

RHODE ISLAND STATE PLANE COORDINATE SYSTEM

NOTES:

- 1) OWNER: RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
44 WASHINGTON STREET
PROVIDENCE, RI 02903
- 2) APPLICANT: LITTLE COMPTON HOUSING TRUST
P.O. BOX 226
LITTLE COMPTON, RI 02837
- 3) ASSESSOR'S REFERENCE: PLAT 40 LOT 57
- 4) LOT AREA: 1.277 Acres± (55,669 SF±)
- 5) ZONING CRITERIA/ZONE: RESIDENCE (R)
MINIMUM LOT AREA = 2 Acres
MINIMUM FRONT YARD SETBACK = 50 FEET
MINIMUM SIDE YARD = 25 FEET
MINIMUM REAR YARD = 25 FEET
MAXIMUM BUILDING COVERAGE = 10%
MAXIMUM BUILDING HEIGHT = 30 FEET

- 6) BUILDING COVERAGE CALCULATIONS:
EXISTING BUILDING COVERAGE = 1,204 SF±
EXISTING DWELLING = 209 SF±
EXISTING DECKS & STAIRS = 86 SF±
EXISTING SHED = 86 SF±
TOTAL = 1,499 SF± (= 2.7% EXISTING BUILDING COVERAGE)
- PROPOSED BUILDING COVERAGE:
PROPOSED DWELLING = 925 SF±
PROPOSED DECK AND STAIRS = 172 SF±
EXISTING SHED = 86 SF±
TOTAL = 1,183 SF± (= 2.1% EXISTING BUILDING COVERAGE)
- 7) WETLAND EDGE DELINEATION PERFORMED BY NATURAL RESOURCE SERVICES, Inc. IN APRIL, 2023. THE WETLAND EDGE HAS NOT BEEN VERIFIED AT THIS TIME.
- 8) FOR INFORMATION REGARDING THE EXISTING CONFORMED OWTS REFER TO RIDEM FILE #1618-00

PLAT 40 LOT 57 IS A SUB-STANDARD LOT OF RECORD AND MAY BE SUBJECT TO THE FOLLOWING SETBACK REDUCTIONS IN PROPORTION TO THE LOT BEING SUB-STANDARD IN AREA:

