

received
10-18-22 pm

Notice of Hearing

Application of 35 Sloop, LLC whose property is located at 35 Sloop Street, and further identified as Jamestown Tax Assessor's Plat 3, Lot 471 for a Special Use Permit granted under Article 6 Section 82-600 and 602, pursuant to Article 3 Section 82-314, High Groundwater Table and Impervious Overlay District Sub-District A. This application also seeks relief granted under Article 6 Section 82-600 and 602 pursuant to Article 3 Section 82-314, High Groundwater Table and Impervious Overlay District Sub-District A to have the impervious lot coverage be 10.3% where the maximum allowable coverage is 10% and the existing impervious coverage is 20.1%. The Applicant seeks to construct a new 2 bedroom dwelling while decreasing the amount of impervious coverage area. Said property is located in a R-40 zone and contains 8,177 square feet.

TOWN OF JAMESTOWN
ZONING BOARD OF REVIEW

Application for Special Use Permit under the Zoning Ordinance

Zoning Board of Review;

Jamestown, R.I.

Date: 10/18/2022

To Whom it may concern:

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: 35 Sloop LLC
584 East Shore Rd
Jamestown, RI 02835

Address: c/o Christian Infantolino, Esq.,
77 Narragansett Avenue
Jamestown, RI 02835

Owner: Same

Lessee: None

1. Location of premises: No. 35 Sloop Street
2. Assessor's Plat 3 Lot 471
3. Dimensions of lot: frontage: +/-72 ft. depth: +/-120 ft. Area: 8,177 sq. ft.
4. Zoning Districts in which premises are located: Use: RR40 Area: 40,000 sq. ft. Height: 35 ft.
5. How long have you owned the premises? Purchased on 5/12/2016
6. Is there a building on the premises at present? Yes
7. Size of existing building: +/-951 sq Feet
Size of proposed building or alteration: +/- 843 sq. ft.
8. Distance of proposed building or alteration from lot lines:
Required: front: 30' rear: 30' side: 10' (NOTE: Setbacks governed by R20)
Proposed: front: +/-30.3' rear: +/-54.8' side: +/-14.4' Side: +/-18.0'
Existing Impervious Coverage: 1,650 sq ft (20.1%)
Proposed Impervious Coverage: 843 sq. ft (10.3%)
Required Impervious Coverage: Max 10%

9. Present use of premises: Single family residence

10. Proposed use of premises: Single family residence

Location of septic tank & well on lot: No Change for the Well; Proposed Septic-Southwest corner of lot, rear of property

11. Give extent of proposed alterations: Applicant proposes to raise the existing structure and construct, utilizing a majority of the same footprint, a structure with a 843 sq ft foot print consistent with the aesthetic character of the neighborhood.

12. Number of families for which building is to be arranged: 1

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

Has the Inspector of Buildings refused a permit? Yes

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

This application seeks a Special Use Permit granted under Article 6 Section 82-600 and 602, pursuant to Article 3 Section 82-314, High Groundwater Table and Impervious Overlay District Sub-District A. This application also seeks relief granted under Article 6 Section 82-600 and 602 pursuant to Article 3 Section 82-314, High Groundwater Table and Impervious Overlay District Sub-District A to have the impervious lot coverage be 10.3% where the maximum allowable coverage is 10% and the existing impervious coverage is 20.1%

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

The granting of the special use permit will not result in conditions inimical to the public health, safety, morals and welfare, and will not substantially or permanently injure the appropriate use of the property in the surrounding area;

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land and structure and not the general characteristics of the surrounding area;

The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;

The granting of the requested variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of the ordinance;

The relief to be granted is the least relief necessary;

The hardship suffered by the applicant if the relief is not granted will amount to more than a mere inconvenience

Respectfully Submitted,

Signature: /s/ christian s. infantolino, esq., attorney for
applicants

Address: 77 Narragansett Avenue
Jamestown, RI 02835

Phone: 401-423-0400

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



Town of Jamestown, Rhode Island

Engineering/GIS Office

93 Narragansett Ave ♦ Jamestown, RI 02835 – 1509

Date: September 21, 2022

To: Building File
Lisa Bryer, Town Planner

From: Jean Lambert, P.E.

RE: Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, **Sub-District A**
35 Sloop LLC: AP 3, Lot 471; 35 Sloop Street, Jamestown, RI

I have reviewed the site plan entitled, "Town Submission for 35 Sloop, LLC., Located at AP3 Lot 471, 35 Sloop Street Jamestown RI" dated 9/1/22, prepared by American Engineering, Inc. for the above referenced property.

Existing Site/Soil Information:

The property is 8,177 square feet (sf) in area. The existing site is developed with a house, concrete driveway, concrete stairway and a utility pad (total existing impervious area is **1,650 sf or 20.1%**). Topography on the lot slopes from south to north 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 highwater table and 14" to impervious soil. The maximum impervious cover allowed is **10.0% or 818 sf**. The existing site exceeds the allowable area by 832 sf.

Proposed Site:

The applicant is proposing to raze the existing house and rebuild a new house (843 sf) on a slightly different foundation. The existing concrete driveway is to remain. A new advanced treatment OWTS (RIDEM #2115-1472: Septitech to bottomless sand filter) and rain garden are proposed. The OWTS permit is for 2-bedrooms and was issued on 7/15/2022.

Although the applicant is proposing to decrease the impervious area on the site, mitigation of the 10-year storm peak flow for the entire new 843 sf rooftop is provided. A rain garden with a total treatment volume of 224 cf is will be installed. The total proposed impervious cover will be **1462 sf (17.9%), a decrease of 188 sf**.

Recommendations/Conclusions:

- The proposed project proposes a reduction in impervious surfaces on the site from 20.1% existing to 17.9%, a reduction of 2.1%. The site exceeds the 10% allowable impervious cover but otherwise complies with the requirements of the HGWT.
- 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 rain garden shown on the approved site plans must be installed and maintained as outlined on the notes on the approved site plan.
- Any additional future site work that increases the area of impervious coverage will require a review following the requirements of the High Groundwater Ordinance.



Office of the Town Planner
MEMORANDUM

TO: Jamestown Zoning Board of Review
FROM: Lisa Bryer, AICP Town Planner for The Jamestown Planning Commission
RE: Motion for Zoning Section 82-314: High Groundwater Table and Impervious Overlay District, Sub-District A – 35 Sloop LLC, AP 3 Lot 471, 35 Sloop Street
DATE: October 11, 2022

At the October 5, 2022 Planning Commission meeting, the Planning Commission voted unanimously to recommend to the Jamestown Zoning Board, approval of the application of 35 Sloop LLC, applicant: AP 3 Lot 471, 35 Sloop 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 plans entitled "Town Submission for 35 Sloop, LLC., Located at AP 3 Lot 471, Jamestown RI" dated 9/1/22, and the supporting material prepared by American Engineering, Inc., 400 South County Trail – Suite A 201, Exeter, RI 02822, 401-294-4090.

