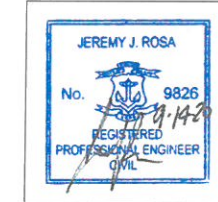
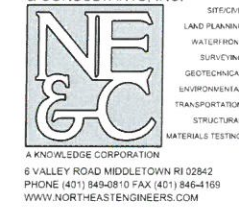


HOWLAND FARM SUBDIVISION

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

CIVIL ENGINEER:

NORTHEAST ENGINEERS
& CONSULTANTS, INC.



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

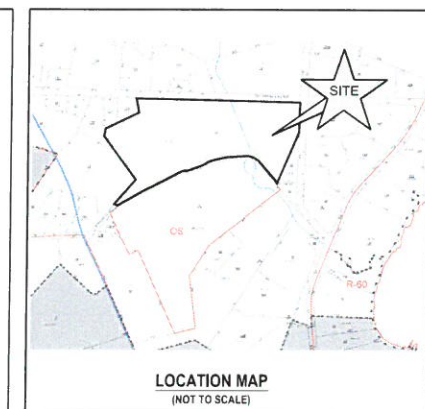
SEPTEMBER 10, 2020 PERMIT SET

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



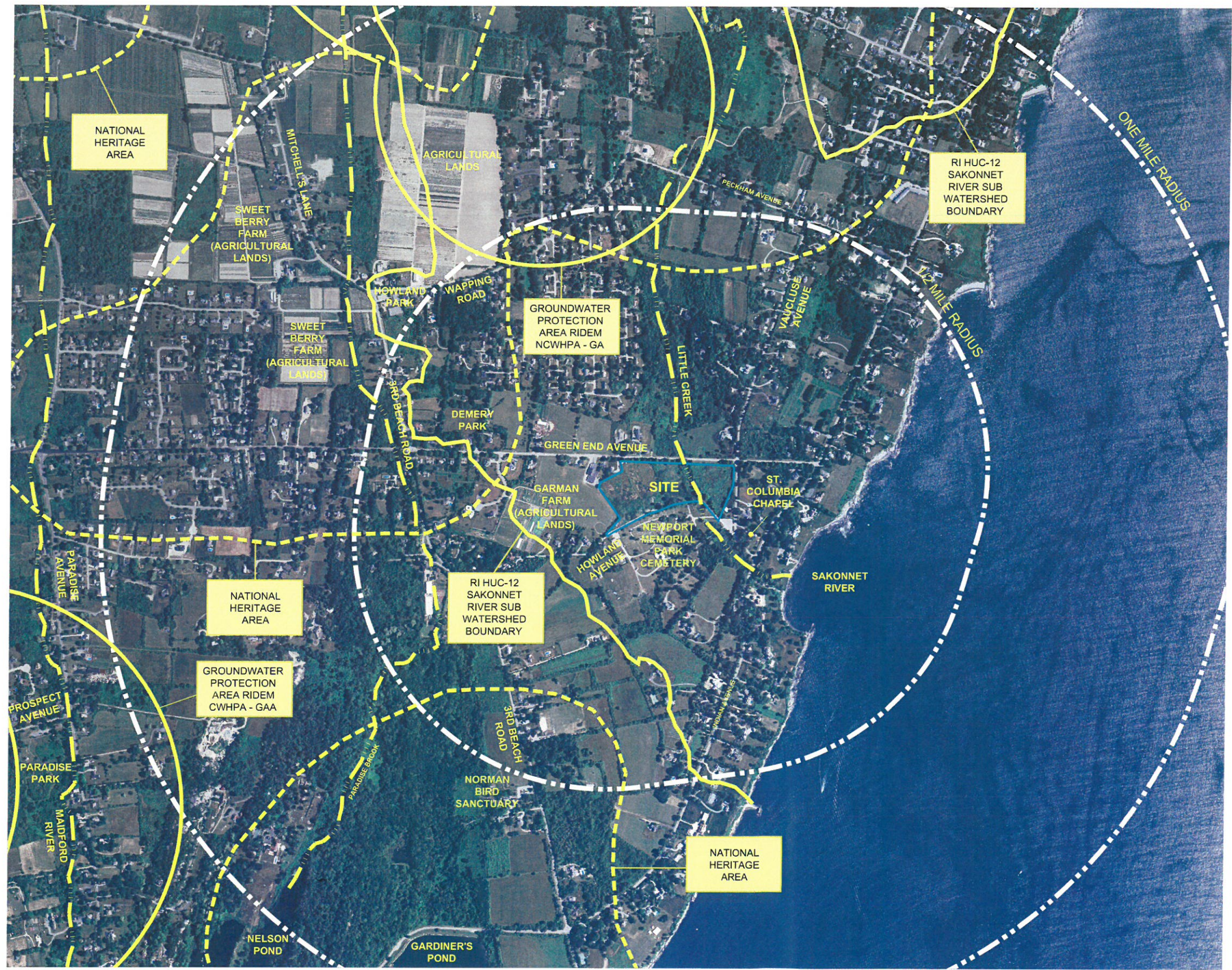
SUBMISSION AND REVISION SUMMARY

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



SITE PLAN

SCALE = 1"=80'



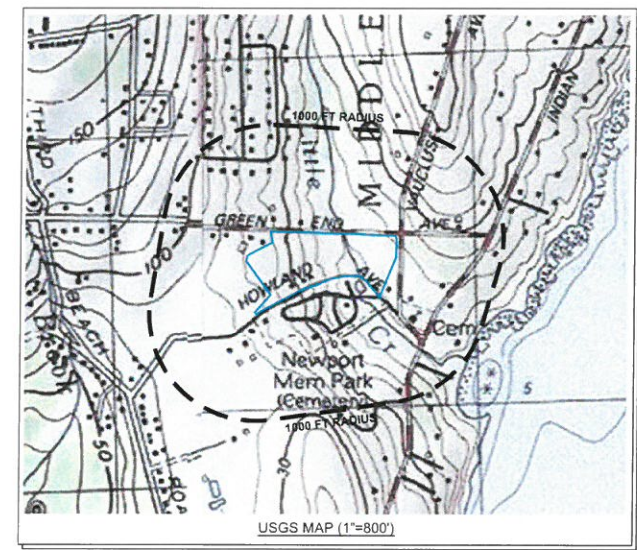
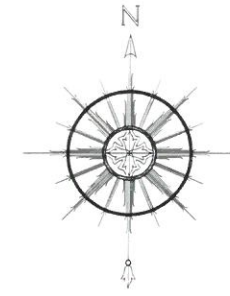
NORTHEAST ENGINEERS & CONSULTANTS, INC.



