

LOCUS 1"=2000'

ASSESSORS MAP 57, PLAT 14, LOT 111
N/F
GORDON K. RAZEE

ASSESSORS MAP 57, PLAT 14, LOT 261
N/F
JO-ANNE MCEVOY

ASSESSORS MAP 48, PLAT 14, LOT 375
N/F
MELISSA & BO YANG

ASSESSORS MAP 48, PLAT 14, LOT 373
N/F
JOSHUA & CHELSEA GREENLESS

ASSESSORS MAP 48, PLAT 14, LOT 169
N/F
THOMAS R. & JANET A. JOYCE

ASSESSORS MAP 48, PLAT 14, LOT 129 - VACANT
14.5 ACRES
M.B.A. > 42,750 S.F.

PROPOSED AREA, LOT 129
12.5 ACRES
M.B.A. > 42,750 S.F.

ASSESSORS MAP 48, PLAT 14, LOT 3
N/F
WILLIAM A. & ELIZABETH J. JOHNSON

ASSESSORS MAP 48, PLAT 14, LOT 210
N/F
MATTHEW & JENNIFER WALLACE

ASSESSORS MAP 48, PLAT 14, LOT 33
N/F
MARVIN F. & JOAN WITHROW

ASSESSORS MAP 48, PLAT 14, LOT 40
N/F
KERRI W. VALENTINE

ASSESSORS MAP 48, PLAT 14, LOT 170
N/F
ROBERT C. LEITZE

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
OWTS & FRESHWATER WETLANDS
JOINT PERMIT APPROVAL

OWTS: 2109-1395 FORM 22-0237

APPROVED: [Signature] DATE: 9/22/22

File Changes Allowed Without RIDEM Approval
Approved Plans/Permits Must Be Kept at Construction Site

DENSITY CALCULATIONS
1 PROPOSED NEW PARCELS
4 BEDROOMS EACH

M.B.A. NOTE
REQUIRED M.B.A.: 42,750 S.F.
M.B.A. PROVIDED:
PARCEL A 43,200 S.F.

AREA ANALYSIS
OVERALL LOT AREA 14.5 Acres
1 LOTS PROPOSED
PARCEL A 2,000 Acres
REMAINDER OF PARCEL 12.5 Acres

- SUBDIVISION NOTES:**
- EXISTING GROUND COVER CONSISTS OF MODERATELY WOODED AREA.
 - THE ENTIRE SITE FALLS WITHIN ZONE 'C' PER FEMA FIRM COMMUNITY PANEL No. 445397 0001 B, REVISED: FEBRUARY 16, 1983.
 - PROPOSED USE - RESIDENTIAL.
 - EROSION CONTROLS SHALL MEET OR EXCEED RISCS/DEM STANDARDS.
 - THERE SHALL BE A 2' MINIMUM SEPARATION BETWEEN THE WET SEASON GROUND WATER ELEVATION AND THE BOTTOM OF THE FOUNDATION.
 - ALL STUMPS AND BOULDERS SHALL BE REMOVED TO AN APPROVED OFF-SITE LOCATION.
 - RUNOFF FROM THE DRIVEWAYS SHALL NOT BE DIRECTED ONTO MOOSEHORN ROAD.
 - WETLANDS ARE LOCATED ON THE WESTERN PORTION OF LOT 129. WETLAND PERMIT FOR PARCEL A IS PENDING
 - O.W.T.S PERMIT IS PENDING

SOILS CONSERVATION SERVICE NOTE:
SEE MAP BELOW FOR SOIL TYPE LOCATIONS.
AREA IS SHOWN ON RI SCS MAPPING AS BnB, BoC, ChB, AND Rf SOILS -
BnB 1.17 Ac - WATER TABLES GREATER THAN 6 FEET.
BoC 10.54 Ac - WATER TABLES GREATER THAN 6 FEET.
ChB 4.44 Ac - WATER TABLES GREATER THAN 6 FEET.
Rf 2.51 Ac - WATER TABLES 0-1.5'.

- REFERENCES**
- LAND EVIDENCE BOOK 46 PAGE 294.
 - RECORD PLATS 260 & 505 "MARION C. RAZEE & EDWIN P. & MILDRED JOHNSON,1"=100'...ROBERT J. CURRAN & ASSOCIATES SURVEYING, 1/31/75..."
 - RECORD PLAT 699 "JOHNSON-WALLACE PLAT, MINOR SUBDIVISION... PREPARED FOR JENNIFER JOYCE WALLACE, BY ALPHA ASSOCIATES, SCALE 1"=40', JANUARY, 2002.

