

Locus  
Not to Scale

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- Project site is located within Zones A & Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on F.E.M.A. Flood Insurance rate map # 440090185H for the Town of South Kingstown, Rhode Island, Washington County, having an effective date of October 18, 2010.
- Topography shown hereon a product of Aerotech Corp.
- Wetlands shown hereon delineated by Natural Resource Services, Inc. and field located by Fontaine Land Surveying, LLC.
- Soil evaluations performed by Onsite Wastewater Initiative, LLC.
- Site is Not located within RIDEM Natural Heritage Area
- Site is Not located within Town of South Kingstown Groundwater Protection Overlay District.
- Site is Not within a TMDL Watershed as defined by RIDEM and Town of South Kingstown.
- Site is Not located within an OWTS Critical Resource Area as defined by RIDEM.
- Site is Not located within a Drinking Water Supply Watershed as defined by RIDEM.
- Site does Not contain areas containing prime agricultural soils or farmland soils
- At this time there is No active agricultural use on site.
- To my knowledge there are no buildings on the National Historic Register of Historic Places however there are two historic cemeteries as shown hereon.

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Certification:

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 Registration for Professional Land Surveyors on April 28, 2018, as follows:

Survey Type:

Comprehensive Boundary Survey - Class I

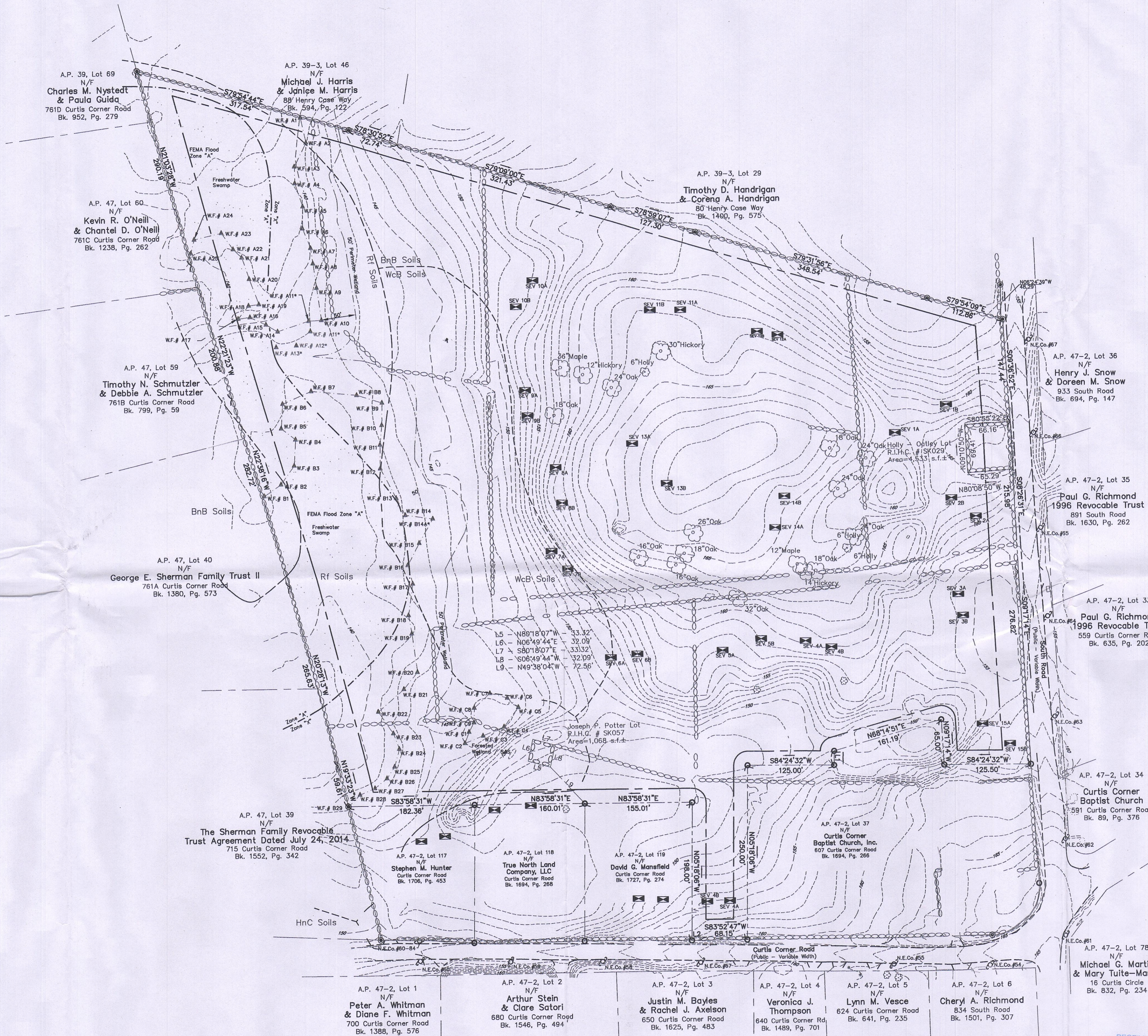
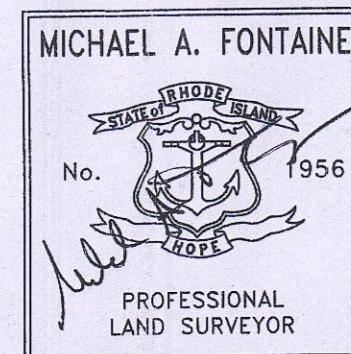
Data Accumulation Survey - Planimetric - Class III

