

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Exception or Variation under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R. I.

Date September, 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 5A Builders, LLC Address 50 South County Commons Way
Wakefield, RI 02879

Owner Emily Bowab Address 4 Westwood Street
Methuen, MA 01844

Lessee _____ Address _____

1. Location of premises: No. _____ Seaside Drive _____ ~~Street~~

2. Assessor's Plat 3 Lot 139

3. Dimensions of lot: frontage 120 ft. depth 119 ft. Area 14,280 sq. ft.

4. Zoning Districts in which premises are located: Use R40 Area 14,280 Height _____

5. How long have you owned above premises? In Bowab family 54 years

6. Is there a building on the premises at present? vacant

7. Size of existing building none

Size of proposed building or alteration 44' x 32'

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

front 41.5' rear 52.9' left side 41' right side 31'

9. Present use of premises: Vacant

10. Proposed use of premises: single family dwelling

Location of septic tank & well on lot as shown on attached plan

11. Give extent of proposed alterations construction of single family dwelling

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

13. Have you submitted plans for above to Inspector of Buildings? no

Has the Inspector of Buildings refused a permit? no

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

Special Use Permit - article 3 section 82-314C Development within Subdistrict A

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

All possible design measures have been utilized to minimize the environmental effects of the proposed improvements to the property. An AdvanTex Wastewater Treatment System has been approved by RIDEM.

Owner:
Emily Bowab

Emily Bowab

Respectfully Submitted,

Signature



Address

220 Waverly Way Ext.

Norwalk, Conn. 06852

Telephone No. 401 523-1805

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

**Town of Jamestown
OWNER AUTHORIZATION FORM
FOR APPLICATION TO JAMESTOWN PLANNING COMMISSION**

APPLICANTS: Fill out only (1) below if property owner is same as applicant. Fill out (1) and (2) below if applicant is other than property owner.

(1) I, Emily Bowab, hereby certify that I am the owner of property, designated as Plat 3, Lot 139, as shown on the Town of Jamestown Tax Assessor's Maps.

(2) I hereby authorize the application for Special Use Permit by

5A Builders, LLC (name of applicant or agent) to be

submitted to the Planning Department of the Town of Jamestown for review and decision by the Planning Commission.

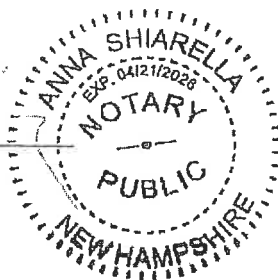
WITNESS its name this 24 day of January, 2022.

BY: Emily Bowab
Signature of owner

New Hampshire
STATE OF RHODE ISLAND -
County of Hillsborough

In DHBT on the 24 day of January, 2022 before me personally appeared Emily Bowab (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him executed, to be his free act and deed, individually and as a partner and the free act and deed of said Corporation.

Notary Public



SAMPLE ZONING ADVERTISEMENT
MUST BE FILLED OUT BY THE APPLICANT

Application of 5A Builders, LLC (Emily Bowab, Owner) whose

property is located at 0 Seaside Drive, and further

identified as Tax Assessor's Plat 3, Lot 139 for a ~~Variance~~/Special Use Permit

from Article 3, Section 82-314C Development within Subdistrict A

~~SP Use Permit requirements~~ Article 6, Sections 82-601, 602, 603, 604

to construct a single family dwelling

Said property is located in a R40 zone and contains 14,280 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: "Application of John R. Smith et ux Mary, (Jane L. 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: "to construct a tool shed five feet from the side lot line instead of the required ten feet". List what zone your property is in: R8, R20, R40, RR80, RR200, CL, CD, CW or OS. Finally, enter the total acreage or square footage of your lot, crossing out the term that does not apply: acres or square feet.



TOWN OF JAMESTOWN

93 Narragansett Avenue, Jamestown RI, 02835
William L Moore, Building official & Zoning Enforcement Officer
401-423-9803, wmoore@jamestownri.net

Zoning Memorandum

Date: 3/1/2022

From: William L Moore, Jamestown Zoning Enforcement Officer

Subject: **March 22, 2022 Meeting hearing 5A Builders, Bowab**

Dear Zoning Board members,

I have reviewed the Subject application. I have also reviewed the findings of Jean Lambert PE, 12/20/2021. I have also reviewed the findings of the Planning Commission 1/14/2022.

The property is located in an R-40/20 due to less than 20,000 square feet, and is in the High Groundwater Overlay District.

The property is currently a vacant lot, the Proposed Site plan is compliant with the zoning requirement of Front Setback of 30' from Dory St. Secondary Front setback of 15' from Seaside drive, together with 10' from the side setbacks of the North and West boundary. When an official address is issued, it will be Dory Street.

The AE 13 Flood Zone reaches the edge of the property on Seaside Drive, and the proposed structure will be compliant with FEMA regulations.

The Average grade at the proposed structure is 12.63, and the Top of foundation is 16'. There will be a slab on grade construction, together with a Total height above average grade at 32' not to exceed 35'.

Therefore, the proposed construction will not require a Use, or Dimensional, Variance.



Office of the Town Planner
MEMORANDUM

TO: Jamestown Zoning Board of Review
FROM: Michael Swistak, Chair and
The Jamestown Planning Commission
RE: **DRAFT** Motion for Zoning Section 82-314: High
Groundwater Table and Impervious Overlay District, Sub-
District A – Emily Bowab: AP 3, Lot 139; Seaside Drive,
Jamestown, RI
DATE: January 14, 2022

At the January 19, 2022 a Planning Commission meeting, held remotely by Zoom where all Planning Commissioner were present, the Planning Commission voted unanimously to recommend to the Jamestown Zoning Board, approval of the application of Emily Bowab: AP 3, Lot 139; Seaside Drive, Jamestown, RI; being reviewed under Zoning Ordinance Section 314 - High Groundwater Table and Impervious Overlay District Sub-district A review in accordance with the plans entitled "On-Site Wastewater Treatment System for Ap 3 Lot 139", Seaside Drive, Jamestown Rhode Island dated revised 4/6/21. The plans are prepared by Principe Company, Inc. Engineering Division, PO Box 298, Tiverton, RI 02878, 401-816-5385.

