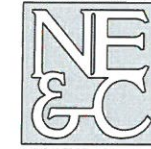


HOWLAND FARM SUBDIVISION

ASSESSOR'S PLAT 129 LOT 53
208 HOWLAND AVENUE
MIDDLETOWN, RHODE ISLAND

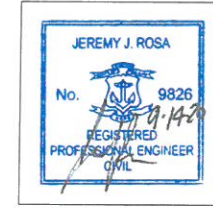
CIVIL ENGINEER:

NORTHEAST ENGINEERS & CONSULTANTS, INC.



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

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 8 VALLEY ROAD MIDDLETOWN RI 02842
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 WWW.NORTHEASTENGINEERS.COM



ENGINEER CERTIFICATION

APPLICANT:

HORAN BUILDING COMPANY
 174 BELLEVUE AVENUE #204
 NEWPORT, RI 02840

OWNER:

ESTATE OF FRANCIS J. NUNES
 36 DIMOND AVENUE
 BRISTOL, RI 02809

SEPTEMBER 10, 2020 PERMIT SET

PLAN INDEX

SITE/CIVIL ENGINEERING PLANS

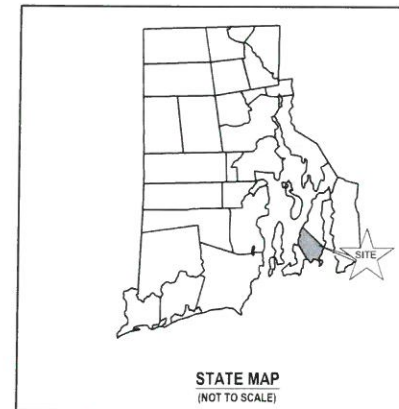
- TITLE SHEET
- VICINITY MAPPING
- SITE CONTEXT MAPS
- SITE ANALYSIS AND EXISTING CONDITIONS
- POTENTIAL CONSERVATION AREA MAP
- POTENTIAL CONSERVATION SUMMARY MAP
- CONSERVATION SUBDIVISION SITE PLAN
- ROAD PROFILE AND CROSS SECTION
- CONVENTIONAL SUBDIVISION SITE PLAN

- SHEET 1
- SHEET 2
- SHEET 3
- SHEET 4
- SHEET 5
- SHEET 6
- SHEET 7
- SHEET 8
- SHEET 9

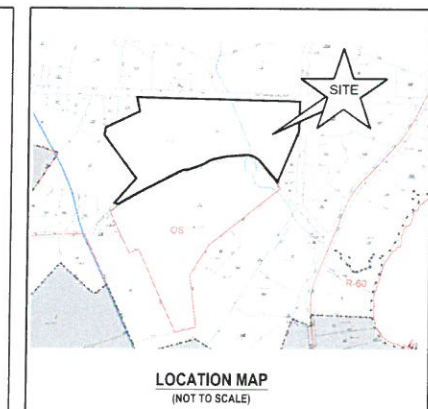


SITE PLAN

SCALE = 1"=80'



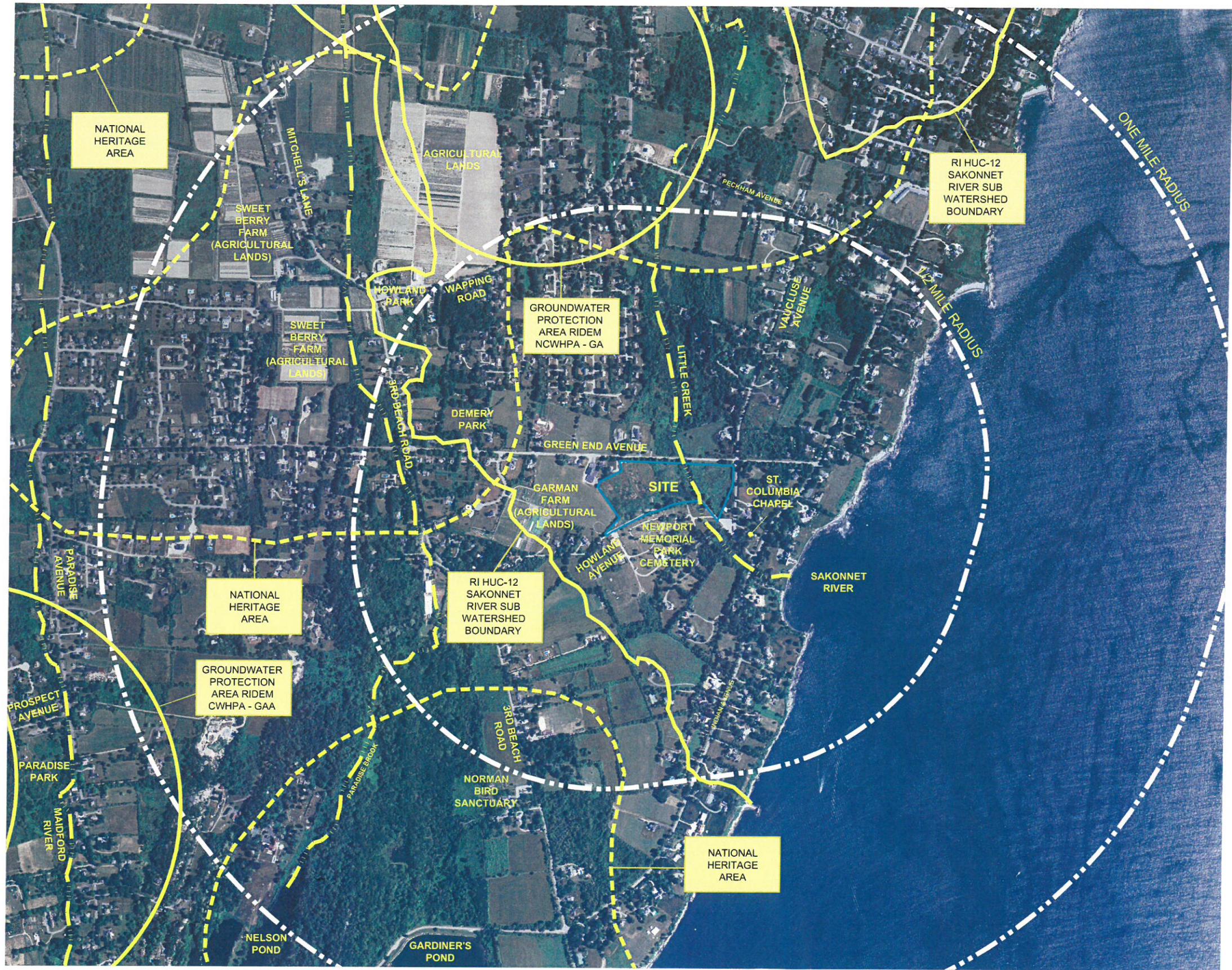
STATE MAP
(NOT TO SCALE)



LOCATION MAP
(NOT TO SCALE)

SUBMISSION AND REVISION SUMMARY

AGENCY OR REVISION	DATE	COMMENTS
TOWN OF MIDDLETOWN	AUG 18, 2020	MASTER PLAN SUBMISSION
TOWN OF MIDDLETOWN	SEP 10, 2020	MASTER PLAN REVISIONS



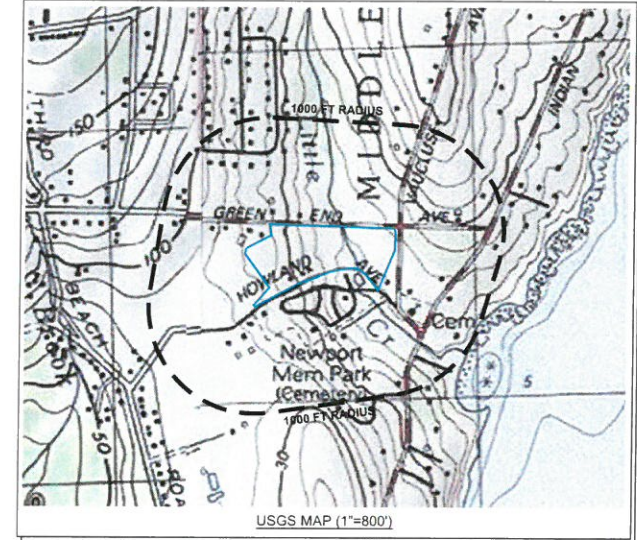
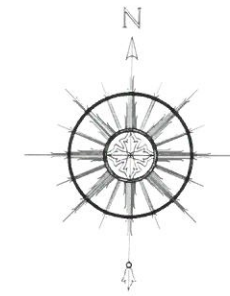
NORTHEAST ENGINEERS & CONSULTANTS, INC.



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

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USGS MAP (1"=800')

No.	Revision	Date	App.
Designed By: JJR	Drawn by: JJR	Checked by: GES	
Scale: 1"=500'	Date: 10SEP20		

Project Title:
HOWLAND FARM SUBDIVISION
 AP 129 LOT 53
 208 HOWLAND AVENUE
 MIDDLETOWN, RHODE ISLAND

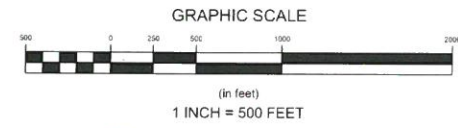
Client/Applicant: HORAN BUILDING COMPANY 174 BELLEVUE AVE #204 NEWPORT, RI 02840	Owner: EST. OF FRANCIS J NUNES 36 DIMOND AVENUE BRISTOL, RI 02809
---	--