Topographic Survey - Class T-2

The purpose for the conduct of the survey and for the preparation of the plan is as follows: To perform a Comprehensive Boundary Survey along with inclusion of Planimetric and Topographic Features for the purpose of preparing an "Existing Conditions Survey Plan".

By: *Michael A. Fontaine* Date: 3-18-2020

Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



Street Index	
South Road	Curtis Corner Road
Owner/Applicant	
True North Land Co., LLC	11 Knight Street Unit E9 Warwick, RI 02886

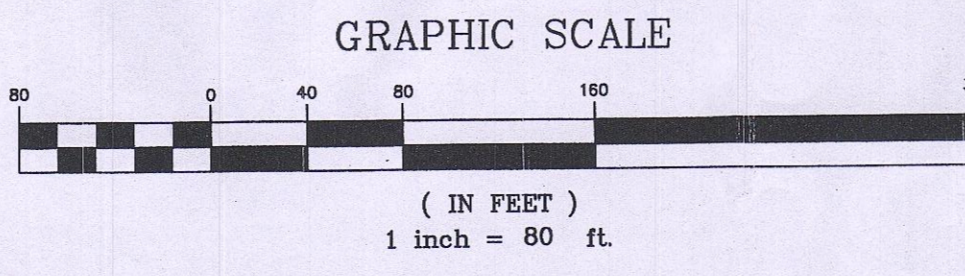
Parcel Data	
Deed Book 1694, Page 268	Total Lot Area: 933,173 s.f.± or 21.42 Acres±
Suitable Land Area: 712,494 s.f.± or 16.35 Acres±	Unsuitable Area: 220,679 s.f.± or 5.07 Acres±

Zoning Data	
R-30 Zone	
Min. Frontage/Width: 125'	Min. Lot Size: 30,000 s.f.
Max. Building Coverage: 20%	Min. Front Yard: 40'
Min. Cor. Side Yard: 30'	Min. Side Yard: 20'
Min. Rear Yard: 40'	Max. Bldg. Height: 35'
* Please refer to Zoning Regs. for additional information.	

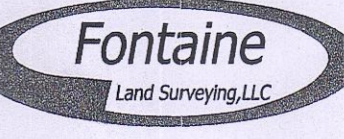
LINE TABLE

L1	S05°18'06"E	20.00'
L2	S84°26'03"W	11.85'

- Property Line
- Easement Line
- Abutter's Line
- Building Line
- Existing Index Contour
- Existing Intermediate Contour
- Proposed Contour
- FEMA Flood Zone
- Soil Boundary
- Soil Erosion Control
- Soil Evaluation (S.E.V.)
- Iron Rod (Found/Set)
- Drill Hole (Found/Set)
- Concrete/Stone Monument (Found/Set)
- Hub/Tack
- W.F.# A13\* Wetland Flag Removed by RIDEM
- W.F.# A10\* Wetland Flag Added/Moved by RIDEM
- W.F.# A10 Wetland Flag



No.	Revision:	By:	Date:
1	Revise Title	MAF	3/18/2020

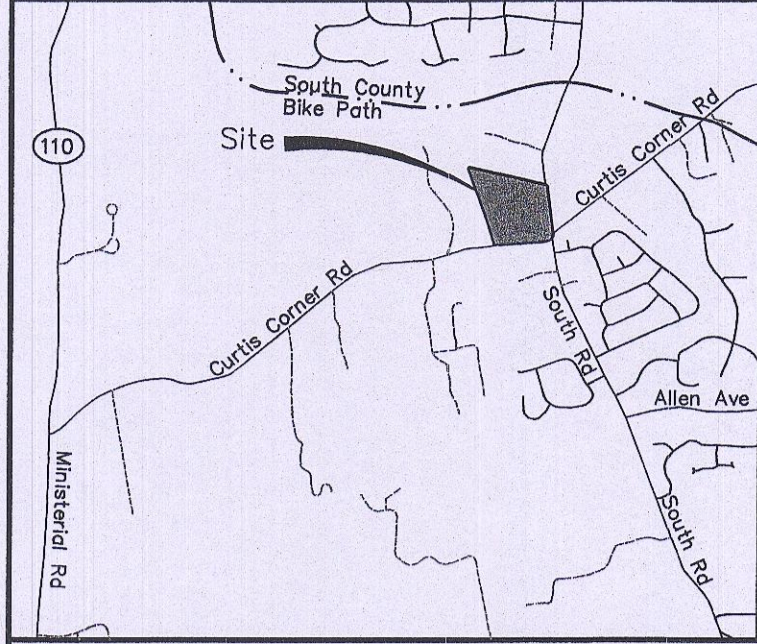


Michael A. Fontaine, PLS  
593 Green Hill Beach Road  
South Kingstown, RI 02879  
ghb593@verizon.net  
(401)793-6777

