APPLICATION FOR
REGULATORY (DIMENSIONAL) VARIANCE
CITY OF NEWPORT, RI
ZONING BOARD OF REVIEW

RECEIVED
$100.-
SEP 27 2021
CK# 45501

DATE: September 27, 2021

Board Members:

The undersigned hereby petition the Zoning Board of Review for a Special Use Permit and a Variance in the application of the provisions or regulations of the Zoning Ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

Location of premises

ZBR Oct-16

Street & No.: 5 Sylvan Terrace

Tax Assessor's Plat 33 **Lot** 95

Petitioner Information

Applicant: Dennis Damien Rotunno, Trustee
Address: 52 Aspen Lane
Trumbull, CT 06611
Owner: Same
Address: Same
Lessee: N/A
Address: N/A

Property Characteristics:

Dimensions of Lot: Frontage: 50'; **Depth**: 100'; **Area**: 4,990 SF ±

Zoning District in which premises is located: R-10

How long have you owned above premises? 2 Years

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing/approved buildings: 1,355 SF

Total square footage of the footprint of proposed buildings: 1,370 SF

Present use of premises: Single Family Dwelling

Proposed use of premises: Single Family Dwelling

All of the following information and questions must be filled in and answered completely: Give extent of proposed alterations:

Applicant seeks variances from the dimensional requirements to allow the installation of two A/C condensers, one of which will be located 6' from the east property line (10' Required), and which will increase lot coverage from 27.2% to 27.45% (20% allowed) applying to the property located at 5 Sylvan Terrace and identified as Lot 95 on Plat 33 in the R-10 Zone.

Zoning Characteristics Matrix

	Existing/Approved	Required/Allowed	Proposed
Lot Size (sq. ft.)	4,990 SF	10,000 SF	No Change
Lot Coverage (%)	27.2%	20%	27.45%
Dwelling Units	1	1	No Change
Parking	2	2	No Change
Front Setback	15.1'	15'	No Change
Side Setbacks House	13.1' & 3.7'	10'	No Change
Rear Setback House	35' ±	20'	No Change
Side Setback A/C Unit	N/A	10'	6'

What provisions of the Comprehensive Land Use Plan are applicable to this project?

LU - 1.4 & LU - 1.7.

What special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district?

With only 4,990 square feet, the lot is less than half the size required in the R-10 Zone. It is also only 50' wide. Given the location of the house on the property, with just a 3.7' setback on the eastern property line, it would be difficult to install the A/C System in a location that does not also encroach upon the setback, without placing it in the middle of the back yard. Moreover, the A/C System will be completely hidden from street view.

Explain how the literal interpretation of the provisions of this zoning code deprive the applicant of rights commonly enjoyed by other property owners in the same district under the provisions of this zoning code?

If the A/C System were placed in a location that did not encroach upon any of the setbacks, the only viable location would be to place the System on the rear side of the house but directly in the middle. Such a location would negatively impact the outdoor living space and the aesthetic of the house. As a result, denial of the requested variances would deprive the Applicant of the ability to install an A/C System, which is a common amenity, in a location reasonable for the property.

Explain why this is the minimum variance that will make possible the reasonable use of the land, building or structure.

Due to the narrow width of the lot, there is no space to reasonably locate these necessary mechanicals outside of the proposed location. Further, the proposed location does not create a burden to the property directly to the east as the house itself is nearer the property line at all points than would be the A/C System.

The Zoning Board's Role

Special use permits shall be granted only where the zoning board of review finds that the proposed use or the proposed extension or alteration of an existing use is in accord with the public convenience and welfare, after taking into account, where appropriate:

