

August 6th, 2025

Town of South Kingstown Planning Board
c/o James D. Rabbitt, AICP
Planning Director
Town Hall - 180 High Street
Wakefield, RI 02879

RE: SHM Silver Spring, LLC; Safe Harbor Marina; 362 Pond Street
Response to Notice of Incomplete Submittal – Preliminary Plan

Dear Mr. Rabbitt:

Enclosed, please find the following supplemental materials in response to the Letter of Incomplete Submittal dated August 5th, 2025:

- Items 1&2: Sixteen (16) copies of Narrative Report and list of waivers requested;
- Item 7: Two (2) copies of CRMC Assent No M2021-06-032; CRMC Correspondence;
- Item 8: Two (2) copies of current water bill evidencing existing water service;
- Item 11: Two (2) copies of RIDEM submittal confirmation; (See waiver request attached);
- Item 14: Subject property is subject to CRMC jurisdiction, formal submission to follow Town approval as required; (Waiver to Final Plan requested);
- Item 15: Emergency access to remain unchanged as existing, fire suppression to be per architectural specifications; Fire District review pending. Request for waiver prior to preliminary plan approval.

Respectfully Submitted:


Matthew J. Landry, Esq.

Item 1 – Request for Waivers and Modifications

The project conforms to the district dimensional regulations for the (CW) zoning district and does not require variances. Waivers from the Town of South Kingstown Land Development and Subdivision Regulations, specifically waivers from Preliminary Plan – Minor Subdivision checklist items:

- Item 7 – Affidavit by qualified professional stating that there are no coastal features and/or buffer areas adjacent to or within the development parcels; or A preliminary determination, including coastal feature verification, from CRMC.
 - The Applicant requests a waiver of this requirement; The current plan set reflects the limits of the coastal feature and applicable buffers/setbacks as confirmed on prior CRMC submittals and approvals (See Assent No. M2021-06-032). All proposed work conforms with applicable setbacks/buffer requirements. Applicant has not submitted a separate preliminary determination for the current application. SHM Management and CRMC staff conducted a pre-application site visit in 2023 in connection with the scope of work contemplated herein and received favorable feedback. The Applicant will make a formal submission to CRMC following Town approval. (See August 5th, 2025 Letter, Karen Beck, Principe Engineering attached hereto).
- Item 11 – For developments proposing service by OWTS, (2) copies of an On-Site Wastewater Treatment System Permit issued by RIDEM.
 - Applicant requests a waiver of this requirement to Final Plan submission. The Applicant has made a formal submission, and review is pending by RIDEM (See documentation of submittal attached). Due to RIDEM system and online portal implementation, approvals have been significantly delayed for processing. Applicant expects approval prior to Final Plan.
- Item 14 – (2) copies of RIDEM stormwater or other general construction permits that are required, or an affidavit, signed by a qualified professional, stating that no RIDEM stormwater or construction permits are required.
 - Applicant requests a waiver subject to CRMC approval. The Property is within CRMC jurisdiction, and a formal application will be submitted following Town approval (See also August 5th, 2025 Letter, Principe Engineering and Prior Assent).
- Item 15 – (2) copies of written confirmation that the applicable Fire District has reviewed the proposed plans and approves the proposed street design relative to emergency vehicle access and fire suppression documents.
 - The applicant requests a waiver to the extent required. Emergency access to remain unchanged as existing, fire suppression to be included in new building and subject to architectural specifications and Code requirements. Principe Engineering to submit for Fire District Review prior to TRC hearing.

Project Narrative (Item 2)

The subject property is located at 362 Pond Street (A.P. 63-3, Lot 60) and contains approximately 3.2 acres in lot area. SHM Silver Spring (d/b/a/ Safe Harbor Marina) currently operates a marina with associated maintenance, boat storage, and offices located on the property. A two-story commercial space/office building currently exists on site along with a pool house and in-ground pool to the rear of the building. The property also contains an aluminum maintenance and repair building approximately 60x40 (2,400s.f).

The Property is located in the Commercial Waterfront (CW) zoning district wherein Marina Services, Repairs, and Sales (including marinas) are permitted uses.

The Applicant is proposing to demolish and rebuild the existing maintenance building and construct a modern 52x90 (4680sf) building that will provide upgraded workspace and maintenance area for the marina and its members. The Application also proposes upgraded stormwater management systems, replacement of an aging OWTS system and other property enhancements. The existing store/offices and pool building will remain unchanged. A conceptual set of architectural plans have been included in the plan set. All lighting upgrades will be minimal and will be dark sky compliant.

The area of disturbance is limited to the area of the existing maintenance facility and entry to the northwest quadrant of the property and contemplates an enlargement of the existing building and replacement of OWTS system with additional impervious surface area to be added. The consideration for additional impervious surface area was intended to service both customers and employees as well as emergency vehicles and protects the maintenance facility from existing crushed stone and gravel from entering the building. The northwest quadrant was also chosen, specifically, to limit any impacts on abutting residential properties whereas the proposed location abuts Pond Street and is situated further away from those properties. Existing boat storage in the northwest quadrant will be relocated as there is ample area to the rear of the site.

The Applicant does not anticipate an impact or increase to the school aged population or any substantive impacts on Town services. This is an existing commercial use that will be modernized and include upgrades to its private stormwater management and OWTS systems. No phasing is proposed as part of this application.

Safe Harbor Management facilitated a site visit with representatives from CRMC for a pre-application conference and review on April 20th, 2023. The visit was favorable, and Safe Harbor does not anticipate any issues with formal review. The current site plans reflect the limits of the coastal feature and all applicable setbacks/buffer requirements based on prior submittals and approvals (See Assent No M2021-06-032 attached hereto). All proposed construction activity is located outside of applicable setbacks and buffer areas.



August 5, 2025

Mr. Beck Bennett
SHM Silver Spring LLC
14785 Preston Road, Suite 975
Dallas, Texas 75254

RE: Site Investigation
AP 63-3, Lot 60
362 Pond Street
South Kingstown, RI

Dear Mr. Bennett:

Per your request, Principe Engineering reviewed the project for impacts related to Coastal Resources Management Council jurisdiction. Several sources of information were reviewed, including mapping and regulations provided by the RI Department of Environmental Management (RIDEM), the Federal Emergency Management Agency (FEMA), the Coastal Resources Management Council (CRMC), the Town of South Kingstown (Town), and the Preliminary Plan prepared by Principe Company, dated July 22, 2025

The Town mapping for the property (AP 63-3, Lot 60) indicates that the site contains 3.27 acres and is an active marina that contains several existing structures, seasonal boat storage and dock space. The property is located on Silver Spring Cove in Upper Point Judith Pond, which is a CRMC Type 3 Water (High Intensity Boating). The lot has over 300 linear feet of frontage on Pond Street and an existing access drive off Pond Street to service the existing business. The site is serviced by public water and an OWTS. According to the FEMA flood insurance rate map the site is located in an AE Zone (100-year floodplain) with a base flood elevation of 10 NGVD. Based on the RIDEM mapping the soil on the site is Urban land, 0 to 3 percent slopes, sandy substratum. No rare species are mapped on the site.

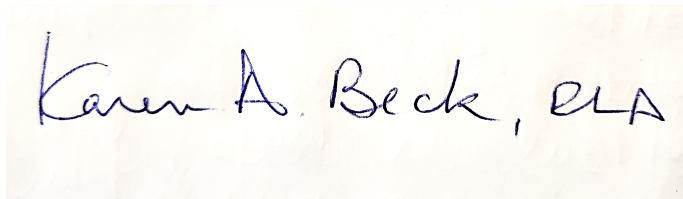
Over the years, multiple permits have been received from CRMC for work on the property, clearly defining the edge of the coastal feature predominantly man-made shoreline).

Per the Principe plan, an existing 2,400 square foot aluminum maintenance building will be removed and replaced with a 4,680 square foot building. This is less than a 50%

Structural Lot Coverage (SLC) increase. The existing and proposed building are located within the limits of the 100-year floodplain and the architectural plans include the required flood vents. Due to the proposed work on the lot within 200' of a coastal feature the project will require submission to CRMC for an Assent.

Based on all of the information reviewed, it is my professional opinion that the site does substantially comply with applicable rules and regulations regarding coastal resources, wetlands, and flood hazards. Should you have any questions regarding this, please do not hesitate to contact me.

Sincerely yours,
PRINCIPE COMPANY

A handwritten signature in blue ink that reads "Karen A. Beck, RLA". The signature is written on a light-colored, slightly textured paper background.

Karen A. Beck, RLA, FASLA
Wetlands Biologist



Pre-Application Meeting

Date: 4/13/2023

The Pre-Application meeting process is intended to facilitate application submittals for large scale projects (Industrial; Commercial; Subdivisions).

1. Pre-Application meetings help both the applicant and the CRMC staff better understand the parameters and regulatory issues associated with large-scale projects. Staff will offer guidance, suggestions and even opinions on your project in respect of the management of the RICRMP.
2. This meeting is held at the beginning of your project so as to better understand conceptually the coastal management issues that may present themselves during the project review and ahead of any significant investments of your time, energy and other resources.
3. Should any of the facts on which we are basing our guidance, suggestions, or opinions at this meeting change, (i.e.: site inspection reveals plan inaccuracies; review of previous applications for the site shows discrepancies in representations; review of enforcement file shows previous site histories; etc...) this may result in different outcome(s) being made when the final application submission is complete.
4. This meeting is not intended to review preliminary design and offer feedback on Regulatory compliance.
5. If your project is at preliminary design level, you should submit a submit Preliminary Determination application. This will allow a more formal and written narrative that will provide you with a discussion of the merits of your proposed project in respect to the Regulations within the RICRMP.

Project & Project Location: SHM Silver spring 362 Pond St. Wakefield, RI 02879

- Replacement of existing service shop on north side of property
- Expansion of existing footprint
- Paving improvements

Participants:

Alex Ancoin - GM SHM silver spring

Beck Bennett - Regional Project Manager



State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-2069

Certificate of Maintenance

June 14, 2021

SHM Silver Spring, LLC
14785 Preston Road
Suite 975
Dallas, TX 75254

RE: CRMC Assent No. M2021-06-032: *Remove existing leachfield and Install new bsf OWTS as approved by RIDEM 2032-1906 and received by CRMC dated stamped 06-09-2021. Improve pool house within existing footprint and demensions as per plans submitted to CRMC Stamp dater received 06-09-2021*
Project Location: 362 Pond Street, South Kingstown; Plat 63-3, Lot 60

Dear Applicant:

The Coastal Resources Management Council has reviewed your project proposal and has determined that it conforms to RICRMP Section 1.3.1(N) and applicable standards. Construction authorized by this approval shall be limited to replacement, reconstruction, or rebuilding to approved, pre-existing conditions and dimensions of the above noted structure. This project must be completed within three (3) years of the date of this approval. If this project involves excess construction materials or debris, these materials shall be removed from the site and disposed of at a suitable legal upland location. No equipment access or storage of equipment, construction material or debris shall occur on coastal features. If the project involves earthwork, appropriate erosion controls shall be utilized. All applicable conditions of original CRMC Assents that pertain to this property shall be upheld unless otherwise modified by the CRMC. All applicable policies, prohibitions, and standards of the RICRMP shall be upheld.

A copy of this maintenance authorization to perform maintenance work shall be kept on site and available for inspection. The maintenance (blue) card must be posted on site during the duration of the project.

Sincerely,

Odetta Morris, Engineering Technician III
Coastal Resources Management Council

/OOM

CRMC Application Review Sheet

File Number: 2021-06-032
Owner Name: SHM Silver Spring, LLC
Site Address: 362 Pond Street, South Kingstown
 Plat: 63-3; Lot: 60



Administrative Review

<p> Reviewer: BMS Completed on <u>6/10/2021</u> <input type="checkbox"/> Application Complete <input type="checkbox"/> Application Deficient <input type="checkbox"/> FONSI <input type="checkbox"/> Enforcement compliance _____ </p>	<p> Missing _____ Application _____ Fee _____ ISDS _____ Proof of Ownership _____ Building Permit _____ Site Plans </p>	<p> As Applicable: _____ CHA Worksheet _____ Stormwater Calcs _____ Structural Lot Calcs </p>
<input type="checkbox"/> EXTENSION (Enforcement review)	<p>Notes: _____</p> <p>_____</p> <p>_____</p>	

Team Review for Acceptance

Application Deficient
 Deficiency Letter Required
 Notified Via Phone Call – waiting for _____

<input checked="" type="checkbox"/> Application Accepted Date: <u>6/14/21</u>	Assigned To	Date Completed	Denial Recommendation	Management Sign-off
	Project Manager			
	Engineer	<u>oom</u>	<u>6/14/21</u>	
	Biologist			
	Geologist			
	Aqua			
	Dredge			
	Other			

Category: M
Project Type: 13
Water Type: _____
Water Area: _____

PGP Category: SV PCN IP Public Access 355 Public Access Easement

Project Description:



State of Rhode Island
Coastal Resources Management Council
 Oliver H. Stedman Government Center
 4808 Tower Hill Road, Suite 3
 Wakefield, RI 02879-1900

(401) 783-3370
 Fax (401) 783-2069

MAINTENANCE CERTIFICATION APPLICATION

Project Location <u>362 Pond Street South Kingstown</u> No. Street City/Town			File No. (CRMC USE ONLY): 2021-06-032
Owner's Name <u>SHM Silver Spring LLC</u>			Plat: <u>63-3</u> Lot(s): <u>60</u>
Mailing Address <u>14785 Preston Road Suite 975</u> City/Town <u>Dallas</u> State <u>TX</u> Zip Code <u>75254</u>			Contact No.:
Contractor RI Reg. #: Address:			
Name of Waterway: <u>Silver Spring Cove</u>			Estimated Project Cost: \$ 75,000 Fee (chart based on EPC): \$ 425
Description of facility to be maintained (type of facility and present conditions) <u>Marina pool house</u>			
Describe accurately the maintenance work proposed. (Use additional sheets of paper if necessary and attach this form.) <u>Install an approved Bottomless Sand Filter leachfield and associated septic tank, recirculation tank, pump chamber, pre-treatment pods, and septic piping. Improve existing pool house.</u>			
Describe equipment to be used, construction methods, access routes, etc. <u>The site will be accessed from Pond Street within the existing paved entrance. Equipment and construction methods will be consistent with similar projects and will include the use of backhoes, dump trucks, etc.</u>			

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?
 (If so please provide the file and/or assent numbers): Yes (Assent #2016-09-118)

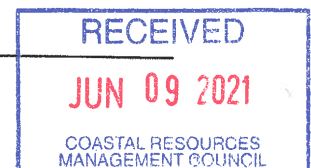
Is this site within a designated historic district? YES NO

Is this application being submitted in response to a coastal violation? YES NO

If YES, you must indicate NOV or C&D Number: _____

NOTE: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible adhered to the policies and standards of the program. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. The filing of false information can result in the Coastal Resources Management Council revoking state assent.


 Owner's Signature





Town of South Kingstown, Rhode Island

DEPARTMENT OF ASSESSMENT

180 High Street
Wakefield, RI 02879
Tel. 401-789-9331 Ext. 1220

February 18, 2021

To Whom It May Concern:

This letter will confirm ownership of real estate located in the Town of South Kingstown under the name(s) of **SHM Silver Spring LLC.**, as of **December 30, 2020**. This property is located at **362 Pond Street** and listed on my records as Map **63-3 Lot 60**.

The Tax Assessor's Office cannot verify residency.

Sincerely,

Jean-Paul Bouchard

Jean-Paul Bouchard
Town Assessor





June 1, 2021

Coastal Resources Management Council
Stedman Government Center, Suite 3
4808 Tower Hill Road
Wakefield, RI 02879-1900

Re: Silver Spring Marina LLC
A.P. 63-3, Lot 60
362 Pond Street
Wakefield, Rhode Island

To whom it may concern,

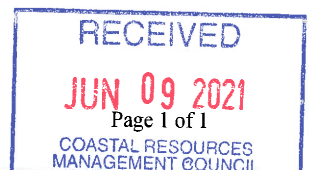
The following are previous CRMC permits for 362 Pond Street.

