perpendicular to the slope.*
6. *Be sure that the soil within the rain gardens does not become compacted by construction activity. If soil becomes severely compacted it may need to be tilled and amended to maintain proper drainage.*
7. *Rain gardens should be inspected following at least the first two precipitation events of at least 1.0 inch to ensure that the system is functioning properly. Thereafter, the rain garden shall be monitored and maintained by the property owner or designee to assure proper functioning, plant growth and survival. Plants shall be replaced on an as-needed basis during the growing season.*
8. *Silt/sediment shall be removed from the rain garden when the accumulation exceeds one inch, or when water ponds on the surface for more than 48 hours. The top few inches of material shall be removed and shall be replaced with fresh soil mixture and mulch.*
9. *Pruning or replacement of woody vegetation shall occur when dead or dying vegetation is observed.*
10. *Soil erosion gullies shall be repaired when they occur.*
11. *Fertilizer or pesticides shall not be applied to plants within the rain garden.*
12. *Perennial plants and ground cover shall be replaced as necessary to maintain an adequate vegetated ground cover.*
13. *All roof leaders are to be diverted into the proposed rain gardens*
14. *The rain garden should be inspected annually by the property owner or designee and maintenance provided by self or professional if needed.*

CERTIFICATION:

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 NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
COMPILATION PLAN	CLASS IV
TOPOGRAPHIC SURVEY ACCURACY	T2

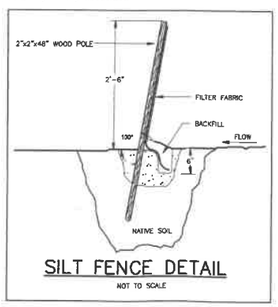
DISCLAIMER:
THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.

- THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO SHOW THE POSITION OF THE PROPOSED DWELLING AND OWTS RELATIVE TO THE PROPERTY BOUNDARY.

BY:

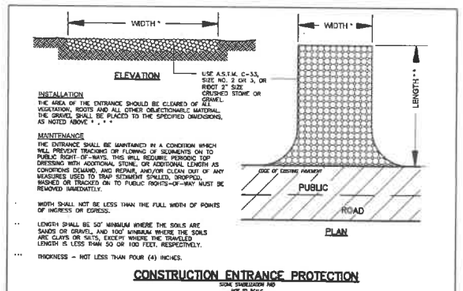
MATTHEW J. COTTA	PLS-1977
LS.000A453	COA

FEMA DETERMINATION
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD
PANEL NO. - 44005C0067J
REVISED - SEPTEMBER 4, 2013



SILT FENCE DETAIL

NOT TO SCALE



CONSTRUCTION ENTRANCE PROTECTION

NOT TO SCALE

EROSION CONTROL & SOIL STABILIZATION PROGRAM

1. DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION PERIOD.
3. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS, AND SHALL CONFORM WITH R. I. STANDARD SPECIFICATION M. 20.
4. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
5. THE DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING: PERMANENT SEEDING MIXTURES: A - MOWED AREA: ALL FLAT OR SLOPES LESS THAN 3:1

MIXTURE	% BY WT.	SEEDING DATES
RED FESCUE	75	APRIL 1 - JUNE 15
KENTUCKY BLUEGRASS	15	AUG. 15 - OCT. 15
COLONIAL BENTGRASS	5	
PERENNIAL RYEGRASS	5	

TOTAL 100#/ACRE

PERMANENT SEEDING MIXTURES:

B - UNMOWED AREA OR INFREQUENTLY MOWED: FLAT OR SLOPES GREATER THAN 3:1

MIXTURE	% BY WT.	SEEDING DATES
RED FESCUE	75	APRIL 1 - JUNE 15
PERENNIAL RYEGRASS	5	AUG. 15 - OCT. 15
COLONIAL BENTGRASS	5	
BIRDSFOOT TREFOIL	15	

TOTAL 100#/ACRE

6. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
7. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3000-4000 LBS/AC.
8. 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	60	1.5	MAR. 15 - JUNE 15
PERENNIAL SUDAN GRASS	40	1.0	MAY 15 - AUGUST 15
MILLET	40	1.0	MAY 15 - AUGUST 15
WINTER RYE	120	3.0	AUGUST 15 - JUNE 15
OATS	120	3.0	MAR. 15 - JUNE 15
WEEPING LOVEGRASS	20	0.5	MAY 1 - JUNE 30

9. 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.
10. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THRU OCT. 15TH.
11. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STANDARD SPECIFICATIONS SECTION 202.
12. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
13. 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 SEEDED AND/OR STABILIZED.
14. ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
15. REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION.

SEDIMENTATION CONTROL PROGRAM

1. ALL DISTURBED AREAS SUBJECT TO EROSIVE TENDENCIES WHETHER THEY ARE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SUITABLE SLOPE PROTECTION.
2. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
3. CARE SHALL BE TAKEN SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING EITHER EXISTING OR PROPOSED DRAINAGE OR SEWER STRUCTURES.
4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED PERIODICALLY AND AFTER PERIODS OF RAINFALL. SUCH DEVICES SHALL BE REPAIRED OR REPLACED AS NEEDED.
5. CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECT TO STORM WATER FLOW.
6. ADDITIONAL HAYBALES, SILT FENCE OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
7. REFERENCE THE "RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, WITH ANY AMENDMENTS, AS A GUIDE.

ORDER OF PROCEDURE

1. IMMEDIATELY UPON COMPLETION OF THE CLEARING AND GRUBBING OPERATION AND PRIOR TO ANY GRADING, TEMPORARY HAYBALES, SILTFENCE OR SANDBAGS SHALL BE PLACED OUTSIDE THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS. (I.E. ALONG NEW ROADWAYS, STREAMBANKS, CRITICAL AREAS, ETC.)
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PERIODICALLY CLEANED AND MAINTAINED AS PER THE RESPECTIVE PROGRAMS DURING THE CONSTRUCTION.
3. IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION CONTROL PROGRAMS FOR TEMPORARY CONTROL.

