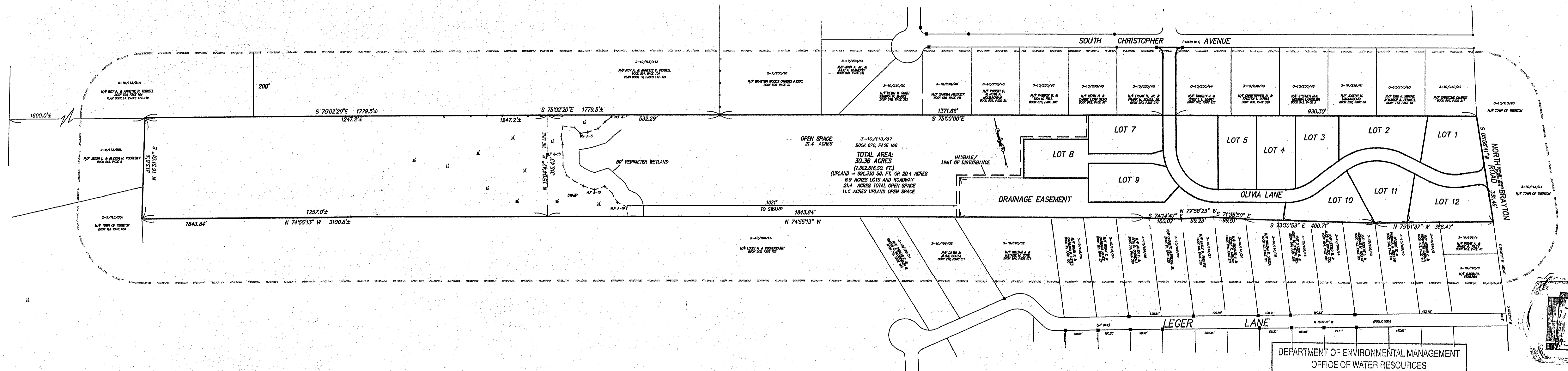
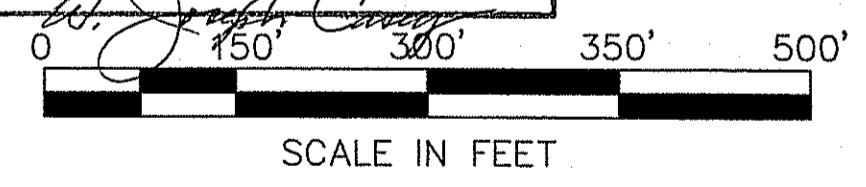


PRELIMINARY PLAN -ABIGAIL ESTATES- IN TIVERTON, RHODE ISLAND



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO. 20-0163
DATED OCT 12 2010
SEE LETTER OF SAME DATE.



OWNER/APPLICANT:

JOSEPH RUGGIERO
1 NAYATT POINT
BARRINGTON, RI

PARCEL SUMMARY

ASSESSORS PARCEL 2-10 & 3-10 BLOCK 113 LOT 87
ZONING DISTRICT R-60
MIN. REQUIREMENTS RURAL RESIDENTIAL SUBDIVISION
AREA=25,000 SQ.FT.
FRONT:35', SIDE:20', REAR:35'
FRONT:40', SIDE:30', REAR:60' (WHEN ABUTTING A CONVENTIONAL SUBDIVISION)
PARCEL AREA: 30.36 ACRES
UPLAND AREA=20.46 ACRES
ALLOWED DENSITY
891,237.6 SF/ 60,000 SF PER LOT=14.8 UNITS
PROPOSED DENSITY =12 UNITS
TOTAL OPEN SPACE PROVIDED: 21.4 ACRES
UPLAND OPEN SPACE PROVIDED: 11.5 ACRES
PERCENT OPEN SPACE: 56%

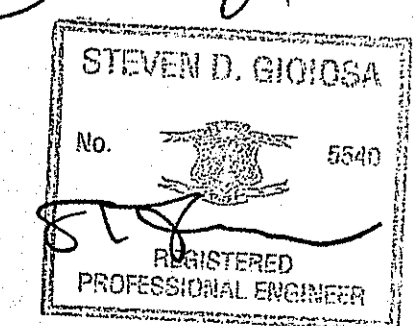
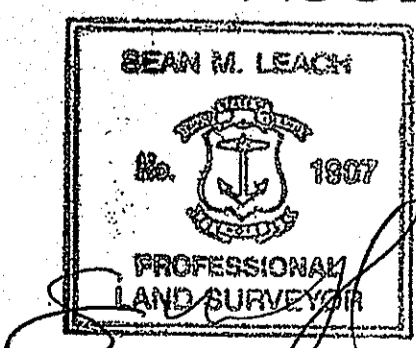
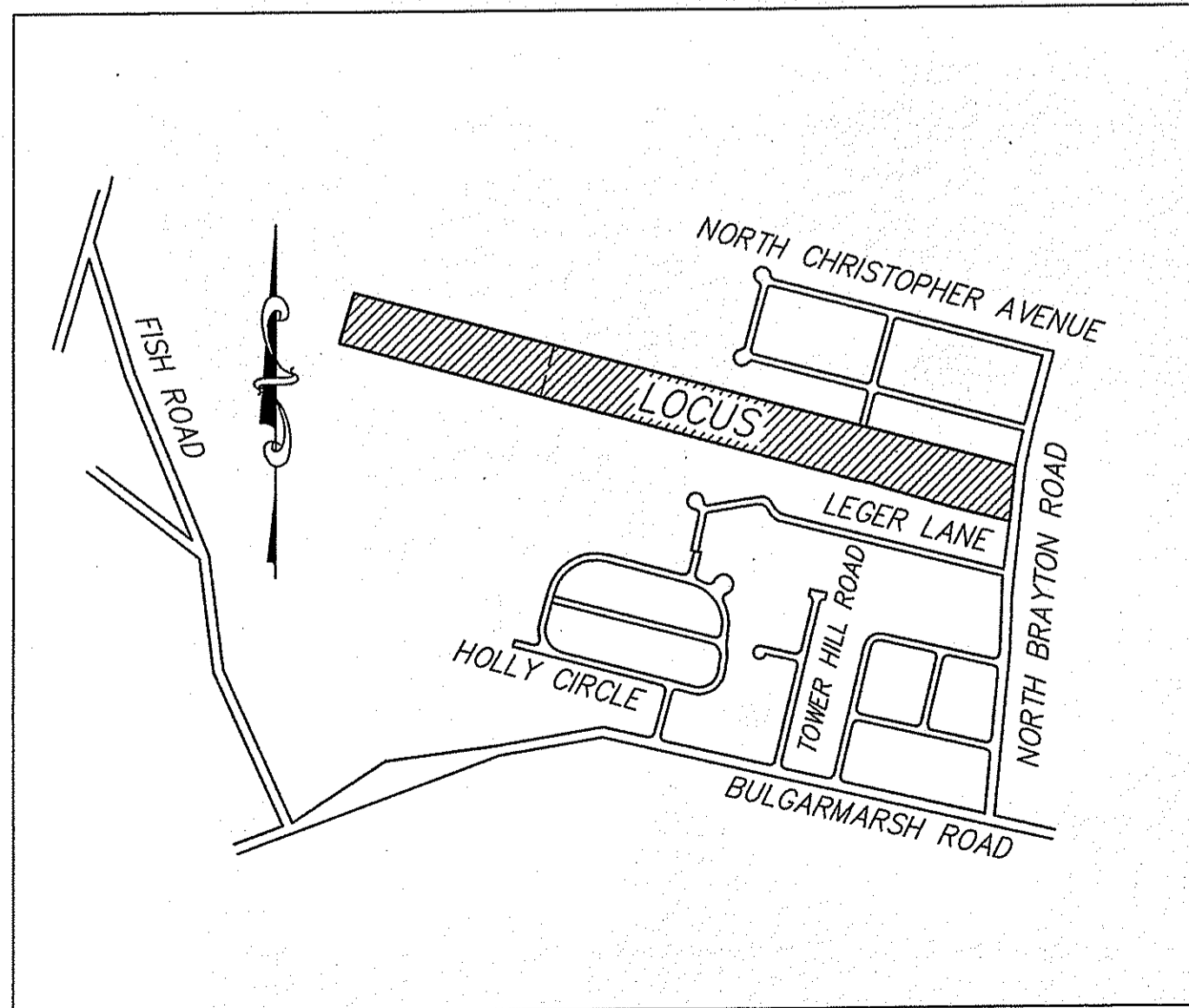
THIS SURVEY AND PLAN CONFORM TO A CLASS I ** STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

PROFESSIONAL LAND SURVEYOR #1907 DATE:
** THE CLASS I SURVEY IS FROM BRAYTON ROAD WEST TO THE TIE LINE. WEST OF THE TIE LINE IS A CLASS IV SURVEY.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN A WATERSHED PROTECTION OVERLAY DISTRICT OR ANY OTHER AREA DESIGNATED BY THE TOWN OR THE STATE FOR PURPOSES OF ENVIRONMENTAL PROTECTION OR NATURAL OR CULTURAL RESOURCE PROTECTION.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.

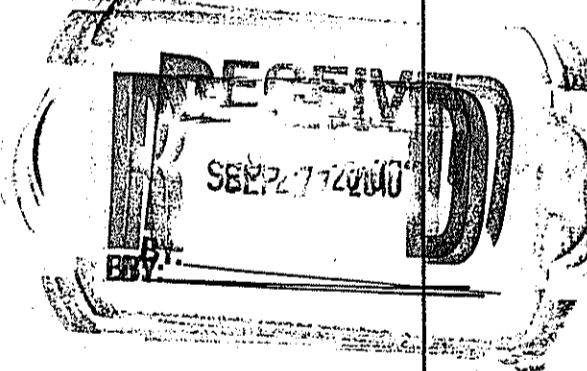
NOTE: USDA SOIL CHARACTERISTICS FOR THE SITE INDICATE A NEWPORT SOIL (NFB) HYDROLOGIC GROUP C. ALL TEST PITS RECORDED WITH THE D.E.M. INDICATE A CLASS 9 SOIL AND HAVE PASSED A SUBDIVISION SUITABILITY.

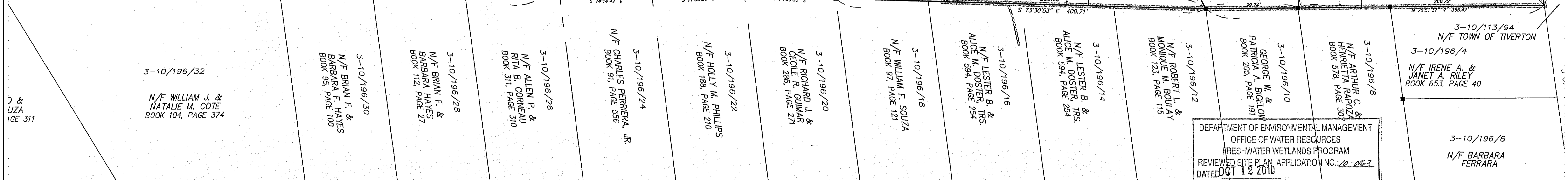
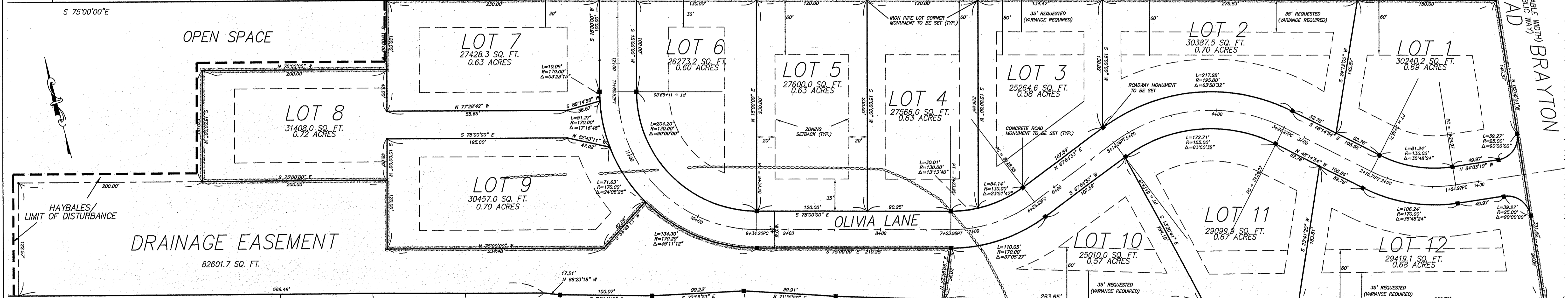
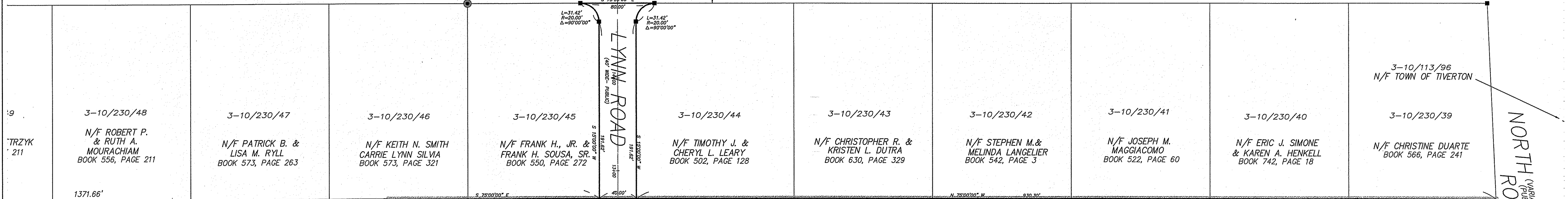


PRELIMINARY PLAN
"ABIGAIL ESTATES"
OVERALL PLAN OF LAND
ASSESSORS PARCEL 2-10 & 3-10
BLOCK 113 LOT 87
IN
TIVERTON, RHODE ISLAND

PREPARED FOR
JOSEPH RUGGIERO
SCALE: 1"=150' MAY 13, 2009
REVISED: SEPTEMBER 23, 2010

PREPARED BY
SITEC
Civil and Environmental Engineering
Land Use Planning
SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 REVIEWED SITE PLAN APPLICATION NO. 12-2023
 DATED OCT 12 2010
 SEE LETTER OF SAME DATE

SCALE IN FEET
 0 50' 100' 150' 200'

OWNER/APPLICANT:

JOSEPH RUGGIERO
 1 NAYATT POINT
 BARRINGTON, RI

PARCEL SUMMARY

ASSESSORS PARCEL 2-10 & 3-10 BLOCK 113 LOT 87
 ZONING DISTRICT R-60
 MIN. REQUIREMENTS RURAL RESIDENTIAL SUBDIVISION
 AREA=25,000 SQ.FT.
 FRONT:35', SIDE:20', REAR:35'
 FRONT:40', SIDE:30', REAR:60' (WHEN ABUTTING A CONVENTIONAL SUBDIVISION)
 PARCEL AREA: 30.36 ACRES
 UPLAND AREA=20.46 ACRES
 ALLOWED DENSITY
 891,237.6 SF/ 60,000 SF PER LOT=14.8 UNITS
 PROPOSED DENSITY =12 UNITS
 TOTAL OPEN SPACE PROVIDED: 21.4 ACRES
 UPLAND OPEN SPACE PROVIDED: 11.5 ACRES
 PERCENT OPEN SPACE: 56%

THIS SURVEY AND PLAN CONFORM TO A CLASS I ** STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

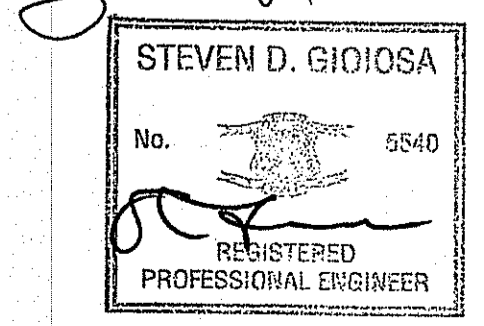
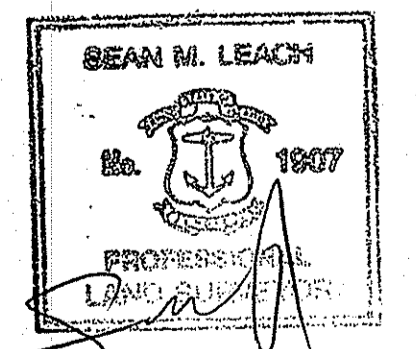
PROFESSIONAL LAND SURVEYOR #1907 DATE:

** THE CLASS I SURVEY IS FROM BRAYTON ROAD WEST TO THE TIE LINE. WEST OF THE TIE LINE IS A CLASS IV SURVEY.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN A WATERSHED PROTECTION OVERLAY DISTRICT OR ANY OTHER AREA DESIGNATED BY THE TOWN OR THE STATE FOR PURPOSES OF ENVIRONMENTAL PROTECTION OR NATURAL OR CULTURAL RESOURCE PROTECTION.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.