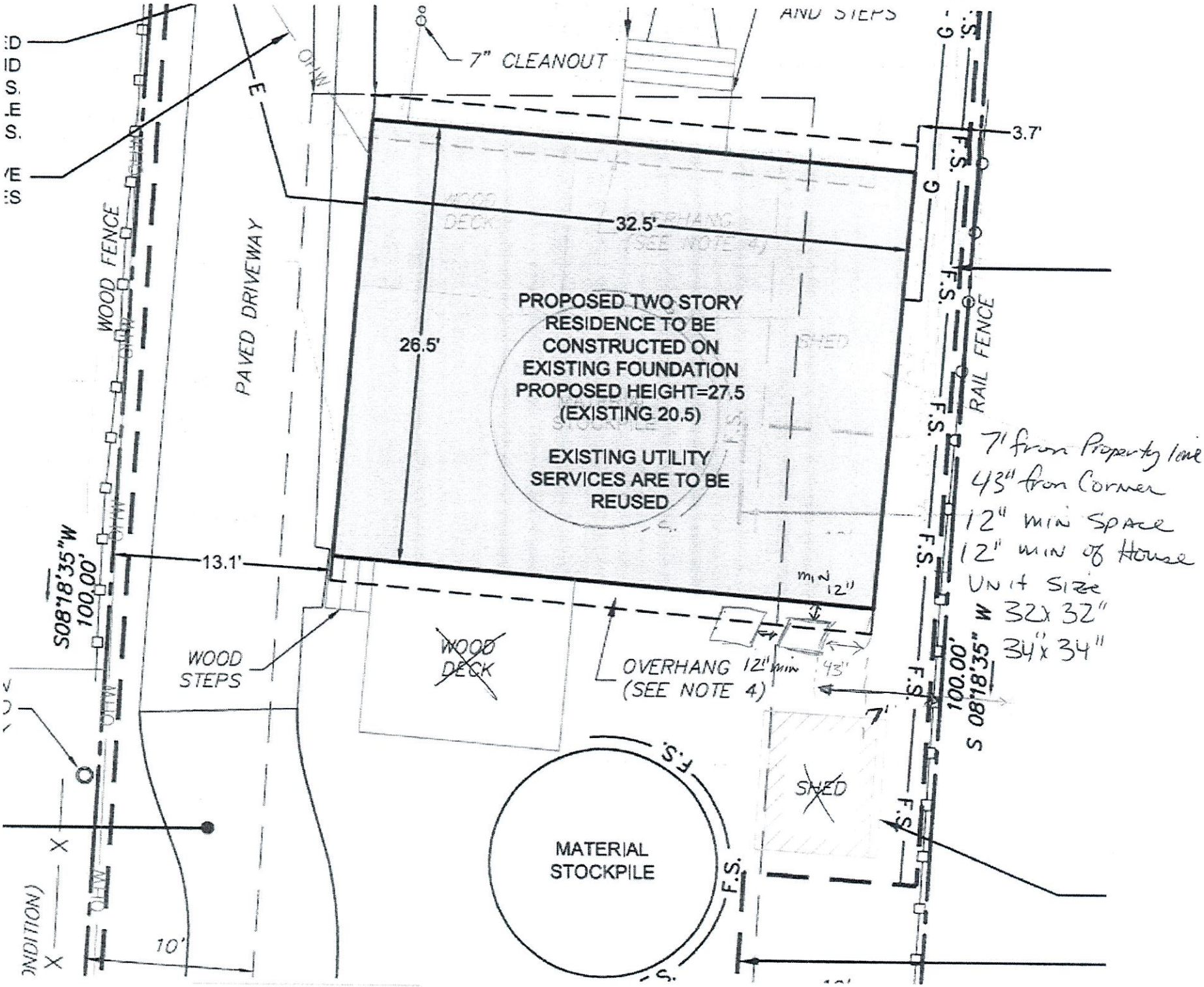
1. The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of the structure;
2. The resulting traffic patterns and adequacy of proposed off-street parking and loading;
3. The nature of the surrounding area and the extent to which the proposed use or feature will be in harmony with the surrounding area;
4. The proximity of dwellings, churches, schools, public buildings and other places of public gathering;
5. The fire hazard resulting from the nature of the proposed buildings and uses and the proximity of existing buildings and uses;
6. All standards contained in this zoning code;
7. The comprehensive plan for the city.