55,669 SF± 0.70 or 70%
80,000 SF

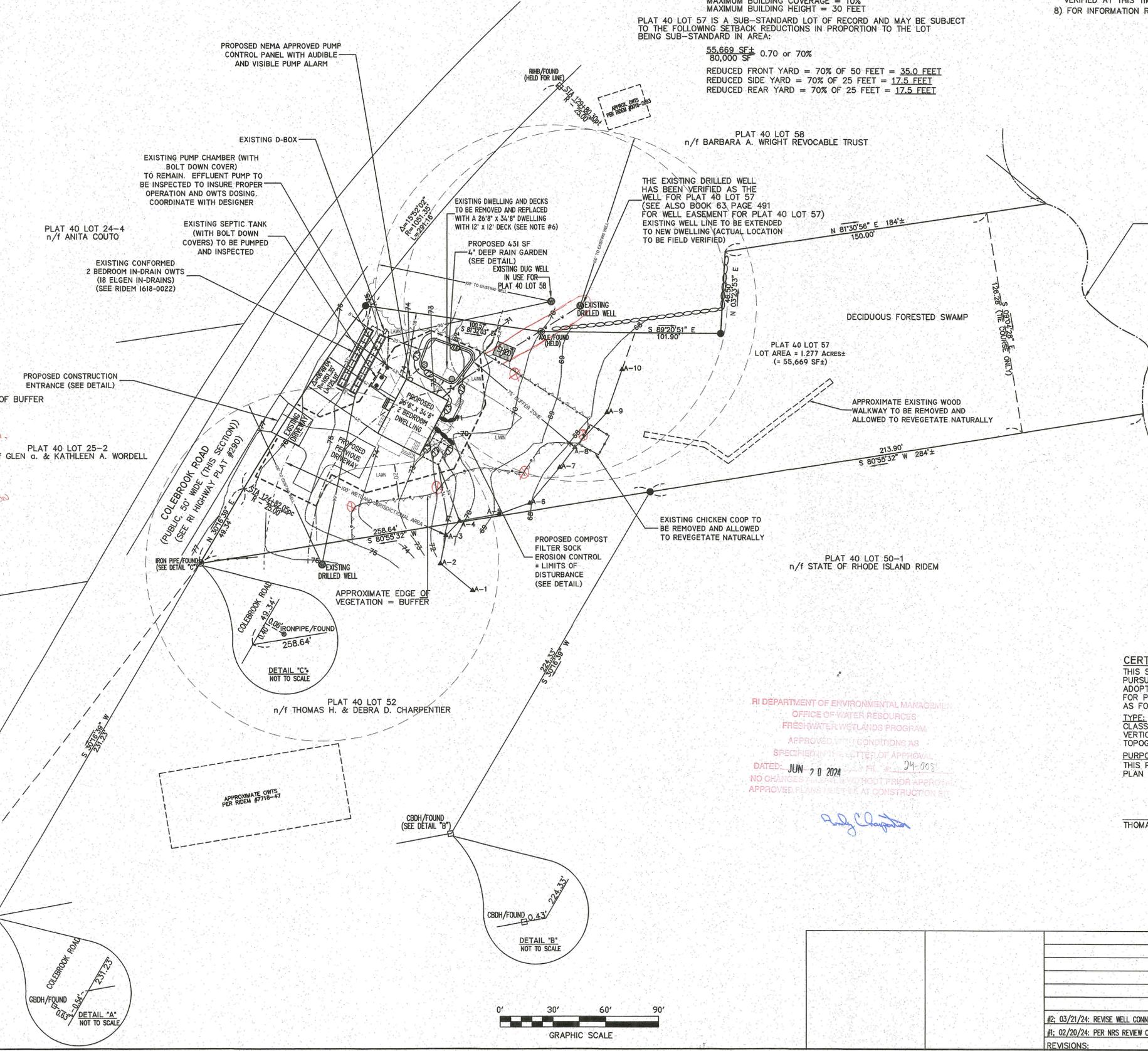
REDUCED FRONT YARD = 70% OF 50 FEET = 35.0 FEET
REDUCED SIDE YARD = 70% OF 25 FEET = 17.5 FEET
REDUCED REAR YARD = 70% OF 25 FEET = 17.5 FEET

LEGEND

- STONE WALL
- 100' EXISTING CONTOUR
- EXISTING FENCE
- DELINEATED WETLAND EDGE
- APPROXIMATE EDGE OF VEGETATION
- APPROXIMATE CENTERLINE OF COLE BROOK
- 75' WETLAND BUFFER ZONE
- 100' WETLAND JURISDICTION AREA
- BOUND FOUND (as noted)
- RHIB RHODE ISLAND HIGHWAY BOUND
- CBDH CONCRETE BOUND WITH DRILL HOLE
- GBDH GRANITE BOUND WITH DRILL HOLE
- MONUMENT (as noted)
- WELL (as noted)
- OWTS COVER
- PROPOSED MONUMENT (to be set)
- PROPOSED STONE RETAINING WALL
- PROPOSED CONTOUR
- PROPOSED COMPOST FILTER SOCK
- EROSION CONTROL = LIMITS OF DISTURBANCE
- APPROXIMATE EDGE OF VEGETATION = LIMIT OF BUFFER
- 20' PRIMARY STRUCTURE SETBACK
- PROPOSED ROOF DOWNSPOUT LEADER

⊗ = Required Buffer Marker Per RIDEM. See Permit Conditions 12+13.

— = Limit of Disturbance and erosion controls Per RIDEM.



RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM

NOTE PER DEM:
Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL

DATED: JUN 20 2024

NO CHANGES PERMITTED WITHOUT PRIOR APPROVAL

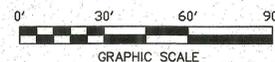
APPROVED PLANS TAKE EFFECT AT CONSTRUCTION START

CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN 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: COMPREHENSIVE BOUNDARY SURVEY
CLASS: CLASS 1
VERTICAL CONTROL STANDARD: N/A
TOPOGRAPHIC SURVEY ACCURACY: 1-3

PURPOSE:
THIS PLAN AND SURVEY WERE PREPARED AS AN EXISTING CONDITIONS PLAN TO REPLACE THE EXISTING DWELLING.