MAINTENANCE AND RESPONSIBILITY

1. THE CONSTRUCTION SUPERINTENDENT SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN IMPLEMENTATION. HE SHALL ALSO BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION WORKERS AND SUB-CONTRACTORS ARE AWARE OF THE PROVISIONS OF THE PLAN AND THE ENGINEER'S REPORT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ASPECTS OF THE DESIGN PRIOR TO FINAL APPROVAL BY THE TOWN. DURING THAT TIME, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOULD BE CHECKED ON A WEEKLY BASIS AS WELL AS AFTER EACH SIGNIFICANT RAINFALL. ALL SUCH MEASURES SHOULD BE CLEANED OR REPLACED AS NECESSARY.
3. REPLANTING, REGRADING OR OTHER REPAIRS NEEDED AS A RESULT OF EROSION AND SEDIMENTATION SHOULD BE DONE PROMPTLY.

NOTES:

1. ALL EROSION CONTROL MEASURES TO REMAIN FOR 3 CONSECUTIVE MOWINGS.
2. CONTRACTOR TO CALL PUBLIC WORKS PRIOR TO CONSTRUCTION AND AGAIN FOR FINAL INSPECTION.
3. THIS SITE AS DESIGNED WILL HAVE NO ADVERSE EFFECT ON ABUTTING PROPERTIES ASSUMING EROSION CONTROL PLAN IS IMPLEMENTED.
4. FOR DRIVEWAYS SLOPING DOWN TOWARD THE ROAD HAYBALES TO BE SET ACROSS DRIVEWAY AT THE END OF DAY.
5. CONSTRUCTION TO COMMENCE IMMEDIATELY FOLLOWING APPROVAL AND WILL TAKE APPROXIMATELY 6 MONTHS TO COMPLETE.

GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND AND THE MUNICIPALITY PRIOR TO COMMENCING ANY WORK.
2. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MUNICIPAL ENGINEERING DEPARTMENT AND ALL UTILITY INSTALLATIONS AND INSPECTIONS WITH THE APPROPRIATE UTILITY CO., A 48 HOUR ADVANCE NOTICE IS REQUIRED BEFORE WORK COMMENCEMENT.
4. ALL WORK WITHIN THE STATES ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2013 AS INDEXED AUGUST 2013 AND STANDARD DETAILS, JUNE 15, 1988 AS AMENDED BY REVISION, 5. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVISES 2009, INCLUDING ALL REVISIONS."
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE OFF IN COMPUTING ANY ESTIMATES.
6. EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEED. SEE EROSION CONTROL PROGRAM DETAILS.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION INDICATED ON THESE PLANS. THAT INCLUDES ANY CONSTRUCTION TO BRING UTILITIES TO THE SITE, ANY REPAIRS, ANY TRENCHING REQUIRED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND SOIL EROSION CONTROL MEASURES.
9. THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANIES. CALL DIG-SAFE 1(888)344-7233.
10. IN ALL EXCAVATION AND PLACEMENT OF FILL THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
11. ALL CONSTRUCTION AND UTILITY WORK SHALL CONFORM TO THE LATEST MUNICIPAL STANDARDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, COMPREHEND AND IMPLEMENT THESE REQUIREMENTS PROPERLY.

TOWN SUBMISSION
FOR
MICHAEL DONNELLY
LOCATED AT
A.P. 15, LOT 268
POLE #6 STANCHION AVENUE
JAMESTOWN, R.I. 02835

Drawn By: LPG | Checked By: PJF
Scale: 1" = 20' | Date: 1/22/2021

NO.	REVISION	BY	DATE
1	PER TOWN COMMENTS	LPG	3/4/2021

REVISIONS

MATTHEW J. COTTA 1977 PROFESSIONAL LAND SURVEYOR

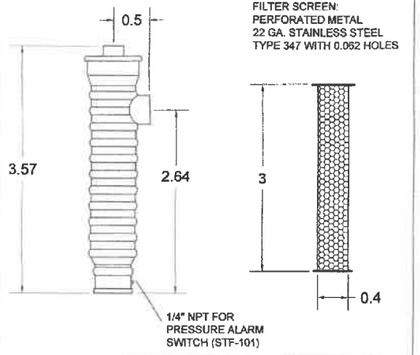
PATRICK J. FREEMAN 13125 REGISTERED PROFESSIONAL ENGINEER CIVIL

AMERICAN ENGINEERING, INC.
DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
400 South County Trail – Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4000 / Fax (401) 294-3625

Sheet 1 of 1 sheets

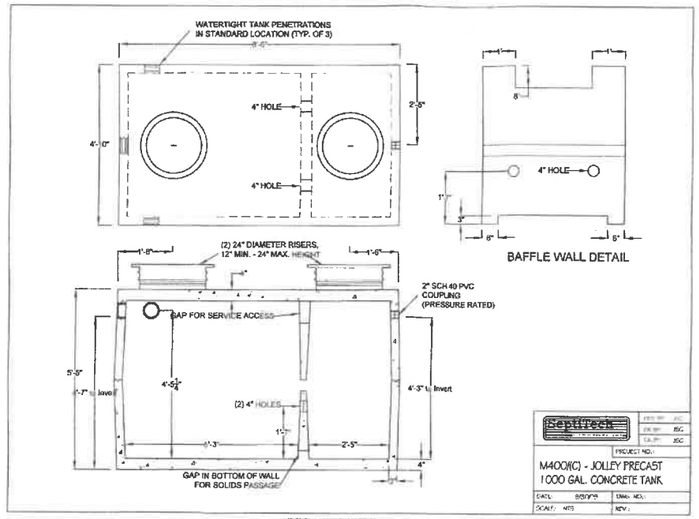
Drawing No. 117159

FILTER BODY



PART# STF-100A2	DATE: 09/22/06
MATERIAL:	REV: A
DRAWN BY: JASON MAY	APPROVED BY:
DESCRIPTION: FIELD ASSEMBLY PRESSURE FILTER	

SeptiTech M-400 D
1000-GALLON PROCESSOR TANK

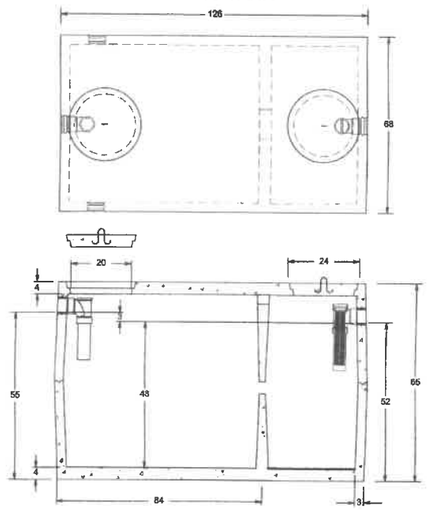


(CERTIFIED WATERTIGHT IN FIELD)

NOTE: ACCESS LIDS SHALL WEIGH 59 lbs OR; SHALL BE TAMPER RESISTANT AND MECHANICALLY FASTENED. EACH ACCESS OPENING SHALL HAVE A LABEL STATING "ENTRANCE INTO THE TANK COULD BE FATAL".

