

**SITE NARRATIVE
 MASTER CONCEPTUAL
 THE PRESERVE AT ROLLING GREENS
 COMPACT VILLAGE DEVELOPMENT
 A.P. 110 LOTS 2-7 & 9-11, AP 126 LOT 5**

Introduction and Background Information

The following is a list of the properties included in the proposed development.

PARCEL	ZONING DISTRICT	ADDRESS	APPROXIMATE AREA (AC.)
AP 110 LOT 2	RR – RURAL RES.	1755 TEN ROD ROAD	0.65
AP 110 LOT 3	GB – GEN. BUS.	1717 TEN ROD ROAD	1.2
AP 110 LOT 4	RR-RURAL RES.	1675 TEN ROD ROAD	0.6
AP 110 LOT 5	RR-RURAL RES.	1651 TEN ROD ROAD	1.9
AP 110 LOT 6	RR-RURAL RES.	OFF TEN ROD ROAD	0.7
AP 110 LOT 7	VR-VILLAGE RES.	1585 TEN ROD ROAD	4.6
AP 110 LOT 9	RR-RURAL RES.	TEN ROD ROAD	0.4
AP 110 LOT 10	RR-RURAL RES.	TEN ROD ROAD	0.2
AP 110 LOT 11	NR-NEIGHBOR. RES.	1625 TEN ROD ROAD	97.1
AP 126 LOT 5	RR-RURAL RES.	OFF TEN ROD ROAD	24.5
		TOTAL	131.85

AP 110 LOT 2 SINGLE FAMILY RESIDENTIAL DWELLING – 1755 TEN ROD ROAD

This property is occupied by a 1506± SF single family dwelling. The 0.65 acre lot has a circular gravel drive and a typical residential yard containing lawn and landscaped areas. It is buffered from both Ten Rod Road and the surrounding properties with many mature trees.

The property is bounded to the south by Ten Rod Road, to the west by a gravel road known as Mancini Place, to the east by a very small vacant parcel and to the north by the Rolling Greens Golf Course property.

The three bedroom dwelling on the property is serviced by public water and an OWTS

AP 110 LOT 3 OATLEY’S RESTAURANT - 1717 TEN ROD ROAD

This property is occupied by Oatley’s restaurant and store. There is a 4157± SF commercial structure on the property. The structure, constructed in 1965, is surrounded on three sides by paved vehicle access and parking areas. There are grassed areas adjacent to the structure to the north and south and a small wooded area in the northeasterly corner of the property. The remainder of the property is occupied by the structure and paved areas.

This parcel is bounded to the south by Ten Rod Road and to the north, east and west by wooded areas of the Rolling Greens Golf Course property (AP 110 Lot 11). The exit to the property is located directly opposite the traffic signal at the intersection of Ten Rod Road (RI Rte. 102) and South County Trail (RI Rte. 2).

The site is serviced by public water and an onsite wastewater treatment system (OWTS)

AP 110 LOT 4 SINGLE FAMILY RESIDENTIAL DWELLING – 1675 TEN ROD ROAD

This property is occupied by a 1047± SF single family dwelling, a 400± SF garage and a small shed. The 0.62 acre lot has a circular gravel drive and a typical residential yard containing lawn and landscaped areas. It is nicely buffered from both Ten Rod Road and the surrounding properties with many mature trees.

The property is bounded to the south by Ten Rod Road, to the west by a vacant residential property, to the east by a parcel containing a single family dwelling and to the north by the Rolling Greens Golf Course.

The two bedroom dwelling on the property is serviced by public water and an OWTS

AP 110 LOT 5 SINGLE FAMILY RESIDENTIAL DWELLING – 1651 TEN ROD ROAD

This property is occupied by a 2302± SF single family dwelling and a 425± SF shed. The 1.92 acre lot has a long curved driveway entering the property in the southeasterly corner. The drive bends to the north and east toward a side entry garage attached to a 3 bedroom dwelling located in the northeasterly quadrant of the property. A well manicured lawn encompasses the immediate area around the dwelling. There is a cleared parking area between the dwelling and the shed which is located in the northwesterly corner of the property. The remainder of the property is predominantly wooded providing a substantial buffer to the abutting properties.

The property is bounded to the south by Ten Rod Road, to the west by a single family residential property and to the east and north by the Rolling Greens Golf Course.

The three bedroom dwelling on the property is serviced by public water and an OWTS

AP 110 LOT 6 VACANT LAND – OFF TEN ROD ROAD

This is a landlocked parcel containing 0.7± acres located in the southwesterly portion of the Rolling Greens Golf Course property. Access to the parcel is from a gravel driveway known as "Mancini Place" that runs along westerly boundary of the Rolling Greens property. The

parcel is vacant and predominantly wooded.

The property is bordered on all sides by the Rolling Greens Golf Course property.

AP 110 LOT 7 SINGLE FAMILY RESIDENTIAL DWELLING – 1585 TEN ROD ROAD

The property at 1585 Ten Rod Road is occupied by a two bedroom single family residence. There are several outbuildings on the property including a garage, barn and shed. The improvements are located central to the property. There is a gravel access driveway from Ten Rod Road to the dwelling/garage. The property contains a lawn and landscaped areas typical of a residential property. There is also an area in the northeasterly portion of the property where the grass has been allowed to grow giving the appearance of a meadow.

AP 110 LOT 9 VACANT LAND – OFF TEN ROD ROAD

This parcel contains 0.4± acres and is located along Ten Rod Road in the southeasterly quadrant of the Rolling greens Golf Course. The parcel is currently vacant and entirely wooded.

The property is bordered to the south by Ten Rod Road, to the east by a single family residential property and to the north and west by the Rolling Greens Golf course property.

AP 110 LOT 10 VACANT LAND – OFF TEN ROD ROAD

This small parcel contains 0.2± acres and is located along Ten Rod Road in the vicinity of the southeasterly corner of the Rolling Greens Golf Course. The parcel is currently vacant and entirely wooded.

The property is bordered to the south by Ten Rod Road, to the west by a single family residential property and to the north and east by the Rolling Greens Golf Course property.

AP 110 LOT 11 ROLLING GREENS GOLF COURSE – 1625 TEN ROD ROAD

Currently Rolling Greens Golf Course, a nine-hole public golf club, occupies the property at 1625 Ten Rod Road. This golf course property contains two structures, an 1120± SF clubhouse and a 1008± SF maintenance garage. The clubhouse is located 300± north of Ten Rod Road near the center of the southerly boundary of the site and adjacent to the northwesterly corner of a large gravel parking area for the course patrons. The gravel parking area is centrally located along the southerly property boundary adjacent to Ten Rod Road. The clubhouse contains a small kitchen/ bar and a seating area for patrons. Greens fees are paid for in the clubhouse and food and beverages are sold primarily to golf course

patrons.

The maintenance garage is located 200± feet from the clubhouse to the west. The primary function of the maintenance garage is to store and service the maintenance equipment needed to care for the golf course.

The golf course comprises the majority of the easterly portion of the property. The westerly portion of the property is largely wooded however there is a small cleared area that appears to have been used for gravel extraction in the past. There are also several gravel access trails throughout the property. A stream and associated wetland area are located along the sites northeasterly property line.

The property is bordered to the northeast by Narragansett Bow Hunters property, to the east by a gravel access road to the Bow Hunters property, to the south by Ten Road, to the west by a gravel access driveway to residential property northwest of the subject property and to the northwest by the Rosewood Estates dedicated open space parcel.

The Town of Exeter boundary line is a short distance west of the subject parcel.

AP 126 LOT 5 VACANT LAND – OFF TEN ROD ROAD

This is a landlocked parcel containing 24.5± acres located in the north of the Rolling Greens Golf Course property. Access to the property is from a gravel driveway known as "Mancini Place" that runs along westerly boundary of the Rolling Greens property. The parcel is currently vacant. There is a small pond and associated wetlands located in the northerly portion of the property and cleared pasture and/or orchard areas along the westerly property line. The remainder of the property is predominantly wooded.

The property is bordered to the south by the Rolling Greens Golf Course, to the east and north by open space area of a residential subdivision (Rosewood Estates) and to the west by a residential property located in the Town of Exeter.

ZONING ORDINANCE

Article IV Dimensional Regulations – Table 2A

Neighborhood Residential District – NR/R40

Area Required – 40,000 SF
Lot Frontage – 180 Feet
Lot Depth – 200 Feet

Rural Residential District – RR/R80

Area Required – 80,000 SF
Lot Frontage – 200 Feet
Lot Depth – 250 Feet

Village Residential District – VR/R20

Area Required – 20,000 SF
Lot Frontage – 140 Feet
Lot Depth – 140 Feet

General Business District – GB

Area Required – 20,000 SF
Lot Frontage – 200 Feet
Lot Coverage – 90% max.

The subject properties are not located within a Natural Heritage Area or the Narrow River Special Area Management Plan Area. The site is located within a Zone 2 Groundwater Protection Area. The site is also designated on the Town of North Kingstown Comprehensive Plan as a Scenic Area.

The Comprehensive Plan future land use designations for the property project the easterly two thirds of the property as Medium Density Residential. The majority of the westerly one-third of the property is designated for Low Density Residential use. A small area in the southwesterly portion of the property adjacent to Ten Rod Road at the intersection of South County Trail (Route 2) is projected for commercial use. These designations are defined in the Comprehensive Plan as follows:

Low Density Residential (LDR) – Low density residential uses permit one dwelling per

every 80,000 – 120,000 SF of lot area, or 2 to 3 acres. This range of density is also used for environmentally sensitive areas and areas served by onsite wastewater treatment systems for wastewater disposal.

Medium Density Residential (MDR) – Medium density residential uses permit one dwelling per every 40,000 – 80,000 SF of lot area, or 1 to 2 acres. These areas generally include residential subdivisions approved since the 1950s. The designation is predominate in the northerly section of Town

Commercial (C) – The commercial designation is intended for intensive commercial activities relating to the daily needs of North Kingstown residents. Typical commercial areas include supermarkets, drugstores, restaurants and other convenience goods. Retail developments, including shopping centers, restaurants and the like that serve the needs of North Kingstown residents. Commercial developments along Post Road and Ten Rod Road are examples of this land use designation.

The majority of the property is located within the Annaquatucket River Basin watershed. A small area in the southeasterly corner of the property is located within the Queen's River Sub-Basin watershed.

The subject properties are currently serviced by the Town of North Kingstown public water system.

Based on the USDA Soil Conservation Service Soil Survey of Rhode Island, the subject property consists of the following soil types:

- BhA Bridgehampton silt loam, 0 to 3 percent slopes
- BhB Bridgehampton silt loam, 3 to 8 percent slopes
- BmA Bridgehampton silt loam, till substratum, 0 to 3 percent slopes
- BmB Bridgehampton silt loam, till substratum, 3 to 8 percent slopes
- BnB Bridgehampton-Charlton complex, very stony, 0 to 8 percent slopes
- EfA Enfield silt loam, 0 to 3 percent slopes
- EfB Enfield silt loam, 3 to 8 percent slopes
- HkC Hinckley gravelly sandy loam, rolling
- HnC Hinckley-Enfield complex, rolling
- Rc Raypol silt loam
- Rf Ridgebury, Whitman, and Leicester extremely stony fine sandy loams
- UD Udorthents-Urban land complex

Overlay Districts

Sec. 21-183 Very Severe Limitations District

A small area in the northerly portion of the subject property contains Ridgebury, Whitman, and Leicester extremely stony fine sandy loam (Rf) soil types. The area is associated with the wetland complex in these areas of the property. The Town of North Kingstown includes this soil type within its Very Severe Limitations overlay district. The soils typically display very high water tables, peat and muck, tidal marsh or a flood hazard. Permitted uses within this district included any use permitted by the underlying zoning classification that do not require a basement or subsoil sewage disposal system. Given the location of the area is within Rhode Island Department of Environmental Management jurisdictional wetlands, no improvements will be proposed within this overlay district.

