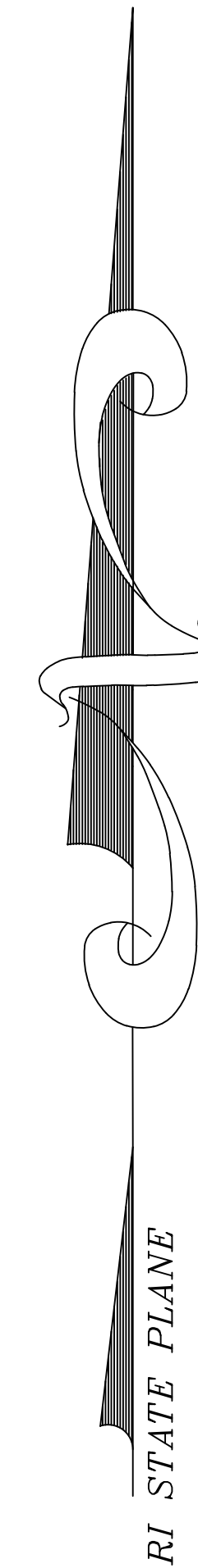


PRELIMINARY PLAN SUBMISSION
FOR
"CURTIS CORNER ROAD / SOUTH ROAD"
MINOR SUBDIVISION
A.P. 39-3 LOT 7
CURTIS CORNER ROAD
IN
SOUTH KINGSTOWN, RHODE ISLAND

OWNER/APPLICANT:
 ARTHUR L STEADMAN (EST) & MARTHA ROHRER
 1050 TUCKERTOWN ROAD
 WAKEFIELD, RI 02879



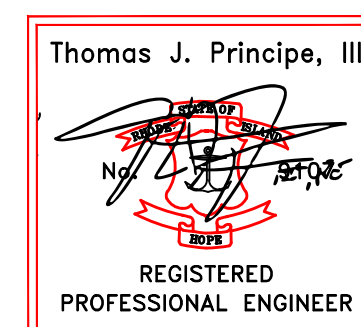
AERIAL LOCUS MAP
 SCALE 1"=200'



PREPARED BY:
PRINCIPE COMPANY, INC.
 ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE
 TIVERTON, RHODE ISLAND 02878
 401.816.5385

AUGUST 25, 2023
 REVISED DECEMBER 14, 2023
 REVISED JUNE 18, 2024



EXISTING: PLAT: 39-3 LOT: 7
 LOT AREA : 13.3419 Ac.

PROPOSED:
 FOUR (4) RESIDENTIAL/BUILDABLE LOTS

RIDEM SOIL EVALUATIONS (#2232-1529) PERFORMED
 BY DAVID KALEN, D4052 (12/13/2022)

TEST HOLE #	APPROVED ESHGWT	SOIL CAT.
1	66"	1m
2	66"	1m
3	60"	1m
4	60"	1
5	72"	1
6	90"	1m
7	102+"	1
8	102+"	1

PROJECT DATA:

STREET INDEX

CURTIS CORNER ROAD
 SOUTH ROAD

ZONING DESIGNATION: R-30

MIN. LOT AREA	30,000 SF
MIN. FRONTAGE/LOT WIDTH	125 FT
MIN. FRONT YARD	40 FT
MIN. SIDE YARD	20 FT
MIN. REAR YARD	40 FT
MIN. CORNER SIDE YARD	30 FT

LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN
- 3) SUBDIVISION PLAN

WETLANDS FLAGGED BY DAVID KALEN
 ONSITE WASTEWATER INITIATIVE, LLC (401-789-6092)
 AND SET ON SITE, PLAN BY
 PRINCIPE COMPANY - SURVEY DIVISION
 VERIFICATION DEM FWW 24-0077 ON 06/13/24

LEGEND:

PROPERTY PERIMETER	---
ABUTTER LINE	---
EDGE OF PAVEMENT	---
STONEWALL	---
EXISTING CONTOUR	---
EXISTING WATER MAIN	---
EXISTING WETLAND FLAG	---
TEST HOLE	---
MONUMENTS	---
UTILITY POLE	---
OVER-HEAD WIRE	---
EXISTING FENCE	---
EXISTING GUARD RAIL	---
FEMA FLOOD LINE	---
WETLAND BUFFER ZONE	---
CONSTRUCTION SETBACK	---
SOIL BOUNDARY LINE	---
CEMETERY	---

