

General Notes:

- THE FOLLOWING DOCUMENTS ARE CONSIDERED PART OF THE PROJECT PLANS AND THE CONTRACTOR/OWNER MUST MAINTAIN THESE DOCUMENTS AS PART OF A FULL PLAN SET:
 - STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP CONTAINS THE FOLLOWING:
 - EROSION CONTROL MEASURES
 - SHORT TERM MAINTENANCE
 - ESTABLISHMENT OF VEGETATIVE COVER
 - CONSTRUCTION POLLUTION PREVENTION
 - SEQUENCE OF CONSTRUCTION
 - OPERATIONS AND MAINTENANCE PLAN (O&M). THE O&M CONTAINS THE FOLLOWING:
 - LONG TERM MAINTENANCE
 - LONG TERM POLLUTION PREVENTION
- THE SITE IS PROPOSED TO BE SERVICED BY PUBLIC WATER, OWTS, AND UNDERGROUND UTILITIES.
- CURRENT ZONING: RESIDENTIAL R-40.
- PROPOSED ROADWAY A IS TO BE 24' WIDE (11' TRAVEL LANES WITH 1' CAPE COD BERM ON EACH SIDE), THE RIGHT OF WAY FOR ROAD A IS 50' WIDE WITH A PROPOSED PUBLIC ROAD.
- THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE RIDEM, THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF BIOTRENTION AREAS, CATCH BASINS, SAND FILTER, QUALIFIED PERMEABLE AREAS, INFILTRATION TRENCHES AND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET RIDEM BEST MANAGEMENT PRACTICES.
- DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT FINAL DESIGN AND TO CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
- OPEN SPACE USE IS TO REMAIN IN ITS NATURAL STATE AND IS TO BE UTILIZED AS PASSIVE RECREATION WITH THE EXCEPTION OF OWTS AND DRAINAGE AREAS.
- ALL UNITS TO HAVE INDIVIDUAL TRASH PICKUP. NO DUMPSTER LOCATIONS ARE PROVIDED ON SITE.
- SITE REQUIRES TOWN OF SOUTH KINGSTOWN SOIL EROSION PERMIT PRIOR TO CONSTRUCTION.
- SITE TO BE BUILT IN PHASES DEPENDING ON MARKET CONDITIONS.
- ALL CONSTRUCTION AND SITE IMPROVEMENTS SHALL ADHERE TO THE TREE PROTECTION STANDARDS AS CONTAINED IN ARTICLE XII, SECTION 14.D OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- SEE APPENDIX E OF THE TRAFFIC IMPACT ASSESSMENT REPORT BY PARE ENGINEERING FOR SIGHT LINE DISTANCES FOR LOTS WITH ACCESS ON OLD NORTH ROAD AND STONY FORT ROAD. AREAS WITHIN THE SIGHT DISTANCES AS DEFINED IN THE REPORT SHOULD BE CLEARED TO A MAXIMUM HEIGHT OF TWO (2) FEET TO ALLOW FOR SUFFICIENT INTERSECTION SIGHT DISTANCE IN EACH LOCATION. ALL LANDSCAPING AND/OR SIGNAGE PROPOSED WITHIN SAID SIGHT TRIANGLES SHALL BE RESTRICTED TO A MAXIMUM HEIGHT OF TWO (2) FEET.
- THE FOLLOWING LOTS WILL BE DESIGNATED AS LOW AND MODERATE INCOME (LMI) UNITS AND HAVE BEEN NOTED ON THE PLANS WITH AN ASTERISK (*): 6, 10, 14, 17, 19, 21, 23, 33, 36, AND 39.
- CONSTRUCTION TO COMMENCE FALL 2023 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
- THE COMMUNITY OWTS HAS BEEN DESIGNED TO SERVICE 24 3-BEDROOM HOMES (LOTS 15-39, 72 BEDROOMS TOTAL). NO CONSTRUCTION TO INCREASE BEDROOMS BEYOND 72 MAY OCCUR WITHOUT FURTHER PERMITTING AND REVIEW BY RIDEM.