The recommendation for approval is based on the following findings of facts and recommended conditions of approval as noted in the Memo from Jean Lambert, PE and amended at the Planning Commission meeting:

Findings of Fact Section 314

1. The property is 14,280 square feet (sf) in area;
2. The existing site is undeveloped. Topography on the lot slopes from east to west on the site. There are no freshwater wetlands on the property.
3. Soil evaluation results show that the site falls under Sub-district "A" requirements of the High Groundwater Table and Impervious Overlay District with 18" to the seasonal high-water table and 26" to impervious soil.
4. The maximum impervious cover allowed is **10.0% or a maximum of 1428 sf.**
5. The applicant is proposing to develop the site with a house, crushed stone driveway, pervious walkways, well, and an advanced treatment OWTS (Advantex to bottomless sand filter).
6. The OWTS permit for 3-bedrooms was issued on 6/24/2021.
7. The total proposed impervious cover will be **1408 sf or 9.86%.**
8. A vegetated swale is proposed to provide water quality treatment and stormwater mitigation of new rooftop runoff. The required stormwater treatment volume for the new rooftop is 518 cubic feet (cf). The total proposed volume is 547 cf.
9. In Conclusion, the Town Engineer Jean Lambert, PE stated that the proposal meets the intent of the ordinance in that the proposed impervious cover is **9.86%.**

The maximum allowable impervious coverage for this site is 10%. The rain garden provides treatment and mitigation for the new impervious rooftop;

10. The applicant's representative _____ of Principe Co, Inc, was present at the Planning Commission meeting and represented the applicant before the Planning Commission on January 19, 2022; and,
11. Jamestown Engineer Jean Lambert provided correspondence to William Moore, Building Official and Lisa Bryer, Town Planner dated December 20, 2022 regarding the Bowab application (attached).

Recommended Conditions of Approval

1. An erosion and sediment controls must be installed at the down gradient limits of site disturbance and maintained until stabilization of the site is attained;
2. Maintenance and inspection of the existing OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance;
3. The vegetated swale shown on the approved site plans must be installed and maintained as outlined on the rain garden noted on the approved site plan;
4. The Operation and Maintenance (O & M) Plan (reproduced in 8.5" x 11" for the stormwater mitigation (rain garden) 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 as well as the Planning Department; and,
5. Any additional future site work including a change to the driveway surface that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance.

Attachments: 1) Memo from Jean Lambert, PE dated December 20, 2021
2) A copy of the Plan referenced above dated revised 4/6/21

C: William Moore, Building Official/ZEO
Emily Bowab, Applicant
Thomas Principe, III, PE



Town of Jamestown, Rhode Island

Engineering/GIS Office

93 Narragansett Ave ♦ Jamestown, RI 02835 – 1509

Date: December 20, 2021

To: William Moore, 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**
Emily Bowab: AP 3, Lot 139; Seaside Drive at Dory Ave, Jamestown, RI

I have reviewed the site plan entitled, "Onsite Wastewater Treatment System for AP 3 Lot 139, Seaside Drive in Jamestown RI" revision dated 10/7/21 (sheets 1,2) and 12/21/21 (sheet 3), prepared by Principe Company, Inc. for the above referenced property.

Existing Site/Soil Information:

The property is 14,280 square feet (sf) in area. The existing site is undeveloped. Topography on the lot slopes from east to west on the site. There are no freshwater wetlands on the property.

Soil evaluation results show that the site falls under **Sub-district "A"** requirements of the High Groundwater Table and Impervious Overlay District with 18" to the seasonal high water table and 26" to impervious soil. The maximum impervious cover allowed is **10.0% or a maximum of 1428 sf.**

Proposed Site:

The applicant is proposing to develop the site with a house, crushed stone driveway, pervious walkways, well, and an advanced treatment OWTS (Advantex to bottomless sand filter). The OWTS permit for 3-bedrooms was issued on 6/24/2021. The total proposed impervious cover will be **1408 sf or 9.86%.**

A vegetated swale is proposed to provide water quality treatment and stormwater mitigation of new rooftop runoff. The required stormwater treatment volume for the new rooftop is 518 cubic feet (cf). The total proposed volume is 547 cf.

Zoning Section 82-314 Review

Impervious Coverage & Stormwater Management:

The proposed impervious cover is **9.86%**. The maximum allowable impervious coverage for this site is 10%. The rain garden provides treatment and mitigation for the new impervious rooftop. **OK**

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.
- After installation, maintenance and inspection of the OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance.
- The vegetated swale shown on the approved site plans must be installed and maintained as outlined on the notes on the approved site plan and the operation and maintenance 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.



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 9515-0957

Property Owner: Emily Bowab
Property Location: 0 Seaside Drive & Dory Street
Date of Test Hole: 1/20/2020
Soil Evaluator: DeRiso License Number: D-3031
Weather: Sunny, 30 Shaded: Yes No Time: 11:00am

TH 1 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
A	0-10"	a	c	10y4/3					FSL	Granular	Friable	4
B	10-26"	a	c	5y3/2					SL	SBK	Friable	3
C	26-96"	a	c	5yr5/6	10yr6/2				Sil	0,SG	Friable	9
TH 2 Horizon TP2-5	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
A	0-10"	a	c	10y4/3					FSL	Granular	Friable	4
B	10-25"	a	c	5y3/2					SL	SBK	Friable	3
C	25-96"	a	c	5yr5/6	10yr6/2				Sil	0,SG	Friable	9

Soil Class: CLASS A Total Depth of each Test Hole: 96"
Depth to Groundwater Seepage: _____ Depth to Impervious or Limiting Layer: _____
Estimated Seasonal High Water Table: 18' TP-2 / 22' - TP-1 Comments: _____
TP-2-5: 22"