RIDEM SOIL EVALUATIONS (#2232-1529)
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WETLANDS FLAGGED BY DAVID KALEN
ONSITE WASTEWATER INITIATIVE, LLC (401-789-6092)
AND SET ON SITE PLAN BY
PRINCIPE COMPANY - SURVEY DIVISION
RIDEM WETLAND EDGE VERIFICATION: DEM FWW 24-0077
(06/13/24)

ZONING DESIGNATION: R-30
MIN. LOT AREA 30,000 SF
MIN. FRONTAGE/LOT WIDTH 125 FT
MIN. FRONT YARD 40 FT
MIN. SIDE YARD 20 FT
MIN. REAR YARD 40 FT
MIN. CORNER SIDE YARD 30 FT
MAX. BUILDING COVERAGE 20%

STREET INDEX
CURTIS CORNER ROAD
SOUTH ROAD

FEMA FLOOD MAP
MAP NUMBER 44009C0184K
EFFECTIVE 04/03/2020
THE SITE IS WITHIN ZONE X:
FUTURE CONDITIONS 1% ANNUAL
CHANCE FLOOD HAZARD
SURVEY PLAN

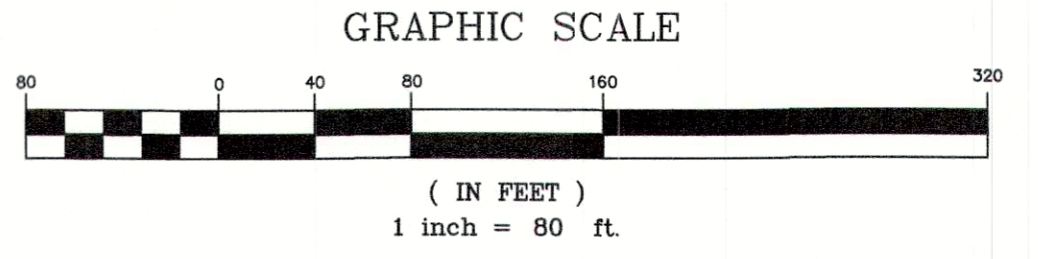
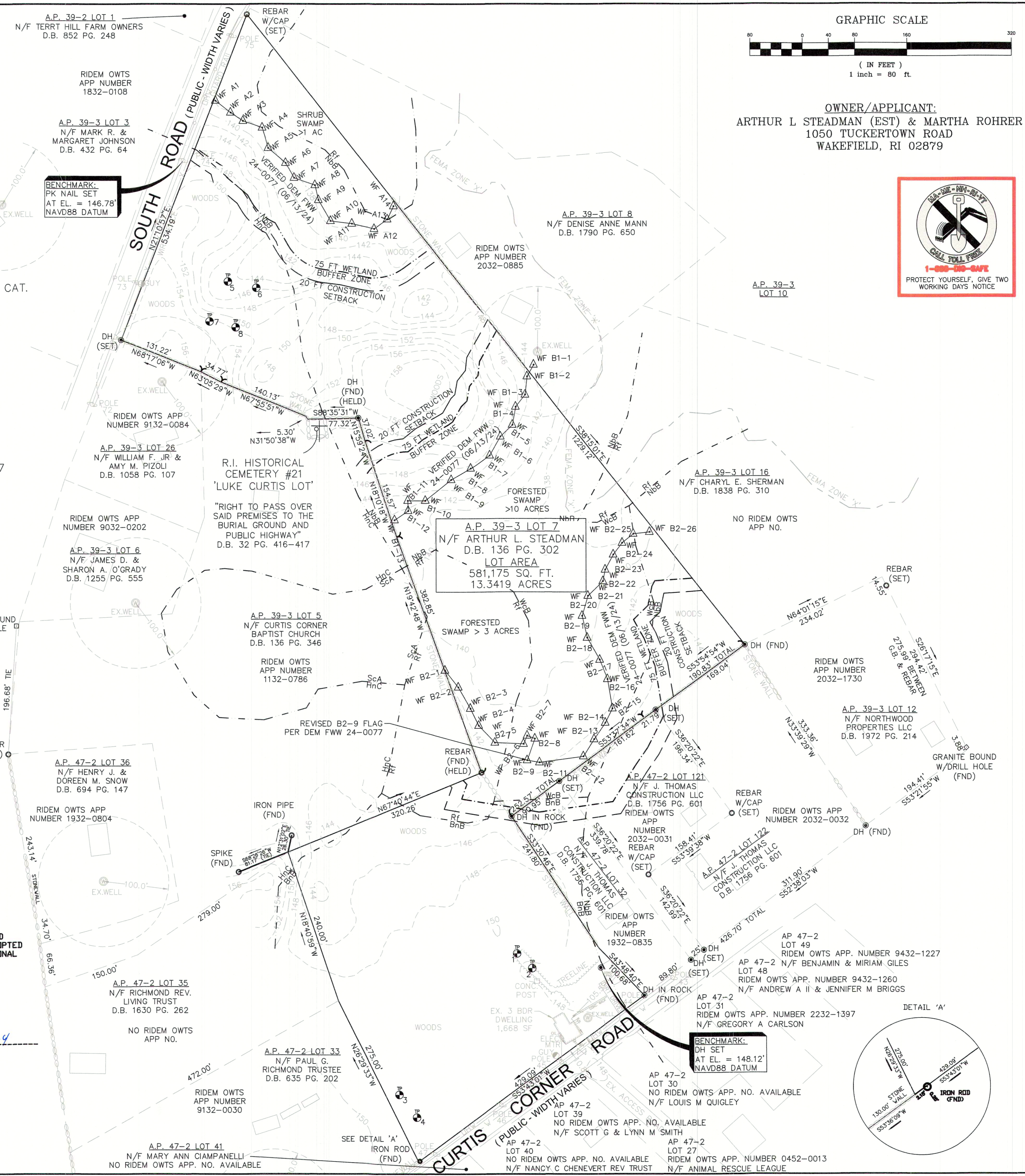
PLAN ENTITLED "EXISTING CONDITIONS"
FOR ARTHUR L. STEADMAN & MARTHA ROHRER
AP 39-3 LOT 7
507 CURTIS CORNER ROAD
SOUTH KINGSTOWN, RHODE ISLAND
BY PRINCIPE COMPANY - SURVEY DIVISION
03/02/23