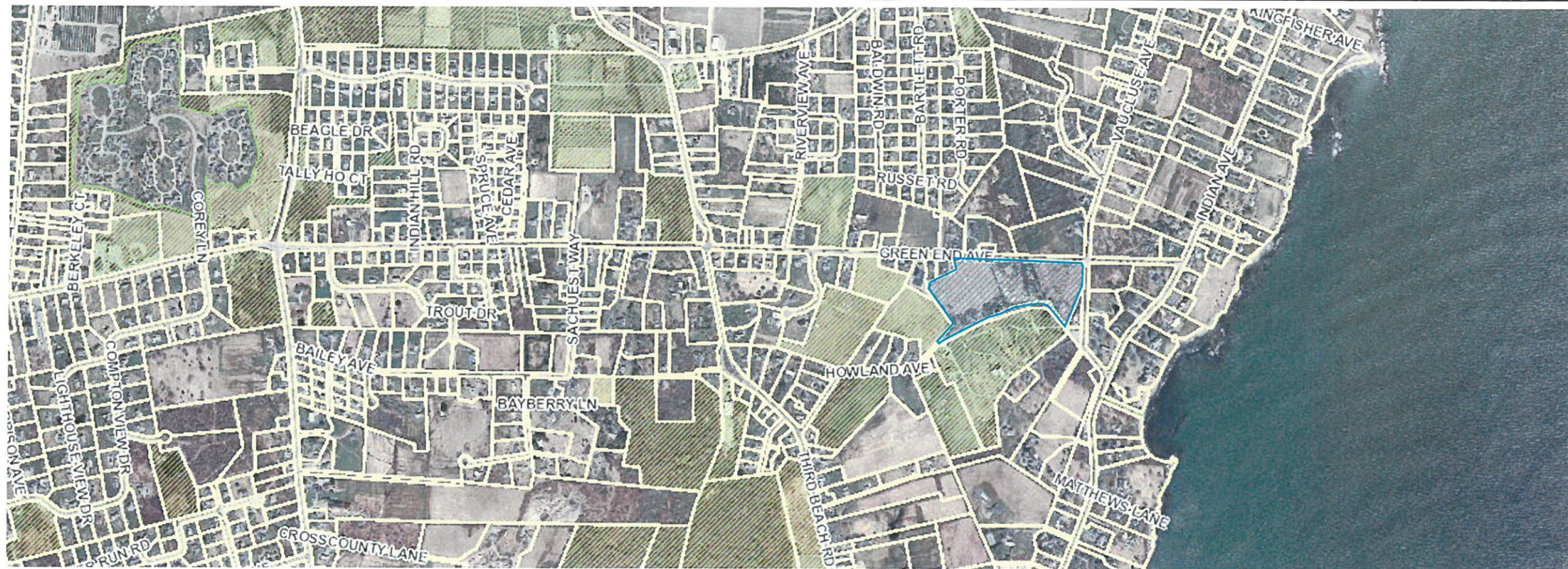
Issued for:
 PERMITTING

Drawing Title:
VICINITY MAPPING

	Drawing Number: C-2
	Sheet 2 of 9
	Project Number: 17221.3
	Survey Index: 13 - 129 - 53

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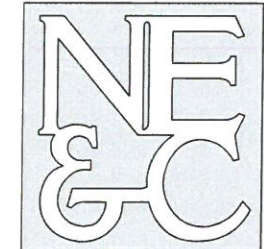




CONSERVATION AND RECREATION LAND

SCALE: 1"=500'

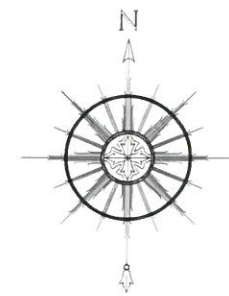
NORTHEAST ENGINEERS & CONSULTANTS, INC.



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

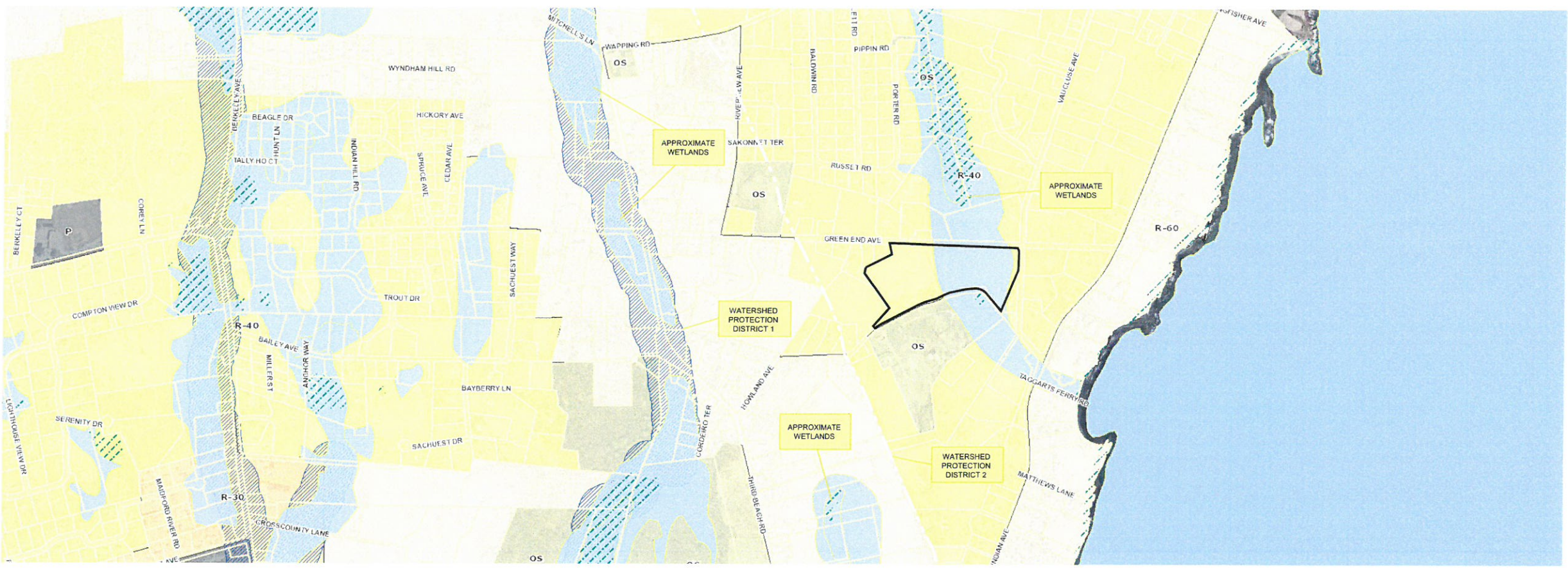
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ZONING DATA LEGEND

- REGULATED AREAS
- Wetlands
- Public Streets
- Transportation
- Water
- Water Protection District 2
- Water Protection District 1



ZONING AND LAND USE MAP

SCALE: 1"=500'

No.	Revision	Date	App.

Designed By: JJR Drawn by: JJR Checked by: GES
Scale: 1"=500' Date: 10SEP20

Project Title:
HOWLAND FARM SUBDIVISION
AP 129 LOT 53
208 HOWLAND AVENUE
MIDDLETOWN, RHODE ISLAND

Client/Applicant: HORAN BUILDING COMPANY
174 BELLEVUE AVE #204
NEWPORT, RI 02840

Owner: EST. OF FRANCIS J NUNES
36 DIMOND AVENUE
BRISTOL, RI 02809

Issued for:
PERMITTING

Drawing Title:
SITE CONTEXT MAPS

Drawing Number:
C-3

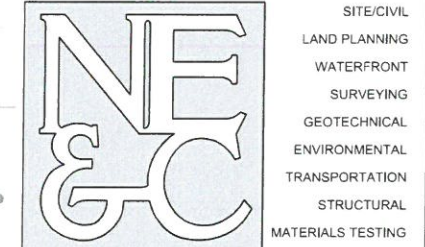
Sheet 3 of 9

Project Number:
17221.3

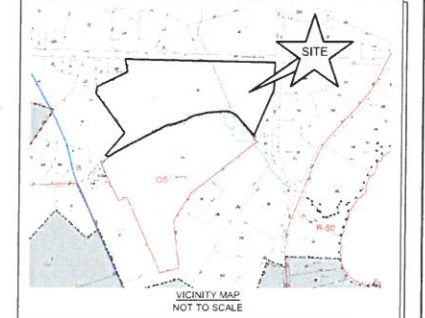
Survey Index:
13 - 129 - 53



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ZONING DATA TABLE: (R-40 ZONE)	
MINIMUM LOT AREA	40,000 SQ. FT.
MINIMUM LOT WIDTH	150 FT.
MINIMUM SETBACKS	
FRONT LINE	40 FT.
SIDE LINE	30 FT.
REAR LINE	60 FT.
ACCESSORY SIDE	30 FT.
ACCESSORY REAR	15 FT.
MAXIMUM LOT COVERAGE	15%
MAXIMUM BUILDING HEIGHT	35 FT.

No.	Revision	Date	App.
Designed By:	Drawn by: JJR	Checked by: GES	
Scale:	1"=60'	Date:	10SEP20
Project Title:			
HOWLAND FARM SUBDIVISION			
AP 129 LOT 53			
208 HOWLAND AVENUE			
MIDDLETOWN, RHODE ISLAND			
Client/Applicant:	Owner:		
HORAN BUILDING COMPANY 174 BELLEVUE AVE #204 NEWPORT, RI 02840	EST. OF FRANCIS J NUNES 36 DIAMOND AVENUE BRISTOL, RI 02809		

