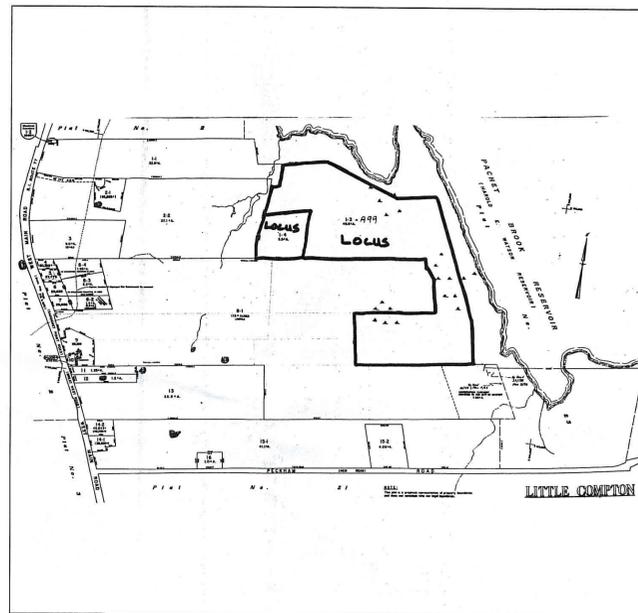
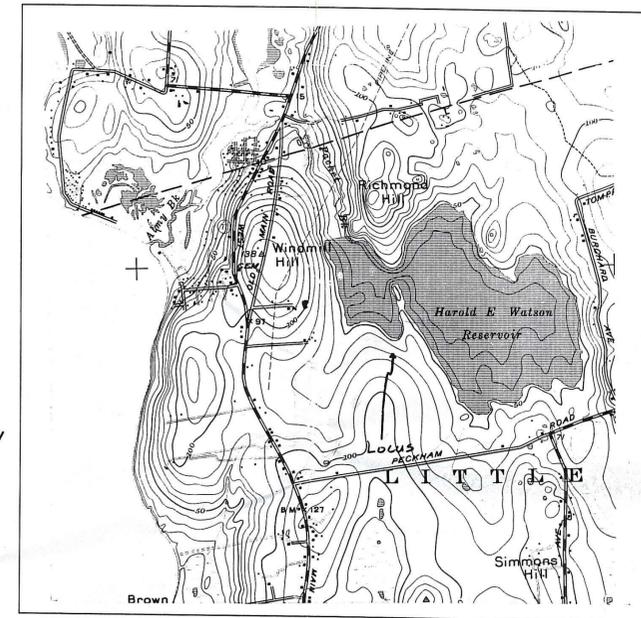


WETLAND PRELIMINARY DETERMINATION PLAN AND SUBDIVISION SITE SUITABILITY PLAN



ASSESSORS' PLAT 22
NOT TO SCALE

SHEET	SHEET INDEX TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PROPOSED SITE PLAN
4	ROAD GRADING PLAN
5	WINERY ROAD PROFILE
6	VINEYARD WAY & VINEYARD WAY EXTENSION PROFILE
7	DETAIL SHEET



GEODETIC MAP
1" = 2080'

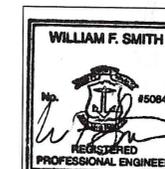
SAKONNET VINEYARDS LLC

PLAT 22 LOTS 1-3-A99 & 1-4
WEST MAIN ROAD
LITTLE COMPTON, RHODE ISLAND

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO.: 07-0080
DATED APR 05 2007
SEE LETTER OF SAME DATE.

