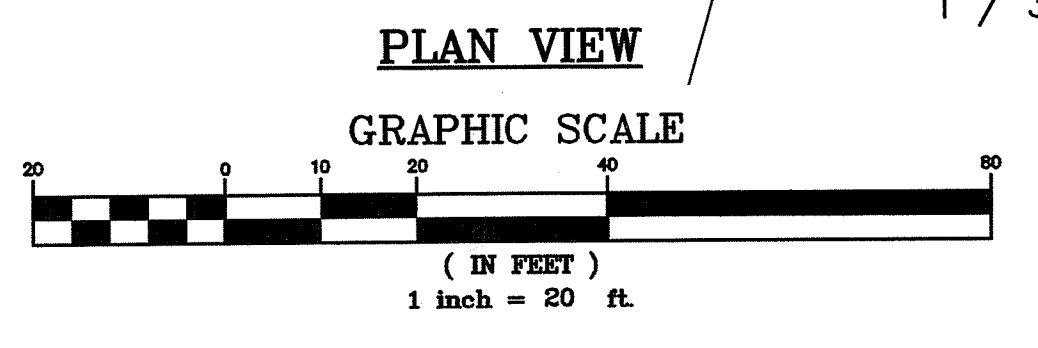


LIST OF VARIANCES REQUESTED:

- OWTS 6.2.3.B - LOCATION: BUILDING SEWER, PUMP CHAMBER, SEPTIC TANK AND EFFLUENT PIPE ADJACENT TO WETLANDS. REQUIREMENT IS 25 FEET. PROPOSAL IS 14 FEET. LEACHFIELD ADJACENT TO WETLANDS. REQUIREMENT IS 50 FEET. PROPOSAL IS 27 FEET.
- OWTS 6.4.3.D - SITE SUITABILITY: REQUIREMENT IS GROUNDWATER TABLE AT LEAST 24". SITE HAS A GROUNDWATER TABLE OF 19".
- FRESHWATER WETLANDS AND BUFFER PROTECTION STANDARDS: ALTERATION OF THE EXISTING WETLAND AND BUFFER



CONSTRUCTION NOTE:

- THE CONTRACTOR SHALL CONTACT 'DIGSAFE' AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

OWTS GENERAL NOTES:

- SEPTIC TANK, PUMP BASIN, & RISERS SHALL BE WATER TIGHT. CONTRACTOR TO TEST BY FILLING WITH WATER, WITNESSED BY ENGINEER (IN ACCORDANCE WITH THE OWTS RULES).
- SEPTIC TANK SHALL BE JOLLEY PRECAST 1,500 GALLON OSI SEPTIC.
- VEHICLE PARKING OR TRAFFIC OVER THE LEACHFIELD AND SEPTIC TANK IS PROHIBITED.
- FINISH GRADE SHALL PITCH AWAY FROM ALL MANHOLES.
- THE CONTRACTOR SHALL REMOVE ALL TREES AND TREE ROOTS WITHIN 10 FEET OF THE PROPOSED SEPTIC SYSTEM.
- THE CONTRACTOR SHALL STRIP ALL TREES, ROOTS, GRASS SOD, AND A-HORIZONS IN THE LEACHFIELD AREA PRIOR TO PLACING ANY MATERIAL. LEACHFIELD BOTTOM SHALL BE INSPECTED BY THE ENGINEER. IF BOTTOM IS UNACCEPTABLE TO ENGINEER, CONTRACTOR SHALL EXCAVATE TO THE ELEVATION SPECIFIED BY THE ENGINEER AT NO ADDITIONAL COST.

OWNER'S NOTES:

- FOOD/GARBAGE GRINDERS ARE PROHIBITED FROM BEING CONNECTED TO THE SEPTIC SYSTEM.
- ONLY WASTEWATER AS DEFINED IN THE RIDEM OWTS REGULATIONS IS ALLOWED TO BE DISCHARGED INTO THE SEPTIC SYSTEM.
- SEPTIC TANKS SHALL BE PUMPED OUT EVERY 24 MONTHS AND SYSTEM MAINTAINED BY AN ORENCO SYSTEMS APPROVED MAINTENANCE SERVICE PROVIDER.
- ONLY WASTEWATER AS DEFINED IN THE RIDEM OWTS REGULATIONS IS ALLOWED TO BE DISCHARGED INTO THE SEPTIC SYSTEM. ABSOLUTELY NO CHEMICALS, OILS, FATS, GREASE, OR PAINTS ARE ALLOWED.
- NO TREES OR LARGE SHRUBS SHALL BE PLANTED WITHIN 10 FEET OF THE LEACHFIELD.
- NO SUBSURFACE DRAINS OR STORM DRAINS SHALL BE INSTALLED WITHIN 50 FEET OF THE OWTS LEACHFIELD OR 25 FEET OF ANY OTHER COMPONENT, UNLESS THE DRAIN IS UPGRADABLE AND ITS INVERTS ARE AT A HIGHER ELEVATION THAN THE OWTS IN WHICH CASE THE SETBACKS MAY BE REDUCED TO 25 FEET AND 15 RESPECTIVELY.

CONTRACTOR'S NOTES - CONSTRUCTION:

- NOTIFY ENGINEER 5 DAYS PRIOR TO START OF CONSTRUCTION.
- INSTALLATION OF PIPING/PUMP EQUIPMENT TO & FROM ADVANTEX POD AND PUMP SHALL BE PERFORMED BY AN ORENCO SYSTEMS APPROVED AGENT.
- CONSTRUCTION OF THE BOTTOMLESS SAND FILTER (BSF) CAN ONLY OCCUR DURING DRY PERIODS WHEN THE GROUNDWATER TABLE IS LOWER THAN ANY PROPOSED WORK.
- PRODUCT & MATERIAL SPECIFICATION SHEETS FOR ALL COMPONENTS SHALL BE PROVIDED TO ENGINEER PRIOR TO ENGINEER NOTIFYING RIDEM FOR START OF CONSTRUCTION. THIS INCLUDES: 1) SEPTIC TANK 2) SAND SIEVE ANALYSIS 3) PEASTONE SIEVE ANALYSIS 4) ADVANTEX COMPONENTS A REGISTERED LAND SURVEYOR SHALL STAKE OUT LEACHFIELD CORNERS FOR REVIEW AND APPROVAL BY ENGINEER.
- ENGINEER TO APPROVE BOTTOM OF LEACHFIELD BED PRIOR TO PLACEMENT OF SAND.
- SCARIFY LEACHFIELD BOTTOM IMMEDIATELY PRIOR TO PLACEMENT OF SAND, NOT THE DAY BEFORE. MIX THE TOP 3" OF NATIVE SOIL WITH SAND.
- ENGINEER TO INSPECT SEPTIC TANK PRIOR TO BACKFILLING. CONTRACTOR SHALL PERFORM A WATER PRESSURE TEST ON THE TANK & TANK RISERS. COORDINATE TESTING WITH ENGINEER.
- ENGINEER TO INSPECT COMPLETED SYSTEM PRIOR TO BACKFILLING.
- CONTRACTOR TO REVIEW FIELD CONDITIONS PRIOR TO BIDDING.

