ACRES OF PINE ROAD

STREET INDEX

NOTE:

1. FEMA ZONE: X / MAP: 44003C0131H / DATED: 09-18-13
2. S.H.G.W.T. = 6 FT.
3. SOILS ON SITE CONSISTS ENTIRELY OF HINCKLEY GRAVELLY SANDY LOAM, ROLLING (HkC). WHICH ARE CONSIDERED SUITABLE FOR DEVELOPMENT.
4. THIS RESTRICTION IS NOT INTENDED TO PROHIBIT THE CREATION OF A DRIVEWAY TO SERVE FUTURE DEVELOPMENT

NOTES:

1. ALL OTHER DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS NOTED HEREON, OR NOT, SHALL BE IN CONFORMANCE WITH RULES & REGULATIONS ESTABLISHING MINIMUM STANDARDS RELATING TO LOCATION, DESIGN, CONSTRUCTION, AND MAINTENANCE OF ONSITE WASTEWATER TREATMENT SYSTEMS. NOVEMBER 25, 2018 BY THE RIDEM.
2. CLEAR ALL TREES AND STUMPS WITHIN 10' OF THE SYSTEM
3. THERE SHALL BE NO SUBSURFACE, FOUNDATION, OR STORM DRAINS WITHIN 25' OF THE SYSTEM.
4. COMPLY WITH ALL ADDITIONAL TERMS OF APPROVAL AS MAY BE REQUIRED BY RIDEM.
5. ONE 1500 GALLON SEPTIC TANK, ONE TIPPING D-BOX, AND ASSOCIATED EQUIPMENT ARE REQUIRED.
6. ALL PROPOSED GRAVITY SEWER PIPES SHALL BE 4" DIAMETER SDR 35. ALL PRESSURE PIPES SHALL BE SCHEDULE 40 PVC.
7. NO EXISTING WELL IS CLOSER THAN 100' TO THE PROPOSED DRAINFIELD.
8. THE PROPOSED DWELLING IS A FOUR BEDROOM DWELLING.
9. OTHER THAN SHOWN HERE, THERE ARE NO KNOWN EXISTING OR PROPOSED WELLS WITHIN 200' OF THE PROPOSED LEACH FIELD.
10. THERE ARE NO KNOWN EXISTING OR PROPOSED PUBLIC WELLS WITHIN 500' OF THE LEACH FIELD.
11. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLAN ON-SITE AT ALL TIMES.
12. THE CONTRACTOR MUST FOLLOW ALL ITEMS CIRCLED IN THE LOWER RIGHT HAND AREA OF THE OWTS APPLICATION LABELED "IMPORTANT" AND NOTIFY DESIGNER DURING THE DIFFERENT STAGES OF CONSTRUCTION TO ALLOW DESIGNER TO OBSERVE COMPLIANCE WITH THE APPROVED PLANS (AS REQUIRED BY D.E.M.).
13. THE DESIGNER IS NOT RESPONSIBLE FOR ANY NEGLIGENT ACT OF OMISSION OF A USER OF AN OWTS, INCLUDING, BUT NOT LIMITED TO, FAILURE TO PROPERLY USE AND MAINTAIN THE OWTS.
14. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
15. THE CONTRACTOR MUST NOTIFY LICENSED DESIGNER 48 HOURS PRIOR TO START OF CONSTRUCTION WITH VALID INSTALLERS LICENSE NUMBER. DESIGNER MUST NOTIFY D.E.M. 24 HOURS PRIOR TO START OF CONSTRUCTION IN ACCORDANCE WITH THE OWTS RULES.
16. THE CONTRACTOR SHALL PROVIDE DESIGNER WITH MATERIALS RECEIPTS FOR ALL CONSTRUCTION MATERIAL PRIOR TO DESIGNER ISSUING CERTIFICATE OF CONSTRUCTION.
17. SEPTIC SYSTEM DESIGN BASED ON SITE EVALUATION BY BRANDON FANEUF (D-4059, RIDEM APPLIC. IA-0000012698)
18. LOT AREA = 1.11 ACRES.
19. CONTRACTOR TO NOTIFY DESIGNER DURING THE DIFFERENT STAGES OF CONSTRUCTION TO ALLOW THE DESIGNER TO OBSERVE COMPLIANCE WITH THE APPROVED PLANS (AS REQUIRED BY R.I.D.E.M.).
20. IF CONTRACTOR ENCOUNTERS UNANTICIPATED CONDITIONS DURING CONSTRUCTION WHICH INDICATE THAT THE SYSTEM CANNOT BE INSTALLED IN ACCORDANCE WITH THE APPROVED DESIGN, INSTALLER SHALL STOP CONSTRUCTION AND NOTIFY THE LICENSED DESIGNER RESPONSIBLE FOR WITNESSING AND INSPECTING THE INSTALLATION IN ACCORDANCE WITH THE OWTS RULES.
21. IF ANY GRAVITY OR PRESSURE PIPE DOES NOT HAVE A MINIMUM 2 FEET OF SOIL COVER, A 2' WIDE 2" THICK RIGID INSULATION SHALL BE PLACED OVER SUCH PIPE, THE LENGTH OF IT BEFORE BACKFILLING, TO ACCOMODATE FOR INSULATION.
22. PARKING OR DRIVING OVER ANY COMPONENT OF THE OWTS MAY RENDER THE OWTS UNUSABLE.
23. DRIVEWAY IS APPROXIMATELY 178 FEET IN LENGTH AND HAS AN AREA OF 2939 S.F.