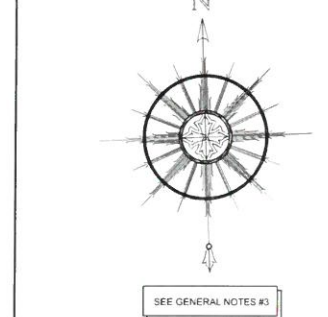
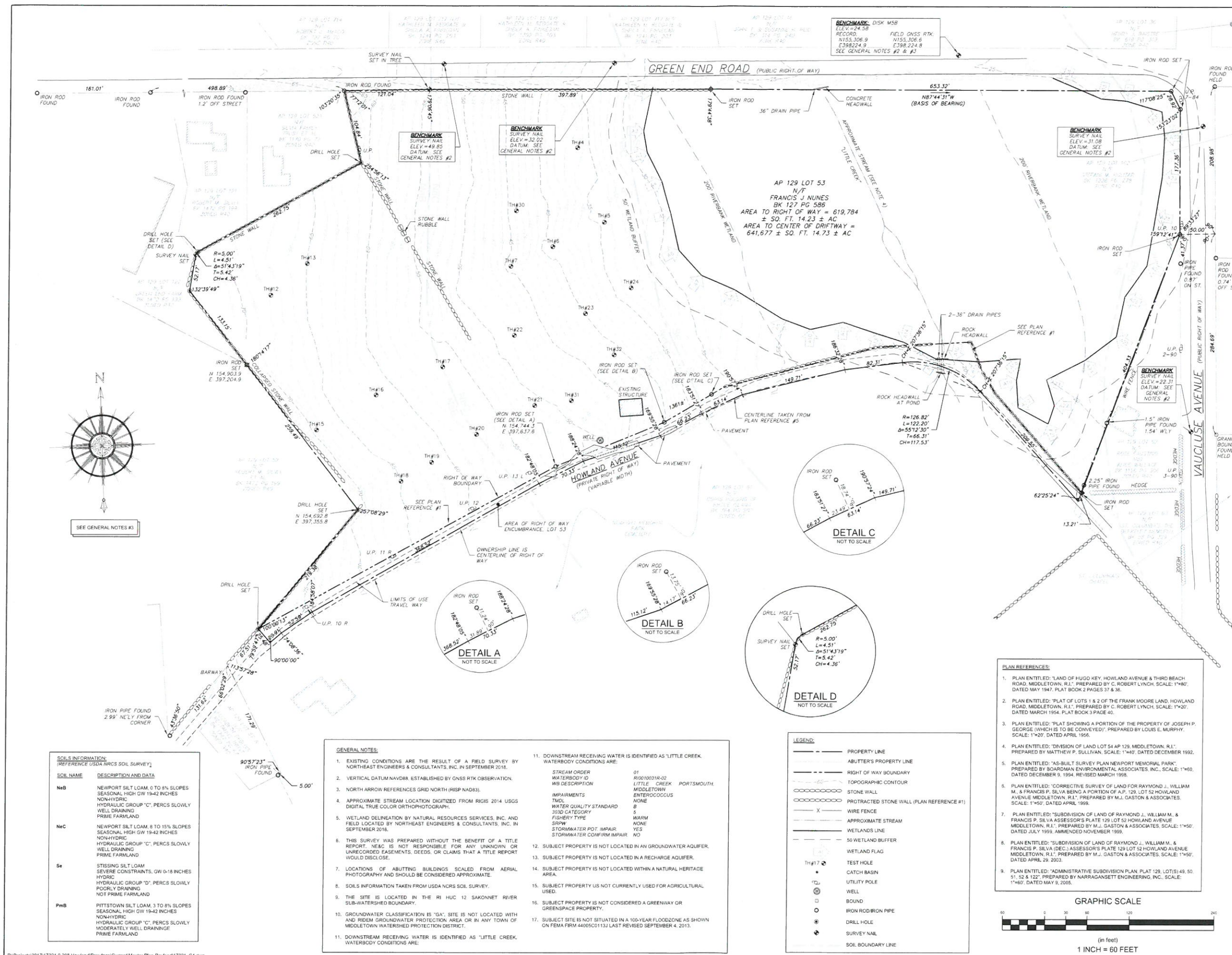
Issued for: **PERMITTING**

Drawing Title:

SITE ANALYSIS & EXISTING CONDITIONS PLAN

Drawing Number:	C-4
Sheet	4 of 9
Project Number:	17221.3
Survey Index:	13 - 129 - 53

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Soil Name	Description and Data
NeB	NEWPORT SILT LOAM, 0 TO 8% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY WELL DRAINING PRIME FARMLAND
NeC	NEWPORT SILT LOAM, 8 TO 15% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY WELL DRAINING PRIME FARMLAND
Se	STESING SILT LOAM SEVERE CONSTRAINTS, GW 0-18 INCHES HYDRIC HYDRAULIC GROUP "D", PERCS SLOWLY POORLY DRAINING NOT PRIME FARMLAND
PmB	PITTSFORD SILT LOAM, 3 TO 8% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY MODERATELY WELL DRAINING PRIME FARMLAND

- GENERAL NOTES:**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN SEPTEMBER 2016.
 - VERTICAL DATUM NAVD83, ESTABLISHED BY GNSS RTK OBSERVATION.
 - NORTH ARROW REFERENCES GRID NORTH (NAD83).
 - APPROXIMATE STREAM LOCATION DIGITIZED FROM RIGIS 2014 USGS DIGITAL TRUE COLOR ORTHOPHOTOGRAPH.
 - WETLAND DELINEATION BY NATURAL RESOURCES SERVICES, INC. AND FIELD LOCATED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN SEPTEMBER 2016.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NEAC IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS, OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
 - LOCATIONS OF ABUTTING BUILDINGS SCALED FROM AERIAL PHOTOGRAPHY AND SHOULD BE CONSIDERED APPROXIMATE.
 - SOILS INFORMATION TAKEN FROM USDA NCRS SOIL SURVEY.
 - THE SITE IS LOCATED IN THE RI HUC 12 SAKONNET RIVER SUB-WATERSHED BOUNDARY.
 - GROUNDWATER CLASSIFICATION IS "G"; SITE IS NOT LOCATED WITH AND RIDEWATER PROTECTION AREA OR IN ANY TOWN OF MIDDLETOWN WATERSHED PROTECTION DISTRICT.
 - DOWNSTREAM RECEIVING WATER IS IDENTIFIED AS "LITTLE CREEK, WATERBODY CONDITIONS ARE:
- | STREAM ORDER | WATERBODY ID | WB DESCRIPTION |
|--------------|---------------|---|
| 01 | R10010031R-02 | LITTLE CREEK PORTSMOUTH MIDDLETOWN ENTEROCOCCUS |
- IMPAIRMENTS: TMDL, WATER QUALITY STANDARD 303D CATEGORY 5
 - FISHERY TYPE: NONE
 - SRPW: NONE
 - STORMWATER POT. IMPAIR: YES
 - STORMWATER CONFIRM IMPAIR: NO
 - SUBJECT PROPERTY IS NOT LOCATED IN AN GROUNDWATER AQUIFER.
 - SUBJECT PROPERTY IS NOT LOCATED IN A RECHARGE AQUIFER.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA.
 - SUBJECT PROPERTY IS NOT CURRENTLY USED FOR AGRICULTURAL USE.
 - SUBJECT PROPERTY IS NOT CONSIDERED A GREENWAY OR GREENSPACE PROPERTY.
 - SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOODZONE AS SHOWN ON FEMA FIRM 44050C0113J LAST REVISED SEPTEMBER 4, 2013.
 - DOWNSTREAM RECEIVING WATER IS IDENTIFIED AS "LITTLE CREEK, WATERBODY CONDITIONS ARE:

LEGEND:

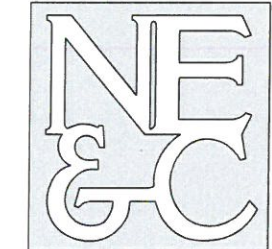
- PROPERTY LINE
- ADJUTER'S PROPERTY LINE
- RIGHT OF WAY BOUNDARY
- TOPOGRAPHIC CONTOUR
- STONE WALL
- PROTRACTED STONE WALL (PLAN REFERENCE #1)
- WIRE FENCE
- APPROXIMATE STREAM
- WETLANDS LINE
- 50 WETLAND BUFFER
- WETLAND FLAG
- TEST HOLE
- CATCH BASIN
- UTILITY POLE
- WELL
- BOUND
- IRON ROD/IRON PIPE
- DRILL HOLE
- SURVEY NAIL
- SOIL BOUNDARY LINE

PLAN REFERENCES:

- PLAN ENTITLED: "LAND OF HUGO KEY, HOWLAND AVENUE & THIRD BEACH ROAD, MIDDLETOWN, R.I.," PREPARED BY C. ROBERT LYNCH, SCALE: 1"=80', DATED MAY 1947, PLAT BOOK 3 PAGES 37 & 38.
- PLAN ENTITLED: "PLAT OF LOTS 1 & 2 OF THE FRANK MOORE LAND, HOWLAND ROAD, MIDDLETOWN, R.I.," PREPARED BY C. ROBERT LYNCH, SCALE: 1"=20', DATED MARCH 1954, PLAT BOOK 3 PAGE 40.
- PLAN ENTITLED: "PLAT SHOWING A PORTION OF THE PROPERTY OF JOSEPH P. GEORGE (WHICH IS TO BE CONVEYED)," PREPARED BY LOUIS E. MURPHY, SCALE: 1"=20', DATED APRIL 1956.
- PLAN ENTITLED: "DIVISION OF LAND LOT 54 AP 129, MIDDLETOWN, R.I.," PREPARED BY MATTHEW P. SULLIVAN, SCALE: 1"=40', DATED DECEMBER 1992.
- PLAN ENTITLED: "AS-BUILT SURVEY PLAN NEWPORT MEMORIAL PARK," PREPARED BY BOARDMAN ENVIRONMENTAL ASSOCIATES, INC., SCALE: 1"=60', DATED DECEMBER 9, 1994, REVISED MARCH 1999.
- PLAN ENTITLED: "CORRECTIVE SURVEY OF LAND FOR RAYMOND J. WILLIAM M. & FRANCIS P. SILVA BEING A PORTION OF A.P. 129, LOT 52 HOWLAND AVENUE MIDDLETOWN, R.I.," PREPARED BY M.J. GASTON & ASSOCIATES, SCALE: 1"=50', DATED APRIL 1999.
- PLAN ENTITLED: "SUBDIVISION OF LAND OF RAYMOND J. WILLIAM M. & FRANCIS P. SILVA ASSESSOR'S PLATE 129 LOT 52 HOWLAND AVENUE MIDDLETOWN, R.I.," PREPARED BY M.J. GASTON & ASSOCIATES, SCALE: 1"=50', DATED JULY 1999, AMENDED NOVEMBER 1999.
- PLAN ENTITLED: "SUBDIVISION OF LAND OF RAYMOND J. WILLIAM M. & FRANCIS P. SILVA (DEC.) ASSESSOR'S PLATE 129 LOT 52 HOWLAND AVENUE MIDDLETOWN, R.I.," PREPARED BY M.J. GASTON & ASSOCIATES, SCALE: 1"=50', DATED APRIL 29, 2003.
- PLAN ENTITLED: "ADMINISTRATIVE SUBDIVISION PLAN, PLAT 129, (LOT) 49, 50, 51, 52 & 122," PREPARED BY NARRAGANSETT ENGINEERING, INC., SCALE: 1"=40', DATED MAY 9, 2005.