SEPTIC TANK SIZING CALCULATIONS:

ADVANTEX REQUIRES 2/3 DESIGN FLOW IN FIRST COMPARTMENT
USE 1,500 GAL. TANK SINCE DESIGN FLOW IS LESS THAN VOLUME OF FIRST COMPARTMENT

GENERAL SITE, SOILS & DESIGN DATA:

- PROPOSED B.S.F. LEACHFIELD IS LOCATED ADJACENT TO TEST HOLE-11-3 AND 11-4. E.S.H.W.T. FOR THIS LOT ON THE SITE EVALUATION REPORT IS 19" (1.58") FEET BELOW ORIGINAL GRADE. THE HIGHEST ELEVATION OF ORIGINAL GROUND AT THE CORNERS OF THE PROPOSED B.S.F. IS 41.50"; THEREFORE, THE E.S.H.W.T. UNDER THE PROPOSED LEACHFIELD IS 39.92" AND ASSUMED LEDGE ELEVATION IS >9.0' BELOW ORIGINAL GRADE.
- USE SLOWEST B.S.F. LOADING RATE WITHIN 3 FEET OF THE BOTTOM OF THE BSF SAND = 1.9 GAL/SF/DAY, (CATEGORY 8 SOIL).

LEACHFIELD SIZING CALCULATIONS:

BLDG. USE = 2 BEDROOMS
FLOW TO LEACHFIELD = 2 BEDS X 115 GAL/BED = 230 GAL/DAY
LOADING RATE = 1.5 GAL/SF/DAY (CATEGORY 8 SOIL IS THE MOST RESTRICTIVE SOIL WITHIN 3.0 FEET OF BSF BASE)
SQUARE FEET READ = 230 / 1.5 = 153 SQUARE FEET REQ'D
SELECT LEACHFIELD = USE 8' X 20' BOTTOMLESS SAND FILTER = 160 SQ. FT. PROVIDED
160 SQ.FT. > 153 SQ.FT. SO OK

DOSING DATA TO B.S.F.:

MAX. DOSE TO ORIFICES = 22.75 GAL. (0.25 GAL/ORIFICE X 91 ORIFICES)
DRAIN BACK TO PUMP = 14 FT. X 0.08 GAL/FT. = 1.1 GAL
MAX. DOSE TO BSF = 22.75 GAL + 1.1 GAL = 23.85 GAL
PUMP SETTING: PUMP SYSTEM SHALL DOSE NO MORE THAN 23.85 GALLONS PER DOSE TO THE BSF.
SET FLOAT SETTING BETWEEN ON/OFF AT 12 INCHES (23.5 GAL/VERTICAL FOOT IN PUMP BASIN X 0.60 FEET = 23.5 GAL/DOSE < 23.85 GAL/DOSE; THEREFORE, DESIGN OK.)

PUMP CYCLES:

DAILY FLOW = 230 GPD
FLOW TO BSF PER CYCLE = 23.5 GAL. - 1.1 GAL. DRAIN BACK = 22.4 GAL/DOSE
TOTAL CYCLES PER DAY = 230 GPD / 13.5 GAL/DOSE = 10.3 DOSES A DAY
PUMP OPERATES ON 10.3 TIMES A DAY, ONCE EVERY 139.8 MINUTES
PUMP OPERATES @ 34 GAL/MIN @ 24 FT. HEAD
23.5 GAL / 34 GAL/MIN = 0.69 MIN. = 41.5 SECONDS
PUMP OPERATES FOR 41.5 SECONDS EACH CYCLE

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: APR 16 2025 FILE #: 24-0036

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE



LEGEND

IR	PROPOSED IRON ROD
IP	EXISTING IRON PIPE
UP ##	EXISTING UTILITY POLE
W	APPROXIMATE EXISTING WATER LINE (REF. 2)
W	EXISTING CATCH BASIN
W	EXISTING WETLANDS FLAGS (REF. 2)
40	EXISTING CONTOUR (NAVD88)

GENERAL NOTES:

- THE PARCEL OF LAND DESIGNATED AS LOT 125 ON TAX MAP T IS LOCATED IN THE TOWN OF NARRAGANSETT, COUNTY OF WASHINGTON & STATE OF R.I.
- THE PARCEL FALLS IN AN X ZONE (OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FEMA MAP NUMBER 440090213J EFFECTIVE DATE 10/16/2013.
- THE CURRENT ZONING FOR SAID PARCEL IS R-40 (40,000 SQ.FT.). THIS IS A LEGALLY CREATED SUBSTANDARD LOT OF RECORD.
- DIMENSIONAL REGULATIONS (SINGLE FAMILY):
MIN LOT SIZE: 40,000 SQ. FT. LOT SIZE: 19,200 (0.48 RATIO)
MIN LOT FRONTAGE/WIDTH: 150 FEET
MIN FRONT: 47 FEET X 0.48 = 22.6 FEET
MIN SIDE: 41 FEET X 0.48 = 19.7 FEET
MIN REAR: 71 FEET X 0.48 = 34.1 FEET
- ANY UTILITIES SHOWN ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY FUTURE CONSTRUCTION.
- THE SITE IS LOCATED IN NATURAL HERITAGE AREA #204.1.
- THIS PLAN HAS BEEN PREPARED FOR THE PROPOSED SEPTIC SYSTEM AND WETLAND PERMITTING ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. REFERENCE IS MADE TO SURVEY AND TOPOGRAPHY PLAN PREPARED BY E. GREENWICH SURVEYORS, LLC, ENTITLED "SURVEY AND LOCATION PLAN, PREPARED FOR UNIVERSAL REALTY, LLC, A.P. T / LOT 125, NEWPORT ROW, NARRAGANSETT, RHODE ISLAND", DATED 11/20/2023. THE SITE AND ADJACENT LOTS ARE SERVED BY THE TOWN OF NARRAGANSETT WATER DEPARTMENT.