CERTIFICATION:
THIS PLAN, AND UNDERLYING SURVEY PRODUCT, WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THIS CERTIFICATION. SAID CERTIFICATION DOES NOT EXTEND TO ANY UN-NAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON, PERSONS, OR ENTITY.

TO WILLIAM JOHNSON & JANET JOYCE, IT IS HEREBY CERTIFIED THAT THIS SURVEY AND BEEN CONDUCTED AND THIS 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:

LIMITED CONTENT BOUNDARY SURVEY CLASS 'Y'
TOPOGRAPHY CLASS 'M' LIDAR

FURTHER, THE INFORMATION DEPICTED ON HEREON WAS OBTAINED FROM FIELD OBSERVATIONS MADE ON THE SITE IN MARCH, 2022 FOR THE PURPOSE OF THE CONDUCT OF A SURVEY FOR THE PREPARATION OF A MINOR SUBDIVISION.

HARRY A. MILLER JR., No. 1967
COA: LS-107

HARRY A. MILLER JR.
No. 1967
PROFESSIONAL LAND SURVEYOR

THIS PLAN SHALL BE INDEXED UNDER
ABUTTING STREET:
CARR POND ROAD, MOOSEHORN ROAD

PRELIMINARY PLAN
JOHNSON PLAT No. 2 - MINOR SUBDIVISION

ASSESSORS MAP 48, PLAT 14 LOT 129
EAST GREENWICH, RHODE ISLAND
ASSESSORS PLAT 2, LOT 25-1
WEST GREENWICH, RHODE ISLAND
POLE 508, CARRS POND ROAD
PREPARED FOR: WILLIAM A. JOHNSON & THOMAS R. JOYCE
275 MOOSEHORN ROAD
EAST GREENWICH, RHODE ISLAND

PREPARED BY: ALPHA ASSOCIATES, LTD
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RHODE ISLAND 02818
T.401.884.8506 F.401.884.7747

SCALE: 1"=60' APRIL, 2022 SHEET 1 OF 2 REV: 7/27/22



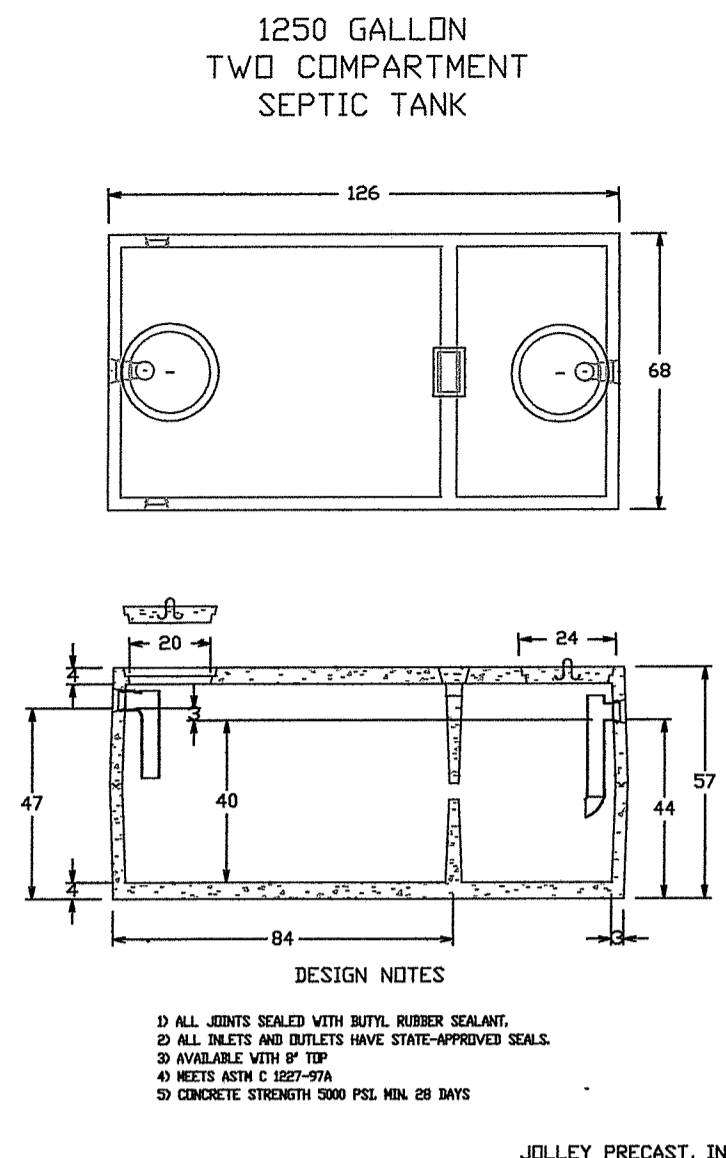
LEGEND

- 100 --- EXISTING CONTOUR
- 100 --- PROPOSED CONTOUR
- EXISTING STONE WALL
- EXISTING EDGE OF PAVEMENT
- EXISTING TRAIL
- EXISTING DRILL HOLE
- EXISTING IRON PIPE
- EXISTING IRON PIN
- SET IRON PIN
- UTILITY POLE