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 dated September 21, 2022 and amended at the Planning Commission meeting:

Findings of Fact Section 314

1. The property is 8,177 square feet (sf) in area;
2. The existing site is developed with a house, concrete driveway, concrete stairway and a utility pad (total existing impervious area is **1,650 sf or 20.1%**);
3. Topography on the lot slopes from south to north on the site;
4. There are no freshwater wetlands on the property;
5. 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 14" to impervious soil;
6. The maximum impervious cover allowed is **10.0% or 818 sf**;
7. The applicant is proposing to raze the existing house and rebuild a new house (843 sf) on a slightly different foundation;
8. The total proposed impervious cover will be **843 sf (10.3%), a decrease of 807 sf**;
9. The existing concrete driveway is to be removed and replaced by a permeable surface driveway;

10. A new advanced treatment OWTS (RIDEM #2115- 1472: Septitech to bottomless sand filter) is proposed. The OWTS permit is for 2-bedrooms and was issued on 7/15/2022;
11. A new rain garden is proposed. Although the applicant is proposing to decrease the impervious area on the site, **The existing site exceeds the allowable impervious cover area by 25 sf;**
12. Mitigation of the 10-year storm peak flow for the entire new 843 sf rooftop is provided. A rain garden with a total treatment volume of 224 cf is will be installed;
13. The applicant's representative Patrick Freeman, PE of American Engineering, Inc, was accepted as an expert witness, and present at the Planning Commission meeting representing the application before the Planning Commission on October 5, 2022;
14. Jamestown Engineer Jean Lambert provided correspondence to the Building File and Lisa Bryer, Town Planner dated September 21, 2022 regarding the application (attached);
15. The proposed project proposes a reduction in impervious surfaces on the site from 20.1% existing to 10.3%, a reduction of 9.8%. The site exceeds the 10% allowable impervious cover but otherwise complies with the requirements of the HGWT;
16. The addition of stormwater mitigation and replacing an old substandard OWTS is a positive addition to the site and surrounding area;
17. The applicant will utilize part of the existing foundation as part of the new construction and the existing house and the new dwelling will have a crawl space.

Recommended Conditions of Approval

1. 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. After installation, Maintenance and inspection of the existing OWTS shall continue as required by the Town Onsite Wastewater Management Ordinance;
3. The rain gardens 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. 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;
4. 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;
5. Plans will be updated and reflect that the existing concrete driveway will be removed and replaced prior to submitting to the Zoning Board;
6. The applicant will confirm that the front and reach porches with no overhang are permeable and decks shall be permeable without lining;

7. Final review was completed administratively based on plan submitted 10/6/2022 illustrating removal of concrete driveway and replacing with crushed stone (attached).

Attachments: 1) Memo from Jean Lambert, PE dated September 21, 2022
2) A copy of the Plan referenced above dated 09/01/2022
3) A copy of the Plan referenced above dated 10/6/2022

C: Building Official/ZEO
David L. Piccoli, II, Applicant
American Engineering

Project Narrative
FOR
35 Sloop, LLC.

LOCATED AT

35 Sloop Street
Jamestown, Rhode Island

JAMESTOWN ASSESSOR'S MAP 3, LOT 471

PREPARED FOR

35 Sloop, LLC.
584 East Shore Road
Jamestown, RI 02835

September 2, 2022
Revised – October 12, 2022

Introduction

35 Sloop, LLC. is proposing to demolish the existing dwelling and construct a new dwelling on its property located at 35 Sloop Street in Jamestown. The lot is also designated as Lot 471 on Assessors Plat 3. The site is located on the southerly side of Sloop Street and is developed with an existing 2-bedroom dwelling, OWTS, private well, and impervious concrete driveway. An application to DEM for a 2-bedroom OWTS design consisting of a Septi-Tech Advanced Treatment System disposing to a bottomless sand filter has been approved per Application No. 2115-1472. As a condition of approval, the system will be required to be maintained by a licensed maintenance firm. Evidence of the maintenance requirement will be recorded in Land Evidence Records to ensure future owners are aware of the maintenance requirement. The proposed dwelling will be serviced by public utilities and private drinking water well to be installed in the southwest corner of the parcel.

Flood Zone Designation:

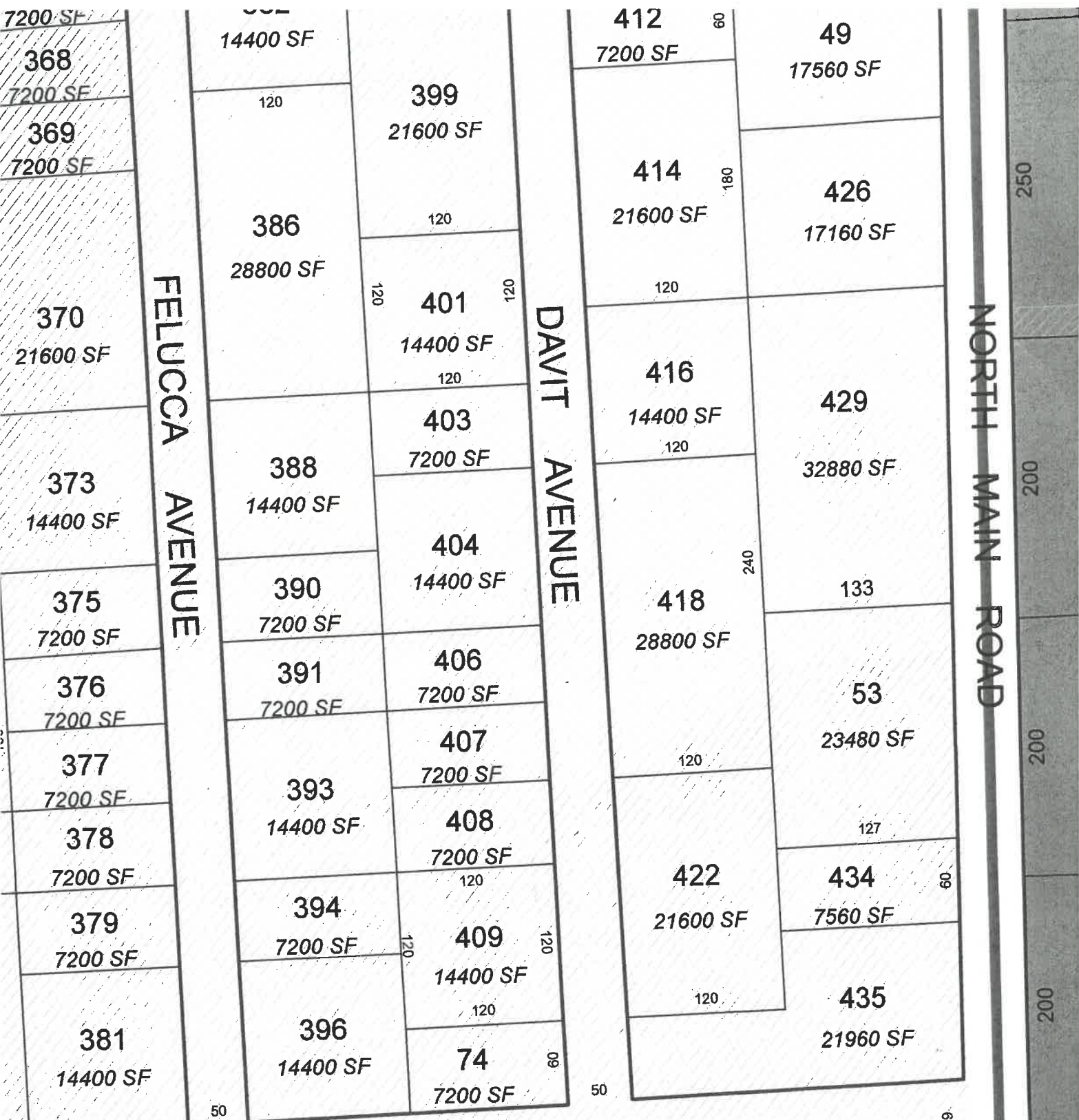
The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM Community Panel No. 44005C0067J, dated September 4, 2013) indicates that the site falls mostly within Zone X Area of minimal chance annual flooding.

