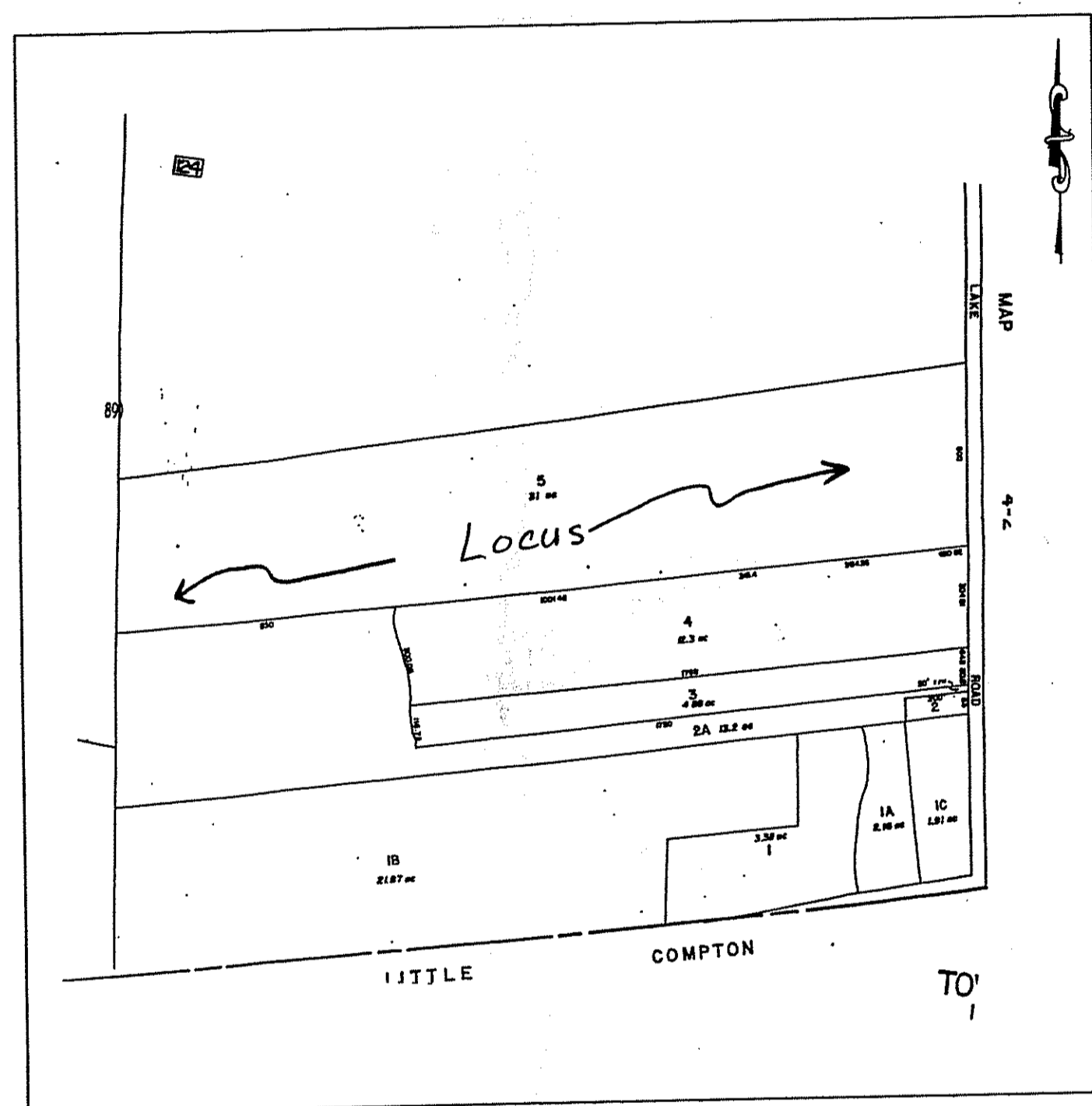


RURAL FRONTAGE SUBDIVISION PLAN AMICABLE CONGREGATIONAL CHURCH

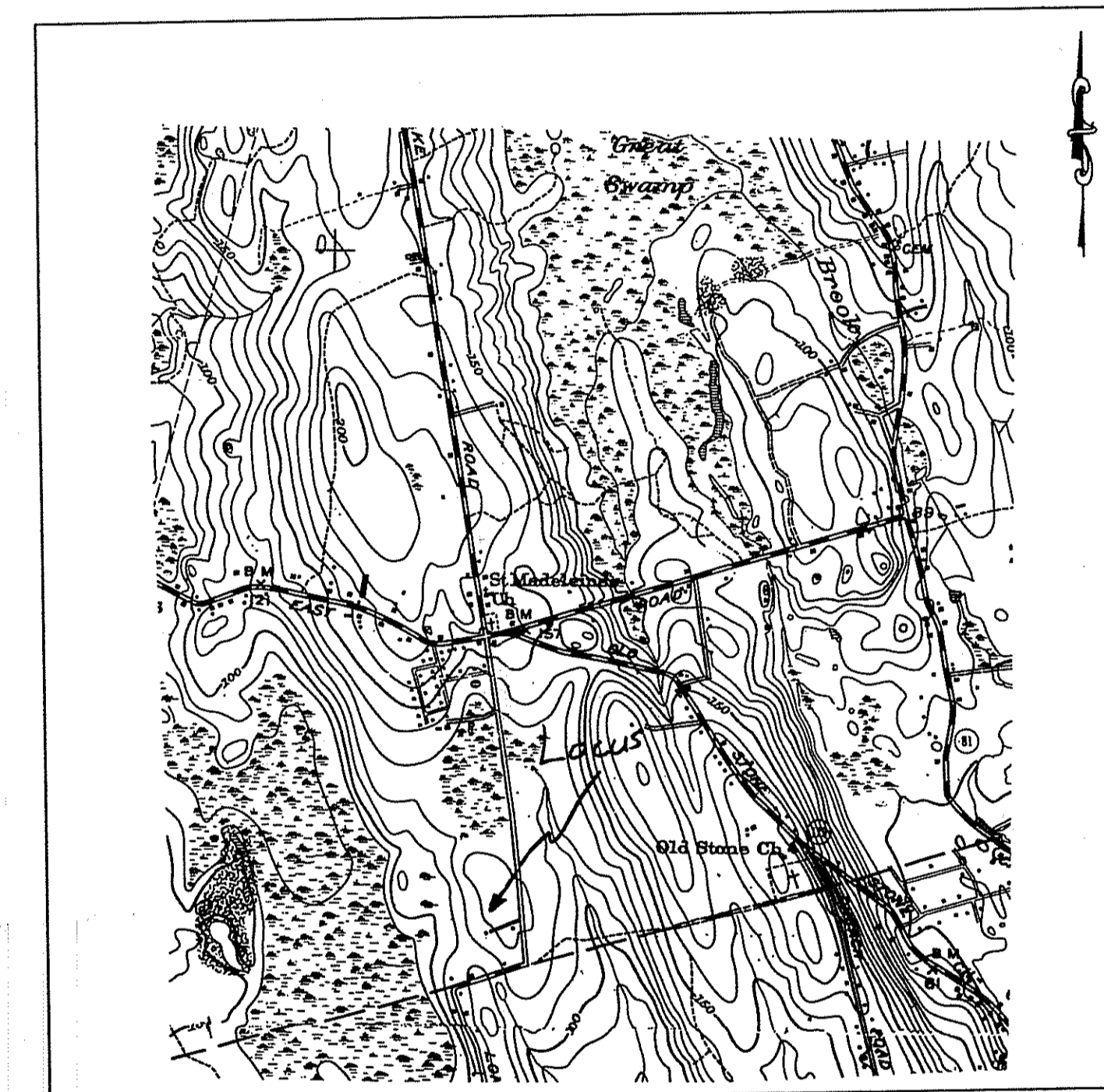
MAP 3-3 BLOCK 124 CARD 5
SOUTH LAKE ROAD
TIVERTON, RHODE ISLAND



ASSESSORS MAP 3-3
NOT TO SCALE

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS
- SHEET 3 PROPOSED LOT LAYOUT
- SHEET 4 PROPOSED SITE & UTILITY PLAN
- SHEET 5 DETAIL SHEET



GEODETIC MAP
1" = 2000'

LIST OF ABUTTERS* WITHIN 200'