Environmental Management

SEP 16 2022

Office of Water Resources



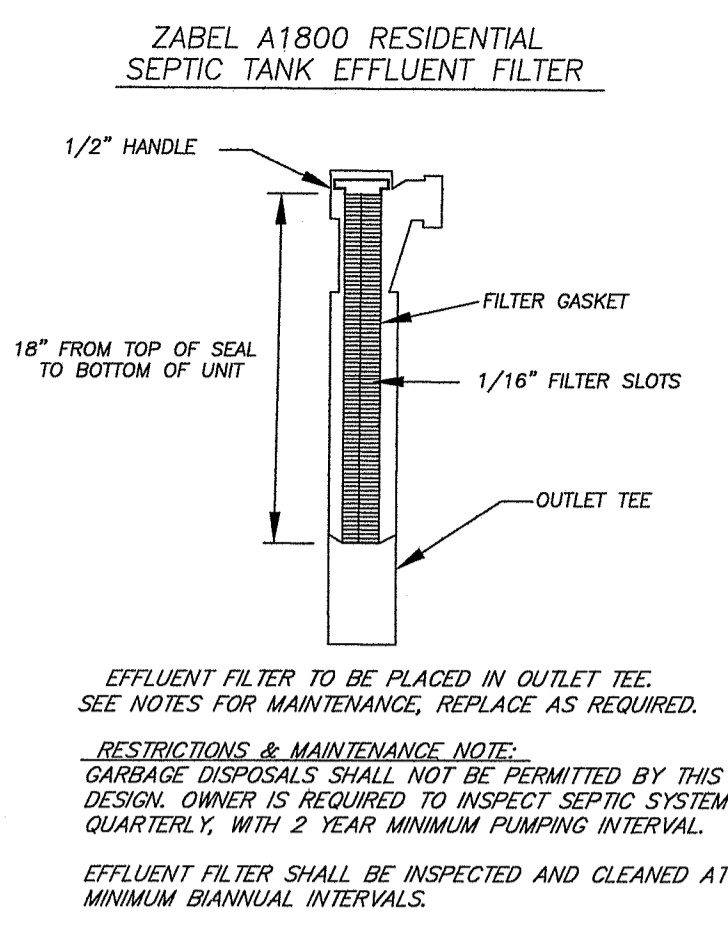
CP Distribution Box - 5

CONCRETE PRODUCTS
Terry Lane
Glocester, RI 02814
(401) 568-8874

PRODUCT CODE
CPDB-5

DESIGN NOTES:
• Inlet baffles cast in place.
• Concrete is 4000 psi at 28 days.