A KNOWLEDGE CORPORATION[®]

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

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



USGS MAP (1"=800')

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

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

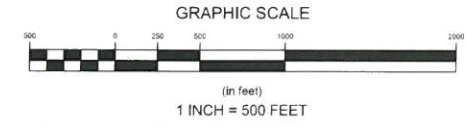
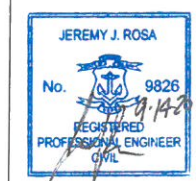
Drawing Title:
VICINITY MAPPING

Drawing Number:
C-2

Sheet **2** of **9**

Project Number:
17221.3

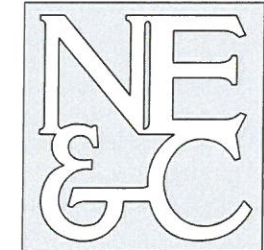
Survey Index:
13 - 129 - 53





CONSERVATION AND RECREATION LAND
SCALE: 1"=500'

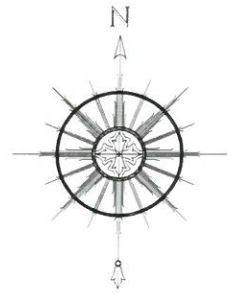
NORTHEAST ENGINEERS & CONSULTANTS, INC.



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

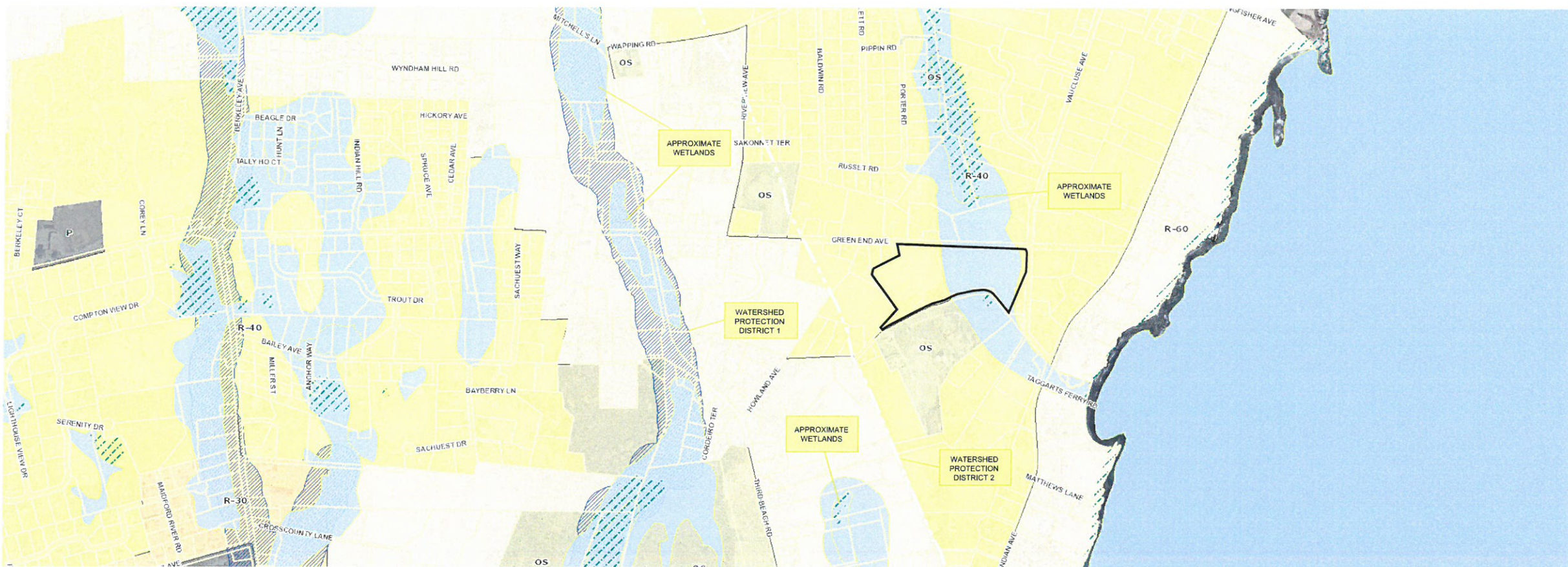
A KNOWLEDGE CORPORATION[®]

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



ZONING DATA LEGEND

- 88-03 Units
- Wetlands
- Public Streets
- Transportation
- Road Name
- 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

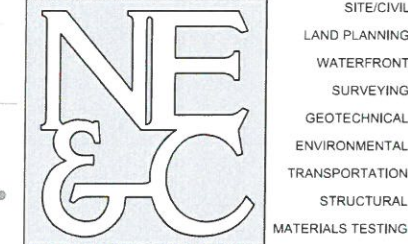
Owner: EST. OF FRANCIS J NUNES
36 DIMOND AVENUE
BRISTOL, RI 02809

Issued for:
PERMITTING

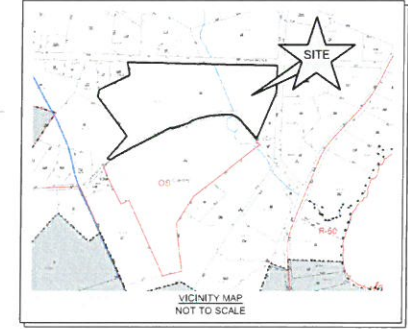
Drawing Title:
SITE CONTEXT MAPS

	Drawing Number: C-3
	Sheet 3 of 9
	Project Number: 17221.3
	Survey Index: 13 - 129 - 53

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



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



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.