BLOCK	CARD	OWNER	BLOCK	CARD	OWNER
124	2A	KEVIN M. & TRACY A. REYNOLDS 453 SO. LAKE ROAD TIVERTON, RI 02878	127	8A	LEON J. & LYNN A. SYLVIA 428 SO. LAKE ROAD TIVERTON, RI 02878
124	4	IAN MAXWELL WALKER 419 SO. LAKE ROAD TIVERTON, RI 02878	127	8C	THOMAS J. KING & JEAN S. AMARAL 410 SO. LAKE ROAD TIVERTON, RI 02878
124	6	DAVID M. BOLAND 110 FORAND LANE TIVERTON, RI 02878	214	1A	RICHARD K. ST.AUBIN 10 COLEBROOK ROAD LITTLE COMPTON, RI 02837
124	25	STATE OF RI & PROVIDENCE PLANTATIONS DEM OFFICE OF LEGAL SERVICES 235 PROMENADE STREET PROVIDENCE, RI 02908-5767	214	25,26,27	EILEEN O'BRIEN, TRUSTEE 10 COLD BROOK ROAD LITTLE COMPTON, RI 02837
127	8	AMICABLE CONGREGATIONAL CHURCH C/O TREASURER 3736 MAIN ROAD TIVERTON, RI 02878			

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED **NOV 18 2010** FILE # **10-D183**
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT COMPTON TOWN OFFICE

OWNER: AMICABLE CONGREGATIONAL CHURCH
c/o EDWARD OUELLETTE
3804 MAIN ROAD
TIVERTON, RI 02878

APPLICANT: ISLAND AVENUE REALTY, LLC.
104 BLUEBERRY LANE
TIVERTON, RI 02878

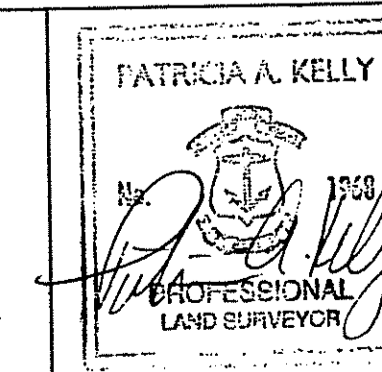
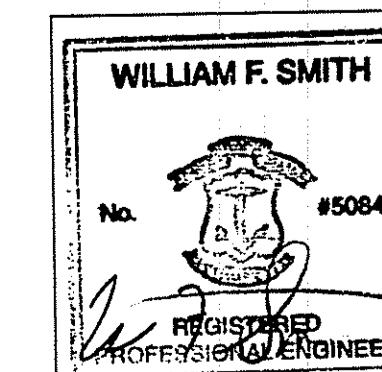
RURAL FRONTAGE SUBDIVISION PLAN
COVER SHEET
OWNER:
AMICABLE CONGREGATIONAL CHURCH
MAP 3-3 BLOCK 124 CARD 5
SOUTH LAKE ROAD
TIVERTON, RHODE ISLAND

SCALE: AS NOTED DATE: AUGUST 23, 2010

Civil Engineering Concepts, Inc.
364 MAIN STREET
LITTLE COMPTON, RI 02837
PH: (401) 592-0177
FAX: (401) 592-0178

P.O. BOX 5323
NEW BEDFORD, MA. 02741
(508) 990-4900
EMAIL: wsmithccc@aol.com

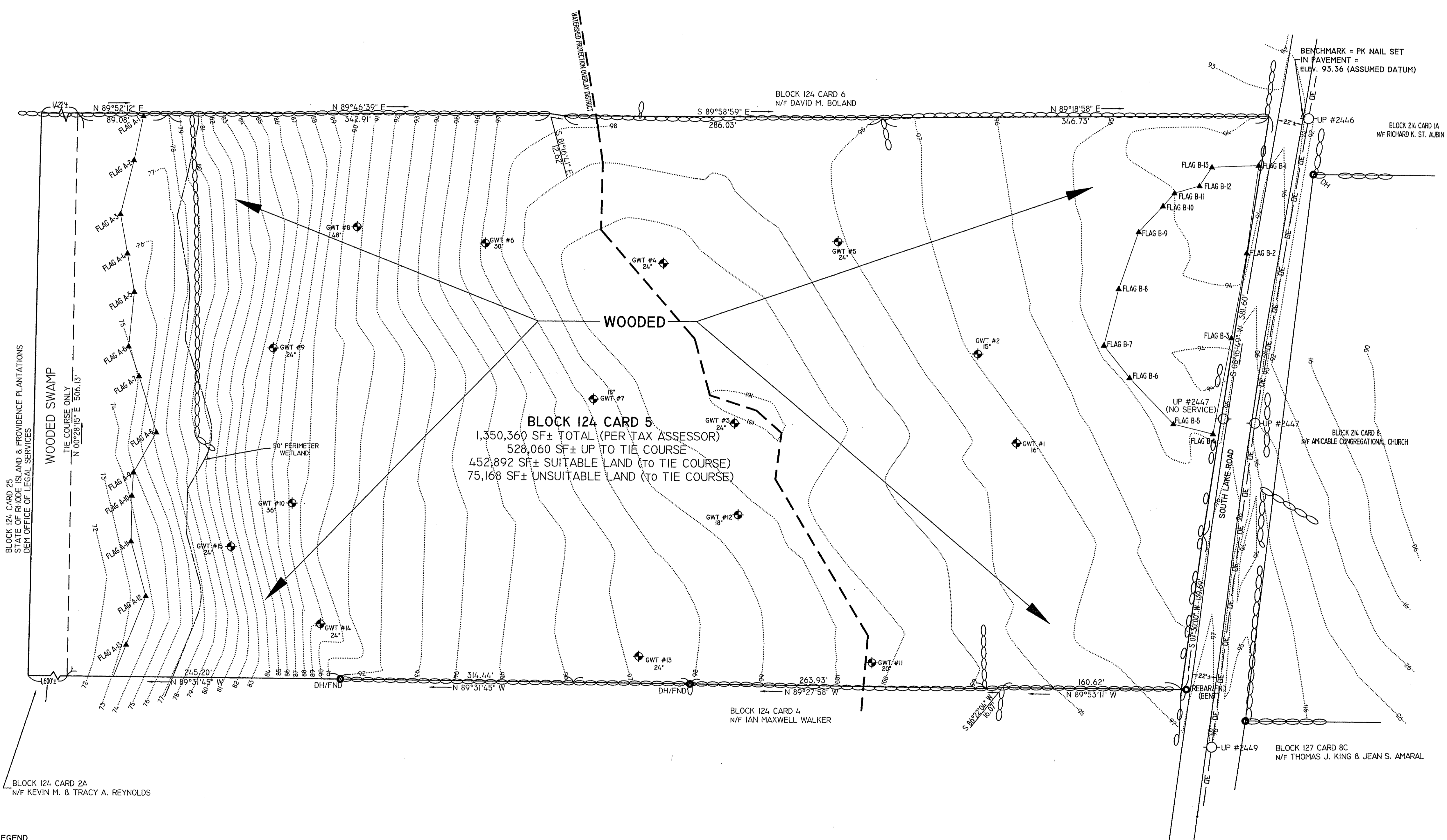
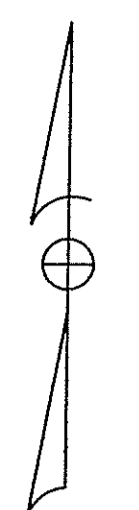
SHEET 1 OF 5



REVISIONS:

#3: 11/5/10: NO REVISIONS THIS SHEET
#4: 9/29/10: NO REVISIONS THIS SHEET
#1: 9/17/10: NO REVISIONS THIS SHEET

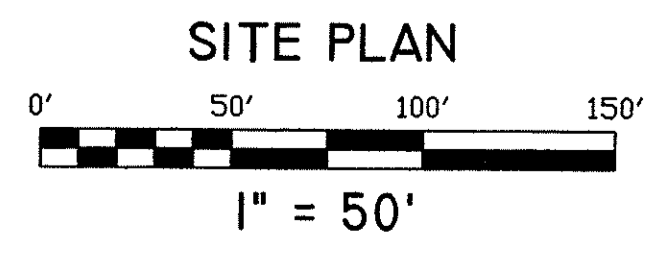
* SOURCE: STATE OF RHODE ISLAND, TOWN OF TIVERTON ON-LINE PROPERTY VIEWER DATE: 8/23/2010