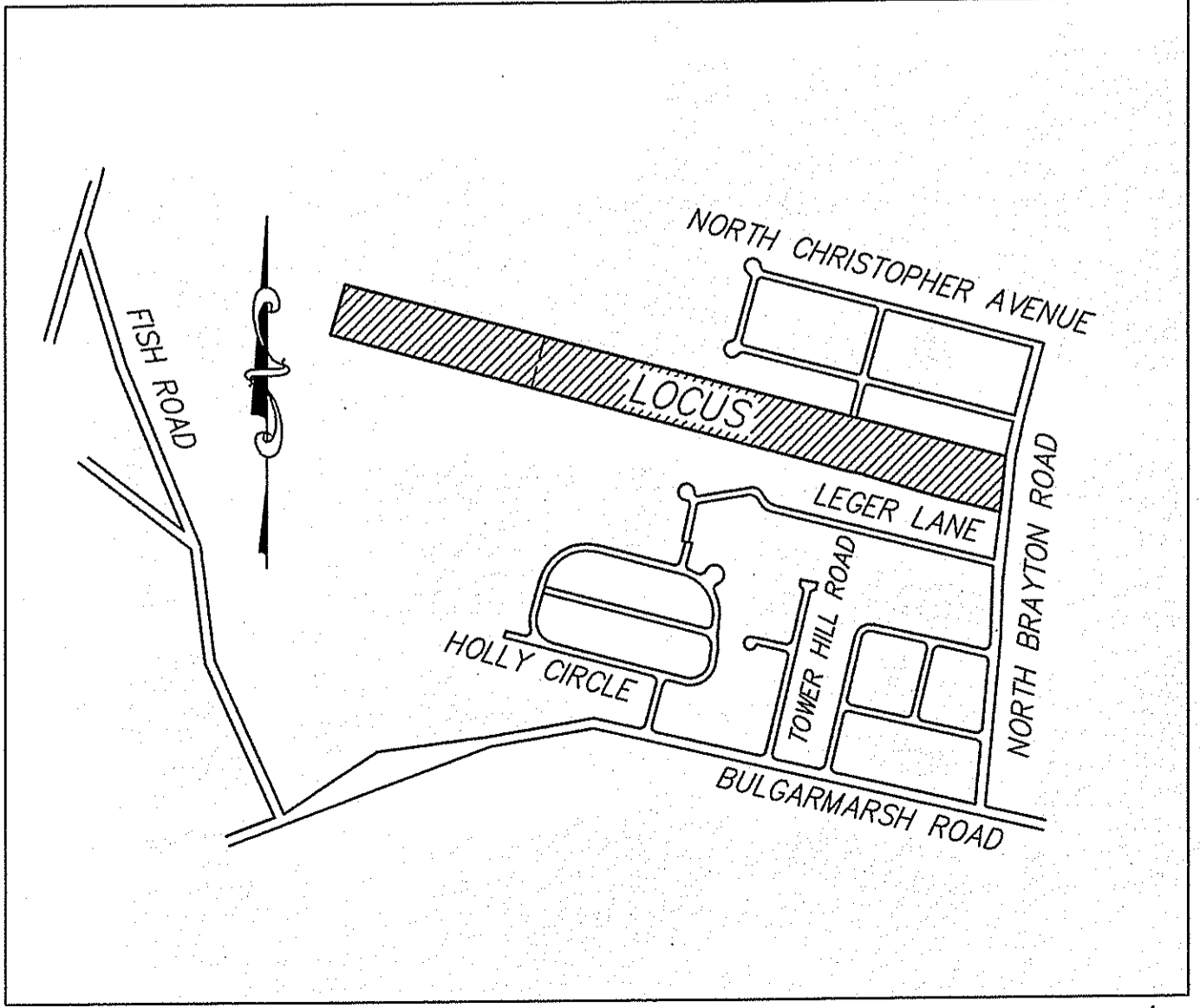
NOTE: USDA SOIL CHARACTERISTICS FOR THE SITE INDICATE A NEWPORT SOIL (NFB) HYDROLOGIC GROUP C. ALL TEST PITS RECORDED WITH THE D.E.M. INDICATE A CLASS 9 SOIL AND HAVE PASSED A SUBDIVISION SUITABILITY.

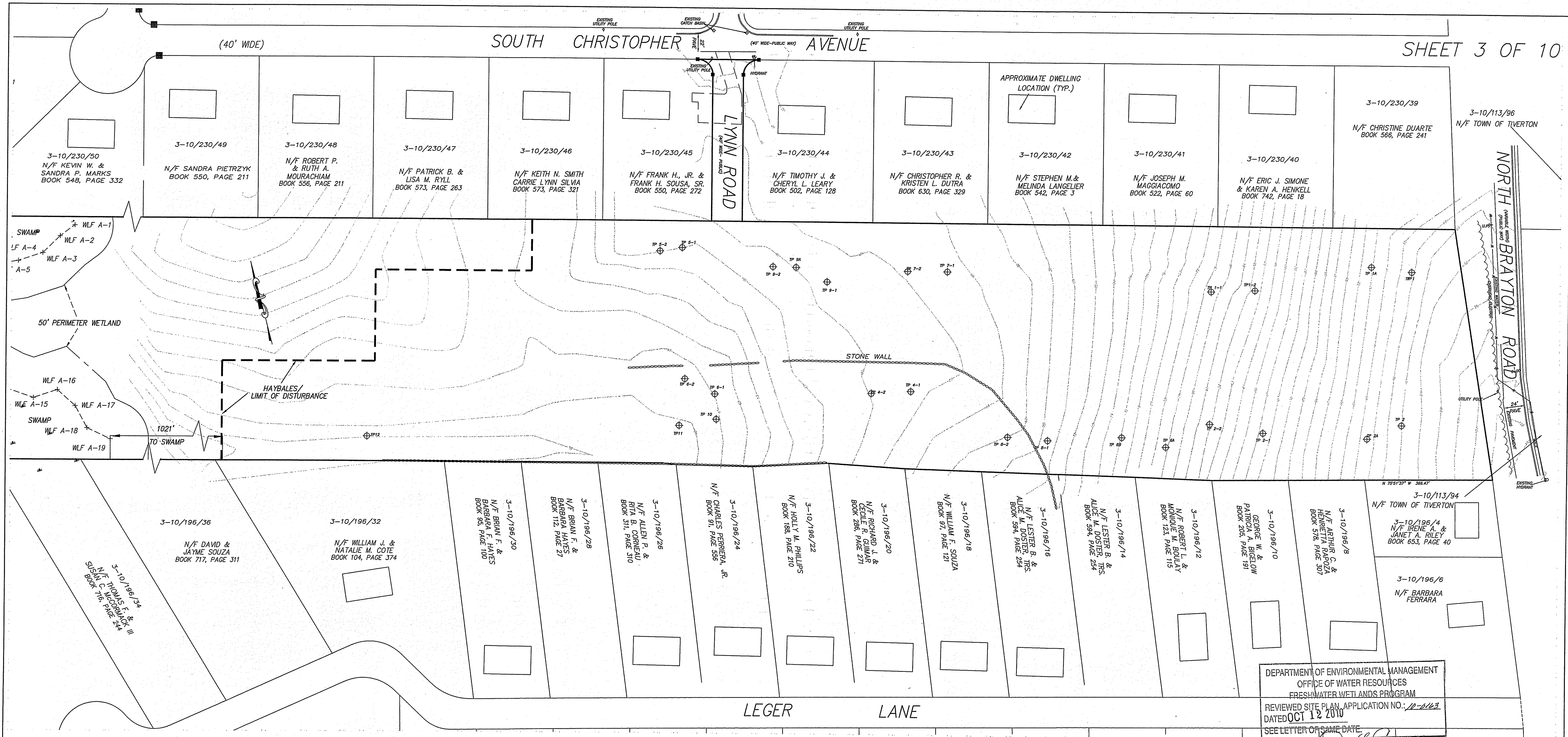


PRELIMINARY PLAN
 "ABIGAIL ESTATES"
 LOTTING SCHEME
 ASSESSORS PARCEL 2-10 & 3-10
 BLOCK 113 LOT 87
 IN
 TIVERTON, RHODE ISLAND

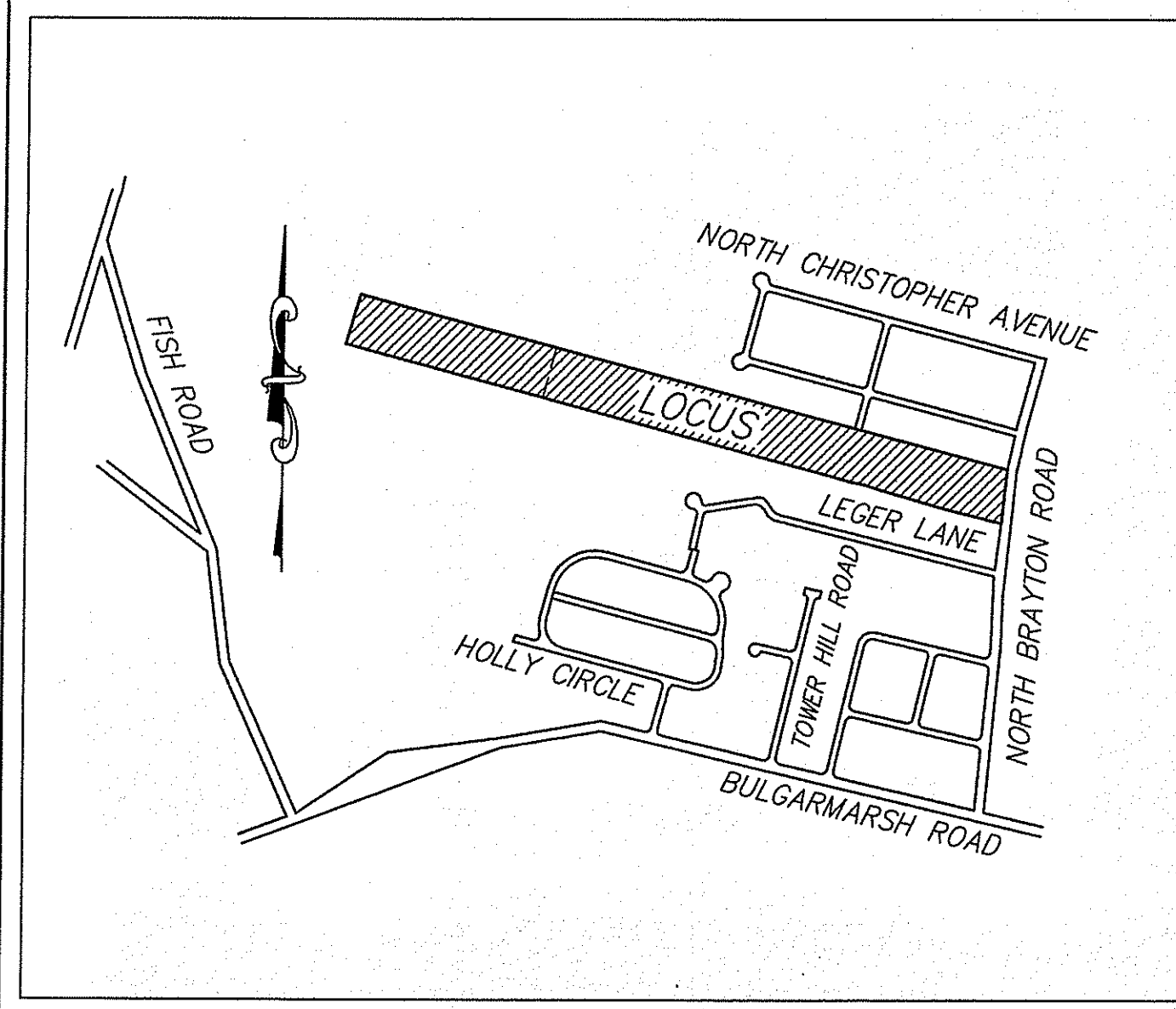
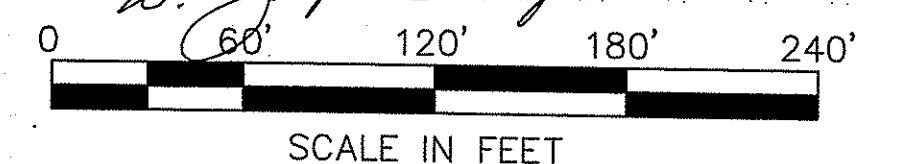
PREPARED FOR
 JOSEPH RUGGIERO
 SCALE: 1"=50' MAY 13, 2009
 REVISED: SEPTEMBER 23, 2010
 PREPARED BY

SITEC
 Civil and Environmental Engineering
 Land Use Planning
 SITEC, Inc.
 449 Founce Corner Road
 Dartmouth, MA 02747
 (508) 998-2125
 FAX (508) 998-7554





DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 REVIEWED SITE PLAN APPLICATION NO.: 11-0163
 DATED OCT 12 2010
 SEE LETTER OF SAME DATE



OWNER/APPLICANT:
 JOSEPH RUGGIERO
 1 NAYATT POINT
 BARRINGTON, RI

PARCEL SUMMARY
 ASSESSORS PARCEL 2-10 & 3-10 BLOCK 113 LOT 87
 ZONING DISTRICT R-60
 MIN. REQUIREMENTS RURAL RESIDENTIAL SUBDIVISION
 AREA=25,000 SQ.FT.
 FRONT:35', SIDE:20', REAR:35'
 FRONT:40', SIDE:30', REAR:60' (WHEN ABUTTING A CONVENTIONAL SUBDIVISION)
 PARCEL AREA: 30.36 ACRES
 UPLAND AREA=20.46 ACRES
 ALLOWED DENSITY
 891,237.6 SF/ 60,000 SF PER LOT=14.8 UNITS
 PROPOSED DENSITY =12 UNITS
 TOTAL OPEN SPACE PROVIDED: 21.4 ACRES
 UPLAND OPEN SPACE PROVIDED: 11.5 ACRES
 PERCENT OPEN SPACE: 56%

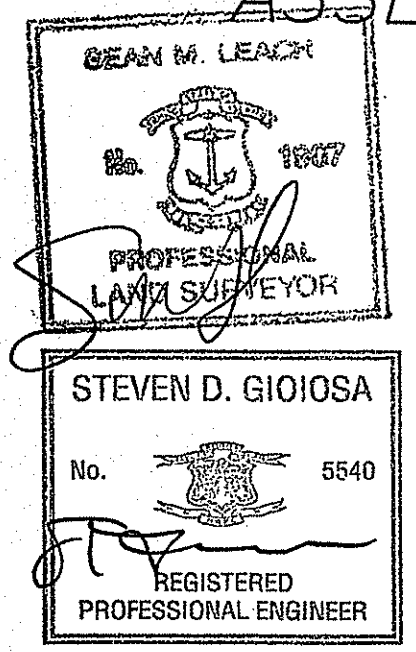
THIS SURVEY AND PLAN CONFORM TO A CLASS I ** STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

Swj
 PROFESSIONAL LAND SURVEYOR #1907 DATE: 9/24/10
 ** THE CLASS I SURVEY IS FROM BRAYTON ROAD WEST TO THE TIE LINE. WEST OF THE TIE LINE IS A CLASS IV SURVEY.

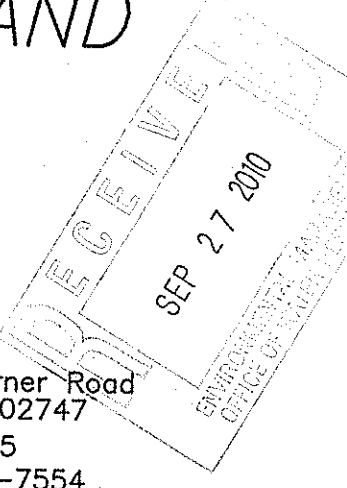
NOTE: THIS PROPERTY DOES NOT FALL WITHIN A WATERSHED PROTECTION OVERLAY DISTRICT OR ANY OTHER AREA DESIGNATED BY THE TOWN OR THE STATE FOR PURPOSES OF ENVIRONMENTAL PROTECTION OR NATURAL OR CULTURAL RESOURCE PROTECTION.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.

NOTE: USDA SOIL CHARACTERISTICS FOR THE SITE INDICATE A NEWPORT SOIL (NFB) HYDROLOGIC GROUP C. ALL TEST PITS RECORDED WITH THE D.E.M. INDICATE A CLASS 9 SOIL AND HAVE PASSED A SUBDIVISION SUITABILITY.