Runoff Calculations

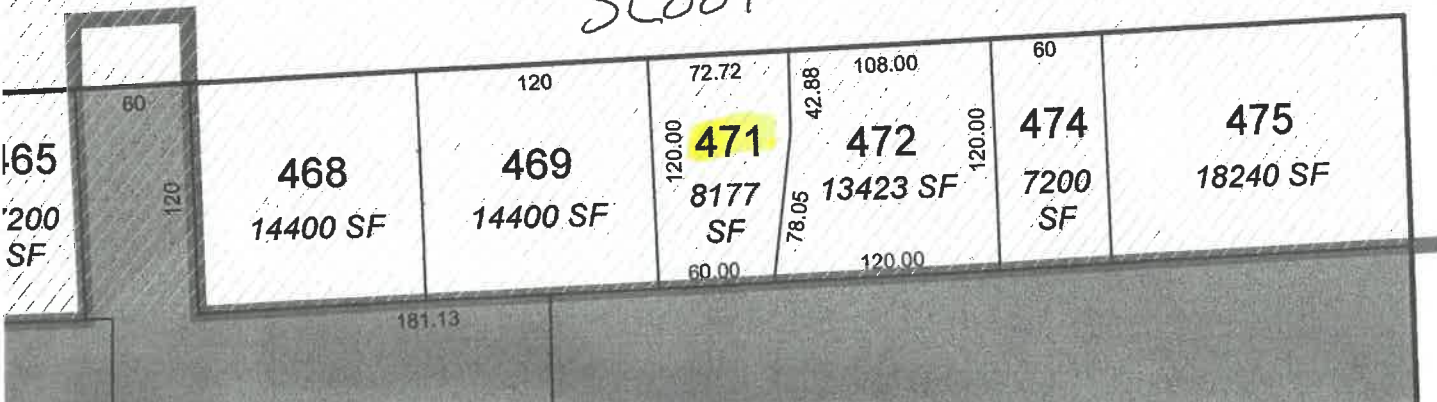
The ordinance requires that any increase in runoff caused by the proposed development for the 10-year, 24-hour storm event be captured and infiltrated. The proposed conditions reduce the impervious coverage for the parcel and, as a result, reduce the runoff from the parcel. At the request of the planning department, we have proposed a rain garden to provide stormwater runoff mitigation for the 10-year, 24-hour storm as if the existing dwelling were an area of lawn. See attached Excel sheet for details.

Summary

35 Sloop, LLC. is proposing to demolish the existing dwelling, replace the concrete driveway with crushed stone and construct a new dwelling on its 8,177sf lot of record. The existing impervious lot coverage is 1,650 sf or 20.1% and the proposed impervious lot coverage is 843 s.f. or 10.3% lot coverage. An advanced treatment septic system has been approved by the Rhode Island Department of Environmental Management to service the proposed dwelling. The project has been designed in accordance with the Town of Jamestown's requirements for managing stormwater as well as "The State of Rhode Island Stormwater management Guidelines for Individual Single-Family Residential Lot Development."



SLOOP



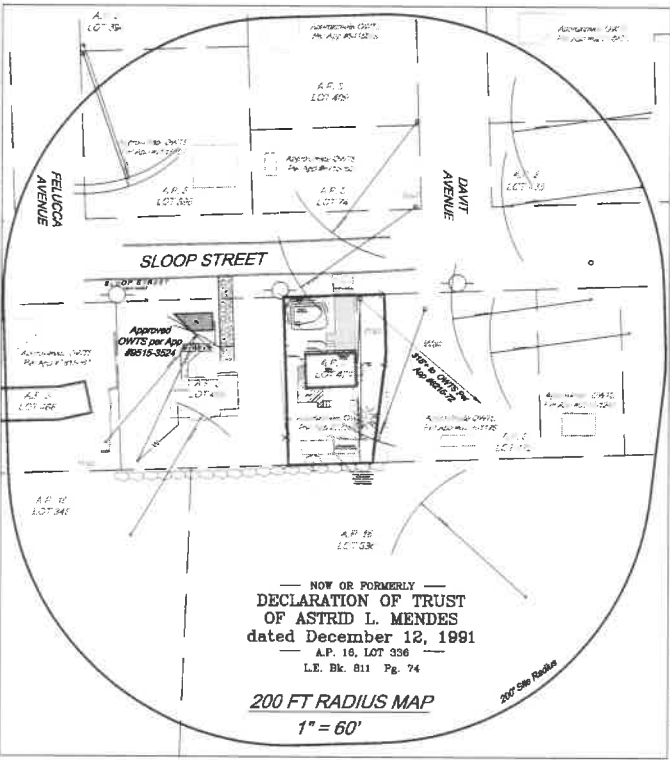


LOCUS MAP

NOT TO SCALE
BEING A.P. 3, LOT 471
LOT AREA = 8,177 s.f.