2021-02-092	MAINTINENCE	Mar 05, 2021
2021-02-077	COMMERICAL ALTERATION	Feb 23, 2021
2016-09-118	CLEAN MARINA	Sep 28, 2016
2015-07-088	DREDGING & DISPOSAL PERMIT	Sep 17, 2015
2007-11-013	MAINTINENCE	Nov 02, 2007
1999-05-057	SWIMMING POOL	May 20, 1999
1994-02-028	MARINA CERTIFICATION	Feb 17, 1994
1993-02-069	MARINAS (ALTERATION)	Apr 26, 1993
1987-09-063	COMMERCIAL STRUCTURE	Nov 19, 1987
1978-03-014	MARINAS (ALTERATION)	June 15, 1978

Sincerely,

NORTHEAST ENGINEERS & CONSULTANTS, INC.

Geralyn E. Small, P.E.
Senior Project Manager



TO: Coastal Resources Management Council
4808 Tower Hill Road Suite 3
Wakefield, RI 02879
Phone: (401) 783-3370



FROM: Building Official

DATE: 5/27/2021

SUBJ: Application of: SILVER SPRING MARINA

Location: 362 POND STREET, SOUTH KINGSTOWN

Address: 362 POND ST. Plat No. 68-3 Lot No. 60

To Construct: INSTALL BSF LEACHFIELD AND SEPTIC TANK, RECIRCULATION TANK, PUMP CHAMBER, PRETREATMENT PODS, AND SEPTIC PIPING AND IMPROVEMENTS TO EXISTING POOL HOUSE

I hereby certify that I have reviewed _____ foundation plan(s).
_____ plan(s) for entire structure

site plans
Titled: OUTS REPAIR PLAN, C-1

Date of Plan (last revision): 2/24/2021

and find that the issuance of a local building permit is not required as in accordance with Section _____ of the Rhode Island State Building Code.

N/A and find that the issuance of a local building permit is required. I hereby certify that this permit shall be issued once the applicant demonstrates that the proposed construction/activity fully conforms to the applicable requirements of the RISBC.

N/A and find that a Septic System Suitability Determination (SSD) must be obtained from the RI Dept. of Environmental Management.

and find that a Septic System Suitability Determination (SSD) need not be obtained from the RI Dept. of Environmental Management.

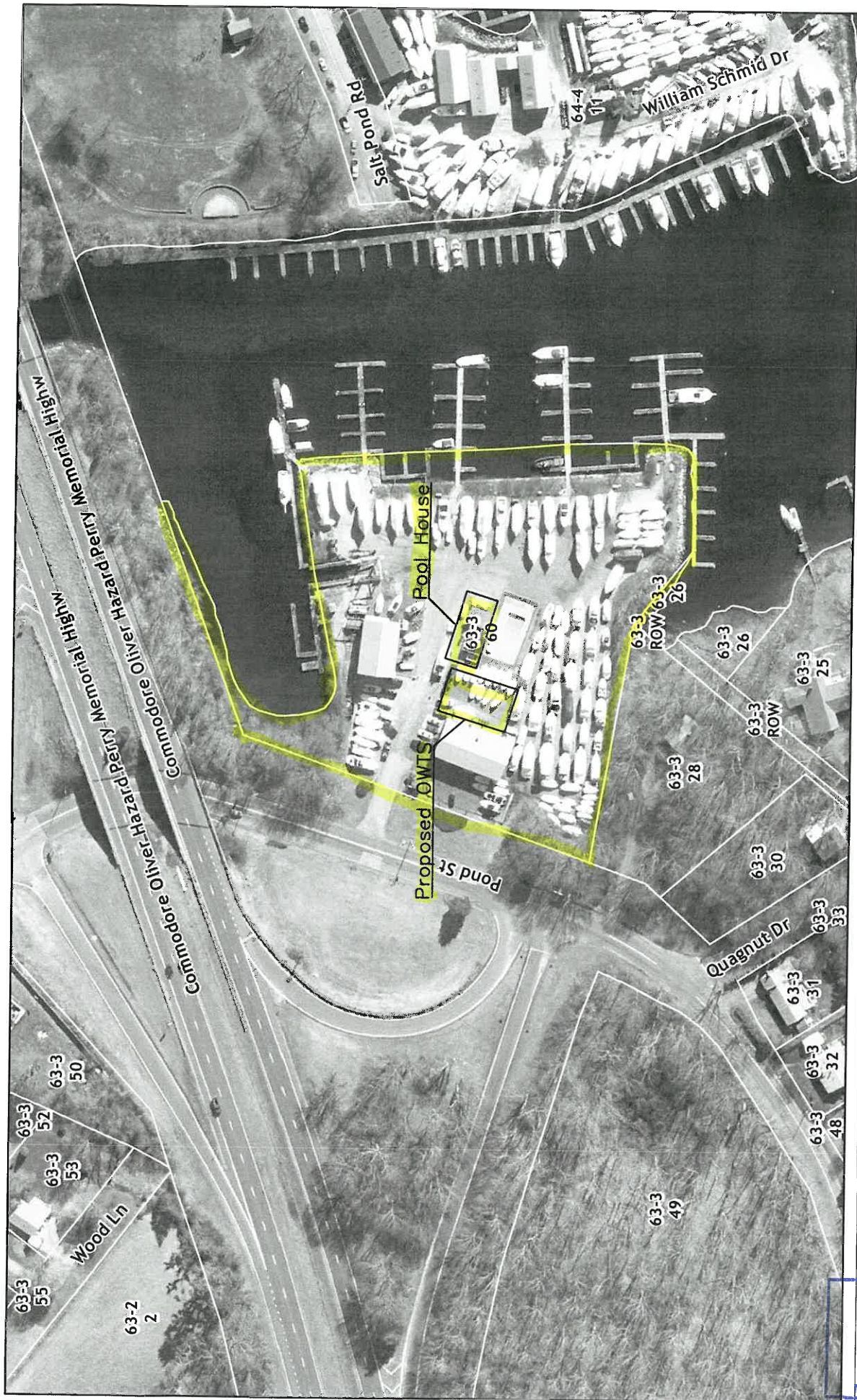
N/A and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final. The Zoning Board approval shall expire on _____.

[Signature] 5/27/2021
Building Official's Signature Date

and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final.

[Signature] 5/27/2021
Zoning Officer's Signature Date





Parcel Boundaries not legally binding for title or zoning purposes.

The Town of South Kingstown makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions for results obtained from the use of the information.

A.P. 63-3 Lot 60

Washington County, Rhode Island
 Horizontal Datum is Rhode Island State Plane Feet, NAD83.

1 inch = 150 feet



RECEIVED
 JUN 9 2021
 COASTAL RESOURCES
 MANAGEMENT COUNCIL



RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ONSITE WASTEWATER TREATMENT SYSTEM CONSTRUCTION PERMIT

www.dem.ri.gov/septic



APPLICATION No. 20

DATE RECEIVED 1/6/21

AMOUNT RECEIVED \$ 0

CHECK # 0

NOTE

FOR RIDEM USE ONLY

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

- NEW BUILDING CONSTRUCTION
- ALTERATION
- REPAIR
- TRANSFER

- A/E TECHNOLOGY TYPE ADVANTCX
- VARIANCE
- REDESIGN
- JOINT OWTS / WETLANDS PD

SITE INFORMATION

NO. STREET 362 ROAD STREET CITY/TOWN WAKEFIELD (WITH KINGSTON)

PLAT NUMBER 63-3 LOT NUMBER 60 SUBDIVISION LOT NUMBER N/A

LOT SIZE 3.2 SF (ACRES) N/A MAP B-2021

SUBDIVISION NAME N/A

SUBDIVISION SITE SUITABILITY CERTIFICATION # N/A

OWNER INFORMATION

SHM SILVER SPRING LLC

LAST NAME SHM SILVER SPRING LLC M.I.

14785 PRESTON RD. SUITE 975 DALLAS, TX 75254

NO. STREET CITY/TOWN ZIP CODE

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING YES NO APPLICATION # 2032-1906

DEPTH TO APPROVED WATER TABLE 6" HOW DETERMINED SOIL ANAL

TEST HOLE # 1 DATE EXCAVATED 1/6/21 WETLANDS WITHIN 200' OF OWTS YES NO

WETLAND DETERMINATION YES NO RIDEM FILE # N/A DATE 1/1/21

LARGE SYSTEM YES NO OCI FILE # IF APPLICABLE N/A

DESIGN INFORMATION

BUILDING USE: Residential Commercial MARINA

WATER SUPPLY: public water public well private well

OF DESIGN UNITS 1

UNIT DESIGN FLOW 1500 gallons per (unit) TOTAL DAILY FLOW 1500 gallons

TANK SIZE 1500 gallons DESIGN LOADING RATE 0.5 square feet

MINIMUM REQUIRED LEACHFIELD AREA 653 square feet

LEACHFIELD TYPE BOTTOMLESS SAND FILLS

TOTAL AREA OF LEACHFIELD PROVIDED 665 square feet

CERTIFICATION

I, SEALYN SMALL (print), the undersigned licensed OWTS designer, certify that I prepared this application and accompanying forms, submittals, plans and sketches in accordance with the RULES of the RIDEM pertaining to OWTS and that all the information provided on this application and accompanying forms, submittals, plans and sketches is true and accurate.

Designer's Signature [Signature] License # D3089

Designer's Email lynce@northwestconsultants.com Phone # 401-241-0810

Business/Company Name NORTHWEST ENGINEERS & CONSULTANTS, INC.

I certify that a) I am the owner of the property indicated under the site information on this application, b) I will hire a licensed OWTS installer to install the system proposed herein, c) the system will be installed in strict accordance with this application, d) I will hire and retain the licensed OWTS designer of record to witness and inspect the installation of the system, e) I assume all responsibility for the truth and accuracy of this application and all liability and responsibility for any improper installations of the system on this site and agree to hold the RIDEM harmless from any and all claims relating whatsoever to the system. In the case of a transfer application, I acknowledge that the permit application and plans previously approved and accompanying this application are the operative documents subject to certification.

Owner's Phone Number 401-241-3100

Owner's Email SARAH@NORTHWESTCONS.COM

Owner(s) Signature [Signature]

PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

Based upon the representations of the owner and the owner's agents, including the representations of the owner's OWTS designer, and the truth and accuracy of all information submitted, this application for an OWTS is hereby approved. The RIDEM assumes no responsibility or liability for the future safe operation or maintenance of the aforesaid system, of the fitness or suitability of this system to this site, nor does it assume any responsibility for the accuracy and truth of the owner's, or the owner's agent's representations. This approval is subject to future suspension or revocation in the event that subsequent examination reveals any data indicated on any application, form, submittal, plan or sketch to be incorrect, or not in compliance with the RULES or any conditions at the site are such that the approved design is not in accordance with the RULES, or in the event that the system discharges inadequately treated wastewater to waters of the State or fails to operate satisfactorily in any other manner.

IMPORTANT: Additional terms of approval as circled.

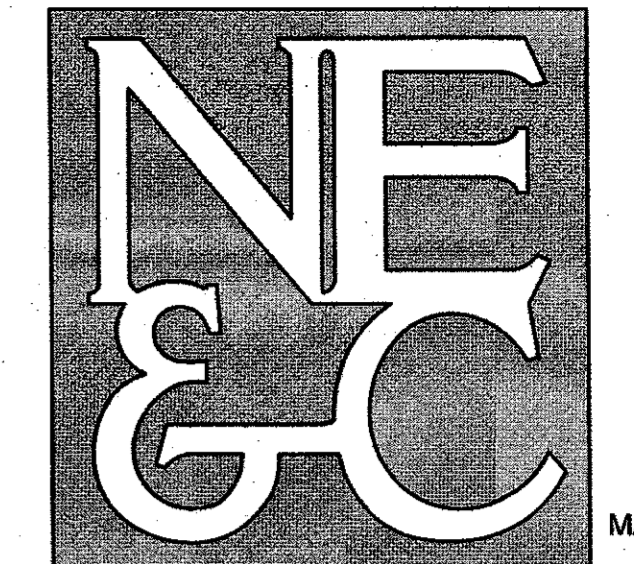
- A. Bottom of leaching area excavation must be inspected by the RIDEM prior to placement of any gravel or stone.
- B. System installation must be inspected by RIDEM prior to covering any component of the system with backfill.
- C. Applicant shall comply with all requirements, conditions and stipulations of variance(s) approved on [Signature]
- D. Joint Permit: Designer of record must contact RIDEM prior to start of any sitg construction.
- E. A/E Technology: additional installation, operation or maintenance requirements may apply (see AE Technology Certification.)
- F. Copy of this form and Operation/Maintenance contract must be filed in land evidence records prior to commencement.
- G. Proposed construction falls within "Coastal Zone". Contact Rhode Island Coastal Resources Management Council.
- H. Proper erosion and sedimentation controls must be installed prior to start of construction.
- I. Transfer: See original permit for all applicable conditions.
- J. Other Alternate Back Sand Fills

Signature of RIDEM Official [Signature]

Date of Approval 2/16/21

Date of Expiration 3/1/22

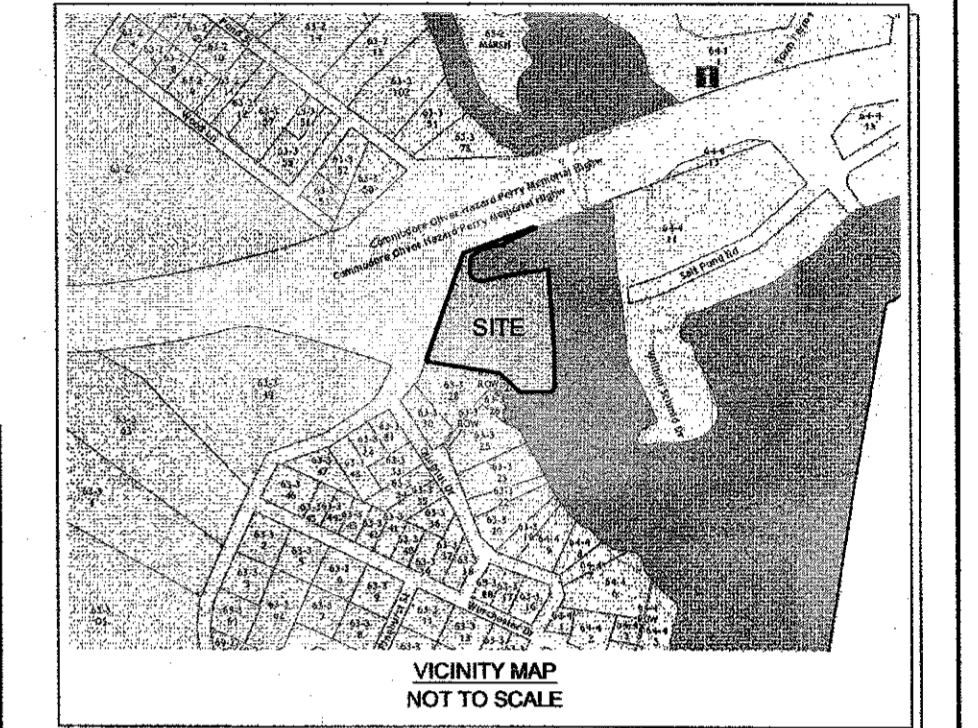
DESIGNER



A KNOWLEDGE CORPORATION

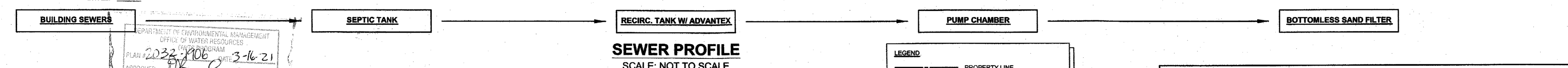
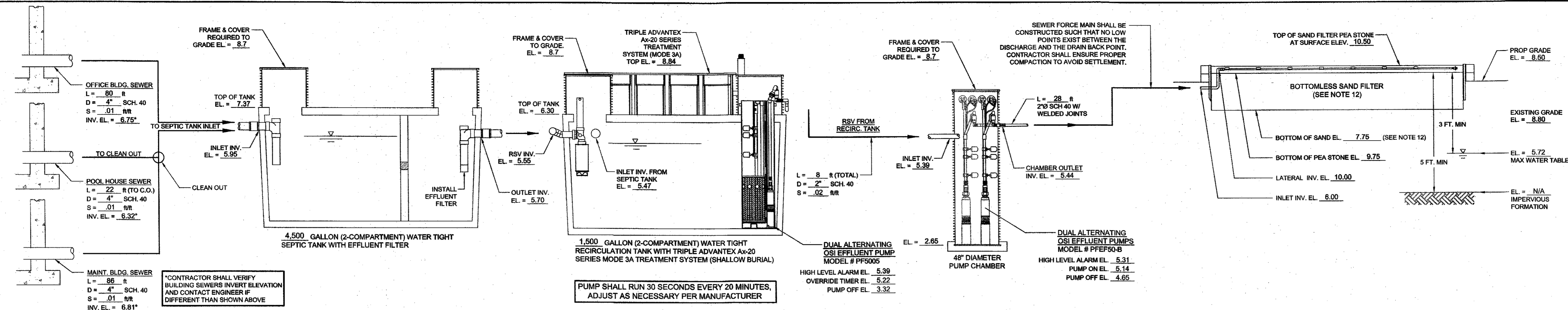
6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
 PHONE (401) 849-0810 FAX (401) 846-4169
 WWW.NORTHEASTENGINEERS.COM