Nancy L. Freeman

FEB 23 2007

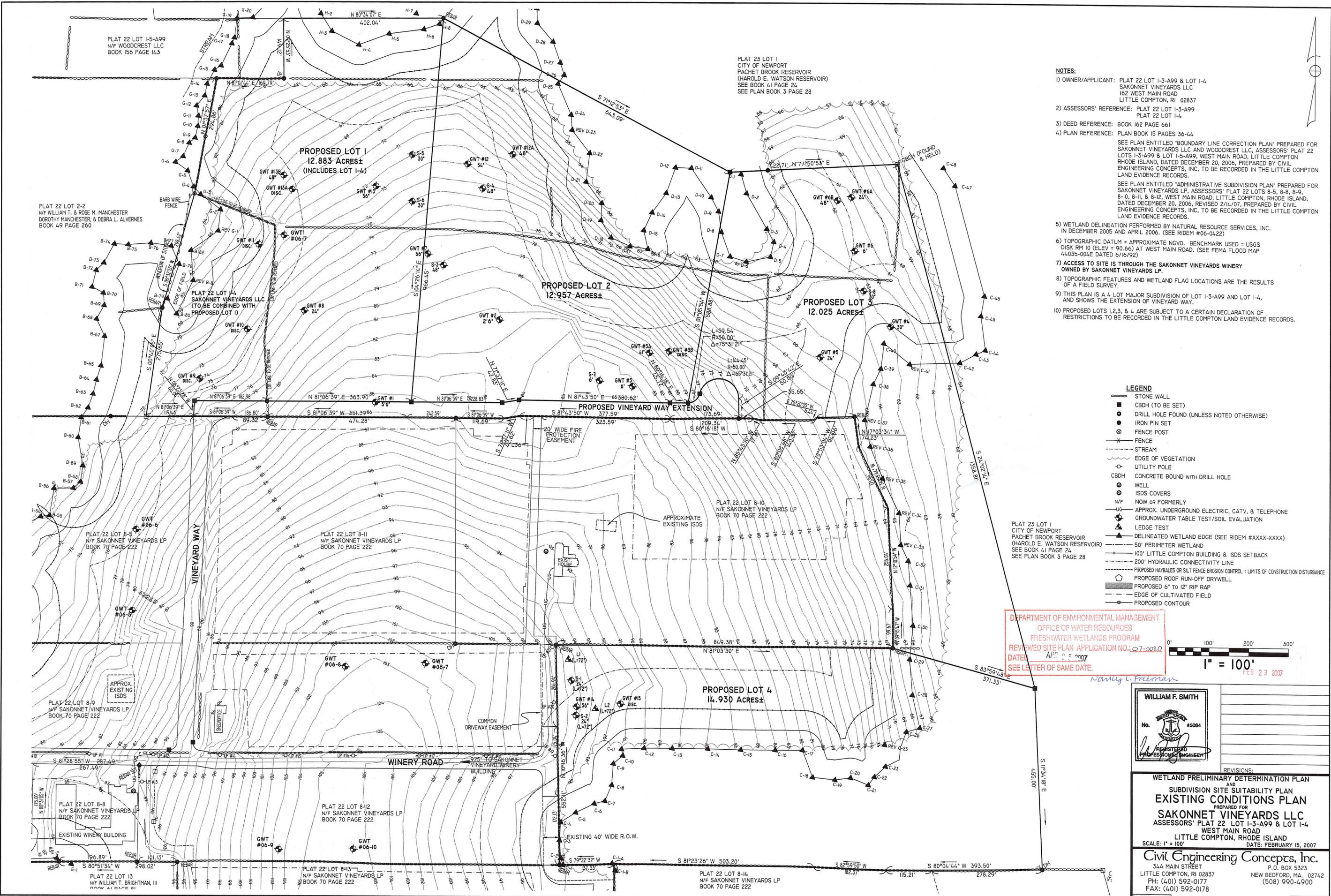


REVISIONS:

WETLAND PRELIMINARY DETERMINATION PLAN
AND
SUBDIVISION SITE SUITABILITY PLAN
COVER SHEET
PREPARED FOR
SAKONNET VINEYARDS LLC
ASSESSORS' PLAT 22 LOT 1-3-A99 & LOT 1-4
WEST MAIN ROAD
LITTLE COMPTON, RHODE ISLAND
SCALE: AS NOTED DATE: FEBRUARY 15, 2007
Civil Engineering Concepts, Inc.
34A MAIN STREET P.O. BOX 5323
LITTLE COMPTON, RI 02857 NEW BEDFORD, MA 02742
PH: (401) 592-0177 FAX: (401) 592-0178
(508) 990-4900