Sec. 21-186 Groundwater Recharge and Wellhead Protection Overlay District

As mentioned, the site is located within a Zone 2 Groundwater Protection Area. The Town of North Kingstown Zoning Ordinance describes this area as follows:

Zone 2 groundwater protection areas. The zone 2 groundwater protection area includes those critical portions of the recharge areas to groundwater reservoirs as mapped by the state department of environmental management (RIDEM) which are located beyond the defined zone 1 groundwater protection areas or the line of zero transmissivity established by the U.S. Geological Survey, whichever is more conservative. These areas shall include:

- a. Those areas lying within the drainage basin and contributing recharge to zone 1 in the Hunt, Annaquatucket, Pettaquamscutt and Chipuxet aquifers. This boundary has been modified to reflect the findings of Phase I Report Hunt River Aquifer Wellhead Recharge Area Study.
- b. Zone 2 includes a 1,750-foot radius circle around the transient non-community water system wells located inside the water service area.

The entire subject property is located within a Zone X according to FEMA Flood Insurance Rate Map Community Panel Number 44009C0085H (10/19/2010). The Zone X designation includes areas with minimal risks of flooding.

Density Calculation

Land Unsuitable for Development	Area (ac.)
Freshwater Wetlands	6.0±
Water Bodies (Ponds)	1.1±
Slopes Greater than 25%	3.2±
Total	10.3±

There are no areas of the property designated by soil type as being subject to steep slope restrictions. However, based on more site specific data obtained from aerial topography for the subject properties, there are some small, isolated areas within the development where the existing slopes exceed 25%. These areas are indicated on the existing resources and site analysis map.

The total area of the parcels included within the development is 131.85± acres. The Town of North Kingstown Land Development Regulations requires the removal of land unsuitable for development when calculating the overall density of a project. Subtracting 10.3± acres from 131.85± acres yields 121.55± acres suitable for development. The Applicant is proposing one-hundred six (106) dwelling units in the development. Therefore, the overall residential density of the project is 1 dwelling unit per 1.15± acres of land suitable for development. The residential units will contain between one and three bedrooms. In total, there are 188 bedrooms within the proposed development. There are 3.09 bedrooms per 2 acres of suitable land area.

Under the provisions of the Compact Village Development Ordinance, the nitrogen loading created by the proposed development must be below 5 mg/l. A nitrogen loading analysis completed for the project indicates the concentration of nitrogen created by the proposed development is 4.73 mg/l.

Proposed Development

The Applicant is proposing a compact village development containing approximately 50,000± SF of commercial/retail space, six (6) 1-bedroom live/work units, forty-three (43) 2-bedroom duplex units, twenty-one (21) 1-bedroom duplex units, thirteen (13) 2-bedroom townhouse units, twenty (20) 2-bedroom single family units and three (3) 3-bedroom single family units. The development will also utilize three (3) of the existing 3-bedroom single family dwellings already situated along Ten Rod Road. Two of the existing dwellings will be relocated to the southeasterly corner of the development. The existing dwelling on AP 110

Lot 7 as well as the two relocated dwellings will be located on individual lots that will be created as part of the major land development application process.

The commercial/retail component of the development will encompass several buildings of varying sizes. It will be located at the intersection of South County Trail and Ten Rod Road at the southwesterly corner of the development. The live/work area is located just north of the commercial/retail area and will provide an opportunity for individuals to maintain an office within their residence. For example, an attorney or architect may wish to live on a second floor while maintaining an office on the first floor. This could be ideal for a young professional or empty nester that may not need the extra living space and could thereby combine a residence and office in a professional setting.

The residential component of the project could be described as "age targeted". The majority of the units will be one-story, duplex units. Given the size of the units, one would expect the dwellings to be especially attractive to "empty nesters". There are several "civic" areas sprinkled throughout the proposed development. These areas could be used for recreational, entertainment or other purposes.

A new clubhouse is also proposed for the Rolling Greens Golf Course. While the new clubhouse would be constructed in the same general location as the old clubhouse, the vehicle access and parking areas would be reconfigured to facilitate ingress and egress for golf course patrons.

The Applicant intends to leave a large portion of existing AP 126 Lot 5 undisturbed by designating the area as a "nature preserve". A "Pond Lot" encompassing nearly three acres is being proposed adjacent to the "nature preserve". Access to the pond lot will be gained via extension of the existing right-of-way located along the westerly boundary of the development.

Stormwater management for the proposed development will incorporate multiple low impact development (LID) best management practices (BMPs) including, but not limited to, roof collection/recharge systems, rain gardens, pervious pavement and vegetated water quality swales. The drainage system will be designed in a manner consistent with the goals of the latest update of Rhode Island Stormwater Management Guidelines implemented in recent months. The proposed development will be designed in a manner that maintains the existing drainage patterns to the extent possible. Particular focus will be placed on limiting structural controls while emphasizing groundwater recharge. A primary objective of the design will be to maintain to the extent possible the wooded nature of the site by minimizing the cutting and/or filling of the area to the extent practical. Approximately 85 out of 131.85 acre parcel area will remain unchanged by the proposed development. Approximately one-third of the parcel area is devoted to new development leaving nearly two thirds as open

space.

Wastewater disposal will be accomplished with onsite wastewater treatment systems (OWTS). There will likely be a combination of individual and community OWTS utilized in a manner which provides the most efficient means of effluent treatment and dispersal. While formal RIDEM site evaluations have not been performed on the property, RIDEM wet season monitoring has been conducted which at least verifies the seasonal high groundwater table (SHGWT) for the purpose of OWTS design. The SHGWT established for the property ranged from 9 to 28 feet below grade. This included testing throughout the Golf Course area. The SHGWT in closest proximity to the proposed development area ranged from 18.5 to 28 feet below grade. Also, Garafalo & Associates, Inc. has performed several site evaluations throughout the property in order to determine the applicable loading rates for the proposed OWTS. Although not witnessed by the RIDEM, these evaluations indicate suitable subsurface conditions for development.

The applicant will request that he be allowed to connect the proposed development to the Town of North Kingstown public water supply system. The Applicant would still provide a private system to irrigate the property should the proposed development be connected to the Town public water system.



Town of North Kingstown

Subdivision and Land Development Application

Please complete all areas of this application in either black or blue ink only. Illegible or incomplete applications will be returned to the applicant. Please submit all supporting documentation as required by the appropriate checklists: failure to do so may result in the application being delayed or denied.

APPLICATION

Application Date: _____

APPLICATION TYPE*:

___ Administrative

___ Minor (Conventional) ___ Minor (Conservation) ___ Minor (Land Dev.)

Please check: ___ PreApplication ___ Preliminary ___ Final

___ Major (Conventional) ___ Major (Conservation) ___ Major (Land Dev.)

Please check: ___ PreApplication ___ Master

___ Preliminary ___ Final

Other (Specify) _____

**If the development requires waivers or modifications it must be reviewed as a major subdivision.*

Please use the Comprehensive Permit Application if developing under the Low and Moderate Income Housing Act (RIGL 45-53)

CONTACT INFORMATION

Applicant

Name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Email _____

Owner (if different than above)

Name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Email _____

Preparers of Plans (list all, use separate paper if necessary)

Name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Email _____

Attorney

Name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Email _____

DEVELOPMENT INFORMATION

Name of Development/Subdivision _____
 Assessor's Plat/Lot Number(s) _____
 Existing Land Use(s) _____
 Frontage Road(s) /Street Address _____
 Current Zoning (indicate all) _____
 Total Acreage of Property (indicate all) _____
 Minimum Lot Size Required by Zoning _____
 Number of Proposed Lots: _____
 Number of Proposed Dwelling Units: _____
 Square Footage of Proposed Commercial/Industrial Space: _____
 Other (specify): _____

Zoning Board Approvals Required? yes no
 Obtained? yes no
 Variance Special Use Permit
 Explain: _____

Comprehensive Plan Amendment Required? yes no
 Obtained? yes no
 Area identified in Comprehensive Plan as _____
 Explain: _____

Zone Change Required? yes no
 Obtained? yes no
 Explain: _____

Area of development in development limitation districts _____
 Area of development considered land unsuitable for development _____

Requesting town water (see Water Service Area map)? yes no
 Private or public road system proposed within subdivision? _____

CERTIFICATION

Attest: The information provided on this application is true and accurate
 Applicant's Signature _____ Date _____
 Owner's Signature _____ Date _____

List of Applicants

M. L. Hawk Realty, LLC
Contact: Mark L. Hawkins
89 Miner Road
Saunderstown, RI 02874
401-580-9745

Virginia L. Mancini
1 Mancini Place
Exeter, RI 02822
401-294-2140

VKV Realty, Inc.
P.O Box 829
North Kingstown, RI 02852
401-829-7385

Joshua L. Hawkins
89 Miner Road
Saunderstown, RI 02874

List of Plan Preparers

Union Studio Architecture & Community Design
Contact: Donald Powers
140 Union Street
Providence, RI 02903

Gregory Souza, PE
14 President Drive
Narragansett, RI 02882

Existing Land Use

AP 110 Lot 3 – Oatley’s Restaurant – 1717 Ten Rod Road
AP 110 Lot 11 – Rolling Greens Golf Course – 1625 Ten Rod Road
AP 110 Lot 2 – Single family dwelling – 1755 Ten Rod Road
AP 110 Lot 4 – Single family dwelling – 1675 Ten Rod Road
AP 110 Lot 5 – Single family dwelling – 1651 Ten Rod Road

AP 110 Lots 6, 9 & 10 – Vacant land – Ten Rod Road
 AP 110 Lot 7 –Single family dwelling – 1585 Ten Rod Road
 AP 126 Lot 5 – Vacant land – Off Ten Rod Road

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Town of North Kingstown
FISCAL IMPACT ANALYSIS FOR RESIDENTIAL DEVELOPMENT

1. SOURCES OF INFORMATION

a. Estimated current Town population	26,486	2010 U.S. Census (population projection for 2005)
b. Current school enrollment	4,364	
c. Current Town expenditures	\$ 26,199,621	Provided by Finance Director
d. Current School expenditures (Town monies only)	\$ 44,289,255	Provided by Finance Director
e. Current School expenditures (including State monies)	\$ 57,813,863	Provided by Finance Director
f. Total assessed value of all properties (Real and personal)	\$ 3,751,668,090	Provided by Tax Assessor
g. Tax Rate FY11-12	$\frac{\$ 17.51}{\$1,000 \times 1.0}$	Provided by Tax Assessor
h. Total number of taxable land parcels	10,843	Provided by Tax Assessor
i. Total number of residential land parcels	10,064	Provided by Tax Assessor
j. Total number of occupied residential dwelling units	11,327	2010 U.S. Census
k. Current annual revenue from residential licenses and fees	\$ 600,000	Provided by Finance Director
l. Current annual revenue auto excise tax	\$ 4,649,871.14	Provided by Finance Director
m. Current annual interest earnings	\$ 75,000	Provided by Finance Director
SCHOOL AGE CHILDREN		
n. Single family homes (2 & 3 bedroom blended avg.)	0.25	Fiscal Impact Handbook
o. Townhouses/Condominiums/Apartments (1 & 2 bedroom blended avg.)	0.282	Fiscal Impact Handbook
TOTAL HOUSEHOLD SIZE		
p. Single family homes (2 & 3 bedroom blended avg.)	2.37	Fiscal Impact Handbook
q. Townhouses/Condominiums/Apartments (1 & 2 bedroom blended avg.)	2.08	Fiscal Impact Handbook

2. PROJECTED POPULATION

a. Projected Population Attributable to New Residential Development

Avg. Number of Persons per Dwelling Unit	x	Proposed Number of Dwelling Units in Project	=	Projected Population Growth	
Single Family Homes (p)	x	23	=	(2Aa)	54.51
Townhouses/Condos/Apartments (q)	x	83	=	(2Ab)	172.64

b. Projected Student Population Attributable to New Residential Development

Avg. Number of Students per Dwelling Unit	x	Proposed Number of Dwelling Units in Project	=	Projected School Population Growth	
Single Family Homes (n)	x	23	=	(2Ba)	5.75
Townhouses/Condos/Apartments (o)	x	83	=	(2Bb)	23.406