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



VARIANCES REQUIRED FROM THE FOLLOWING RULES:

- ESTIMATED SEASONAL HIGH WATER TABLE LESS THAN 18" (OWTS RULE 6.33.E)

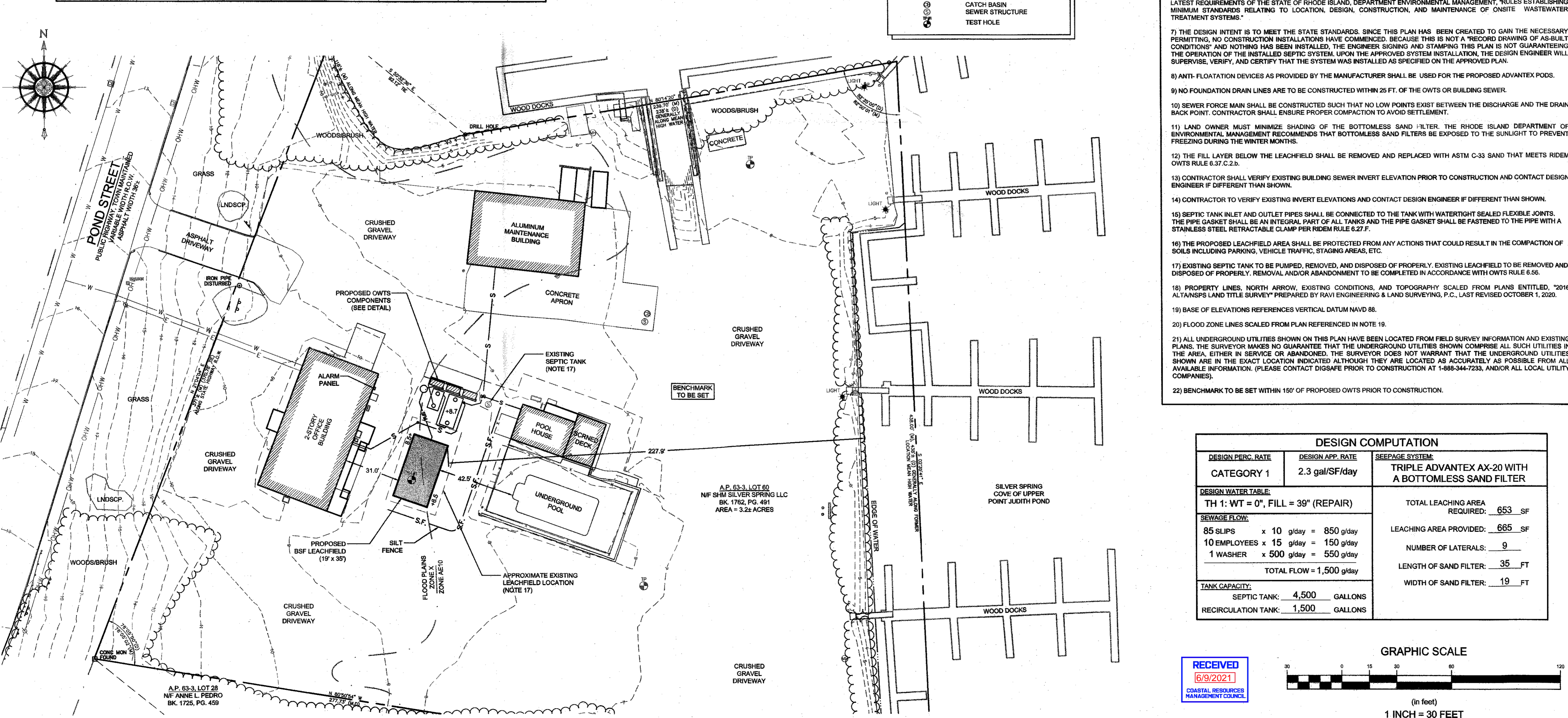


DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 PLAN 2024-106 DATE 3-16-21
 APPROVED [Signature]
 NO CHANGES ALLOWED WITHOUT DESIGNER APPROVAL

REPORT BY CONSULTANT ON BEHALF OF SUBMITTER

SOIL EVALUATION DATA

TPW	HORIZON	DEPTH (INCHES)	HORIZON BOUNDARIES	SOIL COLORS	RE-DOX DESCRIPTION	TEXTURE	STRUCTURE	CONSISTENCE	SOIL CATEGORY
1	HTM	37-0	-	-	-	-	-	-	-
2	BC	0-18	c w	2.5Y 3/3	-	gls	sg	l	1m
3	2C	18-47	-	5Y 4/1	-	cos	sg	l	1

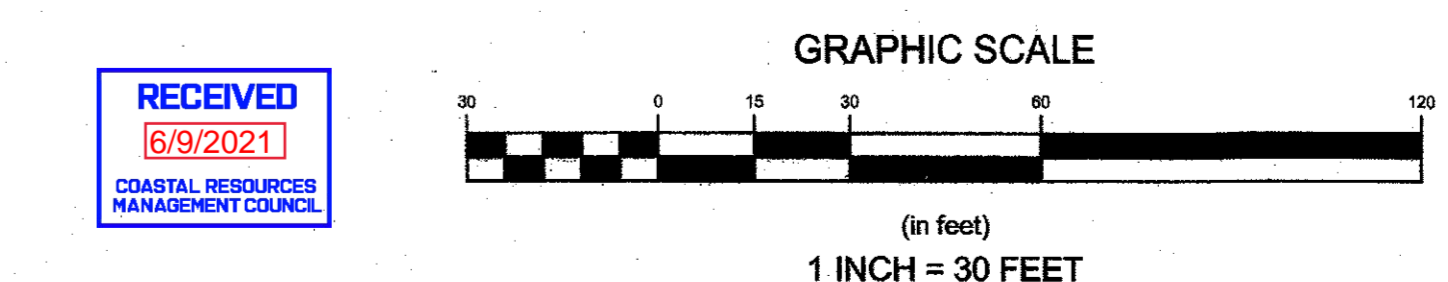


GENERAL OWTS SYSTEM NOTES:

- ALL BRUSH AND TREES WILL BE CLEARED WITHIN (10) FT OF THE SYSTEM.
- A MINIMUM ELEVATION OF 7.75' CORRESPONDING TO 2 FEET BELOW THE BOTTOM OF THE PEASTONE, SHOULD BE MAINTAINED WITHIN 5 FEET OF OWTS.
- ALL EXISTING AND PROPOSED PRIVATE WELLS WITHIN 200 FT. OF OWTS ARE SHOWN. ALL PUBLIC WELLS EXISTING OR PROPOSED WITHIN 500' ARE SHOWN.
- NO DRAINS OR WATER LINES ARE KNOWN TO EXIST OR ARE TO BE CONSTRUCTED IN THE PROXIMITY OF THE SYSTEM WITHIN THE DISTANCES SPECIFIED IN RIDEM OWTS TABLE 6.23.
- PROPOSED TANKS, INLETS, OUTLETS, & PIPING MUST BE WATERTIGHT TO PREVENT THE INFILTRATION OF GROUND WATER.
- THE SYSTEM FOR THE SUBSURFACE DISPOSAL OF SANITARY SEWAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE STATE OF RHODE ISLAND, DEPARTMENT ENVIRONMENTAL MANAGEMENT, RULES ESTABLISHING MINIMUM STANDARDS RELATING TO LOCATION, DESIGN, CONSTRUCTION, AND MAINTENANCE OF ONSITE WASTEWATER TREATMENT SYSTEMS.
- THE DESIGN INTENT IS TO MEET THE STATE STANDARDS. SINCE THIS PLAN HAS BEEN CREATED TO GAIN THE NECESSARY PERMITTING, NO CONSTRUCTION INSTALLATIONS HAVE COMMENCED. BECAUSE THIS IS NOT A RECORD DRAWING OF AS-BUILT CONDITIONS AND NOTHING HAS BEEN INSTALLED, THE ENGINEER SIGNING AND STAMPING THIS PLAN IS NOT GUARANTEEING THE OPERATION OF THE INSTALLED SEPTIC SYSTEM. UPON THE APPROVED SYSTEM INSTALLATION, THE DESIGN ENGINEER WILL SUPERVISE, VERIFY, AND CERTIFY THAT THE SYSTEM WAS INSTALLED AS SPECIFIED ON THE APPROVED PLAN.
- ANTI-FLOATATION DEVICES AS PROVIDED BY THE MANUFACTURER SHALL BE USED FOR THE PROPOSED ADVANTEX PODS.
- NO FOUNDATION DRAIN LINES ARE TO BE CONSTRUCTED WITHIN 25 FT. OF THE OWTS OR BUILDING SEWER.
- SEWER FORCE MAIN SHALL BE CONSTRUCTED SUCH THAT NO LOW POINTS EXIST BETWEEN THE DISCHARGE AND THE DRAIN BACK POINT. CONTRACTOR SHALL ENSURE PROPER COMPACTION TO AVOID SETTLEMENT.
- LAND OWNER MUST MINIMIZE SHADING OF THE BOTTOMLESS SAND FILTER. THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RECOMMENDS THAT BOTTOMLESS SAND FILTERS BE EXPOSED TO THE SUNLIGHT TO PREVENT FREEZING DURING THE WINTER MONTHS.
- THE FILL LAYER BELOW THE LEACHFIELD SHALL BE REMOVED AND REPLACED WITH ASTM C-33 SAND THAT MEETS RIDEM OWTS RULE 6.37.C.2.D.
- CONTRACTOR SHALL VERIFY EXISTING BUILDING SEWER INVERT ELEVATION PRIOR TO CONSTRUCTION AND CONTACT DESIGN ENGINEER IF DIFFERENT THAN SHOWN.
- CONTRACTOR TO VERIFY EXISTING INVERT ELEVATIONS AND CONTACT DESIGN ENGINEER IF DIFFERENT THAN SHOWN.
- SEPTIC TANK INLET AND OUTLET PIPES SHALL BE CONNECTED TO THE TANK WITH WATERTIGHT SEALED FLEXIBLE JOINTS. THE PIPE GASKET SHALL BE AN INTEGRAL PART OF ALL TANKS AND THE PIPE GASKET SHALL BE FASTENED TO THE PIPE WITH A STAINLESS STEEL RETRACTABLE CLAMP PER RIDEM RULE 6.27.F.
- THE PROPOSED LEACHFIELD AREA SHALL BE PROTECTED FROM ANY ACTIONS THAT COULD RESULT IN THE COMPACTION OF SOILS INCLUDING PARKING, VEHICLE TRAFFIC, STAGING AREAS, ETC.
- EXISTING SEPTIC TANK TO BE PUMPED, REMOVED, AND DISPOSED OF PROPERLY. EXISTING LEACHFIELD TO BE REMOVED AND DISPOSED OF PROPERLY. REMOVAL AND/OR ABANDONMENT TO BE COMPLETED IN ACCORDANCE WITH OWTS RULE 6.56.
- PROPERTY LINES, NORTH ARROW, EXISTING CONDITIONS, AND TOPOGRAPHY SCALED FROM PLANS ENTITLED, "2016 ALTANSPS LAND TITLE SURVEY" PREPARED BY RAVI ENGINEERING & LAND SURVEYING, P.C., LAST REVISED OCTOBER 1, 2020.
- BASE OF ELEVATIONS REFERENCES VERTICAL DATUM NAVD 88.
- FLOOD ZONE LINES SCALED FROM PLAN REFERENCED IN NOTE 19.
- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES).
- BENCHMARK TO BE SET WITHIN 150' OF PROPOSED OWTS PRIOR TO CONSTRUCTION.

DESIGN COMPUTATION

DESIGN PERC. RATE	DESIGN APP. RATE	SEEPAGE SYSTEM:
CATEGORY 1	2.3 gal/SF/day	TRIPLE ADVANTEX AX-20 WITH A BOTTOMLESS SAND FILTER
DESIGN WATER TABLE:		
TH 1: WT = 0", FILL = 39" (REPAIR)		
SEWAGE FLOW:		
85 SLIPS x 10 g/day = 850 g/day		TOTAL LEACHING AREA REQUIRED: 653 SF
10 EMPLOYEES x 15 g/day = 150 g/day		LEACHING AREA PROVIDED: 665 SF
1 WASHER x 500 g/day = 550 g/day		NUMBER OF LATERALS: 9
TOTAL FLOW = 1,500 g/day		LENGTH OF SAND FILTER: 35 FT
TANK CAPACITY:		
SEPTIC TANK: 4,500 GALLONS		WIDTH OF SAND FILTER: 19 FT
RECIRCULATION TANK: 1,500 GALLONS		



OWTS REPAIR PLAN

Client/Owner: SHM SILVER SPRING LLC
 14785 PRESTON RD STE 975
 DALLAS, TX 75254

Issued for: [Redacted]

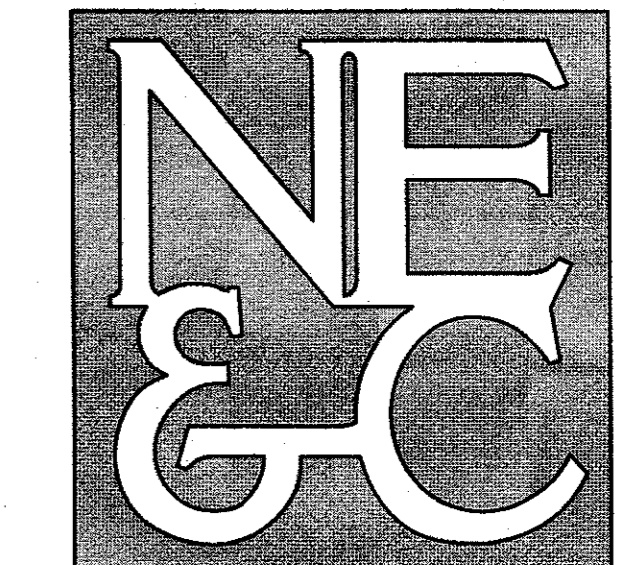
Note to applicant: [Redacted]

Drawing Title: [Redacted]

Drawing No: (401) 783-3370 before undertaking any construction.