SHEET 1 OF 7

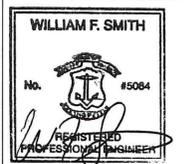
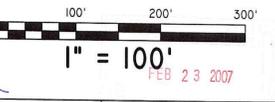
JOB#: 04-150



- NOTES:**
- OWNER/APPLICANT: PLAT 22 LOT 1-3-A99 & LOT 1-4 SAKONNET VINEYARDS LLC 162 WEST MAIN ROAD LITTLE COMPTON, RI 02837
 - ASSESSORS' REFERENCE: PLAT 22 LOT 1-3-A99 PLAT 22 LOT 1-4
 - DEED REFERENCE: BOOK 162 PAGE 661
 - PLAN REFERENCE: PLAN BOOK 15 PAGES 36-44
SEE PLAN ENTITLED "BOUNDARY LINE CORRECTION PLAN" PREPARED FOR SAKONNET VINEYARDS LLC AND WOODCREST LLC, ASSESSORS' PLAT 22 LOTS 1-3-A99 & LOT 1-5-A99, WEST MAIN ROAD, LITTLE COMPTON RHODE ISLAND, DATED DECEMBER 20, 2006, PREPARED BY CIVIL ENGINEERING CONCEPTS, INC. TO BE RECORDED IN THE LITTLE COMPTON LAND EVIDENCE RECORDS.
SEE PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN" PREPARED FOR SAKONNET VINEYARDS LP, ASSESSORS' PLAT 22 LOTS 8-5, 8-8, 8-9, 8-10, 8-11, & 8-12, WEST MAIN ROAD, LITTLE COMPTON, RHODE ISLAND, DATED DECEMBER 20, 2006, REVISED 2/14/07, PREPARED BY CIVIL ENGINEERING CONCEPTS, INC. TO BE RECORDED IN THE LITTLE COMPTON LAND EVIDENCE RECORDS.
 - WETLAND DELINEATION PERFORMED BY NATURAL RESOURCE SERVICES, INC. IN DECEMBER 2005 AND APRIL 2006. (SEE RIDEM #06-0422)
 - TOPOGRAPHIC DATUM = APPROXIMATE NGVD. BENCHMARK USED = USGS DISK RM 10 (ELEV = 90.66) AT WEST MAIN ROAD. (SEE FEMA FLOOD MAP 44035-004E DATED 6/16/92)
 - ACCESS TO SITE IS THROUGH THE SAKONNET VINEYARDS WINERY OWNED BY SAKONNET VINEYARDS LP.
 - TOPOGRAPHIC FEATURES AND WETLAND FLAG LOCATIONS ARE THE RESULTS OF A FIELD SURVEY.
 - THIS PLAN IS A 4 LOT MAJOR SUBDIVISION OF LOT 1-3-A99 AND LOT 1-4, AND SHOWS THE EXTENSION OF VINEYARD WAY.
 - PROPOSED LOTS 1, 2, 3, & 4 ARE SUBJECT TO A CERTAIN DECLARATION OF RESTRICTIONS TO BE RECORDED IN THE LITTLE COMPTON LAND EVIDENCE RECORDS.