3. COSTS REVEALED TO NEW RESIDENTIAL DEVELOPMENT PROJECT

a. Projected Town Expenditures Attributable to New Residential Development

(Not including school expenditures)

Projected population Growth	x	Town Expenditures Per Capital (1c/1a)	=	Projected Town Expenditures	
(2Aa+2Ab)	x	227.15	=	(3A)	\$ 224,693.95
					\$ 989.19

b. Projected School Expenditures Attributable to New Residential Development

(Town monies only)

Projected School population Growth	x	School Expenditures Per Student (Town monies only) (1d/1b)	=	Projected School Expenditures (Town monies only)	
(2Ba+2Bb)	x	29.156	=	(3B)	\$ 295,897.69
					\$ 10,148.78

c. Projected School Expenditures Attributable to New Residential Development

(including State monies)

Projected School population Growth	x	School Expenditures Per Student (including State monies) (1e/1b)	=	Projected School Expenditures	
(2Ba+2Bb)	x	29.156	=	(3C)	\$ 386,255.96
					\$ 13,247.91

2. REVENUES RELATED TO NEW RESIDENTIAL DEVELOPMENT PROJECT

a. Real Property Tax Revenue Sources

Proposed Number of Residential Dwelling Units in Project	x	Approx. Assessed Valuation of Dwelling Unit	x	Tax Rate (g)	=	Approx. Property Tax Revenue	
106	x	\$ 331,214.63	x	\$ 0.01751	=	(4A)	\$ 614,754.22

b. Licenses and Fees

Avg. License and Fee Revenue per Dwelling Unit (1k/1j)	x	Number of Dwelling Units in Project	=	Approx. License and Fee Revenue attributable to Growth	
\$ 52.97	x	106	=	(4B)	\$ 5,614.90

c. Auto Excise Tax

Avg. Auto Excise Tax Tax Revenue per Dwelling Unit (1l/1j)	x	Number of Dwelling Units in Project	=	Approx. Auto Excise Revenue Attributable to Growth	
\$ 410.51	x	106	=	(4C)	\$ 43,514.29

d. Interest Earnings

Avg. Annual Interest on Investment per Dwelling per Dwelling Unit (1m/1j)	x	Number of Dwelling Units in Project	=	Approx. Investment Revenue Attributable to Growth	
\$ 6.62	x	106	=	(4D)	\$ 701.86

5. COMPARISON OF EXPENDITURES & REVENUES RELATED TO NEW RESIDENTIAL DEVELOPMENT PROJECT

a. Revenues:

Property Tax	(4A)	\$ 614,754.22
Licenses and Fees	(4B)	\$ 5,614.90
Auto Excise Tax	(4C)	\$ 43,514.29
Interest	(4D)	\$ 701.86
Total Revenues	(5A)	\$ 664,585.28

Total Revenues - (Municipal + School Expenditures) = Fiscal Impact of the New Residential Development

$$(5A) \quad \$ 664,585.28 - (3A) \quad \$ 224,693.95 + 3B \quad \$ 295,897.69 = \$ 143,993.64$$

6. COSTS RELATED TO NEW COMMERCIAL DEVELOPMENT

a. Projected Town Expenditures Attributable to Employees from Commercial Development

(Estimates 1 employee per 1000 SF of commercial space)

Projected Employees	x	Town Expenditure per Capita	=	Projected Town Expenditures	
50	x	\$ 989.19	=		\$ 49,459.38

7. REVENUES RELATED TO NEW COMMERCIAL DEVELOPMENT

a. Projected Town Assessment from Commercial Development

(Assumes assessed value of commercial space at \$145/SF)

Commercial space in SF	x	\$145.00/SF	=	Projected Town Assessment	
49,500	x	\$145.00	=		\$ 7,177,500.00

b. Projected Town Revenue from Commercial Development

Town Assessment	x	\$17.51/\$1000	=	Projected Commercial Tax Revenue	
7,177,500	x	\$0.01751	=		\$ 125,678.03

8. FISCAL IMPACT FROM COMMERCIAL COMPONENT

Projected Commercial Revenue - Projected Commercial Expense = Fiscal Impact from Commercial Component

125,678	-	\$ 49,459.38	=		\$ 76,218.65
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9. OVERALL FISCAL IMPACT FROM MIXED USE DEVELOPMENT

Residential Impact + Commercial Impact = Overall Fiscal Impact from Mixed Use Development

$$\underline{143,994} + \underline{\$ 76,218.65} = \underline{\$ 220,212.29}$$

NITROGEN LOADING FACTORS (NITROGEN REDUCTION)

Project: "The Preserve at Rolling Greens"
 Location: Ten Rod Road, North Kingstown
 Date: 3/29/2012

Source	Rate	Units	Reference
Nitrogen Loading			
OWTS - Residential	19	mg/L	NK Zoning Ordinance (Sec. 21-186)
OWTS - Commercial	35	mg/L	NK Zoning Ordinance (Sec. 21-186)
Lawn Fertilization	14.8	kg/acre/yr	NK Zoning Ordinance (Sec. 21-186)
Pet Wastes	0.19	kg/person/yr	Koppleman (1978)
Roof Runoff	0.5	mg/L	NK Zoning Ordinance (Sec. 21-186)
Pavement Runoff	1.5	mg/L	NK Zoning Ordinance (Sec. 21-186)
Atmospheric	0.05	mg/L	NK Zoning Ordinance (Sec. 21-186)
Denitrification Rates			
Advantex AX20	50	percent	RIDEM AX20 Certification
Wastewater Flow			
Daily Wastewater Flow - Residential	57.5	gal/capita/day	RIDEM OWTS Regulations
Daily Wastewater Flow - Comm./Retail	15.0	gal/emp/day	RIDEM OWTS Regulations
Daily Wastewater Flow - Restaurant	40.0	gal/seat/day	RIDEM OWTS Regulations
Population Data			
3-Bedroom Residential Units (Exist. & Prop.)	6	units	Project Data
New 2-Bedroom Residential Units	56	units	Project Data
New 1-Bedroom Units	27	units	Project Data
New 2-Bedroom Single Family Units	20	units	Project Data
Total Occupants	394	people	Project Data
Commercial/Retail Density	1	emp/1000 sf	Project Data
Restaurant Seats	125	seats	Project Data
Clubhouse Seats	50	seats	Project Data
Property Information			
Total Size	128.41	acres	Project Data
Total Lawn Area	28.51	acres	Project Data
A Soils	8.96	acres	Project Data
B Soils	17.53	acres	Project Data
C Soils	2.02	acres	Project Data
D Soils	0.00	acres	Project Data
Total Impervious Area	19.26	acres	Project Data
Roof Area (Residential)	4.40	acres	Project Data
Roof Area (Commercial)	1.42	acres	Project Data
Roof Area (Restaurant)	0.11	acres	Project Data
Roof Area (Clubhouse)	0.07	acres	Project Data
Pavement Area (Roads & Drives)	8.93	acres	Project Data
Pavement Area (Walks & Paths)	4.33	acres	Project Data
Total Undeveloped Area	80.64	acres	Project Data
A Soils	24.62	acres	Project Data
B Soils	39.23	acres	Project Data
C Soils	16.56	acres	Project Data
D Soils	0.23	acres	Project Data
Wetlands & Surface Waters	0.00	acres	Project Data
Precipitation and Recharge			
Precipitation	48	in/yr	NCDC
Recharge rate impervious areas	90	percent	
Recharge rate lawns/open space (A Soils)	24	in/yr	NK Zoning Ordinance (Sec. 21-186)
Recharge rate lawns/open space (B Soils)	18	in/yr	NK Zoning Ordinance (Sec. 21-186)
Recharge rate lawns/open space (C Soils)	10	in/yr	NK Zoning Ordinance (Sec. 21-186)
Recharge rate lawns/open space (D Soils)	3	in/yr	NK Zoning Ordinance (Sec. 21-186)
Recharge rate Wetlands & Surface Waters	0	in/yr	NK Zoning Ordinance (Sec. 21-186)

NITROGEN LOADING CALCULATIONS (NITROGEN REDUCTION)

Project: "The Preserve at Rolling Greens"

Location: Ten Rod Road, North Kingstown

Date: 3/29/2012

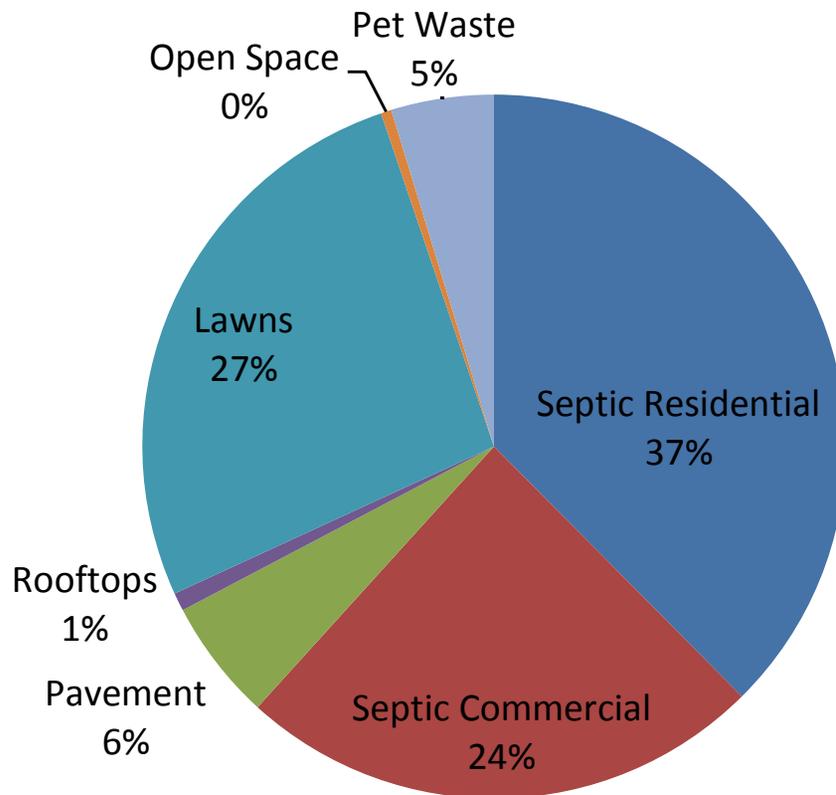
Septic Systems:	No.	Units	Occupants	Flow/Person/day (gallons)	Total Daily Flow (gallons/day)	Total Daily Flow (liters/day)	NO ₃ Loading (mg/L)	Daily NO ₃ Loading (mg/day)
Residential			394	57.5	22,655	85,749	19	1,629,234
Septic Systems:	Retail Area (acres)	Employees (total)		Flow/Person/day (gallons)	Total Daily Flow (gallons/day)	Total Daily Flow (liters/day)	NO ₃ Loading (mg/L)	Daily NO ₃ Loading (mg/day)
Commercial	1.42	61		15.0	915	3,463	35	121,215
	Restaurant Area (acres)	Seats (total)		Flow/Seat/day (gallons)	Total Daily Flow (gallons/day)	Total Daily Flow (liters/day)	NO ₃ Loading (mg/L)	Daily NO ₃ Loading (mg/day)
	0.11	125		40.0	5,000	18,925	35	662,375
	Clubhouse Area (acres)	Seats (total)		Flow/Seat/day (gallons)	Total Daily Flow (gallons/day)	Total Daily Flow (liters/day)	NO ₃ Loading (mg/L)	Daily NO ₃ Loading (mg/day)
	0.07	50		40.0	2,000	7,570	35	264,950
Impervious:	Total	(acres)	Total (SF)	Recharge (in/yr)	Avg. Daily Recharge (gallons/day)	Total Daily Flow (liters/day)	NO ₃ Concentration (mg/L)	Daily NO ₃ Loading (mg/day)
Pavement	13.26		577,606	43	42,613	161,290	1.5	241,936
Impervious:	Total	(acres)	Total (SF)	Recharge (in/yr)	Avg. Daily Recharge (gallons/day)	Total Daily Flow (liters/day)	NO ₃ Concentration (mg/L)	Daily NO ₃ Loading (mg/day)
Rooftops	6.00		261,360	43	19,282	72,982	0.5	36,491
Lawns:	Total	(acres)	Total (SF)	Recharge (in/yr)	Avg. Daily Recharge (gallons/day)	Total Daily Flow (liters/day)	NO ₃ Loading (kg/acre/year)	Daily NO ₃ Loading (mg/day)
A Soils	8.96		390,298	24	15,997	60,548	14.8	363,310
B Soils	17.53		763,607	18	23,473	88,846	14.8	710,805
C Soils	2.02		87,794	10	1,499	5,675	14.8	81,723
D Soils	0.00		0	3	0	0	14.8	0
Open Space:	Total	(acres)	Total (SF)	Recharge (in/yr)	Avg. Daily Recharge (gallons/day)	Total Daily Flow (liters/day)	NO ₃ Loading (mg/L)	Daily NO ₃ Loading (mg/day)
A Soils	24.62		1,072,537	24	43,959	166,386	0.05	8,319
B Soils	39.23		1,708,662	18	52,524	198,803	0.05	9,940
C Soils	16.56		721,530	10	12,322	46,639	0.05	2,332
D Soils	0.23		10,147	3	52	197	0.05	10
Wet/Water	0.00		0	0	0	0	0.05	0
Pet Waste:	Occupants (total)	Pet Waste (kg/cap/yr)		Flow/Person/day (gallons)	Total Daily Flow (gallons/day)	Total Daily Flow (liters/day)	NO ₃ Loading (kg/year)	Daily NO ₃ Loading (mg/day)
	394	0.19		0	0	0	74.9	205,096
Totals:						917,073		4,337,736