MOST RECENTLY REVISED 08/08/23
USDA RI SOIL SURVEY
Rf: NARRAGANSETT VERY STONY SILT LOAM
HnC: HINCKLEY-ENFIELD COMPLEX
WcB: WAPPING VERY STONY SILT LOAM
BnB: BRIDGEHAMPTON-CHARLTON COMPLEX

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED
PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED
BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL
LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD/CLASS 4 TOPD
PURPOSE OF SURVEY: EXISTING CONDITIONS

BY: *Stephen T. Long* DATE: 8-27-24
STEPHEN T. LONG, PLS NO. 1930



OWNER/APPLICANT:
ARTHUR L STEADMAN (EST) & MARTHA ROHRER
1050 TUCKERTOWN ROAD
WAKEFIELD, RI 02879

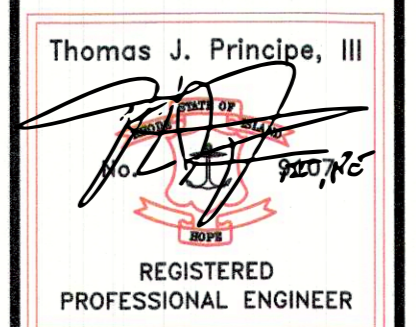


RI STATE PLANE

- PROJECT NOTES:**
- DEED REFERENCE: BOOK 136 PAGE 302
 - THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
 - THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL OR UNLESS OTHERWISE SHOWN.
 - HORIZONTAL DATUM IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND CONTOURS BASED ON NAVD 88 DATUM.
 - WETLANDS SHOWN HEREON WERE DELINEATED BY ONSITE WASTEWATER INITIATIVE, LLC, 91 FOSTER SHELDRON ROAD WAKEFIELD RHODE ISLAND 02879
 - THIS SITE LIES WITHIN ZONE X AREA OF THE FLOOD PLAIN AS SHOWN ON THE FIRM MAP FOR THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND COMMUNITY PANEL NO. 44009C0184K, MAP DATED APRIL 3, 2020.
 - THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
 - THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PROPERTY.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OF THE RI CRMC.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE SAUGATUCKET RIVER TMDL.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
 - THERE ARE NO NATURAL HERITAGE AREAS LOCATED WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
 - THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
 - THE SUBJECT PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE.
 - SOIL TYPES WITHIN THE SUBDIVISION PARCEL ARE MAPPED FROM THE USDA RI SOIL SURVEY.
 - PUBLIC WATER (VEOLIA) IS LOCATED WITHIN CURTIS CORNER ROAD
 - THERE ARE NO UNIQUE FEATURES PRESENT ON THE SITE