EXISTING IMPERVIOUS AREA:
HOUSE W/OVERHANG = 951 S.F.
CONCRETE DRIVEWAY = 619 S.F.
CONCRETE STAIRS = 30 S.F.
UTILITY PAD AND CHIMNEYS = 30 S.F.
TOTAL IMPERVIOUS AREA = 1,650 S.F.
1,624 / 8,177 S.F. = 20.1%

PROPOSED IMPERVIOUS AREA:
HOUSE including overhang over 12" = 843 S.F.
843 / 8,177 S.F. = 10.3%



DECLARATION OF TRUST OF ASTRID L. MENDES
dated December 12, 1991
A.P. 18, LOT 336
L.E. Bk. 811 Pg. 74

REFERENCES:

- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "JAMESTOWN SHORES PLAT NO. 4 IN JAMESTOWN, R.I. OWNED BY JAMES G. HEAD SCALE 1" = 100' APRIL 1947 BY E. NEWMAN, ENGR." SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN IN HANGING PLAT FILES 3 A&B.
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "PROPOSED SITE PLAN FOR DAVID L. PICCOLI PLAT 3, LOT 471 & 472 35 SLOOP STREET JAMESTOWN, RHODE ISLAND DATE: DEC. 26, 2013 REVISED JULY 29, 2014 BY RC COUNROYER ENTERPRISES, INC." SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN IN HANGING PLAT FILE 300-B.
- REFERENCE IS HEREBY MADE TO THAT NEWPORT COUNTY SUPERIOR COURT ADVERSE POSSESSION SETTLEMENT DOCUMENT NC-14-0017 FOR DAVID L. PICCOLI, II AND GILDA E. PICCOLI VS. LIONEL SOUSA RECORDED IN QUITCLAIM DEED FOUND IN THE TOWN OF JAMESTOWN LAND EVIDENCE BOOK 628, PAGE 30.

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 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: COMPREHENSIVE BOUNDARY SURVEY TOPOGRAPHIC SURVEY	MEASUREMENT SPECIFICATION: CLASS 1 CLASS T2
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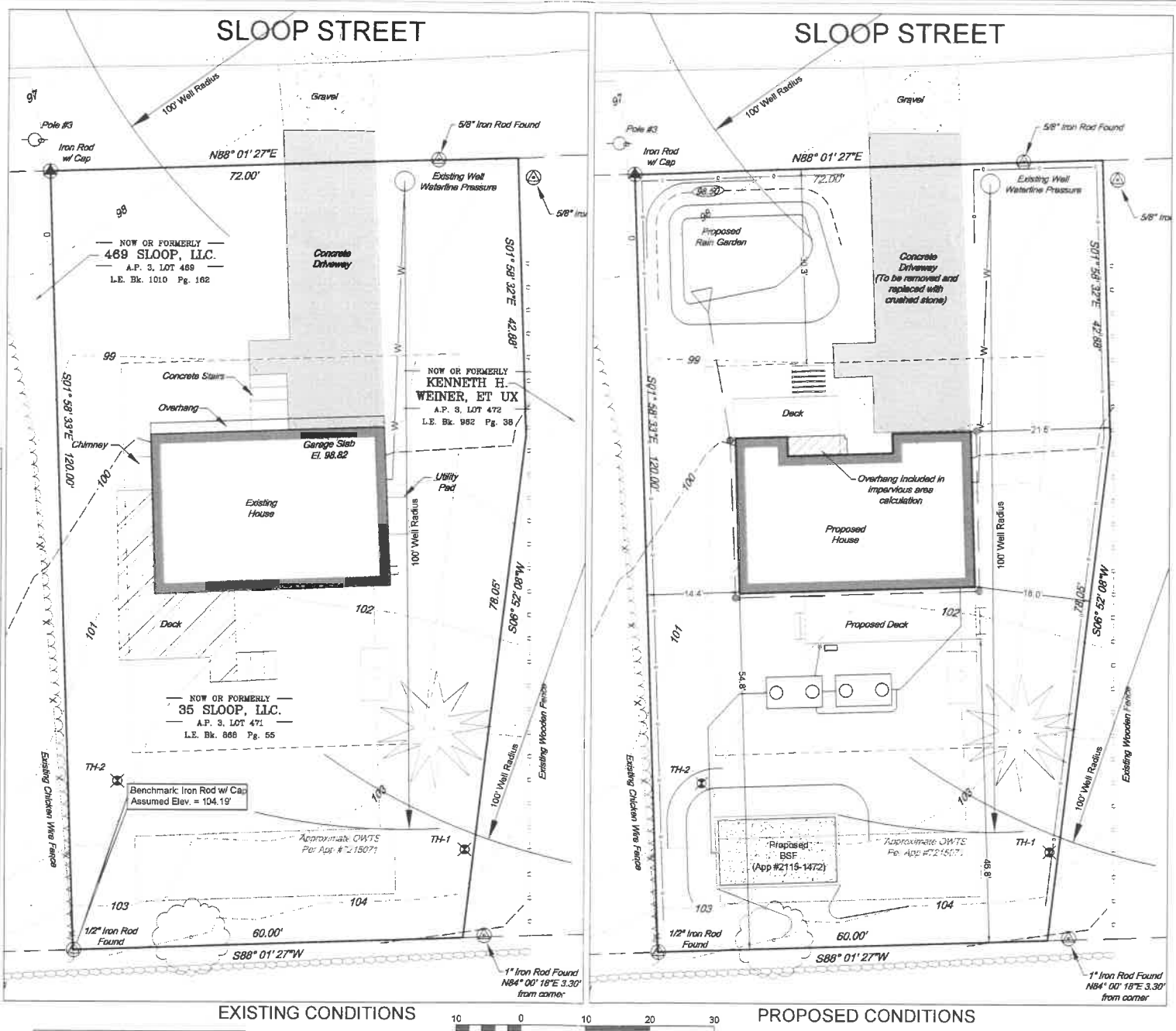
- THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO TRANSFER PARCEL 'A' FROM ASSESSOR'S PLAT 3, LOT 469, TO LOT 471. ALL MONUMENTS FOUND OR SET ARE DEPICTED, AS WELL AS ALL STRUCTURES, WALLS, & FENCES.

BY: MATTHEW J. COTTA PLS-1977
LS 0003453 COA

TESTHOLE & PERCOLATION DATA
TH 1 - VERIFIED @ 18" (2115-1472)
TH 2 - VERIFIED @ 18" (2115-1472)

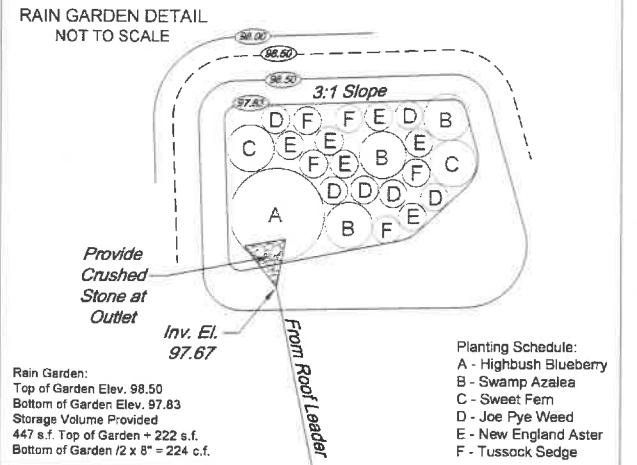
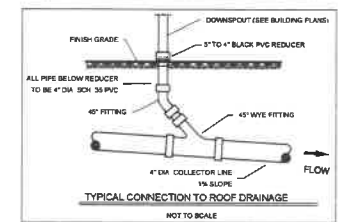
FEMA DETERMINATION
ZONE "X" - AREA OF MINIMAL CHANCE ANNUAL FLOODING
PANEL NO. - 44005C0067 J
EFFECTIVE - SEPTEMBER 4, 2013

NOTES:
1. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED/VERIFIED. CONTACT DIGSAFE PRIOR TO ANY EXCAVATION.