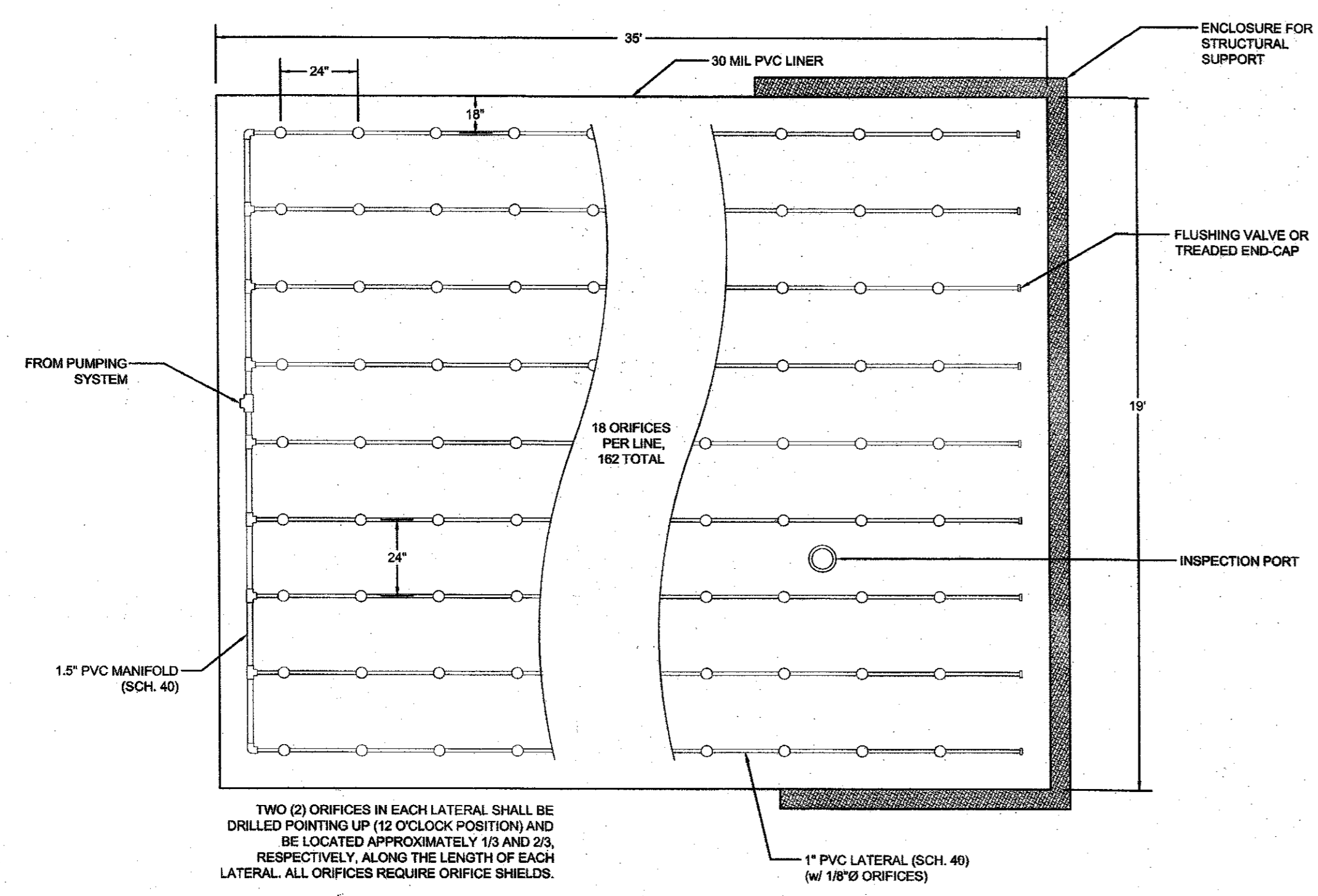
Drawing Number: C-1
 Sheet 1 of 2
 Project Number: 20244.0
 Survey Index: 38 - 63-3 - 60

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.

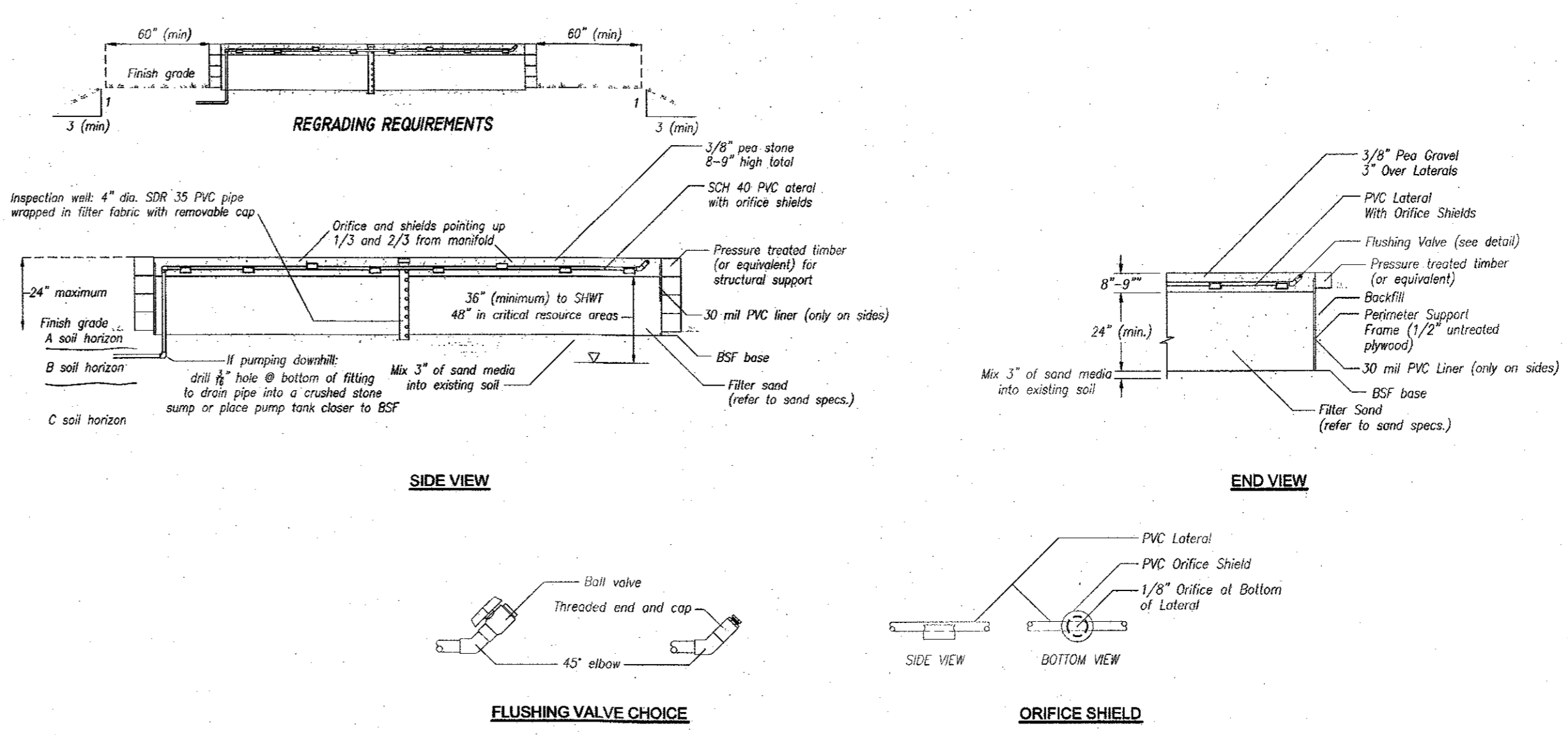


A KNOWLEDGE CORPORATION®

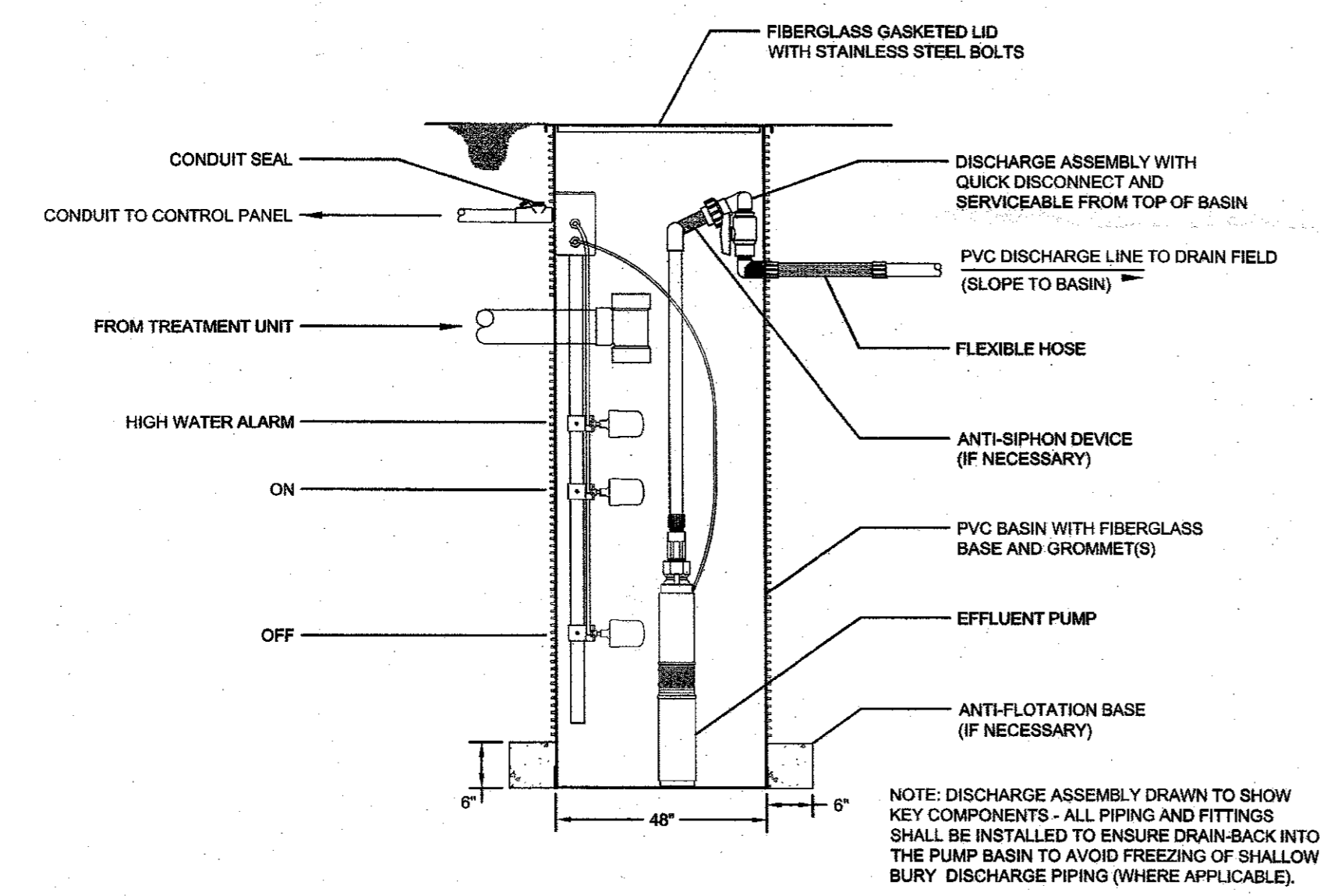
6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM



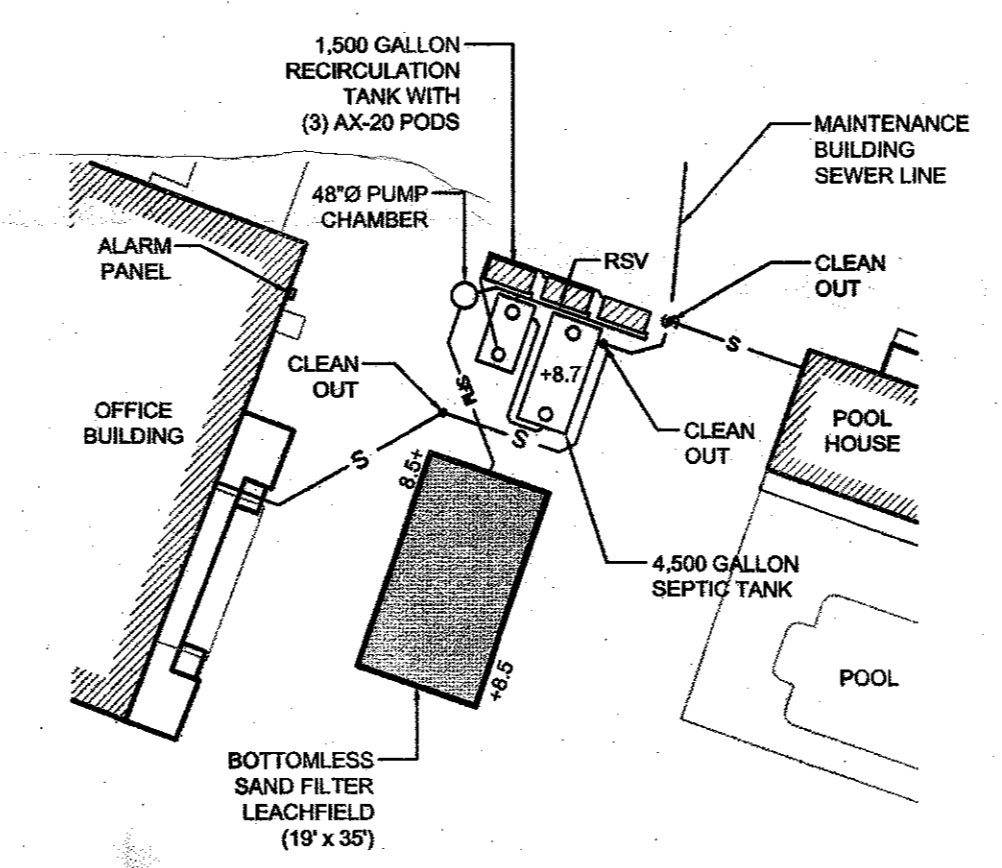
19' x 35' BOTTOMLESS SAND FILTER
SCALE: NOT TO SCALE



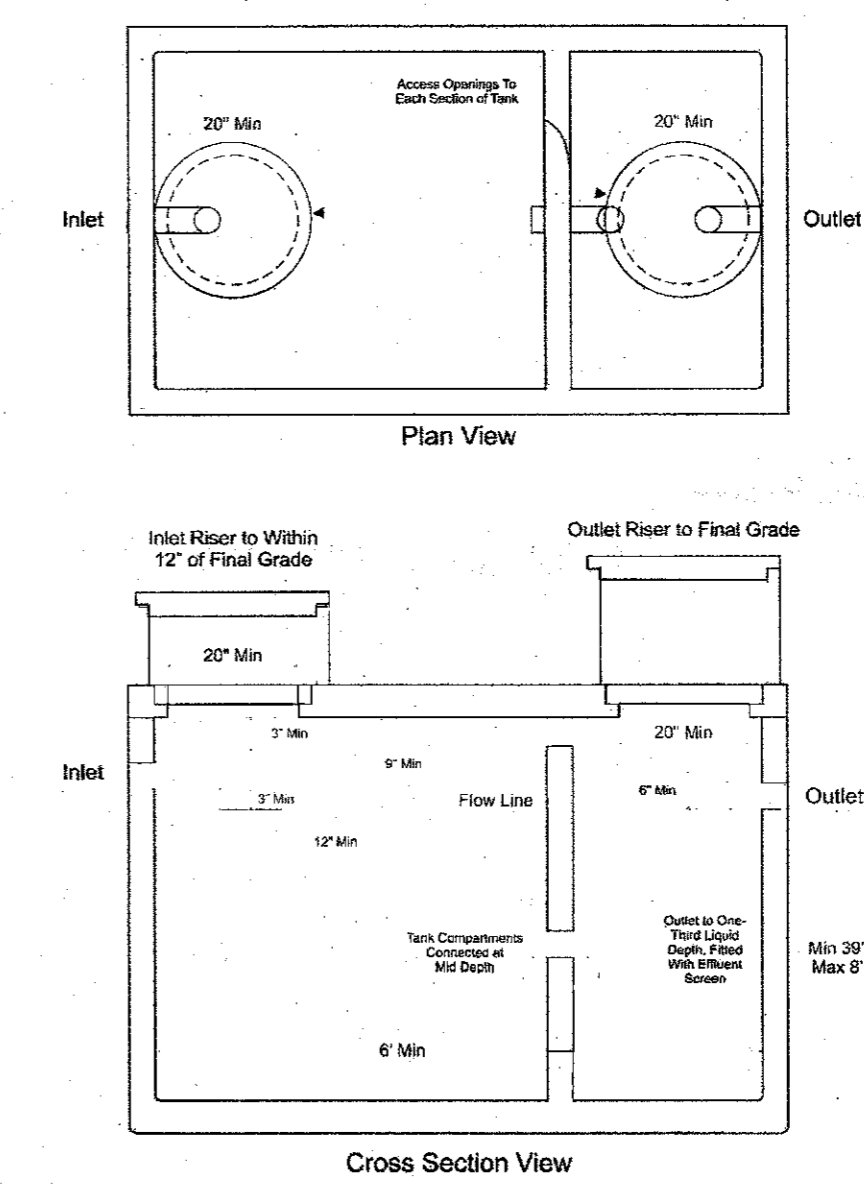
TYPICAL BOTTOMLESS SAND FILTER
SCALE: NOT TO SCALE



