LOCUS MAP

NOT TO SCALE

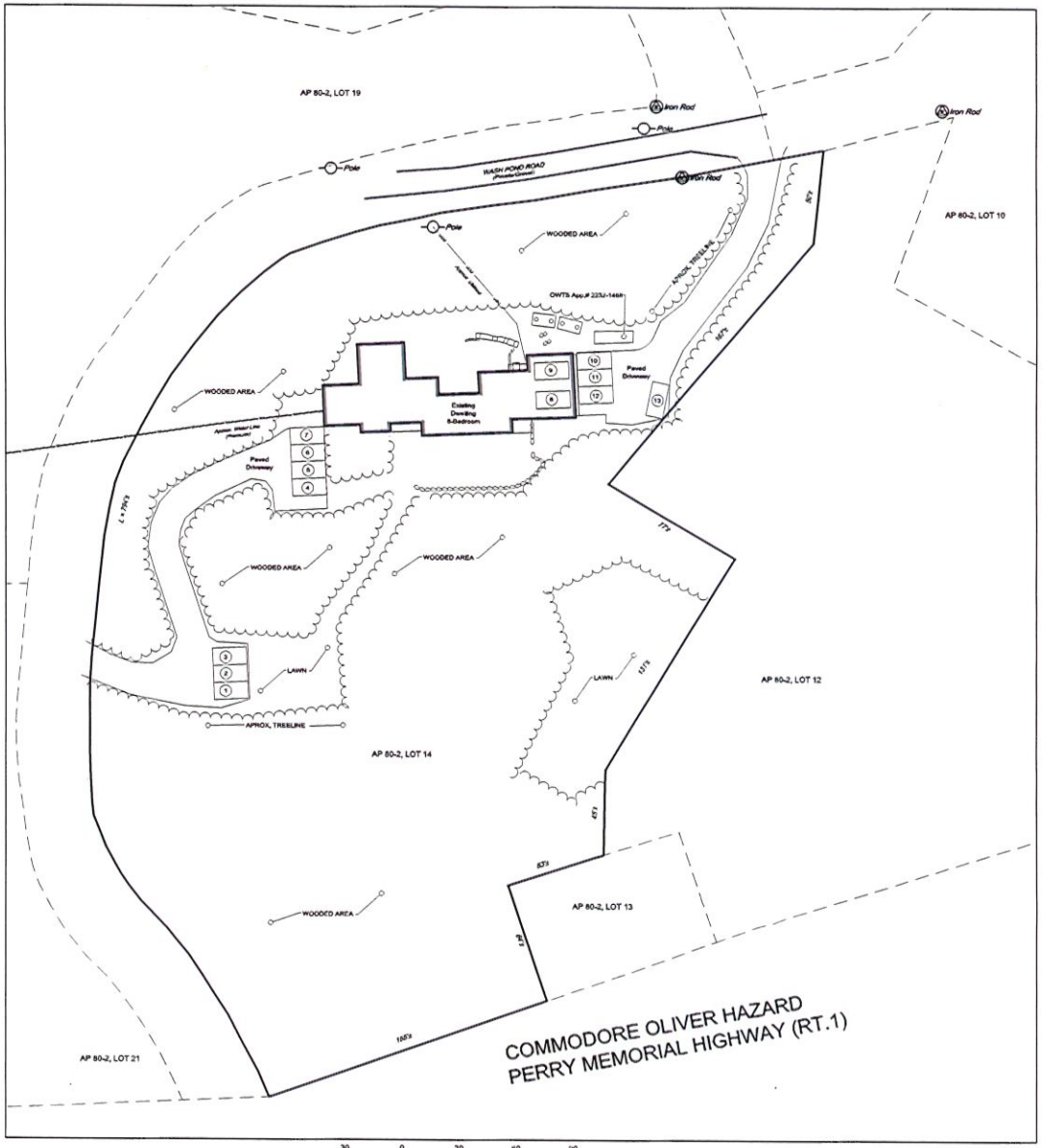
BEING A.P. 80-2, LOT 14
LOT AREA = 2.64± AC.