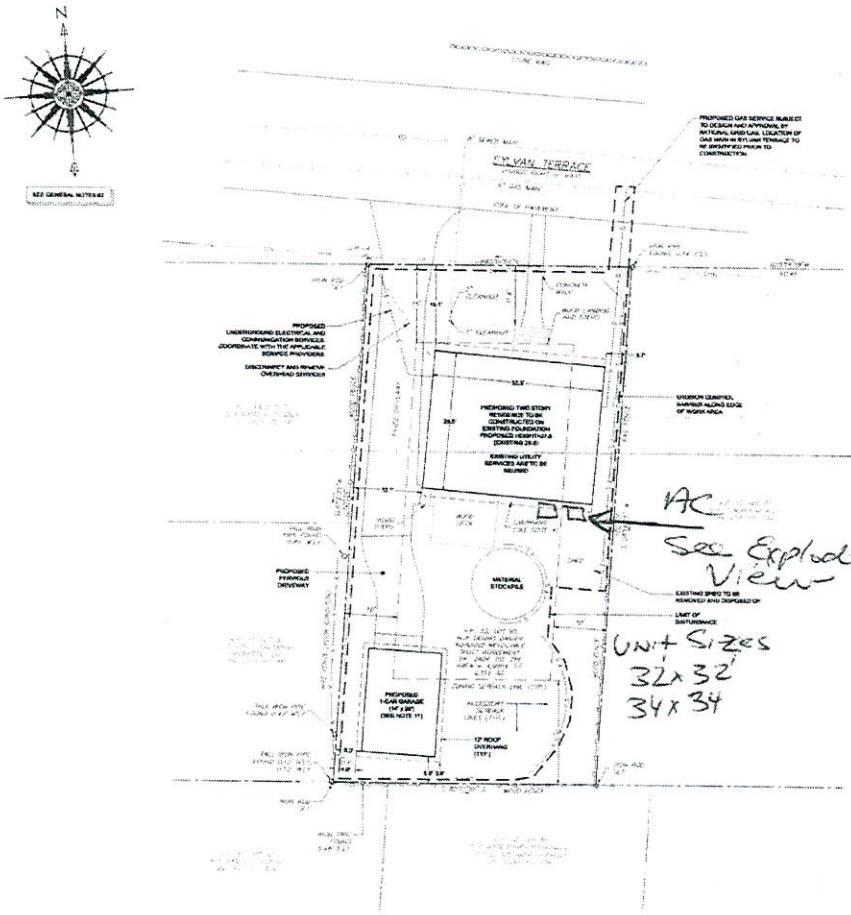
The burden of proof in a special-use permit/variance application is on the applicant. This means that if the applicant fails to present adequate competent evidence to prove the applicable standard for issuing a special-use permit/variance has been met, the board must deny the application.

By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read the section entitled "The Zoning Board's Role".

Dennis Damien Rotunno,
By His Attorneys,

Peter Brent Regan, Esq.
Michael Monti, Esq.
Sayer Regan & Thayer, LLP
130 Bellevue Avenue
Newport, RI 02840
(401) 849-3040
pregan@srt-law.com


7" CLEANOUT
AND STEPS
3.7'
32.5'
26.5'
PROPOSED TWO STORY RESIDENCE TO BE CONSTRUCTED ON EXISTING FOUNDATION PROPOSED HEIGHT=27.5 (EXISTING 20.5)
EXISTING UTILITY SERVICES ARE TO BE REUSED
WOOD FENCE
PAVED DRIVEWAY
RAIL FENCE
13.1'
S08°18'35"W 100.00'
WOOD STEPS
WOOD DECK
OVERHANG 12" min (SEE NOTE 4)
43"
min 12"
7'
S 08°18'35" W 100.00'
SHED
MATERIAL STOCKPILE
10'
7' from Property line
43" from Corner
12" min Space
12" min of House
Unit Size
W 32x 32"
34"x 34"



ZONING DATA TABLE R10 RESIDENTIAL DISTRICT SINGLE-FAMILY DWELLING	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SQ. FT.	4,999± SQ. FT.	4,999± SQ. FT.
MINIMUM LOT WIDTH/FRONTAGE	80 FT.	40 FT.	40 FT.
MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED	20%	23.7%	39.2%
MAXIMUM HEIGHT OF PRINCIPAL BUILDING	30 FT.	26.6 FT.	32.0 FT.
MINIMUM YARD DIMENSIONS			
FRONT	15 FT.	15.8 FT.	15.1 FT.
SIDE (TO OVERHANG)	10 FT.	3.7 FT./13.1 FT.	3.7 FT./13.1 FT.
REAR	20 FT.	15.2 FT.	15.2 FT.
ACCESSORY BUILDING'S MINIMUM DISTANCE			
SIDE LOT LINES (TO OVERHANG)	10 FT.	3.3 FT.	4.0 FT.
REAR LOT LINES (TO OVERHANG)	10 FT.	36.1 FT.	3.0 FT.