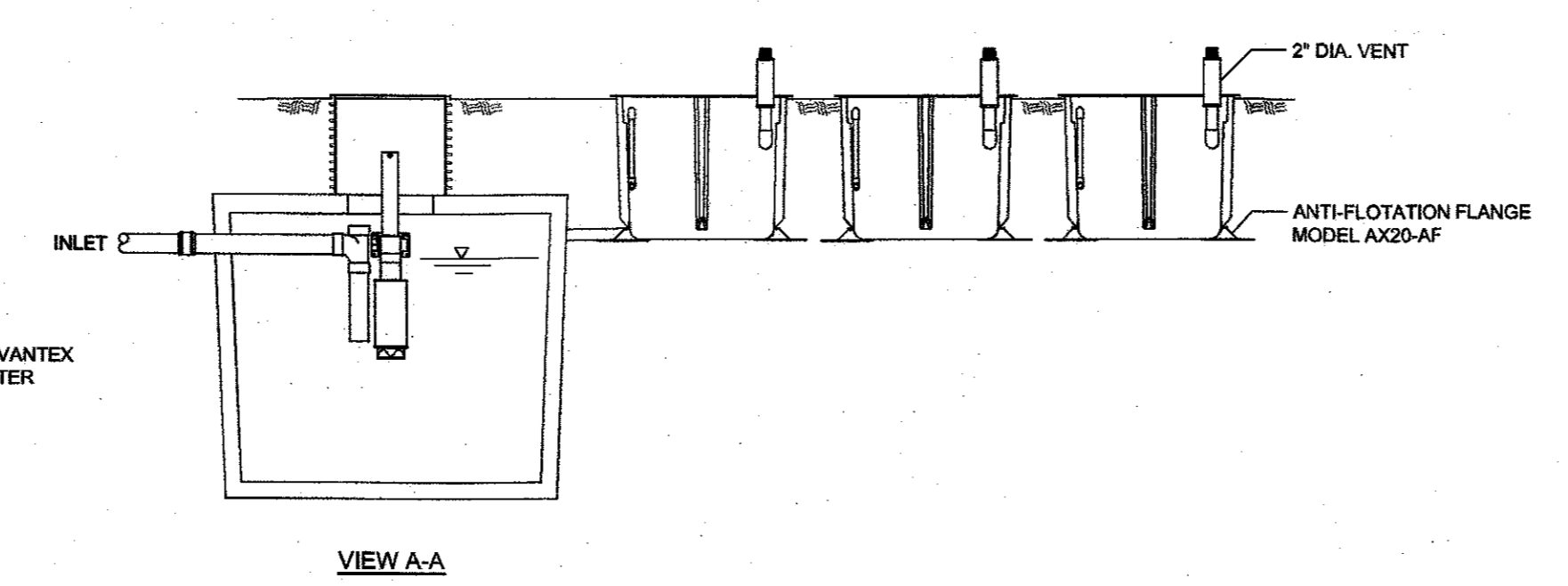
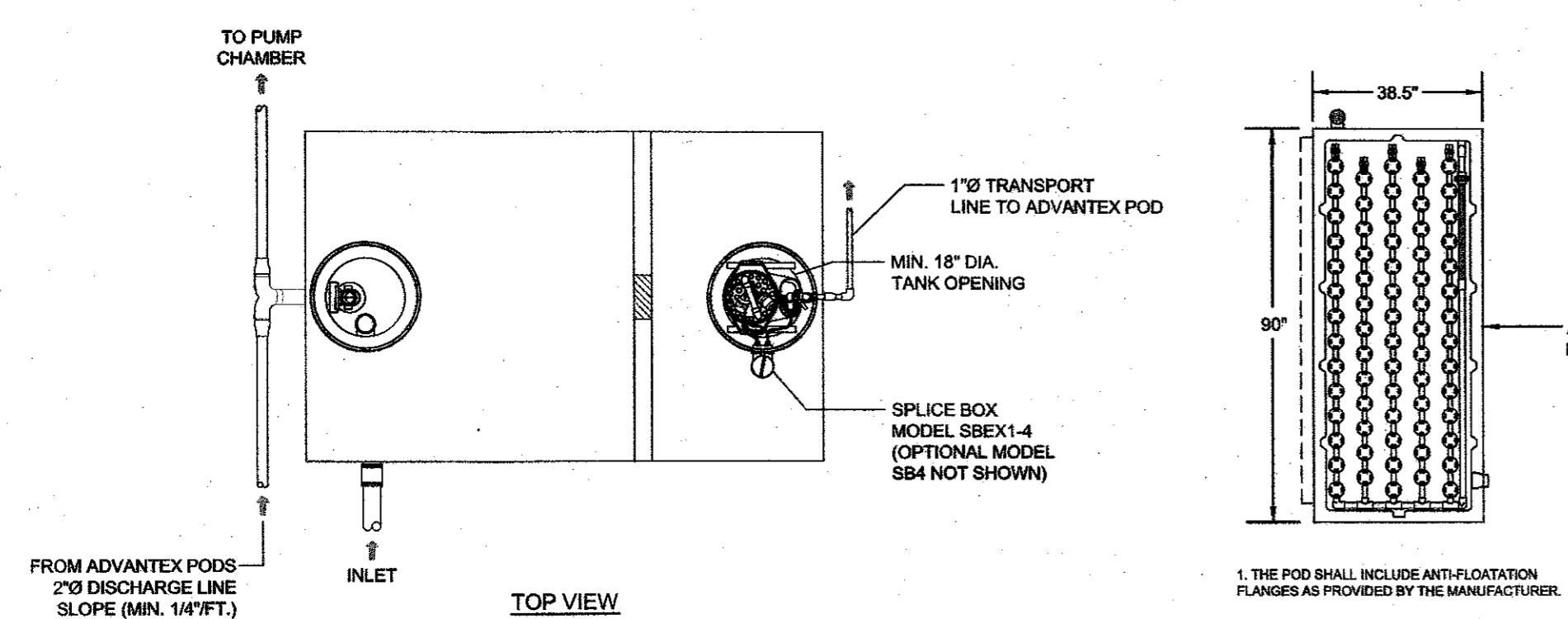
TYPICAL PUMP CHAMBER WITH DUPLEX HIGH HEAD PUMPS
SCALE: NOT TO SCALE



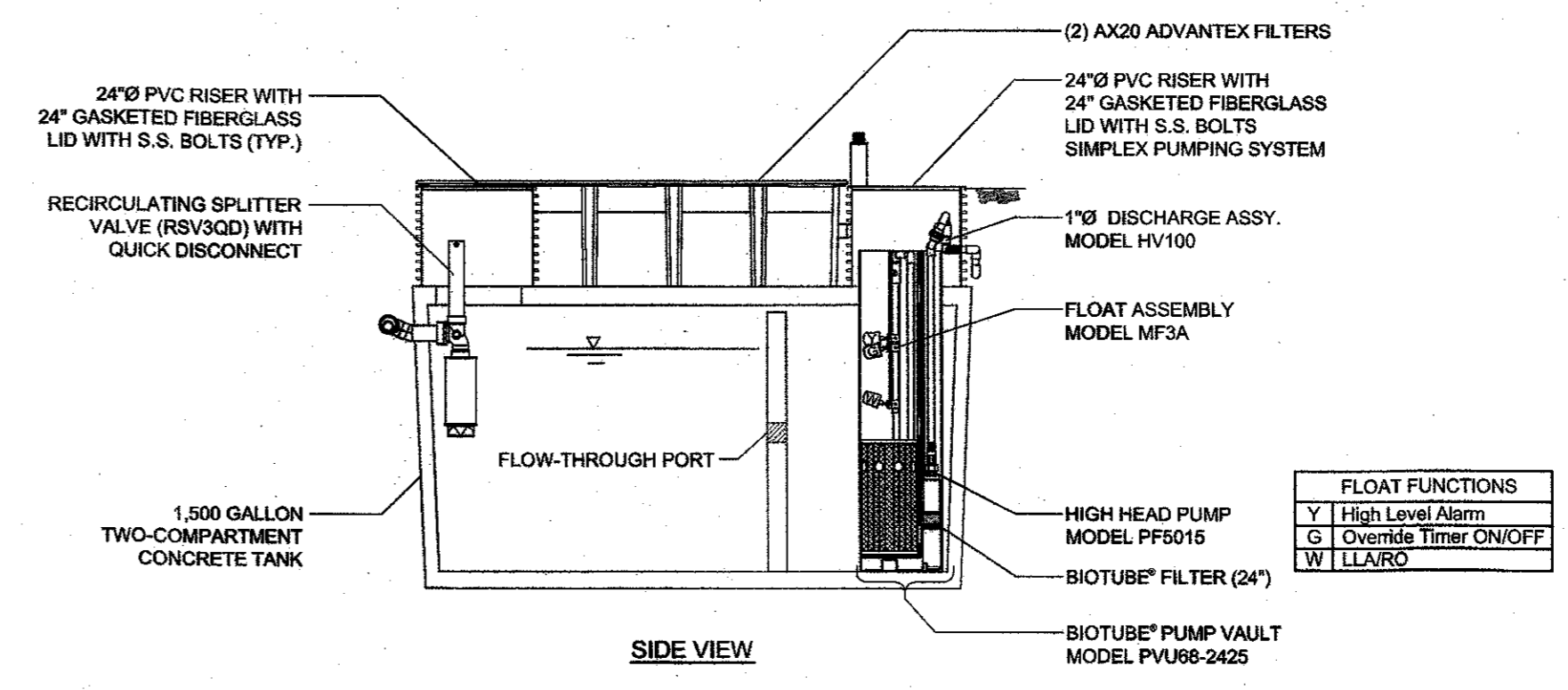
OWTS COMPONENTS DETAIL
SCALE: NOT TO SCALE



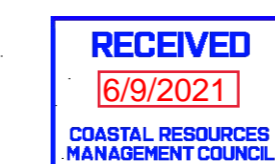
SEPTIC TANK DETAIL (4,500gal.)
SCALE: NOT TO SCALE



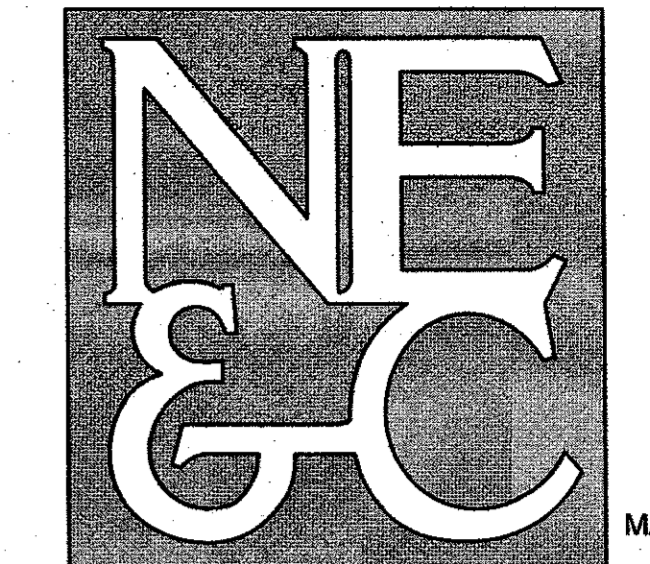
**ADVANTEK TREATMENT SYSTEM
AX20 MODE 3A (SHALLOW BURIAL)**
SCALE: NOT TO SCALE



SIDE VIEW



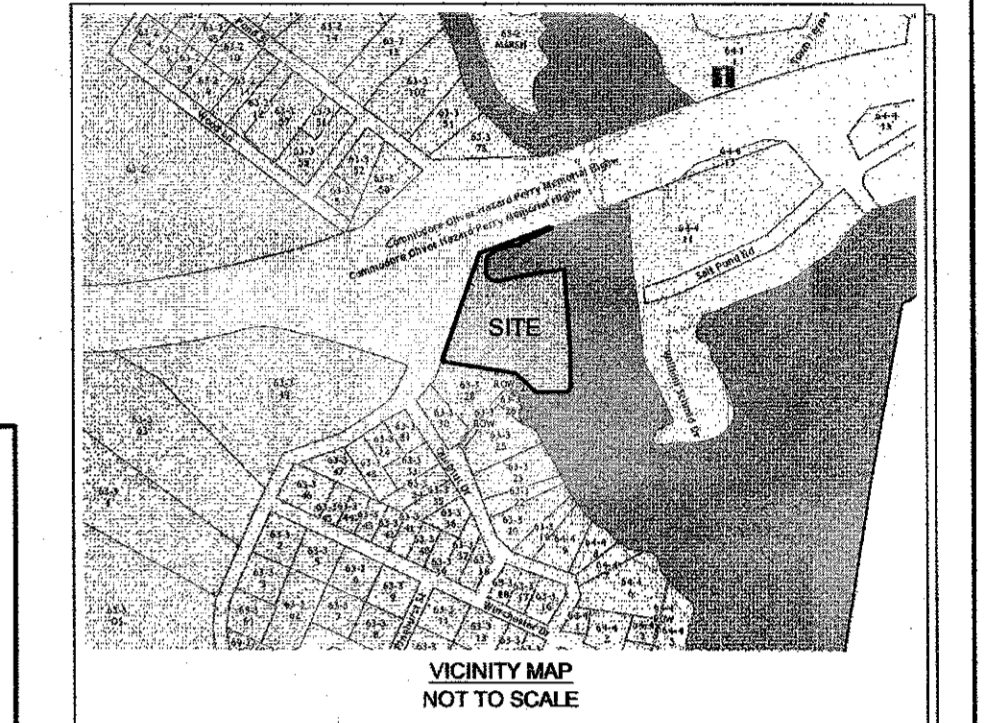
No.	Revision	Date	App.
Designed By: GES Drawn by: DJW Checked by: AS SHOWN Date: 24FEB21			
Project Title: SILVER SPRING MARINA A.P. 63-3, LOT 60 362 POND STREET WAKEFIELD, RHODE ISLAND			
Client/Owner: SHM SILVER SPRING LLC 14785 PRESTON RD STE 975 DALLAS, TX 75254			
Issued for: RIDEM			
Drawing Title: OWTS DETAILS			
Drawing Number: D-1		Sheet 2 of 2	
Project Number: 20244.0		Survey Index: 38 - 63-3 - 60	
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.			