Part B

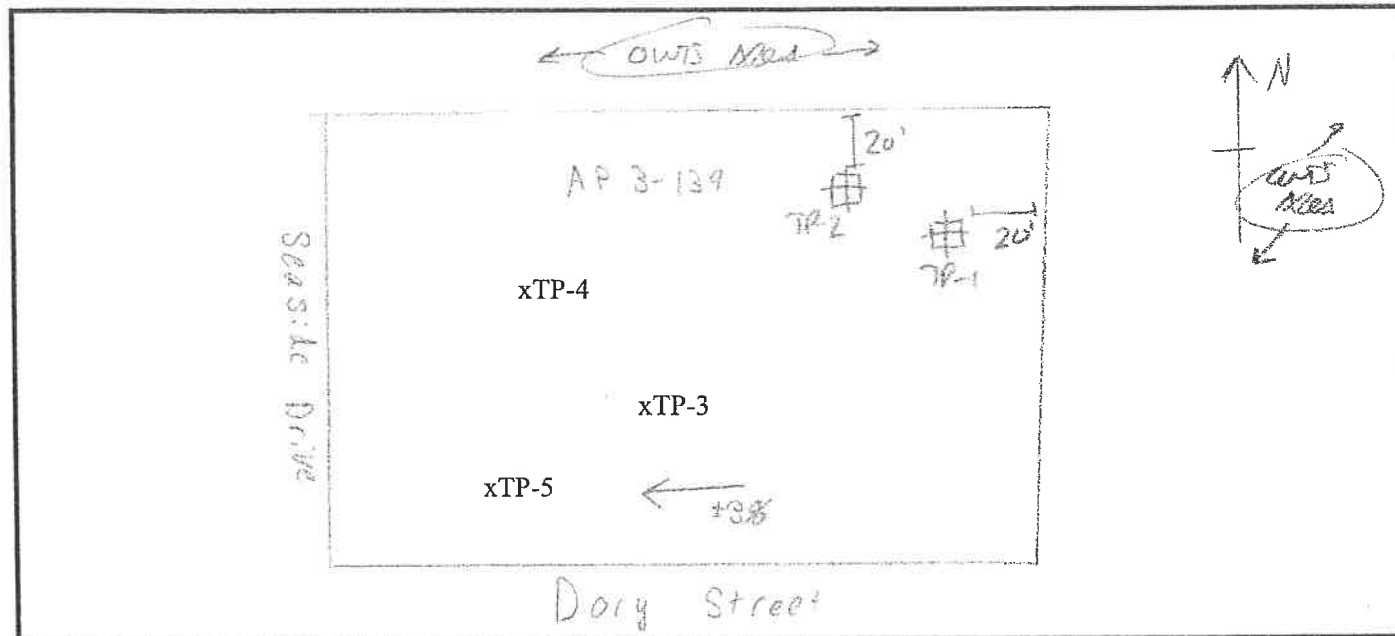
Site Evaluation - to be completed by Class II or III Designer or Soil Evaluator

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: <3%
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: Back Slope
9. Vegetation: Wooded
10. Indicate approximate location of property lines and roadways.
11. Additional comments, site constraints or additional information regarding site: _____

Certification

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

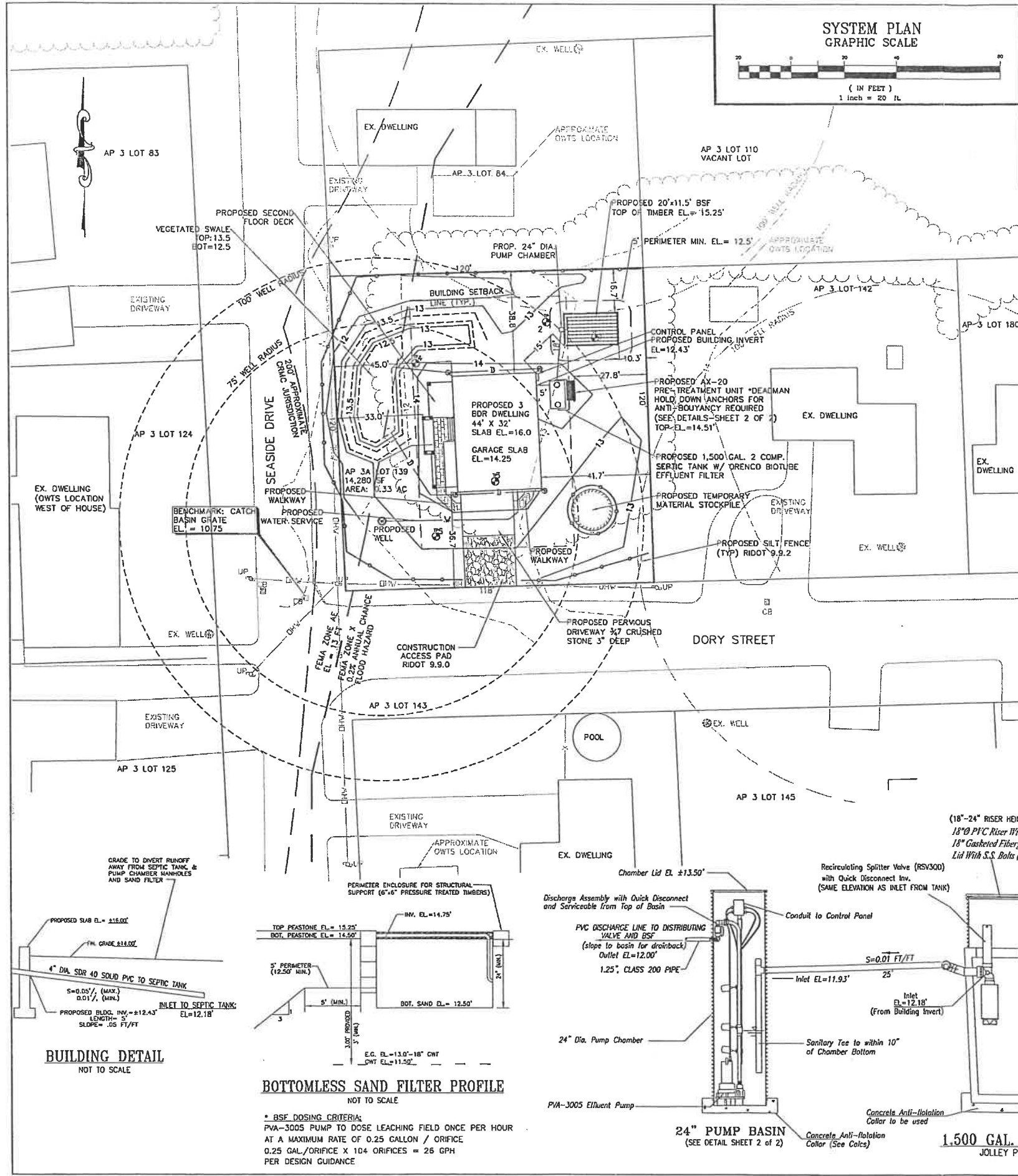
Part A prepared by: [Signature] License # D-4075 Part B prepared by: [Signature] License # D-4075

FOR OFFICE USE ONLY

Decision: Approved (SD 26.00(f)(1)) Not in compliance, or more information required (SD 26.00(f)(2)) Disclaimed (SD 27.00(f)(3))