LEGEND:

- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- ZONING SETBACK LINE
- RAIL FENCE
- WOOD FENCE
- WIRE FENCE
- SEWER MANHOLE
- UTILITY POLE
- IRON PIN/IRON ROD
- EROSION CONTROL BARRIER
- LIMIT OF DISTURBANCE
- UG ELEC / COMM CONDUITS

GENERAL NOTES:

1. EXISTING DIMENSIONS AND PROPERTY LINE INFORMATION TAKEN FROM PLAN ENTITLED "A.P. 33, LOT 95, 5 SYLVAN TERRACE, NEWPORT, RHODE ISLAND, ZONING PLAN" (LAST REVISED 10/05/07).
2. NORTH ARROW REFERENCES MAGNETIC NORTH (SEPTEMBER 2019).
3. SUBJECT PARCEL LIES WITHIN THE R10 RESIDENTIAL DISTRICT.
4. THE INTENTION OF THIS PLAN IS TO MINIMIZE AND CONTROL THE EROSION AND RUNOFF DURING CONSTRUCTION OF THE RESIDENCE AND DRIVEWAY. IF SITE CONDITIONS WARRANT, THE NEWPORT BUILDING OFFICIAL MAY REQUIRE OTHER MEASURES.
5. EXISTING DRAINAGE PATTERNS HAVE BEEN MINIMALLY ALTERED TO THE EXTENT POSSIBLE.
6. CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING ANY FIELD WORK.
7. IF WORK IS COMPLETED IN ACCORDANCE WITH THIS PLAN, THERE SHOULD BE NO ADVERSE IMPACTS TO NEIGHBORING PROPERTIES.
8. THIS PLAN DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES PRESENT ARE SHOWN ON THIS PLAN, NOR THAT THOSE UTILITIES SHOWN ARE ACCURATELY REPRESENTED.
9. SOIL CHARACTERISTICS OF THE SITE ARE CATEGORY "Urban Land Complex" AS SHOWN ON NRCS SOIL MAPPING.
10. BENCHMARK TO BE SET PRIOR TO CONSTRUCTION.
11. LOCATION OF GARAGE APPROVED BY CITY OF NEWPORT ZONING BOARD 1/22/19
12. LOCATION OF GAS MAIN IN SYLVAN TERRACE PROVIDED BY NATIONAL GRID GAS. LOCATION SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. CONSTRUCTION SEQUENCE

A. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE, AND FEDERAL PERMITS HAVE BEEN APPROVED FOR AND NECESSARY CONTRACTOR/OWNER SHALL NOTIFY THE CITY OF NEWPORT BUILDING OFFICIAL IN ADVANCE OF HIS INTENT TO BEGIN CONSTRUCTION.

B. CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THE EXISTING STABILIZED DRIVEWAY.

C. INSTALL FILTER SOCKS, SILT SACKS AND/OR STRAW BALES AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF DOWNSTREAM AREAS PRIOR TO ANY EARTH MOVING ACTIVITIES. EROSION CONTROLS SHALL BE IN PLACE BEFORE ANY OTHER SITE WORK IS UNDERTAKEN.

D. REMOVE TREES AND VEGETATION ONLY WHERE NECESSARY.

E. DISCONNECT EXISTING UTILITIES IN COORDINATION WITH THE SERVICE PROVIDERS. MARK UTILITY STUBS IN THE FIELD FOR EASY RE-USE.

F. ROUGH GRADE AREA OF GARAGE. ONLY THOSE AREAS UNDER CONSTRUCTION WILL BE DISTURBED BY EARTHWORK. THE REMAINDER OF THE LOT WILL NOT BE DISRUPTED ON DISTURBED UNITS. CONTRACTOR IS DONE WITH THE GARAGE CONSTRUCTION AND READY FOR THE FINAL LAWN/LANDSCAPING INSTALLATION.

G. MATERIAL STOCKPILES SHALL BE PROTECTED WITH ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.

H. EXCAVATE FOR GARAGE FOUNDATION AND BEGIN RESIDENCE DEMOLITION. THE EXISTING FOUNDATION SHALL BE PRESERVED FOR RE-USE.

I. CONSTRUCT PRE-FAB GARAGE ON GARAGE FOUNDATION AND NEW RESIDENCE ON EXISTING FOUNDATION.

J. RECONNECT UTILITY SERVICES IN COORDINATION WITH THE PROVIDING ENTITIES.

K. ESTABLISH A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE BUILDING OFFICIAL. COMPLETE ANY AREAS OF LANDSCAPING.

L. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO REMOVAL OF EROSION & SEDIMENT CONTROLS, CONTRACTOR SHALL CONTACT THE BUILDING OFFICIAL FOR A FINAL INSPECTION.