FEMA DETERMINATION
ZONE "X" - AREA OF MINIMAL FLOODING
PANEL NO. - 44009C0193J
EFFECTIVE - OCTOBER 16, 2013

AVAILABLE PARKING

(13+) 9' x 18' PARKING SPACES AVAILABLE

PARCEL ZONING: R80
MIN LOT SIZE = 80,000 S.F
MIN LOT FRONTAGE = 200'
FRONT SETBACK = 50'
REAR SETBACK = 50'
SIDE SETBACK = 40'
MAX LOT BUILDING COVERAGE =20%



Scale 1" = 30'

REFERENCES:

1. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "ONSITE WASTEWATER TREATMENT SYSTEM FOR COMMODOR MANOR, LLC, LOCATED AT 2625B COMM. OLIVER HAZARD PERRY HWY SOUTH KINGSTOWN, RI." BY AMERICAN ENGINEERING, INC. 03/24/2023, SCALE 1" = 100'.

NOTES:

1. EXISTING CONDITIONS SHOWN WERE DIGITIZED FROM AERIAL PHOTOGRAPHY AND HAVE NOT BEEN FIELD LOCATED.

2. THE PROPERTY LINE SHOWN WAS TAKEN FROM ASSESSOR'S DATA AND DOES NOT REPRESENT A BOUNDARY OPINION.

3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS, AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.

4. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED / VERIFIED. CONTACT DIGSAFE PRIOR TO ANY EXCAVATION.

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:	MEASUREMENT SPECIFICATION:
COMPILATION PLAN	CLASS IV

DISCLAIMER:
THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.

STATEMENT OF PURPOSE:
THE PURPOSE OF THIS PLAN IS TO DEPICT THE APPROXIMATE EXISTING CONDITIONS FOR A.P 80-2, LOT 14.

BY: _____
MATTHEW J. COTTA — DATE
PLS-1977 — COA - LS.000A453

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS:
1. WASH POND ROAD
2. COMM. OLIVER HAZARD PERRY HWY

SITE PLAN
FOR
COMMODORE MANOR, LLC.
LOCATED AT
2625B COMM. OLIVER HAZARD PERRY HWY
SOUTH KINGSTOWN, RI

Drawn By: ADM | Checked By: MJC
Scale: 1" = 30' | Date: 11/17/2023

NO.	REVISION	BY	DATE

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Professional Engineering & Land Surveying
400 South County Trail – Suite A 201
Exeter, Rhode Island 02822
DCotta@AmericanEngineeringRI.com
Phone (401) 294-4000 / Fax (401) 294-3625

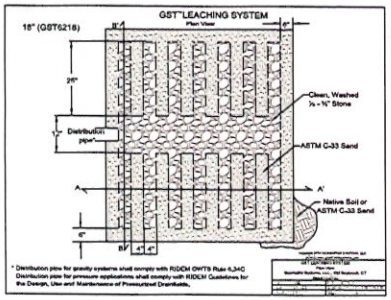
Sheet 1 of 1 sheets

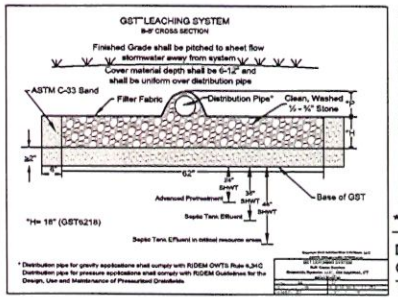
Drawing No. 122210

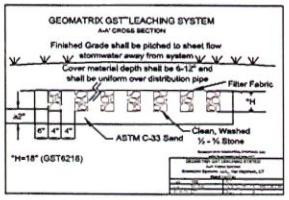
LOCUS MAP

NOT TO SCALE

BEING A.P. 80-2, LOT 14
LOT AREA = 2.64 AC.