FAR CALCULATIONS:

CRITERIA	REQUIRED	PROVIDED
FAR	0.22	0.133
MAXIMUM HARDSCAPE	26%	12.1%
FRONT YARD SOFTSCAPE	52% MIN.	15.7%
PARKING	400 SQ. FT.	400 SQ. FT.

LOT SIZE	19,200 SQ. FT.
UPLAND LOT SIZE	12,076 SQ. FT.
FRONT YARD AREA	4,125 SQ. FT.

CRITERIA	REQUIRED	PROVIDED
ATTIC ABOVE GARAGE (BONUS ROOM)	=	0 SQ. FT.
ATTIC ABOVE 2ND FLOOR	=	0 SQ. FT.
2ND FLOOR ((28'x30')-35(STAIRS)S.F.	=	805 SQ. FT.
1ST FLOOR (24' x 30')	=	720 SQ. FT.
BASEMENT	=	0 SQ. FT.
ACCESSORY STRUCT. WITH LIVING AREA	=	0 SQ. FT.
PORCHES (1/2 OR MORE ENCLOSED)	=	0 SQ. FT.
BALCONIES (1/2 OR MORE ENCLOSED)	=	0 SQ. FT.
DECKS (1/2 OR MORE ENCLOSED)	=	80 SQ. FT.
MEZZANINES (1/2 OR MORE ENCLOSED)	=	0 SQ. FT.
TOTAL	=	1,605 SQ. FT.

CRITERIA	REQUIRED	PROVIDED
DWELLING	=	840 SQ. FT.
DECK/LANDING	=	100 SQ. FT.
WALK	=	72 SQ. FT.
OWTS COMPONENTS	=	176 SQ. FT.
DRIVEWAY	=	400 SQ. FT.
TOTAL	=	1,588 SQ. FT.
% HARDSCAPE	=	12.1%

CRITERIA	REQUIRED	PROVIDED
SOFTSCAPE CALC.		
FRONT YARD AREA	=	4,125 SQ. FT.
DRIVEWAY/WALK	=	472 SQ. FT.
OWTS COMPONENTS	=	176 SQ. FT.
% SOFTSCAPE	=	15.7%

CRITERIA	REQUIRED	PROVIDED
PARKING AREAS:		
2-BEDROOMS	=	400 SQ. FT.
EXTERIOR PARKING AREA	=	400 SQ. FT.
TOTAL	=	400 SQ. FT.

SITE SOIL NOTES:

- THE SOIL ON AND AROUND THE SITE ARE STISSING SILT LOAM (Se).
- STISSING SILT LOAM IS IN HYDROLOGIC SOIL GROUP D.

ZONE	R-40	40,000 SQ. FT. REQUIRED
STANDARD LOT OF RECORD = 19,200 SQ. FT.		
MINIMUMS	REQUIRED BY ZONE (FEET)	ADJUSTED MINIMUM (FEET)
LOT WIDTH	150.0	72.0
FRONT YARD	47.0	22.6
REAR YARD	71.0	34.1
SIDE YARD	41.0	19.7
BUILDING COVERAGE (%)	13	27
HEIGHT	30	<30

OWNER/APPLICANT:
UNIVERSAL REALTY, LLC.
728 VALLEY STREET
PROVIDENCE, RHODE ISLAND 02908
TELEPHONE: (401) 451-3222
CONTACT: RUDY PROCACCIANTI

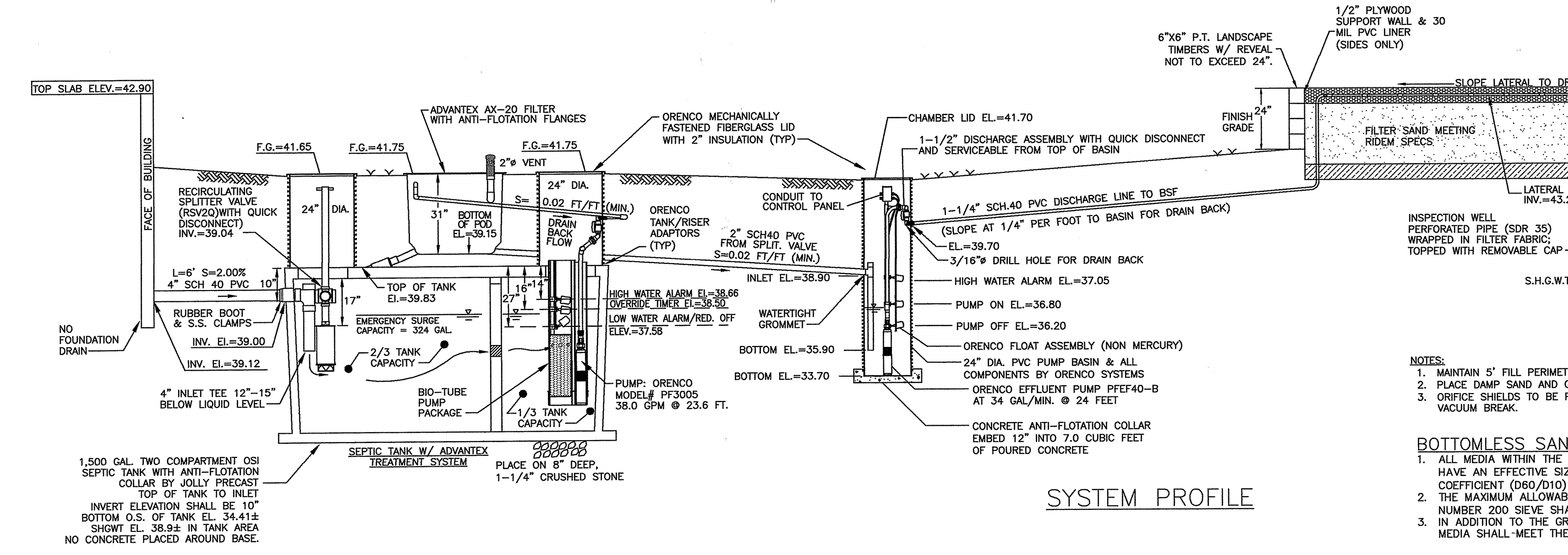
SIEVE SIZE	% PASSING
3/4"	90-100%
#4	55%-100%
#10	40%-100%
#40	10%-50%
#100	0%-20%
#200	0%-5%