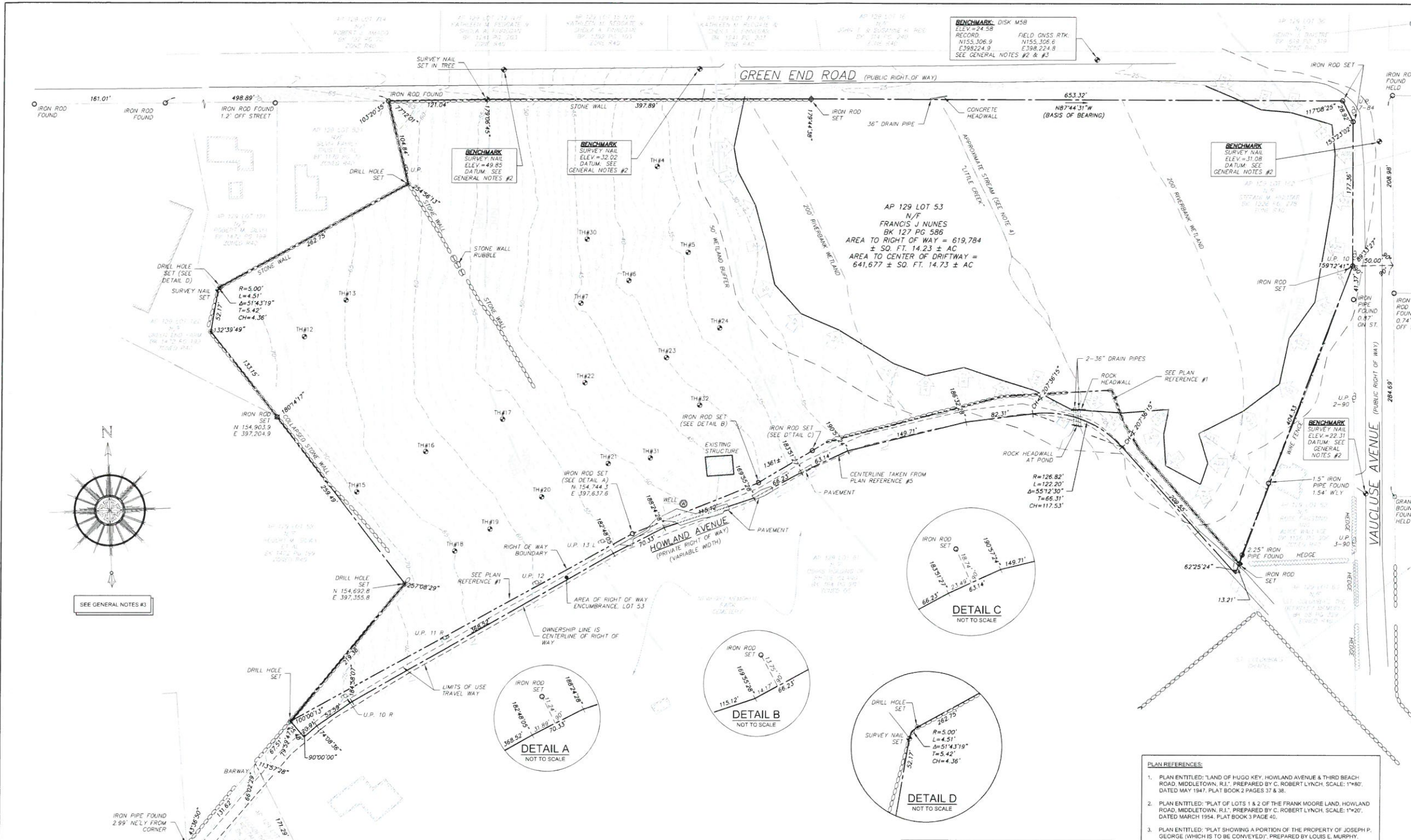
No.	Revision	Date	App.
Designed By:	Drawn by: JJR	Checked by: GES	
Scale:	1"=60'	Date:	10SEP20
Project Title:			
HOWLAND FARM SUBDIVISION			
AP 129 LOT 53			
208 HOWLAND AVENUE			
MIDDLETOWN, RHODE ISLAND			
Client/Applicant:	Owner:		
HORAN BUILDING COMPANY 174 BELLEVUE AVE #204 NEWPORT, RI 02840	EST.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

Issued for: **PERMITTING**

Drawing Title: **SITE ANALYSIS & EXISTING CONDITIONS PLAN**

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

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



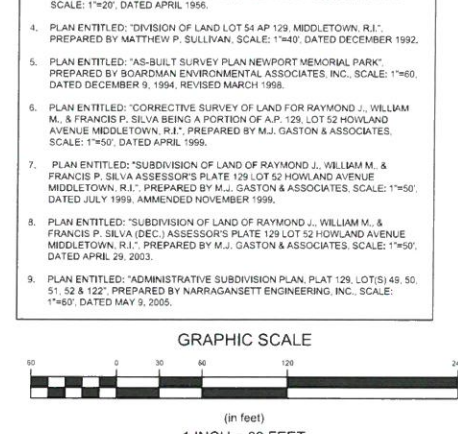
SOILS INFORMATION	
[REFERENCE USDA NRCS SOIL SURVEY]	
SOIL NAME	DESCRIPTION AND DATA
NaB	NEWPORT SILT LOAM, 0 TO 8% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY WELL DRAINING PRIME FARMLAND
NcC	NEWPORT SILT LOAM, 8 TO 15% SLOPES SEASONAL HIGH GW 19-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY WELL DRAINING PRIME FARMLAND
Se	STUBSING 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

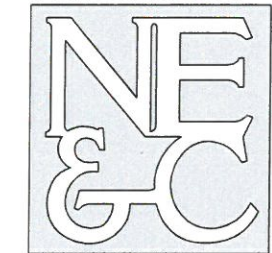
- GENERAL NOTES:**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN SEPTEMBER 2018.
 - VERTICAL DATUM NAVD83, ESTABLISHED BY GNSS RTK OBSERVATION.
 - NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
 - APPROXIMATE STREAM LOCATION DIGITIZED FROM RIGIS 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. NEE&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 "G4". 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:
 - DOWNSTREAM RECEIVING WATER IS IDENTIFIED AS "LITTLE CREEK. WATERBODY CONDITIONS ARE:

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
	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 2 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 1998.
 - 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, LOTS 45, 50, 51, 52 & 122" PREPARED BY NARRAGANSETT ENGINEERING, INC. SCALE: 1"=60'. DATED MAY 9, 2005.