Rain Garden Notes:

- The bottom of the rain gardens should be level to encourage the even distribution of stormwater and increase infiltration capacity.
- 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.
- The amended soil layer should be a 50/50 mixture of the excavated native soil and mature organic compost.
- A crushed stone entrance should be installed at the inflow to prevent channeling.
- A berm to detain stormwater should be constructed along the downhill side perpendicular to the slope.
- 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.
- 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 designer to assure proper functioning, plant growth and survival. Plants shall be replaced on an as-needed basis during the growing season.
- Silt/bedrock 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.
- Pruning or replacement of woody vegetation shall occur when dead or dying vegetation is observed.
- Soil erosion gullies shall be repaired when they occur.
- Fertilizer or pesticides shall not be applied to plants within the rain garden.
- Perennial plants and ground cover shall be replaced as necessary to maintain an adequate vegetated ground cover.
- All roof leaders are to be diverted into the proposed rain gardens.
- The rain garden should be inspected annually by the property owner or designee and maintenance provided by self or professional if needed.



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

Rain Garden:
Top of Garden Elev. 98.50
Bottom of Garden Elev. 97.83
Storage Volume Provided:
447 s.f. Top of Garden = 222 s.f.
Bottom of Garden 1/2 x 8" = 224 s.f.

EROSION CONTROL & SOIL STABILIZATION PROGRAM

- DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
 - 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.
 - THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS, AND SHALL CONFORM WITH R 1 STANDARD SPECIFICATION M 20.
 - THE SEED MIX SHALL BE APPLIED WITHIN 24 HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
 - 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 |
| PERENNIAL RYEGRASS | 15 | AUGUST 15 - JUNE 15 |
| COLONIAL BENTGRASS | 5 | AUG 15 - OCT 15 |
| 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 | 15 | AUGUST 15 - JUNE 15 |
| COLONIAL BENTGRASS | 5 | AUG 15 - OCT 15 |
| BIRDFOOT TREFOIL | 5 | |
- TOTAL 100%ACRE
- TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OF FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCEL SORB BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
 - HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3000-4000 LBS/AC.
 - 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 PREVENT EROSION.
 - TEMPORARY SEEDINGS 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 RYEGRASS | 40 | 1.0 | MAY 15 - AUGUST 15 |
| MILLET | 40 | 1.0 | MAY 15 - JUNE 15 |
| WINTER RYE | 120 | 3.0 | AUGUST 15 - JUNE 15 |
| OATS | 120 | 3.0 | MAR 15 - JUNE 15 |
| WEEDING | | | MAY 1 - JUNE 30 |
| LOWGROWER | 20 | 0.5 | |
- 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 CHARGE.
 - THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THRU OCT 15TH.
 - ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STANDARD SPECIFICATIONS SECTION 202.
 - STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
 - STOCKPILES OF TOPSOILS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED.
 - ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
 - REFERENCE THE EROSION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION.

SEDIMENTATION CONTROL PROGRAM

- ALL DISTURBED AREAS SUBJECT TO EROSION TENDENCIES WHETHER THEY ARE NEWLY FILLED OR EXCAVATED SHALL RECEIVE EROSION CONTROL MEASURES.
- DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
- CARE SHALL BE TAKEN SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING EITHER EXISTING OR PROPOSED DRAINAGE OR SEWER STRUCTURES.
- SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED PERIODICALLY AND AFTER PERIODS OF RAINFALL. SUCH DEVICES SHALL BE REPAIRED OR REPLACED AS NEEDED.
- CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENT" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECT TO STORM WATER FLOW.
- ADDITIONAL HAYBALES, BURLAP FENCE OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
- REFERENCE THE RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1996 WITH ANY AMENDMENTS, AS A GUIDE.

ORDER OF PROCEDURE

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

MAINTENANCE AND RESPONSIBILITY

- THE CONSTRUCTION SUPERINTENDENT SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN IMPLEMENTATION. HE SHALL ALSO BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION WORKERS AND SUB CONTRACTORS ARE AWARE OF THE PROVISIONS OF THE PLAN AND THE ENGINEER'S REPORT.
- 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.
- REPLANTING, REGRADING OR OTHER REPAIRS NEEDED AS A RESULT OF EROSION AND SEDIMENTATION SHOULD BE DONE PROMPTLY.

NOTES:

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

GENERAL NOTES

- 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.
- IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES AND ADJUTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
- 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.
- ALL WORK WITHIN THE STATES ROW WILL CONFORM TO ROOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2010 AMENDED AUGUST 2013 AND STANDARD DETAILS, JUNE 15, 1998 AS AMENDED BY REVISION C. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE OFF IN COMPUTING ANY ESTIMATE.
- EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND BEED. SEE EROSION CONTROL PROGRAM DETAILS.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND SOIL EROSION CONTROL MEASURES.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANIES. CALL DIG-SAFE (888)344-7283.
- THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
- ALL CONSTRUCTION AND UTILITY WORK SHALL CONFORM TO THE LATEST MUNICIPAL STANDARDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, UNDERSTAND AND IMPLEMENT THESE REQUIREMENTS PROPERLY.

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS:
1. SLOOP STREET

TOWN SUBMISSION FOR
35 SLOOP, LLC
LOCATED AT
A.P. 3, LOT 471
35 SLOOP STREET
JAMESTOWN, R.I.