BLOCK 124 CARD 5
 1,350,360 SF± TOTAL (PER TAX ASSESSOR)
 528,060 SF± UP TO TIE COURSE
 452,892 SF± SUITABLE LAND (TO TIE COURSE)
 75,168 SF± UNSUITABLE LAND (TO TIE COURSE)

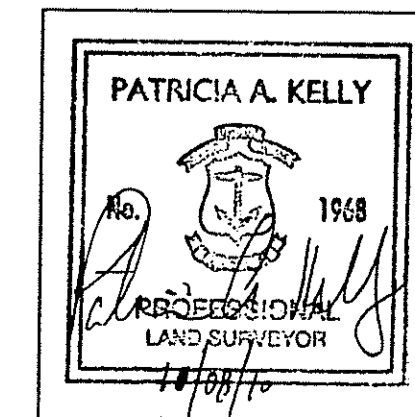
- NOTES:**
- OWNER/APPLICANT:
 OWNER: AMICABLE CONGREGATIONAL CHURCH
 c/o EDWARD OUELLETTE
 5004 MAIN ROAD
 TIVERTON, RHODE ISLAND 02878
 APPLICANT: ISLAND AVENUE REALTY, LLC.
 104 BLUEBERRY LANE
 TIVERTON, RHODE ISLAND 02878
 - ASSESSOR'S REFERENCE: BLOCK 124 CARD 5
 - DEED REFERENCE: BOOK 599 PAGE 92
 - ZONE: R-80
 MINIMUM LOT AREA = 80,000 SF
 MINIMUM LOT WIDTH = 200 FEET
 MINIMUM FRONT YARD = 50 FEET
 MINIMUM SIDE YARD = 35 FEET
 MINIMUM REAR YARD = 80 FEET
- WATERSHED OVERLAY PROTECTION DISTRICT
 (ARTICLE VIII SECTION 3 & (2))
 MINIMUM LOT DENSITY = 100,000 SF / SINGLE FAMILY RESIDENTIAL UNIT
- RURAL RESIDENTIAL DEVELOPMENT DIMENSIONAL REQUIREMENTS
 MINIMUM LOT AREA = 30,000 SF
 MINIMUM LOT WIDTH = 120 FEET
 MINIMUM LOT FRONTAGE = 50 FEET
 MINIMUM FRONT YARD = 40 FEET
 MINIMUM SIDE YARD = 20 FEET
 MINIMUM REAR YARD = 40 FEET
- A PORTION OF THIS LOT IS WITHIN THE SECONDARY PROTECTION AREA OF THE NONQUIT POND WATERSHED OVERLAY PROTECTION DISTRICT.
 - SITE IS DEPICTED ON FLOOD INSURANCE RATE MAP(FIRM) TOWN OF TIVERTON, RHODE ISLAND, NEWPORT COUNTY, COMMUNITY PANEL NUMBER 44.0012 0008 C, MAP REVISED SEPTEMBER 30, 1995, BEING AN AREA IN ZONE C - AREA OF MINIMAL FLOODING.
 - DENSITY CALCULATIONS: TOTAL PARCEL AREA = 1,350,360 SF± (PER TAX ASSESSOR)
 WATERSHED OVERLAY PROTECTION DISTRICT:
 TOTAL AREA 1,350,360 SF = TOTAL UNITS 100,000 SF = 13.5 OR 13 UNITS
 R-80:
 TOTAL AREA (TO TIE COURSE) - UNSUITABLE AREA = TOTAL UNITS
 80,000 SF
 528,058 SF - 75,168 SF = 5.6 OR 5 LOTS (4 PROPOSED)
 80,000 SF
 - ALL LOTS TO BE SERVICED BY ON-SITE WASTEWATER TREATMENT SYSTEMS, PRIVATE WELLS, UNDERGROUND ROOF RUNOFF RECHARGE SYSTEMS, OVERHEAD CATV, OVERHEAD TELEPHONE, AND OVERHEAD ELECTRIC. ALL ROOF RUNOFF WILL BE COLLECTED AND DISCHARGE TO THE ROOF RECHARGE SYSTEMS.
 - ENVIRONMENTAL DATUM IS ASSUMED.
 - WETLAND LINES AS DEPICTED ON THIS PLAN HAVE BEEN VERIFIED BY RIDEM ON AUGUST 16, 2010, SEE RIDEM FILE #10-0136.
 - AN ENVIRONMENTAL REVIEW STATEMENT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE WATERSHED PROTECTION OVERLAY DISTRICT.
- NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONS. *Patricia A. Kelly*

- LEGEND**
- 100--- EXISTING CONTOUR
 - STONE WALL
 - MONUMENT FOUND
 - ▲ DELINEATED WETLAND EDGE
 - 50' PERIMETER WETLAND
 - UP #0 EXISTING UTILITY POLE
 - ⊕ GWT #0 GROUND WATER TABLE TEST
 - DH/FND DRILL HOLE/FOUND
 - WATERSHED PROTECTION OVERLAY DISTRICT BOUNDARY
 - EXISTING OVERHEAD ELECTRIC, TELEPHONE, & CATV



PROPERTY LINE INFORMATION SHOWN ON THIS PLAN CONFORMS TO A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. TOPOGRAPHIC FEATURES CONFORM TO A CLASS III SURVEY STANDARD.

Patricia A. Kelly 4/18/10
 PATRICIA A. KELLY, PLS #1068

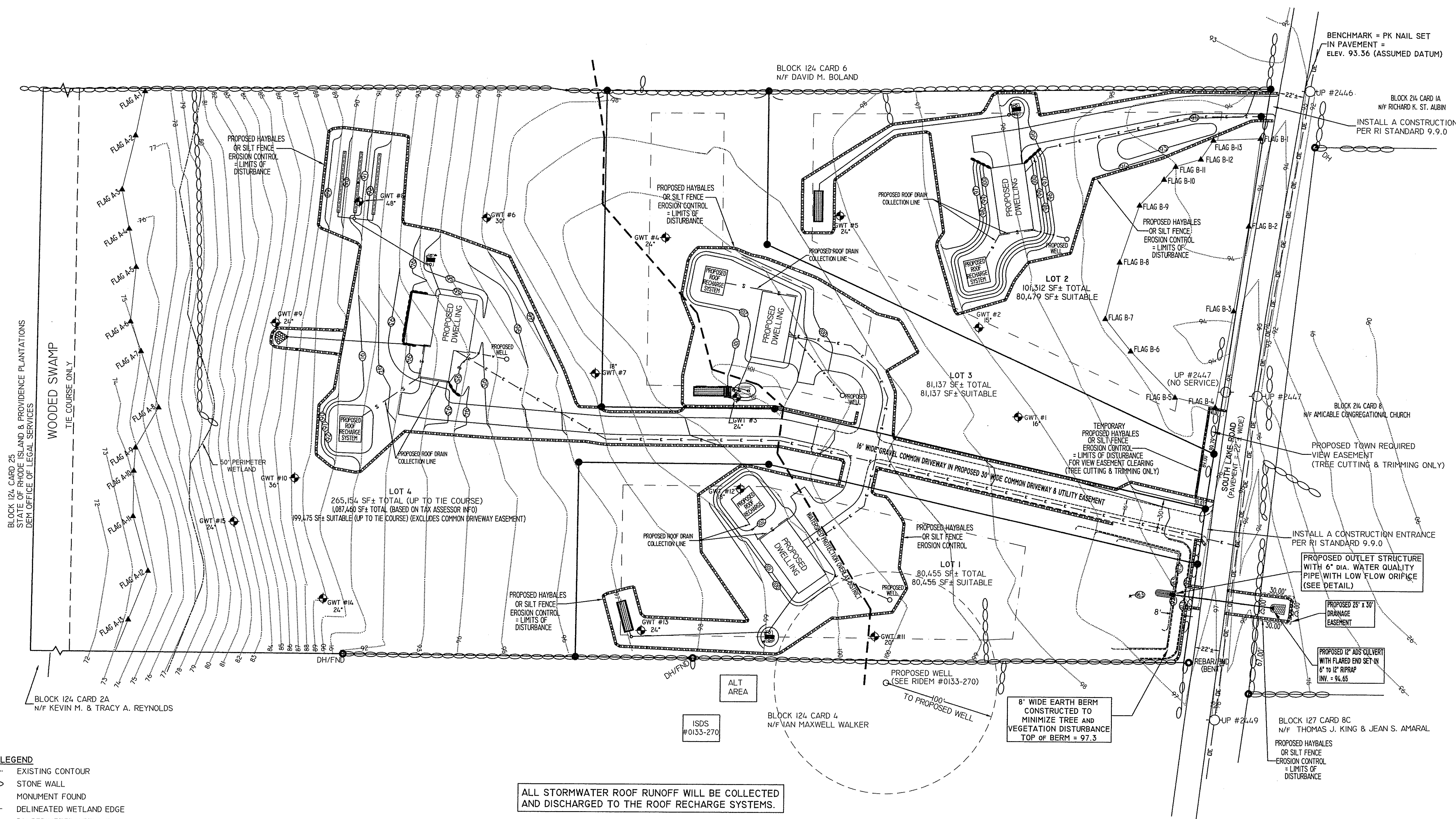
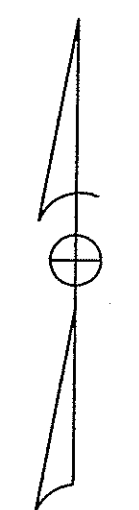