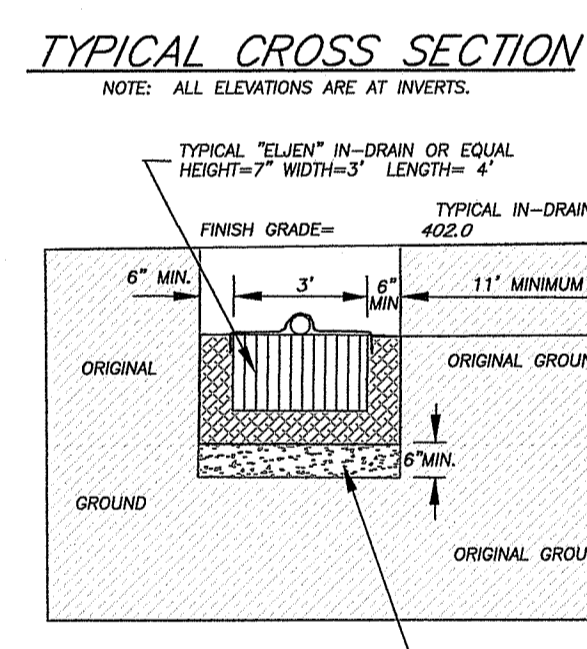
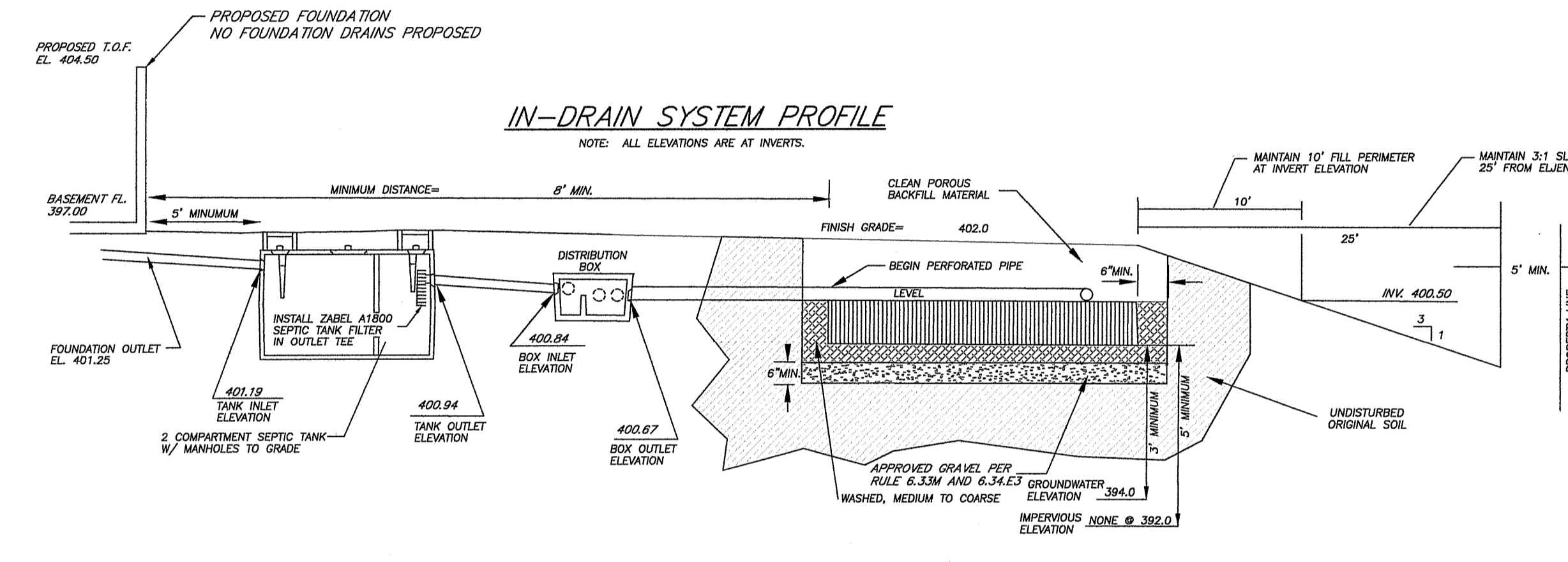
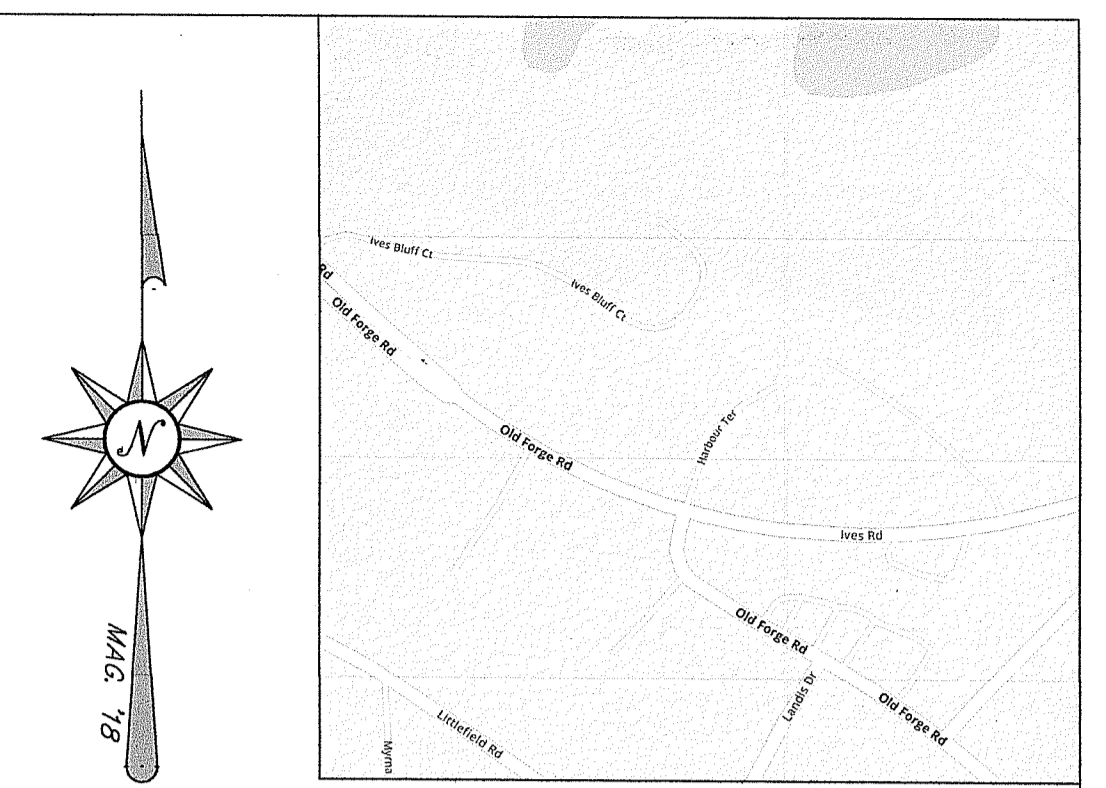