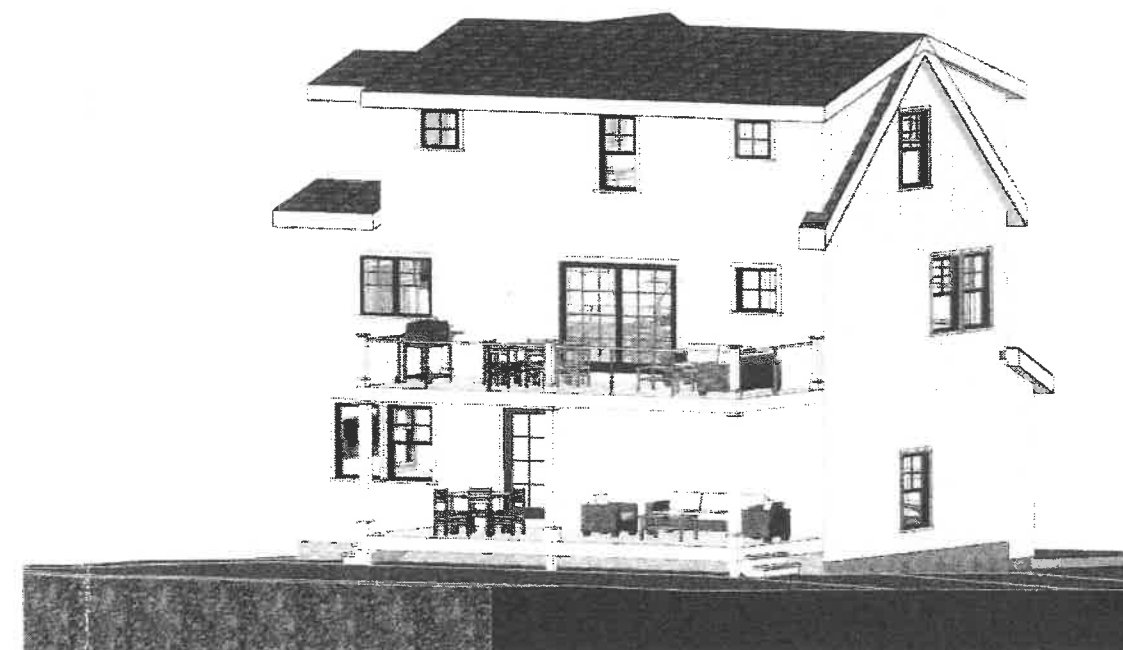
Checked by: MJC
Date: 09/01/2022
Scale: 1" = 10'
Drawn by: PJF
Revisions:
NO. 1
DATE
BY
REVISION
PER PLANNING COMMISSION COMMENTS

PATRICK J. FREEMAN
NO. 13125
REGISTERED PROFESSIONAL ENGINEER
LAND SURVEYOR

MATTHEW J. COTTA
NO. 1977
REGISTERED PROFESSIONAL LAND SURVEYOR

AMERICAN ENGINEERING, INC.
Professional Engineering & Land Surveying
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCotta@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
1
of 1 sheets
Drawing No. 121225



**New
Construction**

**David & Gilda
Piccoli**
35 Sloop Street
Jamestown RI

MARK	DATE	DESCRIPTION
LVC	2/10/22	Schematic Design
LVC	2/14/22	Schematic Design revisions
LVC	2/23/22	Schematic Design revisions

CONSULTANTS

PROJECT NO: 0224

DATE: 2/23/2022

DRAWN BY: LMC

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SHEET TITLE

COVER SHEET

PROGRESS PRINTS NOT FOR CONSTRUCTION

**New
Construction**

**David & Gilda
Piccoli**
35 Sloop Street
Jamestown RI

MARK	DATE	DESCRIPTION
1	2/23/22	Site/Structure Design
2	2/23/22	Structural Design Review
3	2/23/22	Structural Design Review

CONSULTANT'S

PROJECT NO: 0224

DATE: 2/23/2022

DRAWN BY: LMC

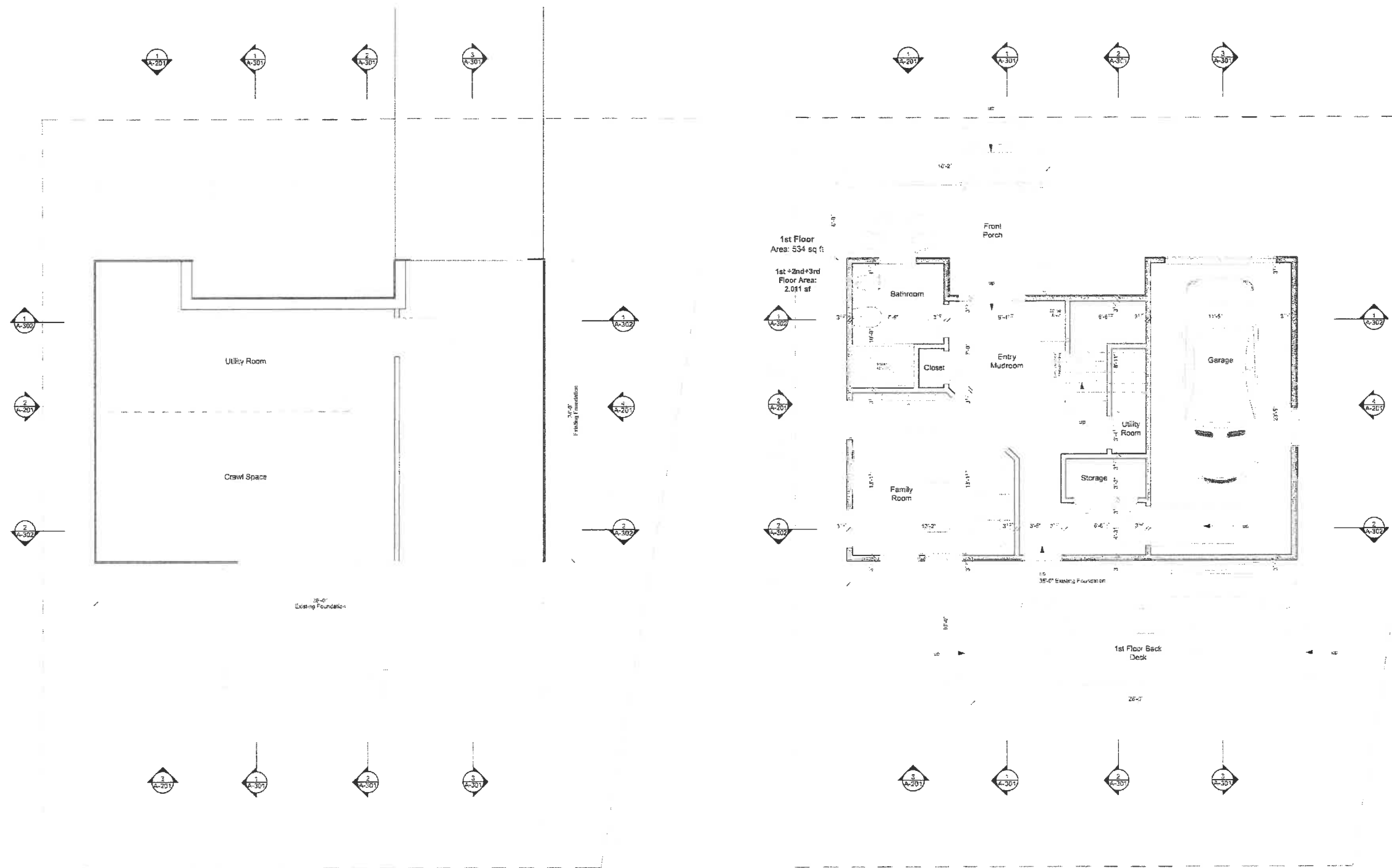
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SHEET TITLE

