

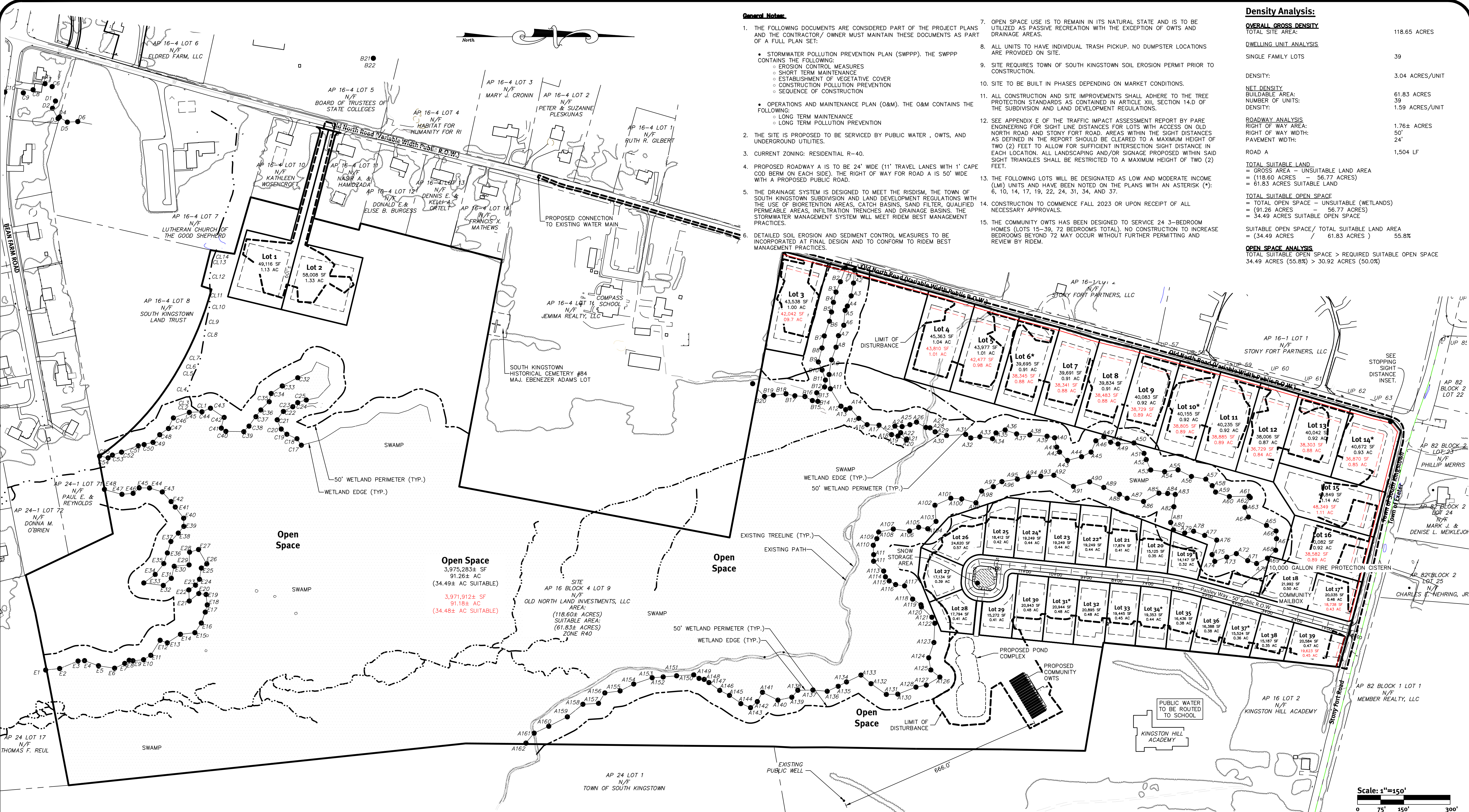
# **EXHIBIT D**

**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 RISK, THE TOWN OF SOUTH KINGSTOWN SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF BIORETENTION 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 XIII, 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, 22, 24, 31, 34, AND 37.
- 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:**

<b>OVERALL GROSS DENSITY</b>	118.65 ACRES
<b>OVERALL GROSS DENSITY</b>	118.65 ACRES
<b>DWELLING UNIT ANALYSIS</b>	
SINGLE FAMILY LOTS	39
DENSITY:	3.04 ACRES/UNIT
<b>NET DENSITY</b>	61.83 ACRES
BUILDABLE AREA:	39
NUMBER OF UNITS:	1.59 ACRES/UNIT
<b>ROADWAY ANALYSIS</b>	
RIGHT OF WAY AREA:	1,764 ACRES
RIGHT OF WAY WIDTH:	50'
PAVEMENT WIDTH:	24'
ROAD A	1,504 LF
<b>TOTAL SUITABLE LAND</b>	
= GROSS AREA - UNSUITABLE LAND AREA	
= (118.60 ACRES - 56.77 ACRES)	
= 61.83 ACRES SUITABLE LAND	
<b>TOTAL SUITABLE OPEN SPACE</b>	
= TOTAL OPEN SPACE - UNSUITABLE (WETLANDS)	
= (91.26 ACRES - 56.77 ACRES)	
= 34.49 ACRES SUITABLE OPEN SPACE	
<b>SUITABLE OPEN SPACE / TOTAL SUITABLE LAND AREA</b>	
= (34.49 ACRES / 61.83 ACRES)	55.8%
<b>OPEN SPACE ANALYSIS</b>	
TOTAL SUITABLE OPEN SPACE > REQUIRED SUITABLE OPEN SPACE	
34.49 ACRES (55.8%) > 30.92 ACRES (50.0%)	