- LEGEND**
- STONE WALL
 - CBDH (TO BE SET)
 - DRILL HOLE (UNLESS NOTED OTHERWISE)
 - IRON PIN SET
 - FENCE POST
 - FENCE
 - STREAM
 - EDGE OF VEGETATION
 - UTILITY POLE
 - CBDH (CONCRETE BOUND WITH DRILL HOLE)
 - WELL
 - ISDS COVERS
 - N/F (NOW OR FORMERLY)
 - UG (APPROX. UNDERGROUND ELECTRIC, CATV, & TELEPHONE)
 - GROUNDWATER TABLE TEST/SOIL EVALUATION
 - LEDGE TEST
 - DELINEATED WETLAND EDGE (SEE RIDEM #XXXX-XXXX)
 - 50' PERIMETER WETLAND
 - 100' LITTLE COMPTON BUILDING & ISDS SETBACK
 - 200' HYDRAULIC CONNECTIVITY LINE
 - PROPOSED HAYBALES OR SILT FENCE EROSION CONTROL - LIMITS OF CONSTRUCTION DISTURBANCE
 - PROPOSED 6" TO 12" RIP RAP
 - EDGE OF CULTIVATED FIELD
 - PROPOSED CONTOUR

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO. 07-0080
DATE: APR 05 2007
SEE LETTER OF SAME DATE.



REVISIONS:

WETLAND PRELIMINARY DETERMINATION PLAN AND SUBDIVISION SITE SUITABILITY PLAN EXISTING CONDITIONS PLAN PREPARED FOR SAKONNET VINEYARDS LLC ASSESSORS' PLAT 22 LOT 1-3-A99 & LOT 1-4 WEST MAIN ROAD LITTLE COMPTON, RHODE ISLAND
SCALE: 1" = 100' DATE: FEBRUARY 15, 2007

Civil Engineering Concepts, Inc.
34A MAIN STREET P.O. BOX 5323
LITTLE COMPTON, RI 02837 NEW BEDFORD, MA. 02742
PH: (401) 592-0177 (508) 990-4900
FAX: (401) 592-0178

SUBDIVISION SITE SUITABILITY DATA						
LOT #	AVG GRADE AT ISDS	SHGWT ELEV	LEDGE	BOTTOM OF SYSTEM	INVERT OF SYSTEM	COMMENTS
1	73.0	71.5	N/A	74.5	75.08	INDRAINS USED AS DESIGN BASIS
2	85.0	79.0	N/A	82.0	84.50	TRENCHES USED AS DESIGN BASIS
3	61.0	59.0	N/A	62.0	65.58	INDRAINS USED AS DESIGN BASIS
4	95.0	93.0	89.0	96.0	96.58	INDRAINS USED AS DESIGN BASIS

- NOTES:**
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- SUBDIVISION SITE SUITABILITY NOTES:**
- ALL WETLANDS WITHIN 200' OF PROPOSED SUBDIVISION HAVE BEEN SHOWN.
 - EXISTING WELLS WITHIN 200' OF THE SUBDIVISION ARE SHOWN.
 - THE SITE IS LOCATED WITHIN THE WATERSHED OF WATSON RESERVOIR, A PUBLIC DRINKING WATER SUPPLY.
 - ALL EXISTING AND PROPOSED ISDS, IF ANY, WITHIN 200' OF THE PROPOSED SUBDIVISION ARE SHOWN.
 - ALL EXISTING DRAINS, IF ANY, WITHIN 100' OF THE PROPOSED SUBDIVISION ARE SHOWN.
 - ALL EXISTING PUBLIC WELLS, IF ANY, WITHIN 400' OF THE PROPOSED SUBDIVISION ARE SHOWN.

- LEGEND**
- STONE WALL
 - CBDH (TO BE SET)
 - DRILL HOLE FOUND (UNLESS NOTED OTHERWISE)
 - IRON PIN SET
 - FENCE POST
 - FENCE
 - STREAM
 - EDGE OF VEGETATION
 - UTILITY POLE
 - CBDH CONCRETE BOUND WITH DRILL HOLE
 - WELL
 - ISDS COVERS
 - N/F NOW OR FORMERLY
 - APPROX. UNDERGROUND ELECTRIC, CATV, & TELEPHONE
 - GROUNDWATER TABLE TEST/SOIL EVALUATION
 - LEDGE TEST
 - DELINEATED WETLAND EDGE (SEE RIDEM #XXXX-XXXX)
 - 50' PERIMETER WETLAND
 - 100' LITTLE COMPTON BUILDING & ISDS SETBACK
 - 200' HYDRAULIC CONNECTIVITY LINE
 - PROPOSED HAYBALES OR SILT FENCE EROSION CONTROL - LIMITS OF CONSTRUCTION DISTURBANCE
 - PROPOSED 6" TO 12" RIP RAP
 - EDGE OF CULTIVATED FIELD
 - PROPOSED CONTOUR