REVISIONS:	DATE	DESCRIPTION
#3:	11/05/10:	REVISE NOTE #8
#2:	9/29/10:	SHOW ADDITIONAL TOPO
#1:	9/17/10:	PER C.O.C. COMMENTS

RURAL FRONTAGE SUBDIVISION PLAN
 EXISTING CONDITIONS
 PREPARED FOR
AMICABLE CONGREGATIONAL CHURCH
 MAP 3-3 BLOCK 124 LOT 5
 SOUTH LAKE ROAD
 TIVERTON, RHODE ISLAND
 SCALE: 1" = 50'
 DATE: AUGUST 23, 2010

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

SHEET 2 OF 5



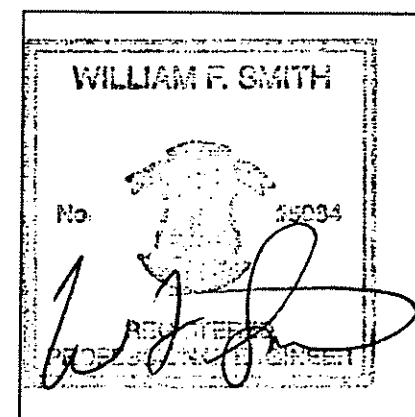
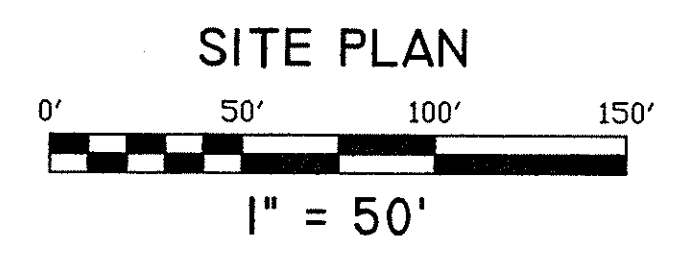
LOT AREA TABLE			
LOT	TOTAL AREA	SUITABLE AREA	UNSUITABLE AREA
LOT 1	80,455 SF±	80,455 SF±	0 SF±
LOT 2	101,312 SF±	80,479 SF±	20,833 SF±
LOT 3	81,137 SF±	81,137 SF±	0 SF±
LOT 4	265,154 SF±*	199,475 SF±*	65,679 SF±*

* = AREA UP TO THE COURSE ONLY
(COMMON DRIVEWAY EASEMENT HAS BEEN CALCULATED AS UNSUITABLE AREA)

- NOTES:**
- OWNER/APPLICANT:
OWNER: AMICABLE CONGREGATIONAL CHURCH
670 EDWARD OUELLETTE
3804 MAIN ROAD
TIVERTON, RHODE ISLAND 02878
APPLICANT: ISLAND AVENUE REALTY, LLC.
104 BLUESBERRY LANE
TIVERTON, RHODE ISLAND 02878
 - ASSESSOR'S REFERENCE: BLOCK 124 CARD 5
 - DEED REFERENCE: BOOK 599 PAGE 92
 - ZONE: R-80
MINIMUM LOT AREA = 80,000 SF
MINIMUM LOT WIDTH = 200 FEET
MINIMUM FRONT YARD = 50 FEET
MINIMUM SIDE YARD = 35 FEET
MINIMUM REAR YARD = 80 FEET
 - WATERSHED OVERLAY PROTECTION DISTRICT (ARTICLE VIII SECTION 3 A (2))
MINIMUM LOT DENSITY = 100,000 SF / SINGLE FAMILY RESIDENTIAL UNIT
 - RURAL RESIDENTIAL DEVELOPMENT DIMENSIONAL REQUIREMENTS
MINIMUM LOT AREA = 30,000 SF
MINIMUM LOT WIDTH = 120 FEET
MINIMUM LOT FRONTAGE = 50 FEET
MINIMUM FRONT YARD = 40 FEET
MINIMUM SIDE YARD = 20 FEET
MINIMUM REAR YARD = 40 FEET
 - A PORTION OF THIS LOT IS WITHIN THE SECONDARY PROTECTION AREA OF THE NONQUIT POND WATERSHED OVERLAY PROTECTION DISTRICT.
 - SITE IS DEPICTED ON FLOOD INSURANCE RATE MAP(FIRM) TOWN OF TIVERTON, RHODE ISLAND, NEWPORT COUNTY, COMMUNITY PANEL NUMBER 44002 0008 C, MAP REVISED SEPTEMBER 30, 1995, BEING AN AREA IN ZONE C - AREA OF MINIMAL FLOODING.
 - DENSITY CALCULATIONS: TOTAL PARCEL AREA = 1,350,360 SF± (PER TAX ASSESSOR)
WATERSHED OVERLAY PROTECTION DISTRICT:
TOTAL AREA = 1,350,360 SF ± = 13.5 OR 13 UNITS
100,000 SF = TOTAL UNITS 100,000 SF ± = 13.5 OR 13 UNITS
R-80:
TOTAL AREA (TO THE COURSE) - UNSUITABLE AREA = TOTAL UNITS
80,000 SF
528,058 SF - 75,168 SF = 5.6 OR 5 LOTS (4 PROPOSED)
80,000 SF
 - ALL LOTS TO BE SERVICED BY ON-SITE WASTEWATER TREATMENT SYSTEMS. PRIVATE WELLS, UNDERGROUND ROOF RUNOFF RECHARGE SYSTEMS, OVERHEAD CATV, OVERHEAD TELEPHONE, AND OVERHEAD ELECTRIC. ALL ROOF RUNOFF WILL BE COLLECTED AND DISCHARGED TO THE ROOF RECHARGE SYSTEMS.
 - ELEVATION DATUM IS ASSUMED: DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 - WETLAND LINES AS DEPICTED ON THIS PLAN HAVE BEEN VERIFIED BY RIDEM ON AUGUST 16, 2010. SEE RIDEM FILE #10-0136-0101 WETLANDS PROGRAM
 - AN ENVIRONMENTAL REVIEW STATEMENT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE WATERSHED PROTECTION OVERLAY DISTRICT LETTER OF APPROVAL DATED NOV 18 2010 FILE # 10-0183 AND CHANGES ALLOWED WITHOUT PRIOR APPROVAL APPROVED BY RIDEM FILE #10-0136-0101 WETLANDS PROGRAM

- LEGEND**
- 100' --- EXISTING CONTOUR
 - STONE WALL
 - MONUMENT FOUND
 - DELINEATED WETLAND EDGE
 - 50' PERIMETER WETLAND
 - UP #0 UTILITY POLE
 - ◆ GROUND WATER TABLE TEST
 - DH/FND DRILL HOLE/FOUND
 - WATERSHED PROTECTION OVERLAY DISTRICT BOUNDARY
 - BUILDING ENVELOPE
 - PROPOSED 30' WIDE COMMON DRIVEWAY EASEMENT
 - PROPOSED HAYBALES OR SILT FENCE EROSION CONTROL = LIMITS OF DISTURBANCE
 - PROPOSED CONTOUR
 - PROPOSED OVERHEAD ELECTRIC, OVERHEAD CATV & OVERHEAD TELEPHONE
 - PROPOSED CONCRETE BOUND OR DRILL HOLE TO BE SET
 - EXISTING OVERHEAD ELECTRIC, TELEPHONE, & CATV
 - PROPOSED ROOF DRAIN COLLECTION LINE