ALL PRE-ASSEMBLED TANKS SHALL BE CERTIFIED WATER TIGHT BY THE MANUFACTURER. ALL TANKS ASSEMBLED ON-SITE SHALL BE CERTIFIED WATERTIGHT IN THE FIELD. CERTIFICATE BY MANUFACTURER OR FROM ON-SITE TESTING SHALL BE INCLUDED WITH BILL OF LADEN.

1500 GALLON
TWO COMPARTMENT
SEPTIC TANK



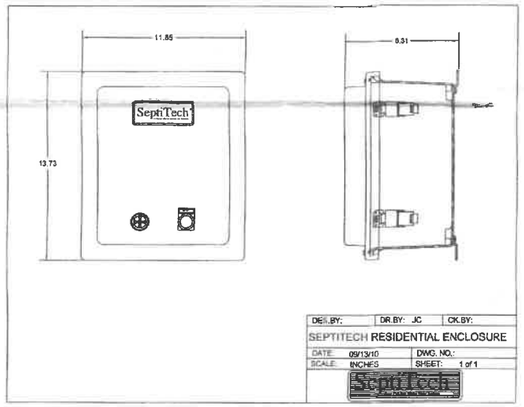
DESIGN NOTES

1) ALL JOINTS SEALED WITH BUTYL RUBBER SEALANT
2) ALL INLETS AND OUTLETS HAVE STATE APPROVED SEALS.
3) AVAILABLE OUTLET FILTER SHOWN.
4) MEETS ASTM C 1227-97A
5) CONCRETE STRENGTH 5000 PSI. MIN. 28 DAYS

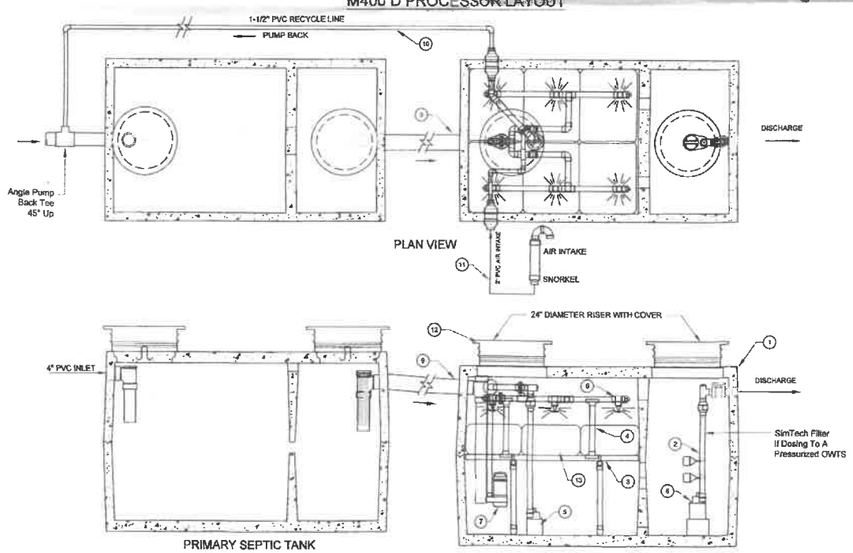
(CERTIFIED WATERTIGHT IN FIELD)

NOTE: ACCESS LIDS SHALL WEIGH 59 lbs OR; SHALL BE TAMPER RESISTANT AND MECHANICALLY FASTENED. EACH ACCESS OPENING SHALL HAVE A LABEL STATING "ENTRANCE INTO THE TANK COULD BE FATAL".

ALL PRE-ASSEMBLED TANKS SHALL BE CERTIFIED WATER TIGHT BY THE MANUFACTURER. ALL TANKS ASSEMBLED ON-SITE SHALL BE CERTIFIED WATERTIGHT IN THE FIELD. CERTIFICATE BY MANUFACTURER OR FROM ON-SITE TESTING SHALL BE INCLUDED WITH BILL OF LADEN.



SeptiTech
M400 D PROCESSOR LAYOUT



1	1000 Gal. CONCRETE Tank	8	Discharge Pump
2	Discharge Assembly w/ SIMTECH Filter (if required)	9	Inlet Pipe
3	Support Structure	10	Pump Back Line
4	Spray Header Support Structure	11	Air Intake Line
5	Pump Back Assembly	12	Riser with Cover
6	Spray Header Assembly	13	Bio Media
7	Recirculation Pump		
ITEM	DESCRIPTION	ITEM	DESCRIPTION

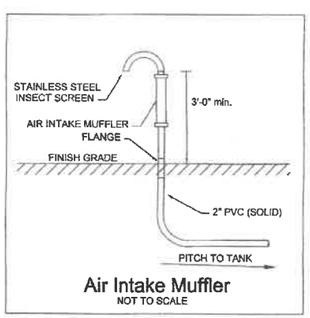
NOTE TO INSTALLER

The SeptiTech processor tank needs to be 1/2 filled with clean water prior to startup.

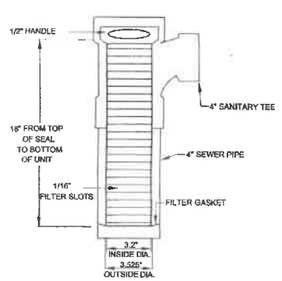
GENERAL NOTES

- Tank(s) shall not be installed at a depth any greater than 24-inches. Tank installations requiring a depth greater than 24-inches shall do so with prior approval by SeptiTech only.
- Tank(s) shall be installed with a minimum of 12-inches of compacted crushed stone bedding. Select fill shall be used for backfilling around tanks. Native material may be used if approved by the design engineer.
- Water Testing: Contractor is responsible for water testing the concrete tank(s) once the tank(s) installation has been completed and allowed to set overnight. Water testing shall be conducted in accordance with ASTM C1227.8.2. Installing contractor shall be responsible for providing clean water for the testing, filling the tanks, and pumping the tanks dry once testing is completed.
- Exterior Piping: Contractor is responsible for supplying and installing all exterior piping per SeptiTech installation drawings.
- Air Intake Piping: Air intake snorkel shall be installed within 100 feet of the processor tank. Air intake piping shall be installed such that a positive pitch is provided back towards the processor tank such that any condensation build up is free to drain.
- Pipe Insulation: Contractor is responsible for insulating all piping exterior to the SeptiTech processor including the discharge line from the processor to the disposal field. Contractor is also responsible for installing insulation over the top of the forcemain from the SeptiTech system to the disposal field if not buried below frost level in order to prevent freezing.
- Electrical: All electrical work is the responsibility of the contractor's licensed electrician and is not provided by SeptiTech.