GENERAL

1. THIS PLAN IS INTENDED TO PROVIDE GUIDANCE AND INSTRUCTION TO THE OWNER AND CONTRACTOR(S) IN THE PREVENTION OF EROSION AND SEDIMENTATION BOTH ON-SITE AND OFF-SITE. THIS PLAN IS INTENDED TO ALLOW ANY EROSION APPROVALS TO BE MORE SPECIFIC IN ADDRESSING ITEMS OF CONCERN. IF, UPON ISSUANCE OF ANY ORDER, APPROVAL OR PERMIT BY ANY MUNICIPAL, STATE OR FEDERAL ENTITY, ANY ITEMS SPECIFIED HEREIN ARE IN CONFLICT WHICH SUCH ORDER, SAID ORDERS SHALL SUPERCEDE THE REQUIREMENTS SPECIFIED ON THIS PLAN.
2. THIS PLAN IS PART OF A SET OF DOCUMENTS THAT ARE TO BE VIEWED AND REVIEWED IN THEIR ENTIRETY. SUCH DOCUMENTS INCLUDE THE CONSTRUCTION SPECIFICATIONS, CONSTRUCTION PLANS AND ANY PERMITS ISSUED BY THE TOWN OF COVENTRY OR THE STATE OF RHODE ISLAND, THEIR AGENTS, OR OTHER REGULATORY AGENCIES.

EROSION CONTROL MEASURES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED, THIS PLAN SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY ORDER ISSUED BY THE REGULATORY AGENCY HAVING JURISDICTION OVER THIS PROJECT.
2. THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING OF THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE. THESE FUNDAMENTAL PRINCIPLE SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
3. ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 7 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE THAT CONSTRUCTION HAS CEASED OR IS TEMPORARILY HALTED.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES ON SITE. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENT REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF OFF-SITE.
5. AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER OFF-SITE AREAS OR EXISTING DRAINAGE SYSTEMS. ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS AND/OR EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

GENERAL CONSTRUCTION REQUIREMENTS

1. NO ON-SITE DISPOSAL OF SOLID WASTE, INCLUDING BUILDING MATERIALS, IS ALLOWED. THE BURIAL OF STUMPS , DEMOLITION DEBRIS, CONSTRUCTION DEBRIS OR OTHER MATERIAL SHALL NOT BE ALLOWED ANYWHERE ON-SITE.
2. NO MATERIALS SHALL BE DISPOSED OF INTO EXISTING OR PROPOSED SEWER OR DRAINAGE SYSTEMS, EITHER ON-SITE OR OFF-SITE. ALL CONTRACTORS, INCLUDING CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH WATER WILL DRAIN DIRECTLY TO OFF-SITE DRAINAGE SYSTEMS.
3. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WHICH SHALL INCLUDE SWEEPING OF ALL PAVED SURFACES THAT ARE IMPACTED BY SITE CONSTRUCTION ON A REGULAR BASIS, AS NEEDED.