PLAT 23 LOT 1
CITY OF NEWPORT
PACHET BROOK RESERVOIR
(HAROLD E. WATSON RESERVOIR)
SEE BOOK 41 PAGE 24
SEE PLAN BOOK 3 PAGE 28

DEPARTMENT OF ENVIRONMENTAL
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REVIEWED SITE PLAN APPLICATION NO. 07-009
DATED APR 05 2007
SEE LETTER OF SAME DATE.

1" = 100'

FEB 23 2007

WILLIAM F. SMITH
No. #5084
REGISTERED PROFESSIONAL ENGINEER

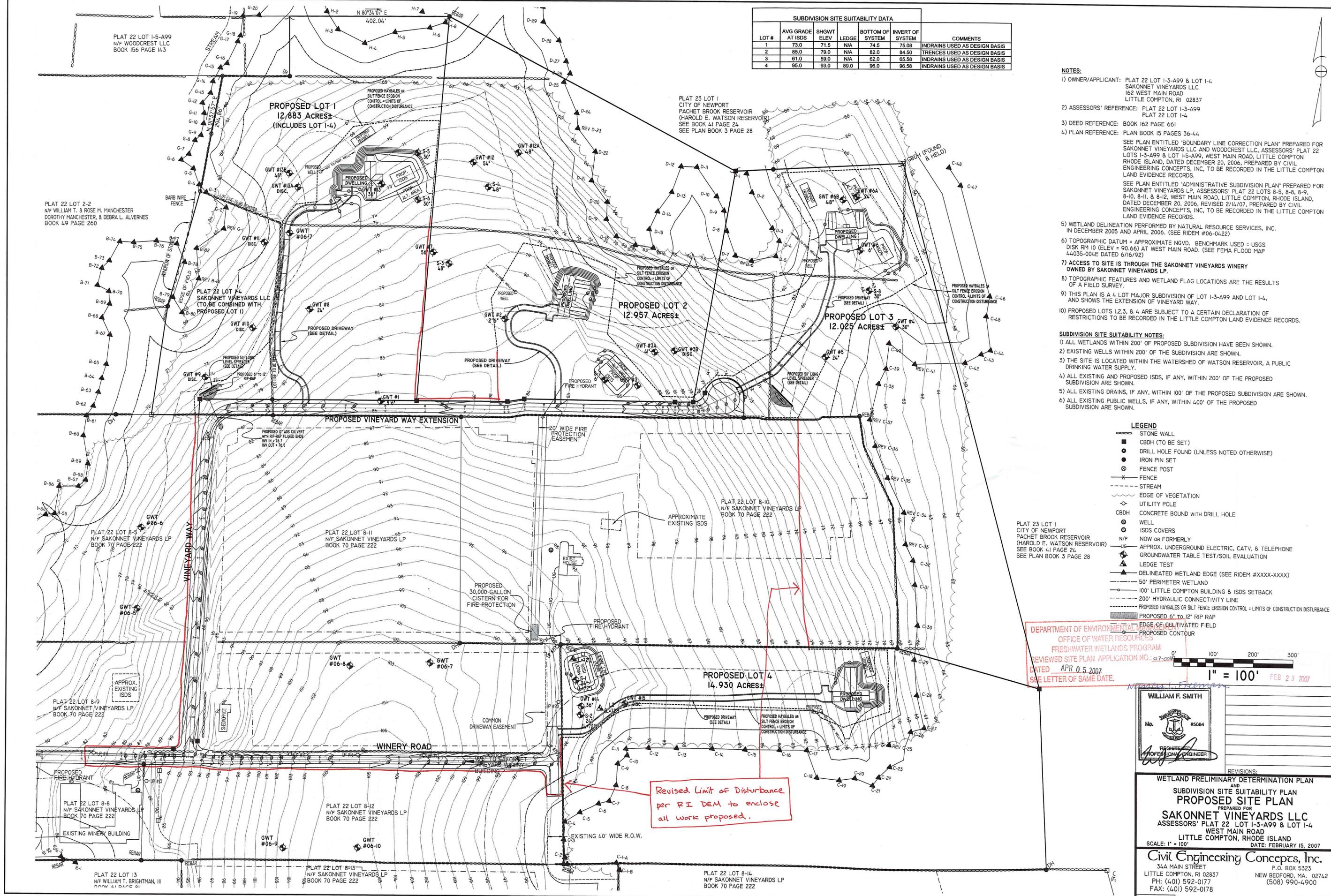
REVISIONS:

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PROPOSED SITE PLAN
PREPARED FOR
SAKONNET VINEYARDS LLC
ASSESSORS' PLAT 22 LOT 1-3-A99 & LOT 1-4
WEST MAIN ROAD
LITTLE COMPTON, RHODE ISLAND
SCALE: 1" = 100'
DATE: FEBRUARY 15, 2007

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(508) 990-4900

Revised Limit of Disturbance
per RI DEM to enclose
all work proposed.



PLAT 22 LOT 1-5-A99
N/F WOODCREST LLC
BOOK 156 PAGE 143

PLAT 22 LOT 2-2
N/F WILLIAM T. & ROSE M. MANCHESTER
DOROTHY MANCHESTER, & DEBRA L. ALVERNES
BOOK 49 PAGE 260

PROPOSED LOT 1
12.883 ACRES±
(INCLUDES LOT 1-4)

PLAT 23 LOT 1
CITY OF NEWPORT
PACHET BROOK RESERVOIR
(HAROLD E. WATSON RESERVOIR)
SEE BOOK 41 PAGE 24
SEE PLAN BOOK 3 PAGE 28

PLAT 22 LOT 1-4
SAKONNET VINEYARDS LLC
(TO BE COMBINED WITH
PROPOSED LOT 1)

PROPOSED LOT 2
12.957 ACRES±

PROPOSED LOT 3
12.025 ACRES±

PLAT 22 LOT 8-10
N/F SAKONNET VINEYARDS LP
BOOK 70 PAGE 222

PLAT 22 LOT 8-5
N/F SAKONNET VINEYARDS LP
BOOK 70 PAGE 222

PLAT 22 LOT 8-11
N/F SAKONNET VINEYARDS LP
BOOK 70 PAGE 222

PLAT 22 LOT 8-9
N/F SAKONNET VINEYARDS LP
BOOK 70 PAGE 222

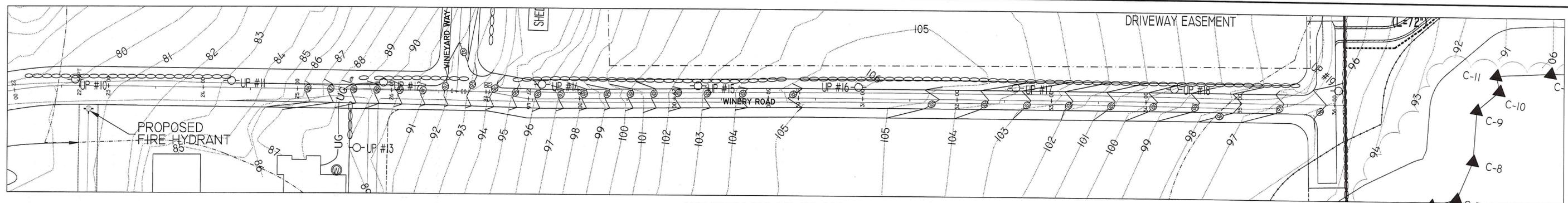
PLAT 22 LOT 8-8
N/F SAKONNET VINEYARDS LP
BOOK 70 PAGE 222