- REFERENCES:**
- A PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION SURVEY PLAN, PREPARED FOR: MARTHA ROHRER, 1050 TUCKERTOWN ROAD, WAKEFIELD, RI, 02879, FOR PROPERTIES LOCATED OFF SOUTH ROAD & CURTIS CORNER ROAD IN THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND, MAP 39-3, LOT 7 & MAP 47-2, LOT 32, SCALE 1"=80", DATE: JULY, 2012, PREPARED BY ENVIRONMENTAL PLANNING & SURVEYING, INC."
 - A PLAN ENTITLED "BOUNDARY SURVEY & EXISTING CONDITIONS PLAN, J. THOMAS CONSTRUCTION LLC, AP. 47-2 LOT 32, CURTIS CORNER ROAD, SOUTH KINGSTOWN, R.I., SCALE 1"=30", DATE: OCTOBER, 2019, PREPARED BY NATIONAL LAND SURVEYORS INC."
 - A PLAN ENTITLED "BOUNDARY SURVEY & EXISTING CONDITIONS PLAN, JOHN T. D'AGOSTINO JR., AP. 39-3 LOT 12, 435 CURTIS CORNER ROAD, SOUTH KINGSTOWN, R.I., SCALE 1"=20", DATE: AUGUST, 2020, PREPARED BY NATIONAL LAND SURVEYORS INC."
 - A PLAN ENTITLED "TRACT OF LAND AT CURTIS CORNER IN THE TOWN OF SOUTH KINGSTOWN, R.I., PROPERTY OF ARTHUR L. & MARY C. STEADMAN, SURVEYED & PLATTED JULY, 1963, BY A.J. EASTERBROOKS, C.E., SCALE 1"=50" WHICH IS LOCATED IN THE SOUTH KINGSTOWN LAND EVIDENCE RECORDS IN DEED BOOK 92 PAGE 222-223.
 - A PLAN ENTITLED "RELOCATION OF SOUTH ROAD, LOCATED IN THE TOWN OF SOUTH KINGSTOWN, R.I., SCALE 1"=40", PREPARED BY VILLAGE GREEN ENGINEERS."
 - A PLAN ENTITLED "SURVEY OF LAND FOR CURTIS CORNER BAPTIST CHURCH, 591 CURTIS CORNER ROAD, WAKEFIELD, PLAT 39-3 LOT 5, SOUTH KINGSTOWN, R.I. SCALE 1"=50", DATE: DECEMBER, 1999, PREPARED BY JAMES P. LAWLESS, R.L.S."

"CURTIS CORNER ROAD / SOUTH ROAD" EXISTING CONDITIONS PLAN



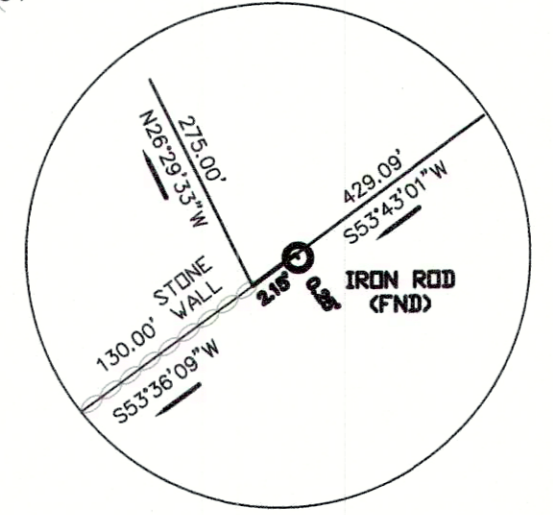
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DR
TIVERTON, RI 02878
401.816.5385
www.PrincipeCompany.com

REVISIONS

No.	DATE	DRWN	CHKD
1.	12/14/23	NEC	TJP
2.	06/18/24	NEC	TJP

PRELIMINARY PLAN SUBMISSION
for
AP 39-3 LOT 7
CURTIS CORNER ROAD
in
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1" = 80'	SHEET NO: 2 of 3	
DRAWN BY: NEC	DESIGN BY: NEC	CHECKED BY: TJP
DATE: 08/25/23	PROJECT NO.: LD_2021-04	



LEGEND:

PROPERTY PERIMETER	---
ABUTTER LINE	---
EDGE OF PAVEMENT	---
STONEWALL	---
EXISTING CONTOUR	---
EXISTING WATER MAIN	---
EXISTING WETLAND FLAG	---
TEST HOLE	○
MONUMENTS	□
UTILITY POLE	○
OVER-HEAD WIRE	---
EXISTING FENCE	---
EXISTING GUARD RAIL	---
FEMA FLOOD LINE	---
WETLAND BUFFER ZONE	---
CONSTRUCTION SETBACK	---
SOIL BOUNDARY LINE	---
CEMETERY	+

RIDEM SOIL EVALUATIONS (#2232-1529)
PERFORMED BY DAVID KALEN, D4052 (12/13/2022)

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7	102+"	1
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WETLANDS FLAGGED BY DAVID KALEN
ONSITE WASTEWATER INITIATIVE, LLC (401-789-6092)
AND SET ON SITE PLAN BY
PRINCIPE COMPANY - SURVEY DIVISION
RIDEM WETLAND EDGE VERIFICATION: DEM FWW 24-0077
(06/13/24)

ZONING DESIGNATION: R-30
MIN. LOT AREA: 30,000 SF
MIN. FRONTAGE/LOT WIDTH: 125 FT
MIN. FRONT YARD: 40 FT
MIN. SIDE YARD: 20 FT
MIN. REAR YARD: 40 FT
MIN. CORNER SIDE YARD: 30 FT
MAX. BUILDING COVERAGE: 20%

STREET INDEX
CURTIS CORNER ROAD
SOUTH ROAD

FEMA FLOOD MAP
MAP NUMBER 44009C0184K
EFFECTIVE 04/03/2020
THE SITE IS WITHIN ZONE X:
FUTURE CONDITIONS 1% ANNUAL
CHANCE FLOOD HAZARD

SURVEY PLAN
PLAN ENTITLED "EXISTING CONDITIONS"
FOR ARTHUR L. STEADMAN & MARTHA ROHRER
AP 39-3 LOT 7
507 CURTIS CORNER ROAD
SOUTH KINGSTOWN, RHODE ISLAND
BY PRINCIPE COMPANY - SURVEY DIVISION
03/02/23
MOST RECENTLY REVISED 08/08/23

USDA RI SOIL SURVEY
Rf: RIDGEBURY, LEICESTER, AND WHITMAN SOILS
NbB: NARRAGANSETT VERY STONY SILT LOAM
HnC: HINCKLEY-ENFIELD COMPLEX
WcB: WAPPING VERY STONY SILT LOAM
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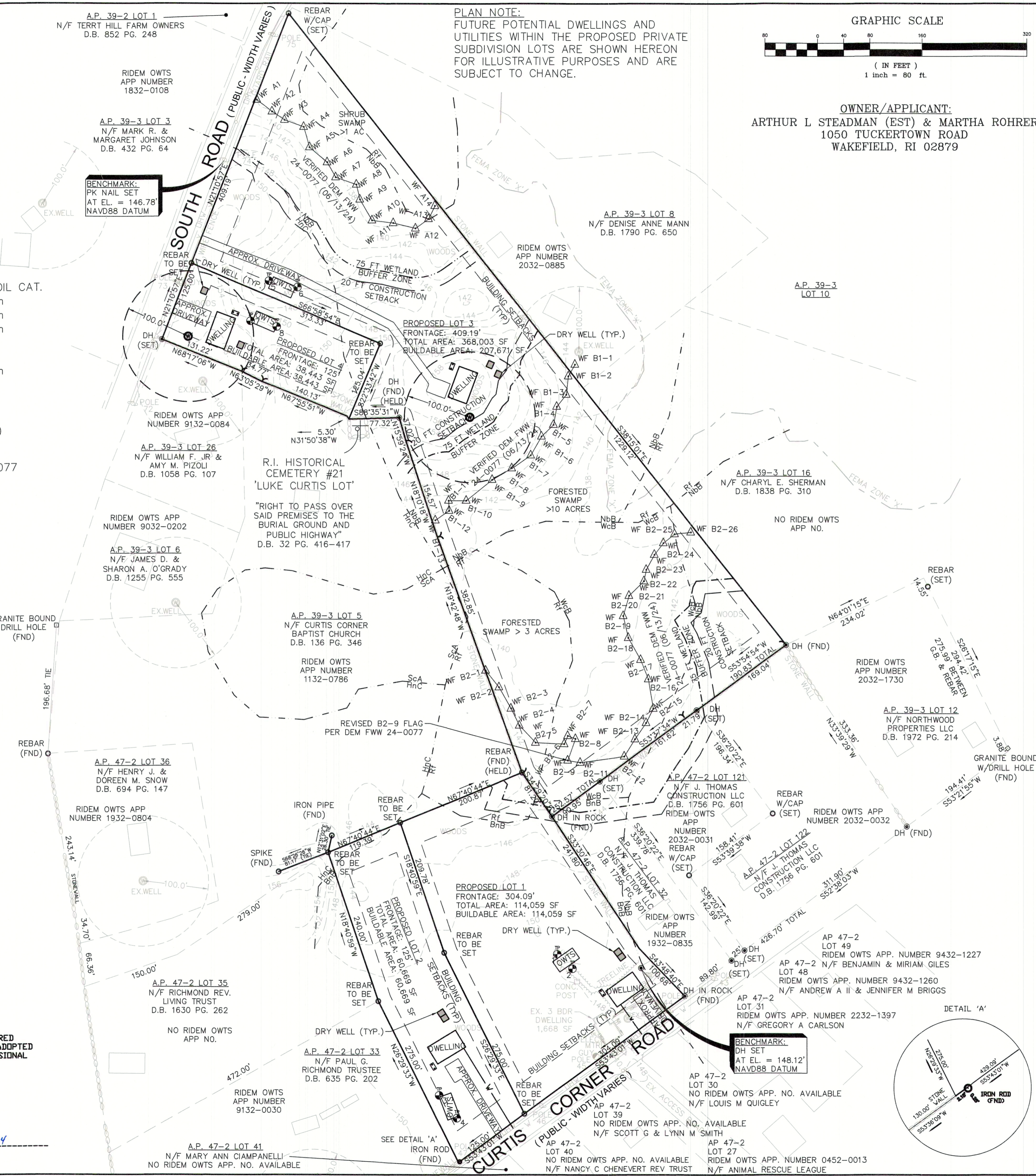
PROPOSED
FOUR (4) RESIDENTIAL/BUILDABLE LOTS