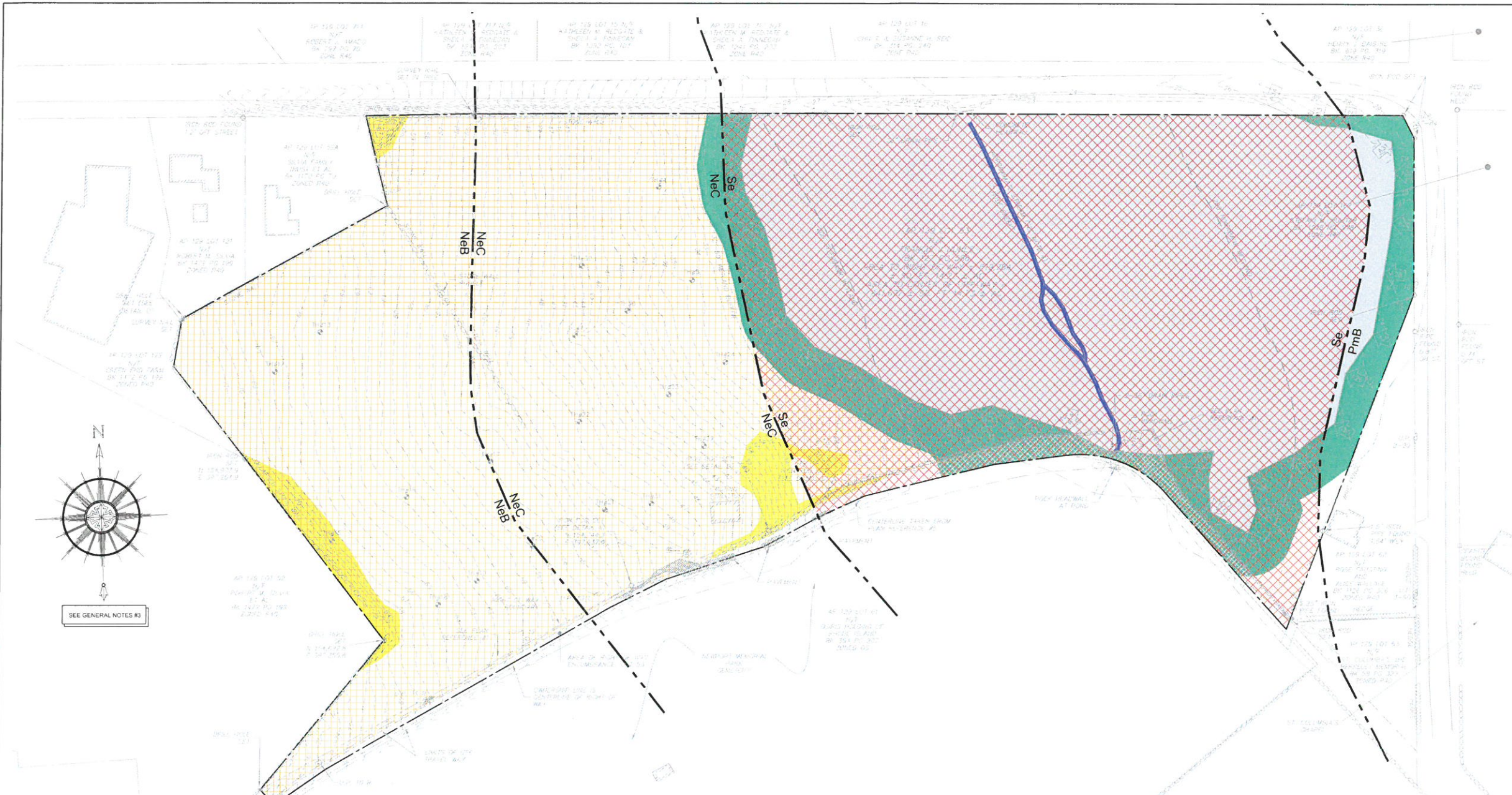




A KNOWLEDGE CORPORATION[®]

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

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



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

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

SOIL NAME	DESCRIPTION AND DATA
NcB	NEWPORT SILT LOAM, 0 TO 8% SLOPES SEASONAL HIGH GW 18-42 INCHES NON-HYDRIC HYDRAULIC GROUP "C", PERCS SLOWLY WELL DRAINING PRIME FARMLAND
NcC	NEWPORT SILT LOAM, 8 TO 15% SLOPES SEASONAL HIGH GW 18-42 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	PITSTOWN SILT LOAM, 3 TO 9% 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. 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 "GA". SITE IS NOT LOCATED WITH AND RIDEW GROUNDWATER PROTECTION AREA OR IN ANY TOWN OF MIDDLETOWN WATERSHED PROTECTION DISTRICT.
 - DOWNSIDE RECEIVING WATER IS IDENTIFIED AS "LITTLE CREEK. WATERBODY CONDITIONS ARE:
- | | |
|----------------------------|---|
| STREAM ORDER | 01 |
| WATERBODY ID | R10010031R-02 |
| WB DESCRIPTION | LITTLE CREEK PORTSMOUTH, MIDDLETOWN, ENTEROCOCCUS |
| IMPAIRMENTS | NONE |
| TMDL | B |
| WATER QUALITY STANDARD | 303D CATEGORY 5 |
| FISHERY TYPE | WARM |
| SPRW | 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 440050113J LAST REVISED SEPTEMBER 4, 2013.

LEGEND:

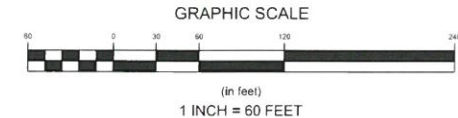
- PROPERTY LINE
- ABUTTER'S PROPERTY LINE
- RIGHT OF WAY BOUNDARY
- TOPOGRAPHIC CONTOUR
- STONE WALL
- PROTRACTED STONE WALL (PLAN REFERENCE #1)
- WIRE FENCE
- APPROXIMATE STREAM
- WETLANDS LINE
- 50 WETLAND BUFFER
- WETLAND FLAG
- TEST HOLE
- CATCH BASIN
- UTILITY POLE
- WELL
- BOUND
- IRON ROD/IRON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

WETLANDS AND VERNAL POOLS

- SURFACE WATERS WETLANDS
- STATE REGULATED WETLAND SETBACKS
- SLOPES GREATER THAN 25%
- HYDRIC SOILS
- PRIVATE RIGHT OF WAY
- SLOPES BETWEEN 15-25%
- SOILS WITH SEASONAL HIGH GROUNDWATER LESS THAN 3.5 FEET (ENTIRE SITE)

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.

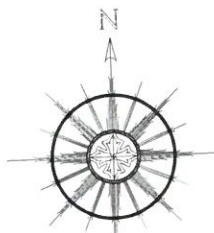
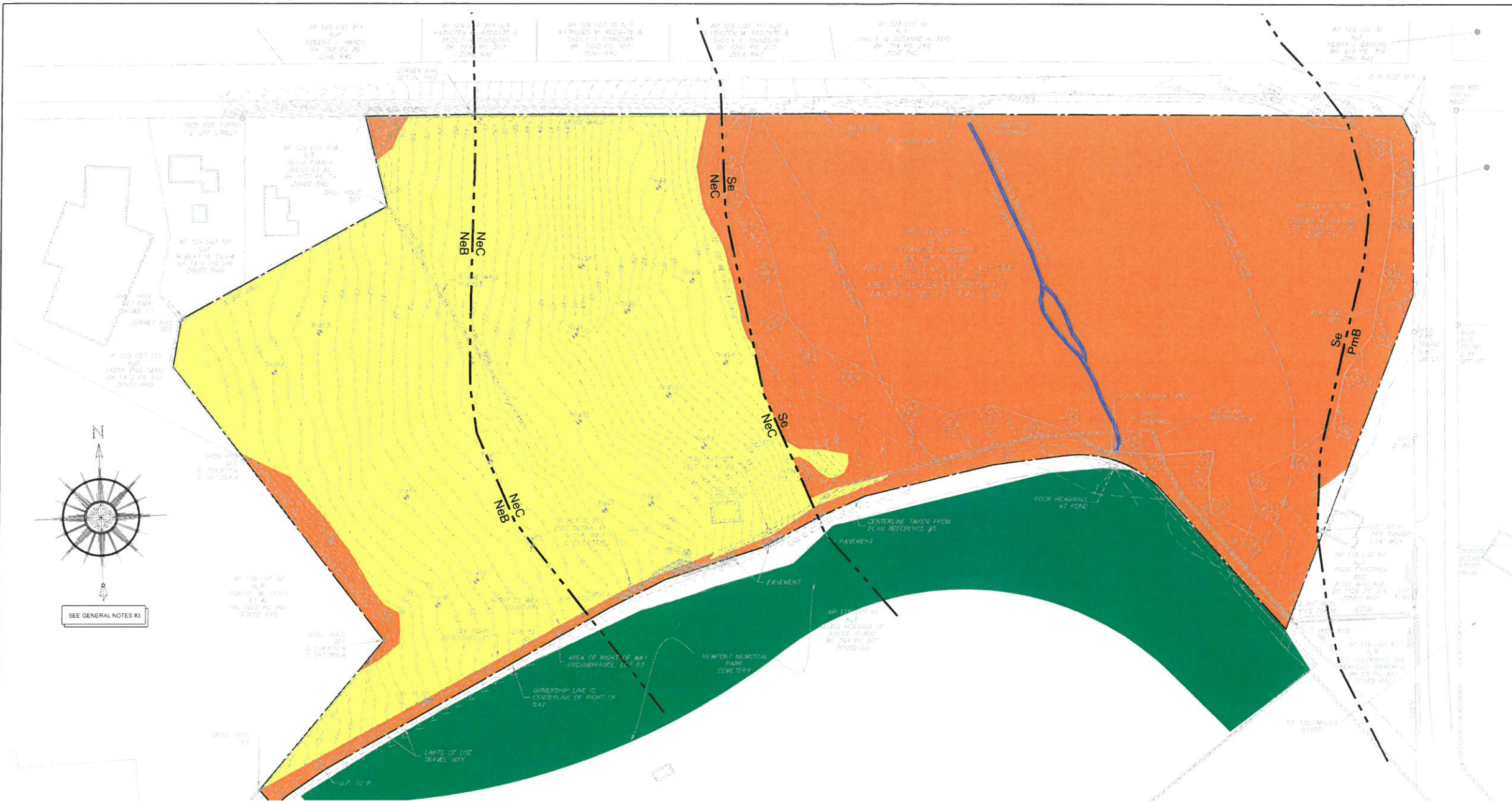