$$\text{NO}_3 \text{ Concentration (mg/L)} = \frac{\text{Daily NO}_3 \text{ Loading}}{\text{Total Daily Flow}}$$

$$= \frac{4,337,736}{917,073}$$

$$= \boxed{4.73}$$

Daily NO₃ Loading - Nitrogen Reduction





RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

235 Promenade Street, Providence, RI 02908-5767

TDD 401-222-4462

Date: 4/17/09

Applicant: M.L. Hawk
1625 TEN ROD Rd.
N. KINGSTONS

RE: Design Depth/ISDS Application Number Plot 110 WTS 7 & 11
Plot 126 LOT 5

Pursuant to Section SD 26.01(c)(4) your designer has submitted supplemental wet season readings of the watertable for the referenced application in order to modify the design depth. DEM has previously acted on a site evaluation report for this site.

The Department accepts the following readings and the recommendation to modify the design depth as indicated below for the referenced site. This action revises the design depth which was accepted with the previously submitted site evaluation report:

Reading	<u>0901 = 18'</u>	<u>0905 = 22'</u>
Reading	<u>0902 = 9'</u>	<u>0906 = 27'</u>
Reading	<u>0903 = 28'</u>	<u>0907 = 22.5'</u>
Design Depth	<u>0904 = 9'</u>	<u>0908 = 24'</u>
		<u>0909 = 18.5'</u>

The Department has reviewed the supplemental watertable depth request and does not accept the recommendation to modify the Department's determination on that site evaluation report.

Sincerely,

Enclosures

pc: Soil Evaluator: TBD

Designer: CAROL WATSON D3075



Location (not to scale) Map

NOTES: PROPERTY LINE COMPRISED FROM TOWN OF NORTH KINGSTOWN, ASSOCIATED WITH THE MARIANNE GARAGE AND TEST HOLE LOCATIONS ARE CLEARLY MARKED AND IDENTIFIED. ACCESS POINTS TO THE OPEN TANKS ARE IDENTIFIED. THE PROPERTY BOUNDARY ON THIS PLAN HAS BEEN INTERPOLATED FROM LOCAL MAPS AND SHOULD BE CONSIDERED APPROXIMATE. IT SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

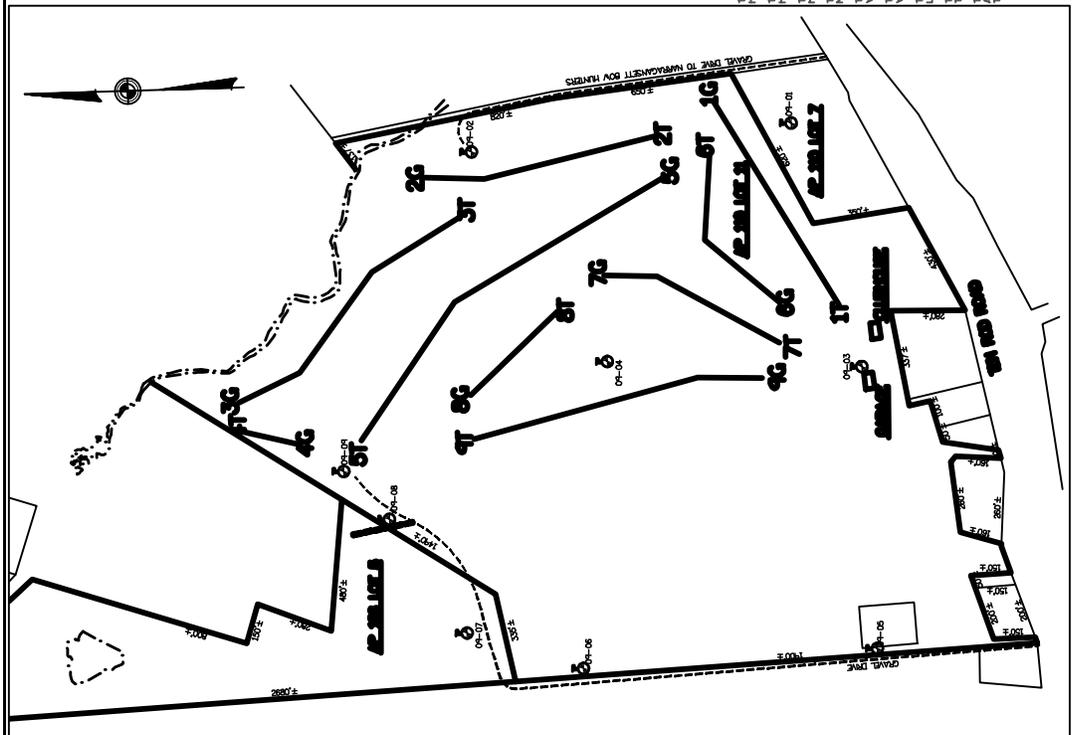
- TH 04-01 - 500'± WEST OF ORANGE DRIVE ALONG EASTERN PROPERTY LINE (MARIANNE'S BOY FRIENDS ACCESS ROAD) AND 500'± NORTH OF TEN ROD ROAD.
- TH 04-02 - 500'± WEST OF ORANGE DRIVE ALONG EASTERN PROPERTY LINE (MARIANNE'S BOY FRIENDS ACCESS ROAD) AND 500'± SOUTH OF THE CORNER FOR THE SECOND HOLE.
- TH 04-03 - 250'± WEST OF THE MARIANNE GARAGE FIRE ROLLING OPENING GOLF COURSE. THE MARIANNE GARAGE IS LOCATED TO THE WEST OF THE COURSELINE.
- TH 04-04 - LOCATED ALONG THE EASTERN SIDE OF THE NORTH DRIVEWAY APPROXIMATELY 100'± NORTH OF GREEN.
- TH 04-05 - 500'± NORTH OF TEN ROD ROAD AND 500'± OFF ORANGE ROAD THAT RUNS ALONG THE WESTERN PROPERTY LINE (MARIANNE PLACE).
- TH 04-06 - 800'± NORTH OF TEN ROD ROAD AND 500'± OFF ORANGE ROAD THAT RUNS ALONG THE WESTERN PROPERTY LINE (MARIANNE PLACE).
- TH 04-07 - FOLLOW ORANGE ROAD (MARIANNE PLACE) AND TURN NORTH WHERE ROAD TURNS. TEST HOLE IS LOCATED 100'± EAST OF THE ROAD TO BE AND 50'± NORTH OF ACCESS ROAD.
- TH 04-08 - 500'± WEST OF ORANGE DRIVE ALONG EASTERN PROPERTY LINE (MARIANNE'S BOY FRIENDS ACCESS ROAD) AND 500'± SOUTH OF THE CORNER FOR THE SECOND HOLE.
- TH 04-09 - 500'± WEST OF THE MARIANNE GARAGE FIRE ROLLING OPENING GOLF COURSE. THE MARIANNE GARAGE IS LOCATED TO THE WEST OF THE COURSELINE.
- TH 04-10 - 500'± NORTH OF TEN ROD ROAD AND 500'± OFF ORANGE ROAD THAT RUNS ALONG THE WESTERN PROPERTY LINE (MARIANNE PLACE).

TEST HOLE LOCATION PLAN

A.P. 110 Lots 7 & 11 & A.P. 126 Lot 5
 1625 Ten Rod Road North Kingstown, Rhode Island
 prepared for
M. L. Hawk Realty LLC c/o Mark L. Hawkins
 89 Miner Road South Kingstown, Rhode Island 02874

prepared by
Greg G. Leonard, P.E., LLC
 Civil Engineering Land Planning Permitting
 1000 North Kingstown, Rhode Island 02881
 PHONE 401-546-8000

Date: March 31, 2009 Scale: 1" = 200'



Legend

- SOIL TEST PIT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STONE WALL

GRAPHIC SCALE
 1" = 200' ±

August 14, 2012

M.L. HAWK REALTY, LLC

c/o Mr. Mark L. Hawkins
89 Miner Road
Saunderstown, RI 02874

**RE: Preliminary "Soil Evaluations"
"The Preserve at Rolling Greens"
A.P. 110, Lots 2-7, 9 & 11 and A.P. 26, Lot 5
1625 Ten Rod Road
North Kingstown, Rhode Island**

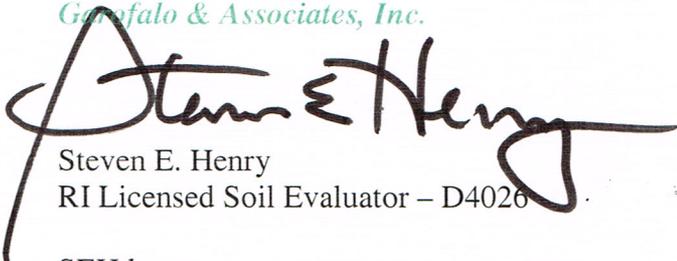
Dear Mr. Hawkins:

As requested, *Garofalo & Associates, Inc. (Garofalo)* has reviewed both RIDEM files as well as performed preliminary Soil Evaluations (see attached) across portions of the site proposed for future development. Based upon our findings and the soil evaluations recently performed we have determined that the soil is more than suitable for the use of On-Site Wastewater Disposal Systems OWTS's. The results of our preliminary testing as well as testing performed by others indicate that the water-tables appear to be greater than 8 feet or deeper and the design loading rates range between .52 gals/sf. to .70 gals/sf. These loading rates when equated to percolation testing would range between 10 minutes per inch and 20 minutes per inch. Naturally, once the development plan becomes more detailed it will be necessary to perform more site specific testing at the location of each proposed OWTS.

Should you require additional information please feel free to call me at (401) 273-6000
Ext: 265.

Sincerely,

Garofalo & Associates, Inc.