M. MAINTAIN SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES. EROSION CONTROLS MUST BE MAINTAINED AND REMAIN IN PLACE UNTIL THE LAWN HAS RECEIVED TWO (2) MOWINGS.

2. EARTHWORK NOTES

A. DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.

B. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE STABILIZED WITHIN FOURTEEN DAYS IN ACCORDANCE WITH TEMPORARY MEASURES IN THE VEGETATIVE PRACTICE NOTES.

C. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOP SOIL TO REMOVE VEGETATION, ROOTS, AND ANY OTHER OBJECTIONABLE MATERIAL.

D. ALL FILL SHALL BE COMPACTED TO MIN. MAX. DENSITY TO REDUCE EROSION, SLIPPAGE, SETTLEMENT SUBSIDENCE, OR OTHER RELATED PROBLEMS.

E. FILL INTENDED TO SUPPORT BUILDING STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL CODES AND SPECIFICATIONS.

F. ALL FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN THICKNESS FILLS.

G. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

H. FROZEN, SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIAL SHALL NOT BE INCORPORATED INTO FILLS.

I. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION SUBGRADE.

J. ROCKS OR BOULDERS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.

K. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF FINISH GRADING IN ACCORDANCE WITH THE VEGETATIVE PRACTICE NOTES.

L. EXCESS QUANTITIES OF SOIL WILL BE REMOVED FROM SITE BY CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

3. VEGETATIVE PRACTICE:

PERMANENT MEASURES:

A. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ANY SLOPES STEEPER THAN 3:1 (SEE PLAN).

B. A MINIMUM OF 4" OF LOAM SHALL BE INSTALLED, THE LOAM SHALL BE GRADED TO A SMOOTH CONDITION AND STONES AND OTHER OBJECTS LARGER THAN 2" SHALL BE REMOVED.

C. THE FOLLOWING SEEDING MIXTURE SHALL BE APPLIED AT THE INDICATED RATE UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.

RED FESCUE	40 LBS/ACRE
KENTUCKY BLUEGRASS	40 LBS/ACRE
PERENNIAL RYEGRASS	20 LBS/ACRE

D. HAY MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

TEMPORARY MEASURES (FOR TEMPORARY PROTECTION OF DISTURBED AREAS)

E. LIMESTONE AND FERTILIZER SHALL BE APPLIED AT THE FOLLOWING RATE:
LIMESTONE: 3 TONS/ACRE
FERTILIZER: 110-10-10 (10-10-10)/ACRE

F. SEED SHALL BE APPLIED AT THE FOLLOWING RATE:
WINTER RYE: 150 LBS/ACRE

G. HAY MULCH SHALL BE APPLIED AT THE RATE OF 1.5 TONS/ACRE.

4. SHORT-TERM MAINTENANCE

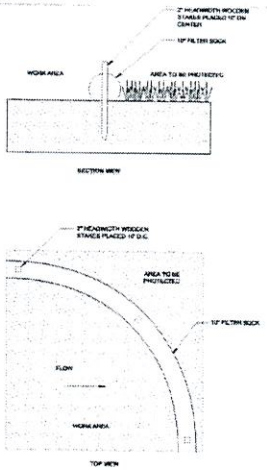
DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED, THE EROSION CONTROL MEASURES SHALL BE INSPECTED:

A. EROSION CONTROL BARRIERS SHALL BE INSTALLED AS SHOWN ON THE SITE PLAN AT A MINIMUM. THE BARRIERS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND/OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL. ON INSTANTLY, SEDIMENT TRAPPED BEHIND THE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND RECHARGED ON THE SITE.

B. THE STABILIZED DRIVEWAY SHALL BE SWEPT WEEKLY DURING EARTHWORK TO ENSURE MINIMAL TRACKING INTO THE PUBLIC ROADWAY.

C. DISTURBED AREAS SHALL BE FERTILIZED AND REPAIRED AS NECESSARY TO ENSURE ESTABLISHMENT OF A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF REGULATORY ENTITIES.

D. MAINTENANCE OF THE EROSION CONTROLS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR. ONCE CONSTRUCTION OF THE SITE IS COMPLETE, MAINTENANCE OF THE SITE SHALL BE THE RESPONSIBILITY OF THE OWNER.



10" FILTER SOCK DETAIL
SCALE: NOT TO SCALE

GRAPHIC SCALE

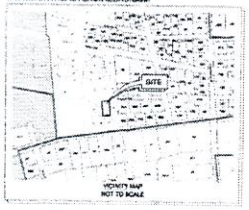
(in. line)
1 INCH = 10 FEET

NORTHEAST ENGINEERS & CONSULTANTS, INC.