PRE-CONSTRUCTION

1. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AT ANY LOCATION WHERE AREAS TO BE DISTURBED COULD CAUSE EROSION TO OTHER AREAS. THESE BARRIERS SHALL REMAIN IN PLACES UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED.
2. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA ON A PORTION OF THE AREA TO BE DISTURBED FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
3. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE, TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAY BALES, SILT FENCE AND CRUSHED STONE.
4. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON-SITE AND SHALL UTILIZED EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDERS.

PRELIMINARY SITE WORK

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROL SHALL BE UTILIZED ALONG THE DOWNSLOPE SIDE OF THE PILES IF THE PILES ARE TO REMAIN MORE THAN 3 WEEKS.
2. STOCKPILES SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE, IN AREAS OF MINIMAL IMPACT. IF A STOCKPILE IS LOCATED ON A SLOPE, THE RUNOFF SHALL BE DIRECTED AWAY FROM THE PILE.
3. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAY BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.

SURVEY CLASSIFICATION:

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:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES, IN ORDER TO CONSTRUCT A NEW STRUCTURE UPON THE PARCEL.

BY: Bradley M. Bzdyra DATE: 04/23/2026
BRADLEY MITCHELL BZDYRA, PLS, LICENSE #2556; COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

DRYWELL A CALCULATIONS:

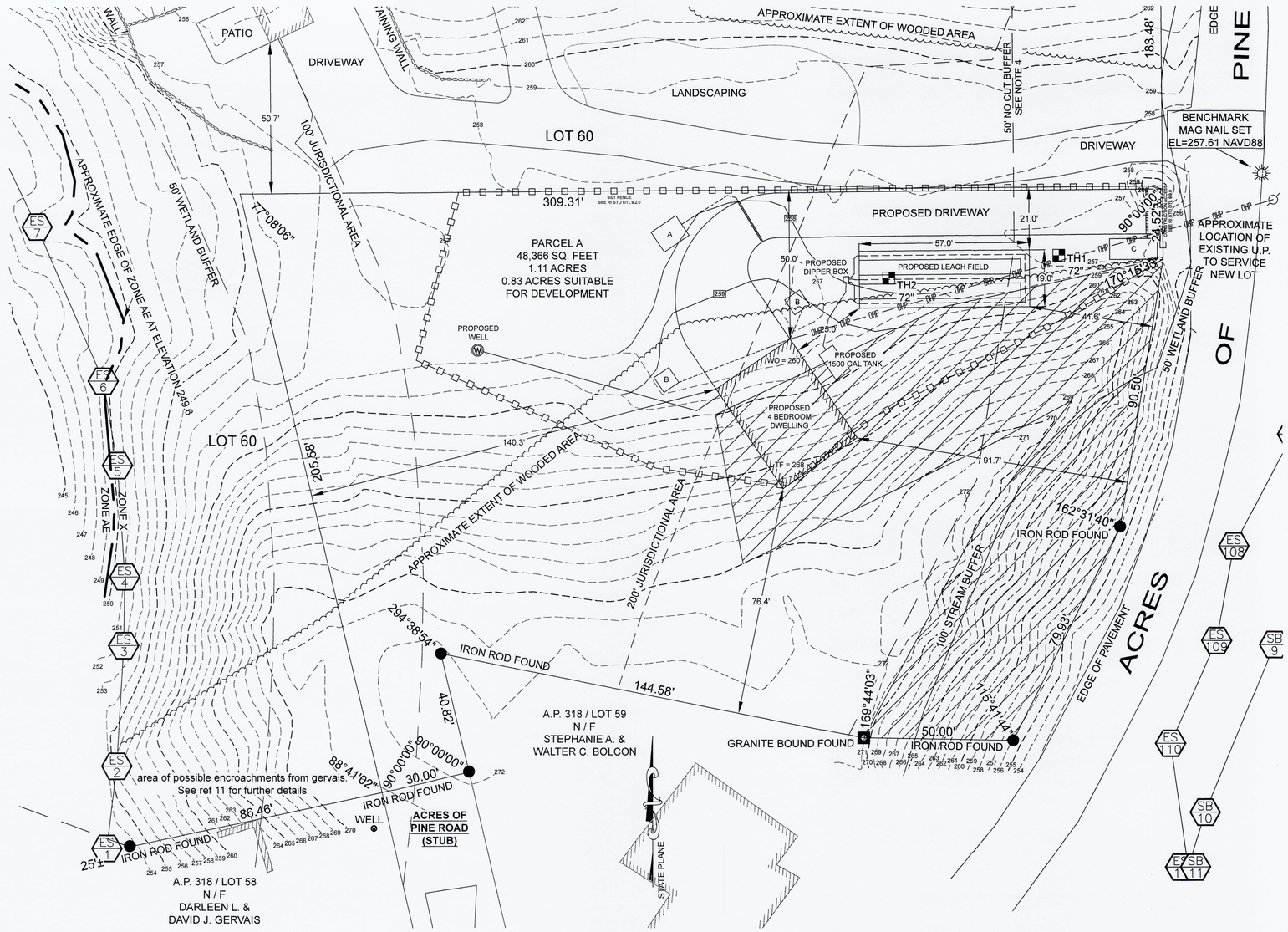
IMPERMEABLE TRIBUTARY UPPER DRIVEWAY
PROPOSED DRIVEWAY = 1391 S.F. ~ 1400 S.F.
WATER QUALITY VOLUME = 116.7 FT.^{3}
S.H.G.W.T. = 6'
DRYWELL DEPTH = 48 IN.
PER RI SMG FOR SINGLE FAMILY HOUSES TABLE 10
BOTTOM AREA REQUIRED = 75 S.F.
PROPOSE
LENGTH = 8 FT, WIDTH = 10 FT.
(1) 8 FT. * 10 FT. = 80 S.F. 48" DRYWELL PROPOSED