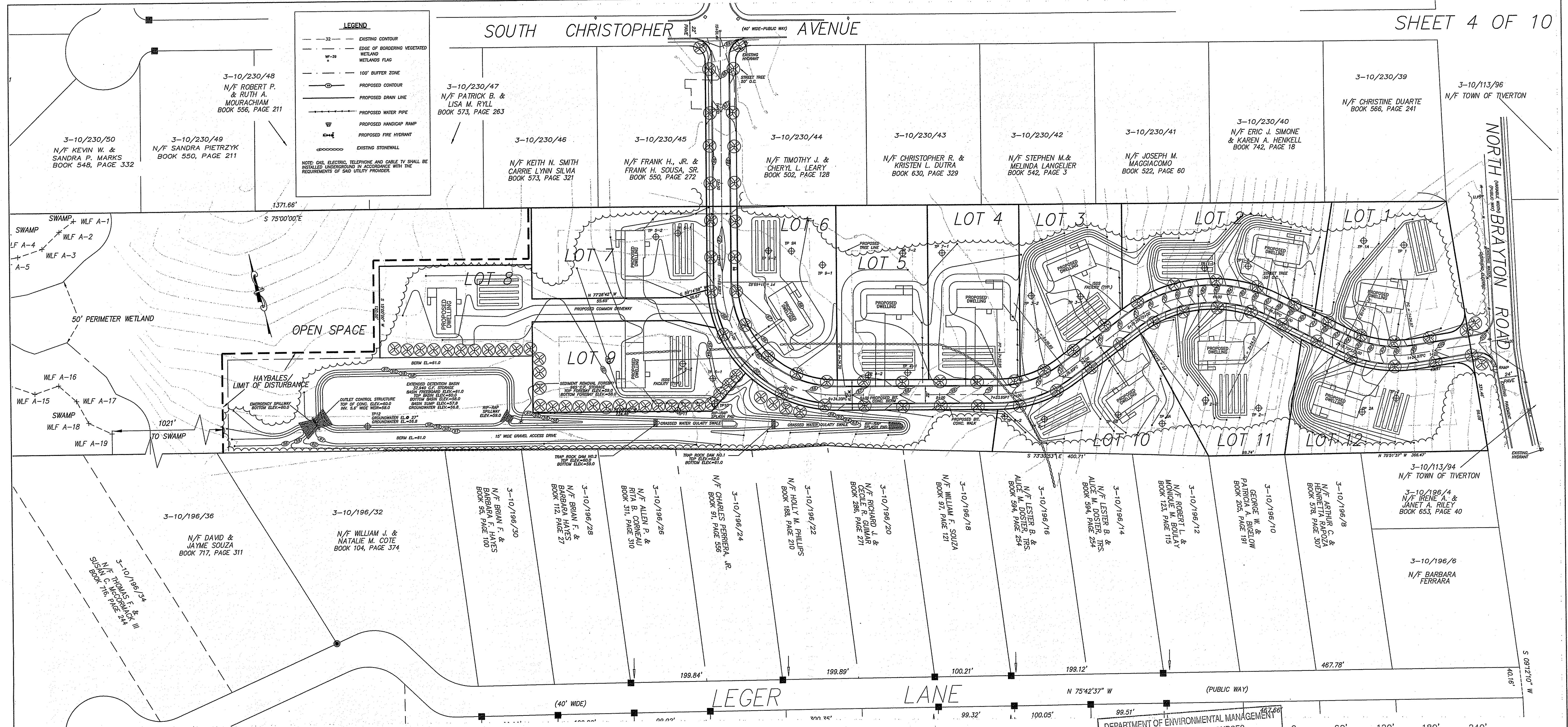
PRELIMINARY PLAN
 "ABIGAIL ESTATES"
 SITE ANALYSIS MAP
 ASSESSORS PARCEL 2-10 & 3-10
 BLOCK 113 LOT 87
 IN
 TIVERTON, RHODE ISLAND
 PREPARED FOR
 JOSEPH RUGGIERO
 SCALE: 1"=60' MAY 13, 2009
 REVISED: SEPTEMBER 23, 2010
 PREPARED BY
SITEC
 Civil and Environmental Engineering
 Land Use Planning
 SITEC, Inc.
 449 Faunce Corner Road
 Dartmouth, MA 02747
 (508) 998-2125
 FAX (508) 998-7554



LEGEND

- EXISTING CONTOUR
- - - EDGE OF BORDERING VEGETATED WETLAND
- WLF-39 WETLANDS FLAG
- 100' BUFFER ZONE
- PROPOSED CONTOUR
- PROPOSED DRAIN LINE
- PROPOSED WATER PIPE
- PROPOSED HANDICAP RAMP
- PROPOSED FIRE HYDRANT
- EXISTING STONEWALL

NOTE: GAS, ELECTRIC, TELEPHONE AND CABLE TV SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE REQUIREMENTS OF SAID UTILITY PROVIDER.



OWNER/APPLICANT:
 JOSEPH RUGGIERO
 1 NAYATT POINT
 BARRINGTON, RI

PARCEL SUMMARY
 ASSESSORS PARCEL 2-10 & 3-10 BLOCK 113 LOT 87
 ZONING DISTRICT R-60
 MIN. REQUIREMENTS RURAL RESIDENTIAL SUBDIVISION
 AREA=25,000 SQ.FT.
 FRONT:35', SIDE:20', REAR:35'
 FRONT:40', SIDE:30', REAR:60' (WHEN ABUTTING A CONVENTIONAL SUBDIVISION)
 PARCEL AREA: 30.36 ACRES
 UPLAND AREA=20.46 ACRES
 ALLOWED DENSITY
 891,237.6 SF/ 60,000 SF PER LOT=14.8 UNITS
 PROPOSED DENSITY =12 UNITS
 TOTAL OPEN SPACE PROVIDED: 21.4 ACRES
 UPLAND OPEN SPACE PROVIDED: 11.5 ACRES
 PERCENT OPEN SPACE: 56%

THIS SURVEY AND PLAN CONFORM TO A CLASS I ** STANDARD ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

PROFESSIONAL LAND SURVEYOR #1907 DATE: 9/24/10
 ** THE CLASS I SURVEY IS FROM BRAYTON ROAD WEST TO THE TIE LINE. WEST OF THE TIE LINE IS A CLASS IV SURVEY.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN A WATERSHED PROTECTION OVERLAY DISTRICT OR ANY OTHER AREA DESIGNATED BY THE TOWN OR THE STATE FOR PURPOSES OF ENVIRONMENTAL PROTECTION OR NATURAL OR CULTURAL RESOURCE PROTECTION.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.

NOTE: USDA SOIL CHARACTERISTICS FOR THE SITE INDICATE A NEWPORT SOIL (NFB) HYDROLOGIC GROUP C. ALL TEST PITS RECORDED WITH THE D.E.M. INDICATE A CLASS 9 SOIL AND HAVE PASSED A SUBDIVISION SUITABILITY.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 REVIEWED SITE PLAN APPLICATION NO. 10-0123
 DATED OCT 12 2010
 SEE LETTER OF SAME DATE.

W. Joseph Coney

SEAN M. LEACH
 PROFESSIONAL LAND SURVEYOR

STEVEN D. GIOIOSA
 No. 5540
 REGISTERED PROFESSIONAL ENGINEER

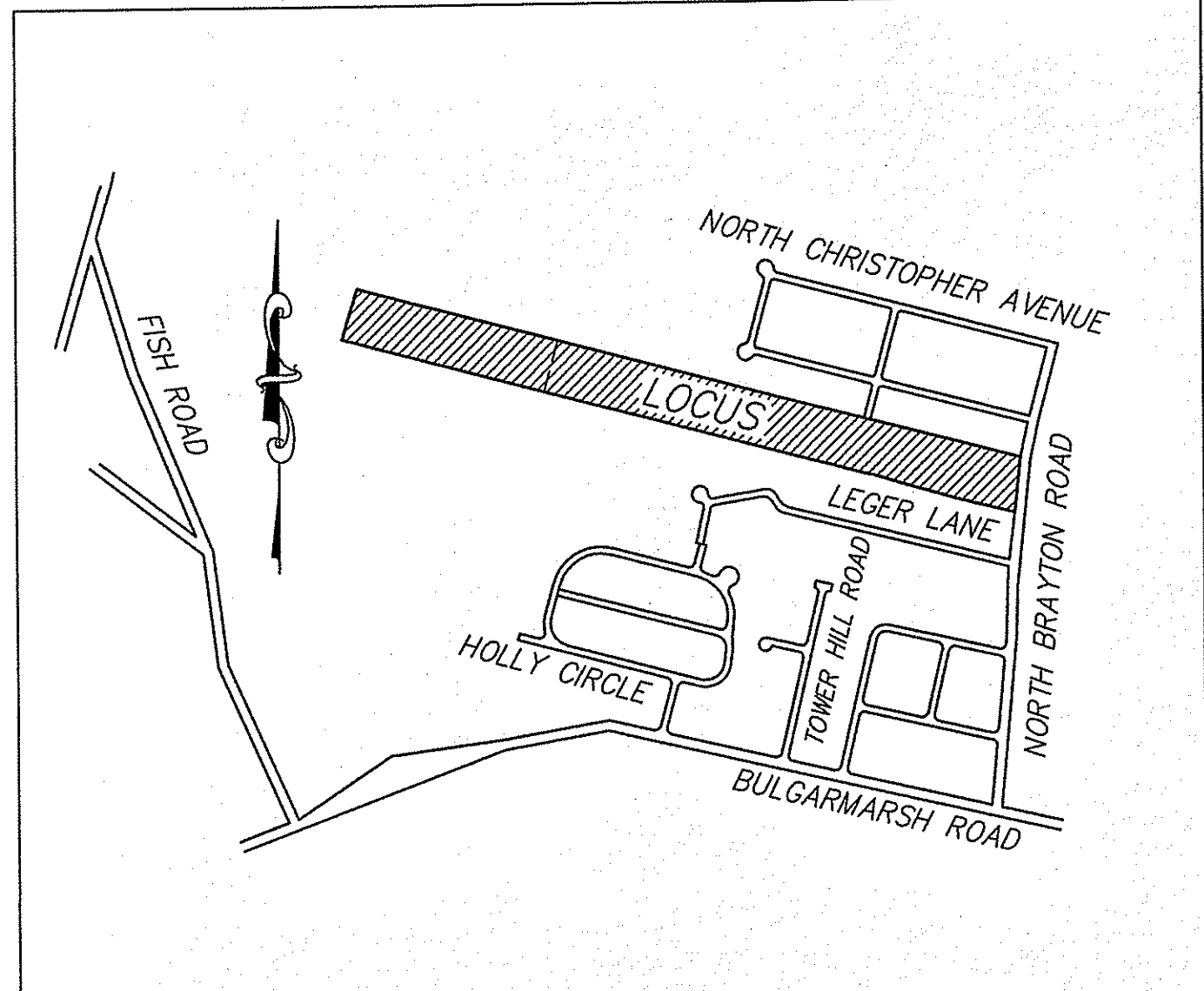
SCALE IN FEET
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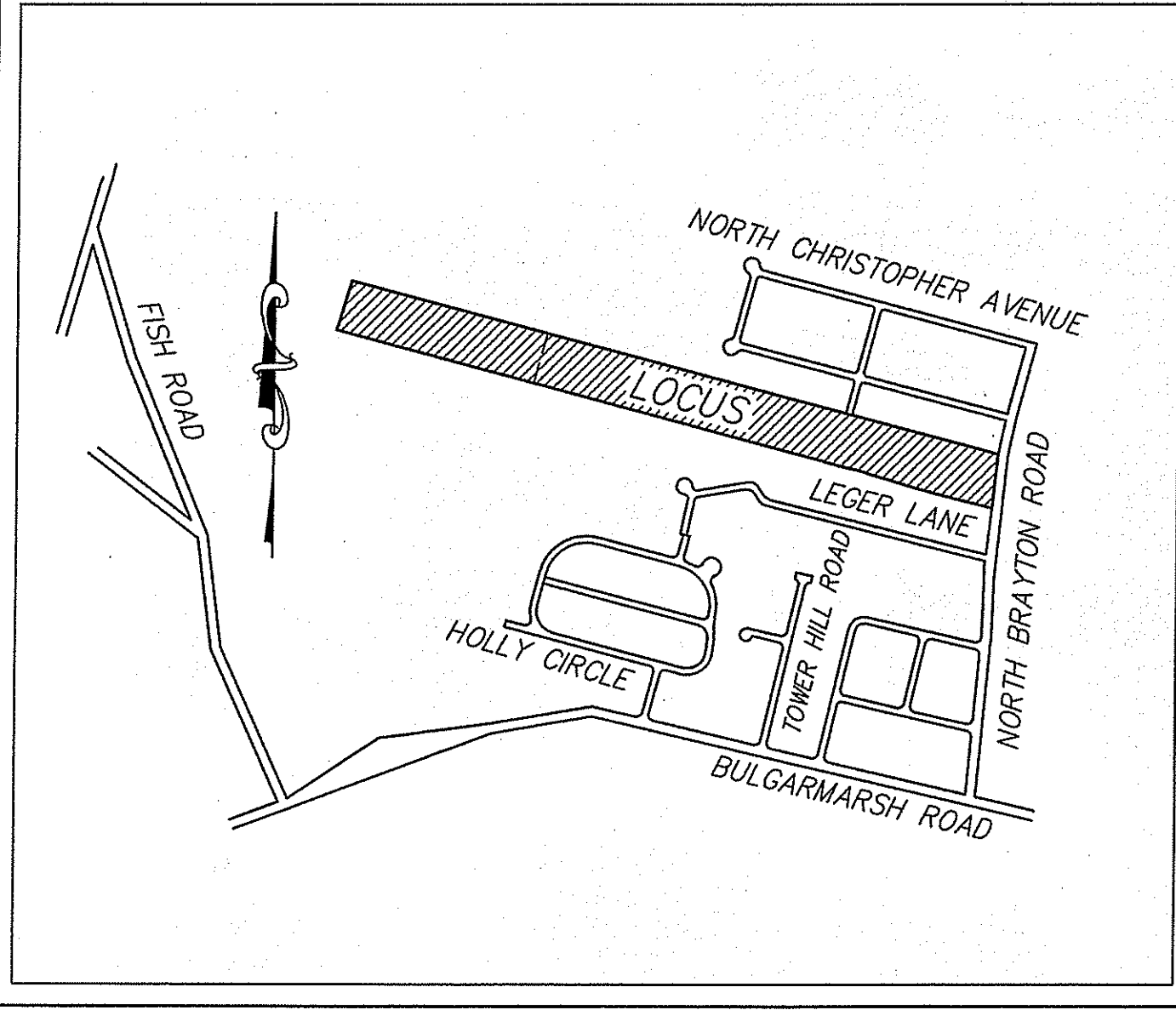
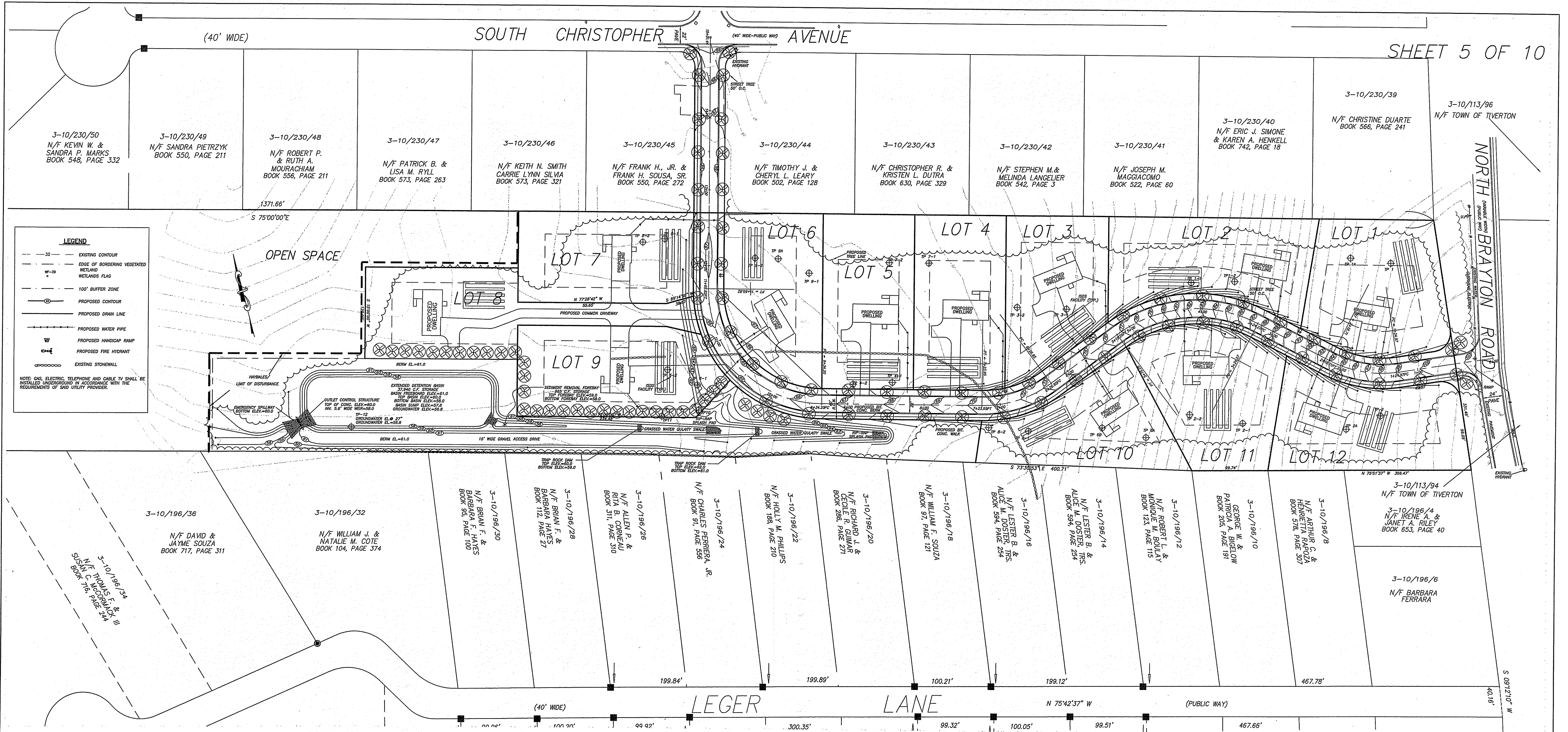
**PRELIMINARY PLAN
 "ABIGAIL ESTATES"
 PROPOSED CONDITIONS
 ASSESSORS PARCEL 2-10 & 3-10
 BLOCK 113 LOT 87
 IN
 TIVERTON, RHODE ISLAND**

PREPARED FOR
JOSEPH RUGGIERO
 SCALE: 1"=60' MAY 13, 2009
 REVISED: SEPTEMBER 23, 2010
 PREPARED BY
SITEC
 Civil and Environmental Engineering
 Land Use Planning

SITEC, Inc.
 449 Faunce Corner Road
 Dartmouth, MA 02747
 (508) 998-2125
 FAX (508) 998-7554

RECEIVED
 SEP 27 2010





OWNER/APPLICANT:
 KENNETH MOLLICONE
 281 WHESTONE HILL ROAD
 SOMERSET, MA 02726

PARCEL SUMMARY
 ASSESSORS PARCEL 2-10 & 3-10 BLOCK 113 LOT 87
 ZONING DISTRICT R-60
 MIN. REQUIREMENTS RURAL RESIDENTIAL SUBDIVISION
 AREA=25,000 SQ.FT.
 FRONT:35', SIDE:20', REAR:35'
 FRONT:40', SIDE:30', REAR:60' (WHEN ABUTTING A CONVENTIONAL SUBDIVISION)
 PARCEL AREA: 30.36 ACRES
 UPLAND AREA=20.46 ACRES
 ALLOWED DENSITY
 891,237.6 SF/ 60,000 SF PER LOT=14.8 UNITS
 PROPOSED DENSITY =12 UNITS
 TOTAL OPEN SPACE PROVIDED: 21.4 ACRES
 UPLAND OPEN SPACE PROVIDED: 11.5 ACRES
 PERCENT OPEN SPACE: 56%

THIS SURVEY AND PLAN CONFORM TO A CLASS I ** STANDARD ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

PROFESSIONAL LAND SURVEYOR #1907 DATE: 9/24/10

** THE CLASS I SURVEY IS FROM BRAYTON ROAD WEST TO THE TIE LINE. WEST OF THE TIE LINE IS A CLASS IV SURVEY.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN A WATERSHED PROTECTION OVERLAY DISTRICT OR ANY OTHER AREA DESIGNATED BY THE TOWN OR THE STATE FOR PURPOSES OF ENVIRONMENTAL PROTECTION OR NATURAL OR CULTURAL RESOURCE PROTECTION.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.