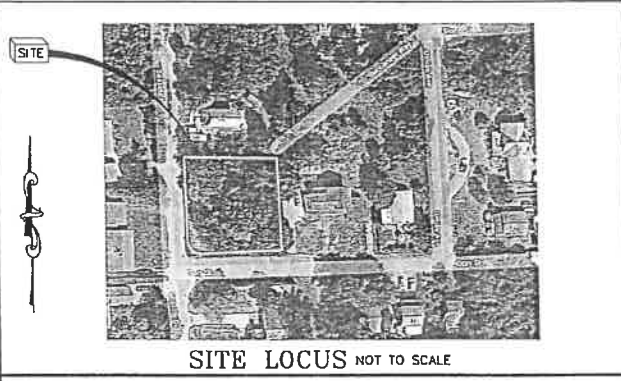
Comments: _____

Signature Authorized Agent _____ Date _____



LEGEND

- PROPERTY LINE
- ABUTTER LINE
- EX. EDGE OF PAVEMENT
- EXISTING CONTOUR
- EX. DRAIN LINE
- EX. UTILITY POLE
- EX. WATERLINE
- EX. TEST PIT
- EX. WELL
- EX. OVER HEAD WIRE
- PROPOSED CONTOUR



BOTTOMLESS SAND FILTER DESIGN CALCULATIONS

FLOW: EXISTING 3 BEDROOM X 115 GALLON PER BEDROOM = 345 GALLONS/DAY

SOILS: 18" GWT, SOIL CATEGORY 9 SUBSOIL
LOADING RATE FOR TIME DOSED SYSTEM (CAT. 1) = 1.5 GAL./SF/DAY

BOTTOMLESS SAND FILTER SIZING
345 GAL./DAY / 1.5 GAL./SF/DAY = 230 SF

FILTER SIZING (ACCEPTABLE RATIO RANGE 1.5:1 TO 10:1) USE FILTER 20' X 11.5' = 230 SF (RATIO 1.7:1)
USE 18" BETWEEN LATERALS AND 6" BETWEEN LATERALS AND WALLS
USE 18" BETWEEN ORIFICES

LATERALS [(11.5-1)/1.5]+1 = 8 LATERALS
ORIFICES [(20-2)/1.5]+1 = 13 ORIFICES/LATERAL
13 ORIFICES/LATERAL X 8 LATERALS = 104 ORIFICES TOTAL
(MIN. ORIFICE SPACING: 14"-24") (MIN. LATERAL SPACING: 15"-24")

SOILS DATA:
SOIL EVALUATION PERFORMED BY: THOMAS J. PRINCIPLE III
RIDEM APP.#9515-0957 (TP 1 & TP 2)

TP-1	TP-2	TP-3	TP-4	TP-5
22" ESHGWT	18" ESHGWT	18" ESHGWT	18" ESHGWT	18" ESHGWT
CAT. 9 SOILS	CAT. 9 SOILS	CAT. 9 SOILS	CAT. 9 SOILS	CAT. 9 SOILS

OWTS VARIANCE NOTE:
1) RULE 32.4 DEPTH TO GROUNDWATER FROM ORIGINAL GROUND SURFACE - THE LEACH FIELD SHALL BE LOCATED IN AN AREA WHERE THE SEASONAL HIGH GROUNDWATER TABLE IS A MINIMUM OF TWO (2) FEET BELOW THE ORIGINAL GROUND SURFACE.
A. THE SEASONAL HIGH GROUNDWATER TABLE IS A MINIMUM OF 18 INCHES IN THE AREA OF THE OWTS.

PROJECT NOTES:
1) USDA SOILS ON SITE ARE PITTSBOWN SILT LOAM (PmB), 3 TO 8 PERCENT SLOPE.
2) EXISTING LOT IS IN TOWN OF JAMESTOWN HIGH GROUNDWATER OVERLAY AND IS CLASSIFIED AS SUB-DISTRICT "A"
3) BUILDING LOT COVERAGE (44'x32'=1,408 S.F.) = 9.86%
4) PROPOSED PERVIOUS DRIVEWAY AREA = 730 S.F.
PROPOSED 2ND FLOOR OPEN DECK = 415 S.F.
PROPOSED PERVIOUS WALKWAYS = 216 S.F.
PROPOSED LAWN AREA = 11,926 S.F.