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

A KNOWLEDGE CORPORATION ®

55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 848-4189
WWW.NORTHEASTENGINEERS.COM



No.	Revision	Date	App.

Designed By: JJR | Drawn by: JJR | Checked by: GES
Scale: 1"=10' | Date: 01MAR21

Project Title:

A.P. 33, LOT 95
5 SYLVAN TERRACE
NEWPORT, RHODE ISLAND

Client/Owner:

RTS CORPORATION-FOGS
C/O DENNIS ROTUNDO
115 TECHNOLOGY DRIVE, A201, TRUMBULL CT. 06611

Issued for:

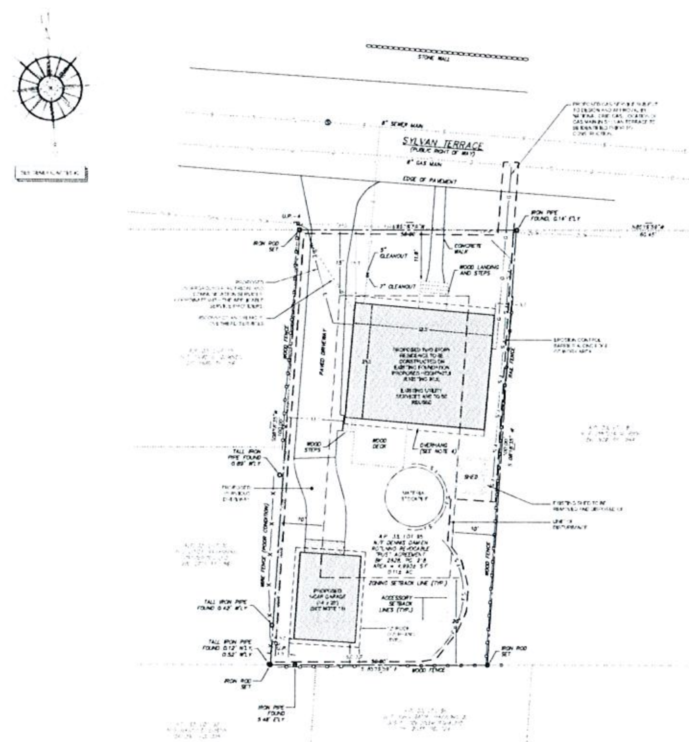
PERMITTING

Drawing Title:

SOIL EROSION AND SEDIMENT CONTROL PLAN

JEREMY J. ROGA
No. 9826
01MAR21
REGISTERED PROFESSIONAL ENGINEER
CIVIL

Drawing Number: C-1
Sheet: 1 of 1
Project Number: 19145.0
Survey Index: 14 33 95



GENERAL NOTES:

1. EXISTING CONDITIONS AND PROPERTY LINE INFORMATION TAKEN FROM PLAN ENTITLED "A.P. 33 LOT 95, 5 SYLVAN TERRACE, NEWPORT, RHODE ISLAND, ZONING PLAN" LAST REVISED [illegible]
2. NORTH ARROW REFERENCES MAGNETIC NORTH [illegible]
3. SUBJECT PARCEL LIES WITHIN THE [illegible] RESIDENTIAL DISTRICT.
4. THE INTENTION OF THIS PLAN IS TO MINIMIZE AND CONTROL THE EROSION AND RUNOFF DURING CONSTRUCTION OF THE RESIDENCE AND DRIVEWAY. IF SITE CONDITIONS WARRANT, THE NEWPORT BUILDING OFFICIAL MAY REQUIRE OTHER MEASURES.
5. EXISTING DRAINAGE PATTERNS HAVE BEEN MINIMALLY ALTERED TO THE EXTENT POSSIBLE.
6. CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING ANY FIELD WORK.
7. IF WORK IS COMPLETED IN ACCORDANCE WITH THIS PLAN, THERE SHOULD BE NO ADVERSE IMPACTS TO NEIGHBORING PROPERTIES.
8. THIS PLAN DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES PRESENT ARE SHOWN ON THIS PLAN, NOR THAT THOSE UTILITIES SHOWN ARE ACCURATELY REPRESENTED.
9. SOIL CHARACTERISTICS OF THE SITE ARE CATEGORY [illegible] AS SHOWN ON NRCS SOIL MAPPING.
10. BENCHMARK TO BE SET PRIOR TO CONSTRUCTION.
11. LOCATION OF GARAGE APPROVED BY CITY OF NEWPORT ZONING BOARD [illegible]
12. LOCATION OF GAS MAIN IN SYLVAN TERRACE PROVIDED BY NATIONAL GRID. GAS LOCATION SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. CONSTRUCTION SEQUENCE

A. DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. CONTRACTOR/OWNER SHALL NOTIFY THE CITY OF NEWPORT BUILDING OFFICIAL IN ADVANCE OF HIS INTENT TO BEGIN CONSTRUCTION.

B. CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THE EXISTING [illegible] DRIVEWAY.

C. INSTALL FILTER SOCKS, SILT SACKS AND/OR STRAW BALES AS INDICATED ON THE DRAWINGS TO CONTROL EROSION AND PREVENT SEDIMENT CONTAMINATION OF DOWNSTREAM AREAS PRIOR TO ANY EARTH MOVING ACTIVITIES. EROSION CONTROLS SHALL BE IN PLACE BEFORE ANY OTHER SITE WORK IS UNDERTAKEN.

D. REMOVE TREES AND VEGETATION ONLY WHERE NECESSARY.

E. DISCONNECT EXISTING UTILITIES IN COORDINATION WITH THE SERVICE PROVIDERS. [illegible]

F. ROUGH GRADE AREA OF GARAGE. ONLY THOSE AREAS UNDER CONSTRUCTION WILL BE DISTURBED BY EARTHWORK. THE REMAINDER OF THE LOT WILL NOT BE STRIPPED OR DISTURBED UNTIL CONTRACTOR IS DONE WITH THE GARAGE CONSTRUCTION AND READY FOR THE FINAL LAWN/LANDSCAPING INSTALLATION.

G. MATERIAL STOCKPILES SHALL BE PROTECTED WITH ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.

H. EXCAVATE FOR GARAGE FOUNDATION AND BEGIN RESIDENCE DEMOLITION. THE EXISTING FOUNDATION SHALL BE PRESERVED [illegible]

I. CONSTRUCT ONE-CAR GARAGE ON GARAGE FOUNDATION AND NEW RESIDENCE ON EXISTING FOUNDATION.

J. RECONNECT UTILITY SERVICES IN COORDINATION WITH THE PROVIDING ENTITIES.

K. ESTABLISH A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF THE BUILDING OFFICIAL. COMPLETE ANY AREAS OF LANDSCAPING.

L. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO REMOVAL OF EROSION & SEDIMENT CONTROLS, CONTRACTOR SHALL CONTACT THE BUILDING OFFICIAL FOR A FINAL INSPECTION.

M. MAINTAIN SITE IN ACCORDANCE WITH THE MAINTENANCE NOTES. EROSION CONTROLS MUST BE MAINTAINED AND REMAIN IN PLACE UNTIL THE LAWN HAS [illegible]

2. EARTHWORK NOTES:

A. DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.

B. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE STABILIZED WITHIN FOURTEEN DAYS IN ACCORDANCE WITH TEMPORARY MEASURES IN THE VEGETATIVE PRACTICE NOTES.

C. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOP SOIL TO REMOVE VEGETATION, ROOTS AND ANY OTHER OBJECTIONABLE MATERIAL.

D. ALL FILL SHALL BE COMPACTED TO [illegible] TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

E. FILL INTENDED TO SUPPORT BUILDING STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL CODES AND SPECIFICATIONS.

F. ALL FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED [illegible]

G. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.

H. FROZEN, SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIAL SHALL NOT BE INCORPORATED INTO FILLS.

I. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION SUBGRADE.

J. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER.

K. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN [illegible] DAYS OF FINISH GRADING IN ACCORDANCE WITH THE VEGETATIVE PRACTICE NOTES.

L. EXCESS QUANTITIES OF SOIL WILL BE REMOVED FROM SITE BY CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

3. VEGETATIVE PRACTICE

PERMANENT MEASURES

A. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ANY SLOPES STEEPER THAN [illegible]

B. A MINIMUM OF [illegible] SHALL BE GRADED TO A SMOOTH CONDITION AND STONES AND OTHER OBJECTS LARGER THAN [illegible] SHALL BE REMOVED.