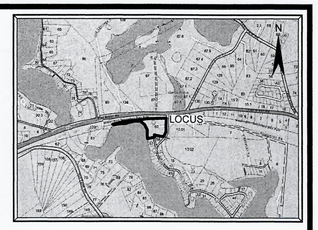
DRYWELL B CALCULATIONS:

IMPERMEABLE TRIBUTARY ROOF AREA
PROPOSED DWELLING = 1200 S.F.
WATER QUALITY VOLUME = 100 FT.^{3}
S.H.G.W.T. = 6'
DRYWELL DEPTH = 48 IN.
PER RI SMG FOR SINGLE FAMILY HOUSES TABLE 11
BOTTOM AREA REQUIRED = 64 S.F.
PROPOSE
LENGTH = 8 FT, WIDTH = 8 FT.
(1) 8FT. * 8 FT. = 64.F. 48" DRYWELL PROPOSED

DRYWELL C CALCULATIONS:

IMPERMEABLE TRIBUTARY AREA FOR LOWER DRIVEWAY = 1931~2000 S.F.
WATER QUALITY VOLUME = 167 FT.^{3}
S.H.G.W.T. = 6'
DRYWELL DEPTH = 48 IN.
PER RI SMG FOR SINGLE FAMILY HOUSES TABLE 11
BOTTOM AREA REQUIRED = 108 S.F.
PROPOSE
LENGTH = 16 FT, WIDTH = 7 FT.
(1) 16 FT. * 7 FT. = 112 S.F. 48" DRYWELL PROPOSED

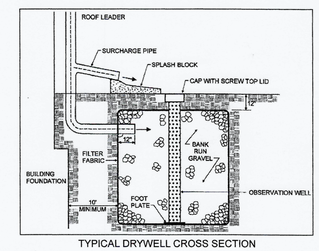




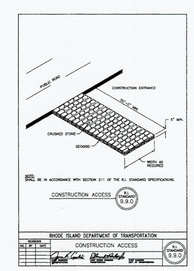
LOCUS MAP
NOT TO SCALE

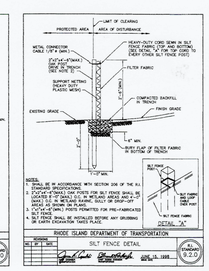
REFERENCE:

1. DEED BK. 2180 PG. 601
2. PLATS SHOWING PROPERTY IN THE TOWNS OF COVENTRY AND WEST GREENWICH BELONGING TO THE QUIDNICK RESERVOIR COMPANY COMPILED IN PART FROM OLD PLATS AND SURVEYS MADE DURING THE PERIOD FROM 1855-1874, AND TO CONFIRM WHICH COMPARISON HAS BEEN MADE WITH ALL DEEDS OF RECORD IN BOTH TOWNS, AND IN PART FROM SURVEYS UPON THE GROUND IN 1903 AND 1904 MADE BY THE ORDER OF THE DIRECTORS. BY W.H.G. TEMPLE
3. N.Y., N.H., & H., R.R. -(WORC. DIV.-WILLIMANTIC BRANCH) PLAN SHOWING LAND ACQUIRED FOR GRAVEL PITS AT NIPMUCK ABOUT ONE MILE EAST OF COVENTRY STATION, R.I. SCALE 1"=100'
4. RIGHT OF WAY AND TRACK MAP-THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO. FROM PROVIDENCE TO WILLIMANTIC STATION MAP V37-51 SHEETS 29-31. SCALE 1"=50' DATE: JUNE 30, 1915
5. SALISBURY PLAT COVENTRY, R.I. A. JOHNSON ENG'R AUG. 1934 1"=80'
6. ACRES OF PINE TOWN OF COVENTRY R.I. - JUNE 1937 RAY C. MATTESON ENG'R SCALE 1"=80'
7. NEW ENGLAND POWER SERVICE COMPANY-PLAN SHOWING LAND IN COVENTRY, RHODE ISLAND TO BE CONVEYED TO SAMUEL SUORSA ET UX BY THE NARRAGANSETT ELECTRIC COMPANY SCALE 1"=100' DATE AUG. 21, 1979
8. PLOT PLAN OF LAND AT ACRES OF PINE ROAD IN COVENTRY, RI DESIGNATED AS AP 318 LOT 10.01 OWNED BY PERRY J. AUTHELET PREPARED BY: ALFRED E. HANSEN ASSOCIATES, INC. APRIL 9, 1997 SCALE 1"=30'
9. PLAN OF LAND IN COVENTRY, RI DESIGNATED AS AP 318 LOT 60 SURVEYED FOR STACIA HALL BY BENJAMIN T. ADDY, P.L.S. SCALE: 1"=50' SEPTEMBER 2000
10. PROPERTY RETRACEMENT SURVEY PREPARED FOR LOUIS H. TESTA & DONNA J. WALKER BEING ASSESSORS PLAT NO. 318 LOT 10.01 LOCATION: 1 PINE HAVEN ROAD, COVENTRY, RHODE ISLAND 02817 SCALE: 1"=50' DATE: NOV. 28, 2012
11. BEING ASSESSORS PLAT NO. 318 LOT NO.'S 60 & 10.01 ADMINISTRATIVE SUBDIVISION PREPARED FOR LOUIS H. TESTA & DONNA J. WALKER & JUDY SEAMANS LOCATION ACRES OF PINE ROAD COVENTRY, RHODE ISLAND 02816



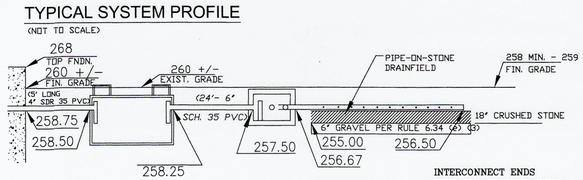
TYPICAL DRYWELL CROSS SECTION





TYPICAL SYSTEM PROFILE

(NOT TO SCALE)

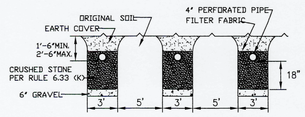


INTERCONNECT ENDS WITH SDR 35 SOLID PIPE IF MORE THAN ONE TRENCH

1.) MAINTAIN ELEVATION 256.5__ FOR A 10 FOOT PERIMETER AROUND DRAINFIELD.
2.) MAINTAIN ELEVATION 260____ FOR A 10 FOOT PERIMETER AROUND TANK.
3.) COVER ALL PIPE ABOVE THE FROST LINE WITH A 2' THICK FOUNDATION INSULATION 2' WIDE, CENTERED ON THE PIPE, BY THE LENGTH OF THE PIPE BEFORE BACKFILLING.