NOTE: USDA SOIL CHARACTERISTICS FOR THE SITE INDICATE A NEWPORT SOIL (NFB) HYDROLOGIC GROUP C. ALL TEST PITS RECORDED WITH THE D.E.M. INDICATE A CLASS 9 SOIL AND HAVE PASSED A SUBDIVISION SUITABILITY.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 AS FRESHWATER WETLANDS PROGRAM
 REVIEWED SITE PLAN APPLICATION NO.: 10-2163
 DATED OCT 12 2010
 SEE LETTER OF SAME DATE.

SCALE IN FEET
 0 60' 120' 180' 240'

PRELIMINARY PLAN
"ABIGAIL ESTATES"
GRADING PLAN
 ASSESSORS PARCEL 2-10 & 3-10
 BLOCK 113 LOT 87
 IN
 TIVERTON, RHODE ISLAND

PREPARED FOR
JOSEPH RUGGIERO
 SCALE: 1"=60' MAY 13, 2009
 REVISED: SEPTEMBER 23, 2010
 PREPARED BY

SITEC
 Civil and Environmental Engineering
 Land Use Planning

SITEC, Inc.
 449 Faunce Corner Road
 Dartmouth, MA 02747
 (508) 998-2125
 FAX (508) 998-7554

SEP 27 2010

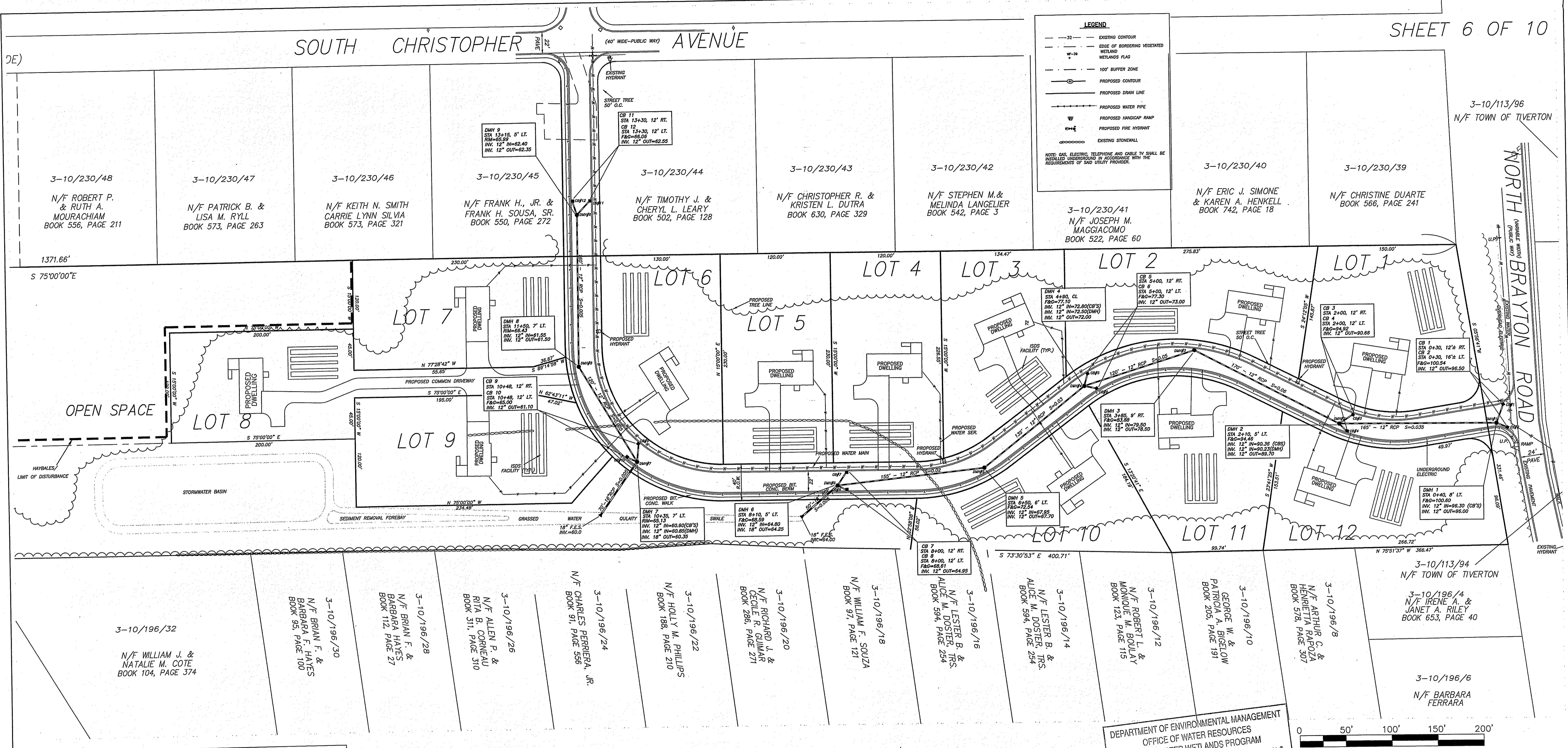
SOUTH CHRISTOPHER AVENUE

3-10/113/96
N/F TOWN OF TIVERTON

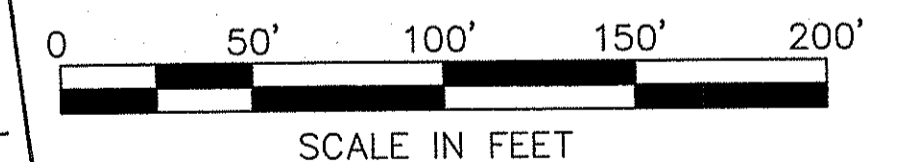
LEGEND

- 32 --- EXISTING CONTOUR
- - - - - EDGE OF BORDERING VEGETATED WETLAND
- W-38 WETLANDS FLAG
- 100' BUFFER ZONE
- PROPOSED CONTOUR
- PROPOSED DRAIN LINE
- PROPOSED WATER PIPE
- PROPOSED HANDICAP RAMP
- PROPOSED FIRE HYDRANT
- EXISTING STONEWALL

NOTE: GAS, ELECTRIC, TELEPHONE AND CABLE TV SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE REQUIREMENTS OF SAID UTILITY PROVIDER.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO. 10-0163
DATED OCT 12 2010
SEE LETTER OF SAME DATE.



OWNER/APPLICANT:

KENNETH MOLLICONE
281 WHESTONE HILL ROAD
SOMERSET, MA 02726

PARCEL SUMMARY

ASSESSORS PARCEL 2-10 & 3-10 BLOCK 113 LOT 87
ZONING DISTRICT R-60
MIN. REQUIREMENTS RURAL RESIDENTIAL SUBDIVISION
AREA=25,000 SQ.FT.
FRONT:35', SIDE:20', REAR:35'
FRONT:40', SIDE:30', REAR:60' (WHEN ABUTTING A CONVENTIONAL SUBDIVISION)
PARCEL AREA: 30.36 ACRES
UPLAND AREA=20.46 ACRES
ALLOWED DENSITY
891,237.6 SF/ 60,000 SF PER LOT=14.8 UNITS
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UPLAND OPEN SPACE PROVIDED: 11.5 ACRES
PERCENT OPEN SPACE: 56%

THIS SURVEY AND PLAN CONFORM TO A CLASS I ** STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

S. Smith
PROFESSIONAL LAND SURVEYOR #1907

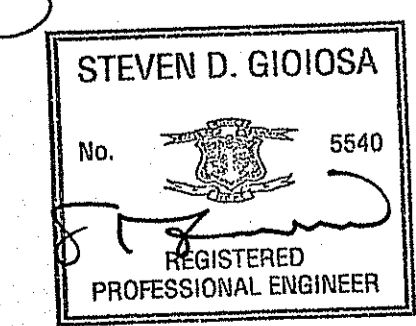
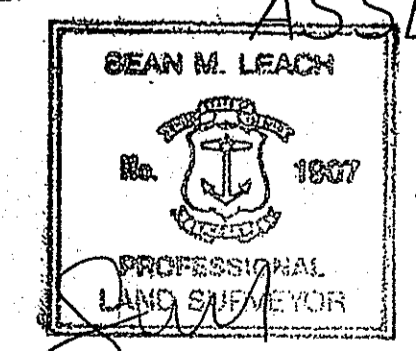
DATE: 9/16/10

** THE CLASS I SURVEY IS FROM BRAYTON ROAD WEST TO THE TIE LINE. WEST OF THE TIE LINE IS A CLASS IV SURVEY.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN A WATERSHED PROTECTION OVERLAY DISTRICT OR ANY OTHER AREA DESIGNATED BY THE TOWN OR THE STATE FOR PURPOSES OF ENVIRONMENTAL PROTECTION OR NATURAL OR CULTURAL RESOURCE PROTECTION.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.

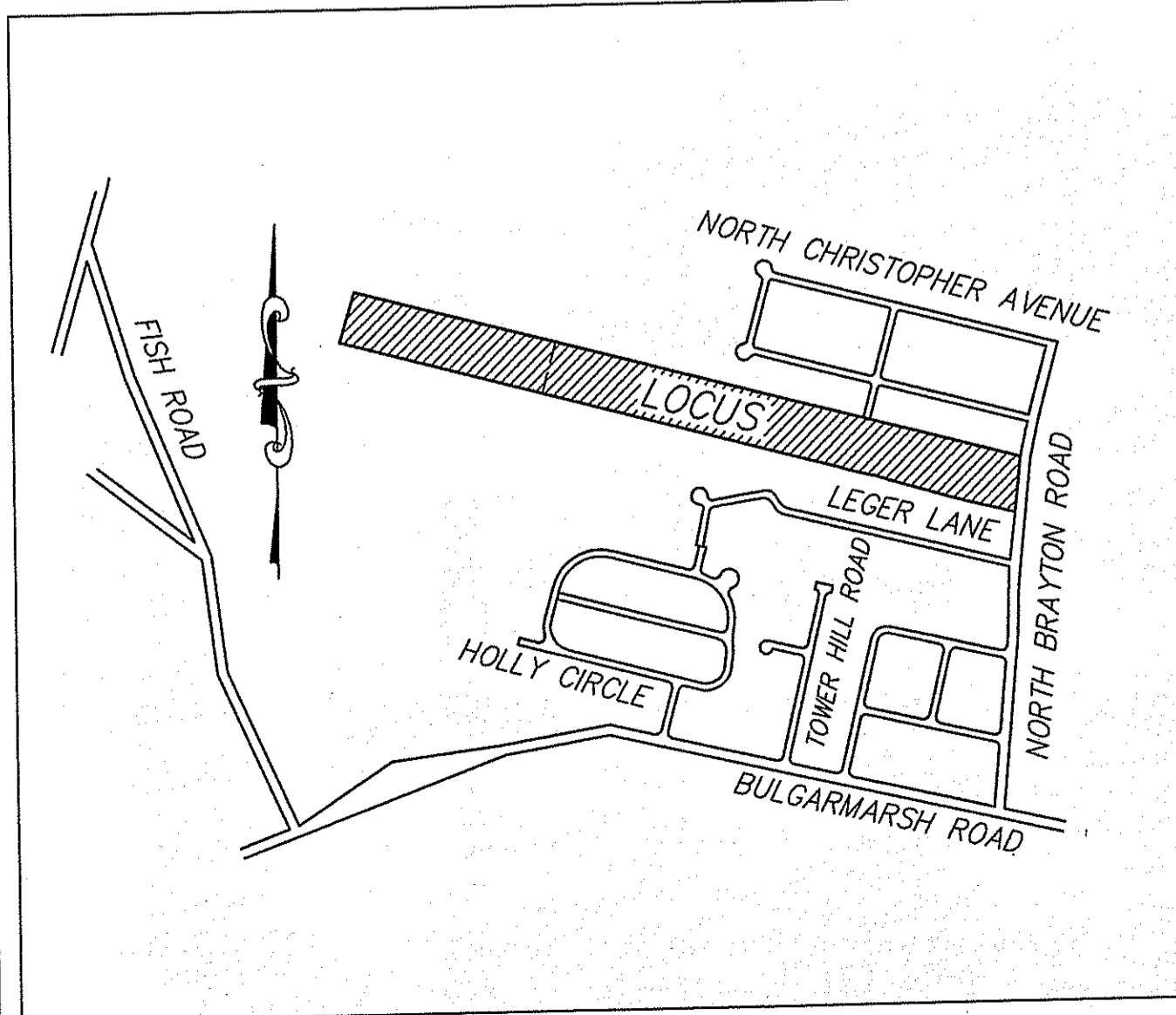
NOTE: USDA SOIL CHARACTERISTICS FOR THE SITE INDICATE A NEWPORT SOIL (NFB) HYDROLOGIC GROUP C. ALL TEST PITS RECORDED WITH THE D.E.M. INDICATE A CLASS 9 SOIL AND HAVE PASSED A SUBDIVISION SUITABILITY.