REVISIONS			
No.	DATE	DRWN	CHKD
1	04-11-24	SMA	TJB

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 275-6600

PERMIT AGENCY REVIEW PLAN
FOR
SINGLE FAMILY HOME
ON
A.P. T, LOT 125
NEWPORT ROW
NARRAGANSETT, RHODE ISLAND
EXISTING AND PROPOSED SITE PLAN

SCALE: 1-INCH = 20- FEET	SHEET NO: 1 OF 3
DRAWN BY: SMA	DESIGN BY: SMA
DATE: FEBRUARY 2024	CHECKED BY: TJB
	PROJECT NO 23065.00



ASTM C-33 SAND SPECIFICATION:			
SIEVE SIZE	% PASSING	SIEVE SIZE	% PASSING
3/8"	100%	#30	25%-60%
#4	95%-100%	#50	5%-35%
#6	80%-100%	#100	0%-10%
#16	50%-85%	#200	0%-5%

EROSION CONTROL NARRATIVE:

PROJECT DESCRIPTION: THE DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A SINGLE FAMILY DWELLING WHICH INCLUDES CONSTRUCTION OF DRIVEWAY, SEPTIC SYSTEM, MUNICIPAL WATER CONNECTION, VEGETATED SWALES AND MISCELLANEOUS APPURTENANT ITEMS.

TOTAL LAND DISTURBANCE = 4,831± SQ. FT. (0.11± ACRES)

EMERGENCY PHONE NUMBERS: CONTACT RUDY PROCACCIANTI AT 401-451-3222 FOR IMMEDIATE ATTENTION.

SOIL EROSION AND SEDIMENT CONTROL MEASURES: DOWN GRADIENT AREAS OF ALL DISTURBED AREAS SHALL BE PROTECTED WITH COMPOST FILTER SOCK AKA SILT SOCK AS SHOWN ON THE PLANS/DETAILS. ALL SOIL STOCK PILE AREAS SHALL BE PROTECTED FROM SOIL EROSION AS SHOWN ON THE DETAIL. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE WITH GRASS SEED OR A 2 INCH LAYER OF WOOD MULCH. ALL CATCH BASINS IN THE IMMEDIATE VICINITY OF SITE SHALL BE PROTECTED AGAINST SOIL EROSION. ALL CONSTRUCTION VEHICLES ENTERING PROPERTY SHALL TRAVEL OVER A 'CONSTRUCTION ACCESS' ENTRANCE WHICH IS CONSTRUCTED IN ACCORDANCE WITH DETAIL.

TREES/STUMPS/TOPSOIL: ALL TREES/STUMPS SHALL BE REMOVED AND DISPOSED OFF SITE. BURIAL OF TREES/STUMPS IS NOT PERMITTED. ALL TOPSOIL ON SITE SHALL REMAIN ON-SITE UNLESS APPROVED BY TOWN/CITY.

SCHEDULE: WORK IS ANTICIPATED TO COMMENCE IN THE FALL OF 2024 AND BE COMPLETED BY SUMMER 2025.

SEQUENCE & STAGING OF LAND DISTURBING ACTIVITIES:

1. ALL WORK TO BE COORDINATED WITH PERMIT AGENCIES.
2. PLACE PERIMETER SEDIMENTATION CONTROL DEVICES (COMPOST FILTER SOCK) AS SHOWN ON THE PLANS AND STAKED OUT IN THE FIELD. IN NO CASE SHALL SOIL DISTURBANCE EXTEND BEYOND THE SEDIMENTATION CONTROL DEVICES SHOWN ON THE PLAN.
3. CONSTRUCT CONSTRUCTION ENTRANCE DEVICES 9.9.0.
4. CLEAR AND GRUB SITE.
5. ROUGH IN DRIVEWAY AND BEGIN CONSTRUCTION OF NEW DWELLING (EXCAVATING AND GRADING, ETC.). ALL STRIPPED SOILS WHICH ARE STOCKPILED SHALL BE STOCKPILED AND PROTECTED BY A ROW OF SEDIMENTATION DEVICES, REFER TO DETAIL.
6. CONSTRUCT UTILITIES IF APPLICABLE (GAS, WATER, SEWER, ELECTRIC, STORM DRAINS, ETC.).
7. FINISH CONSTRUCTION OF DWELLING.
8. CONSTRUCT DRIVEWAY PER WETLAND PERMIT.
9. CONSTRUCT VEGETATED SWALE.
10. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED TO ESTABLISH PERMANENT VEGETATION.
11. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES WHEN SITE IS STABILIZED.