Steven E. Henry
RI Licensed Soil Evaluator – D4026

SEH:kar

Attachments



"Rolling Greens"



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
 Department of Environmental Management
 Office of Water Resources



Site Evaluation Form

Part A - Soil Profile Description Application Number _____

Property Owner: M. L. Hawk Realty, LLC
 Property Location: Ten Rod Road (Rt. 102), NORTH KINGSTOWN
 Date of Test Hole: August 8, 2012
 Soil Evaluator: Steven Henry License Number: D4026
 Weather: 80° F pthly cldy Shaded Yes No Time: 9-3pm
(windy)

TH 1 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
Ap	0-7"	Ab	S	2.5Y4/3					FSL SIL	F-mqr	VFR	4
Bw ¹	7-20"	CL	W	2.5Y4/6					FSL SIL	u	u	u
Bw ²	20-36"	u	u	10YR5/6					FSL SIL	u	u	u
2C ¹	36-102"	u	u	2.5Y4/6	Few faint mottles @ texture change				GrSL -3	φSG	L	1
2C ²	102-12'			2.5Y7/2	u	u	u		S, LS	OM uplce	VFR FR	1
TH 2 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
AP	0-7"	Ab	S						FSL SIL	F-mqr	VFR	4
Bw ¹	7"-24"	CL	W						FSL SIL	u	u	4
Bw ²	24-52"	u	u		N/A Few small pockets of SIL 2.5Y7/2				FSL SIL	u	u - FR	5
2C	52"-12'				Distinct iron staining @ texture change				GrS	φSG	L	1

Soil Class: B-C Presglacial / glacial till Total Depth of each Test Hole: 12' 1 & 2
 Depth to Groundwater Seepage: none 1 & 2 Depth to Impervious or Limiting Layer: none
 * Estimated Seasonal High Water Table: 78' 1 & 2 Comments: _____

* ESHWT BASED ON USE OF 4' Factor added to depth of test actual water tables may be much deeper.

Part B

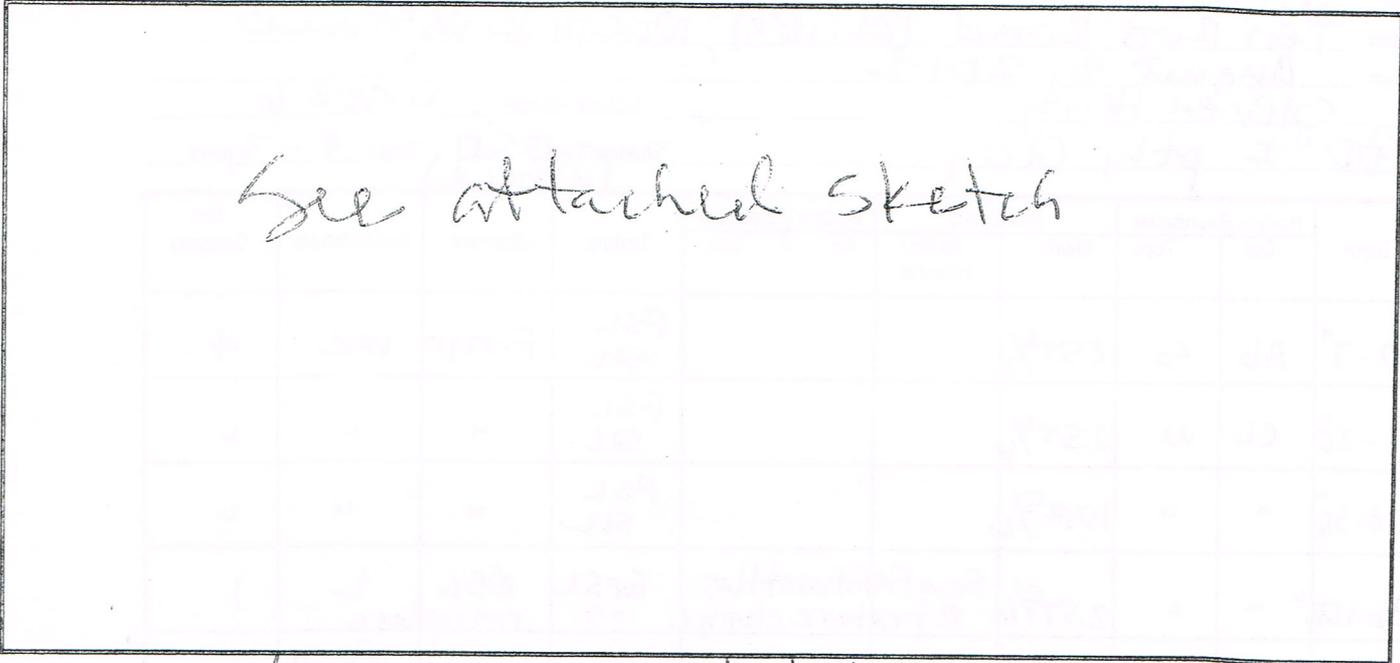
Site Evaluation - to be completed by Class II or III Designer or Soil Evaluator

Please use the area below to locate:

1. Test holes
2. Approximate direction of due north
3. Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object

Key:

-  Approximate location of test holes
-  Estimated gradient and direction of slope
-  Approximate direction of due north



1. Relief and Slope: Varies - see sketch
2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes: YES NO If yes, locate on above sketch.
3. Presence of existing or proposed private drinking water wells within 200 feet of test holes: YES NO If yes, locate on above sketch.
4. Public drinking water wells within 500 feet of test holes: YES NO If yes, locate on above sketch.
5. Is site within the watershed of a public drinking water reservoir or other critical area defined in SD 19.00? YES NO
6. Has soil been excavated from or fill deposited on site? YES NO * If yes, locate on above sketch. Some mining area
7. Site's potential for flooding or ponding: NONE SLIGHT MODERATE SEVERE
8. Landscape position: terrace
9. Vegetation: mostly deciduous woods, some large areas of pines
10. Indicate approximate location of property lines and roadways.
11. Additional comments, site constraints or additional information regarding site: _____

Certification

The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request.

Part A prepared by: Steven & Henry D4026 Part B prepared by: Steven & Henry D4026

Signature: _____ License # _____ Signature: _____ License # _____

FOR OFFICE USE ONLY

Decision: Approved (SD 26.00(f)(1)) Not in compliance, or more information required (SD 26.00(f)(2)) Disclaimed (SD 27.00(f)(3))

Comments: _____

Signature Authorized Agent _____ Date _____

"Rolling Greens"



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
 Department of Environmental Management
 Office of Water Resources



Site Evaluation Form

Part A - Soil Profile Description

Application Number _____

Property Owner: M. L. Hawk Realty, LLC
 Property Location: Ten Rod Road (Rt. 102), NORTH KINGSTOWN
 Date of Test Hole: August 8, 2012
 Soil Evaluator: Steven Henry License Number: D4026
 Weather: 80° E Atly Cldy Shaded Yes No Time: 9 - 3 pm
(windy)

TH 3 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
AP	0-7"	CL	W	10YR4/6					SL	Fgr	L-VFR	3
Bw ¹	7-17"	"	"	10YR5/6					SL	F-Mgr	VFR	3
Bw ²	17-30"	"	"	2.5Y 5/4					SL, LS	Fgr	L-VFR	3
Bw ³	30-54"	1B ₆	W	2.5Y 4/6					VPSL SIL	Mgr WSBK	VFR -FR	5
2C ¹	54-9'	CL	W	5Y 5/3					brs	DSG	L	1
2C ²	9-12'			2.5Y 7/2					LS, S	FG DSG	L-VFR	1
<i>Iron accumulations & stain @ texture change</i>												
TH 4 Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
AP	0-7"	CL	W	10YR4/4					ASL	Fgr	VFR	4
Bw ¹	7-30"	"	"	2.5Y 6/6					P ₂ SL TSIL	F-Mgr	VFR	4
Bw ²	30-58"	"	"	2.5Y 6/4					P ₂ SL TSIL	Mgr WSBK	VFR FR	4
2C ¹	58-66"	1F	W	2.5Y 7/6					FS LS	Om in place SCL in hard	L-VFR	1
2C ²	66-72"			2.5Y 5/4					brs	" " "	L-VFR	1

Soil Class: B-C Abolition Hill/Providence Total Depth of each Test Hole: 12' 3 & 4
 Depth to Groundwater Seepage: None 3 & 4 Depth to Impervious or Limiting Layer: None
 Estimated Seasonal High Water Table: > 5' 3 & 4 Comments: TH 4 Slumping horizons between 30" & 66"
 * Estimate based on applying 4' factor to depth of hole, actual water tables may be much deeper

Part B

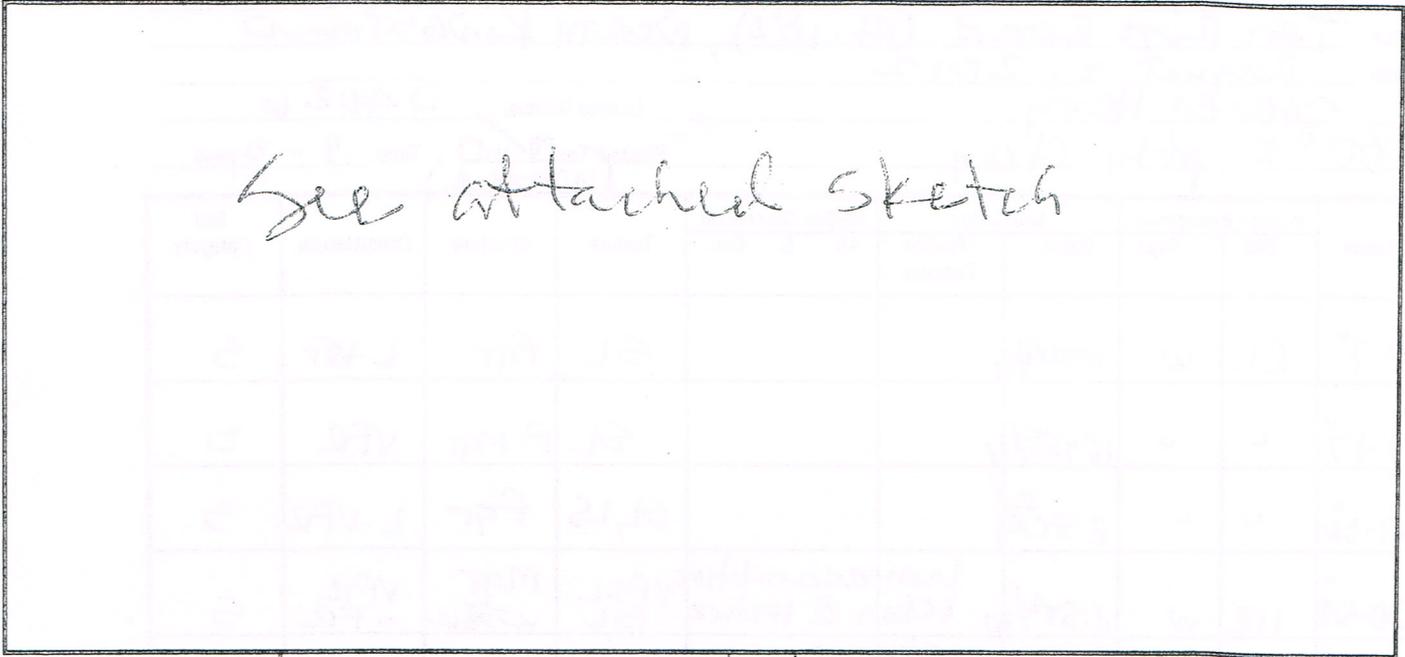
Site Evaluation - to be completed by Class II or III Designer or Soil Evaluator

Please use the area below to locate:

1. Test holes
2. Approximate direction of due north
3. Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object

Key:

-  Approximate location of test holes
-  Estimated gradient and direction of slope
-  Approximate direction of due north



1. Relief and Slope: varies - see sketch
2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes: YES NO If yes, locate on above sketch.
3. Presence of existing or proposed private drinking water wells within 200 feet of test holes: YES NO If yes, locate on above sketch.
4. Public drinking water wells within 500 feet of test holes: YES NO If yes, locate on above sketch.
5. Is site within the watershed of a public drinking water reservoir or other critical area defined in SD 19.00? YES NO
6. Has soil been excavated from or fill deposited on site? YES NO * If yes, locate on above sketch. Some mining area
7. Site's potential for flooding or ponding: NONE SLIGHT MODERATE SEVERE
8. Landscape position: terraces
9. Vegetation: mostly dead/dying woods, some large areas of pines
10. Indicate approximate location of property lines and roadways.
11. Additional comments, site constraints or additional information regarding site: _____

Certification

The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request.