SeptiTech processors can also be built to 3-phase power requirements. If 3-phase is required, please notify SeptiTech at the time of contract signing.



Air Intake Muffler
NOT TO SCALE



ZABEL A1600 RESIDENTIAL SEPTIC TANK
EFFLUENT FILTER SPECIFICATIONS

ONSITE WASTEWATER TREATMENT SYSTEM
FOR
David & Janice Martin
LOCATED AT
STANCHION AVENUE - POLE #6
JAMESTOWN, RHODE ISLAND

Drawn By: MJC | Checked By: DrC
Scale: As Shown | Date: 06/28/2017

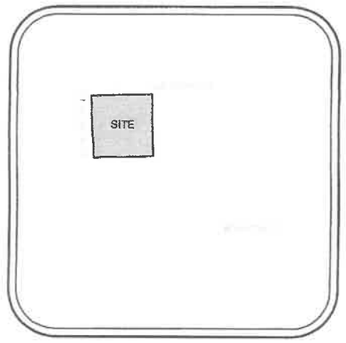
NO.	REVISION	BY	DATE

DANIEL R. COTTA — NO. 4147 — REGISTERED PROFESSIONAL ENGINEER

AMERICAN ENGINEERING, INC.
DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
400 South County Trail – Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet 2 of 2 sheets

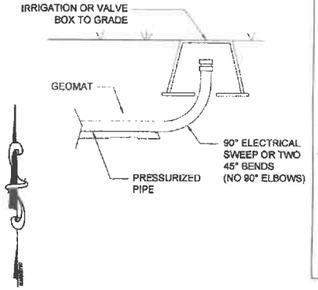
Drawing No. 117159 - LOT 268

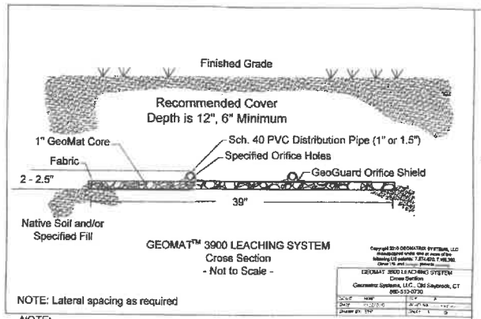


LOCUS MAP

NOT TO SCALE

BEING A.P. 15 LOT 268
LOT AREA = 14,400 SF

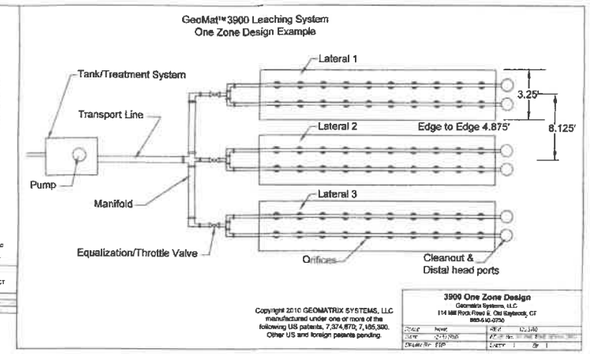




GEOMAT™ 3900 LEACHING SYSTEM
Cross Section
- Not to Scale -

NOTE: Lateral spacing as required

NOTE:
1. The A horizon shall be removed. If necessary, replace with ASTM C33 Sand to the elevation of the invert.
2. If placed in oos, voss, gravelly or very gravelly soils shall be installed over a leveled-off 6-inch ASTM C-33 sand layer.
3. Mix the first 3" of sand with the top 3" of native soil.



Copyright 2010 GEOMATRIX SYSTEMS, LLC manufactured under one or more of the following US patents, 7,374,670, 7,165,380. Other US and foreign patents pending.

KEY

A Programable Logic Controller Location To Be Approved By Owner
B Septic Tank (1,500 gal.)
C SeptiTech Processor Tank
D SeptiTech Air Intake Muffler Location To Be Accordance With The Approved Plan 10' Minimum From Property Line
E 46 L.F. GEOMAT 3900

****NOTICE TO INSTALLER****
DESIGNER SUPERVISION REQUIRED.
CONTACT DESIGNER 48 HOURS PRIOR TO CONSTRUCTION.

NOTE TO INSTALLER:
ADD WATER AS NECESSARY TO THE TANK TO COUNTERACT ANY BUOYANT FORCES ACTING UPON THE STABILITY OF THE TANK POSITION WHEN INSTALLING A TANK IN A HIGH WATER TABLE LOCATION.

TESTHOLE & PERCOLATION DATA:
TH A - verified at 24" (1615-0957)
TH B - verified at 24" (1615-0957)

SOIL CATEGORY 4 - DESIGNED USING A LOADING RATE FACTOR OF 3.1 GAL/SF/DAY

Design Criteria:
4-Bedroom Residential Dwelling @ 115 gal/day = 460 gal/day

Design Calculations:
Using Testhole # A - Soil Category 4 - Loading Rate Factor = 3.1
Required: 460 / 3.1 (factor) = 148 sf
Provided: Geomat 3900 Leachfield
46' Length X 3.25' Width = 149.5 sf Total

GENERAL NOTES:

1) I) MAINTAIN DRAINFIELD INVERT GRADE ELEVATIONS FOR A MINIMUM OF 5'. SLOPE NO GREATER THAN 3:1 BEYOND THE 5' TO ORIGINAL GRADE.

2) THE DRAINFIELD AREA IS TO BE KEPT DEBRIS FREE AND PLANTED TO GRASS.

3) TREES AND SHRUBS ARE TO BE KEPT A MINIMUM DISTANCE OF 10' FROM THE DRAINFIELD.