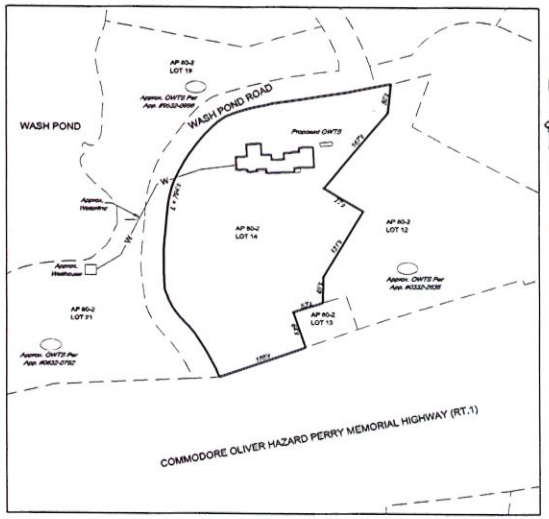


NOTICE TO INSTALLER

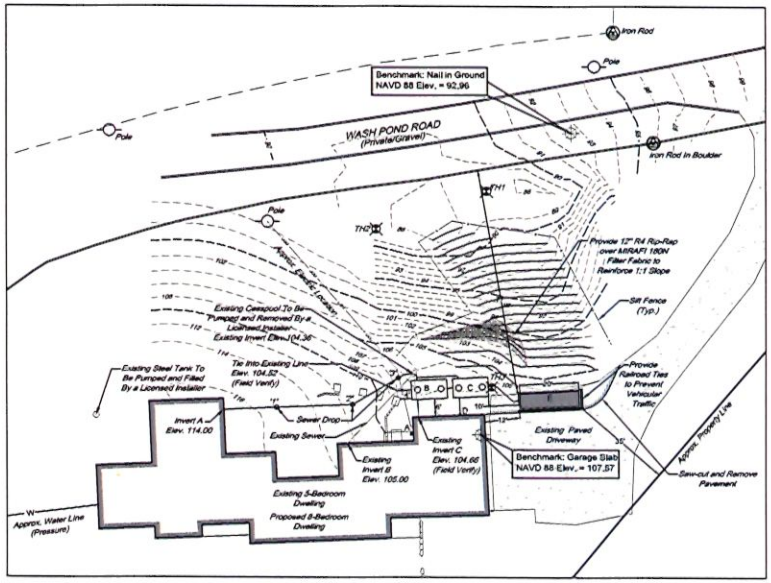
DESIGNER SUPERVISION REQUIRED. CONTACT DESIGNER 48 HOURS PRIOR TO CONSTRUCTION.

System Configuration

Design Configuration	8 Bedroom Residential
Design Flow	920 gpd
SeptiTech Controller	
NEMA 4X Rated Controller Model	
Invert A at Building	Elev.= 114.00
4" PVC Lateral to Septic Tank	70 feet
Invert at Tie In Point	Elev.= 104.52 (Field Verify)
4" PVC Lateral to Septic Tank	6 feet
Invert C at Building	Elev.= 104.66 (Field Verify)
4" PVC Lateral to Septic Tank	6 feet
Septic Tank Settings	
Septic Tank Capacity	3500 gallon
Riser at Inlet End of SepticTank	Elev.= 107.00 (15" Riser)
Invert at Septic Tank In	Elev.= 104.33
Invert at Septic Tank Out	Elev.= 104.08
Riser at Outlet End of Septic Tank	Elev.= 107.00 (15"Riser)
4" PVC Lateral to Processor Tank	2 feet
SeptiTech Tank Settings	
Processor Tank Series	STAAR 1.00
Processor Tank Capacity	2000 gallon
Riser at Inlet End of ProcessorTank	Elev.= 106.71 (18"Riser)
Invert at Processor Tank In	Elev.= 104.04
Invert at Processor Tank Out	Elev.= 104.04
Riser at Outlet End of Processor Tank	Elev.= 106.71 (18" Riser)
Discharge Pump Settings	
Gould Pump Model Number	LSPO3
Transport Line Size	1-1/2"
PVC Transport Line to GST	13 feet
Transport Return	1.19 gallons/event
Design Dosage + Transport	76.67 + 1.19 =77.86 gallons/event
GST 6218 Settings	
GST Length	20'
Number of Laterals	1
Orifice Spacing	16"
Number of Orifices	16
GST Invert	Elev.= 104.42
Bottom of Stone Fingers	Elev.= 102.92
Bottom of Sand	Elev.= 102.75
Water Elevation	Elev.= 98.50
Finished Grade (min.)	Elev.= 106.00
Finished Grade (max.)	Elev.= 107.00