GRAPHIC SCALE

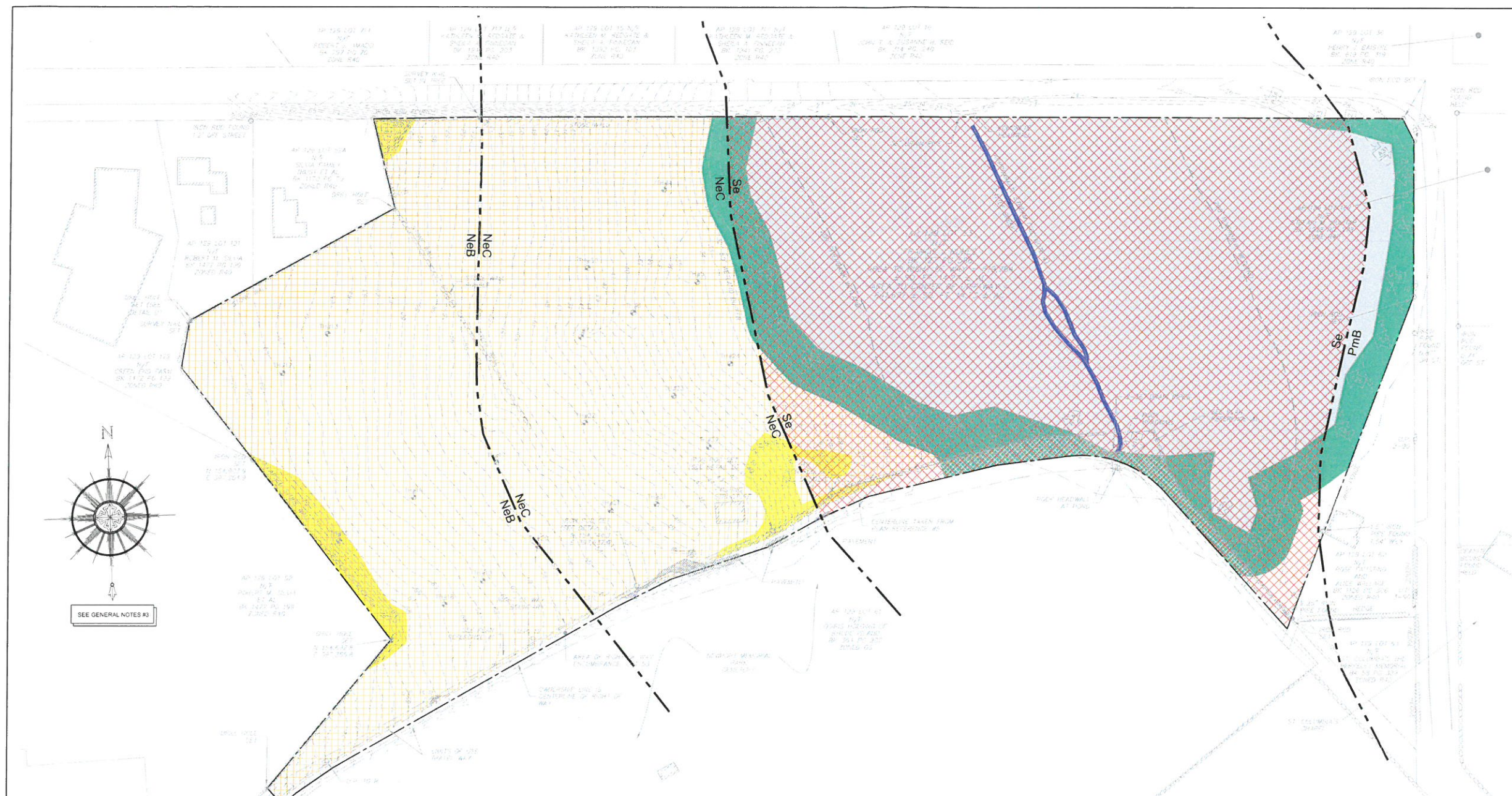
(in feet)
1 INCH = 60 FEET



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No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	18AUG20
Scale:	1" = 60'	Date:	18AUG20

HOWLAND FARM SUBDIVISION
 AP 129 LOT 53
 208 HOWLAND AVENUE
 MIDDLETOWN, RHODE ISLAND

Client/Applicant: HORAN BUILDING COMPANY
 174 BELLEVUE AVE #204
 NEWPORT, RI 02840

Owner: EST. OF FRANCIS J NUNES
 36 DIMOND AVENUE
 BRISTOL, RI 02809

Issued for: PERMITTING

POTENTIAL CONSERVATION AREA MAP

Drawing Number: C-5
 Sheet 5 of 9
 Project Number: 17221.3
 Survey Index: 13 - 129 - 53

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SOILS INFORMATION:
 [REFERENCE USGS NRCS SOIL SURVEY]

SOIL NAME	DESCRIPTION AND DATA
NeB	NEWPORT SILT LOAM, 0 TO 8% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY WELL DRAINING PRIME FARMLAND
NeC	NEWPORT SILT LOAM, 8 TO 15% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY WELL DRAINING PRIME FARMLAND
Se	STISSING SILT LOAM SEVERE CONSTRAINTS, GW 0-18 INCHES HYDRIC HYDRAULIC GROUP "D", PERCS SLOWLY POORLY DRAINING NOT PRIME FARMLAND
PmB	PITTSOVN SILT LOAM, 3 TO 8% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY MODERATELY WELL DRAINING PRIME FARMLAND

- GENERAL NOTES:**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN SEPTEMBER 2018.
 - VERTICAL DATUM NAVD88, ESTABLISHED BY GNSS RTK OBSERVATION.
 - NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
 - APPROXIMATE STREAM LOCATION DIGITIZED FROM RIGIS 2014 USGS DIGITAL TRUE COLOR ORTHOPHOTOGRAPH.
 - WETLAND DELINEATION BY NATURAL RESOURCES SERVICES, INC. AND FIELD LOCATED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN SEPTEMBER 2018.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NE&C IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS, OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
 - LOCATIONS OF ABUTTING BUILDINGS SCALED FROM AERIAL PHOTOGRAPHY AND SHOULD BE CONSIDERED APPROXIMATE.
 - SOILS INFORMATION TAKEN FROM USGS NRCS SOIL SURVEY.
 - THE SITE IS LOCATED IN THE RI HUC 12 SAKONNET RIVER SUB-WATERSHED BOUNDARY.
 - GROUNDWATER CLASSIFICATION IS "GA", SITE IS NOT LOCATED WITHIN A RIDEEM GROUNDWATER PROTECTION AREA OR IN ANY TOWN OF MIDDLETOWN WATERSHED PROTECTION DISTRICT.
 - DOWNSTREAM RECEIVING WATER IS IDENTIFIED AS "LITTLE CREEK." WATERBODY CONDITIONS ARE:

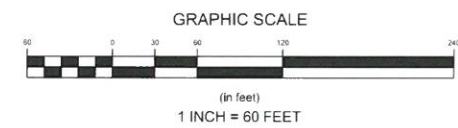
STREAM ORDER	01
WATERBODY ID	R0010031R-02
WB DESCRIPTION	LITTLE CREEK PORTSMOUTH, MIDDLETOWN ENTEROCOCCLUS
IMPAIRMENTS	NONE
TMDL	NONE
WATER QUALITY STANDARD	B
303D CATEGORY	S
FISHERY TYPE	WARM
SRPW	NONE
STORMWATER POT. IMPAIR	YES
STORMWATER CONFIRM IMPAIR	NO
 - SUBJECT PROPERTY IS NOT LOCATED IN AN GROUNDWATER AQUIFER.
 - SUBJECT PROPERTY IS NOT LOCATED IN A RECHARGE AQUIFER.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA.
 - SUBJECT PROPERTY IS NOT CURRENTLY USED FOR AGRICULTURAL USE.
 - SUBJECT PROPERTY IS NOT CONSIDERED A GREENWAY OR GREENSPACE PROPERTY.
 - SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOODZONE AS SHOWN ON FEMA FIRM 44055C01133 LAST REVISED SEPTEMBER 4, 2013.

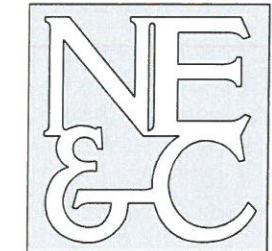
LEGEND:

	PROPERTY LINE		WETLANDS AND VERNAL POOLS
	ABUTTER'S PROPERTY LINE		SURFACE WATERS WETLANDS
	RIGHT OF WAY BOUNDARY		STATE REGULATED WETLAND SETBACKS
	TOPOGRAPHIC CONTOUR		SLOPES GREATER THAN 25%
	STONE WALL		HYDRIC SOILS
	PROTRACTED STONE WALL (PLAN REFERENCE #1)		PRIVATE RIGHT OF WAY
	WIRE FENCE		SLOPES BETWEEN 15-25%
	APPROXIMATE STREAM		SOILS WITH SEASONAL HIGH GROUNDWATER LESS THAN 3.5 FEET (ENTIRE SITE)
	WETLANDS LINE		
	50 WETLAND BUFFER		
	WETLAND FLAG		
	TEST HOLE		
	CATCH BASIN		
	UTILITY POLE		
	WELL		
	BOUND		
	IRON ROD/IRON PIPE		
	DRILL HOLE		
	SURVEY NAIL		
	SOIL BOUNDARY LINE		

ON THE SUBJECT PROPERTY THERE ARE NO:

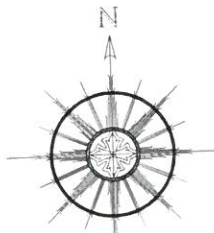
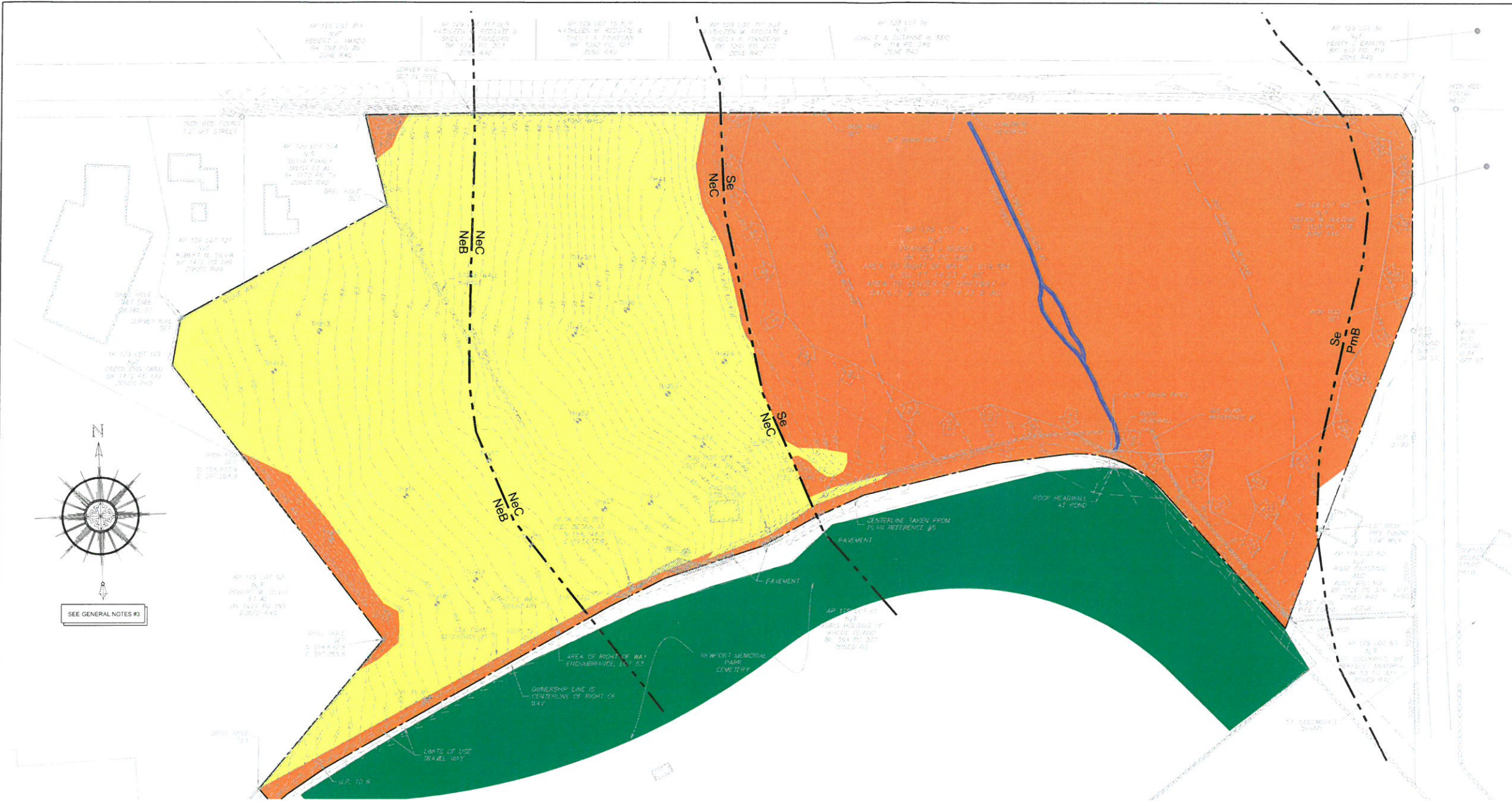
- EXISTING UTILITY EASEMENTS OR POWER LINE RIGHT OF WAYS.
- 100-YEAR FLOOD PLAN LINES.
- NATURAL RESOURCE AREAS.
- CULTURAL RESOURCE AREAS.
- RECREATIONAL RESOURCES.
- AREAS OF EXPOSED LEDGE.





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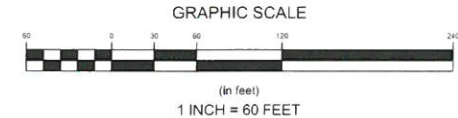
SEE GENERAL NOTES #3

SOILS INFORMATION: [REFERENCE USDA NRCS SOIL SURVEY]	
SOIL NAME	DESCRIPTION AND DATA
NeB	NEWPORT SILT LOAM, 0 TO 8% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY WELL DRAINING PRIME FARMLAND
NcC	NEWPORT SILT LOAM, 8 TO 15% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY WELL DRAINING PRIME FARMLAND
Se	STISSING SILT LOAM SEVERE CONSTRAINTS, GW 0-18 INCHES HYDRIC HYDRAULIC GROUP "D", PERCS SLOWLY POORLY DRAINING NOT PRIME FARMLAND
PmB	PITTSFORD SILT LOAM, 3 TO 8% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY MODERATELY WELL DRAINING PRIME FARMLAND

- GENERAL NOTES:**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN SEPTEMBER 2018.
 - VERTICAL DATUM NAVD83, ESTABLISHED BY GNSS RTK OBSERVATION.
 - NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
 - APPROXIMATE STREAM LOCATION, DIGITIZED FROM RIGIS 2014 USGS DIGITAL TRUE COLOR ORTHOPHOTOGRAPH.
 - WETLAND DELINEATION BY NATURAL RESOURCES SERVICES, INC. AND FIELD LOCATED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN SEPTEMBER 2018.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. NE&C IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS, OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
 - LOCATIONS OF ABUTTING BUILDINGS SCALED FROM AERIAL PHOTOGRAPHY AND SHOULD BE CONSIDERED APPROXIMATE.
 - SOILS INFORMATION TAKEN FROM USDA NRCS SOIL SURVEY.
 - THE SITE IS LOCATED IN THE RI HUC 12 SAKONNET RIVER SUB-WATERSHED BOUNDARY.
 - GROUNDWATER CLASSIFICATION IS "GA", SITE IS NOT LOCATED WITH AND RIDEEM GROUNDWATER PROTECTION AREA OR IN ANY TOWN OF MIDDLETOWN WATERSHED PROTECTION DISTRICT.
 - DOWNSTREAM RECEIVING WATER IS IDENTIFIED AS "LITTLE CREEK. WATERBODY CONDITIONS ARE:
- | | |
|---------------------------|---|
| STREAM ORDER | 01 |
| WATERBODY ID | R0010031R-02 |
| WB DESCRIPTION | LITTLE CREEK PORTSMOUTH, MIDDLETOWN, ENTEROCOCCUS |
| IMPAIRMENTS | NONE |
| TMDL | NONE |
| WATER QUALITY STANDARD | B |
| 303D CATEGORY | 5 |
| FISHERY TYPE | WARM |
| SRPW | NONE |
| STORMWATER POT. IMPAIR | YES |
| STORMWATER CONFIRM IMPAIR | NO |
- SUBJECT PROPERTY IS NOT LOCATED IN AN GROUNDWATER AQUIFER.
 - SUBJECT PROPERTY IS NOT LOCATED IN A RECHARGE AQUIFER.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA.
 - SUBJECT PROPERTY IS NOT CURRENTLY USED FOR AGRICULTURAL USED.
 - SUBJECT PROPERTY IS NOT CONSIDERED A GREENWAY OR GREENSPACE PROPERTY.
 - SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOODZONE AS SHOWN ON FEMA FIRM 440505C113J LAST REVISED SEPTEMBER 4, 2013.

LEGEND:

	PROPERTY LINE		NON-BUILDABLE AREAS
	ABUTTER'S PROPERTY LINE		PARTIALLY CONSTRAINED AREAS
	RIGHT OF WAY BOUNDARY		IMPORTANT NATURAL, CULTURAL AND RECREATIONAL RESOURCE AREAS
	TOPOGRAPHIC CONTOUR		
	STONE WALL		
	PROTRACTED STONE WALL (PLAN REFERENCE #1)		
	WIRE FENCE		
	APPROXIMATE STREAM		
	WETLANDS LINE		
	50 WETLAND BUFFER		
	WETLAND FLAG		
	TEST HOLE		
	CATCH BASIN		
	UTILITY POLE		
	WELL		
	BOUND		
	IRON ROD/IRON PIPE		
	DRILL HOLE		
	SURVEY NAIL		
	SOIL BOUNDARY LINE		



No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	18AUG20

Project Title:
HOWLAND FARM SUBDIVISION
AP 129 LOT 53
208 HOWLAND AVENUE
MIDDLETOWN, RHODE ISLAND

Client/Applicant: HORAN BUILDING COMPANY 174 BELLEVUE AVE #204 NEWPORT, RI 02840	Owner: EST. OF FRANCIS J NUNES 36 DIMOND AVENUE BRISTOL, RI 02809
--	---

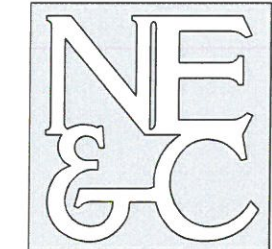
Issued for:
PERMITTING

Drawing Title:
POTENTIAL CONSERVATION
AREA SUMMARY MAP



Drawing Number:	C-6
Sheet	6 of 9
Project Number:	17221.3
Survey Index:	13 - 129 - 53

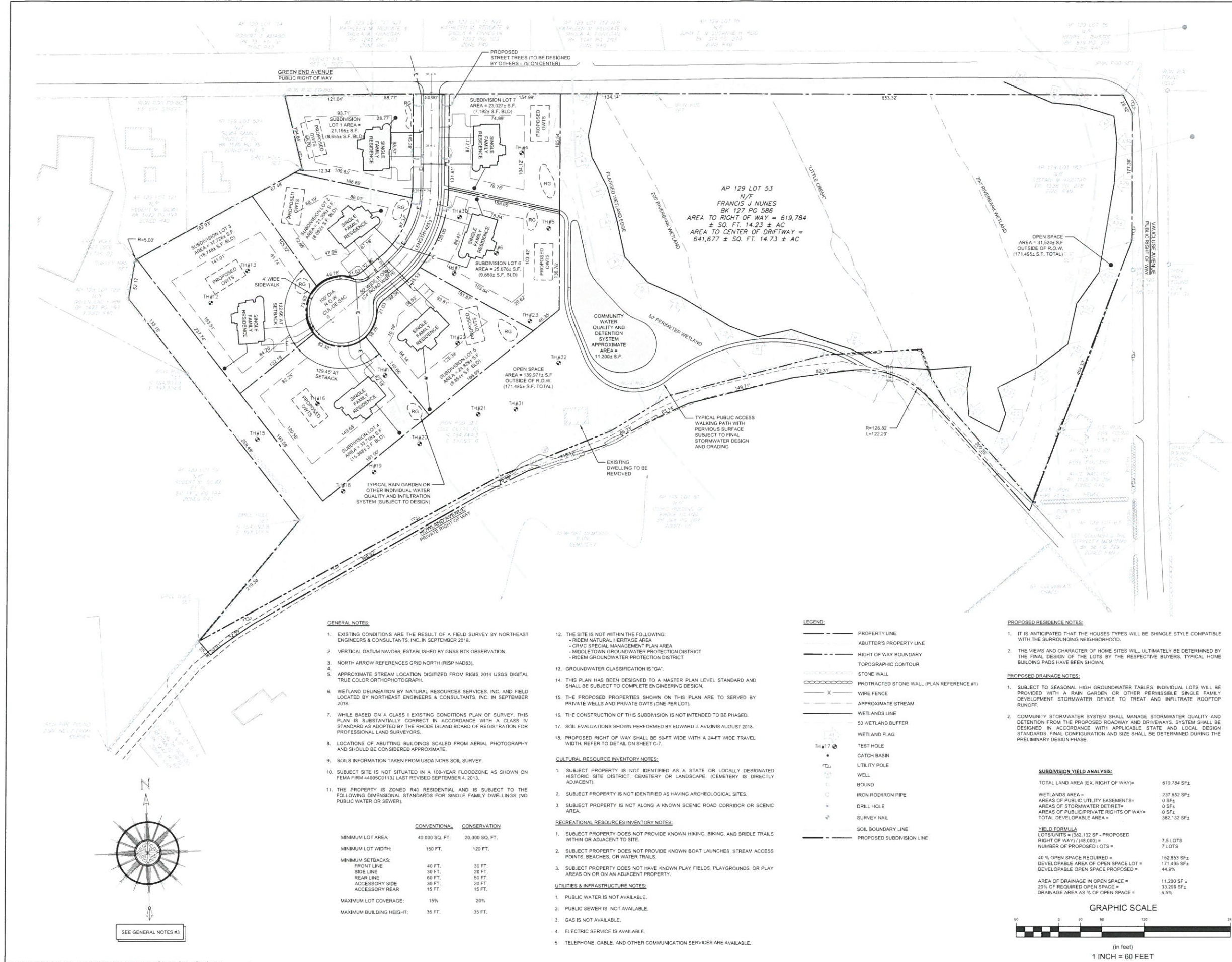
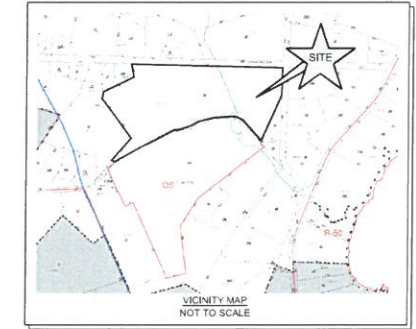
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SITE/CIVIL
LAND PLANNING
WATERFRONT SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING

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



GENERAL NOTES:

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- LOCATIONS OF ABUTTING BUILDINGS SCALED FROM AERIAL PHOTOGRAPHY AND SHOULD BE CONSIDERED APPROXIMATE.
- SOILS INFORMATION TAKEN FROM USDA NCRS SOIL SURVEY.
- SUBJECT SITE IS NOT SITUATED IN A 100-YEAR FLOODZONE AS SHOWN ON FEMA FIRM 44085C0113J LAST REVISED SEPTEMBER 4, 2013.
- THE PROPERTY IS ZONED R40 RESIDENTIAL AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL STANDARDS FOR SINGLE FAMILY DWELLINGS (NO PUBLIC WATER OR SEWER).

	CONVENTIONAL	CONSERVATION
MINIMUM LOT AREA:	40,000 SQ. FT.	20,000 SQ. FT.
MINIMUM LOT WIDTH:	150 FT.	120 FT.
MINIMUM SETBACKS:		
FRONT LINE	40 FT.	30 FT.
SIDE LINE	30 FT.	20 FT.
REAR LINE	60 FT.	50 FT.
ACCESSORY SIDE	30 FT.	20 FT.
ACCESSORY REAR	15 FT.	15 FT.
MAXIMUM LOT COVERAGE:	15%	20%
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.

- THE SITE IS NOT WITHIN THE FOLLOWING:
 - RIDEM NATURAL HERITAGE AREA
 - CRMC SPECIAL MANAGEMENT PLAN AREA
 - MIDDLETOWN GROUNDWATER PROTECTION DISTRICT
 - RIDEM GROUNDWATER PROTECTION DISTRICT
- GROUNDWATER CLASSIFICATION IS "G".
- THIS PLAN HAS BEEN DESIGNED TO A MASTER PLAN LEVEL STANDARD AND SHALL BE SUBJECT TO COMPLETE ENGINEERING DESIGN.
- THE PROPOSED PROPERTIES SHOWN ON THIS PLAN ARE TO SERVED BY PRIVATE WELLS AND PRIVATE OWTS (ONE PER LOT).
- THE CONSTRUCTION OF THIS SUBDIVISION IS NOT INTENDED TO BE PHASED.
- SOIL EVALUATIONS SHOWN PERFORMED BY EDWARD J. AVIZINIS AUGUST 2018.
- PROPOSED RIGHT OF WAY SHALL BE 50-FT WIDE WITH A 24-FT WIDE TRAVEL WIDTH. REFER TO DETAIL ON SHEET C-7.

CULTURAL RESOURCE INVENTORY NOTES:

- SUBJECT PROPERTY IS NOT IDENTIFIED AS A STATE OR LOCALLY DESIGNATED HISTORIC SITE DISTRICT, CEMETERY OR LANDSCAPE (CEMETERY IS DIRECTLY ADJACENT).
- SUBJECT PROPERTY IS NOT IDENTIFIED AS HAVING ARCHEOLOGICAL SITES.
- SUBJECT PROPERTY IS NOT ALONG A KNOWN SCENIC ROAD CORRIDOR OR SCENIC AREA.

RECREATIONAL RESOURCES INVENTORY NOTES:

- SUBJECT PROPERTY DOES NOT PROVIDE KNOWN HIKING, BIKING, AND BRIDLE TRAILS WITHIN OR ADJACENT TO SITE.
- SUBJECT PROPERTY DOES NOT PROVIDE KNOWN BOAT LAUNCHES, STREAM ACCESS POINTS, BEACHES, OR WATER TRAILS.
- SUBJECT PROPERTY DOES NOT HAVE KNOWN PLAY FIELDS, PLAYGROUNDS, OR PLAY AREAS ON OR ON AN ADJACENT PROPERTY.

UTILITIES & INFRASTRUCTURE NOTES:

- PUBLIC WATER IS NOT AVAILABLE.
- PUBLIC SEWER IS NOT AVAILABLE.
- GAS IS NOT AVAILABLE.
- ELECTRIC SERVICE IS AVAILABLE.
- TELEPHONE, CABLE, AND OTHER COMMUNICATION SERVICES ARE AVAILABLE.

LEGEND:

- PROPERTY LINE
- - - ABUTTER'S PROPERTY LINE
- - - RIGHT OF WAY BOUNDARY
- - - TOPOGRAPHIC CONTOUR
- ○ ○ ○ ○ STONE WALL
- ○ ○ ○ ○ PROTRACTED STONE WALL (PLAN REFERENCE #1)
- X — WIRE FENCE
- - - APPROXIMATE STREAM
- - - WETLANDS LINE
- ○ ○ ○ ○ 50 WETLAND BUFFER
- WETLAND FLAG
- TEST HOLE
- CATCH BASIN
- UTILITY POLE
- WELL
- BOUND
- IRON ROD/IRON PIPE
- DRILL HOLE
- SURVEY NAIL
- SOIL BOUNDARY LINE
- - - PROPOSED SUBDIVISION LINE

PROPOSED RESIDENCE NOTES:

- IT IS ANTICIPATED THAT THE HOUSES TYPES WILL BE SHINGLE STYLE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.
- THE VIEWS AND CHARACTER OF HOME SITES WILL ULTIMATELY BE DETERMINED BY THE FINAL DESIGN OF THE LOTS BY THE RESPECTIVE BUYERS. TYPICAL HOME BUILDING PADS HAVE BEEN SHOWN.

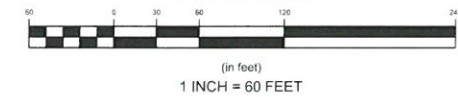
PROPOSED DRAINAGE NOTES:

- SUBJECT TO SEASONAL HIGH GROUNDWATER TABLES, INDIVIDUAL LOTS WILL BE PROVIDED WITH A RAIN GARDEN OR OTHER PERMISSIBLE SINGLE FAMILY DEVELOPMENT STORMWATER DEVICE TO TREAT AND INFILTRATE ROOFTOP RUNOFF.
- COMMUNITY STORMWATER SYSTEM SHALL MANAGE STORMWATER QUALITY AND DETENTION FROM THE PROPOSED ROADWAY AND DRIVEWAYS. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL DESIGN STANDARDS. FINAL CONFIGURATION AND SIZE SHALL BE DETERMINED DURING THE PRELIMINARY DESIGN PHASE.

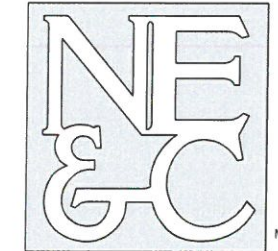
SUBDIVISION YIELD ANALYSIS:

TOTAL LAND AREA (EX. RIGHT OF WAY)=	619,784 SF±
WETLANDS AREA =	237,852 SF±
AREAS OF PUBLIC UTILITY EASEMENTS=	0 SF±
AREAS OF STORMWATER DETRET=	0 SF±
AREAS OF PUBLIC/PRIVATE RIGHTS OF WAY=	0 SF±
TOTAL DEVELOPABLE AREA =	382,132 SF±
YIELD FORMULA	
LOTS/UNITS = (382,132 SF - PROPOSED RIGHT OF WAY) / (48,000) =	7.5 LOTS
NUMBER OF PROPOSED LOTS =	7 LOTS
40 % OPEN SPACE REQUIRED =	152,853 SF±
DEVELOPABLE AREA OF OPEN SPACE LOT =	171,495 SF±
DEVELOPABLE OPEN SPACE PROPOSED =	44.9%
AREA OF DRAINAGE IN OPEN SPACE =	11,200 SF ±
20% OF REQUIRED OPEN SPACE =	33,209 SF±
DRAINAGE AREA AS % OF OPEN SPACE =	6.5%