THOMAS M. OWEN, PLS #2518 COA #A402



PROPOSED SITE PLAN
PREPARED FOR
LITTLE COMPTON HOUSING TRUST
ASSESSOR'S PLAT 40 LOT 57
184 COLEBROOK ROAD
LITTLE COMPTON, RHODE ISLAND

SCALE: 1" = 30' DATE: FEBRUARY 20, 2024

Civil Engineering Concepts, Inc.
36A MAIN STREET
LITTLE COMPTON, RI 02837
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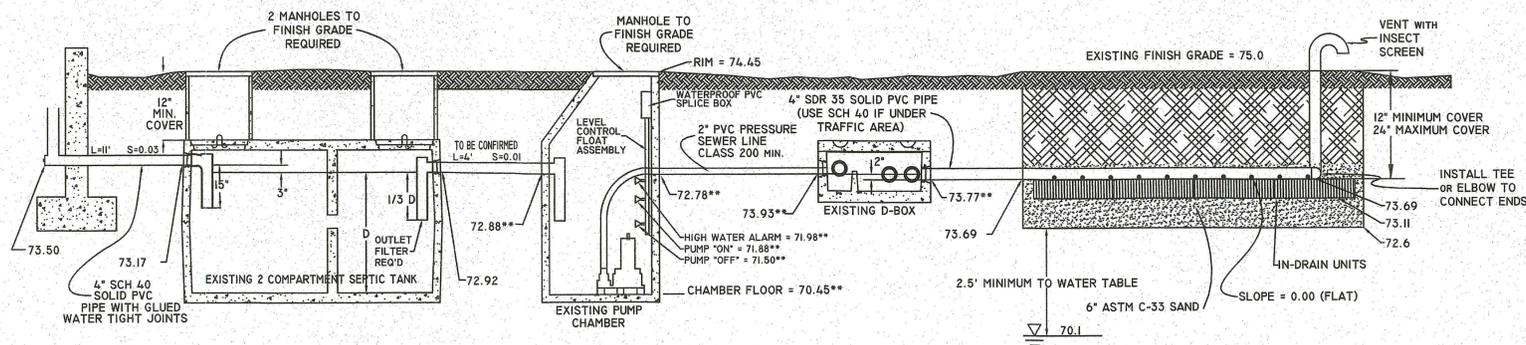
#2: 03/21/24: REVISE WELL CONNECTIONS
#1: 02/20/24: PER NRS REVIEW COMMENTS

REVISIONS:

PE COA #5141
PS COA #A402

SHEET 1 of 2

JOB#: 23-0



SYSTEM PROFILE
NOT TO SCALE

**** CONTRACTOR TO COORDINATE WITH DESIGN ENGINEER TO FIELD VERIFY ELEVATIONS. PUMP FLOATS TO BE ADJUSTED AS NECESSARY TO INSURE PROPER OWTS DOSING ACCORDINGLY.**

CONTRACTOR TO COORDINATE A PUMP STATION AND PRESSURE SEWER INSPECTION BY DESIGNER TO VERIFY PROPER MATERIAL AND INSTALLATION WAS USED FOR THE EXISTING SYSTEM.

BASIS OF SANITARY DESIGN
 NUMBER OF BEDROOMS: 2
 GARBAGE GRINDER: NOT ALLOWED
 WATER SOFTENER: NOT ALLOWED
 JACUZZI/HOT TUB: NOT ALLOWED
 ESTIMATED SEWAGE FLOW: 230 GALLONS PER DAY
 SIZE OF SEPTIC TANK: 1000 GALLONS
 DESIGN PERCOLATION RATE: 0.46 GAL/SF/DAY (SOIL CAT. 8)
 LEACHING AREA PROVIDED: 2 IN-DRAIN LEACHING TRENCHES AT 37' LONG
 4" WIDE WITH 6" ASTM C-33 SAND ON SIDES & UNDER UNITS
 50% SF (18 UNITS TOTAL) (500 SF REQUIRED)
 SYSTEM CAPACITY: 504 SF x 0.46 GALLONS/SF/DAY = 231 GALLONS PER DAY