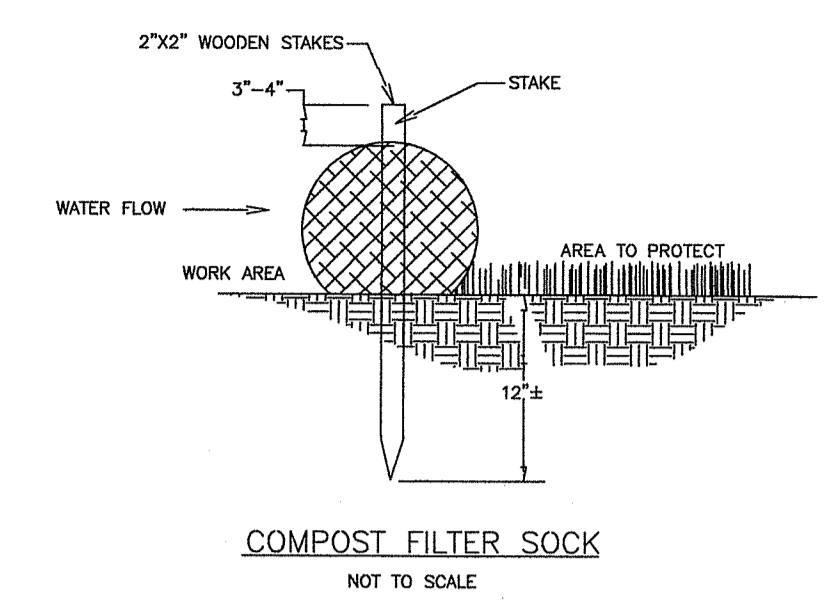
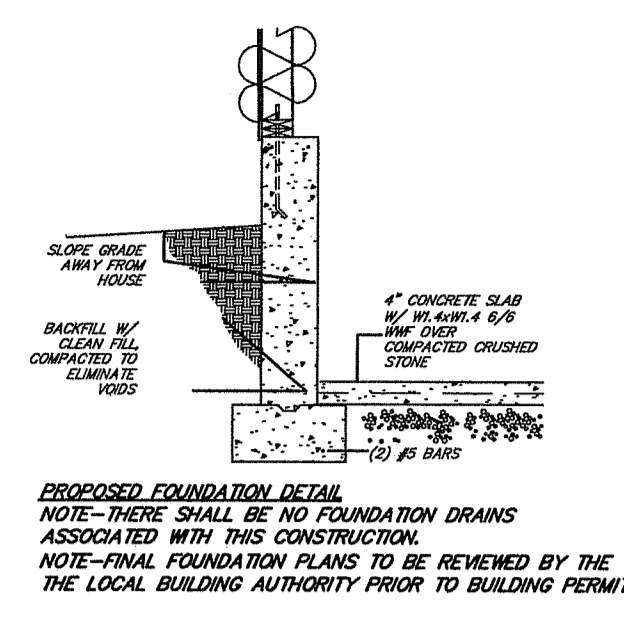
Pre-cast Bulkheads, Steps, and Septic Tanks