**FOUNDATION &
FIRST FLOOR
PLANS**

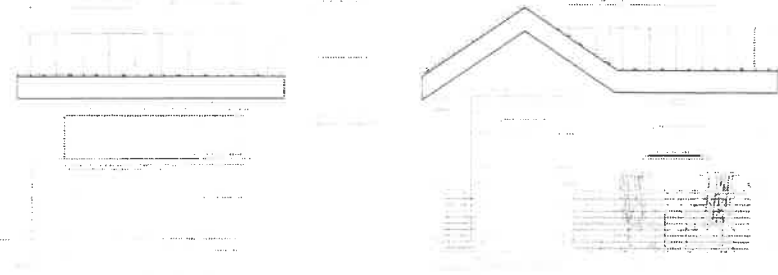
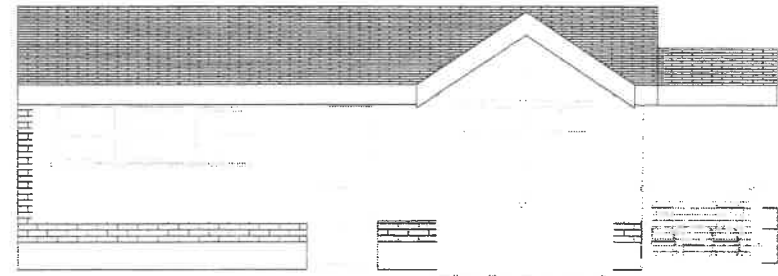
A-101



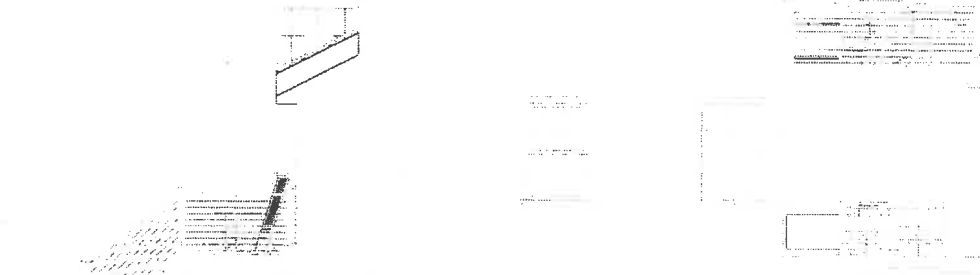
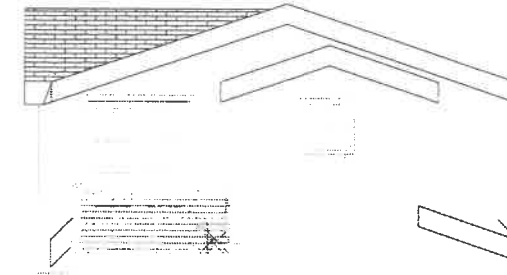
1 Foundation Plan
SCALE 1/4" = 1'-0"

2 1st Floor Plan
SCALE 1/4" = 1'-0"

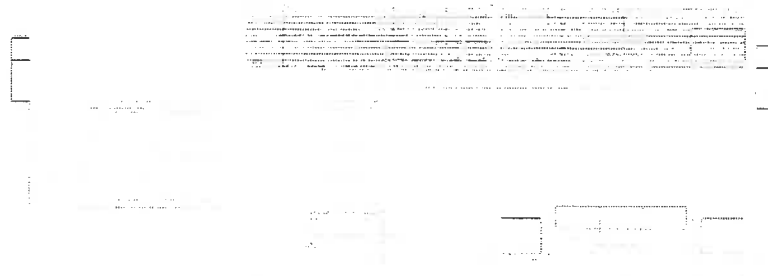
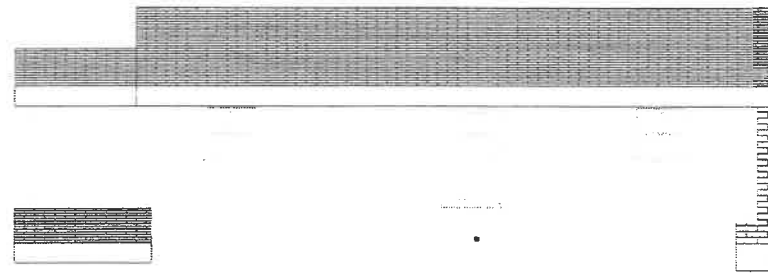
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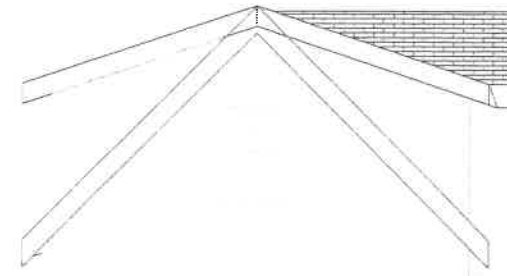
1 North Elevation
SCALE: 1/4" = 1'-0"



2 West Elevation
SCALE: 1/4" = 1'-0"



3 South Elevation
SCALE: 1/4" = 1'-0"



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



PROGRESS PRINTS NOT FOR CONSTRUCTION

LISA CARLISLE
Architect

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RI Reg # 2043
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Jamestown, RI 02835
401-560-0850
lcarlisle@LisaCarlisleArchitect.com

New
Construction

David & Gilda
Piccoli
35 Sloop Street
Jamestown RI

MARK	DATE	DESCRIPTION
LMC	2/10/22	Schematic Design
LMC	2/14/22	Schematic Design revisions
LMC	2/23/22	Schematic Design revisions

CONSULTANT'S

PROJECT NO: 0224
DATE: 2/23/2022
DRAWN BY: LMC

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SHEET TITLE
ELEVATIONS

A-201

**New
Construction**

**David & Gilda
Piccoli**
35 Sloop Street
Jamestown RI

MARK	DATE	DESCRIPTION
LMC	2/19/22	Schematic Design
LMC	2/14/22	Schematic Design
LMC	2/19/22	Schematic Design

CONSULTANT'S

PROJECT NO: 0224
DATE: 2/23/2022
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SHEET TITLE
SECTIONS