FINISHED FIRST FLOOR.....	76.00	PROPOSED
TOP OF FOUNDATION.....	75.00	PROPOSED
FINISHED CRAWLSPACE FLOOR.....	70.50	PROPOSED
INVERT AT DWELLING.....	73.50	PROPOSED
INVERT INTO SEPTIC TANK.....	73.17	
INVERT OUT OF SEPTIC TANK.....	72.92	
INVERT INTO PUMP CHAMBER.....	72.88**	
INVERT OUT OF PUMP CHAMBER.....	72.78**	
HIGH WATER ALARM.....	71.98**	
PUMP "ON".....	71.88**	
PUMP "OFF".....	71.50**	
PUMP CHAMBER RIM.....	74.45	
PUMP CHAMBER FLOOR.....	70.45**	
INVERT INTO D-BOX.....	73.93**	
INVERT OUT OF D-BOX.....	73.77**	
INVERT AT BEGINNING OF TRENCH.....	73.69	
INVERT AT END OF TRENCH.....	73.69	
BOTTOM OF IN-DRAIN.....	73.11	
BOTTOM OF C-33 SAND.....	72.6	
BOTTOM OF OWTS SAND & GRAVEL.....	71.2	
ELEVATION OF WATER TABLE.....	70.1	
EXISTING AVERAGE GRADE AT OWTS.....	75.0	

*****NOTE:** ELEVATIONS ARE BASED ON CONVENTIONAL DWELLING WITH CRAWLSPACE DUE TO HIGH GROUNDWATER CONDITIONS. A FULL BASEMENT IS NOT RECOMMENDED WITHOUT RAISING HEIGHT APPROPRIATELY. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO ANY WORK. DESIGN DOES NOT PERMIT TOILETS IN BASEMENT AREA.

ALL EXISTING AND PROPOSED WELLS WITHIN 200' OF PROPOSED OWTS ARE SHOWN. NO EXISTING OR PROPOSED PUBLIC WELLS WERE OBSERVED WITHIN 500' OF PROPOSED OWTS. MAINTAIN ELEVATION 73.7 WITHIN 10' OF EXISTING OWTS.

NO UPGRADIENT DRAINS ALLOWED WITHIN 25' OF EXISTING OWTS. NO DOWNGRADIENT DRAINS ALLOWED WITHIN 50' OF EXISTING OWTS.

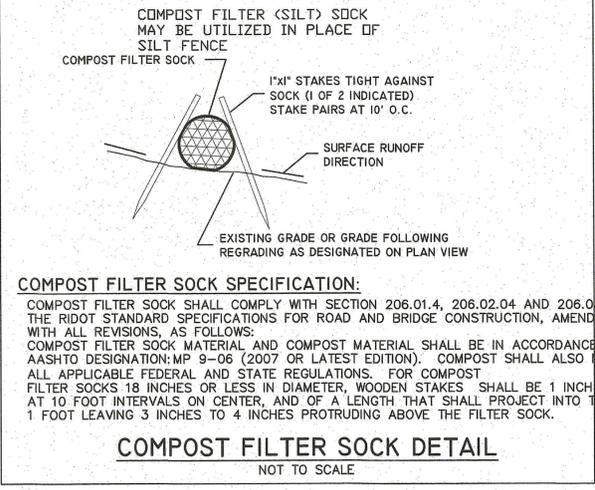
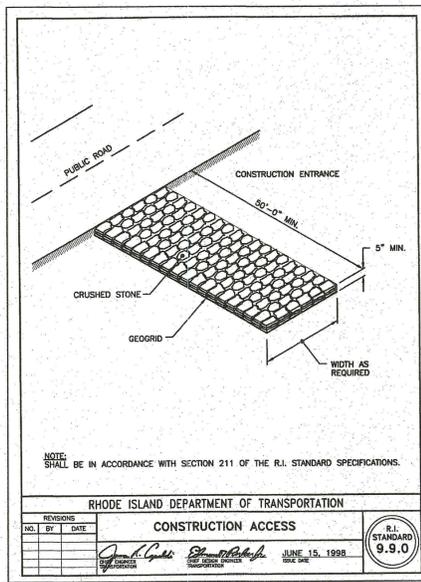
BRING SEPTIC TANK COVERS TO GRADE. COVER TO BE 20" MIN. (INSIDE DIA.) AND CAPABLE OF WITHSTANDING H-20 LOADING. COVERS TO WEIGH 59 LBS. MINIMUM OR BOLT DOWN.