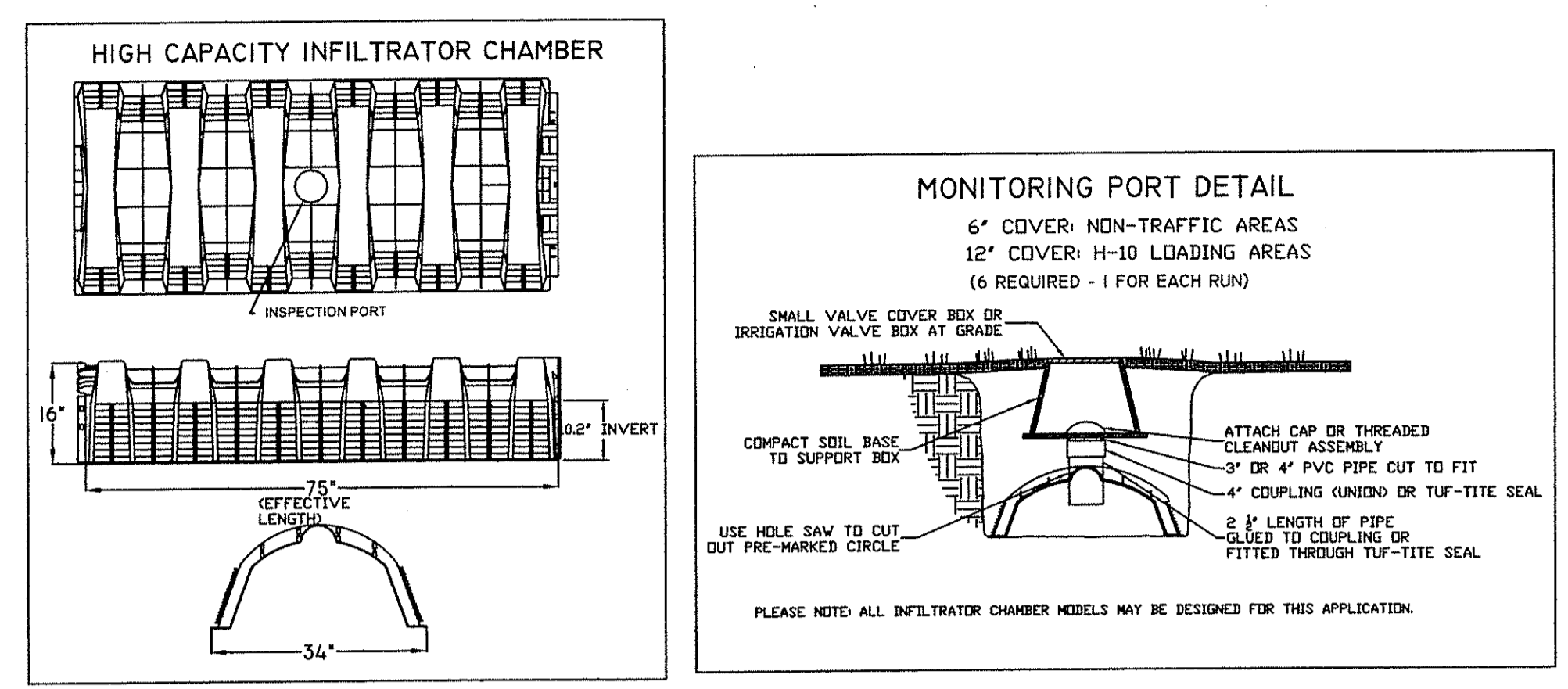
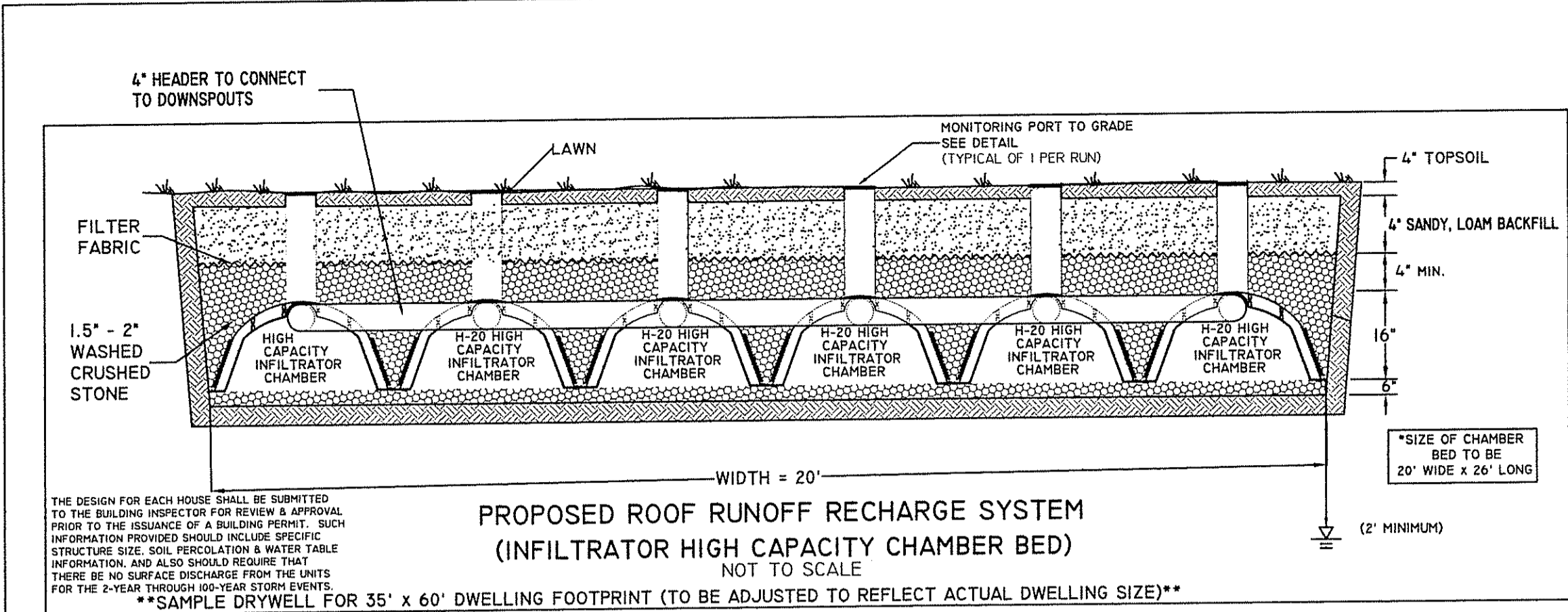
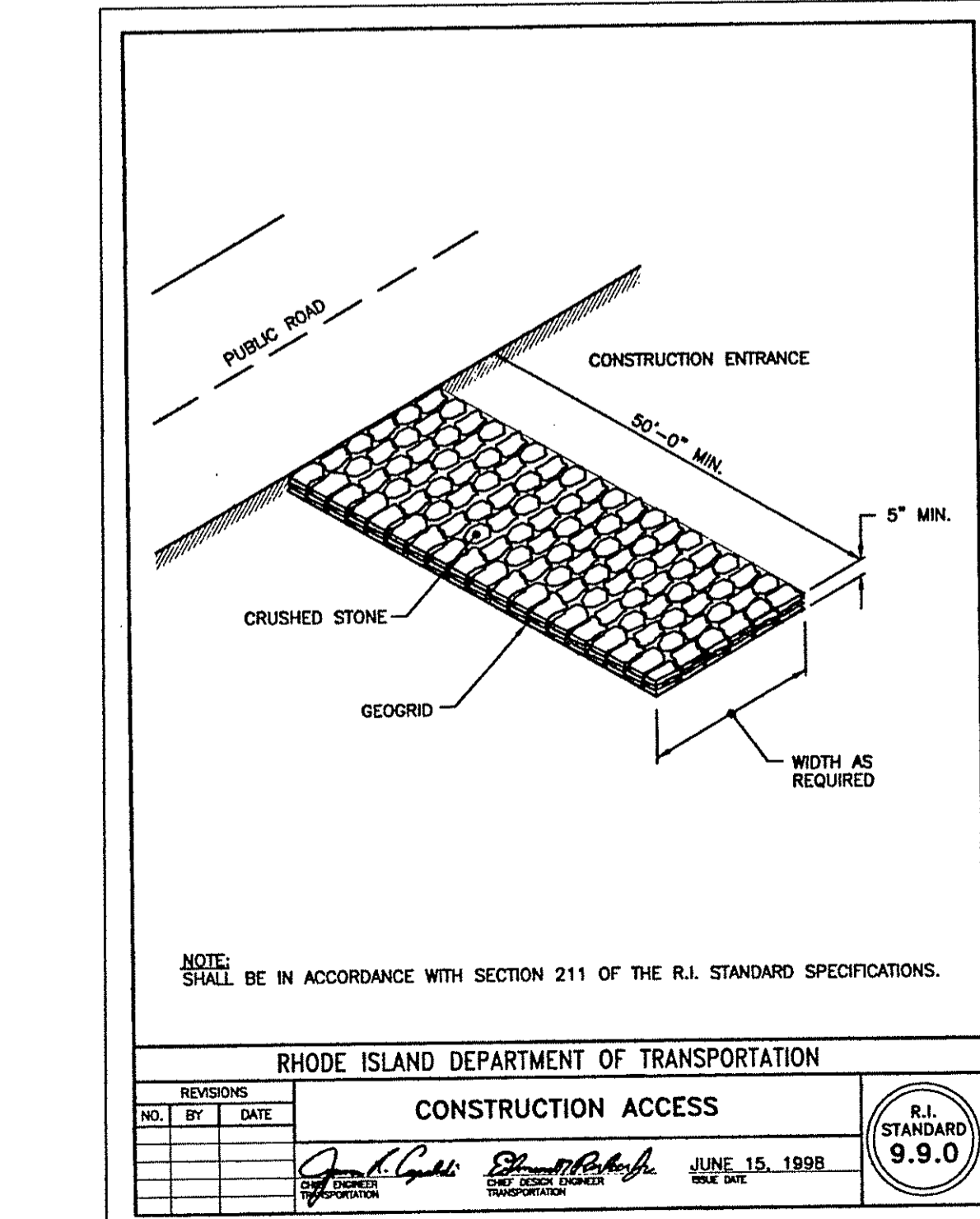
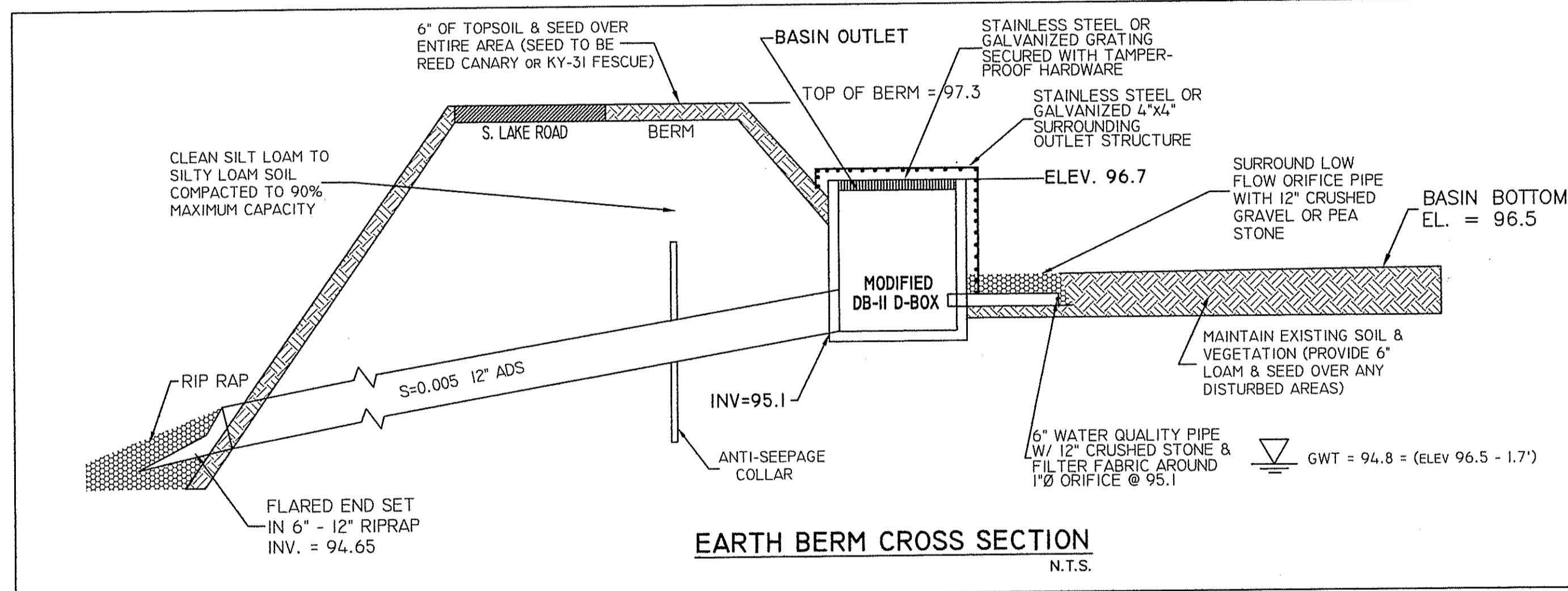