Part A prepared by: _____

Part B prepared by: _____

Signature _____ License # _____ Signature _____ License # _____

FOR OFFICE USE ONLY

Decision: Approved (SD 26.00(f)(1)) Not in compliance, or more information required (SD 26.00(f)(2)) Disclaimed (SD 27.00(f)(3))

Comments: _____

Signature Authorized Agent _____ Date _____

"Rolling Greens"



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
 Department of Environmental Management
 Office of Water Resources



Site Evaluation Form

Part A - Soil Profile Description

Application Number _____

Property Owner: M. L. Hawk Realty, LLC
 Property Location: Ten Rod Road (Rt. 102), NORTH KINGSTOWN
 Date of Test Hole: August 8, 2012
 Soil Evaluator: Steven Henry License Number: D4026
 Weather: 80° ± pthly cldy Shaded Yes No Time: 9 - 3 pm

TH Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
A	0-6"	CL	W	10YR 5/6					FSL	F-mgr	VFR	4
Bw ¹	6-14"	"	"	2.5Y 6/4					FSL	"	"	4
Bw ²	14-34"	"	"	2.5Y 7/4					FSL	"	"	4
C ¹	34-100"	"	"	2.5Y 5/3					GRS	DSG	L	1
C ²	100-12'			2.5Y 6/3					S	"	"	1
TH Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
Horizon	Depth	Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
Ap	0-8"	AB	S	10YR 7/2					FSL	F-mgr	VFR	4
Bw ¹	8-20"	CL	W	10YR 4/6					FSL	"	VFR-FR	4
Bw ²	20-5'	"	"	2.5Y 6/3					FSL	"	"	4
C ¹	5'-88"	"	"	2.5Y 5/3					GRS, LS	EM in place Shin hard	L	1
C ²	88"-12'			2.5Y 6/3					LS	EM in place Shin hard	L	1

Soil Class: B-C - Glacial till / Pre-glacial outwash Total Depth of each Test Hole: 12' 5" @
 Depth to Groundwater Seepage: None @ 5' @ Depth to Impervious or Limiting Layer: None
 Estimated Seasonal High Water Table: 7' @ 5' @ Comments: _____
conservative

* ESHWT based on applying 4' factor to depth of hole
 Actual water tables may be much deeper

Part B

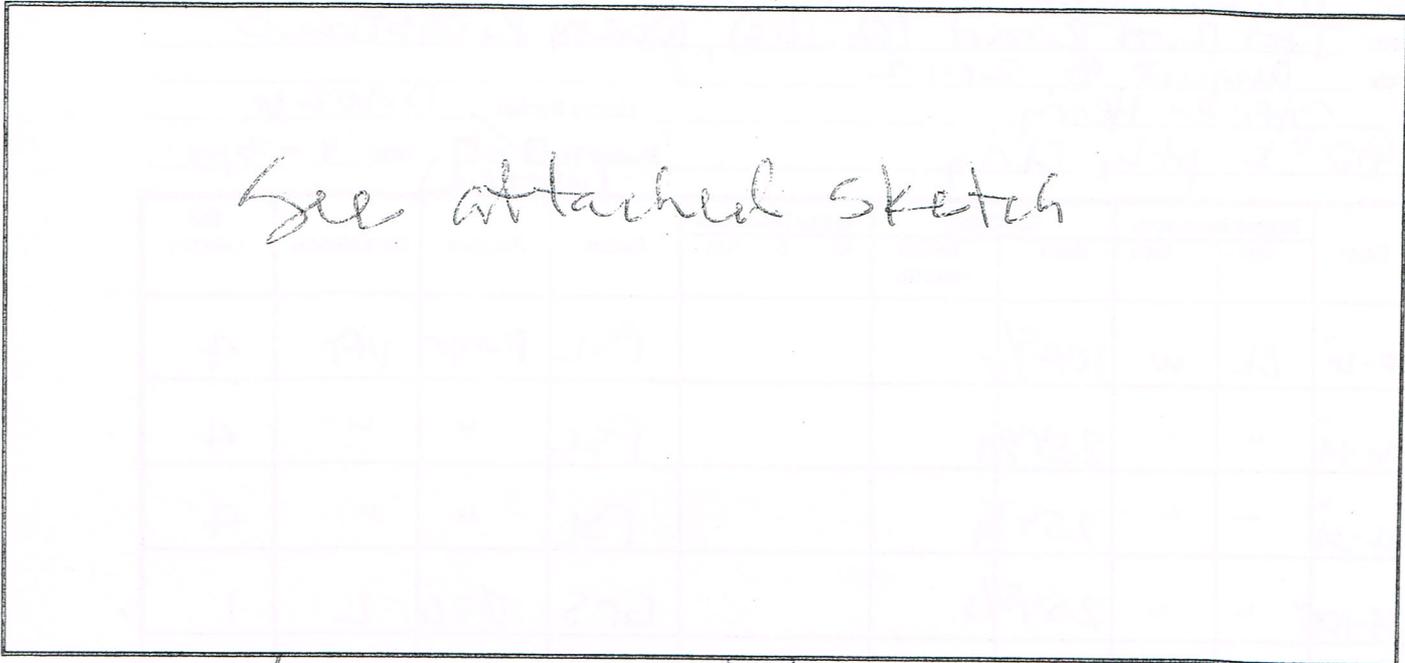
Site Evaluation - to be completed by Class II or III Designer or Soil Evaluator

Please use the area below to locate:

1. Test holes
2. Approximate direction of due north
3. Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object

Key:

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-  Estimated gradient and direction of slope
-  Approximate direction of due north



1. Relief and Slope: varies - see sketch
2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes: YES NO If yes, locate on above sketch.
3. Presence of existing or proposed private drinking water wells within 200 feet of test holes: YES NO If yes, locate on above sketch.
4. Public drinking water wells within 500 feet of test holes: YES NO If yes, locate on above sketch.
5. Is site within the watershed of a public drinking water reservoir or other critical area defined in SD 19.00? YES NO
6. Has soil been excavated from or fill deposited on site? YES NO * If yes, locate on above sketch. Some mining area
7. Site's potential for flooding or ponding: NONE SLIGHT MODERATE SEVERE
8. Landscape position: back slope
9. Vegetation: mostly dead/dying woods, some large areas of prairie
10. Indicate approximate location of property lines and roadways.
11. Additional comments, site constraints or additional information regarding site: _____

Certification

The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request.

Part A prepared by: [Signature]
Signature License #

Part B prepared by: [Signature]
Signature License #

FOR OFFICE USE ONLY

Decision: Approved (SD 26.00(f)(1)) Not in compliance, or more information required (SD 26.00(f)(2)) Disclaimed (SD 27.00(f)(3))

Comments: _____

Signature Authorized Agent _____ Date _____

"Rolling Greens"



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
 Department of Environmental Management
 Office of Water Resources



Site Evaluation Form

Part A - Soil Profile Description

Application Number _____

Property Owner: M. L. Hawk Realty, LLC
 Property Location: Ten Rod Road (Rt. 102), NORTH KINGSTOWN
 Date of Test Hole: August 8, 2012
 Soil Evaluator: Steven Henry License Number: D4026
 Weather: 80° E pthly cldy Shaded Yes No Time: 9 - 3 pm

TH Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				
Ap	0-8"	ab	S	10YR 3/4					PSL	Far - mgr	VFR	4
Bw ¹	8-26"	cl	w	2.5Y 4/6					PSL	" "	" "	4
Bw ²	26-4'	"	"	2.5Y 4/3					PSL	mgr w/ SDR	VFR-FR	4
Bw ³	4'-7'	"	"	2.5Y 4/3					PSL	" "	" "	4
C ¹	7'-8'6"	"	"	2.5Y 4/3					Grs - LS	on in place Sli layered	L-VFR	1
C ²	8'6"-12'			2.5Y 4/4					Grs	ØSE	L	1
TH Horizon	Depth	Horizon Boundaries		Soil Colors		Re-Dox Description			Texture	Structure	Consistence	Soil Category
		Dist	Topo	Matrix	Re-Dox Features	Ab.	S.	Con.				

Soil Class: B-C Ablation till/proglacial Total Depth of each Test Hole: 12'
 Depth to Groundwater Seepage: none Depth to Impervious or Limiting Layer: none
 Estimated Seasonal High Water Table: > 6' Comments: conservative

* ESTHW based on applying 4' factor to depth of hole. actual water tables may be much deeper

Part B

Site Evaluation - to be completed by Class II or III Designer or Soil Evaluator

Please use the area below to locate:

1. Test holes
2. Approximate direction of due north
3. Offsets from test holes to fixed points such as street, utility pole, or other permanent, marked object

Key:

-  Approximate location of test holes
-  Estimated gradient and direction of slope
-  Approximate direction of due north

See attached sketch

1. Relief and Slope: Varies - see sketch
2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes: YES NO If yes, locate on above sketch.
3. Presence of existing or proposed private drinking water wells within 200 feet of test holes: YES NO If yes, locate on above sketch.
4. Public drinking water wells within 500 feet of test holes: YES NO If yes, locate on above sketch.
5. Is site within the watershed of a public drinking water reservoir or other critical area defined in SD 19.00? YES NO
6. Has soil been excavated from or fill deposited on site? YES NO * If yes, locate on above sketch. Some mining area
7. Site's potential for flooding or ponding: NONE SLIGHT MODERATE SEVERE
8. Landscape position: Top slope - plain
9. Vegetation: mostly deciduous woods, some large areas of pines
10. Indicate approximate location of property lines and roadways.
11. Additional comments, site constraints or additional information regarding site: _____

Certification

The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request.

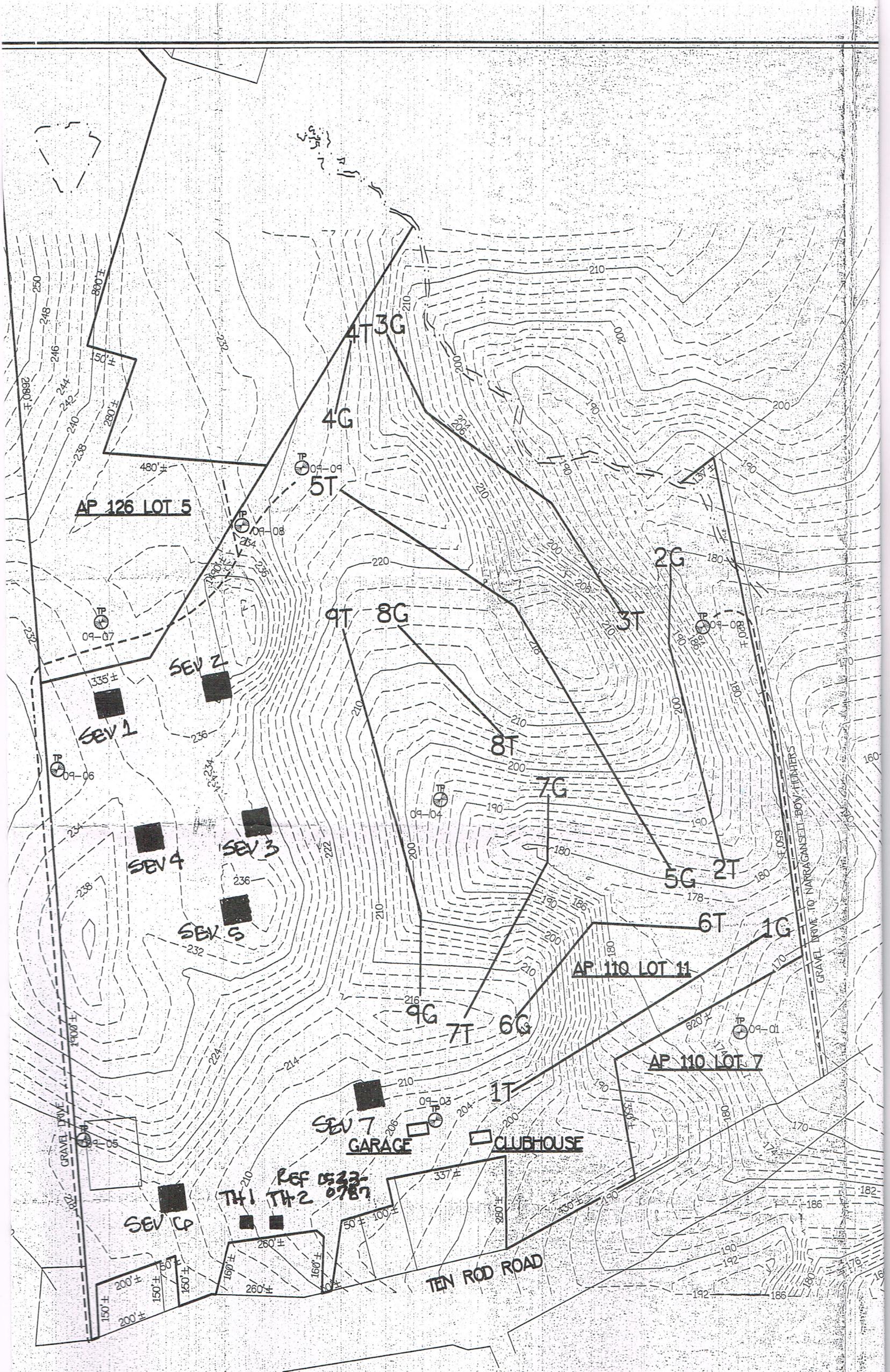
Part A prepared by: [Signature] License # D4026 Part B prepared by: [Signature] License # D4026