SPECIFICATIONS

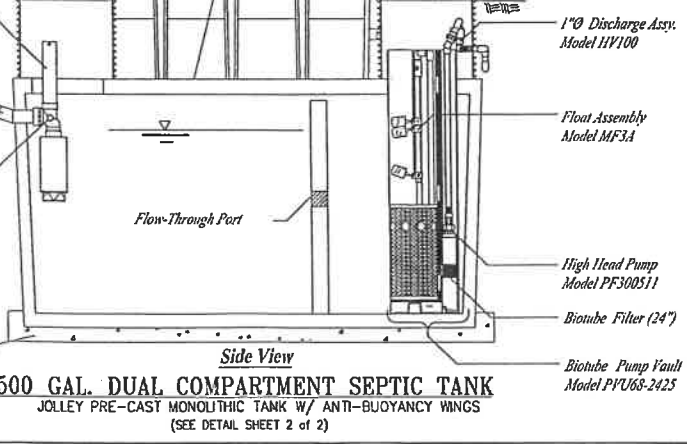
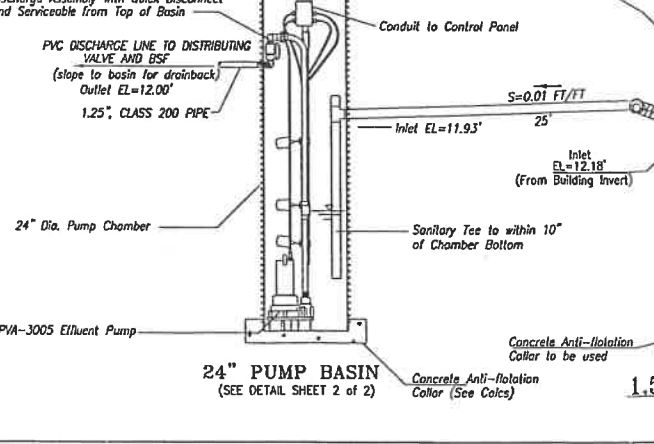
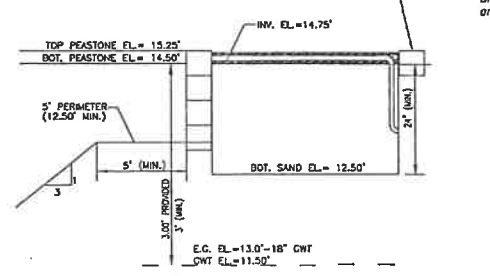
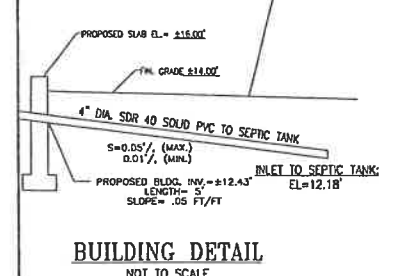
- THE SYSTEM FOR SUBSURFACE DISPOSAL OF SANITARY SEWAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, "RULES ESTABLISHING MINIMUM STANDARDS RELATING TO LOCATION, DESIGN, CONSTRUCTION, AND MAINTENANCE OF ON-SITE WASTEWATER TREATMENT SYSTEMS" RULE 1 THROUGH RULE 55.
 - THE PIPE FROM THE BUILDING TO THE SEPTIC TANK SHALL BE SDR-35 PVC PIPE OR EQUIVALENT, SDR-40 PVC OR EQUIVALENT TO BE USED FOR ALL PORTIONS SUBJECT TO VEHICULAR TRAFFIC.
 - SOLID WALL PIPE AND FITTINGS SHALL BE SCHEDULE 35 PVC (POLYVINYL CHLORIDE) MANUFACTURED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF ASTM D 3034. JOINTS SHALL BE SOLVENT WELDED TYPE.
 - THE SEPTIC TANK MUST HAVE TWO COMPARTMENTS WITH THE FIRST COMPARTMENT HAVING A LIQUID VOLUME THAT IS TWO THIRDS THE REQUIRED VOLUME OF THE ENTIRE TANK. THE SEPTIC TANK SHALL BE WATER TIGHT, AND CONSTRUCTED OF PRECAST REINFORCED CONCRETE, FIBERGLASS, POLYETHYLENE OR OTHER MATERIALS APPROVED BY THE RIDEM. OUTLET TEES MUST BE EQUIPPED WITH AN EFFLUENT SCREEN. THE INLET AND OUTLET TEES MUST HAVE A MINIMUM OF 20 INCH ACCESS OPENINGS. THE OUTLET TEE RISER MUST BE AT FINISH GRADE, AND THE INLET TEE RISER WITHIN 12 INCHES OF FINISH GRADE.
 - THE DISTRIBUTION BOX SHALL BE A WATERTIGHT PRECAST CONCRETE STRUCTURE OR OTHER DURABLE MATERIAL MEETING THE REQUIREMENTS OF THE SPECIFICATIONS WITH A Baffle AND SUITABLE PIPE PENETRATION KNOCKOUTS.
 - WASHED STONE AND OTHER SOIL MATERIALS SHALL BE IN CONFORMANCE WITH THE STATE RULES AND REGULATIONS, RULE 32.0.
 - WHENEVER THE SYSTEM IS TO BE CONSTRUCTED WHOLLY OR PARTIALLY IN FILL, THE PROCEDURE AS DEFINED IN RULE 33.5 OF THE STATE RULES AND REGULATIONS SHALL APPLY.
 - THE DESIGN INTENT IS TO MEET THE STATE STANDARDS. THE SYSTEM OPERATION IS DEPENDENT ON PROPER USAGE, AND IT'S OPERATION IS NOT GUARANTEED BY THIS PLAN.
- NOTE:
CONTRACTOR TO VERIFY BENCHMARK & EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD AND DESIGN DATA SHOWN HEREON TO BE REPORTED TO THE ENGINEER

ZONING DESIGNATION: R40 (DIMENSIONAL STANDARDS BASED ON R-20 ZONE)

	REQ'D (R-20)	PROVIDED
MIN. FRONTAGE/LOT WIDTH	100 FT	120 FT
MIN. FRONT YARD	30 FT	*33.0/45.0 FT
MIN. SIDE YARD	10 FT	38.8 FT
MIN. REAR YARD	30 FT	41.7 FT
MIN. FRONT YARD - SECONDARY	15 FT	36.7 FT
MIN. LOT COVERAGE	25%	
PER SEC. 82-314 - MIN. LOT COVERAGE	10%	9.86%

DESIGN NOTES

- UNLESS SPECIFICALLY NOTED, THE PROPOSED OWTS IS NOT WITHIN A WATERSHED OF A PUBLIC WATER SUPPLY OR OTHER CRITICAL RESOURCE AREA.
- UNLESS OTHERWISE NOTED, THERE ARE NO DRINKING WATER LINES, EXISTING OR PROPOSED WITHIN 50 FEET OF THE PROPOSED OWTS.
- UNLESS OTHERWISE NOTED, THERE ARE NO NON-POTABLE WATER WELLS, EXISTING OR PROPOSED WITHIN 100 FEET OF THE PROPOSED OWTS.
- UNLESS OTHERWISE NOTED, THERE ARE NO EXISTING OR PROPOSED PUBLIC DRINKING WATER SUPPLY WELLS WITHIN 500 FEET OF THE PROPOSED OWTS.
- INDICATED, THERE ARE WETLANDS AND DRAINS (STORM) WITHIN 200 FEET OF THE PROPOSED OWTS.
- THE SEPTIC TANK WILL BE PROVIDED WITH AN OUTLET TEE, INLET TEE AND RISERS TO GRADE.
- DISTRIBUTION BOX TO HAVE A MINIMUM BOTTOM AREA OF 3 SQ. FT.
- WITHIN FIVE (5) FEET OF THE SYSTEM, FINISH GROUND WILL BE GREATER THAN THE INVERT ELEVATION.
- LEACH FIELD CONSTRUCTION SHALL CONFORM TO RULE 33 OF THE SPECIFICATIONS.
- PROPOSED BUILDING IS WITHIN FEMA FLOOD ZONE X, 0.2% ANNUAL CHANCE FOR FLOOD HAZARD.