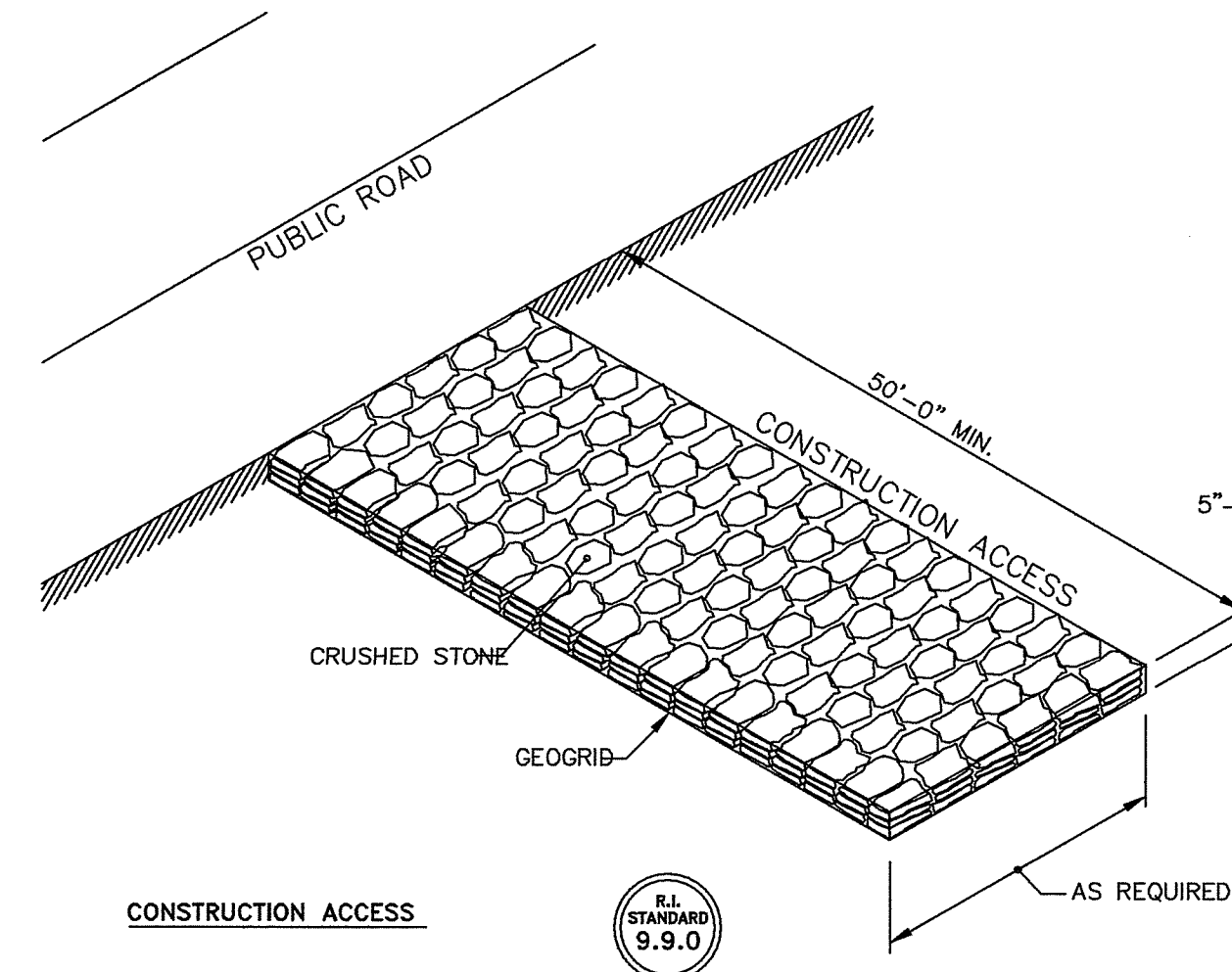
EROSION CONTROL & SOIL STABILIZATION PROGRAM:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES SET FORTH IN THE RIDEM FRESHWATER WETLAND PERMIT, CITY/TOWN LAND DEVELOPMENT AND SUBDIVISION REGULATIONS, AND CITY/TOWN CODE OF ORDINANCES.
2. EXTREME CARE SHALL BE EXERCISED AS TO PREVENT ANY MATERIALS FROM ENTERING WETLANDS, THE ROADWAYS, ROADWAY DRAINAGE SYSTEMS, AND ADJACENT PROPERTY.
3. STAKED COMPOST FILTER SOCKS SHALL BE INSTALLED WHERE SHOWN ON THE PLAN AND AS REQUIRED TO PREVENT SEDIMENTATION ONTO ADJACENT PROPERTIES, WETLANDS AND THE ROADWAY DRAINAGE SYSTEM.
4. DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
5. ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15 SHALL BE SEEDED OR PROTECTED BY THAT DATE.