EFFLUENT FILTER TO BE PLACED IN OUTLET TEE. SEE NOTES FOR MAINTENANCE, REPLACE AS REQUIRED.

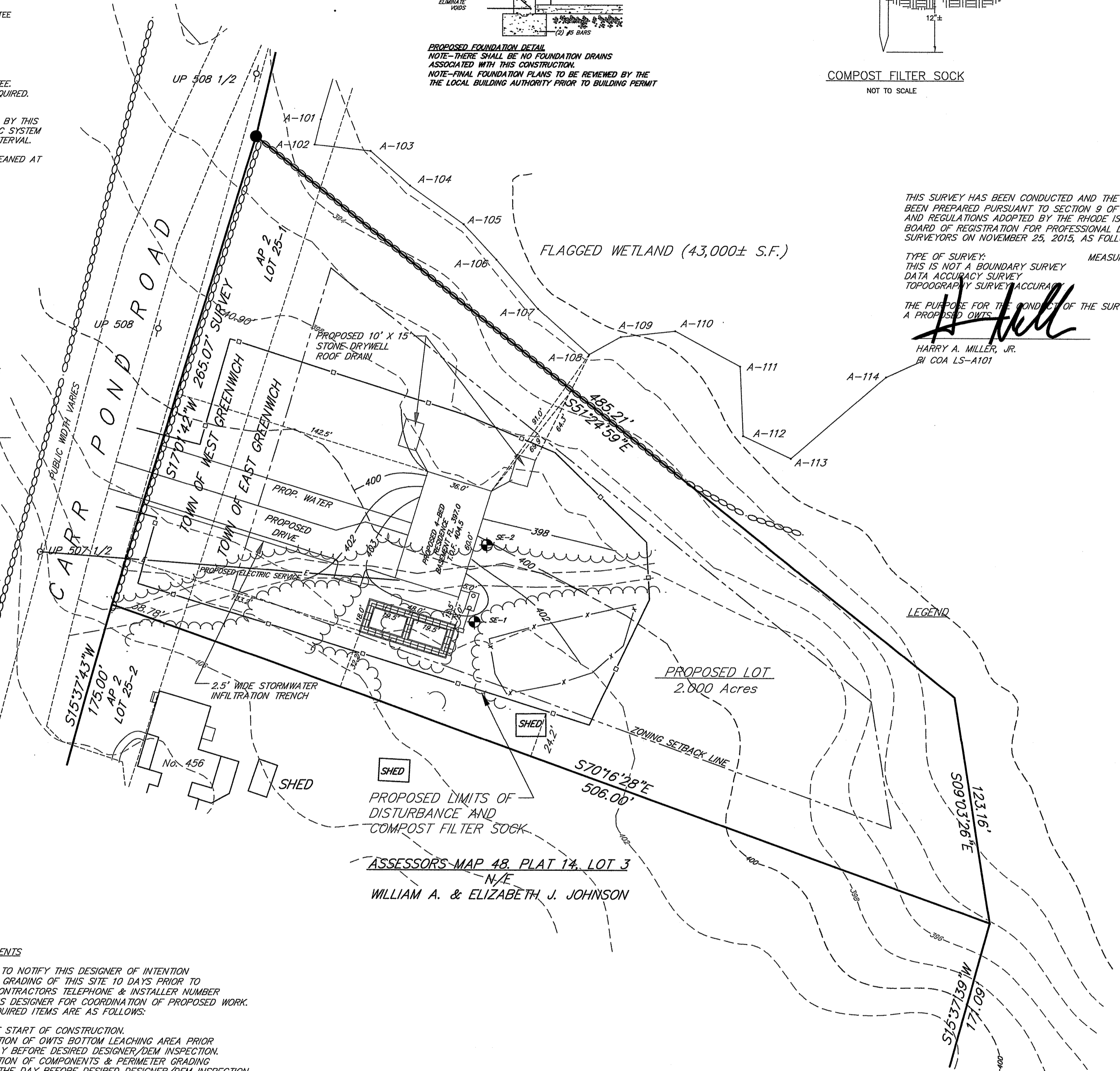
RESTRICTIONS & MAINTENANCE NOTES:
GARBAGE DISPOSALS SHALL NOT BE PERMITTED BY THIS DESIGN. OWNER IS REQUIRED TO INSPECT SEPTIC SYSTEM QUARTERLY, WITH 2 YEAR MINIMUM PUMPING INTERVAL.

EFFLUENT FILTER SHALL BE INSPECTED AND CLEANED AT MINIMUM BIENNIAL INTERVALS.