GRAPHIC SCALE

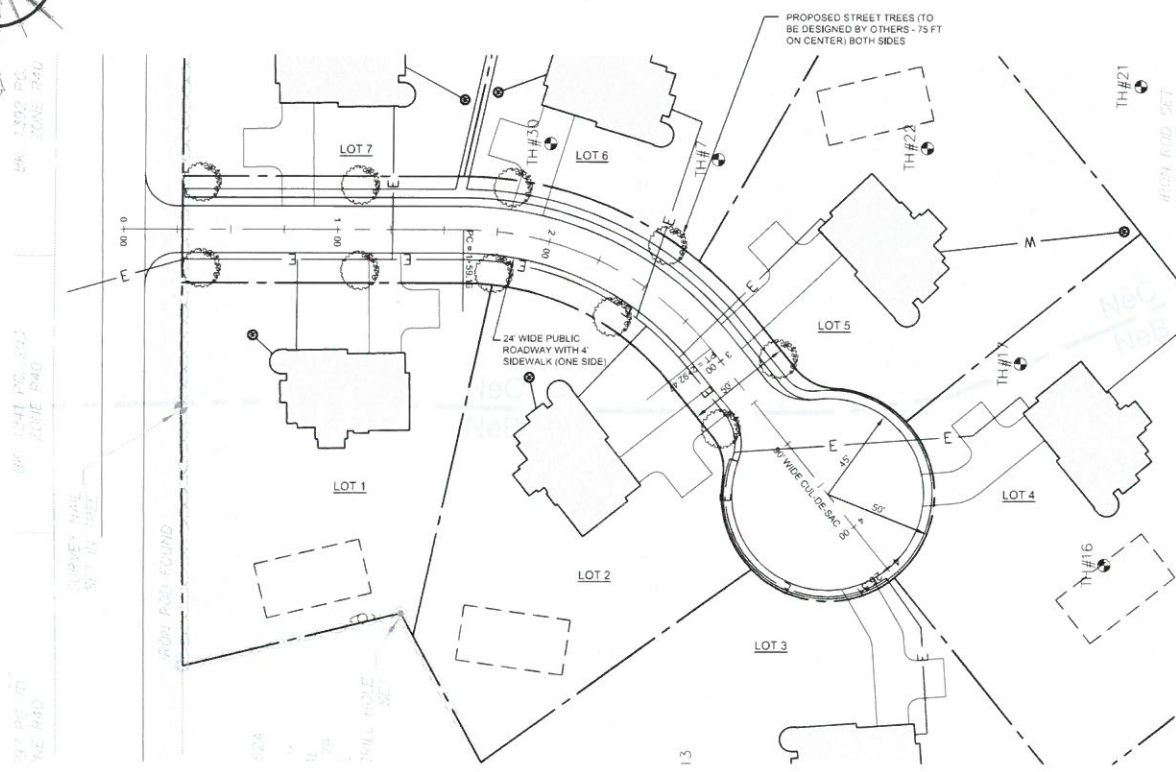
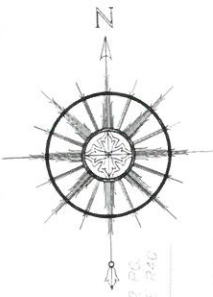


No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	10SEP20
Scale:	1" = 60'	Date:	10SEP20
Project Title:			
HOWLAND FARM SUBDIVISION			
AP 129 LOT 53			
208 HOWLAND AVENUE			
MIDDLETOWN, RHODE ISLAND			
Client/Applicant:	Owner:		
HORAN BUILDING COMPANY 174 BELLEVUE AVE #204 NEWPORT, RI 02840	EST. OF FRANCIS J NUNES 36 DIMOND AVENUE BRISTOL, RI 02809		
Issued for:			
PERMITTING			
Drawing Title:			
CONSERVATION SUBDIVISION			
SITE PLAN			
Drawing Number:			
C-7			
Sheet 7 of 9			
Project Number:			
17221.3			
Survey Index:			
13 - 129 - 53			
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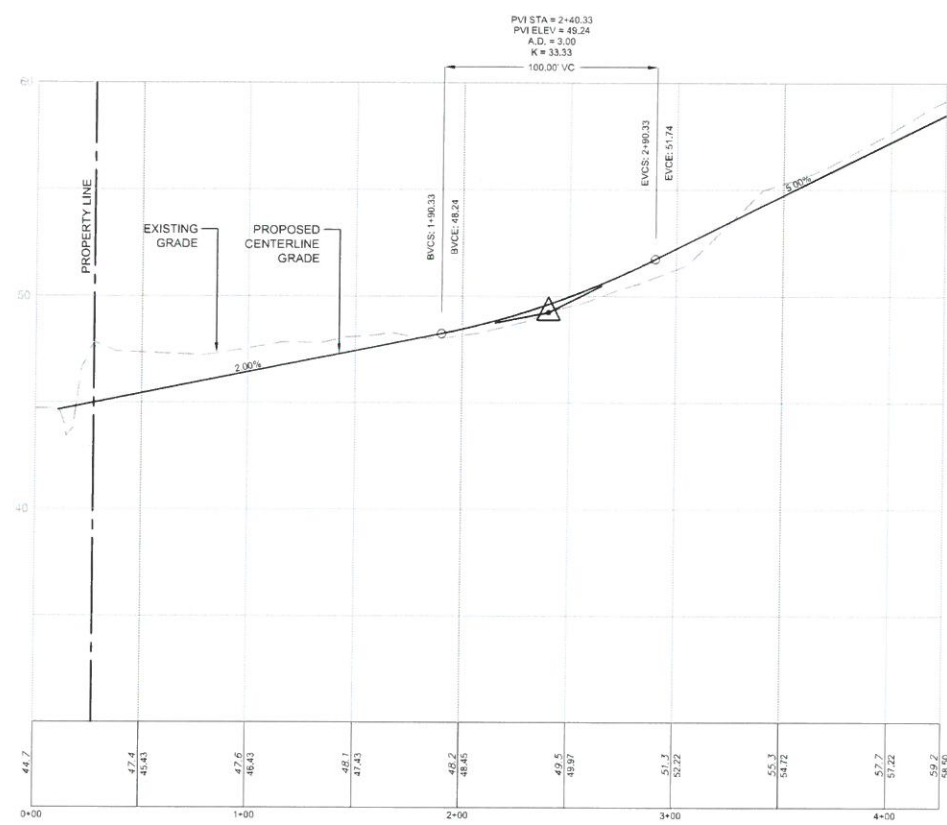


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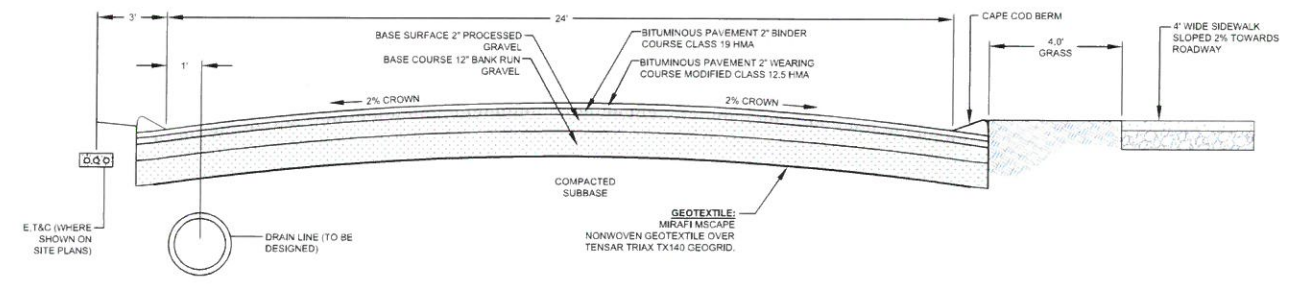
6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
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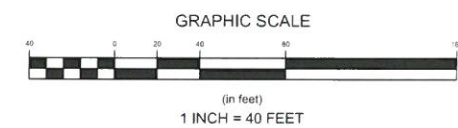
ROAD PLAN VIEW STA 0+00 - 4+25 (END)
SCALE: 1"=40'



ROAD PROFILE STA 0+00 - 4+25 (END)
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



TYPICAL ROAD SECTION
SCALE: NOT TO SCALE



No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Scale:	1" = 40'
Date:	10SEP20	Project Title:	

HOWLAND FARM SUBDIVISION
AP 129 LOT 53
208 HOWLAND AVENUE
MIDDLETOWN, RHODE ISLAND

Client/Applicant: HORAN BUILDING COMPANY
174 BELLEVUE AVE #204
NEWPORT, RI 02840

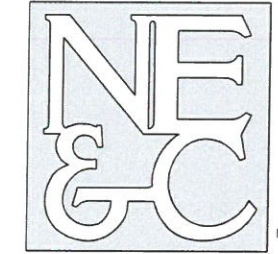
Owner: EST. OF FRANCIS J NUNES
36 DIMOND AVENUE
BRISTOL, RI 02809

Issued for: PERMITTING

Drawing Title: ROAD PROFILE AND CROSS SECTION

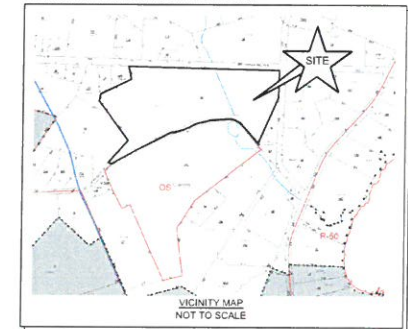
	Drawing Number:	C-8
	Sheet	8 of 9
	Project Number:	17221.3
	Survey Index:	13 - 129 - 53

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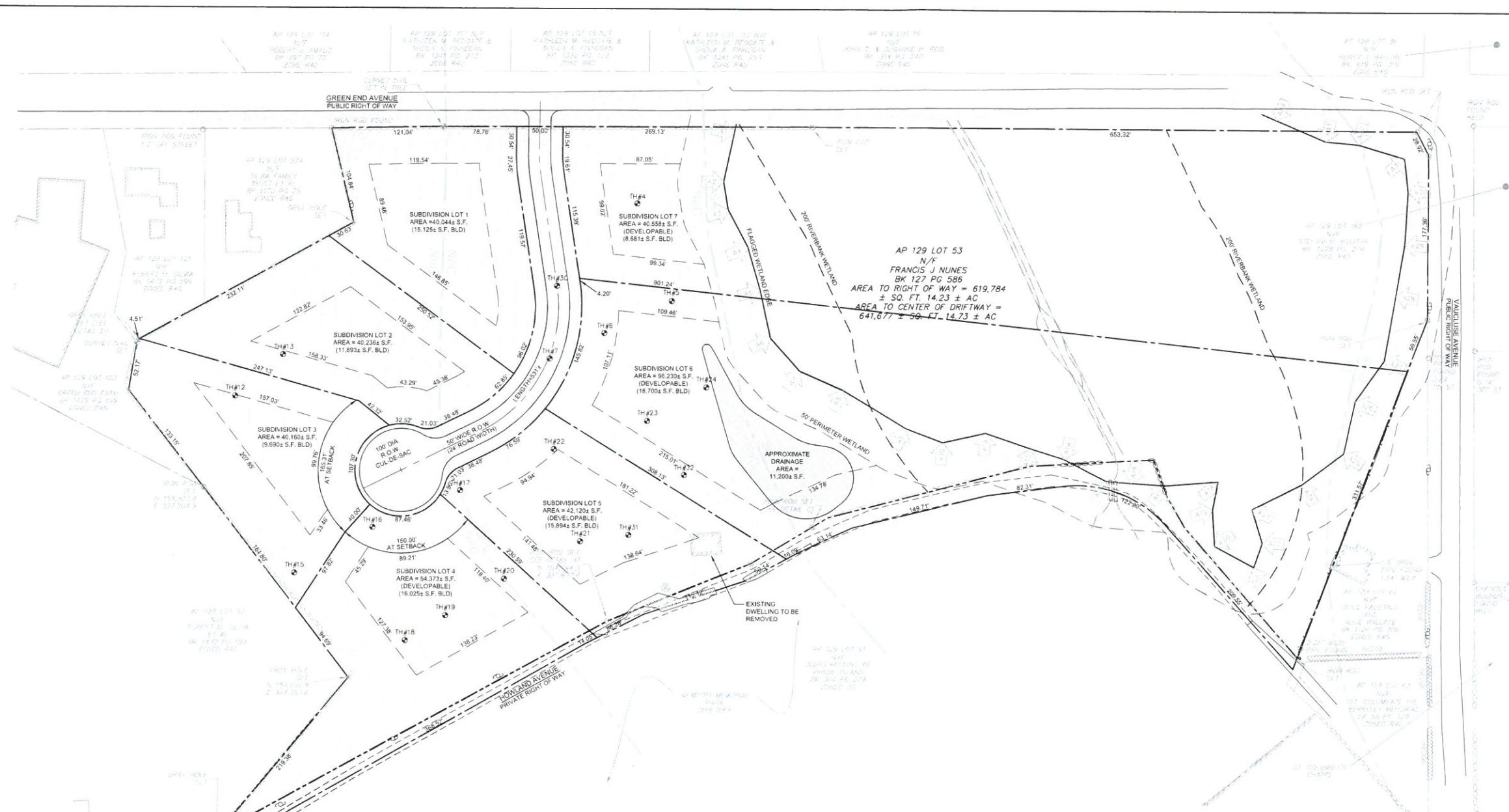