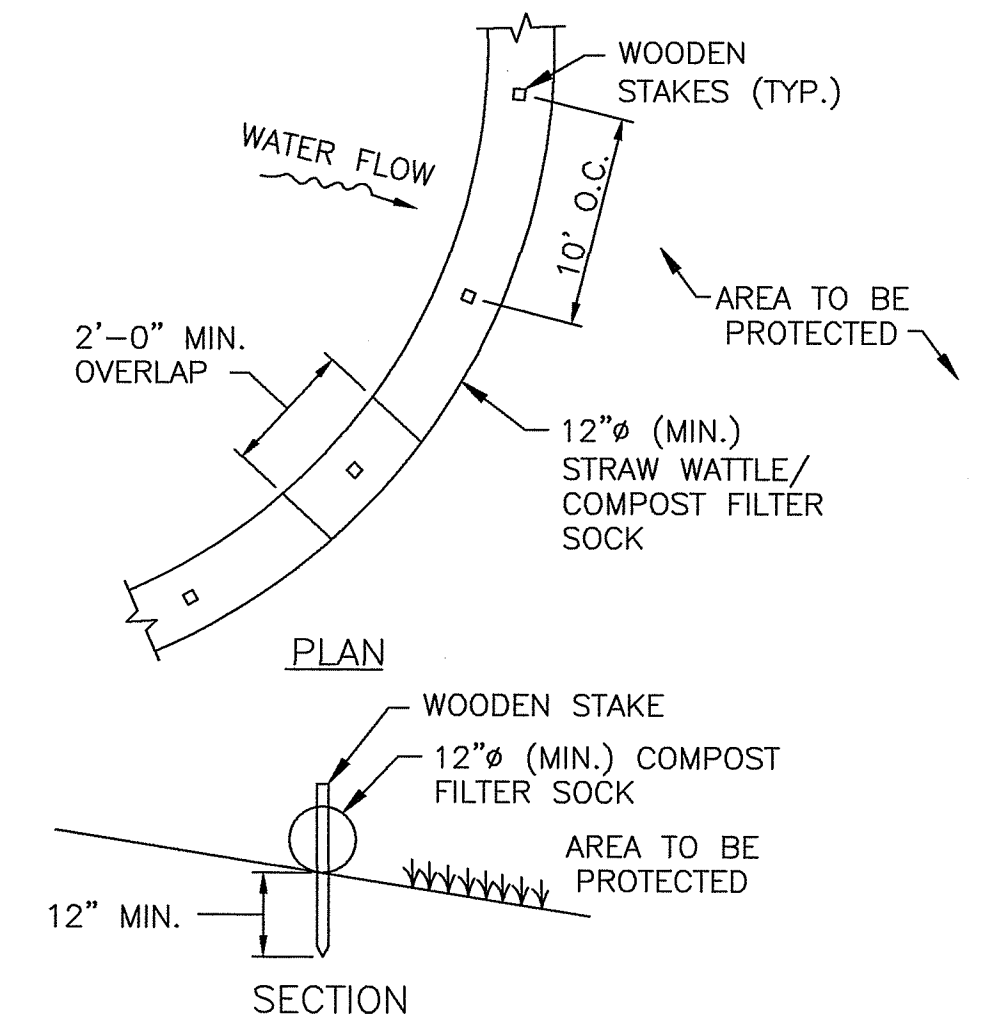
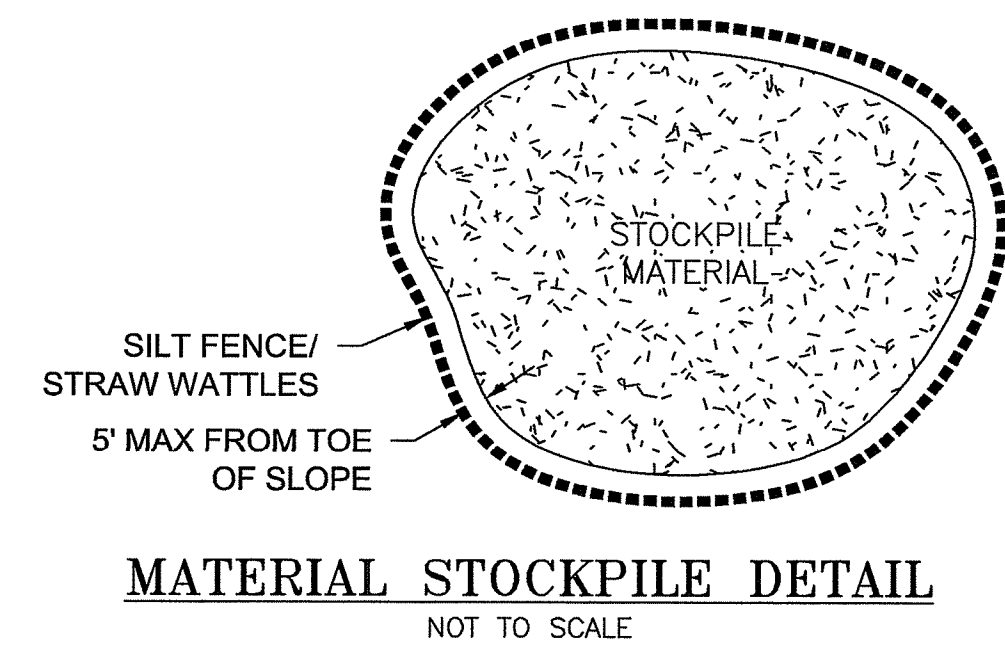
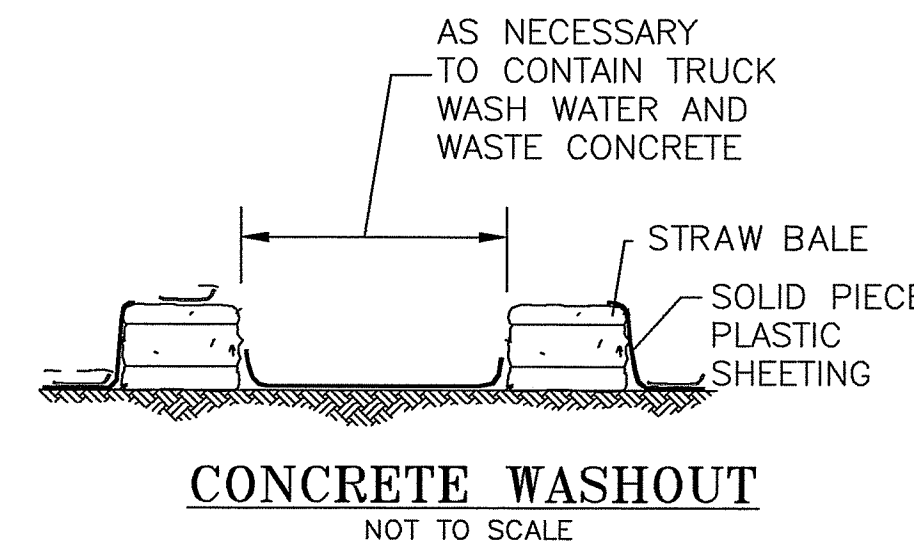
SEED MIX: (RIDOT STANDARD)

CREeping RED FESCUE	75 LBS/ACRE
KENTUCKY BLUE GRASS	15 LBS/ACRE
COLONIAL BENT GRASS	5 LBS/ACRE
PERENNIAL RYE GRASS	5 LBS/ACRE