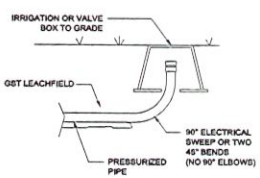


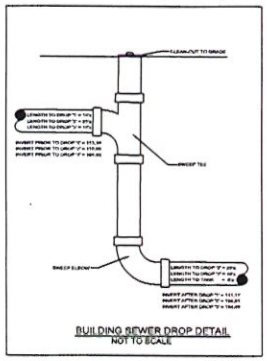
Scale 1" = 100'



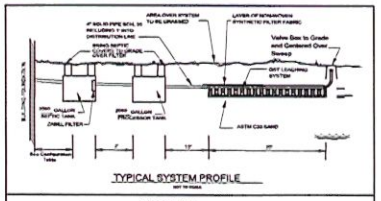
Scale 1" = 20'

GENERAL NOTES:
1) ELBOW TO BE 3 SQ. FT. MINIMUM, AND BE PROVIDED WITH A SUITABLE BAFFLE. D-BOX MUST BE HS-20 RATED.
2) SEPTIC TANK TO BE PROVIDED WITH AN INLET TEE AND AN OUTLET TEE. MANHOLE COVER IS TO BE BROUGHT TO FINISH GRADE WITH THE RIM SET TO DIVERT SURFACE RUNOFF.
3) NO GRADE WITHIN 10 FEET OF THE PROPOSED SYSTEM SHALL BE LOWER THAN THE INVERTS.
4) NO SLOPE WITHIN 25 FEET OF THE PROPOSED SYSTEM SHALL BE GREATER THAN A 3:1 SLOPE.
5) THE DRAINFIELD AREA IS TO BE KEPT DEBRIS FREE AND PLANTED TO GRASS.
6) TREES AND SHRUBS ARE TO BE KEPT A MINIMUM DISTANCE OF 10' FROM THE DRAINFIELD.
7) THERE ARE NO PUBLIC SEWERS WITHIN 200 FEET OF THE PROPERTY OTHER THAN SHOWN ON PLAN.
8) THERE ARE NO WELLS WITHIN 200 FEET OF THE PROPOSED OWTS OTHER THAN SHOWN ON PLAN.
9) THERE ARE NO OWTS WITHIN 200 FEET OF THE PROPOSED WELL OTHER THAN SHOWN ON PLAN.
10) THERE ARE NO DRAINS WITHIN 200 FEET OF THE PROPOSED OWTS OTHER THAN SHOWN ON PLAN.
11) THERE ARE NO PUBLIC WELLS WITHIN 500' OF THE PROPOSED OWTS OTHER THAN SHOWN ON PLAN.
12) THERE ARE NO OWTS WITH A FLOW GREATER THAN 1,000 gpd WITHIN 400' OF THE PROPOSED WELL OTHER THAN SHOWN ON PLAN.
13) THERE ARE NO WATERCOURSES, WETLANDS OR DRAINS WITHIN 200' OF THE PROPOSED OWTS OTHER THAN SHOWN ON PLAN.
14) AREA BETWEEN THE DISPERSAL TRENCHES SHALL REMAIN UNDISTURBED. IF INVERT IS BELOW NATURAL GRADE,
15) AREA OF GST TO BE STRIPPED 10 FEET ON ALL SIDES OF ALL TREES, STUMPS, BOULDERS, AND BRUSH.
16) ALL PRE-ASSEMBLED SEPTIC TANKS SHALL BE CERTIFIED WATER TIGHT BY THE MANUFACTURER. ALL TANKS ASSEMBLED ON-SITE SHALL BE CERTIFIED WATERTIGHT IN THE FIELD. CERTIFICATE BY MANUFACTURER OR FROM ON-SITE TESTING SHALL BE INCLUDED WITH BILL OF LADEN.
17) IF THE INVERT IS ABOVE ORIGINAL GRADE:
PER RULE 6.34J.1 THE LEACHFIELD AND FIVE (5) FEET BEYOND THE LEACHFIELD SHALL BE STRIPPED OF ALL TOPSOIL (A HORIZONS). IN ORDER TO AVOID COMPACTION OF THE B SOIL HORIZON, ONLY TRACKED VEHICLES SHALL BE ALLOWED IN THE AREA.
PER RULE 6.34J.2 PROPERLY COMPACTED GRAVEL THAT MEETS THE REQUIREMENTS OF RULE 6.33M SHALL BE PLACED THROUGHOUT THE EXCAVATION TO AN ELEVATION THAT WILL BE TWO (2) INCHES ABOVE THE TOP OF THE DISTRIBUTION LINES. DISPERSAL TRENCHES SHALL BE EXCAVATED OUT OF THE COMPACTED GRAVEL. ASTM C33 SAND SHALL BE USED TO FILL FROM NATURAL GRADE TO THE BASE OF THE GST.