ALL OWTS PIPE TO BE 4" DIAMETER, PVC SDR 35 (MIN) PERFORATED OR SOLID AS REQUIRED. PRESSURE SEWER TO BE CLASS 200 MINIMUM WITH CONCRETE THRUST BLOCKS AT ALL CHANGES IN DIRECTION

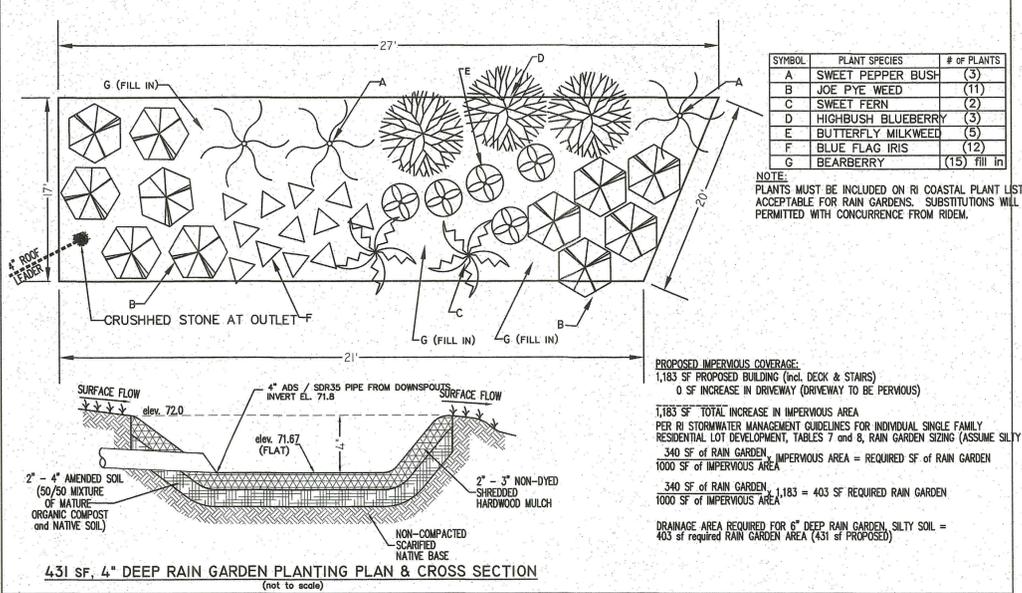
OUTLET FILTER TO BE INSPECTED SEMI-ANNUALLY TO ENSURE PROPER FUNCTIONING. BUILDING SEWER TO BE 4" SCH 40 PVC WITH GLUED, WATERTIGHT JOINTS.

- NOTES:**
- 1.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS DEPARTMENT OF ENVIRONMENTAL MANAGEMENT- RULES AND REGULATIONS ESTABLISHING MINIMUM STANDARDS RELATING TO LOCATION, DESIGN, CONSTRUCTION AND MAINTENANCE OF ON-SITE WASTEWATER TREATMENT SYSTEMS MOST RECENTLY AMENDED.
 - 2.) ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER WITH LINES LAID AS STRAIGHT AS POSSIBLE AND JOINTS MADE WATERTIGHT. ALL WORK TO BE DONE BY AN INSTALLER LICENSED IN THE STATE OF RHODE ISLAND.
 - 3.) SEPTIC TANK IS AN EXISTING PRECAST 1000 GALLON TWO COMPARTMENT SEPTIC TANK, WITH 2 BOLT DOWN COVERS. INSPECT TANK FOR INTEGRITY AND OUTLET FILTER AFTER PUMPING.
 - 4.) EXISTING DISTRIBUTION BOX TO BE INSPECTED AND REUSED.
 - 5.) HEAVY EQUIPMENT SHALL NOT BE ALLOWED TO RUN OVER THE LEACHING AREA.
 - 6.) THE SYSTEM IS NOT DESIGNED TO ACCOMMODATE A GARBAGE GRINDER, WATER SOFTENER, OR JACUZZI.
 - 7.) FOR PROPER OPERATION, THE SEPTIC TANK SHALL BE INSPECTED ANNUALLY AND PUMPED AT NO GREATER THAN 2 YEAR INTERVALS. OUTLET FILTER TO BE INSPECTED AND CLEANED SEMI-ANNUALLY.
 - 8.) NO PARKING IS PERMITTED IN THE VICINITY OF THE OWTS.
 - 9.) DIG SAFE NOTIFICATION IS REQUIRED PRIOR TO ANY EXCAVATION.
 - 10.) PROPERTY LINES AS DEPICTED ON THIS PLAN ARE BASED ON A BOUNDARY SURVEY.
 - 11.) CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SAFETY AND BUILDING CODES ARE FOLLOWED.
 - 12.) DESIGNER TO BE NOTIFIED 72 HOURS (3 WORKING DAYS) PRIOR TO THE START OF OWTS CONSTRUCTION. CONTRACTOR IS TO INSURE THAT DESIGNER IS NOTIFIED 2 WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS SO PROPER NOTIFICATION TO RIEM CAN BE MADE. FAILURE TO PROVIDE ADVANCE NOTICE WILL RESULT IN DELAYS TO THE CONTRACTOR. WORK SHALL NOT CONTINUE UNTIL VARIOUS STAGE IS APPROVED.