FOR OFFICE USE ONLY

Decision: Approved (SD 26.00(f)(1)) Not in compliance, or more information required (SD 26.00(f)(2)) Disclaimed (SD 27.00(f)(3))

Comments: _____

Signature Authorized Agent _____ Date _____



AP 126 LOT 5

AP 110 LOT 11

AP 110 LOT 7

SEV 1

SEV 2

SEV 4

SEV 3

SEV 5

SEV 7
GARAGE

CLUBHOUSE

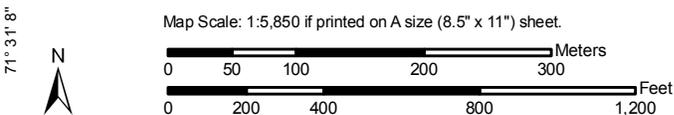
SEV CP

REF 0523
TH 1 TH 2 0787

TEN ROD ROAD

GRAVEL DRIVE TO NARRAGANSETT BOY/HIGHERS

GRAVEL DRIVE



MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Units
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot

MAP INFORMATION

Map Scale: 1:5,850 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:12,000. Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 19N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties
 Survey Area Data: Version 5, Nov 14, 2008

Date(s) aerial images were photographed: 7/7/2003; 7/19/2003

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

-  Very Stony Spot
-  Wet Spot
-  Other
- Special Line Features**
-  Gully
-  Short Steep Slope
-  Other
- Political Features**
-  Cities
- Water Features**
-  Oceans
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Map Unit Legend

State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties (RI600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BhA	Bridgehampton silt loam, 0 to 3 percent slopes	14.8	8.4%
BhB	Bridgehampton silt loam, 3 to 8 percent slopes	20.2	11.4%
BmA	Bridgehampton silt loam, till substratum, 0 to 3 percent slopes	27.8	15.8%
BmB	Bridgehampton silt loam, till substratum, 3 to 8 percent slopes	20.1	11.4%
BnB	Bridgehampton-Charlton complex, very stony, 0 to 8 percent slopes	17.9	10.2%
EfA	Enfield silt loam, 0 to 3 percent slopes	2.8	1.6%
EfB	Enfield silt loam, 3 to 8 percent slopes	12.6	7.1%
HkC	Hinckley gravelly sandy loam, rolling	4.7	2.7%
HkD	Hinckley gravelly sandy loam, hilly	6.2	3.5%
HnC	Hinckley-Enfield complex, rolling	31.1	17.6%
MmB	Merrimac sandy loam, 3 to 8 percent slopes	0.0	0.0%
Rc	Raypol silt loam	14.4	8.1%
Rf	Ridgebury, Whitman, and Leicester extremely stony fine sandy loams	2.2	1.2%
UD	Udorthents-Urban land complex	1.9	1.0%
Totals for Area of Interest		176.7	100.0%



Natural Resource Services, Inc.

August 9, 2010

Mark Hawkins
ML Hawk Realty, LLC
89 Miner Road
Saunderstown, RI 02874

RE: Letter of Findings; Rolling Greens, 1625 Ten Rod Road, A.P. 110, Lot 11,
North Kingstown, Rhode Island

Dear Mr. Hawkins:

Natural Resource Services, Inc. (NRS) has performed the freshwater wetland delineations on the above referenced property. This field delineation was done in accordance with the standards established in Appendix 2(A) of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (Effective June, 2009). In accordance with Rule 8.03(D) of said regulations, any delineation or identification of freshwater wetland completed by a person other than the Department of Environmental Management (DEM) shall be valid only after review and written verification by the DEM.

Several wetland features have been identified on the subject property. The first is the NRS flag series A1 - A10 and will be classified as an Area Subject to Flooding (ASF). Due to the size and classification of this feature, no state jurisdictional setback will be applied.

The second feature is a swamp which has been identified by the NRS flag series B1 - B7, C1 - C51 and D1 - D42. This feature is located within the northern and eastern portions of the property. A 50-foot jurisdictional setback, called a 50-foot perimeter wetland, will extend from this wetland feature.

An intermittent stream less than 10 feet wide was observed within the portion of the swamp identified by the C-series. The banks of this channel will need to be survey located and depicted on the plans. A 100-foot setback, called a 100-foot riverbank wetland, will extend from the banks of this channel.

(Letter of Findings, page 2)

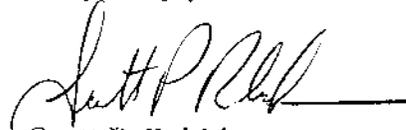
Two Areas Subject to Storm Flowage (ASSF) were observed flowing into the wetland features. One originates from the golf course and flows into the A-series near flag A6 and the second also begins in the course and flows to flag C29. No state jurisdictional setback will be applied to these channels.

We are enclosing a site sketch depicted on an aerial graphic. This is only an approximation and should not be construed as a survey plan. Also enclosed are the DEM Wetland Edge Delineation data forms. These are a required element of any application submitted to the DEM for verification of this delineation.

Under current regulations, the wetland features must be accurately depicted on all site plans submitted to the DEM for review. Any proposed construction within any state jurisdictional freshwater wetland or setback is subject to permitting from the DEM. The type of permitting necessary is dependant on the type and amount of alteration proposed.

Please do not hesitate to contact me should you have any questions regarding the work performed or require any additional information. NRS is available to assist you with the preparation of any DEM application or impact report.

Very truly yours,



Scott P. Rabideau
Principal/Wetland Biologist

cc: Gary Lamond

10-160

enclosure

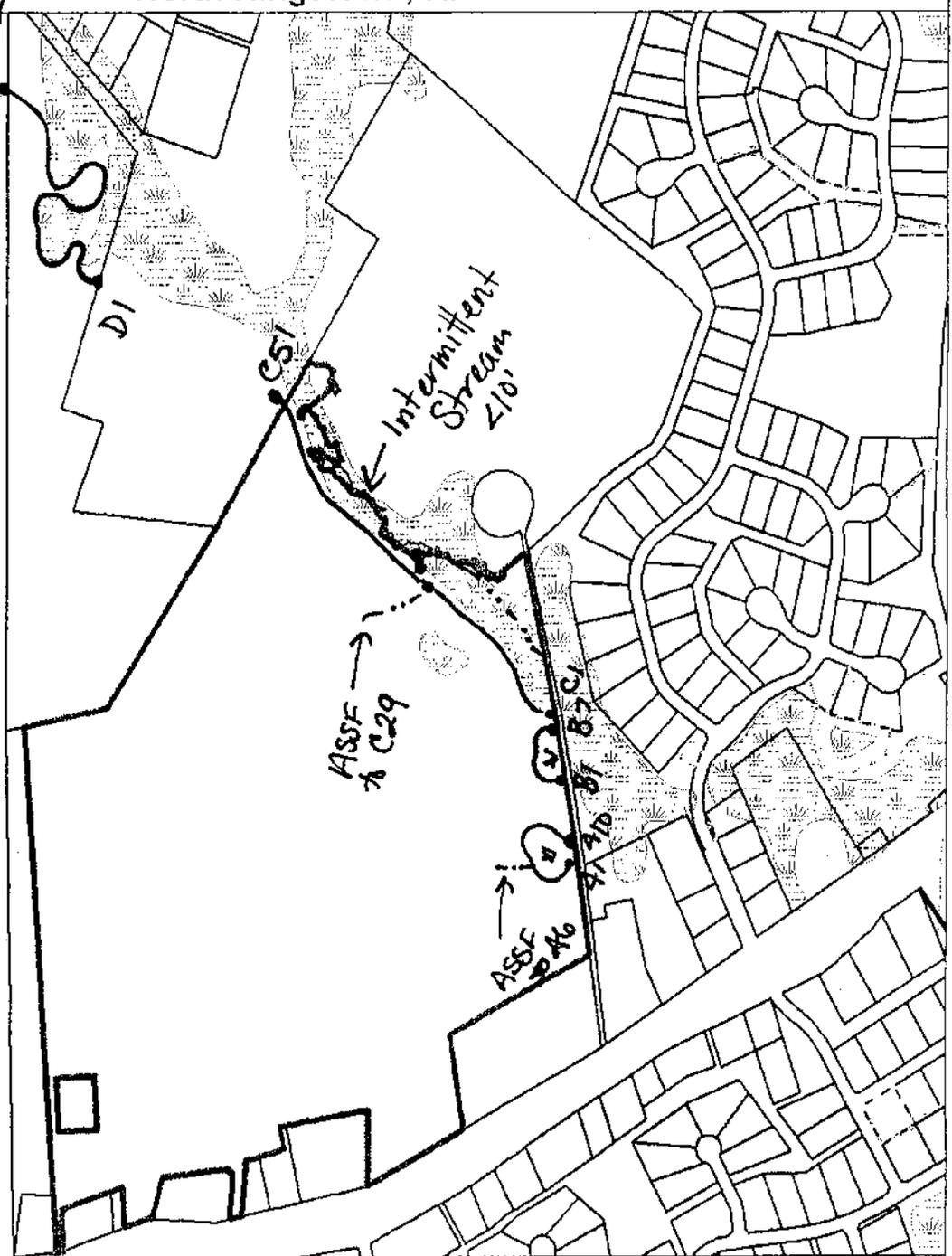
North Kingstown, RI

Note: D25 is on wall - D26 you must follow wall/fence to path out/near NE portion of Pond

- A1-A10
- B1-B7
- C1-C51
- D1-D42

int. stream
2 ASSF's
Pond w/ course

0 323 Feet



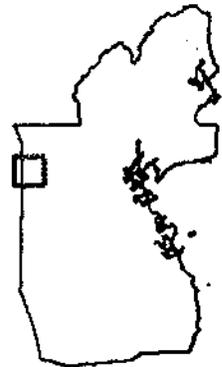
Property Information

PropertyID 110-011
 Location 1625 TEN ROD RD
 Owner M L HAWK REAL ESTATE LLC



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town of Kingstown makes no claims, no representations, and no warranties, expressed or implied, concerning the validity (expressed or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the Town including the implied validity of any uses of such data. The use of this data, in any such manner, shall not supercede any federal, state or local laws or regulations.



Survey Sketch
NOT To Scale



FOR ILLUSTRATIVE PURPOSES ONLY
NOT A SURVEY PLAN

Ten Rod Road

North Kingstown, RI



2004 RIGIS Ortho Image #3218 & 3220

- Approximate Site Location
- Approximate Swamp Location
- Approximate ASF Location
- Approximate Intermittent Stream Location



Natural Resource Services, Inc.
 PO Box 311
 56 Hartsville Main Street
 Hamoville, RI 02830
 p (401) 568-7380
 f (401) 568-7400
 (c) 1990 RIGIS

Wetland Edge Delineation Data Form (Wetland)

Applicant:
Project: Ten Rod Road (Rolling Greens)
City/Town: North Kingstown

Wetland No.: 1
Flag No. Sequence: A1 – A10
Date: 7/20/10

Vegetation: List the three dominant species in each vegetative strata along with their NWI status.