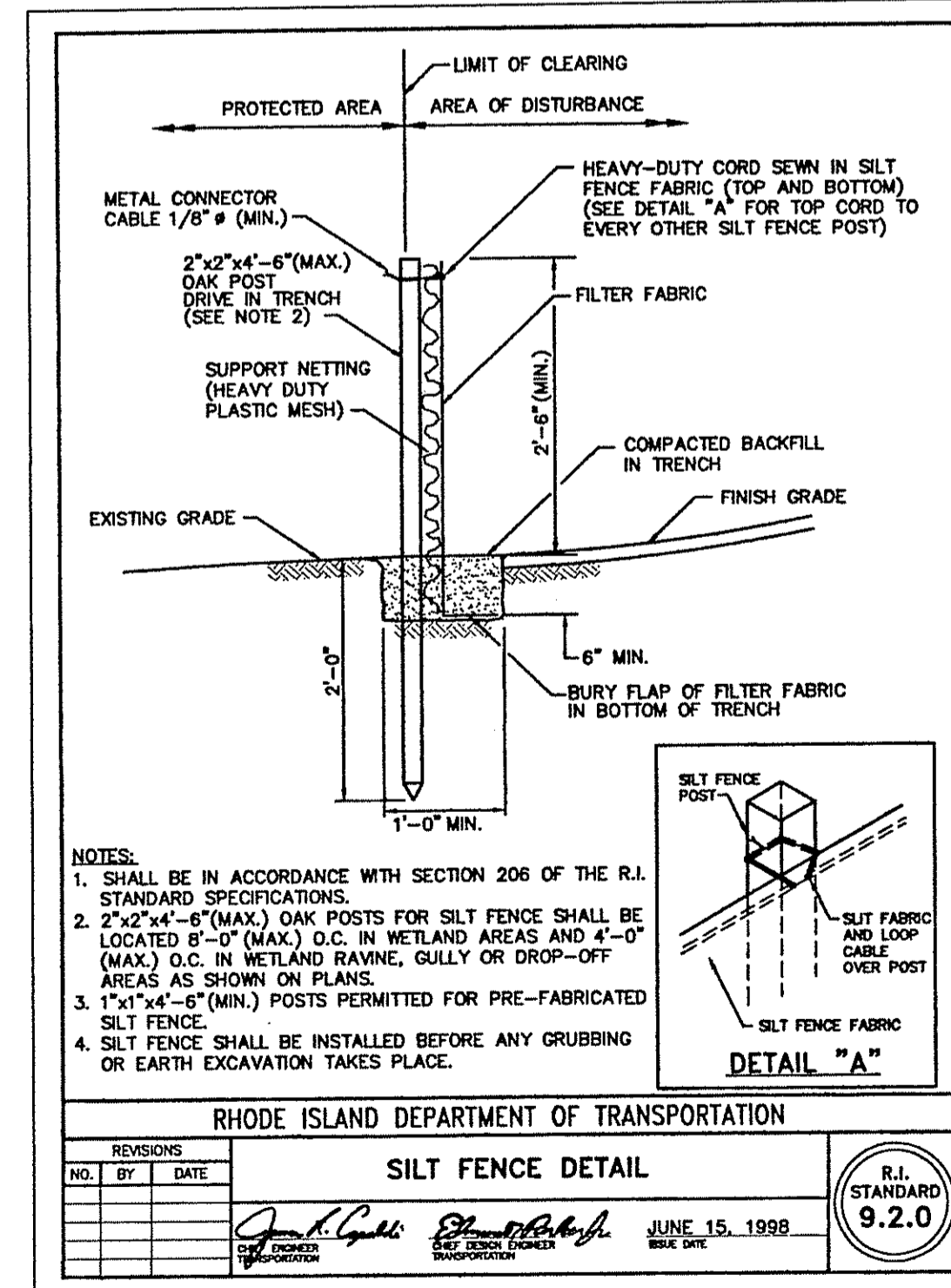
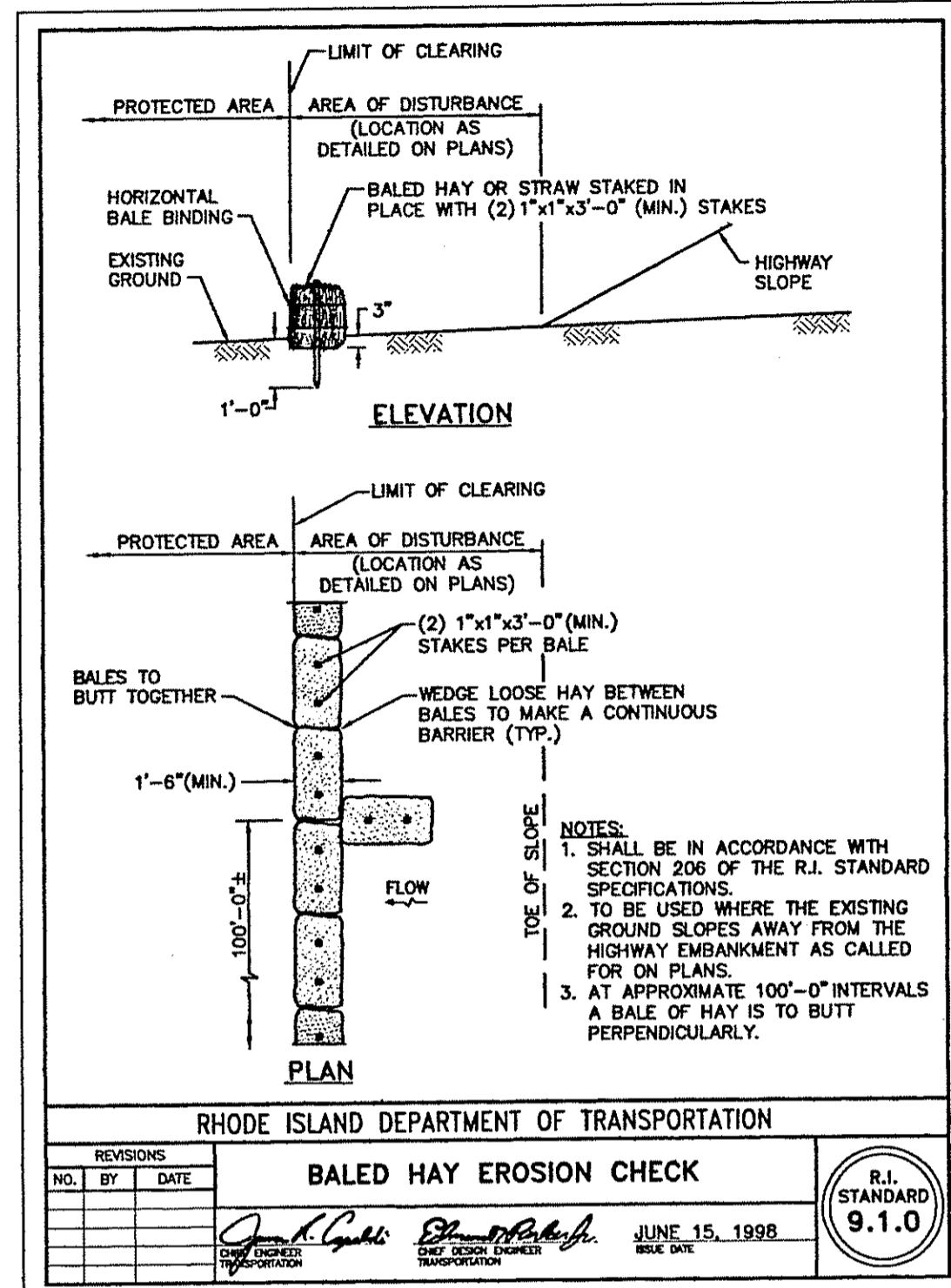
ALL STORMWATER ROOF RUNOFF WILL BE COLLECTED AND DISCHARGED TO THE ROOF RECHARGE SYSTEMS.