- SEWAGE PUMP CHAMBER NOTES:**
- 1.) THE SEWAGE PUMP SIZE AND MANUFACTURER TO BE VERIFIED. DESIGNER TO RECALCULATE PUMP DOSING AND FLOAT SETTINGS.
 - 2.) A SIGN SHALL BE INSTALLED IN THE VICINITY OF THE MANHOLE COVER WARNING OF THE POTENTIAL ACCUMULATION OF HAZARDOUS SEWER GAS AND THE NEED FOR ADEQUATE VENTING AND AIR MONITORING PRIOR TO WORKING ON THE SEWAGE PUMP ASSEMBLY.
 - 3.) ALL MATERIALS AND CONSTRUCTION SHALL MEET THE MANUFACTURERS REQUIREMENTS AND APPLICABLE BUILDING, PLUMBING, ELECTRICAL, AND SAFETY CODES. A MANUFACTURERS MAINTENANCE SCHEDULE SHALL BE ACQUIRED AND FOLLOWED.
 - 4.) THE USE OF A BACKUP ELECTRICAL GENERATOR IS STRONGLY RECOMMENDED.
 - 5.) FOR ADDITIONAL INFORMATION - SEE ADDITIONAL DETAILS CONTAINED WITHIN THIS PLAN AND WITHIN MANUFACTURERS PUBLISHED LITERATURE. THE INFORMATION CONTAINED WITHIN THIS PLAN IS INTENDED TO PROVIDE SCHEMATIC REQUIREMENTS ONLY. ACTUAL SHOP DRAWINGS ARE TO BE COORDINATED WITH THE MANUFACTURER. ALL ACCESSORIES SUCH AS AUDIO AND VISUAL ALARMS, FLOAT SWITCHES, LIFT OUT RAIL SYSTEM, ETC. ARE TO BE READILY ADAPTABLE TO FIT THE PROPOSED SYSTEM PER THE PUMP MANUFACTURER. ODD COMPONENTS REQUIRING EXTENSIVE MODIFICATION TO THE SYSTEM WILL NOT BE PERMITTED.
 - 6.) THE PUMP SHALL HAVE OVERLOAD PROTECTION TO PREVENT DAMAGE TO THE PUMP.
 - 7.) ALL STAGES OF THE PUMP SHALL BE INSPECTED BY THE DESIGN ENGINEER. IT IS THE RESPONSIBILITY OF THE INSTALLER TO PROVIDE ADEQUATE NOTICE OF INSPECTION SCHEDULING TO THE DESIGNER.
 - 8.) THE SEWER LINE BETWEEN THE PUMP CHAMBER AND THE DISTRIBUTION BOX IS TO BE 2" DIAMETER PRESSURE PIPE. MAINTAIN POSITIVE DRAIN BACK TO PUMP CHAMBER.
 - 9.) A VENT WITH INSECT SCREEN IS REQUIRED AS SHOWN ON THE PLAN.
 - 10.) NO DRIVING OR PARKING OVER ANY COMPONENT OF THE SYSTEM IS PERMITTED.
 - 11.) A NEMA APPROVED ELECTRICAL BOX WITH AUDIO ALARM AND VISUAL ALARM (TO NOTIFY OF HIGH WATER LEVELS IN THE PUMP CHAMBER) IS TO BE INSTALLED. THIS ASSEMBLY SHALL BE LOCATED AS SHOWN.
 - 12.) INSTALL A THREADED DISCONNECT ON PUMP DISCHARGE LINE FOR PUMP SERVICING.
 - 13.) A CHECK VALVE SHALL BE INSTALLED ON THE PUMP DISCHARGE LINE FOR PUMP PROTECTION. A 1/4" DIA. WEEP HOLE SHALL BE DRILLED AFTER THE CHECK VALVE TO ALLOW BACKFLOW FROM DISCHARGE LINE INTO THE PUMP CHAMBER TO PREVENT LINE FREEZING.
 - 14.) INSTALLER SHALL INSTALL A CHAIN, ROPE OR LIFTING DEVICE TO ALLOW PUMP REMOVAL TO WITHIN AN ARMS LENGTH OF THE PUMP CHAMBER COVER.