Scale: 1"=80'	Date: 2-28-2020
Drawn By: MAF	Checked By: MAF
Job # 17-055	Map # 17-055
Sheet: 2 of 6	



CONCEPTUAL MASTER PLAN  
FLEXIBLE DESIGN RESIDENTIAL PROJECT (FRP)  
NORTH WOODS MAJOR SUBDIVISION PLAN  
EXISTING CONDITIONS  
A.P. 47-2, Lot 120  
Curtis Corner Road  
South Kingstown, Rhode Island  
Prepared For: True North Land Company



LOCUS  
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Notes:

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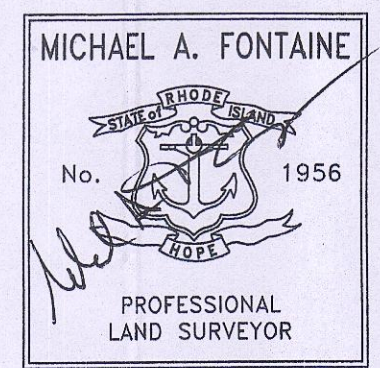
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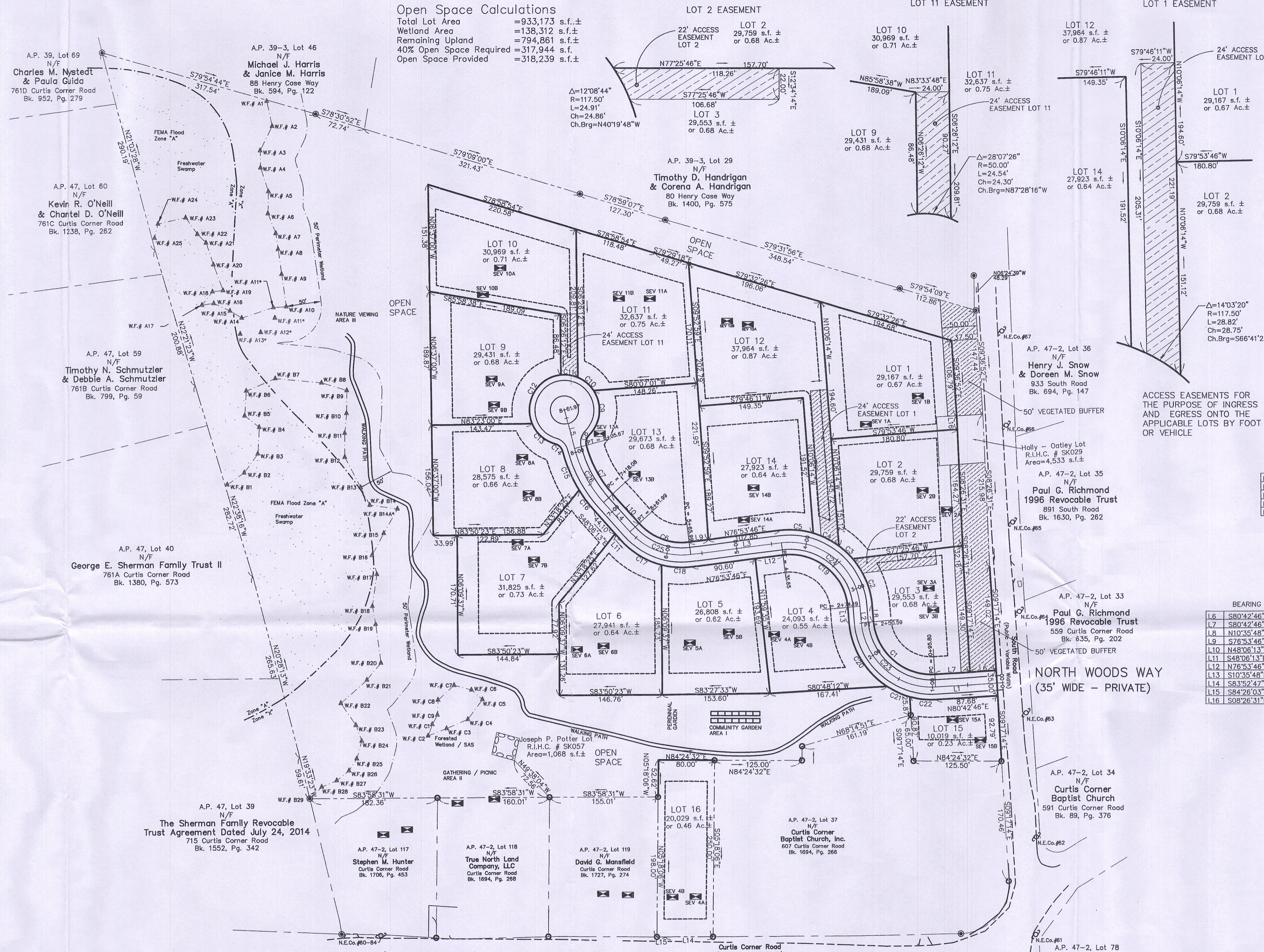
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The purpose for the conduct of the survey and for the preparation of the plan is as follows:  
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By: *Michael A. Fontaine* Date: 3-18-2020  
Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