6. TEMPORARY TREATMENTS SHALL CONSIST OF 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 RIDEM, TOWN, ENGINEER OR OWNER AT NO ADDITIONAL COST.
7. STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 3,000-4,000 LBS/ACRE.
8. ALL NEW COMPOST FILTER SOCKS OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED AND POTENTIAL SEDIMENTATION SOURCES ARE REMOVED.
9. STOCKPILES SHALL HAVE NO SLOPE GREATER THAN 2:1 AND SHALL BE SURROUNDED BY STAKED COMPOST FILTER SOCKS. STOCKPILES EXPOSED FOR EXCESSIVE PERIODS OF TIME SHALL RECEIVE TEMPORARY TREATMENT CONSISTING OF STRAW OR FIBER MATTING.
10. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT/REPLACE AS NEEDED.
11. ADDITIONAL COMPOST FILTER SOCKS AND OTHER TREATMENTS SHALL BE PROVIDED AS DIRECTED BY ENGINEER, RIDEM OR LOCAL REPRESENTATIVES AT NO ADDITIONAL COST.
12. THE CONTRACTOR SHALL REFERENCE THE "RI EROSION AND SEDIMENT CONTROL HANDBOOK" AS PREPARED BY THE US DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, (REVISED 2014, UPDATED 2016) AS A GUIDE.
13. THE CONTRACTOR SHALL INSPECT THE SOIL EROSION CONTROL DEVICES AFTER EVERY RAIN STORM EVENT AND EVERY SEVEN DAYS DURING DRY PERIODS. ANY SOIL MIGRATION PAST THE DEVICES SHALL BE REMOVED AND THE SOIL EROSION CONTROL DEVICES SHALL BE RE-ESTABLISHED TO PREVENT SOIL EROSION. ALL ACCUMULATED SEDIMENT IN FRONT OF THE DEVICES SHALL BE REMOVED AFTER EVERY RAIN STORM EVENT.
14. ALL DISTURBED SOIL AREAS SHALL BE PROTECTED AGAINST SOIL EROSION BY PLACEMENT OF STAKED COMPOST FILTER SOCKS ON THE DOWN GRADIENT SIDE OF THE DISTURBED AREA(S). SHOULD THE VOLUME AND/OR RATE OF STORMWATER RUNOFF BE TOO GREAT FOR A SINGLE DEVICE, THEN MULTIPLE ROWS OF COMPOST FILTER SOCKS ARE REQUIRED.
15. DISTURBED SOILS SHALL BE STABILIZED AS SOON AS PRACTICABLE AS DETERMINED BY OWNER/ENGINEER.
16. TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED LAND AREAS DURING DEVELOPMENT.
17. PERMANENT (FINAL) VEGETATION SHALL BE PLANTED AND SUPPLEMENTAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE.
18. UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN THE RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRAPS OR SIMILAR MEASURES.
19. DURING GRADING OPERATIONS, APPROPRIATE MEASURES FOR DUST CONTROL SHALL BE EXERCISED BY USE OF SPRAY WATER APPLIED OR APPROVED EQUAL.
20. A CONTRACTOR SHALL INSPECT AND MAINTAIN THE EROSION AND SEDIMENT CONTROL SYSTEM AS SPECIFIED. CONSTRUCTION INSPECTION AND MAINTENANCE SHALL BE PERFORMED AFTER EACH RAINSTORM EVENT AND ON A WEEKLY BASIS.



NOTE: 1. SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS



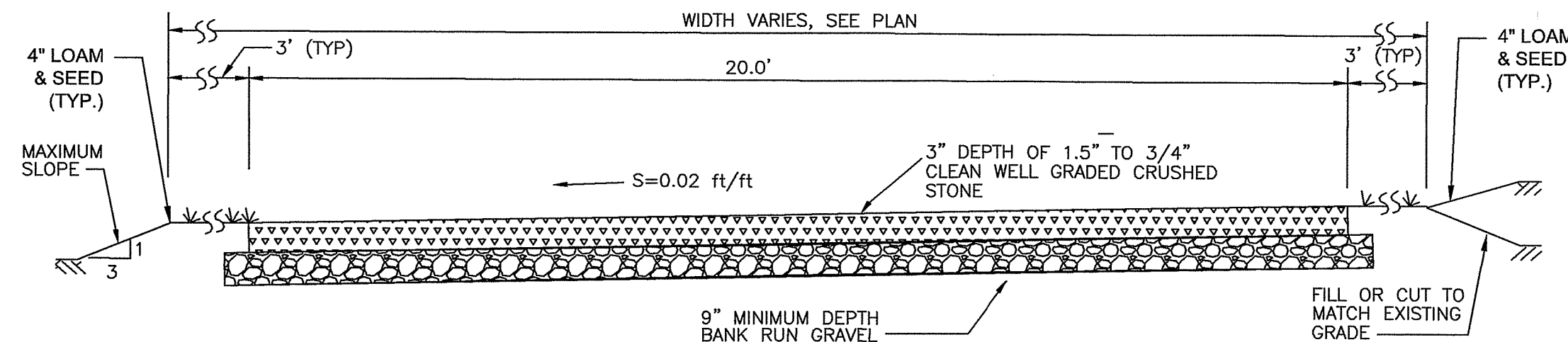
NOTES: 1. ALL MATERIAL TO MEET REQUIREMENTS OF SECTION 206 OF RI STANDARD SPECIFICATIONS.

2. SUBMIT SHOP DRAWING OF COMPOST MATERIAL FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT.
3. COMPOST FILTER SOCK IS AN APPROVED "OR EQUAL" TO COMPOST FILTER BERM WHEN INSTALLED IN ACCORDANCE WITH THE TABLE BELOW:

MAXIMUM LENGTH ABOVE COMPOST FILTER SOCK (FEET) AND CORRESPONDING DIAMETER OF SOCK REQUIRED:

UPGRADIENT	8"Ø	12"Ø	18"Ø	24"Ø
2%	300'	375'	500'	650'
5%	200'	250'	275'	325'
10%	100'	125'	150'	200'
20%	50'	65'	70'	130'
30%	30'	40'	45'	85'
40%	30'	40'	45'	50'
50%	20'	25'	30'	35'

STRAW WATTLE/COMPOST FILTER SOCK
NOT TO SCALE



- NOTES:
1. ALL MATERIALS & METHODS TO MEET RIDOT & TOWN OF NARRAGANSETT STANDARDS.
 2. THIS DETAIL APPLIES TO THE CRUSHED STONE DRIVEWAY, NOT THE CONSTRUCTION ACCESS.
 3. ALL EXISTING LOAM, SUBSOIL, TREE ROOTS, ETC. SHALL BE REMOVED.
 4. ALL FILL BENEATH THE BANK RUN GRAVEL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY.
 5. ALL BANK RUN GRAVEL SHALL BE RIDOT GRAVEL COMPACTED TO 95% MAXIMUM DENSITY.

TYPICAL CRUSHED STONE DRIVEWAY CROSS SECTION
NOT TO SCALE

RIDOT OWTS BANK RUN GRAVEL TYPE-1A SPEC.