- REVISIONS:
- #3: 11/05/10: PER RIDEM REVIEW COMMENTS
 - #2: 9/29/10: SHOW ADDITIONAL TOPO, MOVE RECHARGE SYSTEMS, ETC.
 - #1: 9/7/10: PER C.O.C. COMMENTS

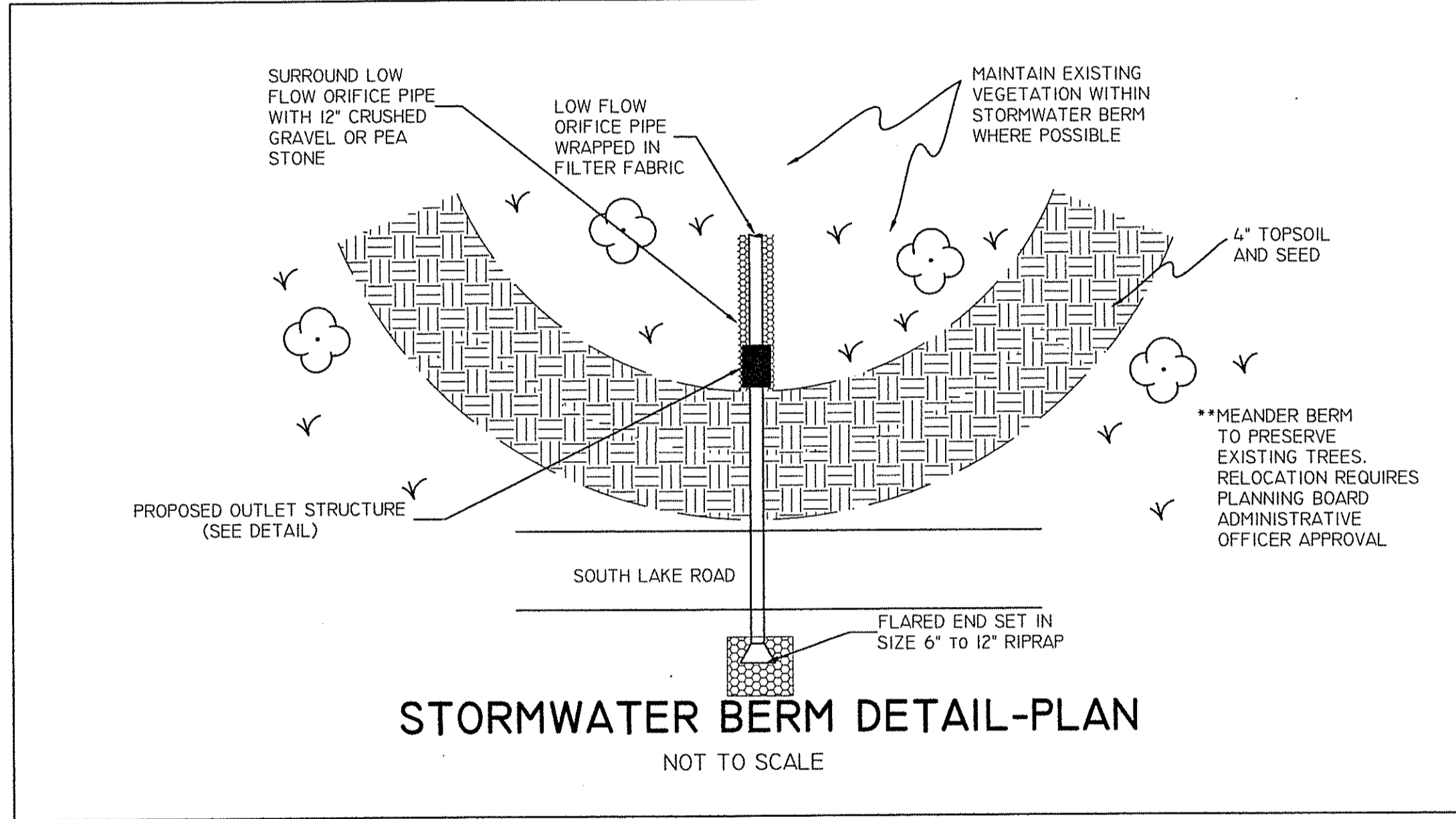
RURAL FRONTAGE SUBDIVISION PLAN
PROPOSED SITE & UTILITY PLAN
 PREPARED FOR
AMICABLE CONGREGATIONAL CHURCH
 MAP 3-3 BLOCK 124 LOT 5
 SOUTH LAKE ROAD
 TIVERTON, RHODE ISLAND
 SCALE: 1" = 50' DATE: AUGUST 23, 2010