Open Space Calculations  
Total Lot Area = 933,173 s.f. ±  
Wetland Area = 138,312 s.f. ±  
Remaining Upland = 794,861 s.f. ±  
40% Open Space Required = 317,944 s.f.  
Open Space Provided = 318,239 s.f. ±



Street Index

South Road  
Curtis Corner Road

Owner/Applicant

True North Land Co., LLC  
11 Knight Street  
Unit E9  
Warwick, RI 02886

Parcel Data

Deed Book 1694, Page 268  
Lot Area: 933,173 s.f. ±  
or 21.42 Acres ±

Zoning Data

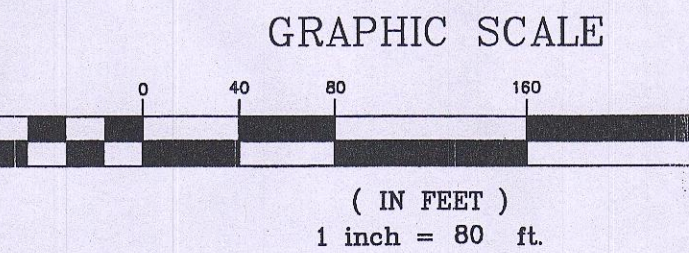
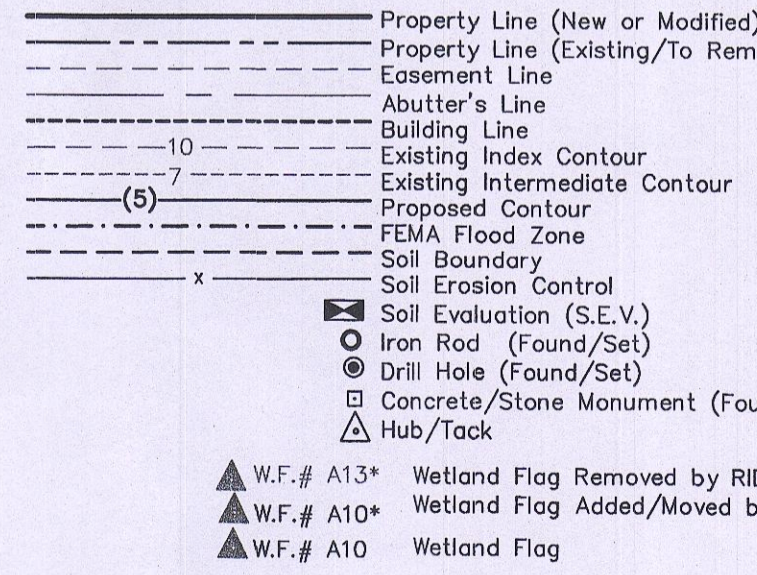
R-30 Zone \*  
\* As a Flexible Design Residential Project (FDRP) the following R10 dimensional requirement would apply:  
Max. Building Coverage: 25%  
Min. Front Yard: 25'  
Min. Cor. Side Yard: 20'  
Min. Side Yard: 10'  
Min. Rear Yard: 30'  
Max. Bldg. Height: 35'

NORTH WOODS WAY  
(PRIVATE - 35' WIDE)  
ROADWAY GEOMETRY

BEARING	DISTANCE	DELTA	RADIUS	ARC
C23	88°41'26"W	95.80'	100.00'	159.79'
C24	92°30'25"W	100.00'	100.00'	161.46'
C25	55°00'00"W	130.35'	100.00'	95.99'
C26	27°30'00"W	182.50'	100.00'	87.59'