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED
PURSUANT TO 435-RICR-00-00-19 OF THE RULES AND REGULATIONS ADOPTED
BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL
LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD/CLASS 4 TOPD
PURPOSE OF SURVEY: PROPOSED CONDITIONS

BY: *Stephen T. Long* DATE: 8-27-24
STEPHEN T. LONG, PLS. NO. 1930



LEGEND:

PROPERTY PERIMETER	---
ABUTTER LINE	---
EDGE OF PAVEMENT	---
STONEWALL	---
EXISTING CONTOUR	---
EXISTING WATER MAIN	---
EXISTING WETLAND FLAG	---
TEST HOLE	○
MONUMENTS	□
UTILITY POLE	○
OVER-HEAD WIRE	---
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WETLAND BUFFER ZONE	---
CONSTRUCTION SETBACK	---
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CEMETERY	+

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RIDEM WETLAND EDGE VERIFICATION: DEM FWW 24-0077
(06/13/24)

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CURTIS CORNER ROAD
SOUTH ROAD

FEMA FLOOD MAP
MAP NUMBER 44009C0184K
EFFECTIVE 04/03/2020
THE SITE IS WITHIN ZONE X:
FUTURE CONDITIONS 1% ANNUAL
CHANCE FLOOD HAZARD

SURVEY PLAN
PLAN ENTITLED "EXISTING CONDITIONS"
FOR ARTHUR L. STEADMAN & MARTHA ROHRER
AP 39-3 LOT 7
507 CURTIS CORNER ROAD
SOUTH KINGSTOWN, RHODE ISLAND
BY PRINCIPE COMPANY - SURVEY DIVISION
03/02/23
MOST RECENTLY REVISED 08/08/23

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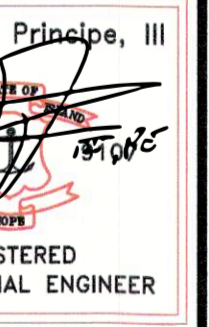
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PURPOSE OF SURVEY: PROPOSED CONDITIONS

BY: *Stephen T. Long* DATE: 8-27-24
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ENGINEERING DIVISION
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REVISIONS

No.	DATE	DRWN	CHKD
1.	12/14/23	NEC	TJP
2.	06/18/24	NEC	TJP

PRELIMINARY PLAN SUBMISSION
for
AP 39-3 LOT 7
CURTIS CORNER ROAD
in
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1" = 80'	SHEET NO: 3 of 3
DRAWN BY: NEC	DESIGN BY: NEC
DATE: 08/25/23	CHECKED BY: TJP
PROJECT NO.: LD_2021-04	