18) ALL GRAVITY LINES TO BE 4 INCH DIAMETER P.V.C. SCHEDULE 35 OR EQUAL, MINIMUM SLOPE OF 1%, SLOPES GREATER THAN 5% SHALL BE PROHIBITED. ALL PRESSURE LINES SHALL BE PVC (CLASS 200 MINIMUM).
19) THESE PLANS ARE FOR THE SOLE PURPOSE OF DESIGN, APPROVAL AND INSTALLATION OF THE PROPOSED ONSITE WASTEWATER TREATMENT SYSTEM ONLY, AND HAS NOTHING TO DO WITH THE CONSTRUCTION OF THE PROPOSED BUILDING SHOWN OTHER THAN THE APPROXIMATE LOCATION AND ORIENTATION.
20) THE USE OF GARBAGE DISPOSALS IS STRICTLY PROHIBITED.
21) THE USE OF TUBS EQUAL TO OR GREATER THAN 100 GALLONS IS STRICTLY PROHIBITED.
22) THE GST IS TO HAVE A MINIMUM OF 3" OF ASTM C33 SAND DIRECTLY BELOW AND AROUND THE SIDES OF EACH UNIT TRENCH.
23) ALL LEACH FIELD PIPING IS TO BE 4" SDR-35 PVC OR EQUIVALENT, THE PIPING OVER THE GST SHALL MEET THE REQUIREMENTS OF RULE 6.34J.5.2 (ALL OTHER PIPING IS TO BE SCHEDULE 40).
24) PRIOR TO BACKFILLING OVER THE GST A FILTER FABRIC IS TO BE PLACED OVER THE TOP. ALL BACKFILL MATERIAL IS TO BE FREE OF LARGE ROCKS, ETC. IN BACKFILLING THE FOLLOWING SEQUENCE IS TO BE FOLLOWED:
a) - SECURE FILTER FABRIC WITH HAND SHOVELED SAND.
b) - FIRST HEAVY LOAD MUST BE PLACED OVER COVERED (FILTER FABRIC) PIPE.
c) - SECOND AND THIRD LOADS ARE TO BE PLACED ON EITHER SIDE OF FIRST LOAD.
d) - REPEAT 1 AND 2 UNTIL ENTIRE TRENCH IS BACKFILLED.
e) - ALL BACKFILLING/GRADING SHOULD BE DONE IN 8" LIFTS, UPON COMPLETING ALL BACKFILLING COMPACT WITH A LIGHT TRACK MACHINE WITH CAUTION, AVOID CRUSHING OR SHIFTING OF PIPE ASSEMBLY. WHEN COMPACTING THE SOIL THE LIGHT TRACK MACHINE MUST FOLLOW THE DIRECTION OF THE PIPE ASSEMBLY (PARALLEL). DO NOT RUN THE TRACK MACHINE PERPENDICULAR TO THE PIPE ASSEMBLY, DO NOT USE A WHEELED MACHINE TO BACKFILL OVER ASSEMBLY AS THIS MAY CAUSE THE PIPE ASSEMBLY TO SHIFT OR IMPROPERLY SETTLE.
25) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RIDEM ONSITE WASTEWATER TREATMENT SYSTEMS REGULATIONS.
26) BILL OF LADEN SHALL BE PROVIDED TO THE DESIGNER FOR ALL SYSTEM COMPONENTS.
27) ACCESS LIDS SHALL WEIGH 50 lbs OR; SHALL BE TAMPER RESISTANT AND MECHANICALLY FASTENED. EACH ACCESS OPENING SHALL HAVE A LABEL STATING "ENTRANCE INTO THE TANK COULD BE FATAL".