PLAT 22 LOT 8-12
N/F SAKONNET VINEYARDS LP
BOOK 70 PAGE 222

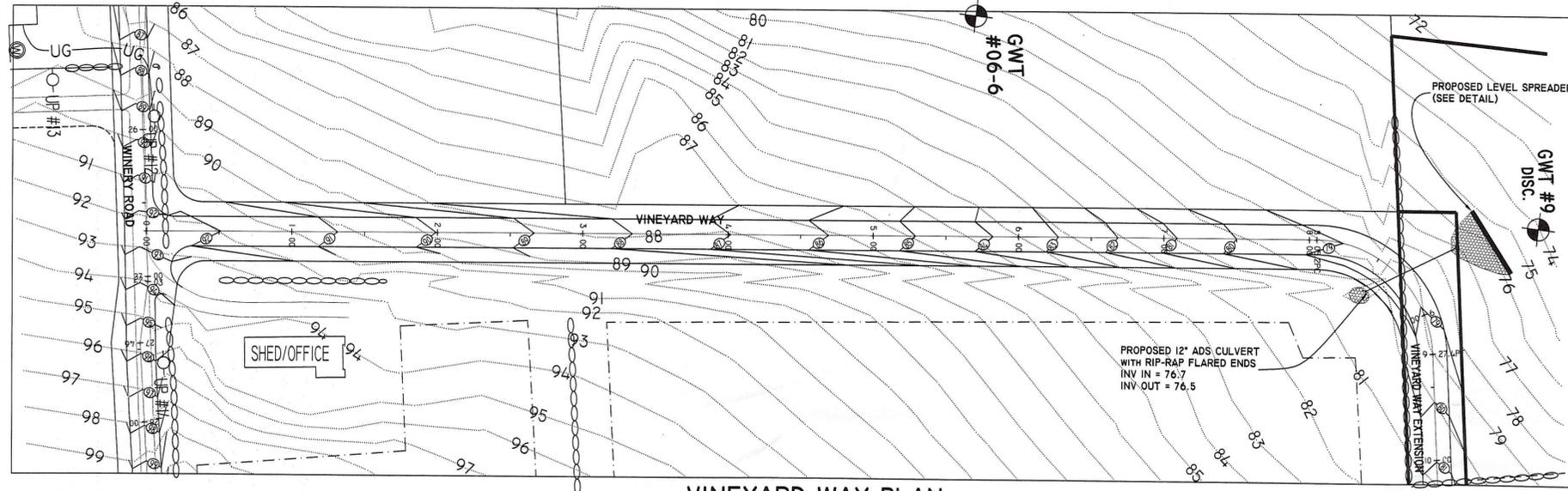
PLAT 22 LOT 13
N/F WILLIAM T. BRIGHTMAN, III
BOOK 41 PAGE 281

PLAT 22 LOT 8-13
N/F SAKONNET VINEYARDS LP
BOOK 70 PAGE 222

PLAT 22 LOT 8-14
N/F SAKONNET VINEYARDS LP
BOOK 70 PAGE 222



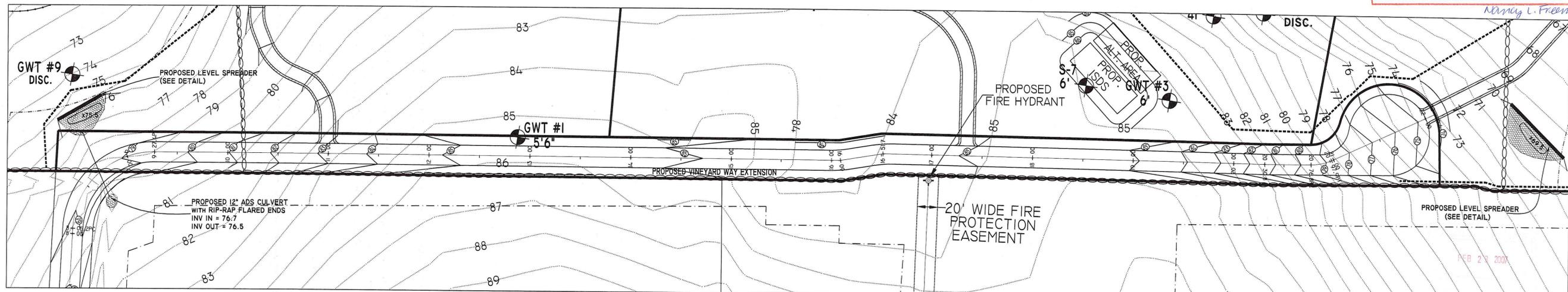
WINERY ROAD PLAN
1" = 50'