TYPICAL TRENCH CROSS SECTION

(NOT TO SCALE)



1.) 2' MIN. STONE COVER ABOVE TOP OF PIPE.
2.) INTERCONNECT ENDS OF DISTRIBUTION LINES PER DWTS RULES.
3.) VEHICLE PARKING OR TRAFFIC PROHIBITED.
4.) MAXIMUM TRENCH WIDTH = 3'.
5.) TRENCH SPACING = 5'.
6.) SEE SITE PLAN FOR NUMBER OF TRENCHES.

DRAINFIELD DESIGN:

VERTICAL ALIGNMENT

HIGHEST GRADE AT SYSTEM = 258'
DEPTH OF SHWT = 72" (6')
ELEV. OF WATER TABLE = 252'

BOTTOM OF STONE = 255'
+1.5' OF STONE TO INVERT = 256.5'
+1.5' TO MIN. COVER = 258'
+1.0' TO MAX. COVER = 259'

MAINTAIN ELEVATION 256.5 FOR 10' AROUND FIELD

D-BOX OUTLET = 256.67'
D-BOX INLET = 257.50'

GRADE @ HOUSE = ~260'
BUILDING SEWER = 258.75'
GRADE @ TANK = 260'

TANK INLET = 258.5'
5' BUILDING SEWER @ 5% SLOPE
TANK INLET = 258.5-(5x.05) = 258.25
TANK OUTLET = 258.25'
COVER = 260-262'

HORIZONTAL ALIGNMENT

1) FLOW
115 GAL/(BDRM/DAY) x 4 BDRMS = 460 GAL/DAY

2) SOIL LOADING RATE PER 6.33-C
1M = 0.61 GAL/SF*DAY

3) REQUIRED LEACHING AREA
460 GAL/DAY / 0.61 GAL/SF*DAY = 754.1 S.F. REQUIRED

4) TRENCH SIZING
18" TRENCH DEPTH, 3' WIDE > 4.2 S.F./L.F.
754.1 S.F. / 4.2 S.F./L.F. = 179.55 L.F.
3 TRENCHES, 10' OF CONNECTORS
(179.55-10)/3 = 56.52' ~ 57' OF TRENCH

5) CHECK
3x57'+10 = 181 L.F.
181x4.2 = 760.2 S.F.
760.2 S.F. > 754.1 S.F. REQUIRED

BRADLEY MITCHELL BZDYRA
No. 2556
04/23/2026
PROFESSIONAL LAND SURVEYOR

DIMENSIONAL REQUIREMENTS

		REQUIRED DISTRICT RR2	EXISTING LOT 60	PROPOSED LOT 60	PROPOSED PARCEL A
MINIMUM LOT AREA		2 ACRE	3.71 AC.	2.60 AC.	1.11 AC.
MINIMUM LOT FRONTAGE		225 FT.	378.43 FT.	183.48 FT.	194.95 FT.
MINIMUM SETBACKS:	FRONT	45 FT.	261.3 FT.	261.3 FT.	91.7 FT.
	SIDE	50 FT.	32.7 FT.	32.7 FT.	50 FT.
	REAR	90 FT.	100.1 FT.	100.1 FT.	140.3 FT.
LOT COVERAGE		15%	2.5%	3.5%	2.5%

MINOR SUBDIVISION
PELLETIER PLAT
LOT LAYOUT PLAN
A.P. 318 / LOT 60
6 ACRES OF PINE ROAD
COVENTRY, RI 02816
SCALE: 1"=20' DATE: MARCH 27, 2026

REVISED: APRIL 7, 2026 (BUILDABLE AREA)
REVISED: APRIL 23, 2026 (NO CUT BUFFER)

PREPARED FOR:
RICHARD PELLETIER
(401) 822-5000
6 ACRES OF PINE ROAD
COVENTRY, RI 02816

SHEET: 3 OF 3

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 11208 / DWG. NO. 11208 - (BMB/AR)

GRAPHIC SCALE: 1" = 20'

0 20 40 60