Thomas J. Principle, III
REGISTERED PROFESSIONAL ENGINEER

PRINCIPLE COMPANY, INC.
ENGINEERING DIVISION

PO BOX 298
TIVERTON, RI 02878
401.816.5385
PRINCIPLEENGINEERING@GMAIL.COM

ESTABLISHED IN 1978

ON-SITE WASTEWATER TREATMENT SYSTEM
for
AP 3 LOT 139
SEASIDE DRIVE
in
JAMESTOWN, RHODE ISLAND

SCALE: 1"=20'

DRAWN BY: MNG

DATE: 2/25/2021

SHEET NO: 1 of 3

DESIGN BY: MNG

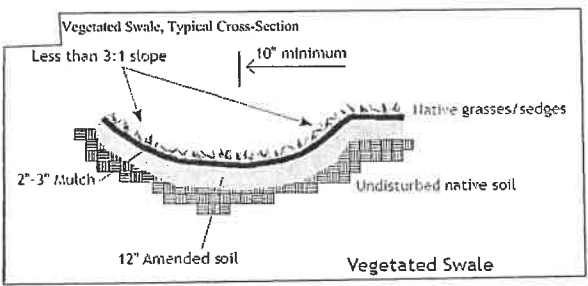
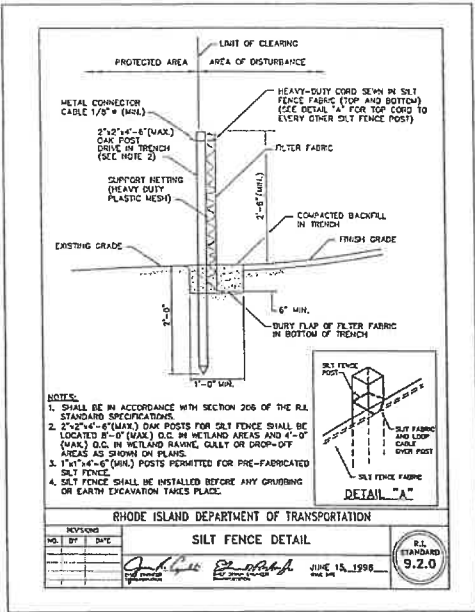
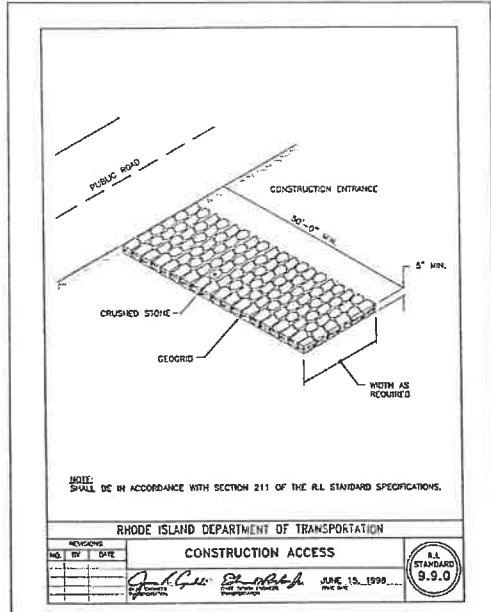
CHECKED BY: JAR

PROJECT NO.: 20130.00

* BSE DOSING CRITERIA:
PVA-3005 PUMP TO DOSE LEACHING FIELD ONCE PER HOUR
AT A MAXIMUM RATE OF 0.25 GALLON / ORIFICE
0.25 GAL./ORIFICE X 104 ORIFICES = 26 GPH
PER DESIGN GUIDANCE

24" PUMP BASIN
(SEE DETAIL SHEET 2 OF 2)

1.500 GAL. DUAL COMPARTMENT SEPTIC TANK
JOLLEY PRE-CAST MONOLITHIC TANK W/ ANTI-BUOYANCY WINGS
(SEE DETAIL SHEET 2 OF 2)



VEGETATED SWALE SIZING:
 ROOF AREA = 1,408 sf
 Runoff from 1,408 sf of impervious area (10-year storm) = 1,408 x 0.90 x (4.9/12) = 518 cf Req'd

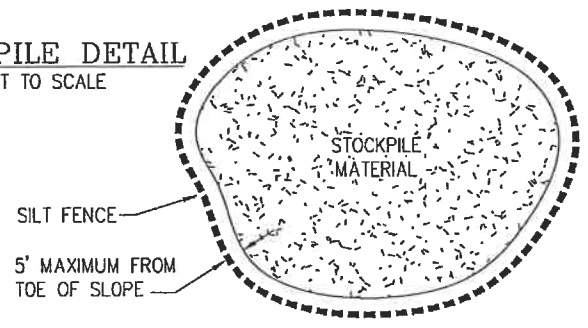
BMP Analysis (Grassed Swale):
 Reference HydroCAD Calculations:
 Bottom Elevation = 12.5, area=465 sf
 Top Elevation = 13.5, area=1,048 sf
 Total Storage Capacity in Swale = 631 cf
 Soils: Underlying Sandy Loam, Infiltration Rate 0.27 in/hr
 During 10 year storm event - peak elevation in swale = 13.27'
 (No credit taken for infiltration)
 Total Volume = 547 cf > 518 cf OK

VEGETATED SWALE AMENDED SOIL:
 A UNIFORM MIX (50/50) OF THE EXCAVATED NATIVE SOILS AND MATURE ORGANIC COMPOST.

VEGETATED SWALE MAINTENANCE:

- 1) INSPECT ANNUALLY AND AFTER LARGE STORM EVENTS.
- 2) ERODED SIDE SLOPES AND BOTTOMS SHALL BE STABILIZED AS NECESSARY.
- 3) IF THE SURFACE OF THE SWALE BOTTOM BECOMES CLOGGED AND STANDING WATER IS OBSERVED 48 HOURS AFTER PRECIPITATION EVENTS, THE BOTTOM SHALL BE ROTO-TILLED OR CULTIVATED TO BREAK UP ANY HARD PACKED SEDIMENT AND THEN RESEEDED.
- 4) VEGETATION SHALL BE MOVED AS REQUIRED TO MAINTAIN MINIMUM GRASS HEIGHTS IN THE 4-6 INCH RANGE.
- 5) EVERY 5 YEARS THE CHANNEL BOTTOM SHOULD BE SCRAPED TO REMOVE SEDIMENT AND SHOULD BE RESEED TO RESTORE GROUND COVER, WHERE NECESSARY.

STOCKPILE DETAIL
 NOT TO SCALE



VEGETATIVE COVER AND PLANTING

1. THE NORMAL ACCEPTABLE SEASONABLE SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
2. TOP SOIL FOR PERMANENT OR LONG TERM TEMPORARY SEEDING SHOULD HAVE A SANDY LOAM TEXTURE, RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS. TOP SOIL SHALL CONFORM WITH RHODE ISLAND SPECIFICATIONS M18.01.
3. THE DESIGN SEED MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDDED SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT	SEEDING DATE
CREeping RED FESCUE	70	
ASTORIA BENTGRASS	5	APRIL 1 - JUNE 15
BIRDFOOT TREFOL	15	AUG. 15 - OCT. 15
PERENNIAL RYE GRASS	10	

APPLICATION RATE - 100 LBS PER ACRE

SEED MIX SHALL BE INOCULATED WITHIN 24 - HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULATION FOR EACH SEED VARIETY. ALTERNATE SEED TYPES DUE TO SITE SPECIFIC CONDITIONS AND SOILS ARE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.