4) THERE ARE NO PUBLIC SEWERS WITHIN 200 FEET OF THE PROPERTY OTHER THAN SHOWN ON PLAN.

5) THERE ARE NO WELLS WITHIN 200 FEET OF THE PROPOSED OWTS OTHER THAN SHOWN ON PLAN.

6) THERE ARE NO OWTS WITHIN 200 FEET OF THE PROPOSED WELL OTHER THAN SHOWN ON PLAN.

7) THERE ARE NO DRAINS WITHIN 100 FEET OF THE PROPERTY OTHER THAN SHOWN ON PLAN.

8) THERE ARE NO PUBLIC WELLS WITHIN 500' OF THE PROPOSED OWTS OTHER THAN SHOWN ON PLAN.

9) THERE ARE NO OWTS WITH A FLOW GREATER THAN 1,000 gpd WITHIN 400' OF THE PROPOSED WELL OTHER THAN SHOWN ON PLAN.

10) THERE ARE NO WATERCOURSES, WETLANDS OR DRAINS WITHIN 200' OF THE PROPOSED OWTS OTHER THAN SHOWN ON PLAN.

11) AREA OF TRENCHES TO BE STRIPPED 10 FEET ON ALL SIDES OF ALL TREES, STUMPS, BOULDERS, AND BRUSH.

12) DRAINFIELD TO BE LAID IN NATURAL/UNDISTURBED SOIL. CARE SHOULD BE TAKEN WHEN REMOVING TOPSOIL SO NOT TO DISTURB THE SUBSOIL.

13) ALL PRE-ASSEMBLED SEPTIC TANKS SHALL BE CERTIFIED WATER TIGHT BY THE MANUFACTURER. ALL TANKS ASSEMBLED ON-SITE SHALL BE CERTIFIED WATERTIGHT IN THE FIELD. CERTIFICATE BY MANUFACTURER OR FROM ON-SITE TESTING SHALL BE INCLUDED WITH BILL OF LADEN.

14) ALL GRAVITY LINES TO BE 4 INCH DIAMETER P.V.C. SCHEDULE 35 OR EQUAL. MINIMUM SLOPE OF 1%. SLOPES GREATER THAN 5% SHALL BE PROHIBITED. ALL PRESSURE LINES SHALL BE PVC (CLASS 200 MINIMUM).

15) THESE PLANS ARE FOR THE SOLE PURPOSE OF DESIGN, APPROVAL AND INSTALLATION OF THE PROPOSED ONSITE WASTEWATER TREATMENT SYSTEM ONLY, AND NOTHING TO DO WITH THE CONSTRUCTION OF THE PROPOSED BUILDING SHOWN OTHER THAN THE APPROXIMATE LOCATION AND ORIENTATION.

16) THE USE OF GARBAGE DISPOSALS IS STRICTLY PROHIBITED.

17) THE USE OF TUBS EQUAL TO OR GREATER THAN 100 GALLONS IS STRICTLY PROHIBITED.

18) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RIDEM SAND FILTER GUIDANCE DOCUMENT AND THE SPECIFICATIONS OF SEPTITECH.

19) BILL OF LADEN SHALL BE PROVIDED TO THE DESIGNER FOR ALL SYSTEM COMPONENTS.

20) ACCESS LIDS SHALL WEIGH 59 lbs OR: SHALL BE TAMPER RESISTANT AND MECHANICALLY FASTENED. EACH ACCESS OPENING SHALL HAVE A LABEL STATING "ENTRANCE INTO THE TANK COULD BE FATAL".

PRECAUTIONARY NOTES:

(A) THE PROPOSED PSND LOCATION SHALL BE STAKED OUT AND PROTECTED PRIOR TO ANY SITE PREPARATION ACTIVITIES.

(B) PSND SHOULD NOT BE PLACED IN A DEPRESSIONAL AREA ON THE PROPERTY, WHERE STORM WATER IS LIKELY TO COLLECT DURING RAINFALL EVENTS.

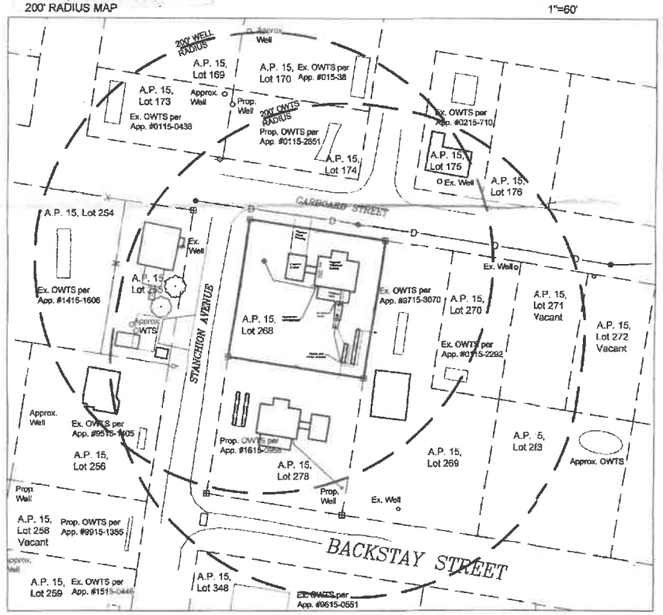
(C) A MINIMUM OF TEN (10) FEET SHOULD BE MAINTAINED BETWEEN PSND AND NEIGHBORING TREES AND SHRUBS. THE ROOT SYSTEMS OF WATER-LOVING TREES AND SHRUBS CAN CAUSE DAMAGE TO PSNDs.

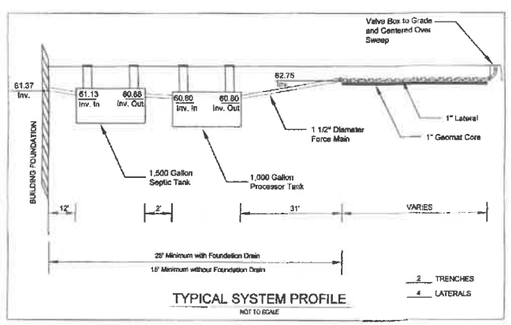
(D) UNDER NO CIRCUMSTANCES SHOULD HEAVY EQUIPMENT, VEHICLES, OR IMPERMEABLE SURFACES/MATERIALS BE ALLOWED OVER A FINISHED PSND. AT A MINIMUM, THIS WOULD RESULT IN POOR TREATMENT, MORE LIKELY SYSTEM FAILURE, BROKEN COMPONENTS, AND FINANCIAL EXPENSE TO THE HOME OWNER WILL RESULT.