A KNOWLEDGE CORPORATION

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

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



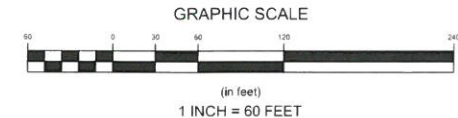
SEE GENERAL NOTES #3

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
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	PITSTOWN 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. 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 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 RIDEM GROUNDWATER PROTECTION AREA OR IN ANY TOWN OF MIDDLETOWN WATERSHED PROTECTION DISTRICT.
 - DOWNSTEAM RECEIVING WATER IS IDENTIFIED AS "LITTLE CREEK. WATERBODY CONDITIONS ARE:
- | | |
|---------------------------|-------------------------------------|
| STREAM ORDER | 01 |
| WATERBODY ID | R10010031R-02 |
| WB DESCRIPTION | LITTLE CREEK PORTSMOUTH, MIDDLETOWN |
| IMPAIRMENTS | ENTEROCOCCUS |
| TACL | NONE |
| WATER QUALITY STANDARD | B |
| 303D CATEGORY | 5 |
| FISHERY TYPE | WARM |
| SRKW | 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 440050C113J 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

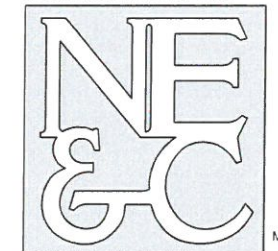
Client/Applicant: HORAN BUILDING COMPANY 174 BELLEVUE AVE #204 NEWPORT, RI 02840	Owner: EST. OF FRANCIS J NUNES 36 DIMOND AVENUE BRISTOL, RI 02809
---	--

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

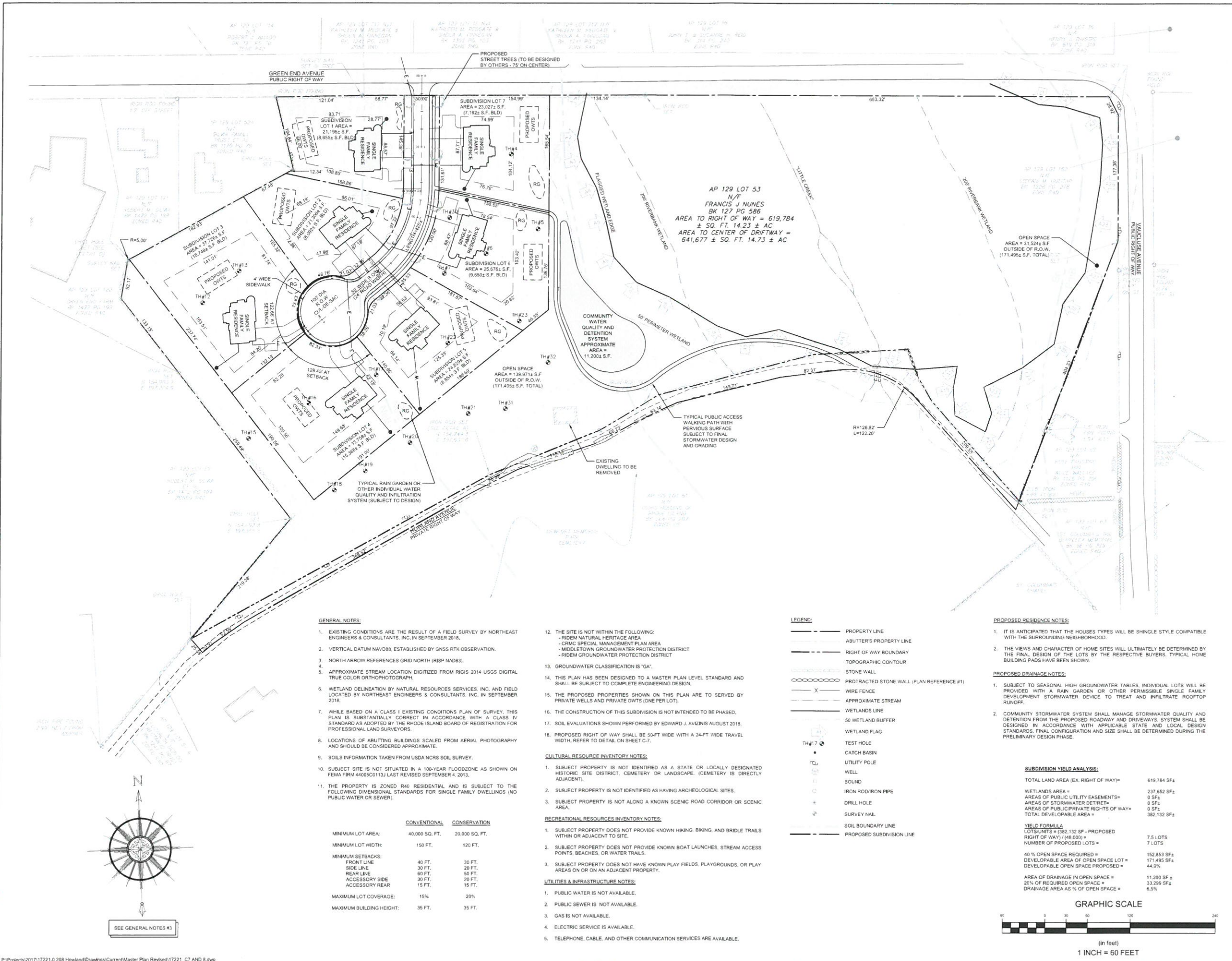
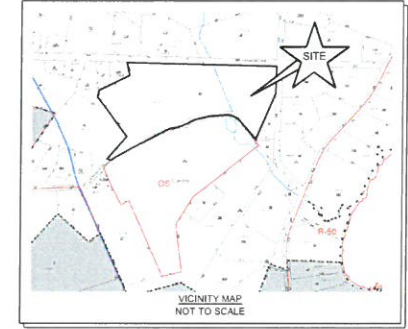
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY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