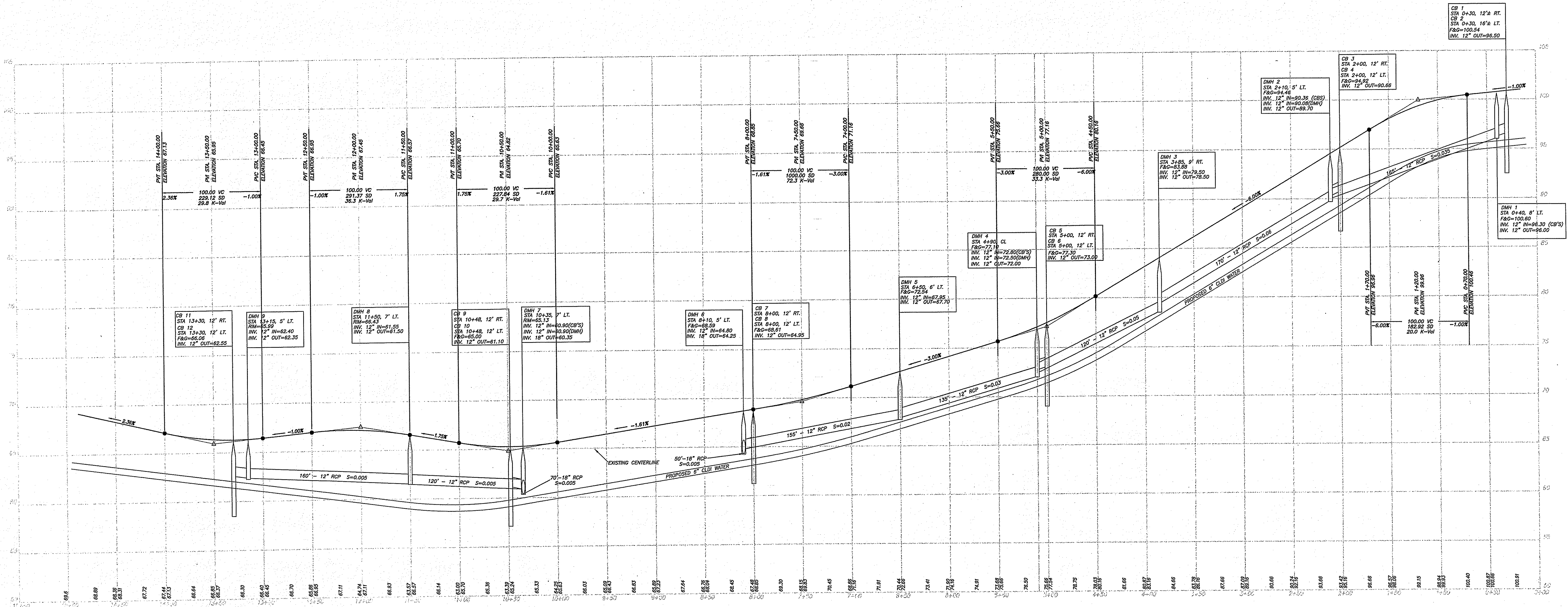


PRELIMINARY PLAN
"ABIGAIL ESTATES"
UTILITY PLAN
ASSESSORS PARCEL 2-10 & 3-10
BLOCK 113 LOT 87
IN
TIVERTON, RHODE ISLAND

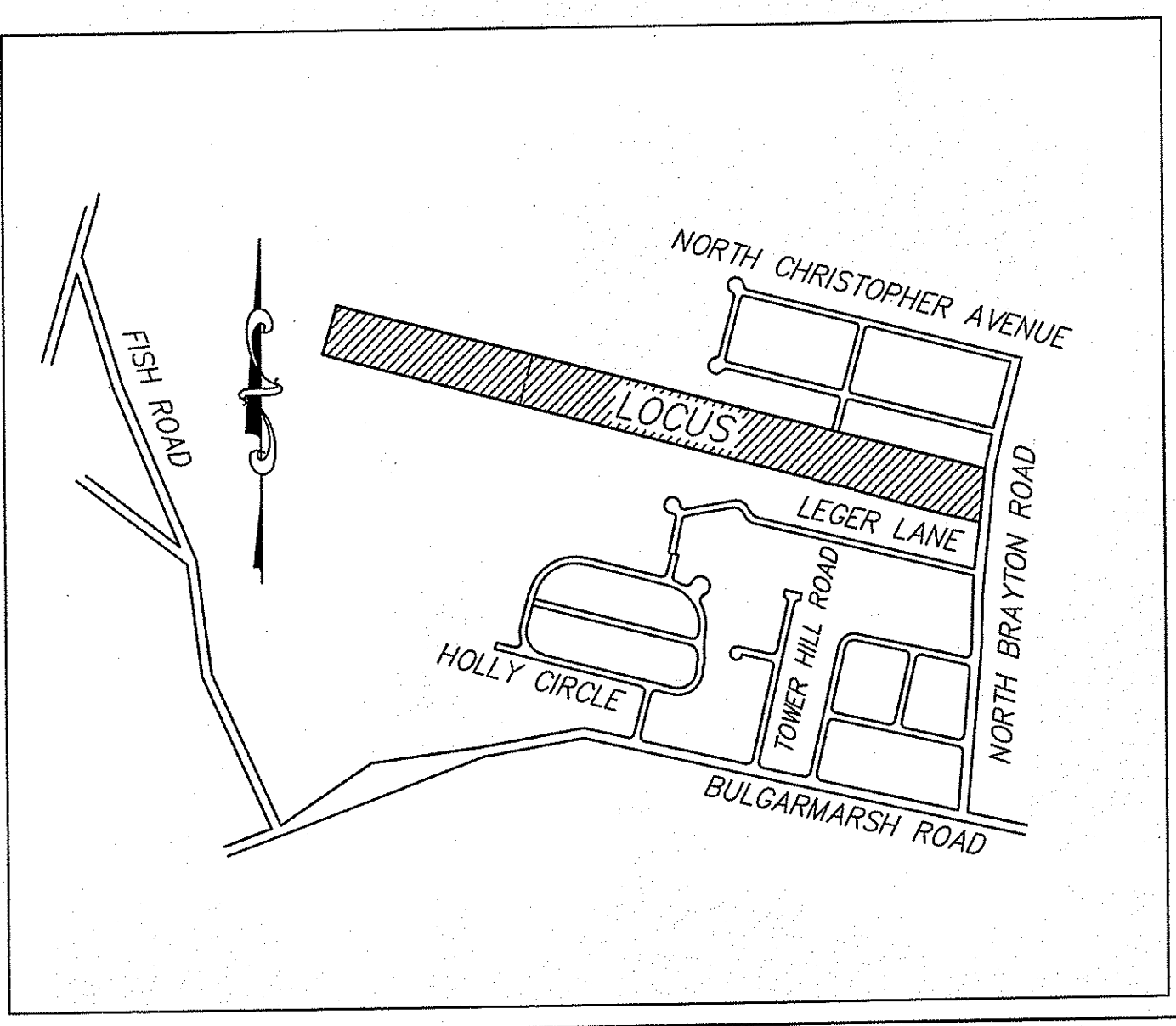
PREPARED FOR
JOSEPH RUGGIERO
SCALE: 1"=50'
MAY 13, 2009
REVISED: SEPTEMBER 23, 2010
PREPARED BY

SITEC
Civil and Environmental Engineering
Land Use Planning
SITC, Inc.
448 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554





OLIVIA LANE PROFILE
 1"=50 HORIZONTAL, 1"=5' VERTICAL



OWNER/APPLICANT:

KENNETH MOLLICONE
 281 WHESTONE HILL ROAD
 SOMERSET, MA 02726

PARCEL SUMMARY

ASSESSORS PARCEL 2-10 & 3-10 BLOCK 113 LOT 87
 ZONING DISTRICT R-60
 PARCEL AREA: 30.36 ACRES
 UPLAND AREA=20.46 ACRES
 ALLOWED DENSITY
 891,237.6 SF/ 60,000 SF PER LOT=14.8 UNITS
 PROPOSED DENSITY =12 UNITS
 TOTAL OPEN SPACE PROVIDED: 21.4 ACRES
 UPLAND OPEN SPACE PROVIDED: 11.5 ACRES
 PERCENT OPEN SPACE: 56%

THIS SURVEY AND PLAN CONFORM TO A CLASS I ** STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

Smj

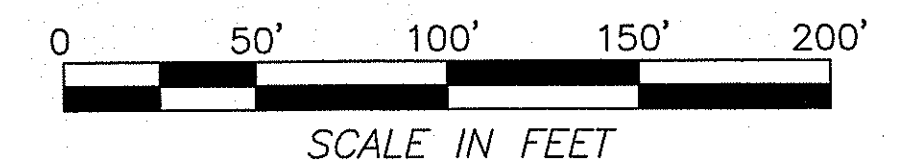
PROFESSIONAL LAND SURVEYOR #1907 DATE: 9/24/09
 ** THE CLASS I SURVEY IS FROM BRAYTON ROAD WEST TO THE TIE LINE. WEST OF THE TIE LINE IS A CLASS IV SURVEY.

NOTE: THIS PROPERTY DOES NOT FALL WITHIN A WATERSHED PROTECTION OVERLAY DISTRICT OR ANY OTHER AREA DESIGNATED BY THE TOWN OR THE STATE FOR PURPOSES OF ENVIRONMENTAL PROTECTION OR NATURAL OR CULTURAL RESOURCE PROTECTION.

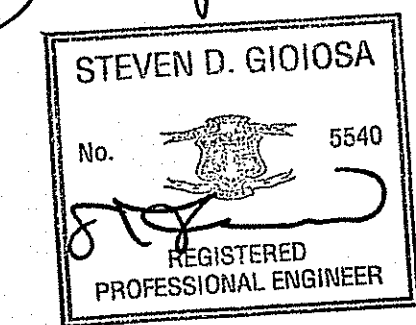
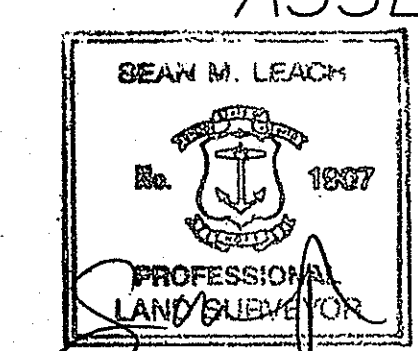
NOTE: THIS PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.

NOTE: USDA SOIL CHARACTERISTICS FOR THE SITE INDICATE A NEWPORT SOIL (NFB) HYDROLOGIC GROUP C. ALL TEST PITS RECORDED WITH THE D.E.M. INDICATE A CLASS 9 SOIL AND HAVE PASSED A SUBDIVISION SUITABILITY.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 REVIEWED SITE PLAN APPLICATION NO.: 10-0163
 DATED OCT 12 2010
 SEE LETTER OF SAME DATE.



W. Joseph Conroy

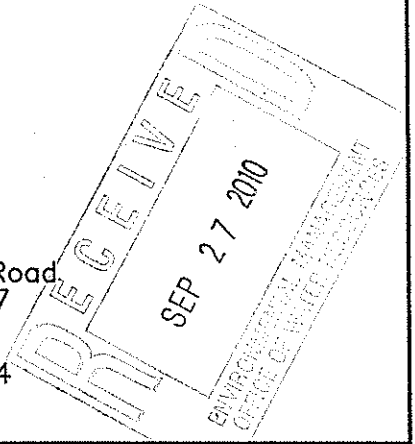


PRELIMINARY PLAN
"ABIGAIL ESTATES"
 ROADWAY PROFILE PLAN
 ASSESSORS PARCEL 2-10 & 3-10
 BLOCK 113 LOT 87
 IN
 TIVERTON, RHODE ISLAND

PREPARED FOR
JOSEPH RUGGIERO
 SCALE: 1"=50' MAY 13, 2009
 REVISED: SEPTEMBER 23, 2010
 PREPARED BY

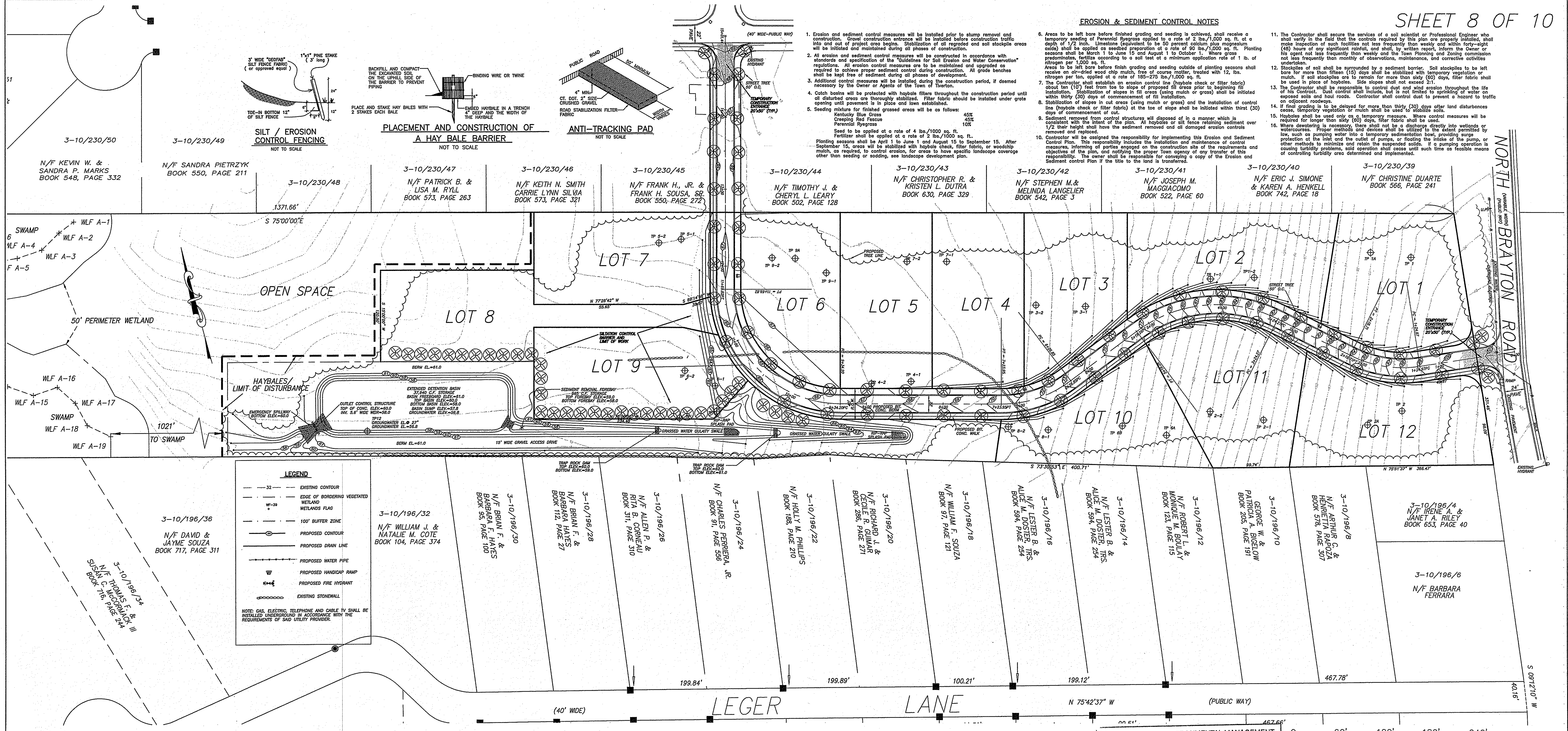
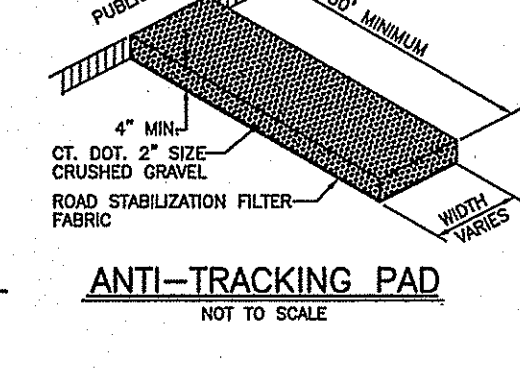
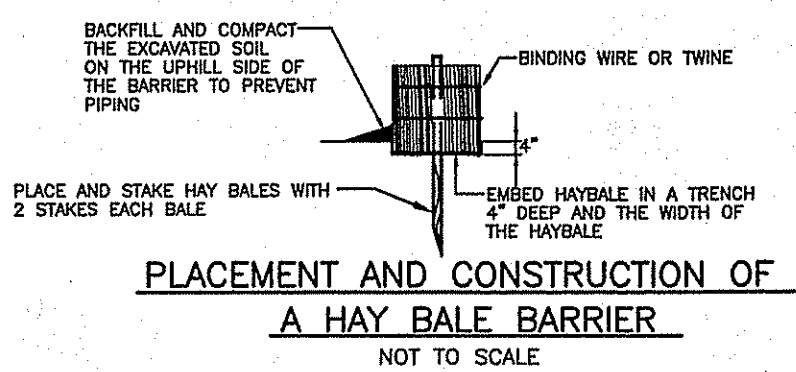
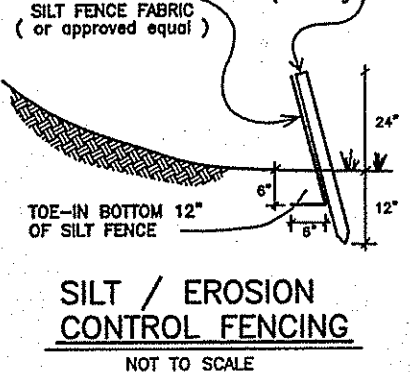
SITEC
 Civil and Environmental Engineering
 Land Use Planning

SITEC, Inc.
 449 Faunce Corner Road
 Dartmouth, MA 02747
 (508) 998-2125
 FAX (508) 998-7554



EROSION & SEDIMENT CONTROL NOTES

- Erosion and sediment control measures will be installed prior to stump removal and construction. Gravel construction entrances will be installed before construction traffic into and out of project area begins. Stabilization of all graded and soil stockpile areas will be initiated and maintained during all phases of construction.
- All erosion and sediment control measures will be constructed in accordance with standards and specifications of the "Guidelines for Soil Erosion and Water Conservation" regulations. All erosion control measures will be maintained and upgraded as required to achieve proper sediment control during construction. All grade benches shall be kept free of sediment during all phases of development.
- Additional control measures will be installed during the construction period, if deemed necessary by the Owner or Agents of the Town of Tiverton.
- Catch basins will be protected with haybale filters throughout the construction period until all disturbed areas are thoroughly stabilized. Filter fabric should be installed under grate opening until pavement is in place and lawn established.
- Seeding mixture for finished grassed areas will be as follows:
 Creeping Red Fescue 45%
 Kentucky Blue Grass 45%
 Perennial Ryegrass 10%
 Seed to be applied at a rate of 4 lbs./1000 sq. ft.
 Fertilizer shall be applied at a rate of 2 lbs./1000 sq. ft.
 Planting seasons shall be April 1 to June 1 and August 15 to September 15. After September 15, areas will be stabilized with haybale check, filter fabric, or woodchip mulch, as required, to control erosion, for areas to have specific landscape coverage other than seeding or sodding, see landscape development plan.
- Areas to be left bare before finished grading and seeding is achieved, shall receive a temporary seeding of Perennial Ryegrass applied at a rate of 2 lbs./1,000 sq. ft. at a depth of 1/2 inch. Limestone (equivalent to be 50 percent calcium plus magnesium oxide) shall be applied as seedbed preparation at a rate of 50 lbs./1,000 sq. ft. Planting seasons shall be March 1 to June 15 and August 1 to October 1. Where grass predominates, fertilizer according to a soil test at a minimum application rate of 1 lb. of nitrogen per 1,000 sq. ft.
- The Contractor shall establish an erosion control line (haybale check or filter fabric) about ten (10) feet from toe to slope of proposed fill areas prior to beginning fill installation. Stabilization of slopes in fill areas (using mulch or grass) shall be initiated within thirty (30) days of commencement of fill installation.
- Stabilization of slopes in cut areas (using mulch or grass) and the installation of control dyes (haybale check or filter fabric) at the toe of slope shall be initiated within thirty (30) days of commencement of cut.
- Sediment removed from control structures will be disposed of in a manner which is consistent with the intent of the plan. All haybales or silt fence retaining sediment over 1/2 their height shall have the sediment removed and all damaged erosion controls removed and replaced.
- Contractor will be assigned the responsibility for implementing this Erosion and Sediment Control Plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, and notifying the proper Town agency of any transfer of this responsibility. The owner shall be responsible for conveying a copy of the Erosion and Sediment Control Plan if the title to the land is transferred.
- The Contractor shall secure the services of a soil scientist or Professional Engineer who shall verify in the field that the controls required by this plan are properly installed, shall make inspection of such facilities on a regular basis frequently than weekly and within forty-eight (48) hours of any significant rainfall, and shall, by written report, inform the Owner or the agent not less frequently than weekly and the Town Planning and Zoning Commission not less frequently than monthly of observations, maintenance, and corrective activities undertaken.
- Stockpiles of soil shall be surrounded by a sediment barrier. Soil stockpiles to be left bare for more than fifteen (15) days shall be stabilized with temporary vegetation or mulch. If soil stockpiles are to remain for more than sixty (60) days, filter fabric shall be used in place of haybales. Side slopes shall not exceed 2:1.
- The Contractor shall be responsible to control dust and wind erosion throughout the life of his Contract. Dust control shall include, but is not limited to sprinkling of water on exposed soils and haul roads. Contractor shall control dust to prevent a hazard to traffic on adjacent roadways.
- If final grading is to be delayed for more than thirty (30) days after land disturbances cease, temporary vegetation or mulch shall be used to stabilize soils.
- Haybales shall be used only as a temporary measure. Where control measures will be required for longer than sixty (60) days, filter fabric shall be used.
- Where dewatering is necessary, there shall not be a discharge directly into wetlands or watercourses. Proper methods and devices shall be utilized to the extent permitted by law, such as pumping water into a temporary sedimentation bowl, providing surge protection of the inlet and the outlet of pumps, or flooding the intake of the pump, or other methods to minimize and retain the suspended solids. If a pumping operation is causing turbidity problems, said operation shall cease until such time as feasible means of controlling turbidity are determined and implemented.