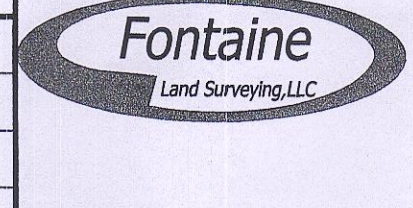
LOT GEOMETRY

BEARING	DISTANCE	DELTA	RADIUS	ARC	CHORD	CH BEARING
L6	S80°42'46"W	37.50'	82.50'	127.71'	115.33'	N54°56'31"W
L7	S80°42'46"W	50.18'	117.50'	73.73'	72.24'	N28°29'59"W
L8	N10°35'48"W	23.60'	117.50'	27.19'	27.13'	N53°01'58"W
L9	S78°53'46"W	27.49'	117.50'	40.82'	40.62'	N69°36'54"W
L10	N48°06'13"E	56.10'	117.50'	48.27'	47.93'	N88°39'51"E
L11	S48°06'13"E	12.00'	82.50'	79.19'	76.19'	N75°36'13"W
L12	N78°53'46"E	39.74'	165.00'	79.19'	78.44'	N34°21'14"W
L13	S10°35'48"E	23.60'	117.50'	15.00'	15.00'	N09°23'46"E
C9	78°49'04"	50.00'	88.78'	63.49'	60.00'	N00°00'46"W
C10	33°59'16"	50.00'	29.66'	29.23'	156°24'56"W	
C11	28°07'25"	50.00'	24.54'	24.30'	N87°28'16"W	
C12	106°59'46"	50.00'	93.37'	80.38'	S24°58'08"W	
C13	S2°04'29"	50.00'	45.44'	43.90'	S54°33'59"E	
C14	60°00'00"	15.00'	15.71'	15.00'	S50°36'13"E	
C15	17°00'44"	200.00'	59.38'	59.17'	S29°06'36"E	
C16	10°29'15"	200.00'	38.81'	36.66'	S42°51'36"E	
C17	33°22'46"	117.50'	68.45'	67.49'	S64°47'36"E	
C18	21°37'15"	117.50'	44.34'	44.08'	N87°42'24"E	
C19	92°30'26"	82.50'	133.20'	119.20'	S56°51'01"E	
C20	52°40'50"	117.50'	108.04'	104.27'	S36°56'13"E	
C21	17°22'00"	117.50'	35.62'	35.48'	S71°57'38"E	
C22	18°38'35"	117.50'	38.23'	38.06'	S89°57'56"E	

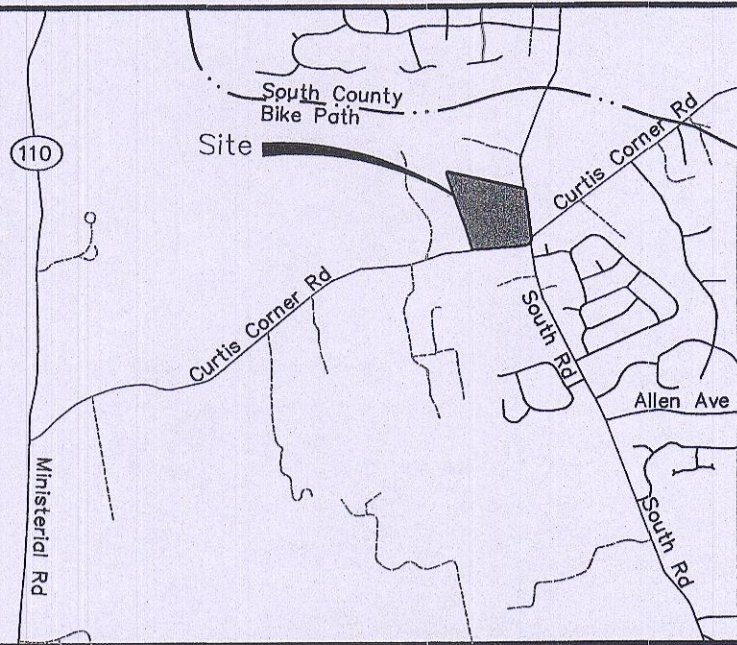


RECEIVED IN PLANNING DEPARTMENT  
MAR 30 2020  
TOWN OF SOUTH KINGSTOWN, RI  
CONCEPTUAL MASTER PLAN  
FLEXIBLE DESIGN RESIDENTIAL PROJECT (FDRP)  
NORTH WOODS MAJOR SUBDIVISION PLAN  
PROPOSED LOT GEOMETRY  
A.P. 47-2, Lot 120  
607 Curtis Corner Road  
South Kingstown, Rhode Island  
Prepared For: True North Land Company, LLC

No.	Revision:	By:	Date:
1	Revise Text Height/ Road Width	MAF	2/26/2020
2	Revise Title/ Zoning Data Block	MAF	3/18/2020