GRAVEL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 3". UP TO 10% MAY BE SIZED BETWEEN 3/4" AND 3". GRAVEL SHALL MEET THE FOLLOWING:

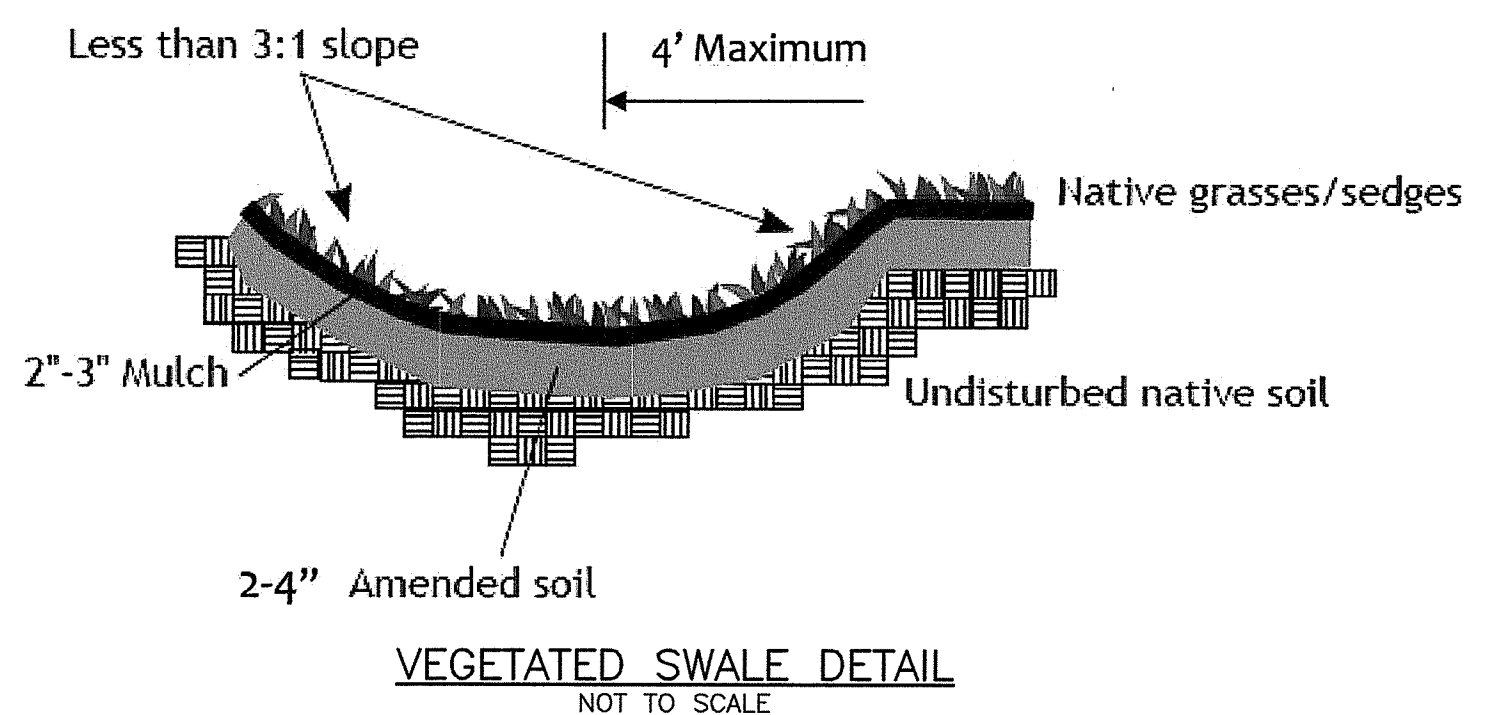
SIEVE SIZE	% PASSING
3"	60%-100%
1 1/2"	50%-85%
3/8"	45%-80%
#4	40%-75%
#40	0%-45%
#200	0%-10%

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
DATED: APR 16 2025 FILE #: 24-0036
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Imogen D. Samsone

LIST OF VARIANCES REQUESTED:

1. OWTS 6.23.B - LOCATION: BUILDING SEWER, PUMP CHAMBER, SEPTIC TANK AND EFFLUENT PIPE ADJACENT TO WETLANDS. REQUIREMENT IS 25 FEET. PROPOSAL IS 14 FEET. LEACHFIELD ADJACENT TO WETLANDS. REQUIREMENT IS 50 FEET. PROPOSAL IS 27 FEET.
2. OWTS 6.43.D - SITE SUITABILITY: REQUIREMENT IS GROUNDWATER TABLE AT LEAST 24". SITE HAS A GROUNDWATER TABLE OF 19"
3. FRESHWATER WETLANDS AND BUFFER PROTECTION STANDARDS: ALTERATION OF THE EXISTING WETLAND AND BUFFER



- Maintenance**
- Vegetated swales shall be inspected annually and should be inspected after large storm events.
 - Eroded side slopes and channel bottoms shall be stabilized as necessary.
 - If the surface of the dry swales becomes clogged to the point that standing water is observed on the surface 48 hours after precipitation events, the bottom shall be roto-tilled or cultivated to break up any hard-packed sediment, and then reseeded.
 - Vegetation in dry swales shall be mowed as required to maintain minimum grass heights in the 4-6 inch range.
 - Every five years, the channel bottom of dry swales should be scraped to remove sediment and to restore original cross section and infiltration rate, and should be seeded to restore ground cover, where necessary.

VEGETATED SWALE MAINTENANCE

OWNER/APPLICANT:
UNIVERSAL REALTY, LLC.
728 VALLEY STREET
PROVIDENCE, RHODE ISLAND 02908
TELEPHONE: (401) 451-3222
CONTACT: RUDY PROCACCIANTI

TIMOTHY J. BEHAN
No. 8278
REGISTERED PROFESSIONAL ENGINEER
04/11/2024

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 273-6600

PERMIT AGENCY REVIEW PLAN
FOR
SINGLE FAMILY HOME
ON
A.P. T. LOT 125
NEWPORT ROW
NARRAGANSETT, RHODE ISLAND
SOIL EROSION AND SEDIMENT CONTROL PLAN

REVISIONS

No.	DATE	DRWN	CHKD
1	04-11-24	SMA	TJB

SCALE: AS SHOWN	SHEET NO: 3 OF 3	
DRAWN BY: SMA	DESIGN BY: SMA	CHECKED BY: TJB
DATE: FEBRUARY 2024	PROJECT NO: 23065.00	