- IN-DRAIN NOTES:**
- ALL BRUSH AND TREES TO BE REMOVED A MINIMUM TO DISTANT FROM LEACHING AREA.
 - STRIP INDIVIDUAL TRENCHES TO EL. 398.92 AND PLACE A (6) INCH GRAVEL BASE MEETING THE REQUIREMENTS OF RULE 6.33M TO EL. 398.92.
 - PLACE A 6" MINIMUM LEVEL RAKED CONCRETE SAND BED OVER APPROVED GRAVEL BACKFILL TO ELEVATION 399.92.
 - PLACE IN-DRAINS, STRIPE SIDE UP, END TO END ON THE LEVEL RAKED SAND BED.
 - PLACE 4" PERFORATED PIPE OVER STRIPE ON IN-DRAINS. CONNECT MID-POINTS ON ROWS 40' OR LONGER.
 - SECURE PIPE WITH ONE ELIEN CLAMP PER IN-DRAIN. FORCE CLAMP THROUGH IN-DRAIN AND INTO THE SAND BED.
 - INSTALL ELIEN COVER FABRIC (FILTER FABRIC) OVER ROWS OF IN-DRAINS. DRAPE FABRIC STRAIGHT DOWN OVER PIPE OVER PIPE AND SIDES OF IN-DRAINS. SECURE WITH HAND SHOVELED SAND. DO NOT BLOCK HOLES IN PERFORATED PIPE.
 - PLACE CONCRETE SAND BETWEEN ROWS AND A MINIMUM OF 6 INCHES AROUND THE SIDES OF THE IN-DRAINS.
 - BACKFILL WITH CLEAN MATERIAL DEVOID OF LARGE ROCKS TO A MINIMUM OF 1.0' AND MAXIMUM OF 1.5' ABOVE INVERT (NO VENT).
 - MAINTAIN INVERT ELEVATION TO FEET DISTANT TO LEACHING AREA IN ALL DIRECTIONS TO EL. 400.50 MINIMUM UNLESS NOTED.
 - INSTALL ZABEL A1800 RESIDENTIAL SEPTIC TANK EFFLUENT FILTER (OR EQUAL) INSIDE SEPTIC TANK OUTLET TEE.

- CONSTRUCTION NOTES:**
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH RIDEM RULES AND REGULATIONS OF NOVEMBER 25, 2018, AS AMENDED.
HEAVY EQUIPMENT SHALL NOT PASS OVER OWTS AREA. PAVEMENT, PARKING AND VEHICULAR TRAFFIC ARE PROHIBITED OVER OWTS UNLESS SPECIFIED BY DESIGN.
NO TRACKED VEHICLES ALLOWED OVER SYSTEM AREA.
- RESTRICTIONS & MAINTENANCE NOTES:**
- GARBAGE DISPOSALS SHALL NOT BE PERMITTED BY THIS DESIGN. OWNER IS REQUIRED TO INSPECT SEPTIC SYSTEM QUARTERLY, WITH 2 YEAR MINIMUM PUMPING INTERVAL.
 - EFFLUENT FILTER SHALL BE INSPECTED AND CLEANED AT MINIMUM BIENNIAL INTERVALS.
- SEPTIC SYSTEM NOTE:**
1. COMPARTMENT SEPTIC SYSTEM TO BE PLACED ON STABLE LEVEL BASE WITH INLET & OUTLET TEES WITH MANHOLES PLACED TO GRADE.
WELL TO SEPTIC TANK MINIMUM SEPARATION N/A
WATERLINE TO SEPTIC TANK MINIMUM SEPARATION 10 FEET.
- DISTRIBUTION BOX NOTES:**
1. H-20 WHEEL LOADING DISTRIBUTION BOX WITH BAFFLE TO BE PLACED ON STABLE LEVEL BASE WITH ACCESS COVER TO GRADE.
2. 3 S.F. MINIMUM BOTTOM AREA REQUIRED.
WELL TO DISTRIBUTION BOX MIN. SEPARATION N/A
WATERLINE TO DISTRIBUTION BOX MIN. SEPARATION 10 FEET.
PIPING TO BE SOLID 4" SDR 35 PVC 2" MINIMUM TO OWTS.
- LEACHFIELD AREA CALCULATIONS:**
TOTAL # OF BEDROOMS = 4
4 x 115 GAL./BEDROOM = 460 TOTAL GAL./DAY
SOIL CATEGORY 5 = LOADING RATE: 0.52
460/0.52 = 885 S.F. REQUIRED
TOTAL L.F. OF IN-DRAIN = 1.32 X 7 S.F./FT. = 924 S.F.



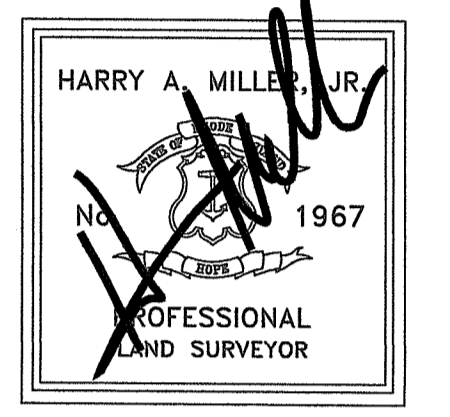
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: THIS IS NOT A BOUNDARY SURVEY
DATA ACCURACY SURVEY CLASS I-III
TOPOGRAPHY SURVEY ACCURACY CLASS I-III