Scale: 1"=80'  
Date: 1-30-2020  
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Drawn By: MAF  
Checked By: MAF  
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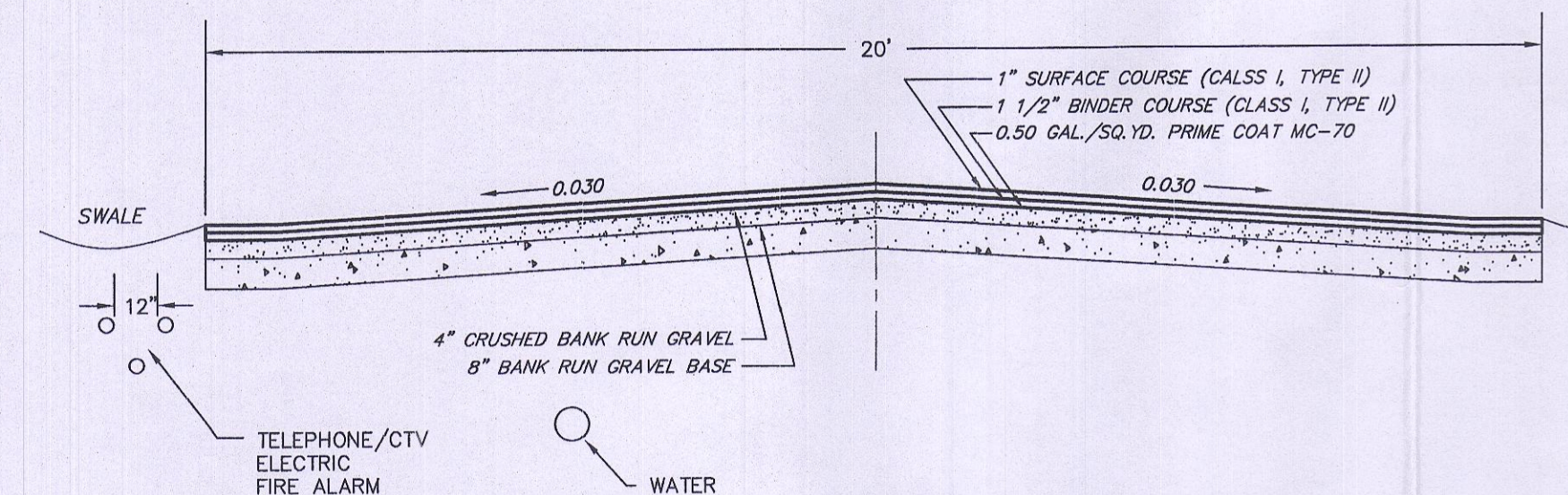
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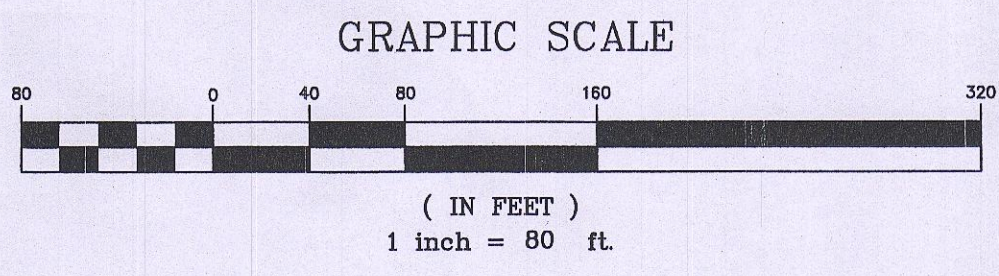
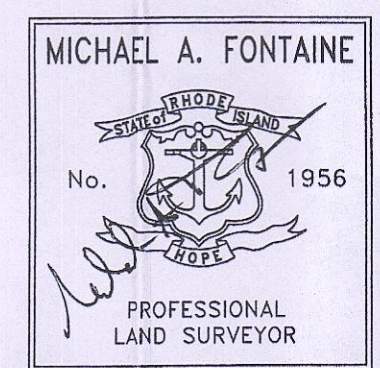


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By: *Michael A. Fontaine* Date: 3-18-2020  
Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



STORMWATER DRAINAGE INFORMATION A PRODUCT OF CARRIGAN ENGINEERING  
REQUIRED: 11,000 S.F.  
PROPOSED: 11,750 S.F.

NORTH WOODS WAY  
(35' WIDE - PRIVATE)

ACCESS EASEMENTS FOR THE PURPOSE OF INGRESS AND EGRESS ONTO THE APPLICABLE LOTS BY FOOT OR VEHICLE

Open Space Calculations  
Total Lot Area = 933,173 s.f.±  
Wetland Area = 138,312 s.f.±  
Remaining Upland = 794,861 s.f.±  
40% Open Space Required = 317,944 s.f.  
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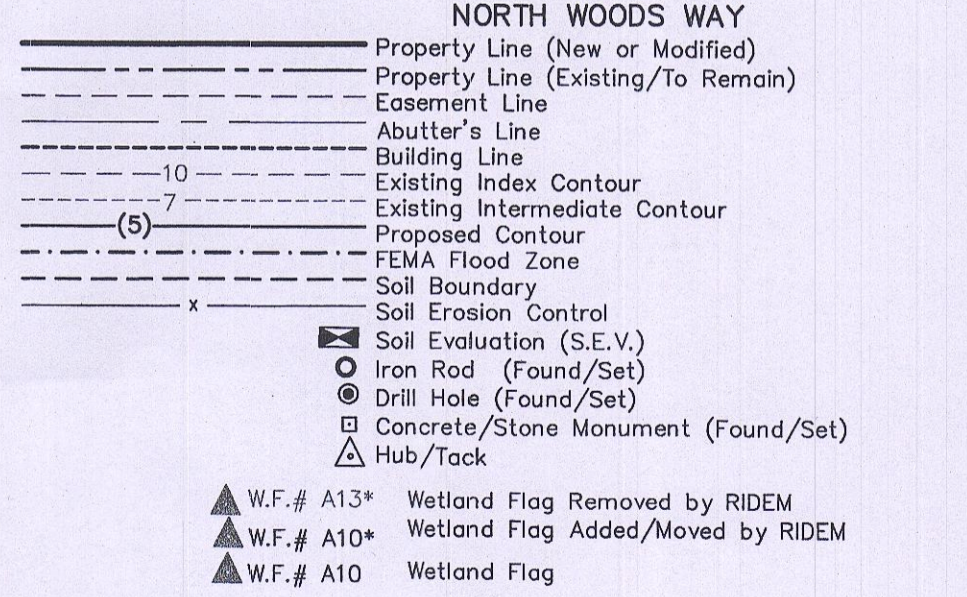
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© ROADWAY GEOMETRY

