

12/7/22

True North Land Co. LLC
Earl M. Greco/ Michael D. O'Brien/
David H. Merriam Partners
11 Knight St. Unit E - 19
Warwick RI 02886
401.487.5567 Earl Cell
401.524.5685 Michael Cell

James D. Rabbitt Planning Director
South Kingstown Planning Department 401.789.9331
180 High Street
Wakefield, RI 02870

NORTH WOODS MAJOR SUBDIVISION

@ South Road, Wakefield, RI 02879

Re: North Woods Preliminary Submittal Addendum
Walking Path/ Landscaping Escrow/ Misc. Items

Dear Mr. Rabbitt,

Walking Path... As part of our development, we have resubmitted to RIDEM, Applic. # 20-0257, regarding the relocation of the walking path. Specifically the walking path will be relocated to the north of the 'Forrested Wetland', and south of the Lot 7 property line, and then reconnect near the south westerly corner of Lot 7. The path will then proceed as drawn on the plan. The purpose of the walking path is for HOA Lot owners to enjoy nature within the open space without adverse impact on the ecology of the wetlands to the west. The trail will be clearly marked with trail signage to encourage keeping to the trail. We have received verbal approval to move the path, and we expect documentation in the next couple of days.

Tree Protection... The developers will replace any of the designated 'protected trees' in the event of damage from construction of infrastructure. In the event of such damage, we will replace at a 2:1 ratio in the approximate location, trees having a minimum of 2" bhg (breast height girth), **unless an existing tree of relative size and health in said area** can be identified as a suitable replacement. This would maintain the same count of protected trees.

Landscaping Escrow...Lots 1, 2, and 3 along the South Road Property Line will have access to a dollar amount of \$ 2000 per Lot to be held by the HOA account for the purpose of maintaining the South Road buffer and/ or augmenting the proposed buffer plantings (see plan). The need for this will be determined by a licensed Landscape Architect after the house construction is completed and before a Certificate of Occupancy is obtained. The Northern proposed 75' buffer for **Lots 10, 11, and 12** will remain as shown on the Landscape Plan, **unless** the Planning Board finds it more favorable to revert to the 50' required buffer. In that case, a \$ 2000 per Lot amount will be used for the same purpose.

Utilities... Underground utilities are proposed for servicing the subdivision, and that will include utility placement under South Road. Underground Power will originate from the N. E. Co. Pole # 63 on South Road.

Management Plan... Before Final approval, the HOA will have a management plan in place for long term management of the buffers along the northern and eastern property boundaries.

Sincerely,

Michael D. O'Brien/ Earl M. Greco
Managing Partners
True North Land Co. LLC