A KNOWLEDGE CORPORATION

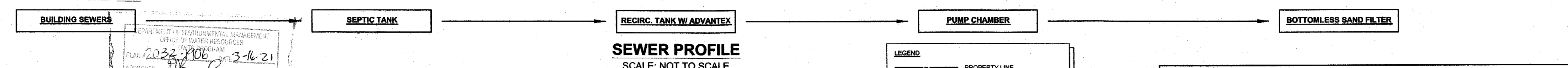
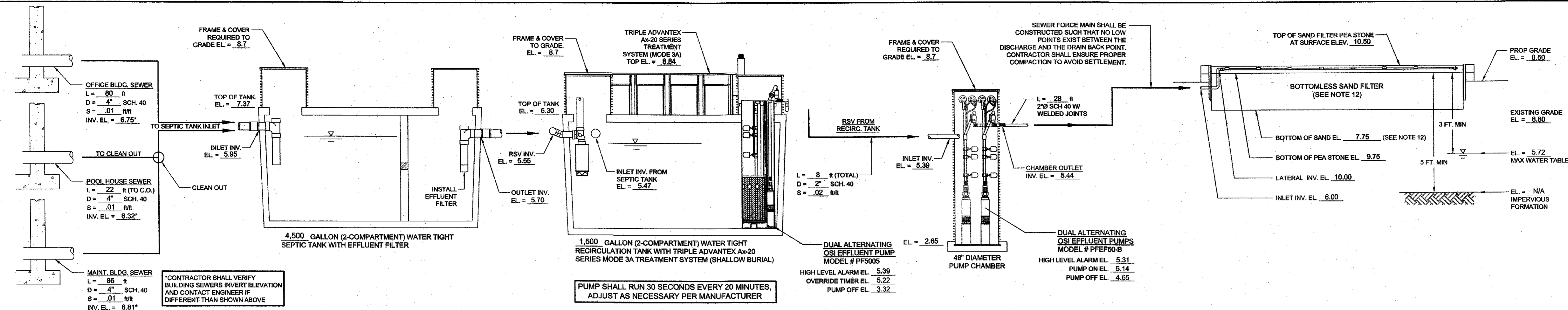
6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

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



VARIANCES REQUIRED FROM THE FOLLOWING RULES:

- ESTIMATED SEASONAL HIGH WATER TABLE LESS THAN 18" (OWTS RULE 6.33.E)

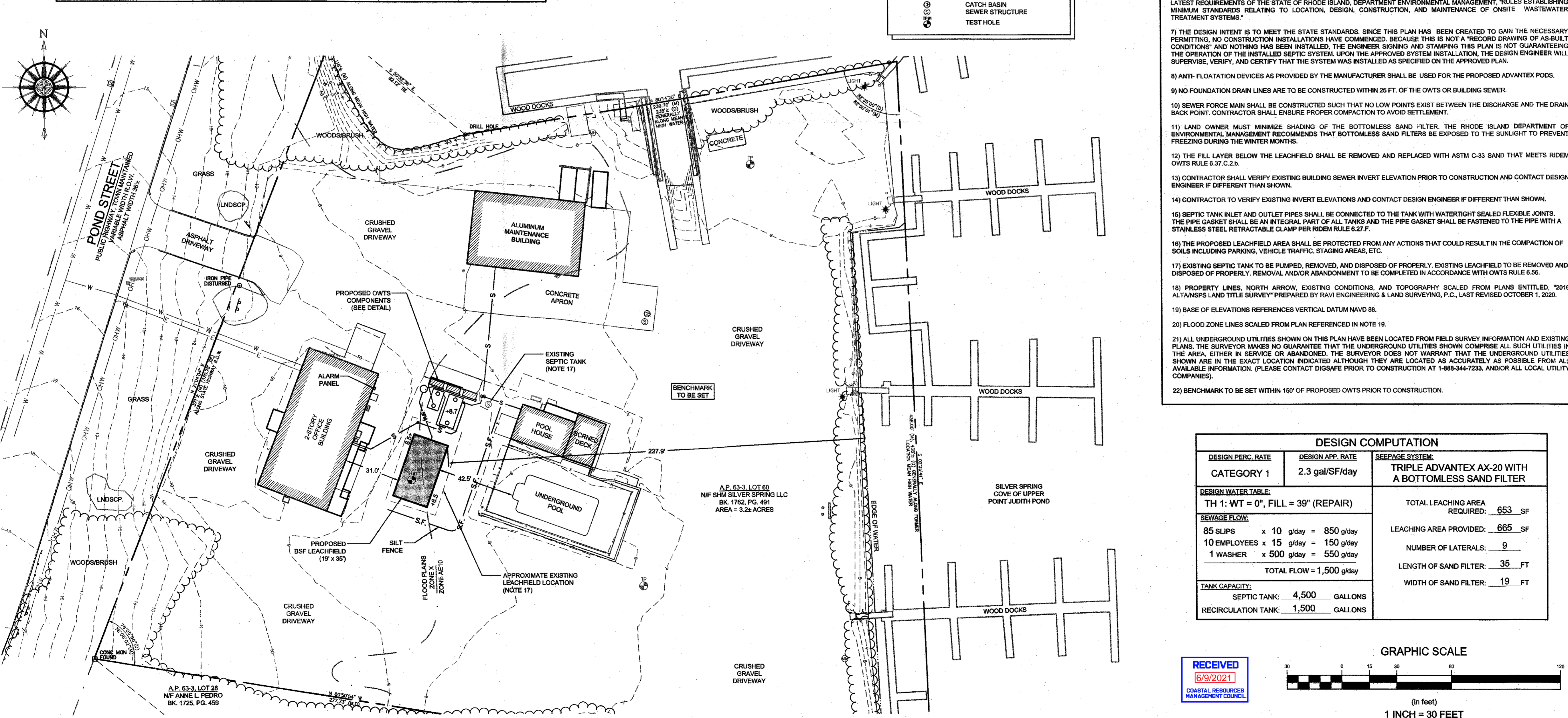


DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
PLANNING DIVISION
PLAN 2024-106 DATE 3-16-21
APPROVED [Signature]
NO CHANGES ALLOWED WITHOUT DESIGNER APPROVAL

REPORT BY CONSULTANT ON BEHALF OF SUBMITTER

SOIL EVALUATION DATA

TPW	HORIZON	DEPTH (INCHES)	HORIZON BOUNDARIES	SOIL COLORS	RE-DOX DESCRIPTION	TEXTURE	STRUCTURE	CONSISTENCE	SOIL CATEGORY
1			DIST TOPO	MATRIX RE-DOX FEATURES					
HTM		37-0	-	-	-	-	-	-	-
BC		0-18	c	w	2.5Y 3/3	-	gls	sg	1m
2C		18-47	-	-	5Y 4/1	-	cos	sg	1



LEGEND

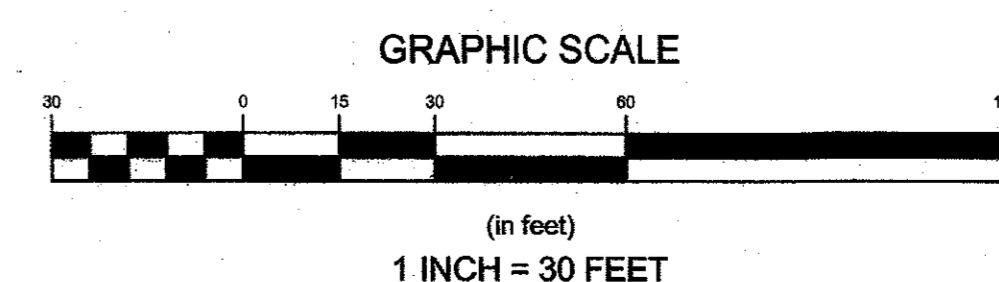
- PROPERTY LINE
- - - ADJUTERS PROPERTY LINE
- - - EXISTING CONTOUR
- - - MEAN HIGH WATER
- - - FLOOD ZONE LINE
- - - BRUSH LINE
- - - EXISTING WATER LINE
- - - EXISTING OVERHEAD WIRE
- - - EXISTING ELECTRIC LINE
- - - CHW
- - - S
- - - PROPOSED SEWER LINE
- - - PROPOSED SPOT ELEVATION
- - - 6.7+
- - - S.F.
- - - SILT FENCE
- - - IRON ROD
- - - STONE BOUND
- - - SIGN
- - - MAN HOLE
- - - UTILITY POLE
- - - CATCH BASIN
- - - SEWER STRUCTURE
- - - TEST HOLE

GENERAL OWTS SYSTEM NOTES:

- ALL BRUSH AND TREES WILL BE CLEARED WITHIN (10') R OF THE SYSTEM.
- A MINIMUM ELEVATION OF 7.75' CORRESPONDING TO 2 FEET BELOW THE BOTTOM OF THE PEASTONE, SHOULD BE MAINTAINED WITHIN 5 FEET OF OWTS.
- ALL EXISTING AND PROPOSED PRIVATE WELLS WITHIN 200' R OF OWTS ARE SHOWN. ALL PUBLIC WELLS EXISTING OR PROPOSED WITHIN 500' ARE SHOWN.
- NO DRAINS OR WATER LINES ARE KNOWN TO EXIST OR ARE TO BE CONSTRUCTED IN THE PROXIMITY OF THE SYSTEM WITHIN THE DISTANCES SPECIFIED IN RIDEM OWTS TABLE 6.23.
- PROPOSED TANKS, INLETS, OUTLETS, & PIPING MUST BE WATERTIGHT TO PREVENT THE INFILTRATION OF GROUND WATER.
- THE SYSTEM FOR THE SUBSURFACE DISPOSAL OF SANITARY SEWAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE STATE OF RHODE ISLAND, DEPARTMENT ENVIRONMENTAL MANAGEMENT, RULES ESTABLISHING MINIMUM STANDARDS RELATING TO LOCATION, DESIGN, CONSTRUCTION, AND MAINTENANCE OF ONSITE WASTEWATER TREATMENT SYSTEMS.
- THE DESIGN INTENT IS TO MEET THE STATE STANDARDS. SINCE THIS PLAN HAS BEEN CREATED TO GAIN THE NECESSARY PERMITTING, NO CONSTRUCTION INSTALLATIONS HAVE COMMENCED. BECAUSE THIS IS NOT A RECORD DRAWING OF AS-BUILT CONDITIONS AND NOTHING HAS BEEN INSTALLED, THE ENGINEER SIGNING AND STAMPING THIS PLAN IS NOT GUARANTEEING THE OPERATION OF THE INSTALLED SEPTIC SYSTEM. UPON THE APPROVED SYSTEM INSTALLATION, THE DESIGN ENGINEER WILL SUPERVISE, VERIFY, AND CERTIFY THAT THE SYSTEM WAS INSTALLED AS SPECIFIED ON THE APPROVED PLAN.
- ANTI-FLOATATION DEVICES AS PROVIDED BY THE MANUFACTURER SHALL BE USED FOR THE PROPOSED ADVANTEX PODS.
- NO FOUNDATION DRAIN LINES ARE TO BE CONSTRUCTED WITHIN 25 FT. OF THE OWTS OR BUILDING SEWER.
- SEWER FORCE MAIN SHALL BE CONSTRUCTED SUCH THAT NO LOW POINTS EXIST BETWEEN THE DISCHARGE AND THE DRAIN BACK POINT. CONTRACTOR SHALL ENSURE PROPER COMPACTION TO AVOID SETTLEMENT.
- LAND OWNER MUST MINIMIZE SHADING OF THE BOTTOMLESS SAND FILTER. THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RECOMMENDS THAT BOTTOMLESS SAND FILTERS BE EXPOSED TO THE SUNLIGHT TO PREVENT FREEZING DURING THE WINTER MONTHS.
- THE FILL LAYER BELOW THE LEACHFIELD SHALL BE REMOVED AND REPLACED WITH ASTM C-33 SAND THAT MEETS RIDEM OWTS RULE 6.37.C.2.D.
- CONTRACTOR SHALL VERIFY EXISTING BUILDING SEWER INVERT ELEVATION PRIOR TO CONSTRUCTION AND CONTACT DESIGN ENGINEER IF DIFFERENT THAN SHOWN.
- CONTRACTOR TO VERIFY EXISTING INVERT ELEVATIONS AND CONTACT DESIGN ENGINEER IF DIFFERENT THAN SHOWN.
- SEPTIC TANK INLET AND OUTLET PIPES SHALL BE CONNECTED TO THE TANK WITH WATERTIGHT SEALED FLEXIBLE JOINTS. THE PIPE GASKET SHALL BE AN INTEGRAL PART OF ALL TANKS AND THE PIPE GASKET SHALL BE FASTENED TO THE PIPE WITH A STAINLESS STEEL RETRACTABLE CLAMP PER RIDEM RULE 6.27.F.
- THE PROPOSED LEACHFIELD AREA SHALL BE PROTECTED FROM ANY ACTIONS THAT COULD RESULT IN THE COMPACTION OF SOILS INCLUDING PARKING, VEHICLE TRAFFIC, STAGING AREAS, ETC.
- EXISTING SEPTIC TANK TO BE PUMPED, REMOVED, AND DISPOSED OF PROPERLY. EXISTING LEACHFIELD TO BE REMOVED AND DISPOSED OF PROPERLY. REMOVAL AND/OR ABANDONMENT TO BE COMPLETED IN ACCORDANCE WITH OWTS RULE 6.56.
- PROPERTY LINES, NORTH ARROW, EXISTING CONDITIONS, AND TOPOGRAPHY SCALED FROM PLANS ENTITLED, "2016 ALTANSPS LAND TITLE SURVEY" PREPARED BY RAVI ENGINEERING & LAND SURVEYING, P.C., LAST REVISED OCTOBER 1, 2020.
- BASE OF ELEVATIONS REFERENCES VERTICAL DATUM NAVD 88.
- FLOOD ZONE LINES SCALED FROM PLAN REFERENCED IN NOTE 19.
- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES).
- BENCHMARK TO BE SET WITHIN 150' OF PROPOSED OWTS PRIOR TO CONSTRUCTION.

DESIGN COMPUTATION

DESIGN PERC. RATE	DESIGN APP. RATE	SEEPAGE SYSTEM:
CATEGORY 1	2.3 gal/SF/day	TRIPLE ADVANTEX AX-20 WITH A BOTTOMLESS SAND FILTER
DESIGN WATER TABLE:		
TH 1: WT = 0", FILL = 39" (REPAIR)		
SEWAGE FLOW:		
85 SLIPS x 10 g/day = 850 g/day		TOTAL LEACHING AREA REQUIRED: 653 SF
10 EMPLOYEES x 15 g/day = 150 g/day		LEACHING AREA PROVIDED: 665 SF
1 WASHER x 500 g/day = 550 g/day		NUMBER OF LATERALS: 9
TOTAL FLOW = 1,500 g/day		LENGTH OF SAND FILTER: 35 FT
TANK CAPACITY:		
SEPTIC TANK: 4,500 GALLONS		WIDTH OF SAND FILTER: 19 FT
RECIRCULATION TANK: 1,500 GALLONS		



OWTS REPAIR PLAN

Client/Owner: SHM SILVER SPRING LLC
14785 PRESTON RD STE 975
DALLAS, TX 75254

Issued for: [Redacted]

Note to applicant: [Redacted]

Drawing Title: [Redacted]

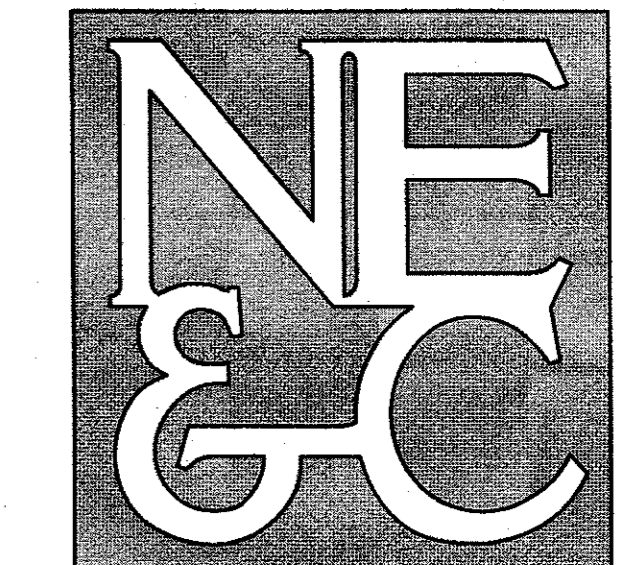
Project Number: 20244.0

Survey Index: 38 - 63-3 - 60

Drawing Number: C-1

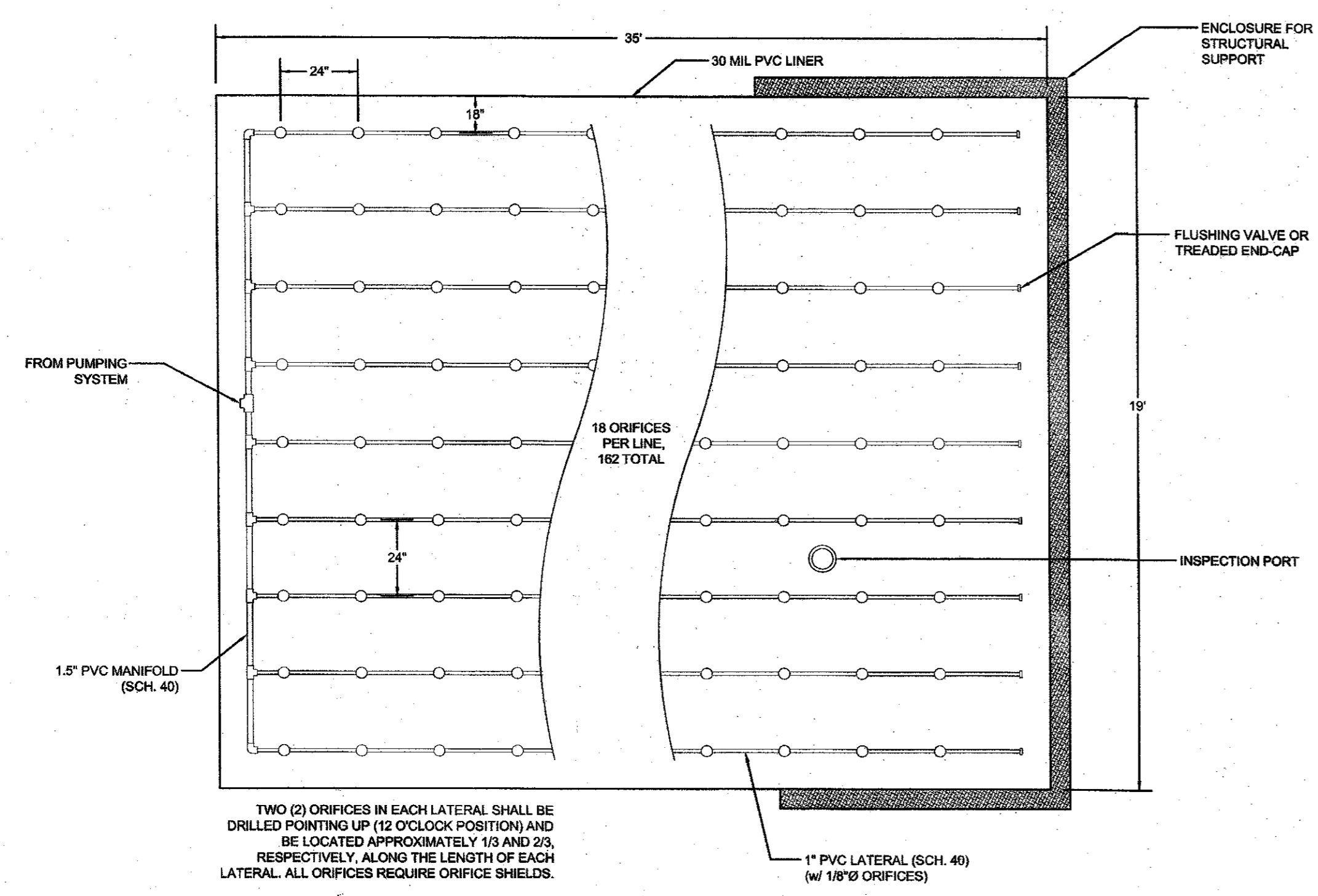
Sheet 1 of 2

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.