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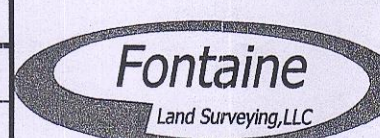
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		C22	18°38'35"	117.50'	38.23'	38.06'



CONCEPTUAL MASTER PLAN  
FLEXIBLE DESIGN RESIDENTIAL PROJECT (FDRP)

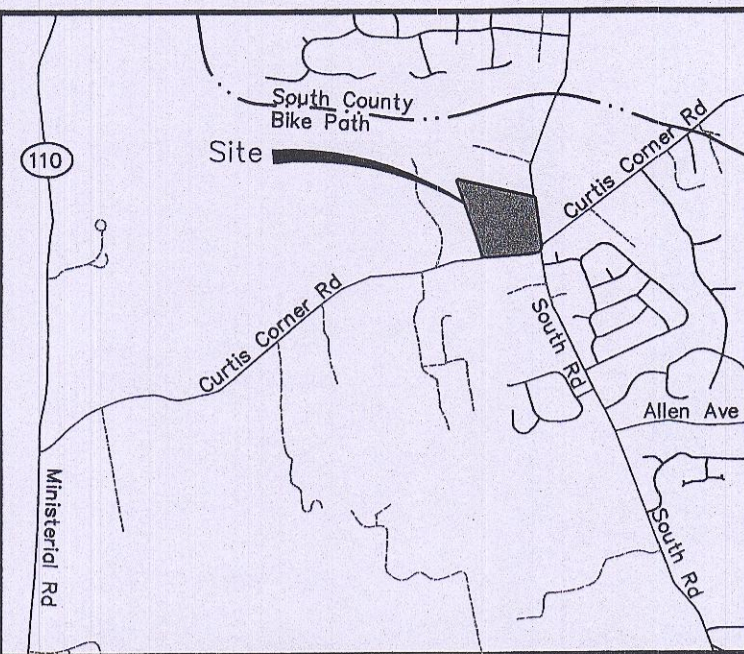
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PROPOSED OVERALL SITE CONDITIONS  
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South Kingstown, Rhode Island  
Prepared For: True North Land Company, LLC

RECEIVED IN  
PLANNING DEPARTMENT  
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TOWN OF  
SOUTH KINGSTOWN, RI



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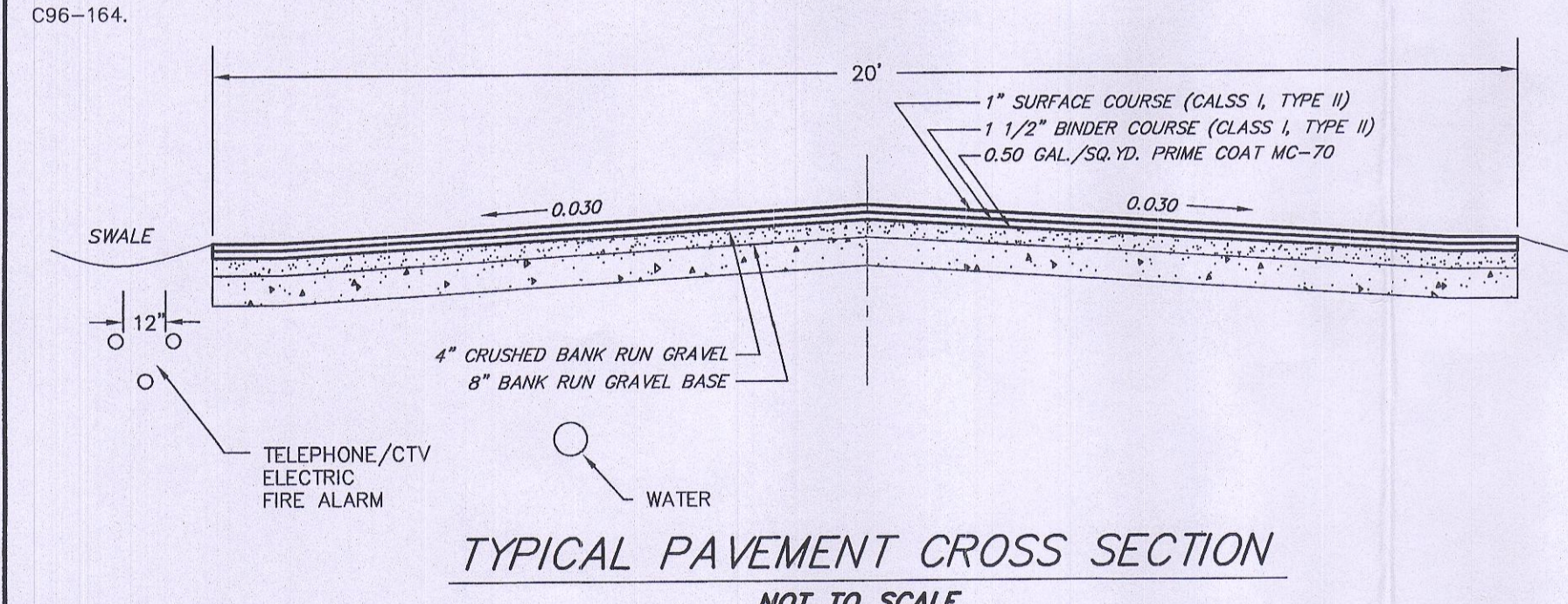
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2	Revise Title / Zoning Data Block	MAF	3/18/2020