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

A KNOWLEDGE CORPORATION

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

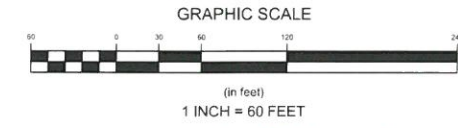


- GENERAL NOTES:**
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN SEPTEMBER 2018.
 - VERTICAL DATUM NAVD83, ESTABLISHED BY GNSS RTK OBSERVATION.
 - NORTH ARROW REFERENCES GRID NORTH (RISP NAD83).
 - APPROXIMATE STREAM LOCATION DIGITIZED FROM RIGIS 2014 USGS DIGITAL TRUE COLOR ORTHOPHOTOGRAPH.
 - WETLAND DELINEATION BY NATURAL RESOURCES SERVICES, INC. AND FIELD LOCATED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN SEPTEMBER 2018.
 - WHILE BASED ON A CLASS I EXISTING CONDITIONS PLAN OF SURVEY, THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
 - 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 FORM 44060C(11)3 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).

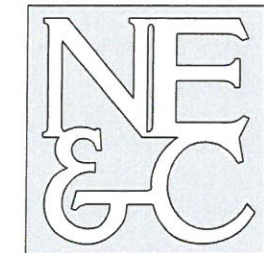
	CONVENTIONAL	CONSERVATION
MINIMUM LOT AREA:	40,000 SQ. FT.	20,000 SQ. FT.
MINIMUM LOT WIDTH:	150 FT.	120 FT.
MINIMUM SETBACKS:		
FRONT LINE	40 FT.	30 FT.
SIDE LINE	30 FT.	20 FT.
REAR LINE	60 FT.	50 FT.
ACCESSORY SIDE	30 FT.	20 FT.
ACCESSORY REAR	15 FT.	15 FT.
MAXIMUM LOT COVERAGE:	15%	20%
MAXIMUM BUILDING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

- LEGEND:**
- PROPERTY LINE
 - ABUTTER'S PROPERTY LINE
 - RIGHT OF WAY BOUNDARY
 - TOPOGRAPHIC CONTOUR
 - STONE WALL
 - PROTRACTED STONE WALL (PLAN REFERENCE #)
 - 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 = 237,652 SF ±
- AREAS OF PUBLIC UTILITY EASEMENTS = 0 SF ±
- AREAS OF STORMWATER DETENTION = 0 SF ±
- AREAS OF PUBLIC/PRIVATE RIGHTS OF WAY = 0 SF ±
- TOTAL DEVELOPABLE AREA = 382,132 SF ±
- YIELD FORMULA:**
- LOTS/LOTS = (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 = 33,299 SF ±
- DRAINAGE AREA AS % OF OPEN SPACE = 8.5%

- 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.

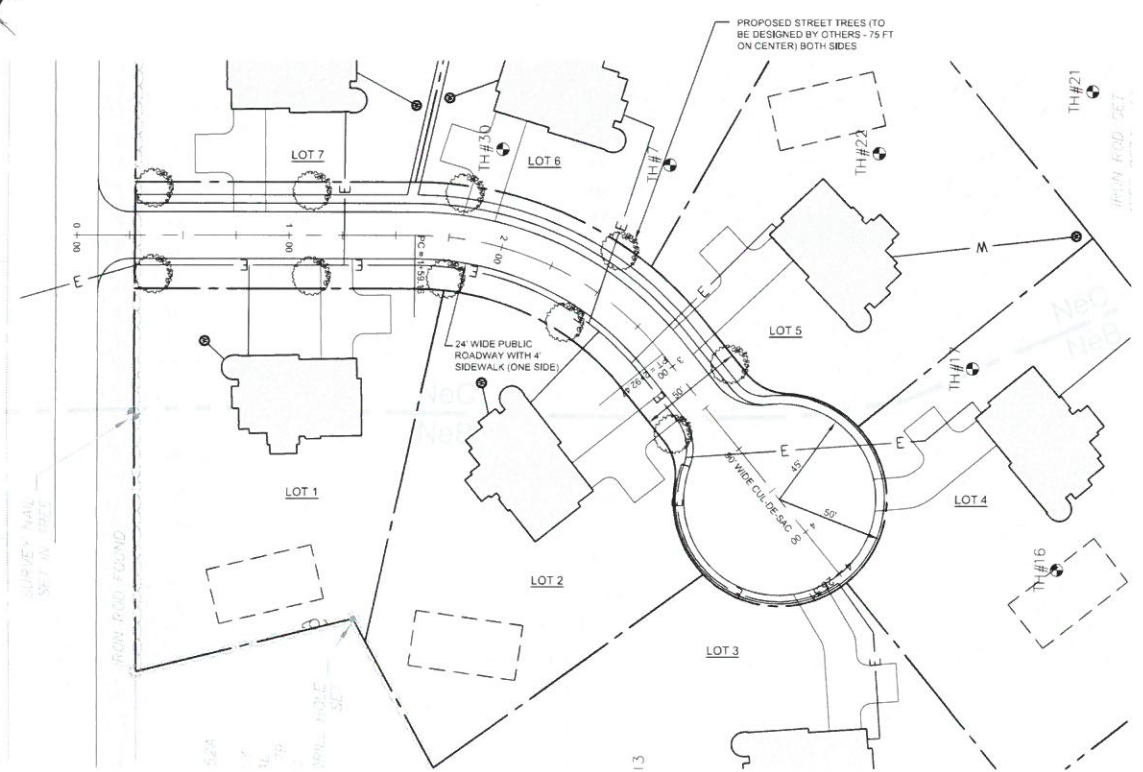
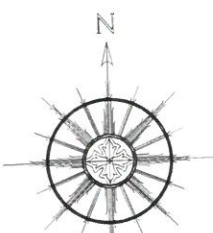


No.	Revision	Date	App.		
Designed By:	JJR	Drawn by:	JJR	Checked by:	GES
Scale:	1" = 60'	Date:	10SEP20		
Project Title:					
HOWLAND FARM SUBDIVISION					
AP 129 LOT 53 208 HOWLAND AVENUE MIDDLETOWN, RHODE ISLAND					
Client/Applicant:			Owner:		
HORAN BUILDING COMPANY 174 BELLEVUE AVE #204 NEWPORT, RI 02840			EST. OF FRANCIS J NUNES 36 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		
<p>OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.</p>					