LEGEND

- 32 --- EXISTING CONTOUR
- W-39 --- EDGE OF BORDERING VEGETATED WETLANDS FLAG
- 100' --- 100' BUFFER ZONE
- --- PROPOSED CONTOUR
- --- PROPOSED DRAIN LINE
- --- PROPOSED WATER PIPE
- --- PROPOSED HANDICAP RAMP
- --- PROPOSED FIRE HYDRANT
- --- EXISTING STONEWALL

NOTE: GAS, ELECTRIC, TELEPHONE AND CABLE TV SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE REQUIREMENTS OF SAID UTILITY PROVIDER.

OWNER/APPLICANT:

JOSEPH RUGGIERO
1 NAYATT POINT
BARRINGTON, RI

PARCEL SUMMARY

ASSESSORS PARCEL 2-10 & 3-10 BLOCK 113 LOT 87
ZONING DISTRICT R-60
MIN. REQUIREMENTS RURAL RESIDENTIAL SUBDIVISION
AREA=25,000 SQ.FT.
FRONT:35', SIDE:20', REAR:35'
FRONT:40', SIDE:30', REAR:60' (WHEN ABUTTING A CONVENTIONAL SUBDIVISION)
PARCEL AREA: 30.36 ACRES
UPLAND AREA=20.46 ACRES
ALLOWED DENSITY
891,237.6 SF/ 60,000 SF PER LOT=14.8 UNITS
PROPOSED DENSITY =12 UNITS
TOTAL OPEN SPACE PROVIDED: 21.4 ACRES
UPLAND OPEN SPACE PROVIDED: 11.5 ACRES
PERCENT OPEN SPACE: 56%

THIS SURVEY AND PLAN CONFORM TO A CLASS I ** STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

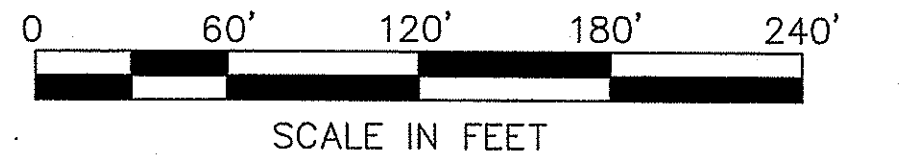
PROFESSIONAL LAND SURVEYOR #1907 DATE: 9/24/10
** THE CLASS I SURVEY IS FROM BRAYTON ROAD WEST TO THE TIE LINE. WEST OF THE TIE LINE IS A CLASS IV SURVEY.

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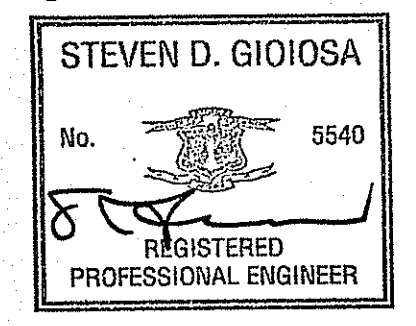
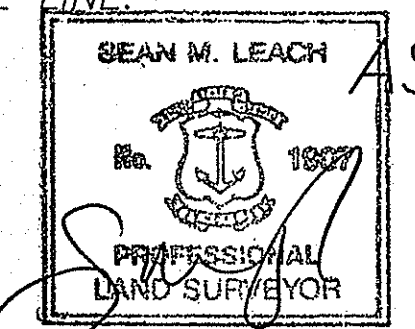
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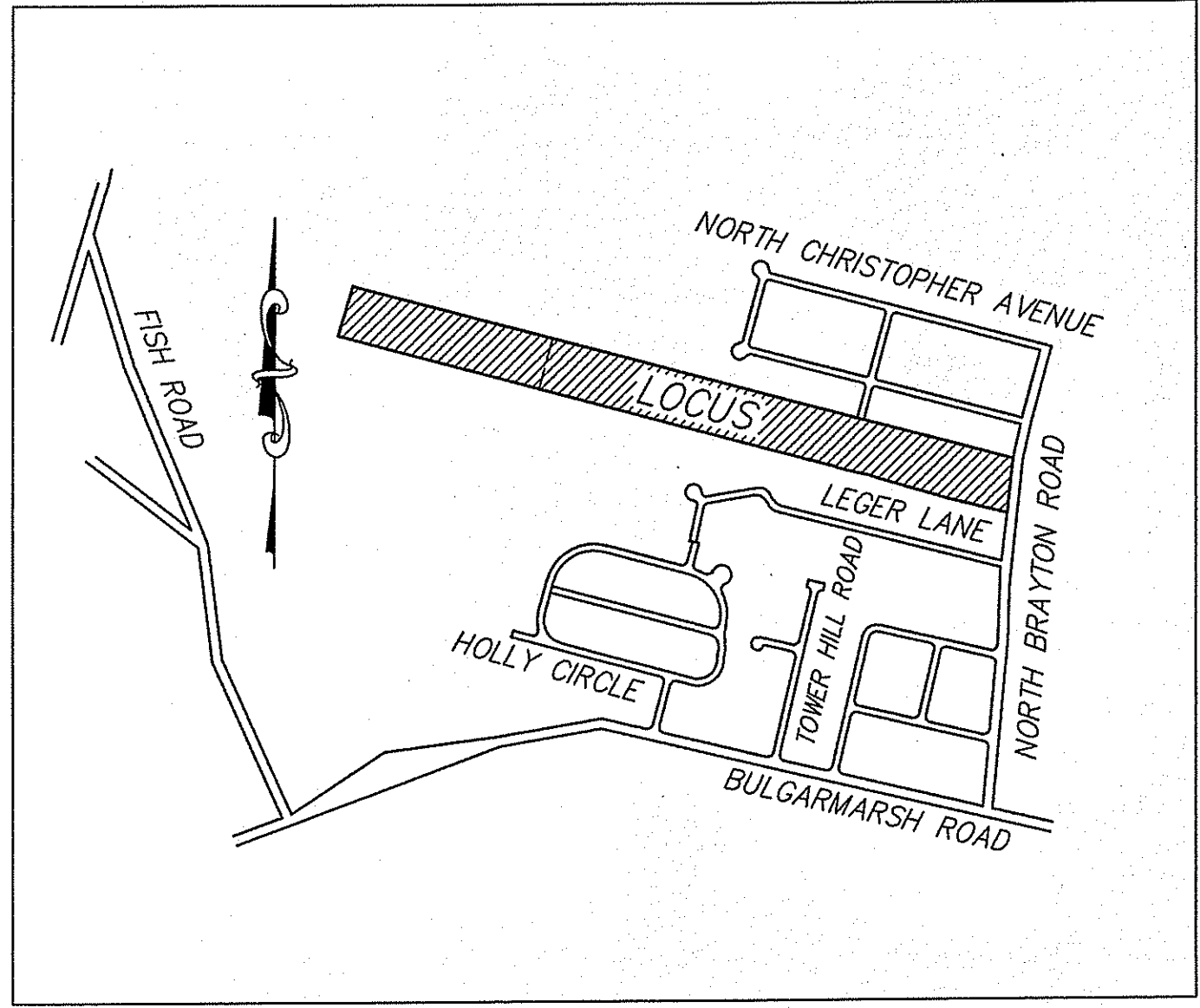


PRELIMINARY PLAN
"ABIGAIL ESTATES"
SOIL EROSION AND
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ASSESSORS PARCEL 2-10 & 3-10
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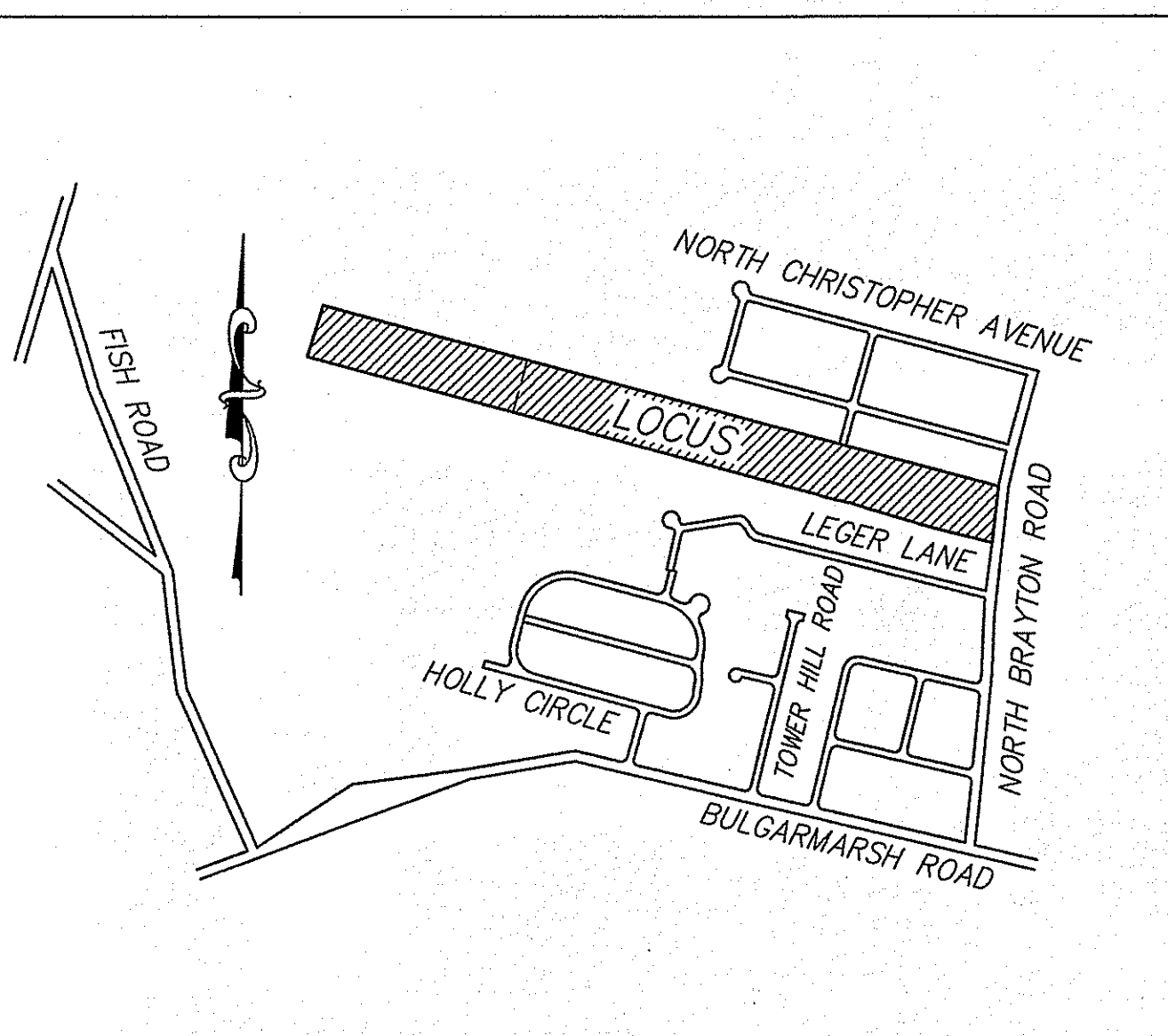
PREPARED FOR
JOSEPH RUGGIERO
SCALE: 1"=60'
REVISED: SEPTEMBER 23, 2010
PREPARED BY

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Civil and Environmental Engineering
Land Use Planning
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449 Faunce Corner Road
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(508) 998-2125
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| Soil Profile | Depth | Soil Type | Moisture | Temperature | Color | Texture | Structure | Consistency | Notes |
|--------------|------------|-----------|----------|-------------|-------|---------|-----------|-------------|-------|
| 1A | 0-3" | C | W | 1079.30 | - | SI | SP | vs 3 | |
| Bw1 | 3-12" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw2 | 12-24" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw3 | 24-36" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw4 | 36-48" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw5 | 48-60" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw6 | 60-72" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw7 | 72-84" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw8 | 84-96" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw9 | 96-108" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw10 | 108-120" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw11 | 120-132" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw12 | 132-144" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw13 | 144-156" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw14 | 156-168" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw15 | 168-180" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw16 | 180-192" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw17 | 192-204" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw18 | 204-216" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw19 | 216-228" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw20 | 228-240" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw21 | 240-252" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw22 | 252-264" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw23 | 264-276" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw24 | 276-288" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw25 | 288-300" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw26 | 300-312" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw27 | 312-324" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw28 | 324-336" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw29 | 336-348" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw30 | 348-360" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw31 | 360-372" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw32 | 372-384" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw33 | 384-396" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw34 | 396-408" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw35 | 408-420" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw36 | 420-432" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw37 | 432-444" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw38 | 444-456" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw39 | 456-468" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw40 | 468-480" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw41 | 480-492" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw42 | 492-504" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw43 | 504-516" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw44 | 516-528" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw45 | 528-540" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw46 | 540-552" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw47 | 552-564" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw48 | 564-576" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw49 | 576-588" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw50 | 588-600" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw51 | 600-612" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw52 | 612-624" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw53 | 624-636" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw54 | 636-648" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw55 | 648-660" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw56 | 660-672" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw57 | 672-684" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw58 | 684-696" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw59 | 696-708" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw60 | 708-720" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw61 | 720-732" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw62 | 732-744" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw63 | 744-756" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw64 | 756-768" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw65 | 768-780" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw66 | 780-792" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw67 | 792-804" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw68 | 804-816" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw69 | 816-828" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw70 | 828-840" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw71 | 840-852" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw72 | 852-864" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw73 | 864-876" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw74 | 876-888" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw75 | 888-900" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw76 | 900-912" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw77 | 912-924" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw78 | 924-936" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw79 | 936-948" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw80 | 948-960" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw81 | 960-972" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw82 | 972-984" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw83 | 984-996" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw84 | 996-1008" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw85 | 1008-1020" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw86 | 1020-1032" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw87 | 1032-1044" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw88 | 1044-1056" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw89 | 1056-1068" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw90 | 1068-1080" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw91 | 1080-1092" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw92 | 1092-1104" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw93 | 1104-1116" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw94 | 1116-1128" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw95 | 1128-1140" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw96 | 1140-1152" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw97 | 1152-1164" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw98 | 1164-1176" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw99 | 1176-1188" | C | W | 1079.50 | - | SI | SP | vs 3 | |
| Bw100 | 1188-1200" | C | W | 1079.50 | - | SI | SP | vs 3 | |

TP-10
GROUNDWATER @ 36"
TP-11
GROUNDWATER @ 37"
TP-12
GROUNDWATER @ 27"



OWNER/APPLICANT:
JOSEPH RUGGIERO
1 NAYATT POINT
BARRINGTON, RI

PARCEL SUMMARY
ASSESSORS PARCEL 2-10 & 3-10 BLOCK 113 LOT 87
ZONING DISTRICT R-60
MIN. REQUIREMENTS RURAL RESIDENTIAL SUBDIVISION
AREA=25,000 SQ.FT.
FRONT:35', SIDE:20', REAR:35'
FRONT:40', SIDE:30', REAR:60' (WHEN ABUTTING A CONVENTIONAL SUBDIVISION)

PARCEL AREA: 30.36 ACRES
UPLAND AREA=20.46 ACRES
ALLOWED DENSITY
891,237.6 SF/ 60,000 SF PER LOT=14.8 UNITS
PROPOSED DENSITY =12 UNITS
TOTAL OPEN SPACE PROVIDED: 21.4 ACRES
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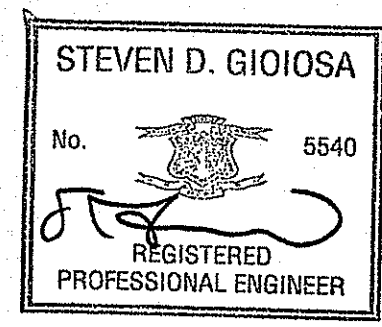
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PROFESSIONAL LAND SURVEYOR #1907 DATE: 9/24/10
** THE CLASS I SURVEY IS FROM BRAYTON ROAD WEST TO THE TIE LINE. WEST OF THE TIE LINE IS A CLASS IV SURVEY.