<u>Tree</u>	<u>Indicator Status</u>	<u>Herbs</u>	<u>Indicator Status</u>
1. <i>Acer rubrum</i>	FAC	1. <i>Symplocarpus foetidus</i>	OBL
2.		2. <i>Arisaema triphyllum</i>	FACW-
3.		3. <i>Rubus idaeus</i>	FAC-
 <u>Saplings/Shrubs</u>		 <u>Woody Vines</u>	
1.		1. <i>Vitis labrusca</i>	FACU
2.		2.	
3.		3.	

List other vegetative species noted which may have affected determination of the wetland edge: _____

Soil: SCS Soil Survey Mapping Unit: _____ Rc
On Hydric Soils List (Y / N) _____ Y

Soil Profile: (Note wetland flag no. nearest soil test pit): _____ A1

Horizon	Depth	Matrix Color	Mottling Description	Depth to Saturation	Depth to Free Water
A	0 – 14"	10YR 3/3			
Bw1	14 – 18"	10YR 4/6			

Other indicators of wetland hydrology (eg. water marks, drainage patterns, root Rhizospheres, etc): _____

Landscape Position: toeslope

Altered / atypical situation? (describe) _____

Comments: _____

Wetland Edge Delineation Data Form (Upland)

Applicant:
Project: Ten Rod Road (Rolling Greens)
City/Town: North Kingstown

Wetland No.: 1
Flag No. Sequence: A1 – A10
Date: 7/20/10

Vegetation: List the three dominant species in each vegetative strata along with their NWI status.

<u>Tree</u>	<u>Indicator Status</u>	<u>Herbs</u>	<u>Indicator Status</u>
1. <i>Acer rubrum</i>	FAC	1. <i>Rubus idaeus</i>	FAC-
2.		2. <i>Impatiens capensis</i>	FACW
3.		3.	

<u>Saplings/Shrubs</u>	<u>Woody Vines</u>
1.	1.
2.	2.
3.	3.

List other vegetative species noted which may have affected determination of the wetland Edge: _____

Soil: SCS Soil Survey Mapping Unit: HnC
On Hydric Soils List (Y / N) N

Soil Profile: (Note wetland flag no. nearest soil test pit): A1

Horizon	Depth	Matrix Color	Mottling Description	Depth to Saturation	Depth to Free Water
A	0 – 12"	10YR 3/3			
Edge of road					

Other indicators of wetland hydrology (eg. water marks, drainage patterns, root Rhizospheres, etc.): _____

Landscape Position: crest

Altered / atypical situation? (describe) _____

Comments: _____

Wetland Edge Delineation Data Form (Wetland)

Applicant:
Project: Ten Rod Road (Rolling Greens)
City/Town: North Kingstown

Wetland No.: 2
Flag No. Sequence: C1 – C51
Date: 7/20/10

Vegetation: List the three dominant species in each vegetative strata along with their NWI status.

<u>Tree</u>	<u>Indicator Status</u>	<u>Herbs</u>	<u>Indicator Status</u>
1. <i>Acer rubrum</i>	FAC	1. <i>Onoclea sensibilis</i>	FACW
2.		2. <i>Impatiens capensis</i>	FACW
3.		3. <i>Symplocarpus foetidus</i>	OBL
<u>Saplings/Shrubs</u>		<u>Woody Vines</u>	
1. <i>Viburnum dentatum</i>	FAC	1. <i>Vitis labrusca</i>	FACU
2.		2. <i>Toxicodendron radicans</i>	FAC
3.		3.	

List other vegetative species noted which may have affected determination of the wetland edge: _____

Soil: SCS Soil Survey Mapping Unit: _____ Re
On Hydric Soils List (Y / N) _____ Y

Soil Profile: (Note wetland flag no. nearest soil test pit): _____ C41

Horizon	Depth	Matrix Color	Mottling Description	Depth to Saturation	Depth to Free Water
A	0 – 18"	10YR 3/3			

Other indicators of wetland hydrology (eg. water marks, drainage patterns, root Rhizospheres, etc): _____

Landscape Position: toeslope

Altered / atypical situation? (describe) _____

Comments: _____

Wetland Edge Delineation Data Form (Upland)

Applicant:
Project: Ten Rod Road (Rolling Greens)
City/Town: North Kingstown

Wetland No.: 2
Flag No. Sequence: C1 – C51
Date: 7/20/10

Vegetation: List the three dominant species in each vegetative strata along with their NWI status.

<u>Tree</u>	<u>Indicator Status</u>	<u>Herbs</u>	<u>Indicator Status</u>
1. <i>Acer rubrum</i>	FAC	1. <i>Thelypteris noveboracensis</i>	FAC
2.		2.	
3.		3.	
<u>Saplings/Shrubs</u>		<u>Woody Vines</u>	
1. <i>Lindera benzoin</i>	FACW-	1. <i>Toxicodendron radicans</i>	FAC
2.		2.	
3.		3.	

List other vegetative species noted which may have affected determination of the wetland Edge: _____

Soil: SCS Soil Survey Mapping Unit: HnC
On Hydric Soils List (Y / N) N

Soil Profile: (Note wetland flag no. nearest soil test pit): C41

Horizon	Depth	Matrix Color	Mottling Description	Depth to Saturation	Depth to Free Water
A	0 – 6"	10YR 4/4			
Bw1	6 – 18"	10YR 4/6			

Other indicators of wetland hydrology (eg. water marks, drainage patterns, root Rhizospheres, etc.): _____

Landscape Position: backslope

Altered / atypical situation? (describe) _____

Comments: _____



MAP SCALE 1" = 1000'



NFIP

PANEL 0085H

FIRM

FLOOD INSURANCE RATE MAP

WASHINGTON COUNTY,
RHODE ISLAND
(ALL JURISDICTIONS)

PANEL 85 OF 368

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
EXETER, TOWN OF	440032	0085	H
NORTH KINGSTOWN, TOWN OF	445404	0085	H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
44009C0085H

EFFECTIVE DATE
OCTOBER 19, 2010

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

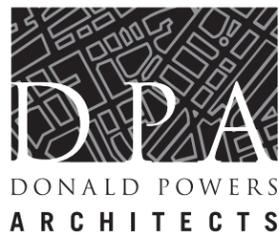
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov





FIRST FLOOR PLAN

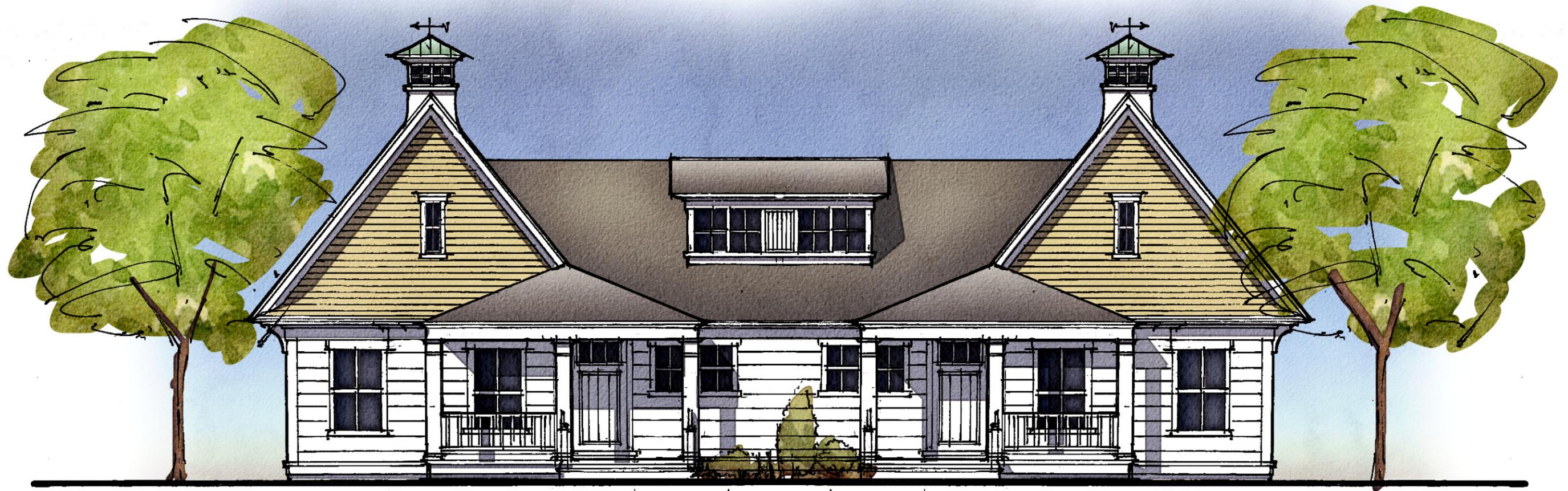
SCALE: 1/8" = 1'-0"



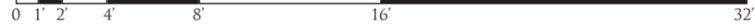
THE PRESERVE AT ROLLING GREENS

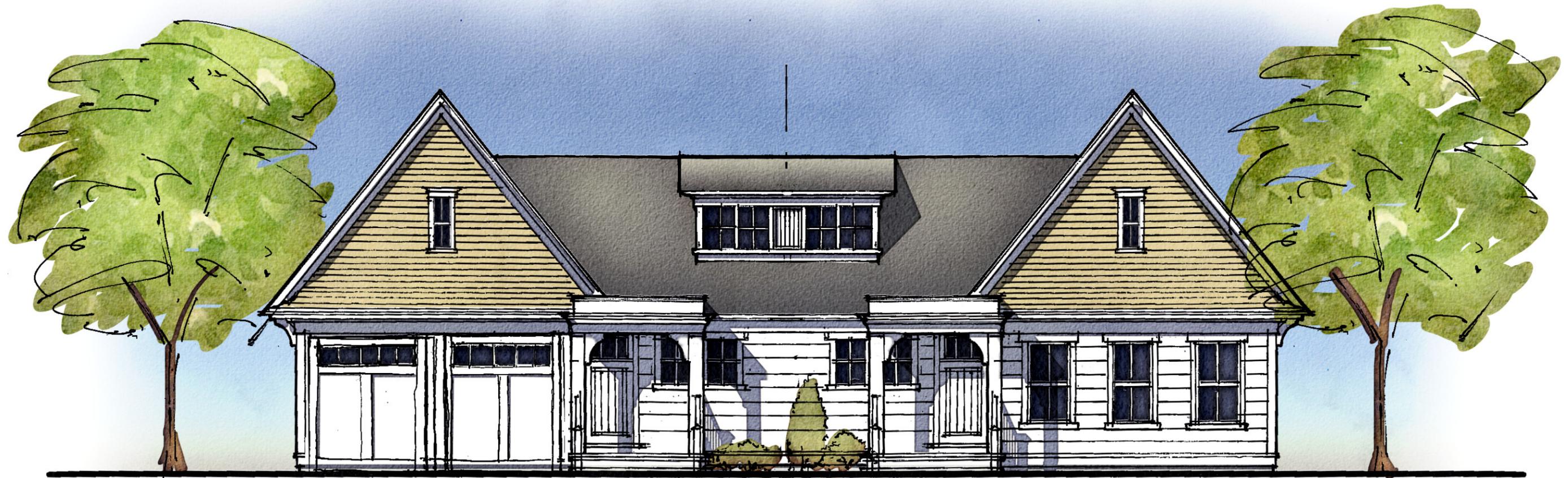
DUPLEX FLOOR PLAN

MARCH 31, 2010



FRONT ELEVATION - SIDE GARAGE | SIDE GARAGE
SCALE: 1/8" = 1'-0"





FRONT ELEVATION - FRONT GARAGE | SIDE GARAGE
SCALE: 1/8" = 1'-0"
0 1' 2' 4' 8' 16' 32'



FRONT ELEVATION - FRONT GARAGE | FRONT GARAGE

SCALE: 1/8" = 1'-0"