4. IN TOPSOIL SEEDING AREAS, THE CONTRACTOR WILL LIME AND FERTILIZE AS REQUIRED TO COMPLIMENT OR UPGRADE SOIL CONDITIONS.
5. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY PERMANENT VEGETATIVE COVER AREAS THAT DO NOT DEVELOP OR WHICH ERODE WITHIN A ONE (1) YEAR PERIOD.

EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN

1. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, DEMOLITION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.
2. CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRUBBING OR EARTHWORK ACTIVITY.
3. EXISTING CATCH BASINS ARE TO BE PROTECTED WITH HAY BALES AND/OR SILT SACS PRIOR TO THE START OF SITE GRUBBING, EARTHWORK OR UNDERGROUND UTILITY AND DRAINAGE INFRASTRUCTURE INSTALLATION TO SERVE THE DEVELOPMENT SITE.
4. THE PROJECT CONSTRUCTION SEQUENCE, TO THE EXTENT PRACTICAL, SHOULD REQUIRE THE INSTALLATION OF DOWN GRADE AND OFF SITE STORM DRAINAGE SYSTEM IMPROVEMENTS BEFORE THE START OF SITE GRUBBING AND EARTHWORK ACTIVITY.
5. TEMPORARY SITE SLOPE TREATMENTS FOR SOIL STABILIZATION SHALL CONSIST OF HAY, STRAW, FIBER MULCH, RIP RAP OR PROTECTIVE COVERS SUCH AS MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, AND EXCELSIOR OR EQUAL PRODUCTS). THESE AND OTHER ACCEPTABLE MEASURES SHALL BE INCORPORATED INTO THE SITE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
6. CONSTRUCTION SITES ARE DYNAMIC, THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND OR MOVEMENT AND MAINTENANCE OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL MEASURES AS NEEDED TO MAXIMIZE THE INTENT OF THE PLAN FOR ALL SITE CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL DEVICES UNTIL AN ACCEPTABLE PERMANENT VEGETATIVE GROWTH IS ESTABLISHED. THE CONTRACTOR SHALL MAINTAIN A DETAIL LOG OF ALL EROSION CONTROL INSPECTIONS, COMPLAINTS RELATED TO EROSION OR SEDIMENT, AND CORRECTIVE REMEDIAL MEASURES TAKEN THROUGHOUT THE COURSE OF THE PROJECT CONSTRUCTION.
8. SOIL EROSION AND SEDIMENT CONTROL IS NOT LIMITED TO DAMAGES CAUSED BY WATER BUT ALSO INCLUDES EROSION AND SEDIMENT RESULTING FROM WINDS. MEASURES, SUCH AS TEMPORARY GROUND COVERS, WATER AND CALCIUM APPLICATIONS ARE TO BE UNDERTAKEN AS NEEDED TO MINIMIZE WIND RELATED SOIL AND DUST CONTROL.
9. STOCK PILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. STOCK PILES SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%). STOCK PILES SHALL BE SURROUNDED ON THE DOWN GRADIENT OF THE EXISTING GROUND SURFACE BY HAY BALES OR SILT FENCE. THE STOCK PILES SHALL ALSO BE SEEDDED OR STABILIZED IN SOME MANNER TO PREVENT SOIL EROSION.
10. THE SMALLEST POSSIBLE SITE AREAS SHALL BE DISTURBED OR EXPOSED AT ONE TIME AND DENUDE SLOPES OR WORK AREAS SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS INACTIVE PERIODS OR SITE WORK SHUT DOWNS.
11. TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS MUST BE SEEDDED OR STABILIZED WITHIN THE CONSTRUCTION SEASON. STABILIZATION OF ONE FORM OR ANOTHER SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
12. EXPOSED STEEP OR LONG SLOPES SHOULD BE TREATED WITH "CRIMPING" OR "TRACKING" TO REDUCE EROSION AND SEDIMENT AND TO TACK DOWN SEEDING OR MULCH APPLICATIONS.
13. IF CONCRETE IS TO BE USED ON SITE, THE CONTRACTOR MUST ESTABLISH AND MAINTAIN SPECIFIC WASHOUT AREAS FOR THE CONCRETE TRUCKS WITH APPROPRIATE PROTECTION CONTROLS.
14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.
15. EXISTING TREES AND VEGETATION WILL BE RETAINED WHENEVER FEASIBLE.
16. SITE SOIL EROSION AND SOIL STABILIZATION AND SEDIMENT CONTROLS MUST CONFORM TO ALL REQUIREMENTS OF THE APPLICABLE LOCAL COMMUNITY ORDINANCES AND STATE REGULATIONS.