Denitrification System Configuration

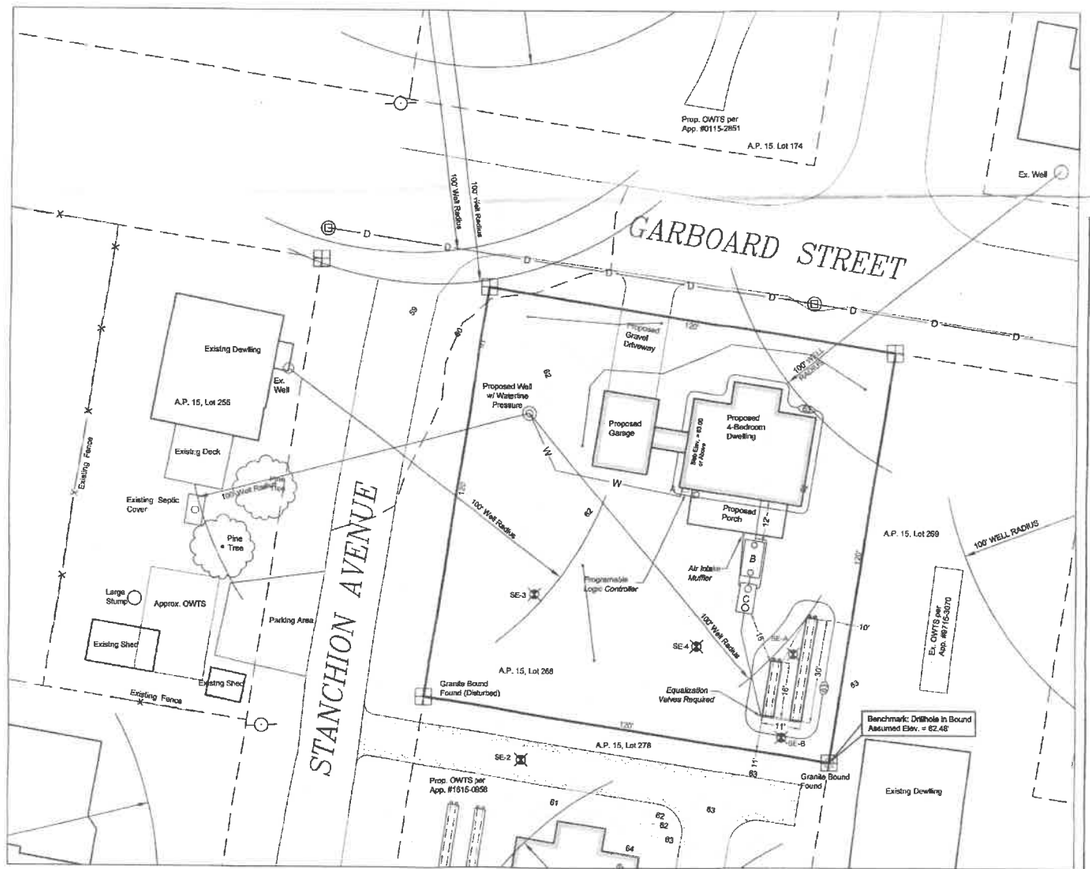
Design Configuration	4 Bedroom Residential
Design Flow	460 gpd
SeptiTech Controller	
NEMA 4X Rated Controller Model	M400 Panel
Invert at Dwelling	Elev.= 61.37 (Field Verify)
4" PVC Lateral to Septic Tank	12 feet
Septic Tank Settings	
Septic Tank Capacity	1500 gallon
Riser at Inlet End of SepticTank	Elev.= 62.46 (6" Riser)
Invert at Septic Tank In	Elev.= 61.13
Invert at Septic Tank Out	Elev.= 60.88
Riser at Outlet End of Septic Tank	Elev.= 62.46 (6" Riser)
4" PVC Lateral to Processor Tank	2 feet
SeptiTech Tank Settings	
Processor Tank Series	M400 D
Processor Tank Capacity	1000 gallon
Riser at Inlet End of ProcessorTank	Elev.= 62.50 (10.5" Riser)
Invert at Processor Tank In	Elev.= 60.80
Invert at Processor Tank Out	Elev.= 60.80
Riser at Outlet End of Processor Tank	Elev.= 62.50 (10.5" Riser)
Discharge Pump Settings	
Pump Model Number	LSPO3M
Transport Line Size	1-1/2"
PVC Transport Line to Field	31 feet
Maximum Design Flow	0.75 gallons/lf/event = 34.50 gal.
Transport Return	2.85 gallons/event
Design Dosage + Transport	19.17 + 2.85 = 22.02 gallons/event
GEOMAT - 3900	
Mat Length	Varies
Mat Width	3.25
Manifold Length	9.92
Number of Laterals	4
Orifice Spacing	2.0
Number of Orifices	46
Loading Rate	3.1 gallons/sf/day
Field Invert Table	
Existing Original Grade	62.75
Finish Grade Min.	63.25
Finish Grade Max.	63.75
Invert Elevation	62.75
Water Table Elevation =	60.75

200' RADIUS MAP 1"=60'





TYPICAL SYSTEM PROFILE
NOT TO SCALE



FEMA DETERMINATION
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD
PANEL NO. - 44005C0067J
REVISED - SEPTEMBER 4, 2013

20 0 20 40 60
Scale 1" = 20'

NOTE
THIS PLAN IS FOR SEPTIC PURPOSES ONLY AND DOES NOT CONSTITUTE A SURVEY

ONSITE WASTEWATER TREATMENT SYSTEM
FOR
David & Janice Martin
LOCATED AT
Stanchion Avenue - Pole # 6
Jamestown, Rhode Island 02835

Drawn By: PJF | Checked By: DrC
Scale: AS SHOWN | Date: 08/28/2017

NO.	REVISION	BY	DATE
1.	Per DEM Comments	MC	11/01/17

DANIEL R. COTTA — No. 4147 — REGISTERED PROFESSIONAL ENGINEER — 11/1/17

AMERICAN ENGINEERING, INC.
DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet 1 of 2 sheets

Job Number
117159 - LOT 268

Important:

Contractor/Builders shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to LifeStyle Home Design for justification and/or corrections before proceeding with work. Contractor/Builders shall assume responsibility for all errors that are not reported. (888) 266-3439

MODIFIED BY

LifeStyle DESIGN SERVICE

2528 Lafayette Rd, Wayzata, MN 55391
Ph (888) 266-3439 Fx (651) 602-5050

NAME
DONNELLY

PROJECT NUMBER
2020-613

25# SNOW LOAD

UPPER FLOOR	1354 SQ. FT.		
MAIN FLOOR	1178 SQ. FT.		
TOTAL AREA		2532 SQ. FT.	
GARAGE AREA			+ 536 SQ. FT.