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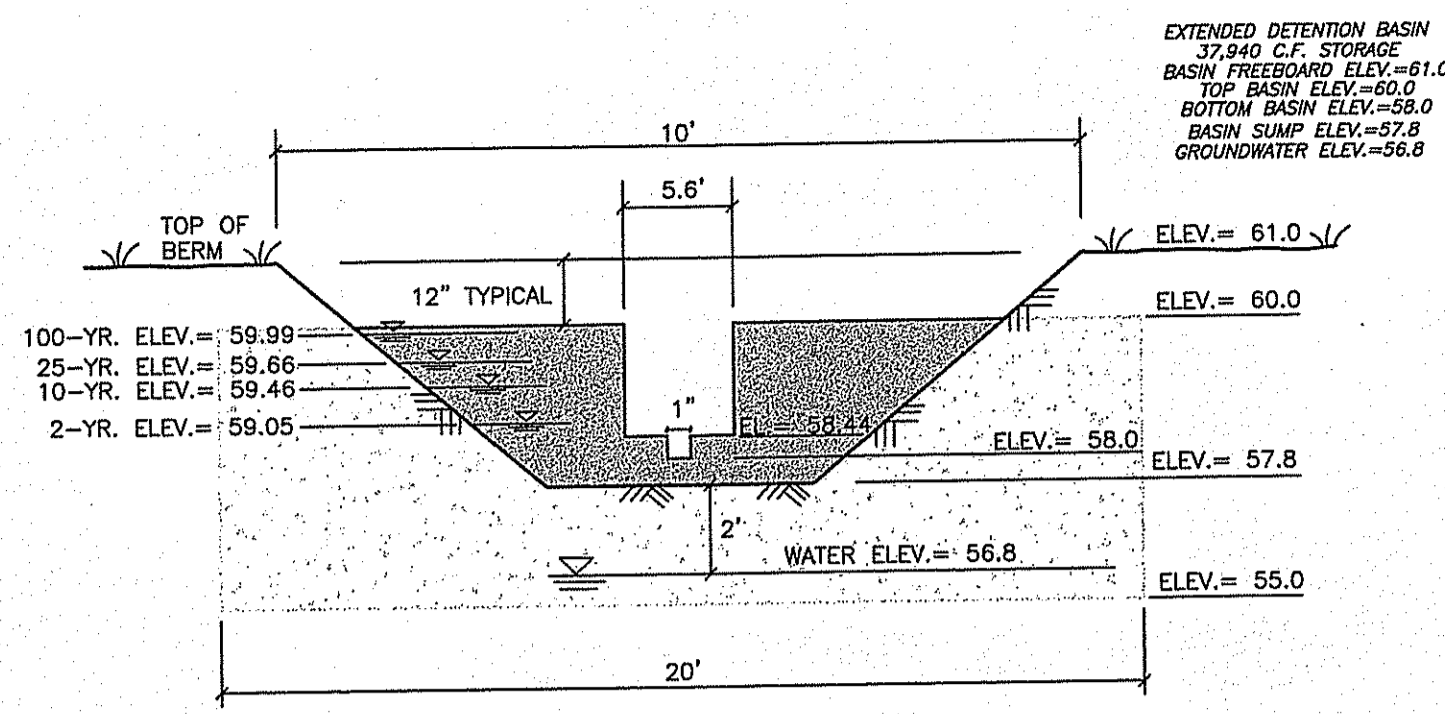
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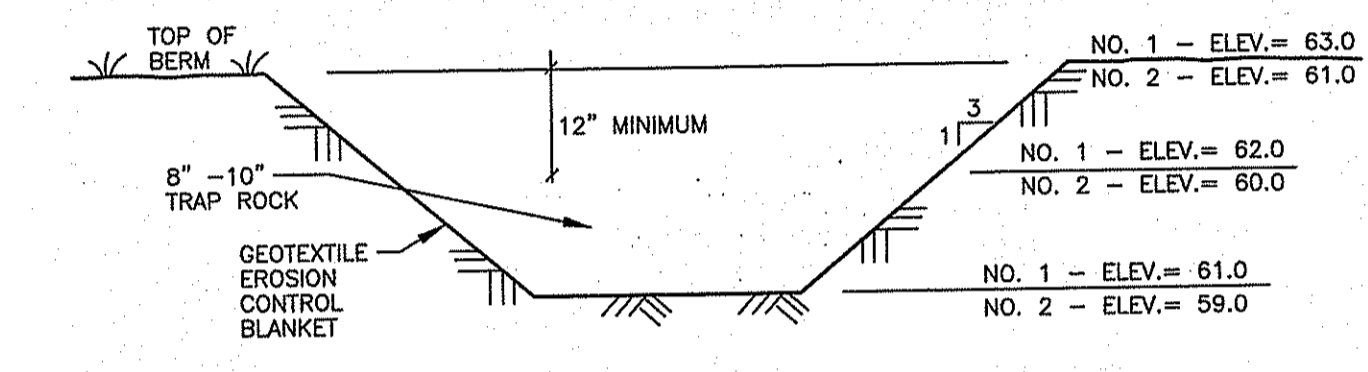


DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN, APPLICATION NO.: 2-10-13
DATED OCT 12 2010
SEE LETTER OF SAME DATE.

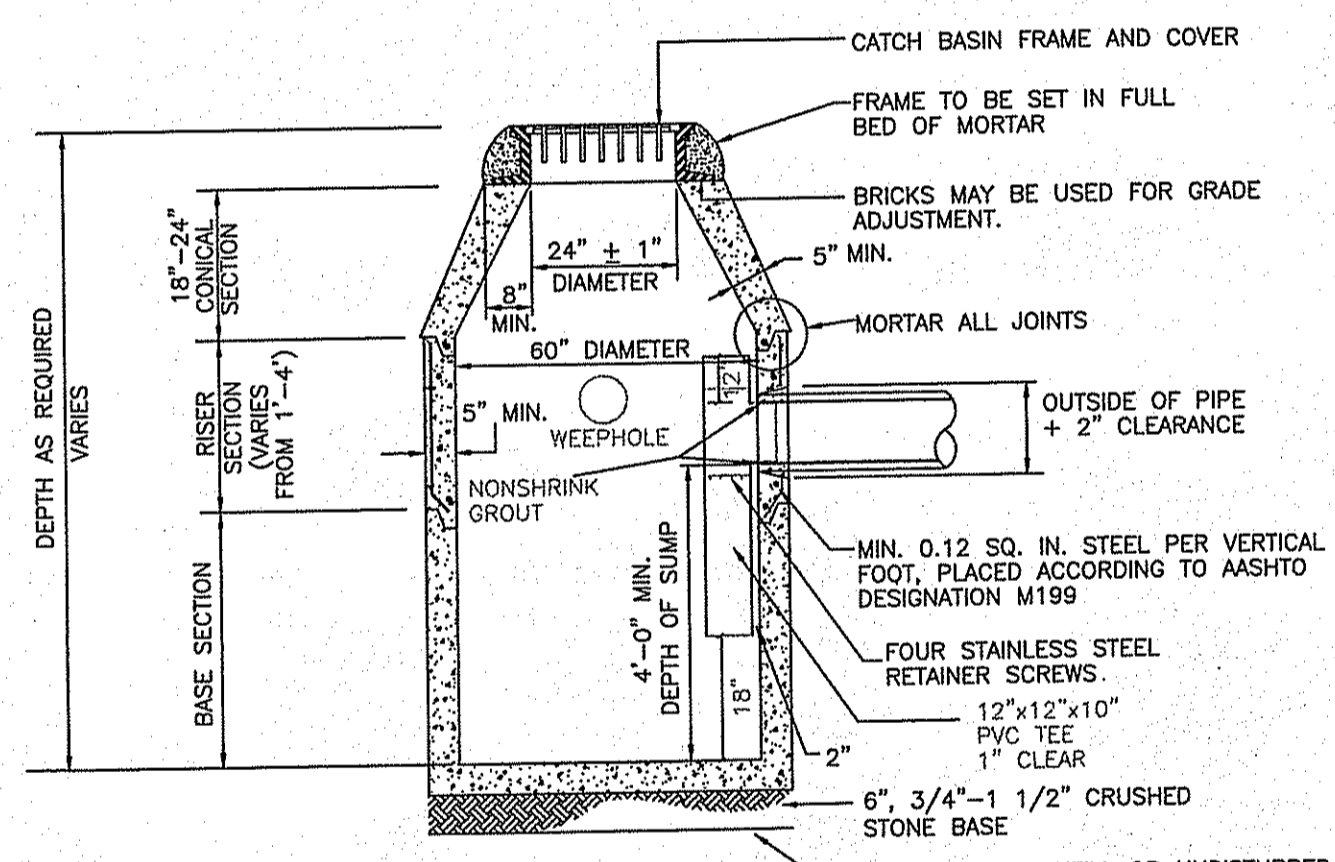
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ASSESSORS PARCEL 2-10 & 3-10
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SCALE: 1"=150' MAY 13, 2009
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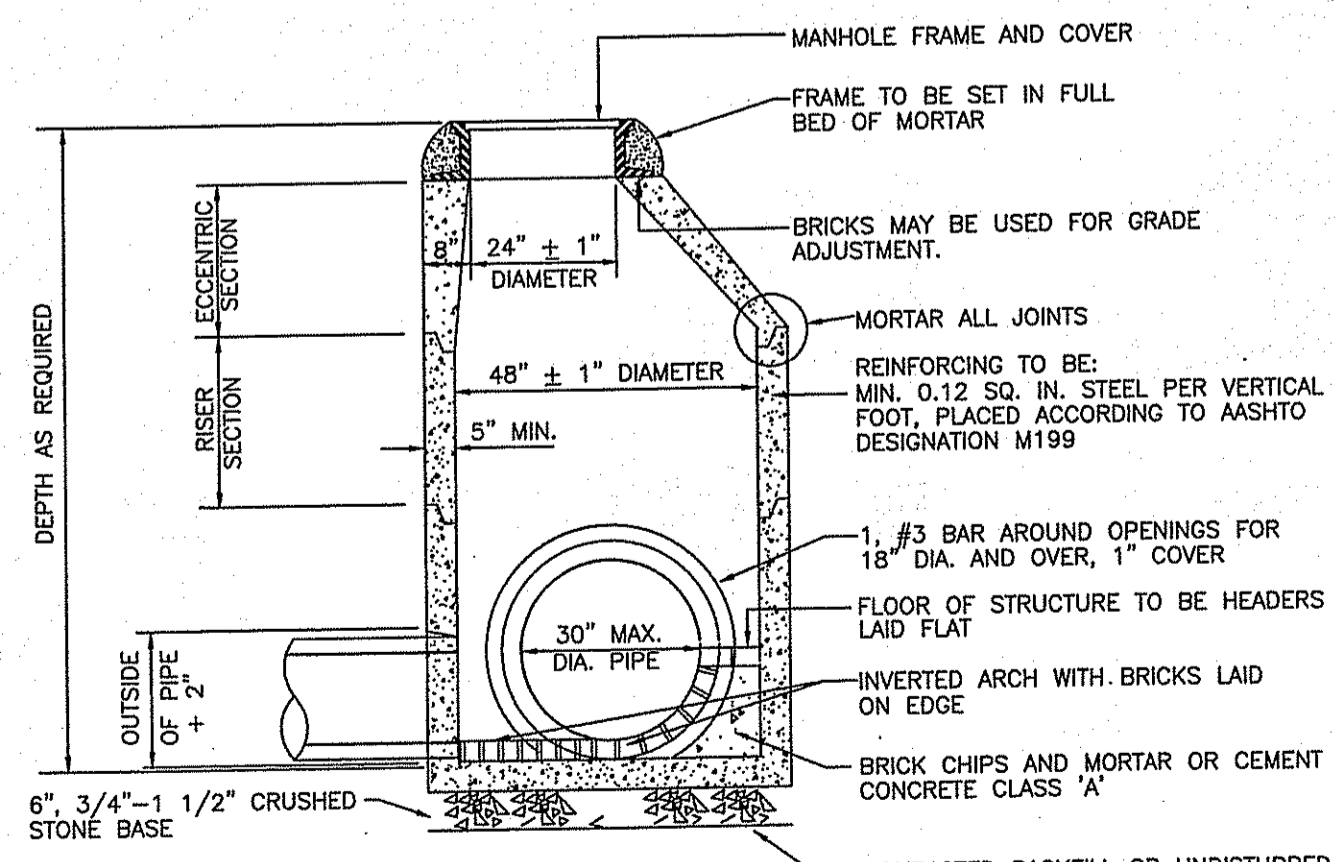
EXTENDED DETENTION BASIN OUTLET STRUCTURE DETAIL (NOT TO SCALE)



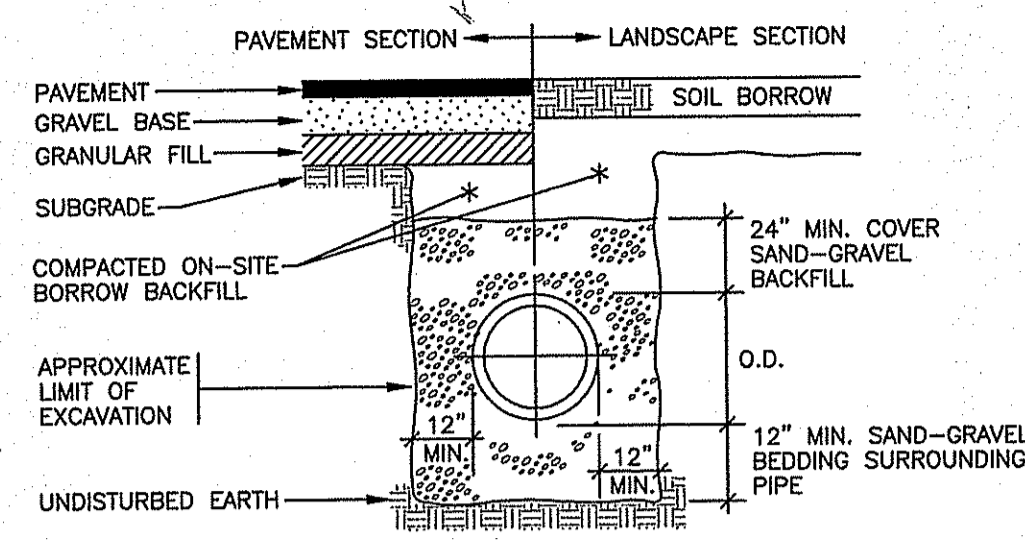
TRAP ROCK DIKE DETAIL (NOT TO SCALE)



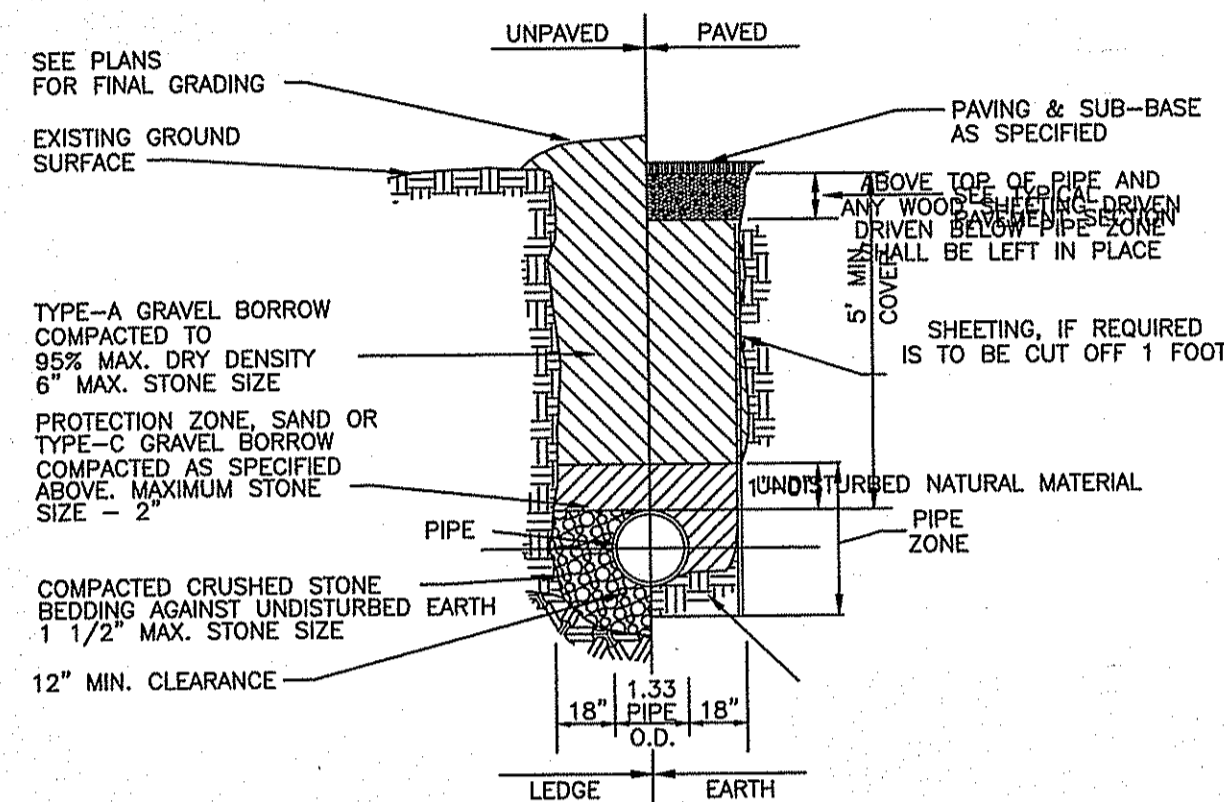
PRECAST CONCRETE CATCH BASIN (NOT TO SCALE)



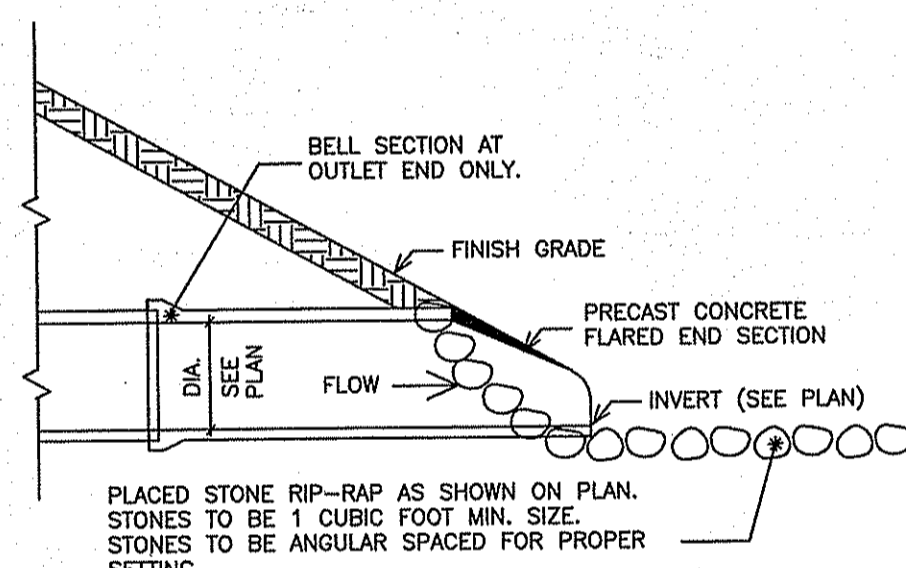
PRECAST CONCRETE MANHOLE (NOT TO SCALE)