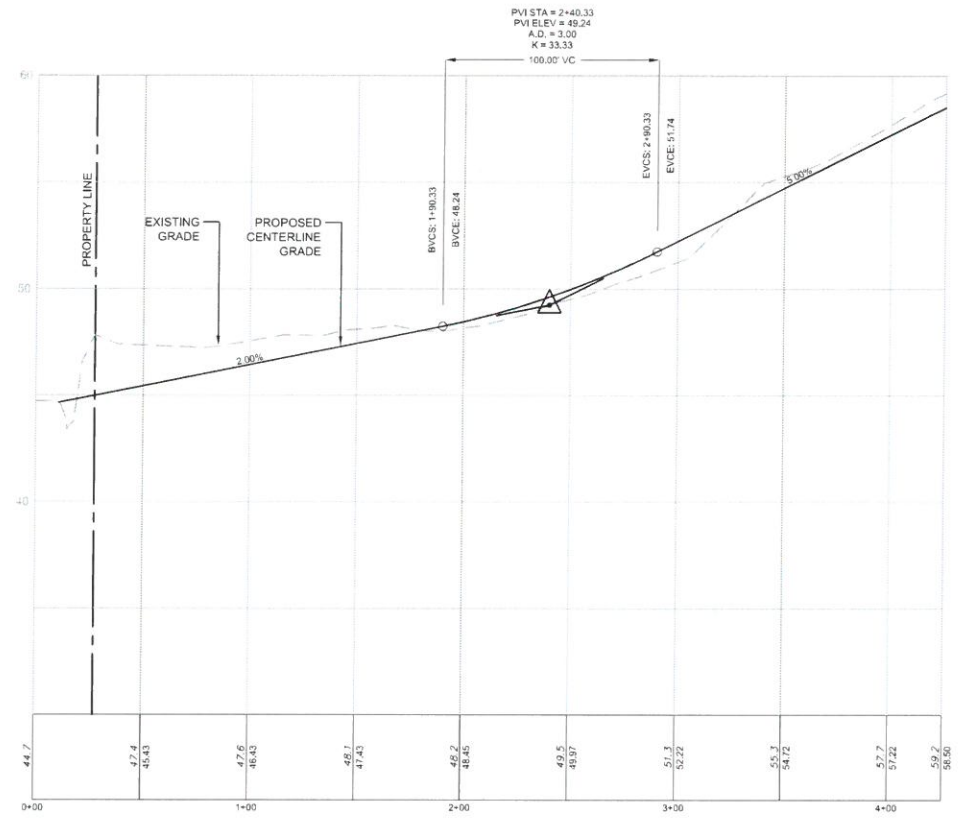


A KNOWLEDGE CORPORATION

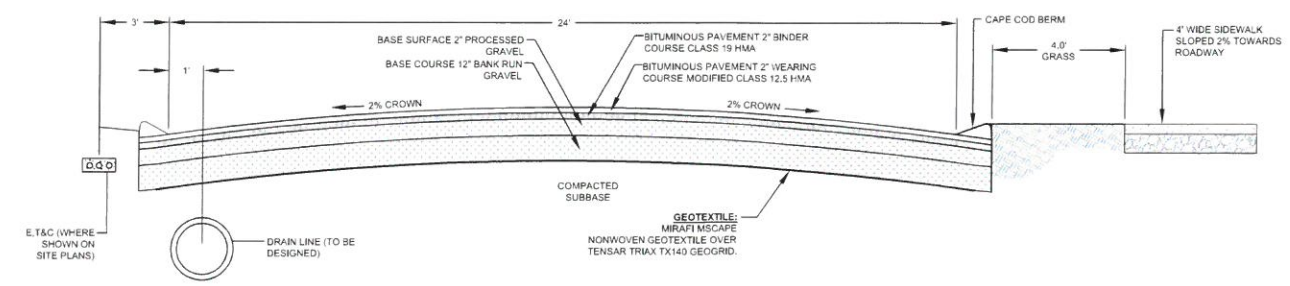
6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM



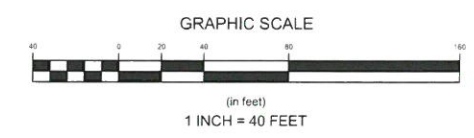
ROAD PLAN VIEW STA 0+00 - 4+25 (END)
SCALE: 1"=40'



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

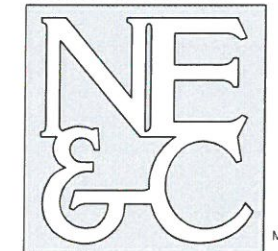
Issued for: PERMITTING

Drawing Title: ROAD PROFILE AND CROSS SECTION

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



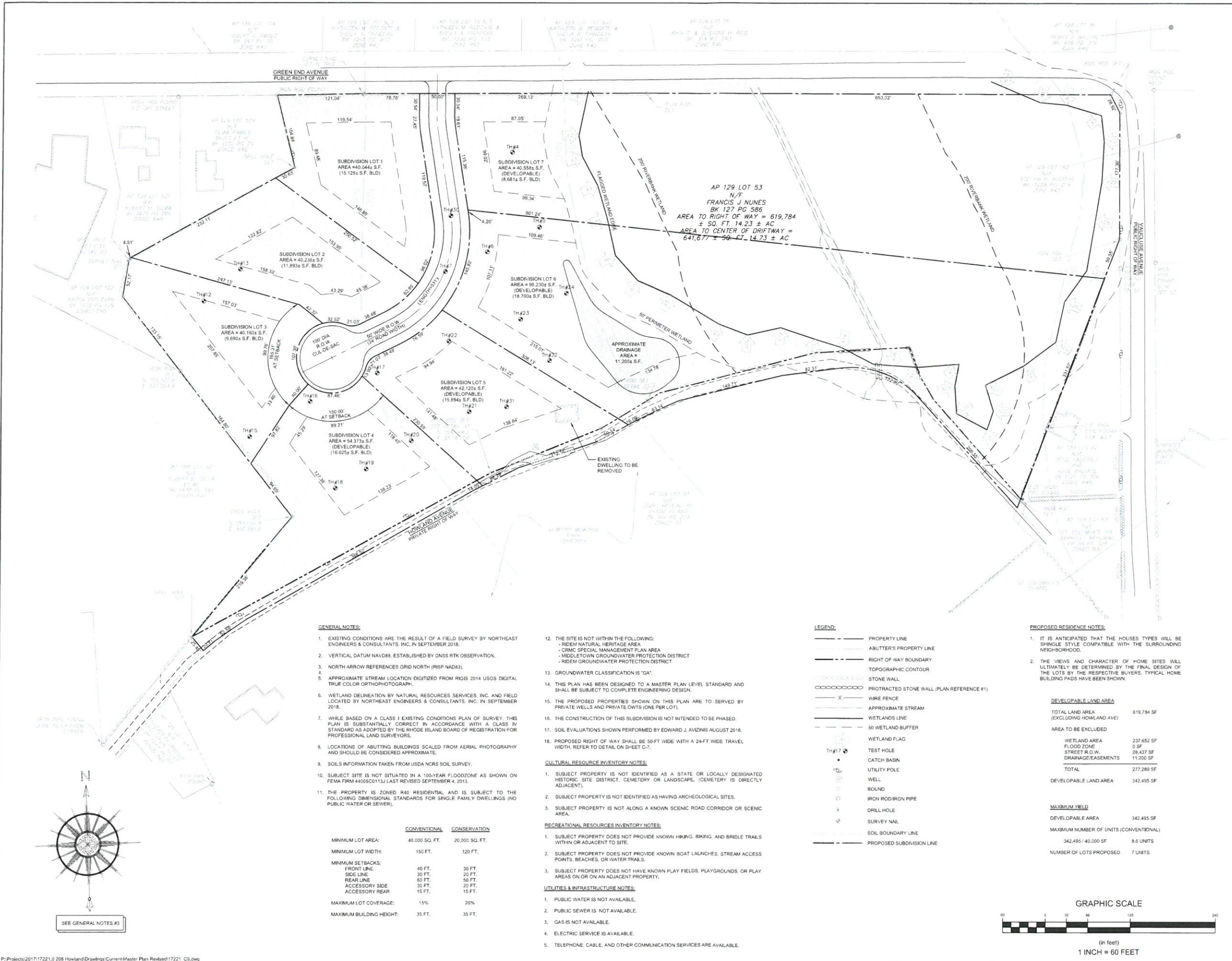
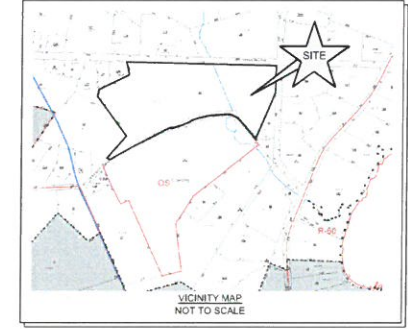
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY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