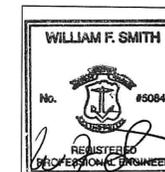
VINEYARD WAY PLAN
1" = 50'

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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PROPOSED VINEYARD WAY PLAN
1" = 50'

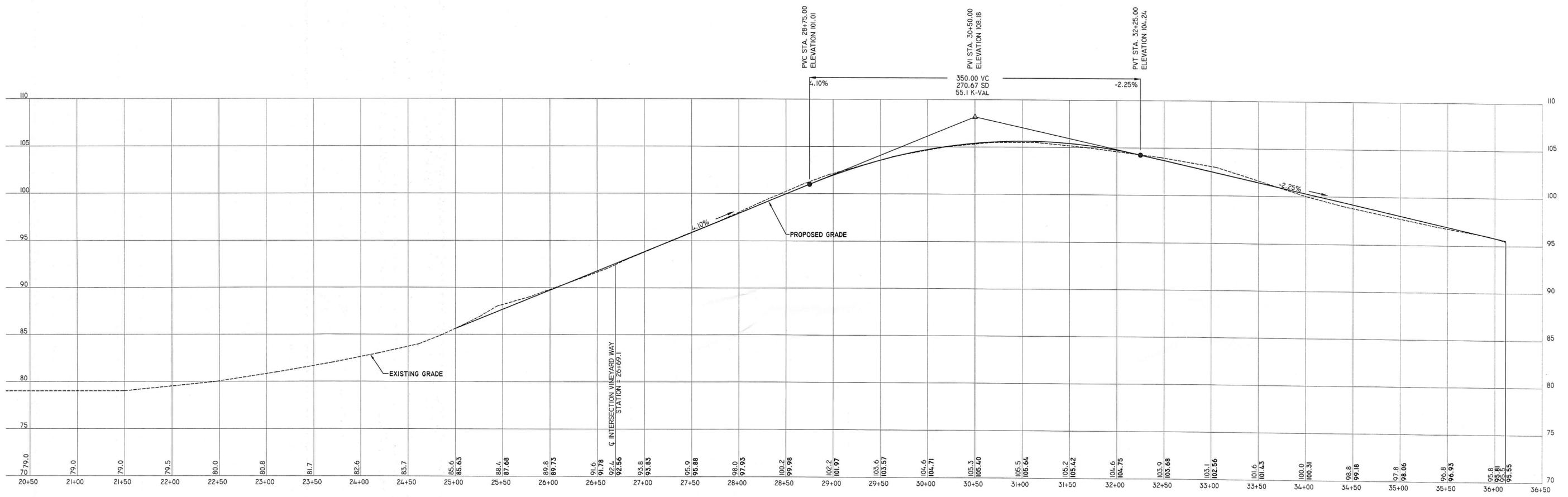


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ROAD GRADING PLAN
PREPARED FOR
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SCALE: 1" = 50' DATE: FEBRUARY 15, 2007
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SHEET 4 OF 7

JOB#: 04-150



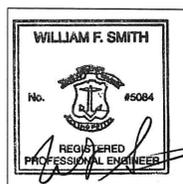
WINERY ROAD PROFILE (GRAVEL)

HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 5'

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SHEET 5 OF 7

JOB#: 04-150