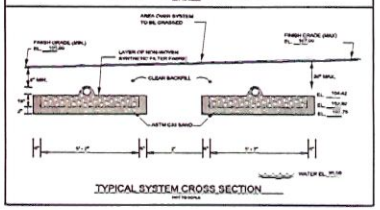




BUILDING SEWER DROP DETAIL
NOT TO SCALE



TYPICAL SYSTEM PROFILE



TYPICAL SYSTEM CROSS SECTION

NOTE
THIS PLAN IS FOR SEPTIC PURPOSES ONLY AND DOES NOT CONSTITUTE A SURVEY

NOTE TO INSTALLER
The primary septic tank needs to be filled with clean water to the level of the outlet. The SeptiTech processor tank needs to be 1/2 filled with clean water prior to startup.

NOTE TO INSTALLER
ADD WATER AS NECESSARY TO THE TANK TO COUNTERACT ANY BUOYANT FORCES ACTING UPON THE STABILITY OF THE TANK POSITION WHEN INSTALLING A TANK IN A HIGH WATER TABLE LOCATION.

FEMA DETERMINATION
ZONE "X" - AREA OF MINIMAL FLOODING
PANEL NO. - 44009C0193J
EFFECTIVE - OCTOBER 16, 2013

KEY
- A Programable Logic Controller Location To Be Approved By Owner
- B Septic Tank (3,500 gal.)
- C SeptiTech PROCESSOR TANK
- D SeptiTech Air Intake Muffler Location To Be Approved By Owner
- E GEOMATRIX GST 6218

TESTHOLE & PERCOLATION DATA
TH 1 - VERIFIED @ 8' (2232-1468)
TH 2 - VERIFIED @ 8' (2232-1468)

SOIL CATEGORY 6 - DESIGNED USING A LOADING RATE FACTOR OF 2.3 GAL/SF/DAY

DESIGN CALCULATIONS:
8-Bedroom Residential Dwelling @ 115/Bedroom = 920 gal/day
Using Testhole #3 - Soil Category 6 - Loading Rate Factor = 2.3
Required: 920/2.3 = 400 s.f.
Provided: 20' of GST 6218 @ 24.8 s.f./l.f. = 496 s.f.

ONSITE WASTEWATER TREATMENT SYSTEM
FOR
COMMODORE MANOR, LLC.
LOCATED AT
2625B COMM. OLIVER HAZARD PERRY HWY
SOUTH KINGSTOWN, RI

Drawn By: KLG | Checked By: MJC
Scale: AS SHOWN | Date: 03/24/2023
REVISIONS

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Sheet 1 of 2 sheets
Drawing No. 122210