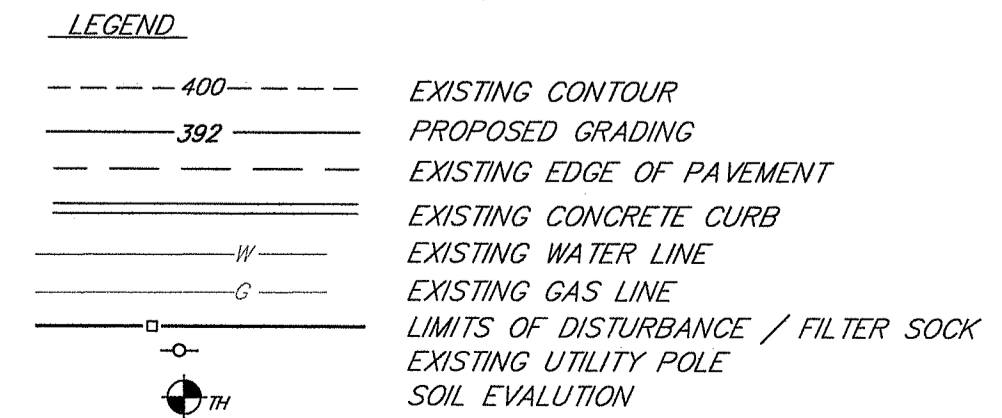
MEASUREMENT SPECIFICATION:
CLASS I-III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY IS TO DESIGN A PROPOSED OWTS.

HARRY A. MILLER, JR.
RI COA LS-A101



- OWTS NOTES & CONDITIONS:**
- PUBLIC WATER SERVICE AREA; NO WELL REQUIRED.
THERE ARE NO PROPOSED OR EXISTING SEPTIC SYSTEMS WITHIN 200' OF PROPOSED WELL, EXCEPT AS SHOWN.
THERE ARE NO PROPOSED OR EXISTING WELLS, FOR HUMAN CONSUMPTION, WITHIN 200 FEET OF PROPOSED SEPTIC SYSTEM UNLESS SHOWN HEREON.
THERE ARE NO EXISTING OR PROPOSED PUBLIC WELLS WITHIN 500 FEET OF THIS PROPOSED SEPTIC SYSTEM.
ALL PROPOSED AND EXISTING DRAINS WITHIN 200 FEET OF PROPOSED TRENCHES ARE SHOWN.
THERE ARE NO EXISTING OR PROPOSED DRAINS WITHIN 25 FEET OF PROPOSED TRENCHES.
ALL PIPING TO BE SCHEDULE 35, UNLESS OTHERWISE NOTED.
1250 GALLON SEPTIC TANK, MANHOLES (2) PLACED TO GRADE. DISTRIBUTION BOX H-20 WHEEL LOADING.
REFER TO PROFILE AND TYPICALS FOR ADDITIONAL DATA.
THIS DESIGNER IN NO WAY GUARANTEES SOIL CONDITIONS BEYOND THE LOCATION OF SHOWN TESTING. ANY SOIL CHANGES, FILL, LEDGE OR DISCREPANCIES IN REPORTED DATA SHALL BE FORWARDED TO THIS DESIGNER AND THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ISSS DIVISION, IN WRITING, PRIOR TO COMMENCING CONSTRUCTION OF THE SHOWN SYSTEM.
THE INSTALLER SHALL NOTIFY DESIGNER OF RECORD 10 (TEN) DAYS PRIOR TO INSTALLATION OF THIS SYSTEM IF ITEM E. OF ISDS APPLICATION IS CIRCLED. HE SHALL NOTIFY DESIGNER 24 HOURS PRIOR TO REQUIRED INDIVIDUAL INSPECTIONS.
THE INSTALLER SHALL REMIT ALL DEM ISDS INSPECTOR REQUESTS (INSPECTION REPORTS) TO DESIGNER OF RECORD WITHIN 24 HOURS OF RECEIPT. HE SHALL NOT COVER SYSTEM UNTIL AN AGENT OF DESIGNER HAS GIVEN COVER ORDER.
THE OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF ALL INSPECTIONS, AS-BUILT WORK AND AS-BUILT SUBMISSIONS.



PROPOSED OWTS
ASSESSORS MAP 48, PLAT 14, PART LOT 129
EAST GREENWICH, RHODE ISLAND
prepared for: WILLIAM JOHNSON
prepared by: ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
SCALE: 1"=40' MAY, 2022 SHEET 2 OF 2
REV: 7/27/22