Thomas J. Principe, III
 REGISTERED PROFESSIONAL ENGINEER

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REVISIONS

No.	DATE	DRWN	CHKD
1	4/6/21	MNG	JAR
2	7/1/21	MNG	JAR
3	5/18/21	JAR	JAR
4	10/7/21	MNG	JAR

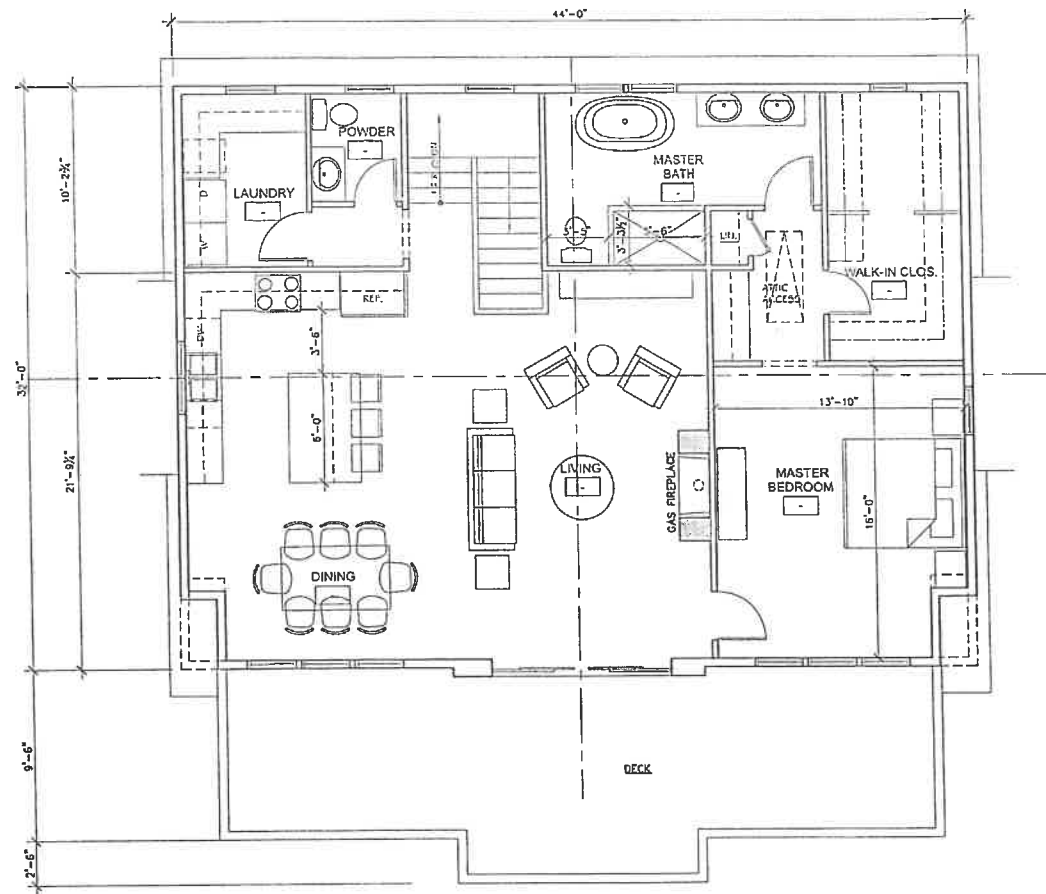
ON-SITE WASTEWATER TREATMENT SYSTEM
 for
AP 3 LOT 139 SEASIDE DRIVE
 in
 JAMESTOWN, RHODE ISLAND

SCALE: 1"=20'
 SHEET NO: 3 of 3
 DRAWN BY: MNG DESIGN BY: MNG CHECKED BY: JAR
 DATE: 2/25/2021 PROJECT NO.: 20130.00

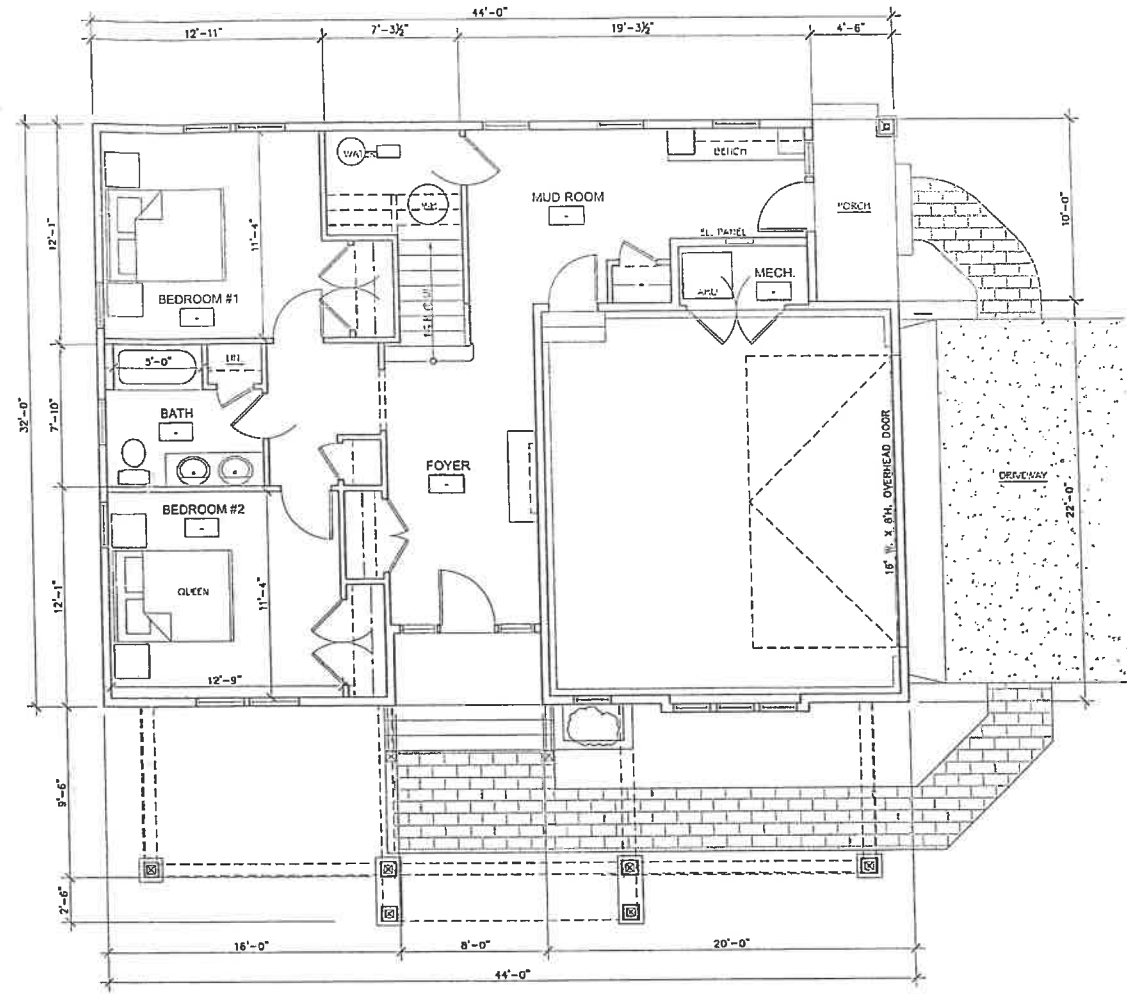


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PROPOSED SECOND FLOOR PLAN - PD2
1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN - PD2
1/8" = 1'-0"

A FIRST FLOOR PLAN
1/8" = 1'-0"

PROCESS	9-2-2021
Rev.	Issue Date
DORY STREET	
JAMESTOWN, RI	
FIRST FLOOR PLANS	
Project No.	21125
Drawn By:	EWY
Date:	9-2-2021
A1.1	