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

A KNOWLEDGE CORPORATION

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



- 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.
 - WHILE BASED ON A CLASS I EXISTING CONDITIONS PLAN OF SURVEY, THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
 - 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 44050C0113J 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:
 - RIEM NATURAL HERITAGE AREA
 - CRMC SPECIAL MANAGEMENT PLAN AREA
 - MIDDLETOWN GROUNDWATER PROTECTION DISTRICT
 - RIEM 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 BE 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. AVIZNIS 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)
 - 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

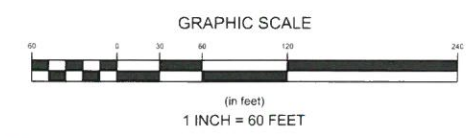
- PROPOSED RESIDENCE NOTES:**
- IT IS ANTICIPATED THAT THE HOUSE TYPES WILL BE SINGLE STYLE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.
 - THE VIEWS AND CHARACTER OF HOME SITES WILL ULTIMATELY BE DETERMINED BY THE FINAL DESIGN OF THE LOTS BY THE RESPECTIVE BUYERS. TYPICAL HOME BUILDING PADS HAVE BEEN SHOWN.

DEVELOPABLE LAND AREA

TOTAL LAND AREA (EXCLUDING HOWLAND AVE)	619,784 SF
AREA TO BE EXCLUDED	
WETLAND AREA	237,652 SF
FLOOD ZONE	0 SF
STREET R.O.W.	26,437 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



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

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 Diamond Avenue Bristol, RI 02809
-------------------	--	--------	--

PERMITTING

POTENTIAL CONVENTIONAL SUBDIVISION PLAN

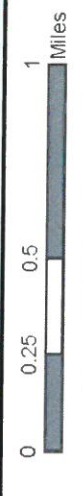
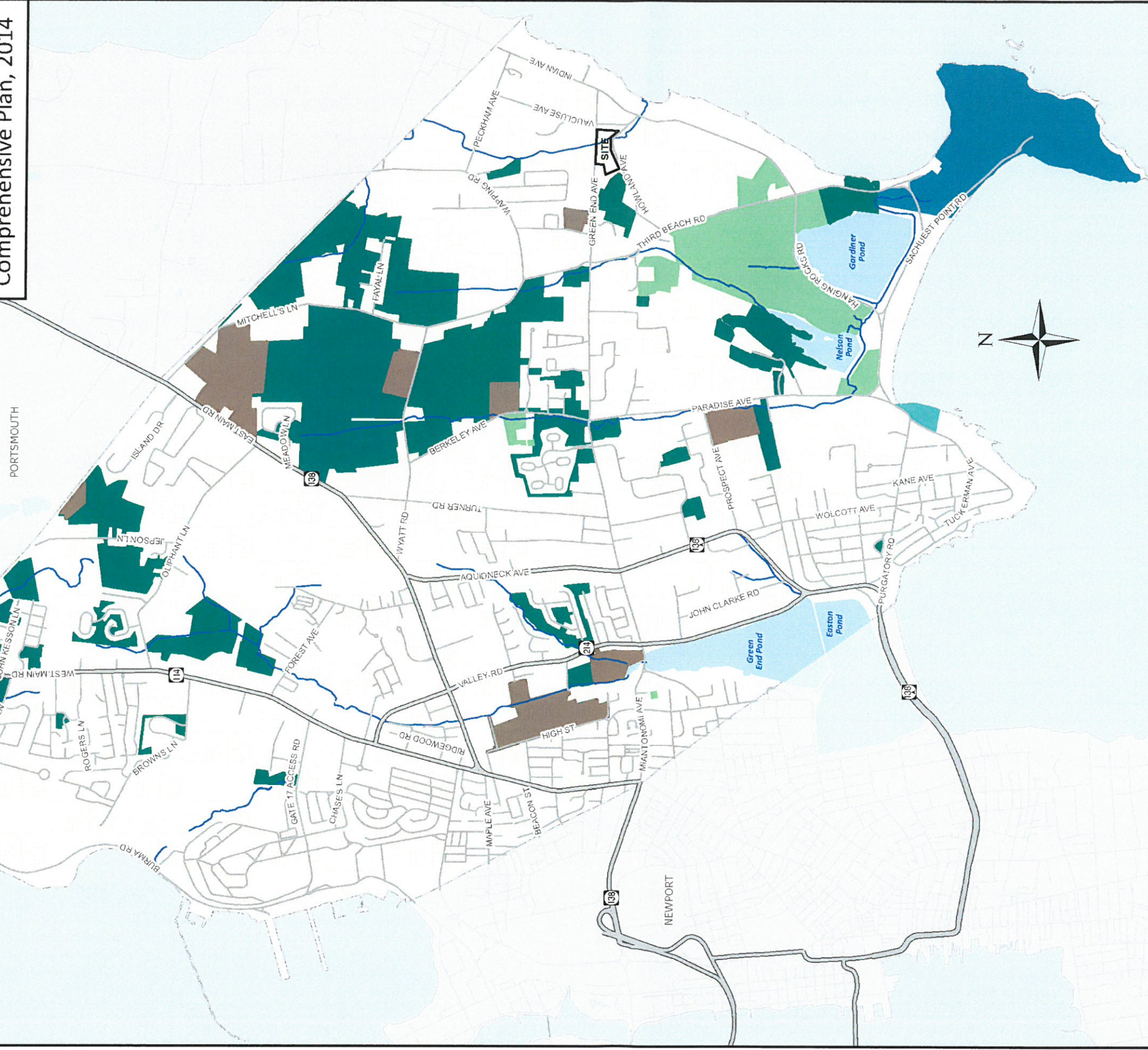
Drawing Number:	C-9
Sheet	9 of 9
Project Number:	17221.3
Survey Index:	13 - 129 - 53



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



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)