Density Analysis:

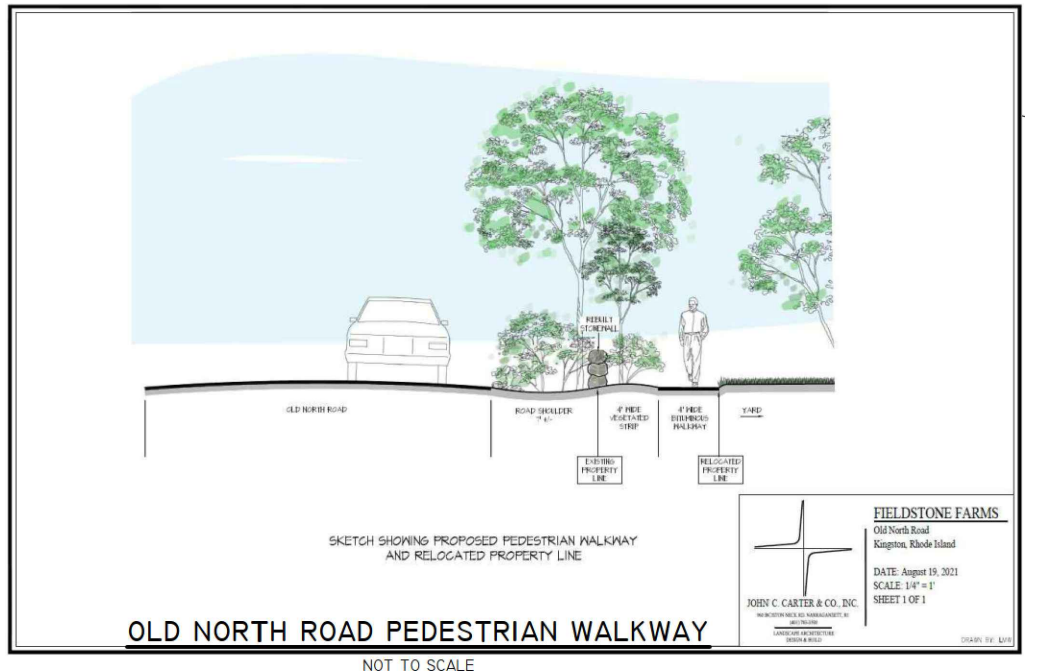
OVERALL GROSS DENSITY	
TOTAL SITE AREA:	118.65 ACRES
DWELLING UNIT ANALYSIS	
SINGLE FAMILY LOTS	39
DENSITY:	3.04 ACRES/UNIT
NET DENSITY	
BUILDABLE AREA:	61.83 ACRES
NUMBER OF UNITS:	39
DENSITY:	1.59 ACRES/UNIT
ROADWAY ANALYSIS	
RIGHT OF WAY AREA:	1.76± ACRES
RIGHT OF WAY WIDTH:	50'
PAVEMENT WIDTH:	24'
ROAD A	1,504 LF
TOTAL SUITABLE LAND	
= GROSS AREA - UNSUITABLE LAND AREA	(118.60 ACRES - 56.77 ACRES)
= 61.83 ACRES SUITABLE LAND	
TOTAL SUITABLE OPEN SPACE	
= TOTAL OPEN SPACE - UNSUITABLE (WETLANDS)	(91.26 ACRES - 56.77 ACRES)
= 34.49 ACRES SUITABLE OPEN SPACE	
SUITABLE OPEN SPACE/ TOTAL SUITABLE LAND AREA	(34.49 ACRES / 61.83 ACRES) = 55.8%
OPEN SPACE ANALYSIS	
TOTAL SUITABLE OPEN SPACE > REQUIRED SUITABLE OPEN SPACE	34.49 ACRES (55.8%) > 30.92 ACRES (50.0%)

Legend:

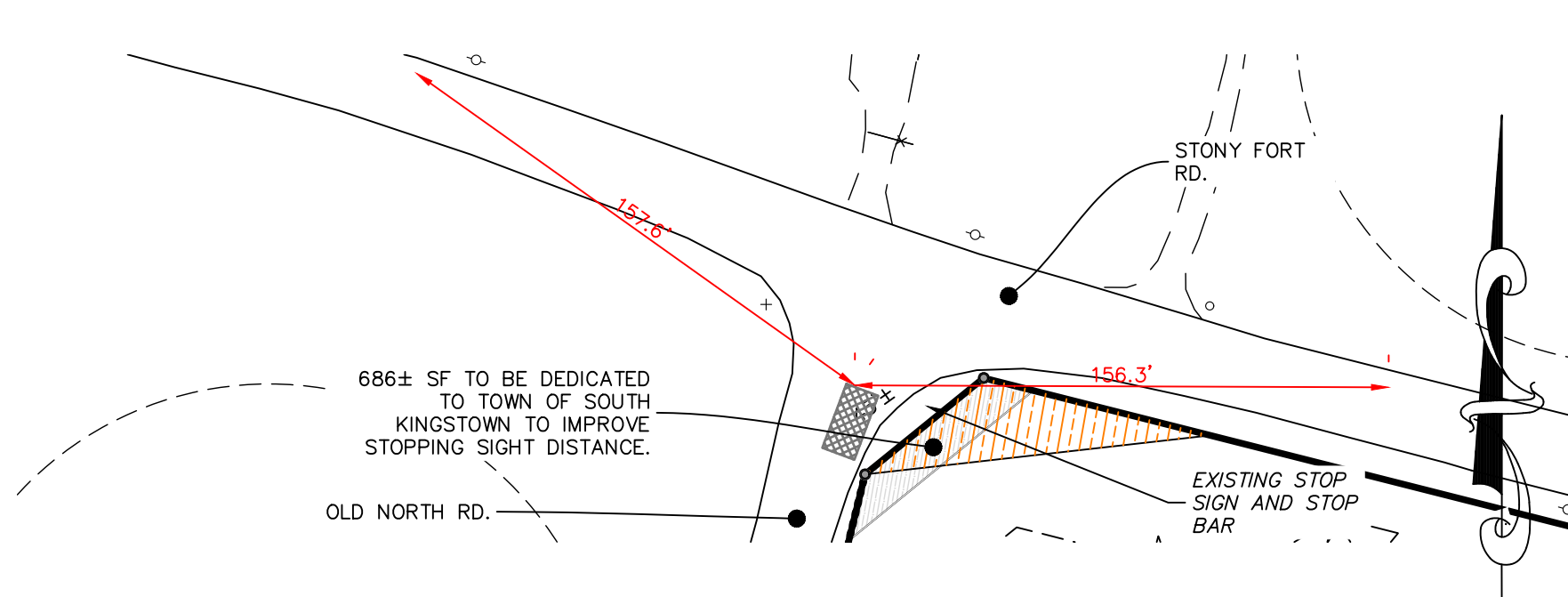
ASSESSOR'S LINES	SOIL IDENTIFICATION	SOIL EVALUATIONS 2009 RIDEM VERIFIED
PROPERTY LINE	EXISTING STONEWALL	SOIL EVALUATIONS 2007 RIDEM VERIFIED
SOIL BOUNDARY LINE	EXISTING BUILDING	SOIL EVALUATIONS 2012 RIDEM WITNESSED & CONCURRED
WETLAND EDGE	EXISTING UTILITY POLE	
100' RIVERBANK WETLAND	EXISTING MAJOR CONTOUR	
50' PERIMETER WETLAND	EXISTING MINOR CONTOUR	
200' RIVERBANK WETLAND	AP	ASSESSOR'S PLAT
EXISTING TREELINE	UP	UTILITY POLE
EXISTING STREAM	N/F	NOW OR FORMERLY
EXISTING FENCE	WETLAND FLAG	
	WETLAND HATCH	

Dimensional Regulations:

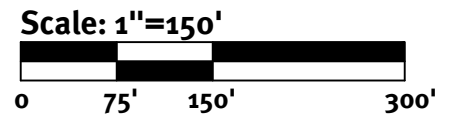
CURRENT ZONING:	RESIDENTIAL R-40	RESIDENTIAL R-10
CURRENT SETBACKS	40,000 SF	10,000 SF
MINIMUM LOT AREA:	150'	80'
MINIMUM FRONTAGE AND LOT WIDTH:	80'	25'
MINIMUM FRONT YARD:	30'	20'
MINIMUM CORNER SIDE YARD:	20'	10'
MINIMUM SIDE YARD:	40'	30'
MINIMUM REAR YARD:	35'	35'
MAXIMUM STRUCTURE HEIGHT:	20%	25%
MAXIMUM LOT BUILDING COVERAGE:		



OLD NORTH ROAD PEDESTRIAN WALKWAY



Stopping Sight Distance Inset



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 Engineers • Planners • Surveyors

ERIC M. PRIVE
 No. 8662
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

Rev.	Date	Description	By	Appr.
1	09-23-23	PRELIMINARY SUBMISSION		
2	09-23-23	PRELIMINARY SUBMISSION		

Overall Plan
Fieldstone Farms
 Assessor's Plat for Lots 1-39
 South Kingstown, Rhode Island
 Prepared For
Old North Land Investments LLC
 75 Lambert Lind Highway
 Warwick, Rhode Island 02886
 Design By: R.B.S.