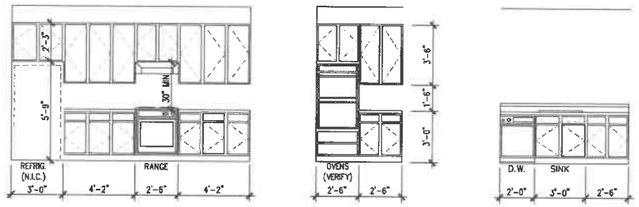
FRONT ELEVATION

SCALE : 1/4" = 1'-0"

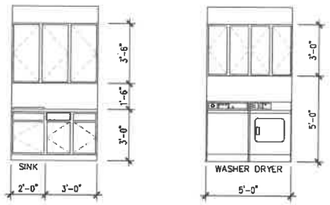
THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.

22151D

1 –



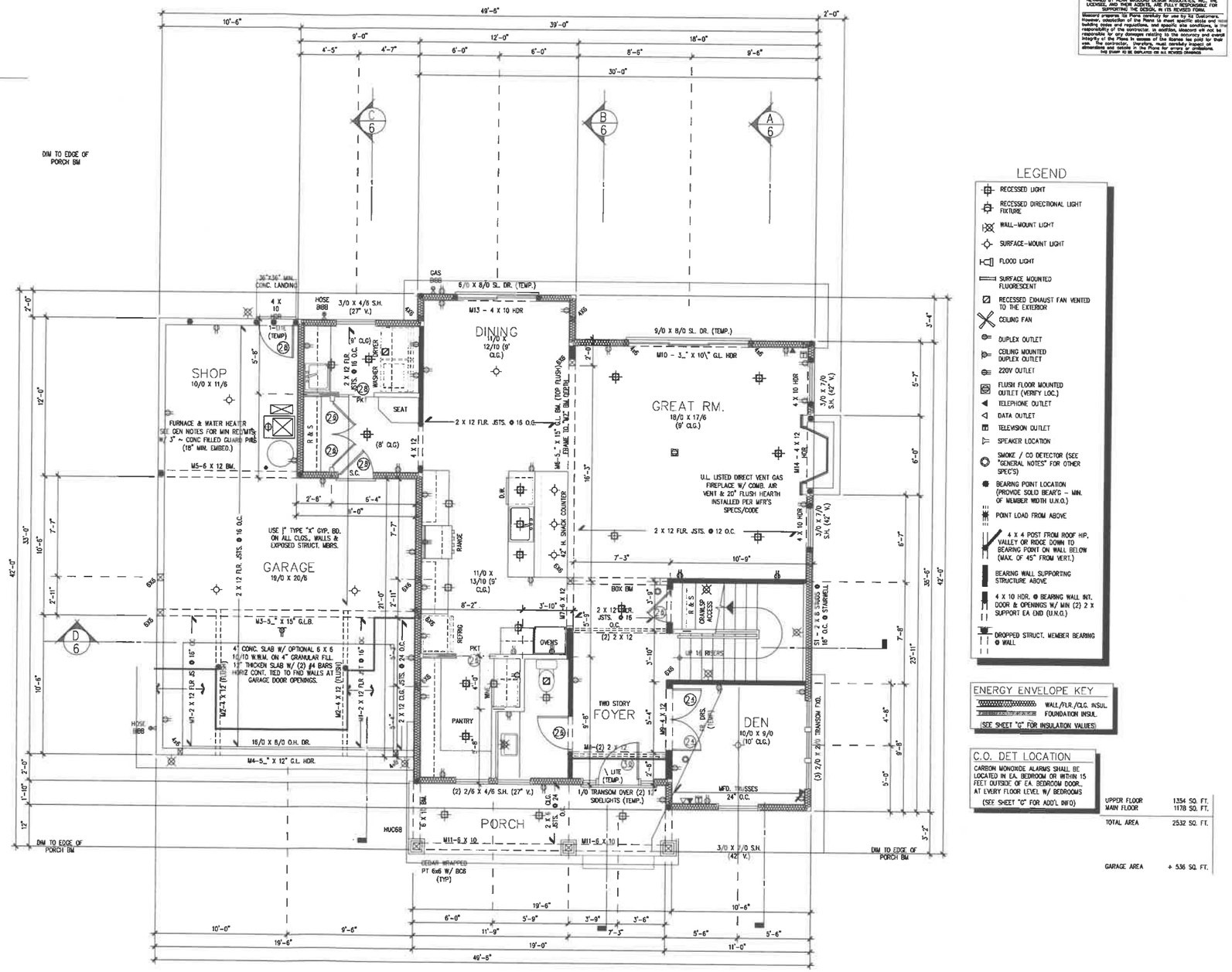
KITCHEN



LAUNDRY

CABINET ELEVATIONS

SCALE : 1/4" = 1'-0"



MAIN FLOOR PLAN

SCALE : 1/4" = 1'-0"