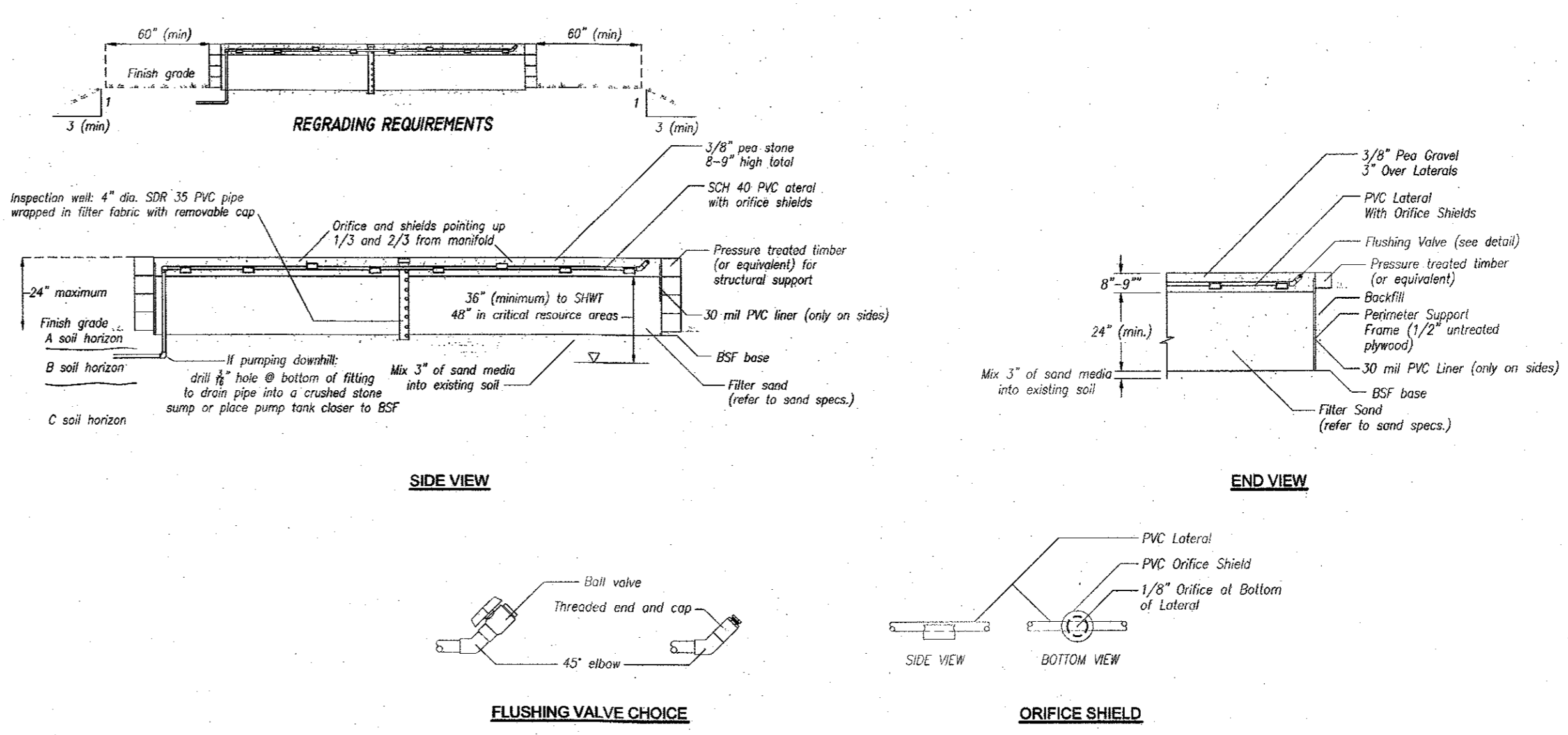


A KNOWLEDGE CORPORATION®

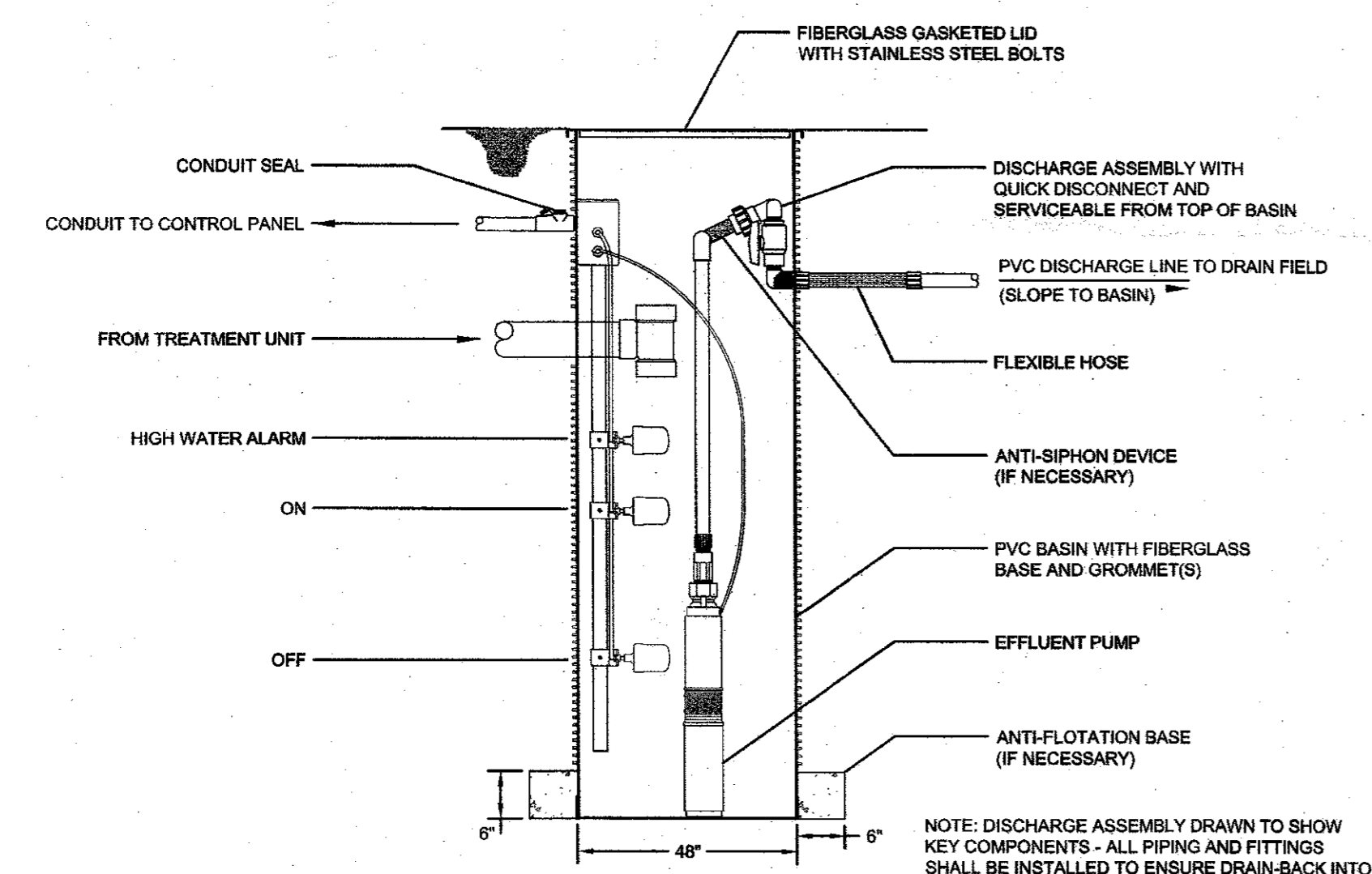
6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM



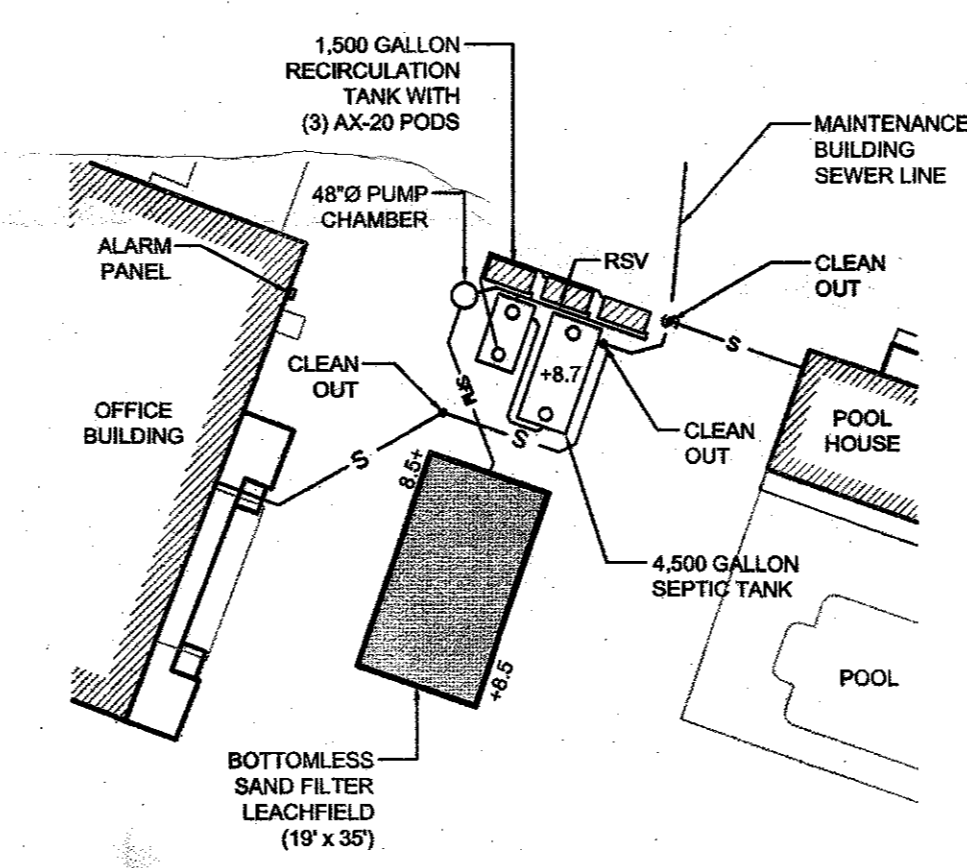
19' x 35' BOTTOMLESS SAND FILTER
SCALE: NOT TO SCALE



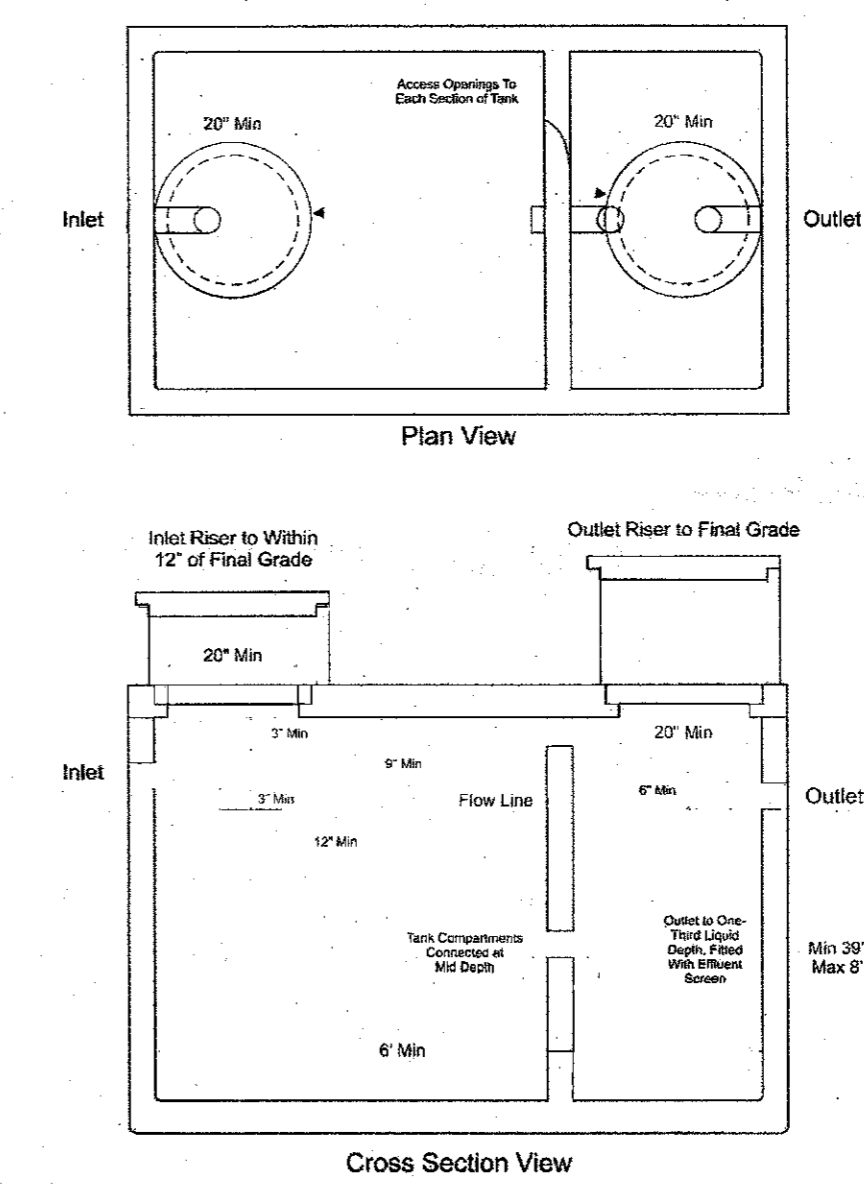
TYPICAL BOTTOMLESS SAND FILTER
SCALE: NOT TO SCALE