COMPOST FILTER SOCK SPECIFICATION:
 COMPOST FILTER SOCK SHALL COMPLY WITH SECTION 206.01.4, 206.02.04 AND 206.03.4 OF THE RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2013, WITH ALL REVISIONS, AS FOLLOWS:
 COMPOST FILTER SOCK MATERIAL AND COMPOST MATERIAL SHALL BE IN ACCORDANCE WITH AASHTO DESIGNATION: MP 9-06 (2007 OR LATEST EDITION). COMPOST SHALL ALSO MEET ALL APPLICABLE FEDERAL AND STATE REGULATIONS. FOR COMPOST FILTER SOCKS 18 INCHES OR LESS IN DIAMETER, WOODEN STAKES SHALL BE 1 INCH BY 1 INCH, AT 10 FOOT INTERVALS ON CENTER, AND OF A LENGTH THAT SHALL PROJECT INTO THE SOIL 1 FOOT LEAVING 3 INCHES TO 4 INCHES PROTRUDING ABOVE THE FILTER SOCK.



SYMBOL	PLANT SPECIES	# OF PLANTS
A	SWEET PEPPER BUSH	(3)
B	JOE PYE WEED	(11)
C	SWEET FERN	(2)
D	HIGHBUSH BLUEBERRY	(3)
E	BUTTERFLY MILKWEED	(5)
F	BLUE FLAG IRIS	(12)
G	BEARBERRY	(15) (fill in)

NOTE: PLANTS MUST BE INCLUDED ON RI COASTAL PLANT LIST AS ACCEPTABLE FOR RAIN GARDENS. SUBSTITUTIONS WILL BE PERMITTED WITH CONCURRENCE FROM RIEM.

PROPOSED IMPERVIOUS COVERAGE:
 1,183 SF PROPOSED BUILDING (incl. DECK & STAIRS)
 0 SF INCREASE IN DRIVEWAY (DRIVEWAY TO BE PERVIOUS)

1,183 SF TOTAL INCREASE IN IMPERVIOUS AREA
 PER RI STORMWATER MANAGEMENT GUIDELINES FOR INDIVIDUAL SINGLE FAMILY RESIDENTIAL LOT DEVELOPMENT, TABLES 7 and 8, RAIN GARDEN SIZING (ASSUME SILTY SOIL)

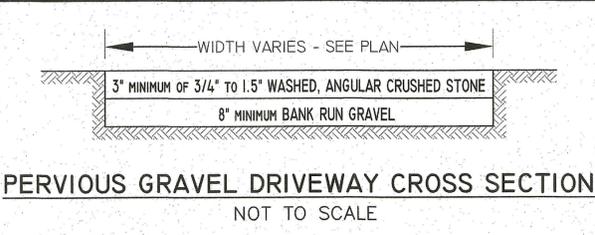
340 SF OF RAIN GARDEN IMPERVIOUS AREA = REQUIRED SF OF RAIN GARDEN
 1000 SF OF IMPERVIOUS AREA

340 SF OF RAIN GARDEN, 1,183 = 403 SF REQUIRED RAIN GARDEN
 1000 SF OF IMPERVIOUS AREA

DRAINAGE AREA REQUIRED FOR 6\"/>

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED: JUN 20 2024 FILE #: 24-0081
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

Andy Clapton



PERVIOUS GRAVEL DRIVEWAY CROSS SECTION
NOT TO SCALE

RI Environmental Management
 APR - 8 2024
 Office of Water Resources

PROPOSED SITE PLAN
 PREPARED FOR
LITTLE COMPTON HOUSING TRUST
 ASSESSOR'S PLAT 40 LOT 57
 184 COLEBROOK ROAD
 LITTLE COMPTON, RHODE ISLAND

SCALE: AS NOTED DATE: FEBRUARY 20, 2024

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PE COA #5141
 PS COA #A402

#1: 02/20/24: PER NRS REVIEW COMMENTS
 REVISIONS:

SHEET 2 of 2

JOB#: 23-0