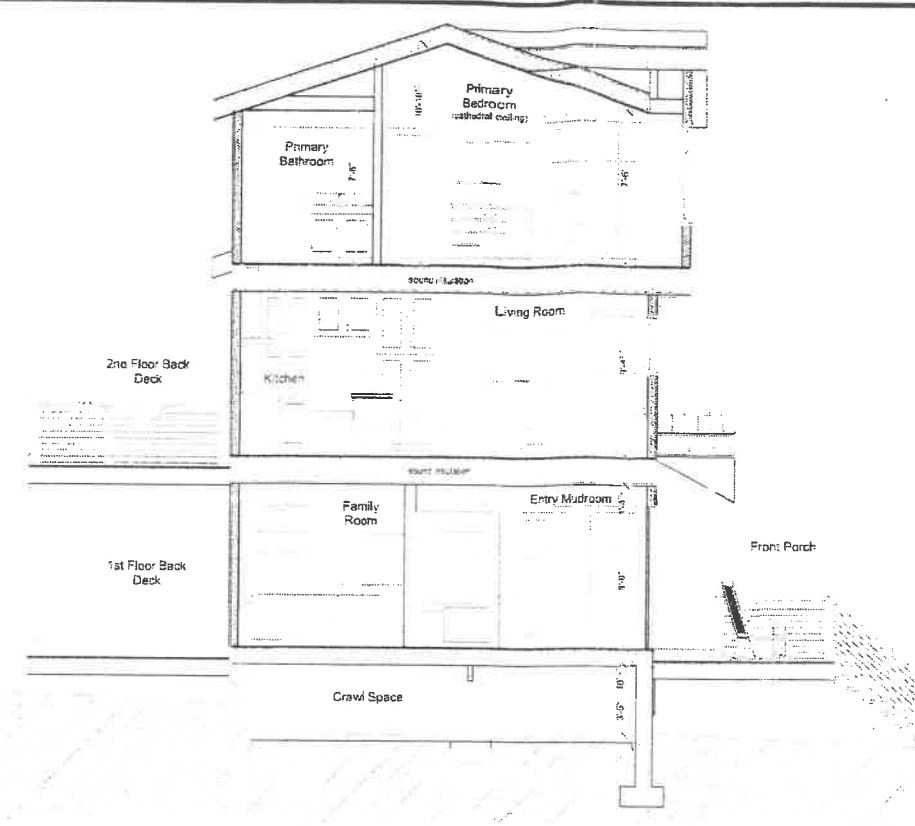
A-302



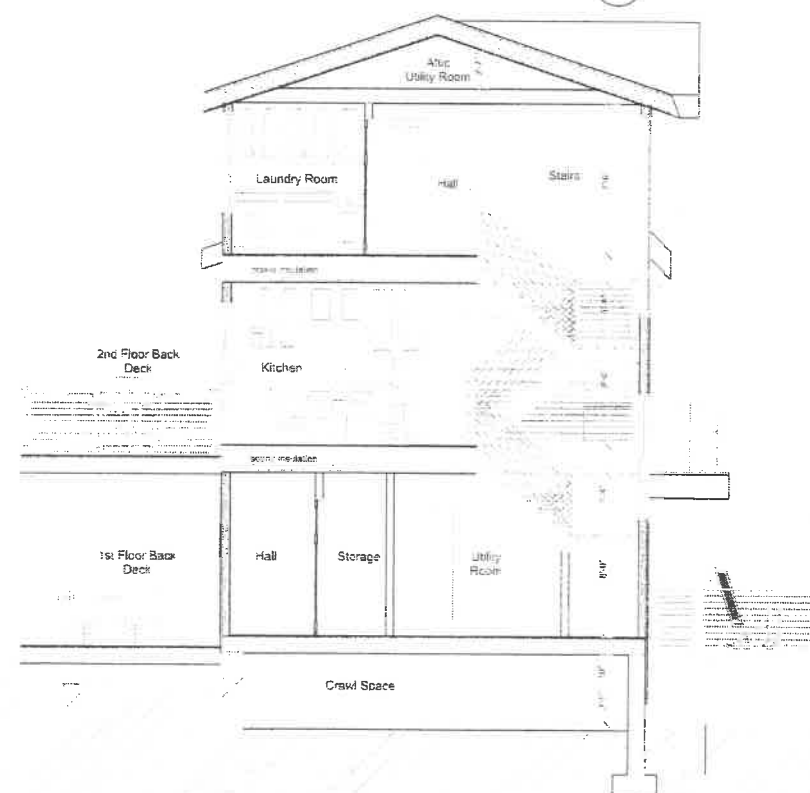
PROGRESS PRINTS NOT FOR CONSTRUCTION

New
Construction

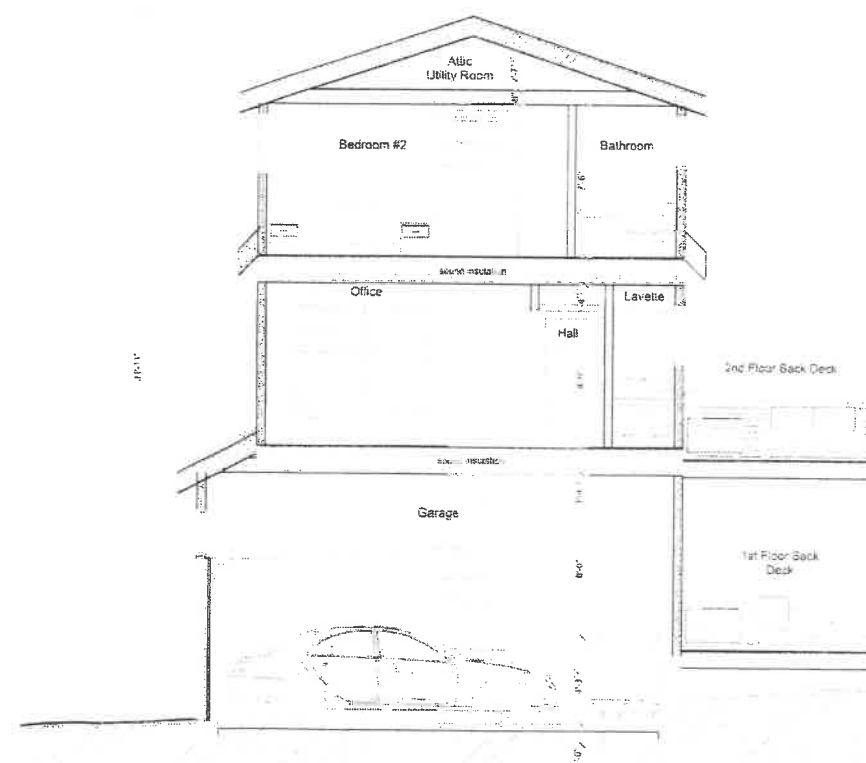
David & Gilda
Piccoli
35 Sloop Street
Jamestown RI



1 Section A-A Entry
SCALE: 1/4" = 1'-0"



2 Section B-B Stairs
SCALE: 1/4" = 1'-0"



3 Section C-C Garage
SCALE: 1/4" = 1'-0"

PROGRESS PRINTS NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
LMC	2/10/22	Schematic Design
LMC	2/14/22	Schematic Design
LMC	2/23/22	Schematic Design

CONSULTANTS

PROJECT NO: 0224
DATE: 2/23/2022
DRAWN BY: LMC

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SHEET TITLE
SECTIONS

A-301