

Hearing: 11-21-94  
Decision: 11-21-94  
Approved: 11-21-94  
Recorded: Book 202 PG 10

FINAL DECISION  
TIPPING ROCK CLUSTER SUBDIVISION  
No. 1A and 1B

- WHEREAS: Representatives of the developer, Premier Homes, LTD. have presented a final plan and supporting documents for the Tipping Rock Cluster Subdivision No. 1A and 1B, (A.P. 19, Lot 9) before the Town of East Greenwich; and
- WHEREAS: The Platting and Subdivision Board of the Town of East Greenwich has heard testimony from representatives of the developer, the Departments of Public Works and Planning, the Boards and Commissions, the Kent County Water Authority and consultants relative to hydrogeological issues as well as neighboring property owners during the review of the project; and
- WHEREAS: These presentations discussed a cluster subdivision consisting of 21 lots in two project phases for this 52.77 acre parcel situated on the westerly side of Shippee Road; and
- THEREFORE The Platting and Subdivision Board of the Town of East Greenwich grants final approval to the Tipping Rock Cluster Subdivision No. 1A and 1B subject to the following terms and conditions:
- Condition 1: The subdivision shall be developed in strict accord with the Rhode Island Department of Environmental Management (RIDEM) wetlands permit and the Soil Erosion and Sediment Control permit issued by the Town.
- Condition 2: The developer shall have the option to record the subdivision in two separate phases, Subdivision No. 1A and No. 1B. consisting of 10 lots and 11 lots respectively. However, both phases shall be recorded within 18 months of the final approval of the subdivision. A single performance bond covering both project phases shall be required to be posted at recording of any project phase.
- Condition 3: A fee in lieu of recreation land donation shall be due and payable upon recording of the phases of this subdivision. The fee shall consist of \$1,850 per lot.

- Condition 4: It shall be noted on the recorded plans that this subdivision is serviced by individual wells and is not serviced by the Kent County Water Authority.
- Condition 5: All documents relating to the homeowners association shall be approved by the Town Solicitor prior to recording any phase of the subdivision.
- Condition 6:** No-cut buffers a minimum of 10 feet shall be established on all side and rear lot lines within the plat. Areas of disturbance for lawn and landscaping shall be limited to 20,000 square feet per individual lot within the cluster.
- Condition 7: Conservation easement language to protect the common open space in the plat shall be approved by the Town Solicitor prior recording any phase of the plat.
- Condition 8: Each lot shall have a well(s) yielding a minimum of three gallons per minute of potable water in place before sale, transfer or issuance of a building permit for such lot. Well completion reports for each lot shall be forwarded to the Town Clerk's Office and maintained on file for public review.
- Condition 9: Development within the entire plat shall be limited to the issuance of no more than seven building permits within any one calendar year.
- Condition 10: Street names within the plat shall consist of the following: Tipping Rock Drive for the main road entering the plat from Shippee Road, David Court for the cul-de-sac running southerly off the main access road and Foster Way for the cul-de-sac running to the north parcel boundary. All cul-de-sacs shall be installed as permanent structures to Town specifications with defeasible easements for the sides of the bulb area to be released to adjacent property owners upon future extension of the roadway.
- Condition 11:** The homeowner's association shall have the primary responsibility for maintenance of the subdivision detention basins, (i.e., keeping clear of debris, mowing, reseeding etc.). The Town shall only be responsible for maintenance of the major structural components of the basins.
- Condition 12: When and if the reserved parcel consisting of 13.47 acres is divided as part of the Tipping Rock Subdivision the David Court cul-de-sac shall be extended to the parcel boundary on the south.
- Condition 13: Any in-ground irrigation system for watering of lawns or vegetation shall employ moisture sensor technology to govern activation. In

addition, the use of domestic wells to fill swimming pools is prohibited.

- Condition 14: In-ground oil tanks for fuel storage shall be prohibited within the subdivision.
- Conditions 15: Prior to recording any phase of this subdivision the developer shall provide a full EPA screen test on one well within the subdivision. Results of this test shall be maintained on file with the Town Clerk's Office.
- Condition 16: The Platting and Subdivision Board hereby grants waivers per Section Article 6.02 of the subdivision regulations for cul-de-sac length, right-of-way width and pavement width, [Section 4.02 (b) and (h)
- Condition 17: Per Section 4.11 of the Subdivision regulations the developer shall design and install a fire alarm system for the subdivision. The developer shall, at his sole expense, extend the system cable from Woodbridge Drive to the subdivision. All work shall be in conformity to the specifications of the East Greenwich Fire District.
- Condition 18 No alteration of individual lot lines, open space areas or further subdivision of this parcel shall be permitted without permission of the East Greenwich Platting and Subdivision Board.

Signed: 1-9-95