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 PHONE (401) 849-0810 FAX (401) 846-4169
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SITE/CIVIL
 LAND PLANNING
 WATERFRONT
 SURVEYING
 GEOTECHNICAL
 ENVIRONMENTAL
 TRANSPORTATION
 STRUCTURAL
 MATERIALS TESTING



AP 129 LOT 53
 N/F
 FRANCIS J NUNES
 BK 127 PG 586
 AREA TO RIGHT OF WAY = 619,784
 ± SQ. FT. 14.23 ± AC
 AREA TO CENTER OF DRIFTWAY =
 641,677 ± SQ. FT. 14.73 ± AC

GENERAL NOTES:

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MINIMUM LOT WIDTH:	150 FT.	120 FT.
MINIMUM SETBACKS:		
FRONT LINE	40 FT.	30 FT.
SIDE LINE	30 FT.	20 FT.
REAR LINE	60 FT.	50 FT.
ACCESSORY SIDE	30 FT.	20 FT.
ACCESSORY REAR	15 FT.	15 FT.
MAXIMUM LOT COVERAGE:	15%	20%
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.

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 - MIDDLETOWN GROUNDWATER PROTECTION DISTRICT
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- SUBJECT PROPERTY IS NOT ALONG A KNOWN SCENIC ROAD CORRIDOR OR SCENIC AREA.

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- PUBLIC SEWER IS NOT AVAILABLE.
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LEGEND:

- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- RIGHT OF WAY BOUNDARY
- TOPOGRAPHIC CONTOUR
- STONE WALL
- PROTRACTED STONE WALL (PLAN REFERENCE #1)
- WIRE FENCE
- APPROXIMATE STREAM
- WETLANDS LINE
- 50 WETLAND BUFFER
- WETLAND FLAG
- TEST HOLE
- CATCH BASIN
- UTILITY POLE
- WELL
- BOLAND
- IRON ROD/IRON PIPE
- DRILL HOLE
- SURVEY NAIL
- SOIL BOUNDARY LINE
- PROPOSED SUBDIVISION LINE

PROPOSED RESIDENCE NOTES:

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- THE VIEWS AND CHARACTER OF HOME SITES WILL ULTIMATELY BE DETERMINED BY THE FINAL DESIGN OF THE LOTS BY THE RESPECTIVE BUYERS. TYPICAL HOME BUILDING PADS HAVE BEEN SHOWN.

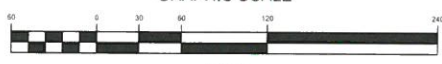
DEVELOPABLE LAND AREA

TOTAL LAND AREA (EXCLUDING HOWLAND AVE)	619,784 SF
AREA TO BE EXCLUDED	
WETLAND AREA	237,852 SF
FLOODZONE	0 SF
STREET R.O.W.	28,437 SF
DRAINAGE/EASEMENTS	11,200 SF
TOTAL	277,289 SF
DEVELOPABLE LAND AREA	342,495 SF

MAXIMUM YIELD

DEVELOPABLE AREA	342,495 SF
MAXIMUM NUMBER OF UNITS (CONVENTIONAL)	342,495 / 40,000 SF = 8.6 UNITS
NUMBER OF LOTS PROPOSED	7 UNITS

GRAPHIC SCALE



1 INCH = 60 FEET

No.	Revision	Date	App.
Designed By:	JJR	Drawn by:	JJR
Checked by:	GES	Date:	10SEP20

Project Title:
HOWLAND FARM SUBDIVISION
 AP 129 LOT 53
 208 HOWLAND AVENUE
 MIDDLETOWN, RHODE ISLAND

Client/Applicant:	Owner:
HORAN BUILDING COMPANY 174 BELLEVUE AVE #204 NEWPORT, RI 02840	EST. OF FRANCIS J NUNES 36 DIMOND AVENUE BRISTOL, RI 02809

Issued for:
PERMITTING

Drawing Title:
**POTENTIAL CONVENTIONAL
 SUBDIVISION PLAN**

Drawing Number:
C-9

Sheet **9** of **9**

Project Number:
17221.3

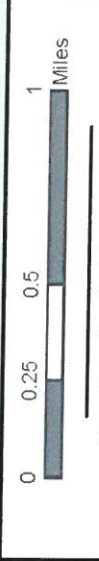
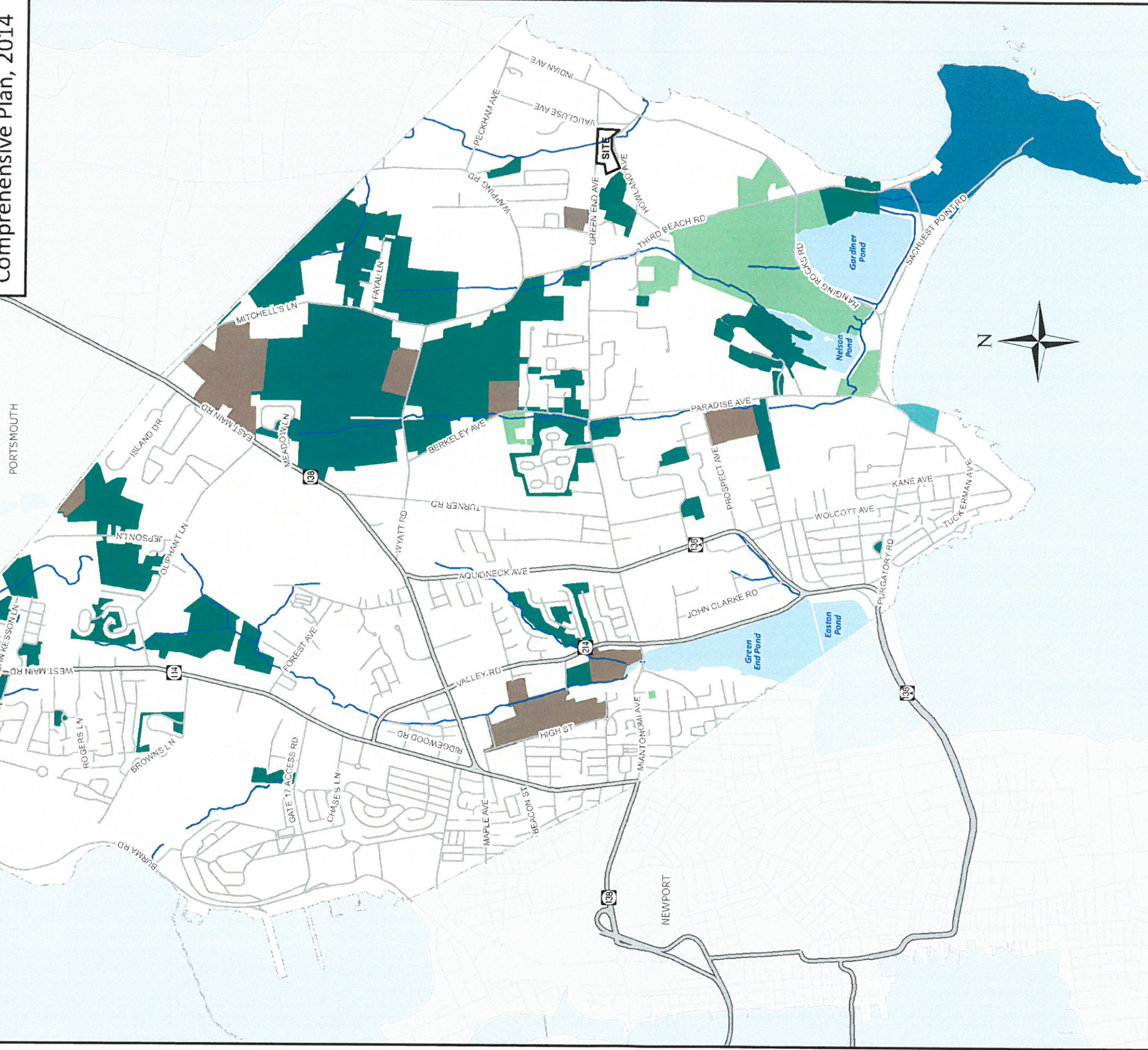
Survey Index:
13 - 129 - 53



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MAP R-2
Conserved Lands
TOWN OF
MIDDLETOWN
RHODE ISLAND
 Comprehensive Plan, 2014



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.
 Sources: Aquidneck Land Trust; Aquidneck Island's Conserved Lands Mapping Project, 2012; Aquidneck Land Trust, Conserved Lands by ALT, January 2015; Town of Middletown GIS; RIGIS
 February 5, 2015



RIGIS

Map Legend

- Conserved Land (Federally Owned)
- Conserved Land (State Owned)
- Conserved Land (Municipally Owned)
- Conserved Land with Easement (Privately Owned)
- Conserved Land with Deed Restriction (Privately Owned)