C. THE FOLLOWING SEEDING MIXTURE SHALL BE APPLIED AT THE [illegible]

RED FESCUE	[illegible] LBS/ACRE
KENTUCKY BLUEGRASS	[illegible] LBS/ACRE
PERENNIAL RYEGRASS	[illegible] LBS/ACRE

D. HAY MULCH SHALL BE APPLIED AT THE RATE OF [illegible]

TEMPORARY MEASURES (FOR TEMPORARY PROTECTION OF DISTURBED AREAS)

E. LIMESTONE AND FERTILIZER SHALL BE APPLIED AT THE FOLLOWING RATE: [illegible]

F. SEED SHALL BE APPLIED AT THE FOLLOWING RATE: [illegible]

G. HAY MULCH SHALL BE APPLIED AT THE RATE OF [illegible]

4. SHORT-TERM MAINTENANCE

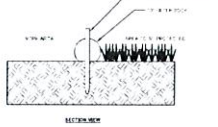
DURING THE PERIOD OF CONSTRUCTION AND/OR UNTIL LONG TERM VEGETATION IS ESTABLISHED, THE EROSION CONTROL MEASURES SHALL BE INSPECTED.

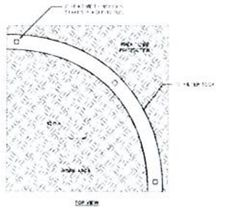
A. EROSION CONTROL BARRIERS SHALL BE INSTALLED AS SHOWN ON THE SITE PLAN. AT A MINIMUM THE BARRIERS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK AND/OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL OR SNOWMELT. SEDIMENT TRAPPED BEHIND THE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF [illegible] AND REGRADED ON THE SITE.

B. THE STABILIZED DRIVEWAY SHALL BE SWEPT WEEKLY DURING EARTHWORK TO ENSURE MINIMAL TRACKING INTO THE PUBLIC ROADWAY.

C. SEEDED AREAS SHALL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE ESTABLISHMENT OF A VEGETATIVE GROWTH THAT MEETS THE APPROVAL OF [illegible]

D. MAINTENANCE OF THE EROSION CONTROLS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR. ONCE CONSTRUCTION OF THE SITE IS COMPLETE, MAINTENANCE OF THE SITE SHALL BE THE RESPONSIBILITY OF THE OWNER.





10" FILTER SOCK DETAIL

SCALE: NOT TO SCALE

ZONING DATA TABLE

[illegible] RESIDENTIAL DISTRICT

SINGLE FAMILY DWELLING

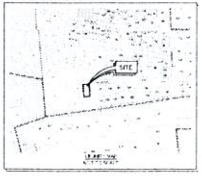
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	[illegible] SQ. FT.	[illegible] SQ. FT.	[illegible] SQ. FT.
MINIMUM LOT WIDTH/FRONTAGE	[illegible]	[illegible]	[illegible]
MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED	[illegible]	[illegible]	[illegible]
MAXIMUM HEIGHT OF PRINCIPAL BUILDING	[illegible]	[illegible]	[illegible]
MINIMUM YARD SETBACKS:			
FRONT	[illegible]	[illegible]	[illegible]
SIDE (TO OVERHANG)	[illegible]	[illegible]	[illegible]
REAR	[illegible]	[illegible]	[illegible]
ACCESSORY BUILDINGS MINIMUM DISTANCE:			
SIDE LOT LINES (TO OVERHANG)	[illegible]	[illegible]	[illegible]
REAR LOT LINES (TO OVERHANG)	[illegible]	[illegible]	[illegible]

NORTHEAST ENGINEERS
& CONSULTANTS, INC.

SITE CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

A KNOWLEDGE CORPORATION©

55 JOHN CLARKE ROAD MIDDLETOWN, RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM



Rev.	Revision	Date	App.
Designed By: JLR	Drawn by: JLR	Checked by: G&S	
Scale: 1"=10'	Date: 01MAR21		

Project Title:

A.P. 33, LOT 95
5 SYLVAN TERRACE

NEWPORT, RHODE ISLAND

Client/Owner:

RTS CORPORATION-EGGS
C/O DENNIS ROTUNNO
115 TECHNOLOGY DRIVE, A201, TRUMBULL CT. 06611

Issued For:

PERMITTING

Drawing Title:

SOIL EROSION AND SEDIMENT CONTROL PLAN

JEREMY J. ROSA
No. 9806
01MAR21
REGISTERED PROFESSIONAL ENGINEER

Drawing Number: C-1

Sheet 1 of 1

Project Number: 19145.0

Survey Index: 14 - 33 - 95

[illegible]