Civil Engineering Concepts, Inc.
 36A MAIN STREET P.O. BOX 5323
 LITTLE COMPTON, RI 02837 NEW BEDFORD, MA 02742
 PH: (401) 592-0177 (508) 990-4900
 #1: (401) 592-0178 EMAIL: wsmithce@aol.com
 SHEET 4 OF 5 JOB#: 10-055



TYPICAL ROOF RUNOFF RECHARGE SYSTEM DETAILS

NOT TO SCALE



STORMWATER SYSTEM MAINTENANCE PLAN

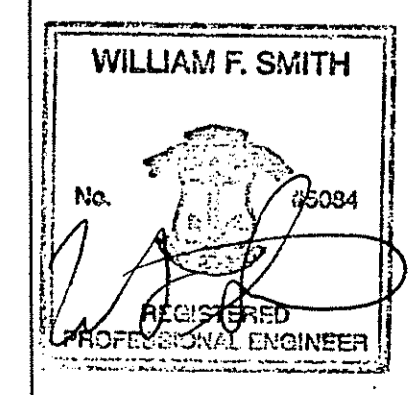
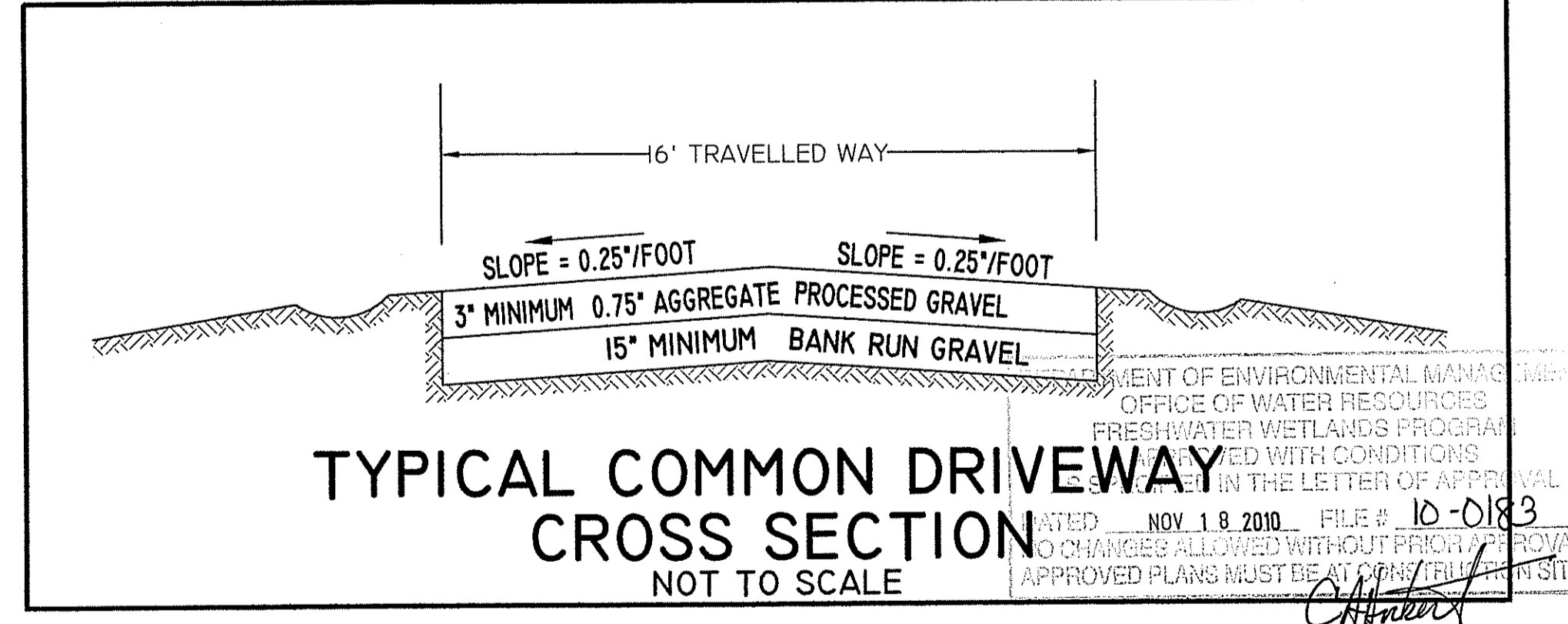
Maintenance Schedule and Tasks:
Routine maintenance of the stormwater management system shall occur as follows:

- Whenever 6 inches of silt has accumulated in the berm, the sediments shall be removed by mechanical or vacuum equipment. All sediments shall be removed from the site and disposed of at an approved disposal facility. This work will be accomplished within 1 year after installation by the developer and at least every 10 years thereafter by the Property Owner.
- The vegetated condition of the berm or downstream discharge shall be inspected annually. Any erosion of channels or banks, any excessive seepage or any loss of vegetative cover shall be promptly repaired using standard landscaping practices. Mowing of side slopes of the berm embankments shall be performed at least once during growing season (after August 15th) to ensure that woody growth does not take root. All trash and debris will be removed from the pond at that time. This work shall be accomplished by the Property Owner.
- The outlet structure and outflow channel will be inspected monthly by the developer for the first 6 months to insure proper operation and at least semi-annually thereafter by the Property Owner.
- Re-seeding of any eroded or bare spots in and around the basin shall be done immediately following identification to prevent additional soil erosion. This work shall be accomplished by the Property Owner.

The Property Owner will be responsible for all maintenance required of the Berm, Outlet Structure, and Drainage Discharges. The Town of Tiverton may take appropriate legal action against the Property Owner for failure to perform any and all required maintenance activities as outlined herein. The maintenance requirements will be recorded in the deeds to the lots. A Homeowners Association may be established for these purposes in lieu of the property owner.

EROSION AND SEDIMENT CONTROL:
Elements of the Erosion and Sediment Control Plan are as follows:

- A haybale checkdam or silt fence will be installed along the limits of disturbance as shown on the site plan.
- A stone construction entrance will be installed at the common driveway entrance (and at the entrance to lot 4) prior to work commencing on lot 4) to minimize transport of sediment by vehicles at the site.
- Drainage system will be installed prior to any earthwork taking place.
- Lawn and landscape related work would commence as soon as practical after construction of the house, septic system, underground infiltration system and gravel driveway. Newly seeded lawn will be hydroseded or mulched to minimize runoff. Water is to be applied as necessary to minimize dusting and to establish stand of turf. It is estimated that the disturbed areas will remain exposed for no longer than 6 months unless unforeseen conditions arise.
- The owner agrees to allow the building inspector to initiate any additional erosion or sediment control measures necessary to minimize siltation or sedimentation.



**RURAL FRONTAGE SUBDIVISION PLAN
DETAIL SHEET
PREPARED FOR
AMICABLE CONGREGATIONAL CHURCH**

MAP 3-3 BLOCK 124 LOT 5
SOUTH LAKE ROAD
TIVERTON, RHODE ISLAND

SCALE: AS NOTED DATE: AUGUST 28, 2010

Civil Engineering Concepts, Inc.
34A MAIN STREET P.O. BOX 5523
LITTLE COMPTON, RI 02857 NEW BEDFORD, MA 02742
PH: (401) 592-0177 (508) 990-4900
FAX: (401) 592-0178 EMAIL: wsmithccc@aol.com

REVISIONS: #3: 11/05/10: NO REVISIONS THIS SHEET #2: 9/29/10: ADJUST INVERTS, ETC. #1: 9/7/10: PER C.O.C. COMMENTS

SHEET 5 of 5