IF LATERAL ENGINEERING IS REQUIRED, REFER TO ENGINEERING SHEETS FOR LATERAL SPECIFICATIONS

LEGEND

- RECESSED LIGHT
- RECESSED DIRECTIONAL LIGHT FIXTURE
- WALL-MOUNT LIGHT
- SURFACE-MOUNT LIGHT
- FLOOD LIGHT
- SURFACE MOUNTED FLUORESCENT
- RECESSED EXHAUST FAN VENTED TO THE EXTERIOR
- CEILING FAN
- DUPLEX OUTLET
- CEILING MOUNTED DUPLEX OUTLET
- 220V OUTLET
- FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
- TELEPHONE OUTLET
- DATA OUTLET
- TELEVISION OUTLET
- SPEAKER LOCATION
- SMOKE / CO DETECTOR (SEE "GENERAL NOTES" FOR OTHER SPEC'S)
- BEARING POINT LOCATION (PROVIDE SOLID BEAR'G - MIN. OF MEMBER WIDTH U.N.O.)
- POINT LOAD FROM ABOVE
- 4 X 4 POST FROM ROOF HIP, VALLEY OR RIDGE DOWN TO BEARING POINT ON WALL BELOW (MAX. OF 45° FROM VERT.)
- BEARING WALL SUPPORTING STRUCTURE ABOVE
- 4 X 10 HDR. @ BEARING WALL INT. DOOR & OPENINGS W/ MIN (2) 2 X SUPPORT EA END (U.N.O.)
- DROPPED STRUCT. MEMBER BEARING @ WALL

ENERGY ENVELOPE KEY

WALL/FLR./CLG. INSUL.
FOUNDATION INSUL.
(SEE SHEET "G" FOR INSULATION VALUES)

C.O. DET LOCATION

CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 15 FEET OUTSIDE OF EA. BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS
(SEE SHEET "G" FOR ADD'L INFO)

UPPER FLOOR	1354 SQ. FT.
MAIN FLOOR	1178 SQ. FT.
TOTAL AREA	2532 SQ. FT.
GARAGE AREA	+ 536 SQ. FT.

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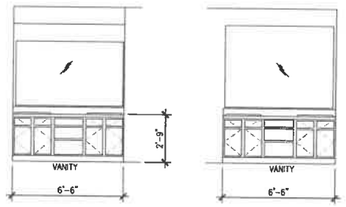
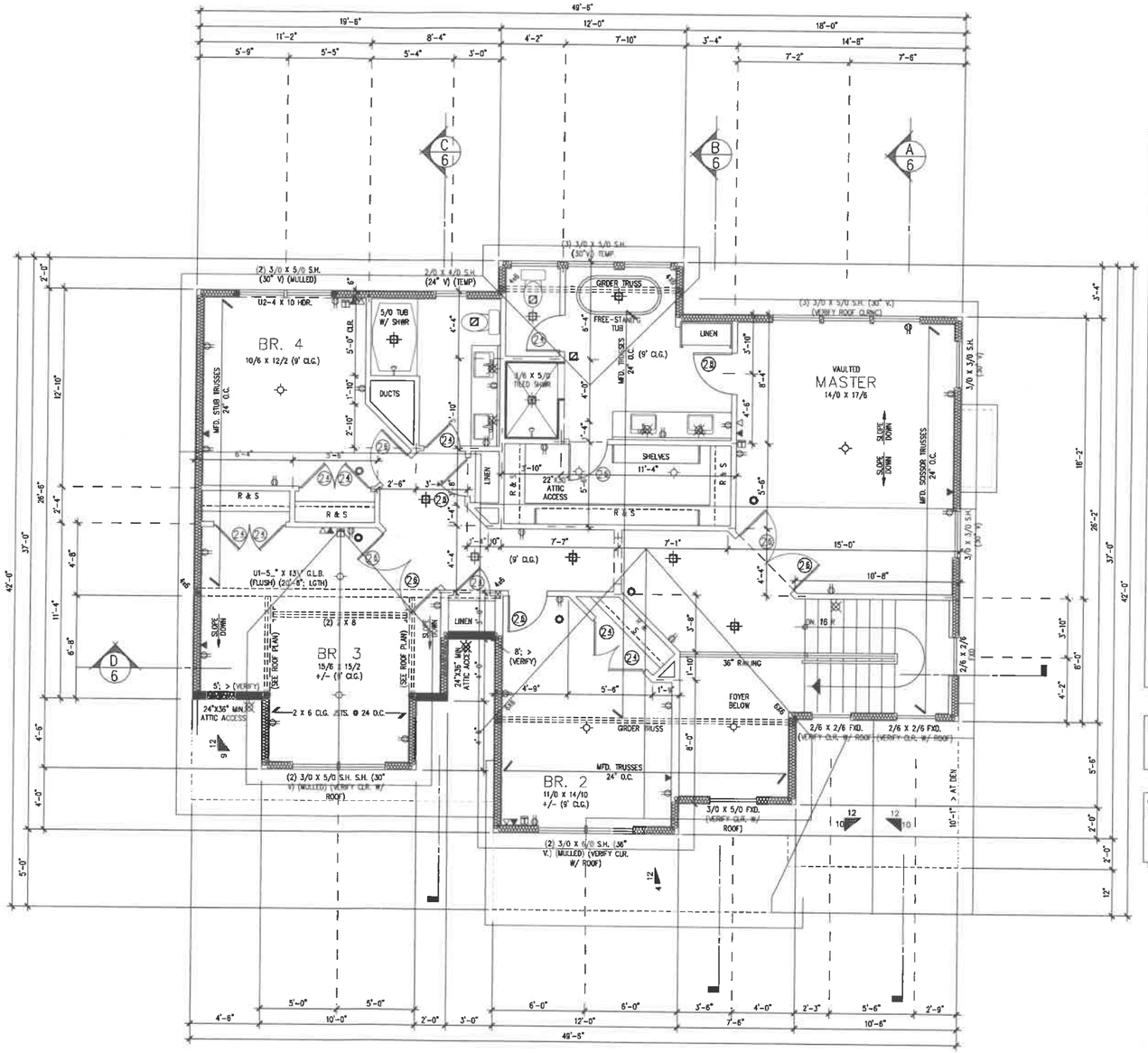
MODIFIED BY
LifeStyle DESIGN SERVICE
2528 Lafayette Rd, Wayzata, MN 55391
Ph (888) 266-3439 Fx (651) 602-5050

NAME	PROJECT NUMBER
DONNELLY	2020-613



CABINET ELEVATIONS

SCALE : 1/4" = 1'-0"



UPPER FLOOR PLAN

SCALE : 1/4" = 1'-0"

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- RECESSED DIRECTIONAL LIGHT FIXTURE
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- SURFACE MOUNTED FLUORESCENT
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WALL/FLR./CLG. INSUL.
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MODIFIED BY	NAME
LifeStyle DESIGN SERVICE 2528 Lafayette Rd, Wayzata, MN 55391 Ph (888) 266-3439 Fx (951) 602-5050	DONNELLY
	PROJECT NUMBER 2020-613