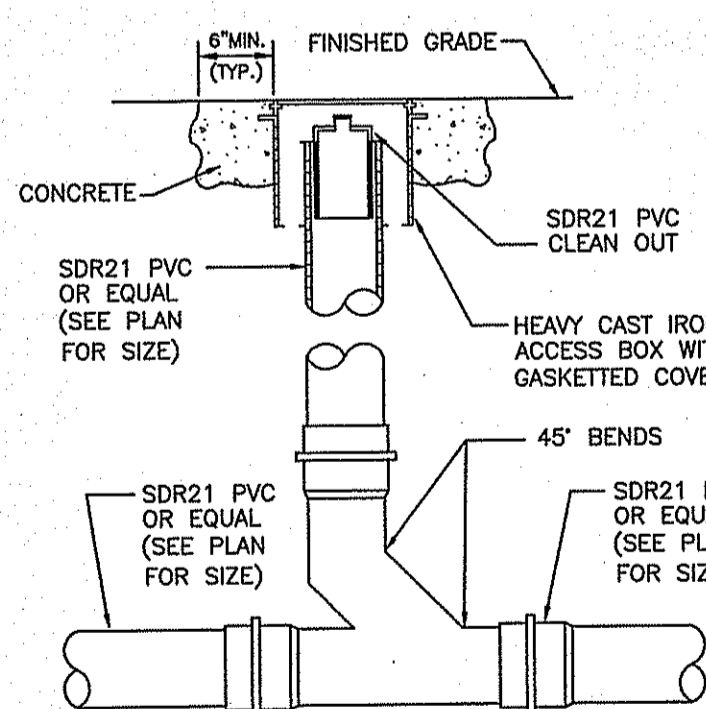
TYPICAL STORM DRAIN TRENCH SECTION (NOT TO SCALE)



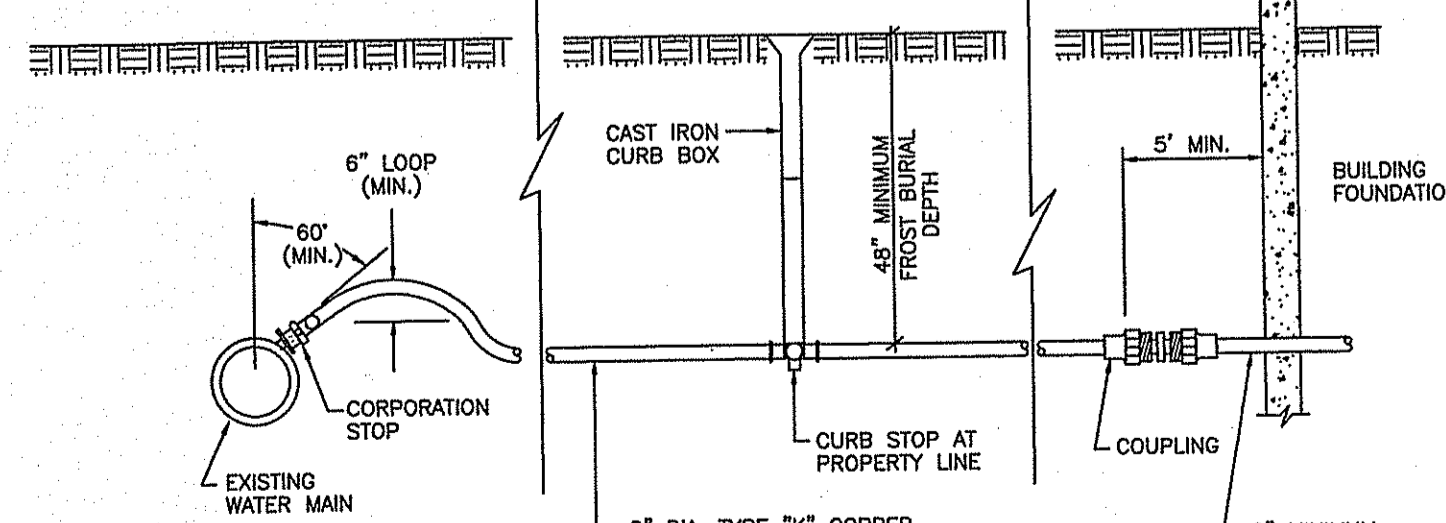
TYPICAL WATER TRENCH DETAIL (NOT TO SCALE)



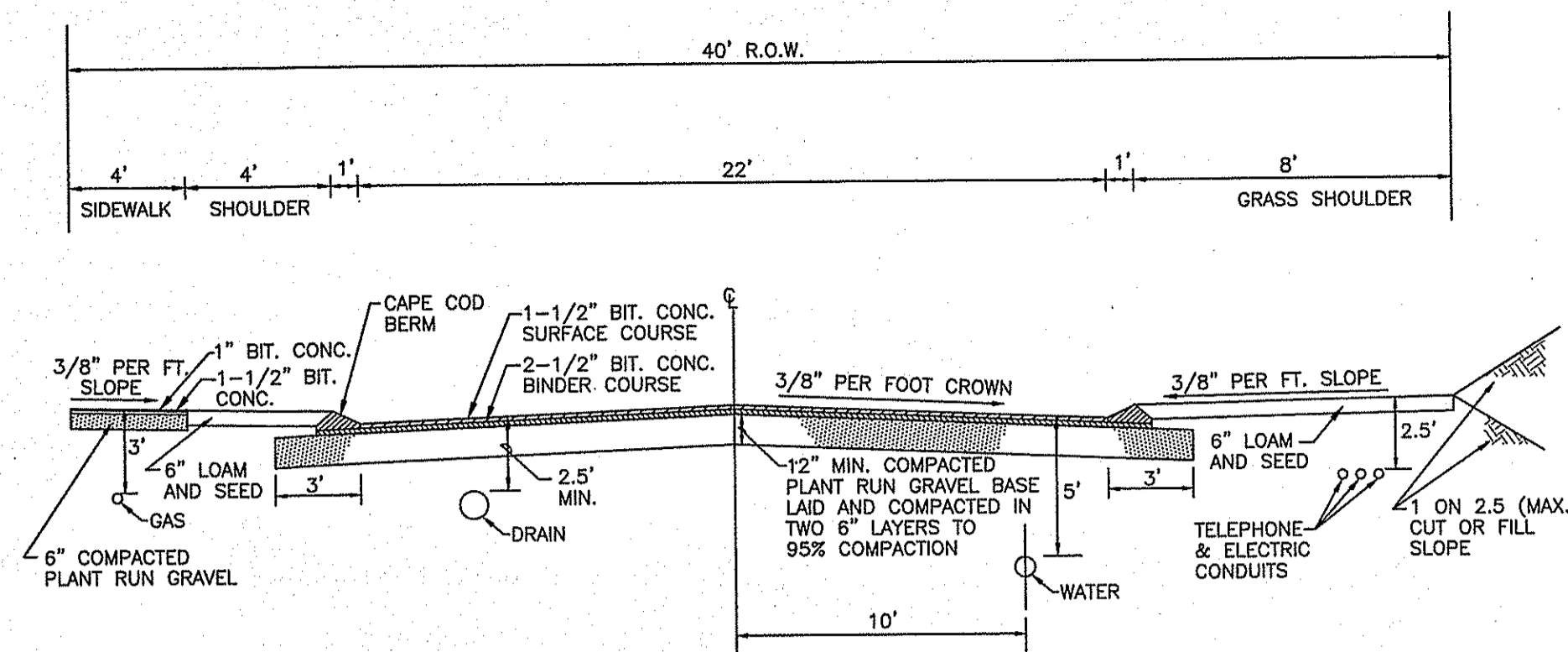
PRECAST CONCRETE FLARED END SECTION (NOT TO SCALE)



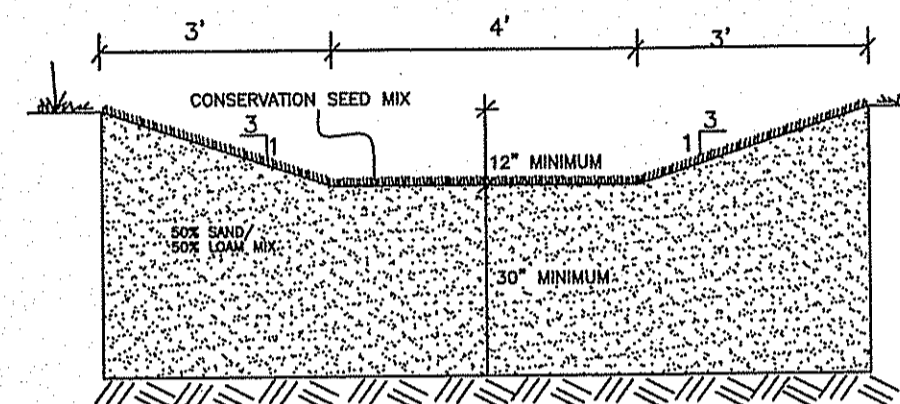
CLEAN-OUT DETAIL (NOT TO SCALE)



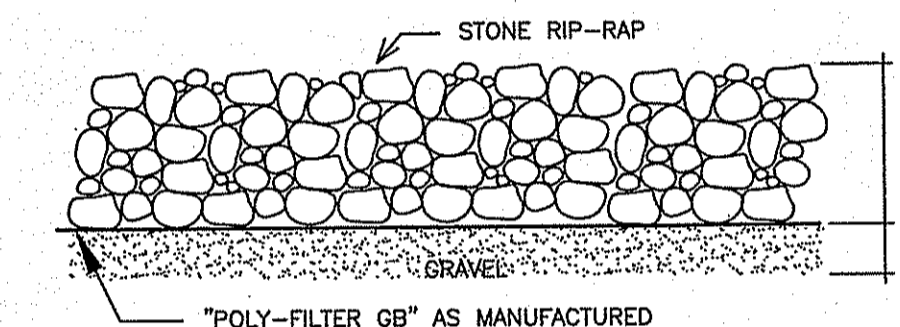
WATER SERVICE DETAIL (NOT TO SCALE)



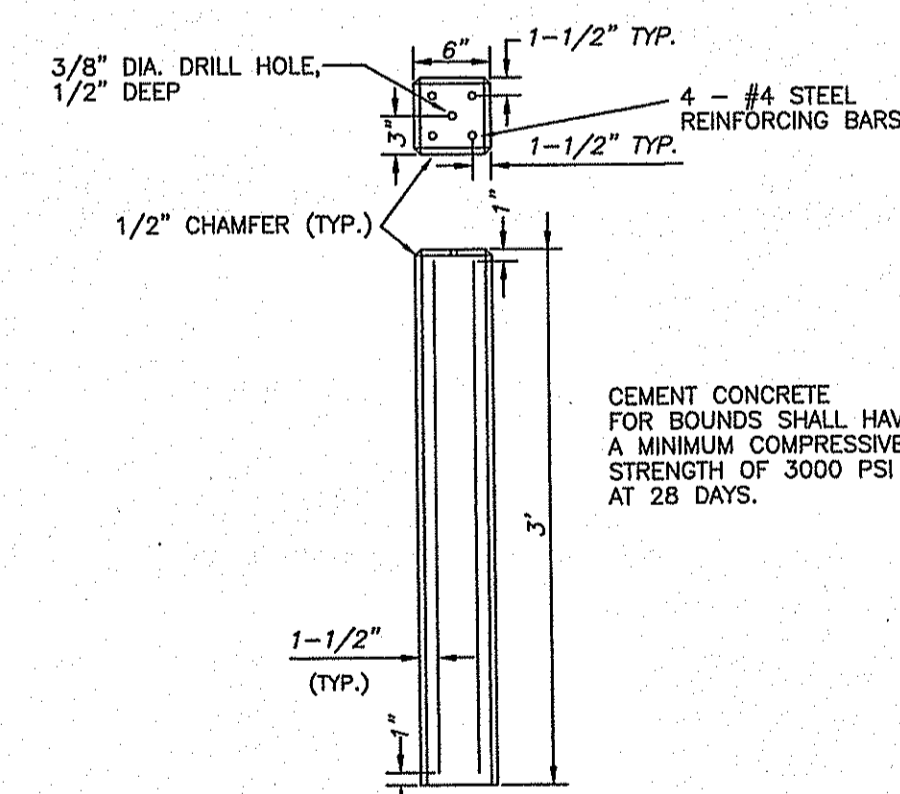
TYPICAL ROADWAY CROSS SECTION (NOT TO SCALE)



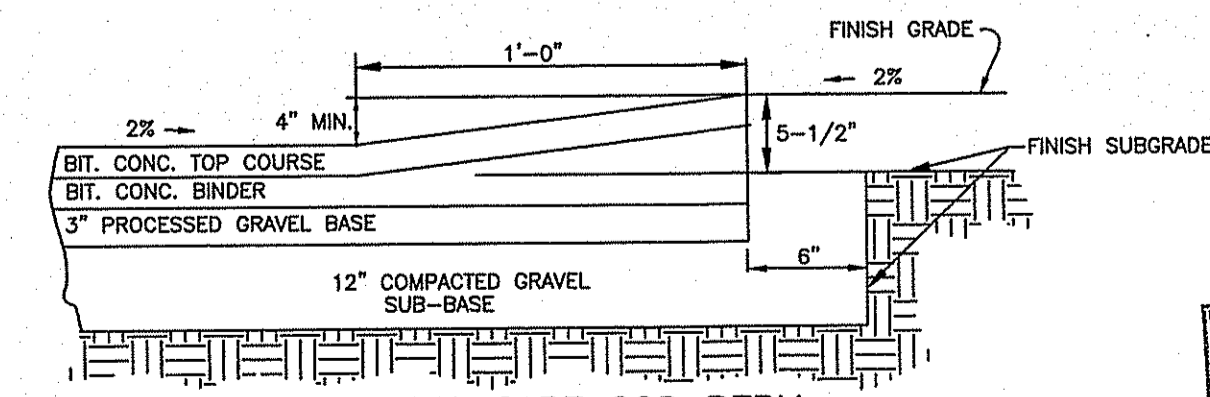
GRASSED WATER QUALITY SWALE (NOT TO SCALE)



RIP-RAP EROSION CONTROL (NOT TO SCALE)



CONCRETE MONUMENT DETAIL (NOT TO SCALE)



MONOLITHIC CAPE COD BERM (NOT TO SCALE)

STORMWATER OPERATION AND MAINTENANCE PLAN

THE STORMWATER MANAGEMENT SYSTEM WILL REQUIRE PERIODIC INSPECTIONS AND CLEANING, TO INSURE THE LONG TERM EFFECTIVENESS OF THE SYSTEM, THE FOLLOWING MEASURES WILL BE TAKEN BY THE PROPERTY OWNER:

1. THE PAVED AREAS SHALL BE INSPECTED ON A MONTHLY BASIS AND CLEARED OF ALL ACCUMULATED LITTER.
2. THE PAVED AREAS SHALL BE SWEEPED A MINIMUM OF TWICE PER YEAR.
3. THE SEDIMENT REMOVAL FOREBAY AND GRASSED WATER QUALITY SWALE SHALL BE INSPECTED MONTHLY FOR THE FIRST SIX MONTHS AFTER CONSTRUCTION AND TWICE A YEAR THEREAFTER, AND SHALL BE CLEANED AT LEAST ONCE PER YEAR. EACH BMP MAY BE MOWED (WHEN DRY) AND RE-SEEDDED AS NECESSARY.
4. THE EXTENDED DETENTION BASIN SHALL BE INSPECTED AFTER EVERY MAJOR STORM DURING THE FIRST SIX MONTHS OF OPERATION AND TWICE PER YEAR THEREAFTER AND WHEN THERE ARE DISCHARGES OVER THE EMERGENCY SPILLWAY, AND SHALL BE CLEANED A MINIMUM OF TWICE PER YEAR. SIDE SLOPES, EMBANKMENTS AND THE UPPER STAGE OF THE BASIN SHOULD BE MOWED AT LEAST ONCE PER YEAR AFTER THE GROWING SEASON. ALL TRASH AND LITTER SHALL BE REMOVED FROM THE BASIN DURING THE INITIAL YEAR OF OPERATION AND A MINIMUM OF EVERY 10 YEARS THEREAFTER. THE OUTLET STRUCTURE SHOULD BE INSPECTED ANNUALLY.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
REVIEWED SITE PLAN APPLICATION NO. 12-2163
DATED OCT 12 2010
SEE LETTER OF SAME DATE
OCT 12 2010

PRELIMINARY PLAN
"ABIGAIL ESTATES"
DETAIL SHEET
ASSESSORS PARCEL 2-10 & 3-10
BLOCK 113 LOT 87
IN
TIVERTON, RHODE ISLAND

PREPARED FOR
JOSEPH RUGGEIRO
SCALE: 1"=150'
MAY 13, 2009
REVISED: SEPTEMBER 23, 2010
PREPARED BY

STEVEN D. GIOIOSA
No. 5540
REGISTERED PROFESSIONAL ENGINEER

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SEP 27 2010