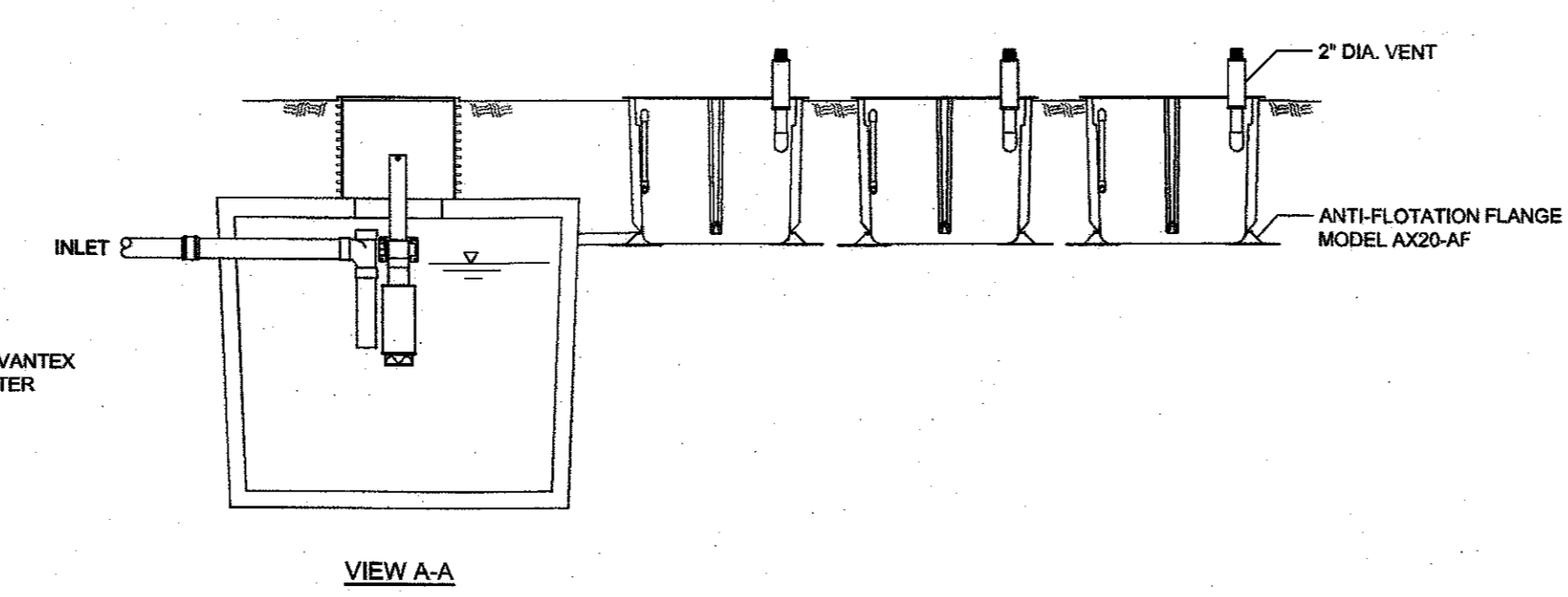
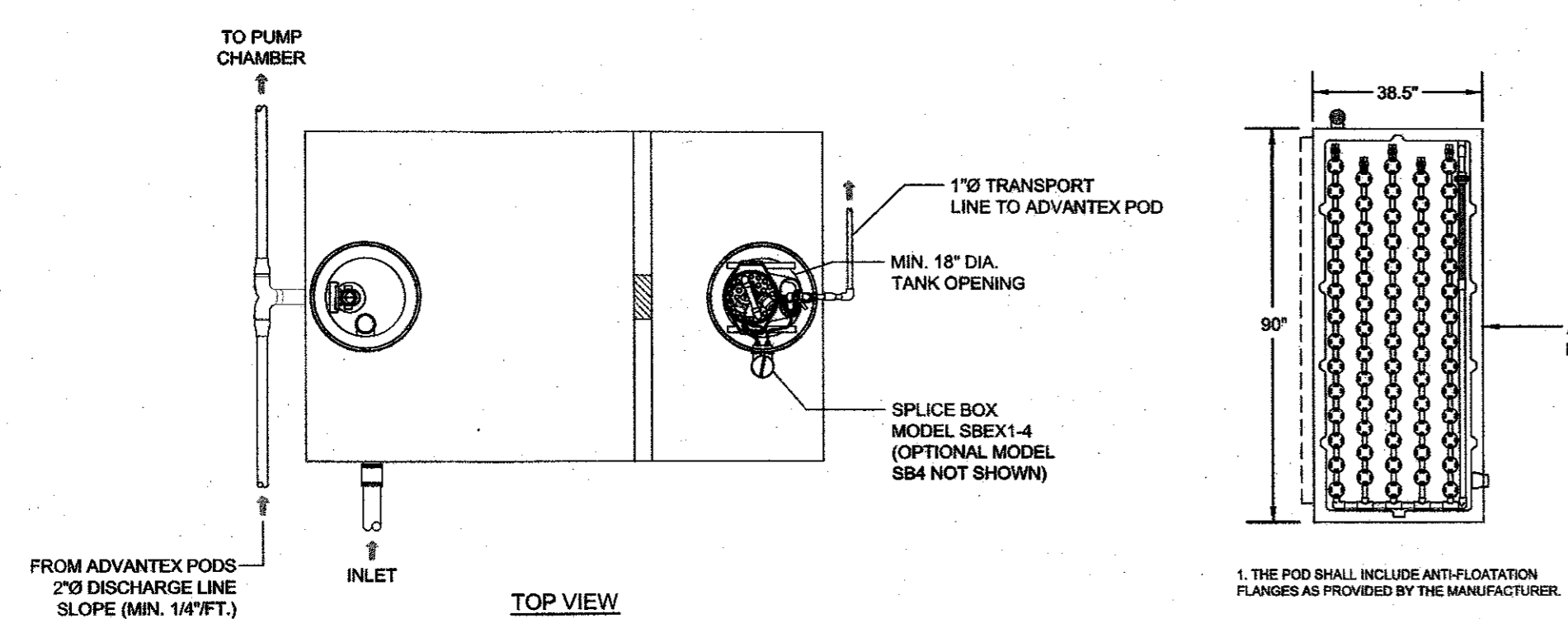
TYPICAL PUMP CHAMBER WITH DUPLEX HIGH HEAD PUMPS
SCALE: NOT TO SCALE



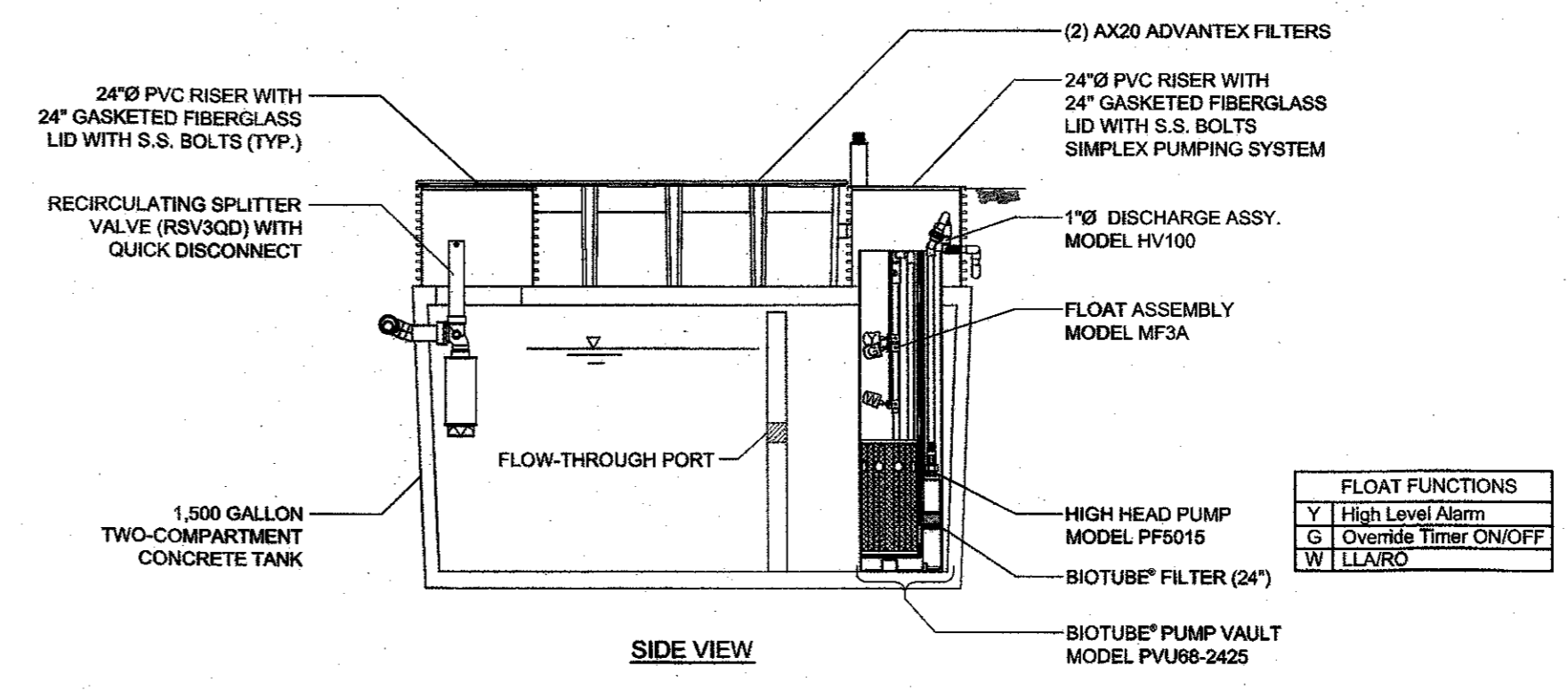
OWTS COMPONENTS DETAIL
SCALE: NOT TO SCALE



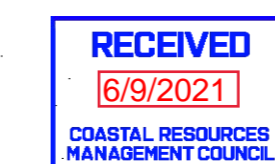
SEPTIC TANK DETAIL (4,500gal.)
SCALE: NOT TO SCALE




**ADVANTEK TREATMENT SYSTEM
AX20 MODE 3A (SHALLOW BURIAL)**
SCALE: NOT TO SCALE



SIDE VIEW



No.	Revision	Date	App.
Designed By: GES Drawn by: DJW Checked by: AS SHOWN Date: 24FEB21			
Project Title: SILVER SPRING MARINA A.P. 63-3, LOT 60 362 POND STREET WAKEFIELD, RHODE ISLAND			
Client/Owner: SHM SILVER SPRING LLC 14785 PRESTON RD STE 975 DALLAS, TX 75254			
Issued for: RIDEM			
Drawing Title: OWTS DETAILS			
Drawing Number: D-1		Sheet 2 of 2	
Project Number: 20244.0		Survey Index: 38 - 63-3 - 60	
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.			

From: (null) 
Subject: RE: Safe Harbor Silver Spring
Date: August 5, 2025 at 3:46 PM
To: Alex M. Aucoin <aaucoin@shmarinas.com>, Jason Parker <jparker@southkingstownri.com>, rbourbonnais@southkingstownri.gov, mconboy@southkingstownri.gov, jgorman@southkingstownri.gov

From: Alex M. Aucoin <aaucoin@shmarinas.com>
Sent: Monday, June 5, 2023 4:46 PM
To: Jason Parker <jparker@southkingstownri.com>; rbourbonnais@southkingstownri.gov; mconboy@southkingstownri.gov; jgorman@southkingstownri.gov
Cc: Beck Bennett <bbennett@shmarinas.com>
Subject: Safe Harbor Silver Spring

My name is Alex Aucoin, and I am the General Manager from Safe Harbor Silver Spring on 362 Pond Street. We recently had been working on designing a large storage building on the southern side of our property. We have decided not to continue working towards completing that project. Instead we are looking towards taking down our aging service shop and replacing it with a new structure that has a modest expansion. We would like to change our 40 x 60 Service Shop to 50 x 80. This would allow us to keep a large portion of work indoors, as well as allow our travel lift to enter the building. The current building is a pole barn constructed probably in the 1960's, it is barely insulated and is in need of an upgrade.

We have already had CRMC on site to do an a visual inspection and test out their thoughts on the project. They walked through the property and did not have any concerns over the project. At this point would it be possible set up an appointment with someone from the town to go over our plan on site. We would like to be able to address any concerns that the TRC may have before submitting any formal site plans or designing any structures or water management systems. We had already gone through extensive planning on the larger storage building, however a conflict with the neighbor was a large reason we decided to scrap that project. We would like to keep the neighborhood happy and have a visually appealing and functional Marina.

I have attached Beck Bennett to this email, he is from the Safe Harbor Organization overseeing and assisting with large Capitol Projects. He is more suited towards working with the CRMC and Towns in the planning and permitting process.

Thank you,
Alex Aucoin

AAucoin@shmarinas.com
401 783 0783 office
401 261 8904 cell



Alex Aucoin
General Manager
Safe Harbor Silver Spring
O: [\(401\) 783-0783](tel:4017830783)

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any non-public information in this communication, including attachments, constitutes "confidential information" under, and is subject to the terms of, any applicable nondisclosure or confidentiality agreement between Safe Harbor Marinas (or its affiliates) and the intended recipient or its principals and affiliates, as applicable. Any review,

retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.



**RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
ONSITE WASTEWATER TREATMENT SYSTEM CONSTRUCTION
PERMIT**

www.dem.ri.gov/septic

PERMIT NO.:
IA : IA-0000008313
LOCATION NUMBER: 2032-1906
DATE OF DECISION:

DESIGNER: Thomas Principe
REVIEWER:
DECISION: Submitted
DATE OF EXPIRATION:

TYPE OF APPLICATION

- Alteration
- A/E Technology Type

AE Technology List

Name
AdvanTex AX20 Mode 3 Residential Bottomless Sand Filter

SITE INFORMATION

NO. STREET : 362 Pond Street

CITY/TOWN: South Kingstown

POLE#:

PLAT NUMBER: 63-3

LOT NUMBER: 60

BLOCK NUMBER: :

LOT SIZE: 142365 Sq.ft.

SUBDIVISION NAME:

SUBDIVISION SITE SUITABILITY CERTIFICATION#:

OWNER INFORMATION

NAME: SHM Silver Spring LLC

EMAIL:

PHONE:

STREET: 14785 Preston Road, Suite #975

CITY/TOWN: Dallas

STATE: 75254

ZIP CODE: 75254

DESIGN INFORMATION

BUILDING USE: Commercial

TANK SIZE: 6000 Gals.

SPECIFY: SAFE HARBOR SILVER SPRING

WATER SUPPLY: Public Water

DESIGN LOADING RATE: 1.5 gpd/sf

MINIMUM REQUIRED LEACHFIELD AREA: 1000 Sq.ft.

LEACHFIELD TYPE: Bottomless Sand Filter

TOTAL AREA OF LEACHFIELD PROVIDED: 1044 Sq.ft.

TYPE OF USE	UNIT DESIGN FLOW (Gals.)	# OF DESIGN UNITS	TOTAL DAILY FLOW (Gals.)
Marina (shore-side facilities)	500	1	500
Marina (shore-side facilities)	10	85	850
Marina (shore-side facilities)	15	10	150

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING:

APPLICATION #: 2032-1906

DATE: 2024-02-27

DEPTH TO APPROVED WATER TABLE: 36 Inches

OCI FILE# IF APPLICABLE:

HOW DETERMINED: TEST HOLES

WETLANDS WITHIN 200' OF OWTS: No

WETLAND DETERMINATION: No

RIDEM FILE #:

LARGE SYSTEM: No

TESTHOLE#: 1 & 2

Based upon the representations of the owner and the owner's agents, including the representations of the owner's OWTS designer, and the truth and accuracy of all information submitted, this permit for an OWTS is hereby approved. The RIDEM assumes no responsibility or liability for the future safe operation or maintenance of the aforesaid system, of the fitness or suitability of this system to this site, nor does it assume any responsibility for the accuracy and truth of the owner's, or the owner's agent's representations. This approval is subject to future suspension or revocation in the event that subsequent examination reveals any data indicated on any application, form, submittal, plan or sketch to be incorrect, or not in compliance with the RULES or any conditions at the site are such that the approved design is not in accordance with the RULES, or in the event that the system discharges inadequately treated wastewater to waters of the State or fails to operate satisfactorily in any other manner.

IMPORTANT: Additional terms of approval

Signature of RIDEM Official :

Date of Approval :

Date of Expiration :



DEM
RHODE ISLAND