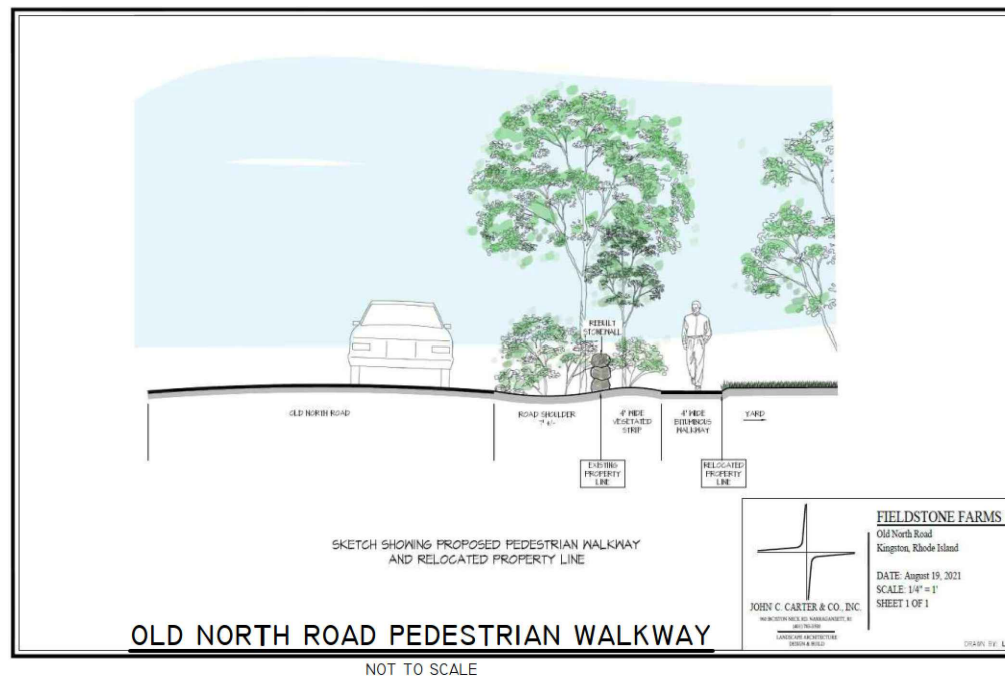


**Legend:**

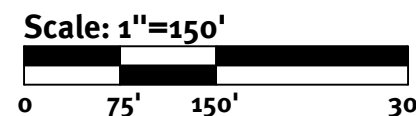
ASSESSOR'S LINES	---	SOIL IDENTIFICATION	BoC	SOIL EVALUATIONS 2009 RIDEM VERIFIED	45-1 18"
PROPERTY LINE	---	EXISTING STONEWALL	---o---o---	SOIL EVALUATIONS 2007 RIDEM VERIFIED	45-1 18"
SOIL BOUNDARY LINE	---	EXISTING BUILDING	▭	SOIL EVALUATIONS 2012 RIDEM WITNESSED & CONCURRED	45-1 18"
WETLAND EDGE	---	EXISTING UTILITY POLE	o		
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	A5		
		WETLAND HATCH	▨		

**Dimensional Regulations:**

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



OLD NORTH ROAD PEDESTRIAN WALKWAY



**10' Pedestrian Strip Exhibit**  
**Fieldstone Farms**  
 Assessor's Plat 64, Lot 9  
 South Kingstown, Rhode Island  
 Prepared for  
**Old North Land Investments LLC**  
 75 Lambert Lind Highway  
 Warwick, Rhode Island 02886

**DiPrete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 Tel: 401-943-1000 Fax: 401-664-6006 www.DiPrete-Eng.com  
**Engineers • Planners • Surveyors**

1	10-05-2023	60	PROPOSED SITE PLAN	Design By: R.R.B.S.
2	10-05-2023	60	PRELIMINARY SITE PLAN	
3	10-05-2023	60	PRELIMINARY SITE PLAN	
4	10-05-2023	60	PRELIMINARY SITE PLAN	
5	10-05-2023	60	PRELIMINARY SITE PLAN	
6	10-05-2023	60	PRELIMINARY SITE PLAN	
7	10-05-2023	60	PRELIMINARY SITE PLAN	
8	10-05-2023	60	PRELIMINARY SITE PLAN	
9	10-05-2023	60	PRELIMINARY SITE PLAN	
10	10-05-2023	60	PRELIMINARY SITE PLAN	