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Not to Scale

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  - Project site is located within Zones A & Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on F.E.M.A. Flood Insurance rate map # 44009C0185H for the Town of South Kingstown, Rhode Island, Washington County, having an effective date of October 18, 2010.
  - Topography shown hereon a product of Aerotech Corp.
  - Wetlands shown hereon delineated by Natural Resource Services, Inc. and field located by Fontaine Land Surveying, LLC.
  - Soil evaluations performed by Onsite Wastewater Initiative, LLC.
  - Site is Not located within RIDEM Natural Heritage Area
  - Site is Not located within Town of South Kingstown Groundwater Protection Overlay District.
  - Site is Not within a TMDL Watershed as defined by RIDEM and Town of South Kingstown.
  - Site is Not located within an OWTS Critical Resource Area as defined by RIDEM.
  - Site is Not located within a Drinking Water Supply Watershed as defined by RIDEM.
  - Site does Not contain areas containing prime agricultural soils or farmland soils
  - At this time there is No active agricultural use on site.
  - To my knowledge there are no buildings on the National Historic Register of Historic Places however there are two historic cemeteries as shown hereon.

- References:
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  - Final Genesee Acres - Phase II a Residential Compound, Assessor's Plat 467, Lot 41, South Kingstown, Rhode Island, Owners George E. & Nancy Herman Scale: 1"=40' Dated: "Revised Final Plat" Jun 1996, Prepared by: James P. Lawless, R.L.S., P.E. on file in the Town of South Kingstown Land Records Plat C96-164.



Certification:

This survey has been conducted and the plan has been prepared pursuant to 435-RIGR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on April 28, 2018, as follows:

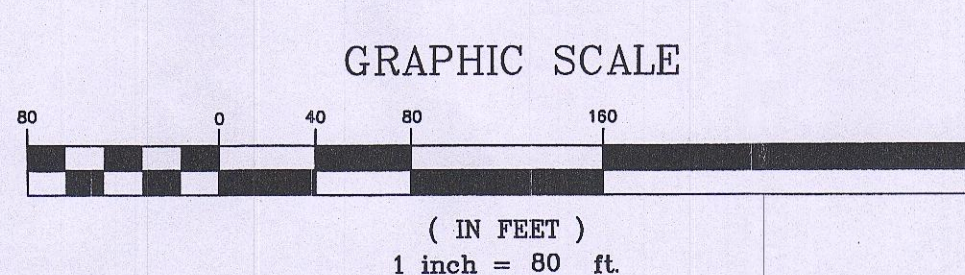
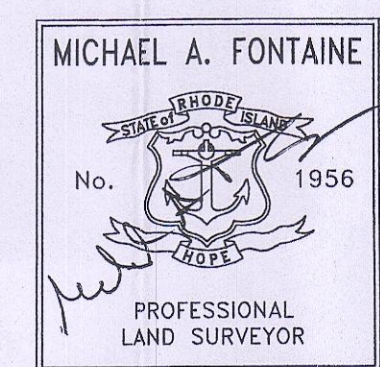
Survey Type:  
Comprehensive Boundary Survey - Class I

Data Accumulation Survey - Planimetric - Class III  
Topographic Survey - Class T-2

The purpose for the conduct of the survey and for the preparation of the plan is as follows:  
To perform a Comprehensive Boundary Survey along with inclusion of Planimetric and Topographic Features for the purpose of preparing a "Major Subdivision - Proposed Site Plan".

By: *Michael A. Fontaine* Date: 3-10-2020

Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



STORMWATER DRAINAGE INFORMATION A PRODUCT OF CARRIGAN ENGINEERING  
REQUIRED: 11,000 S.F.  
PROPOSED: 11,750 S.F.

NORTH WOODS WAY  
(35' WIDE - PRIVATE)

ACCESS EASEMENTS FOR THE PURPOSE OF INGRESS AND EGRESS ONTO THE APPLICABLE LOTS BY FOOT OR VEHICLE

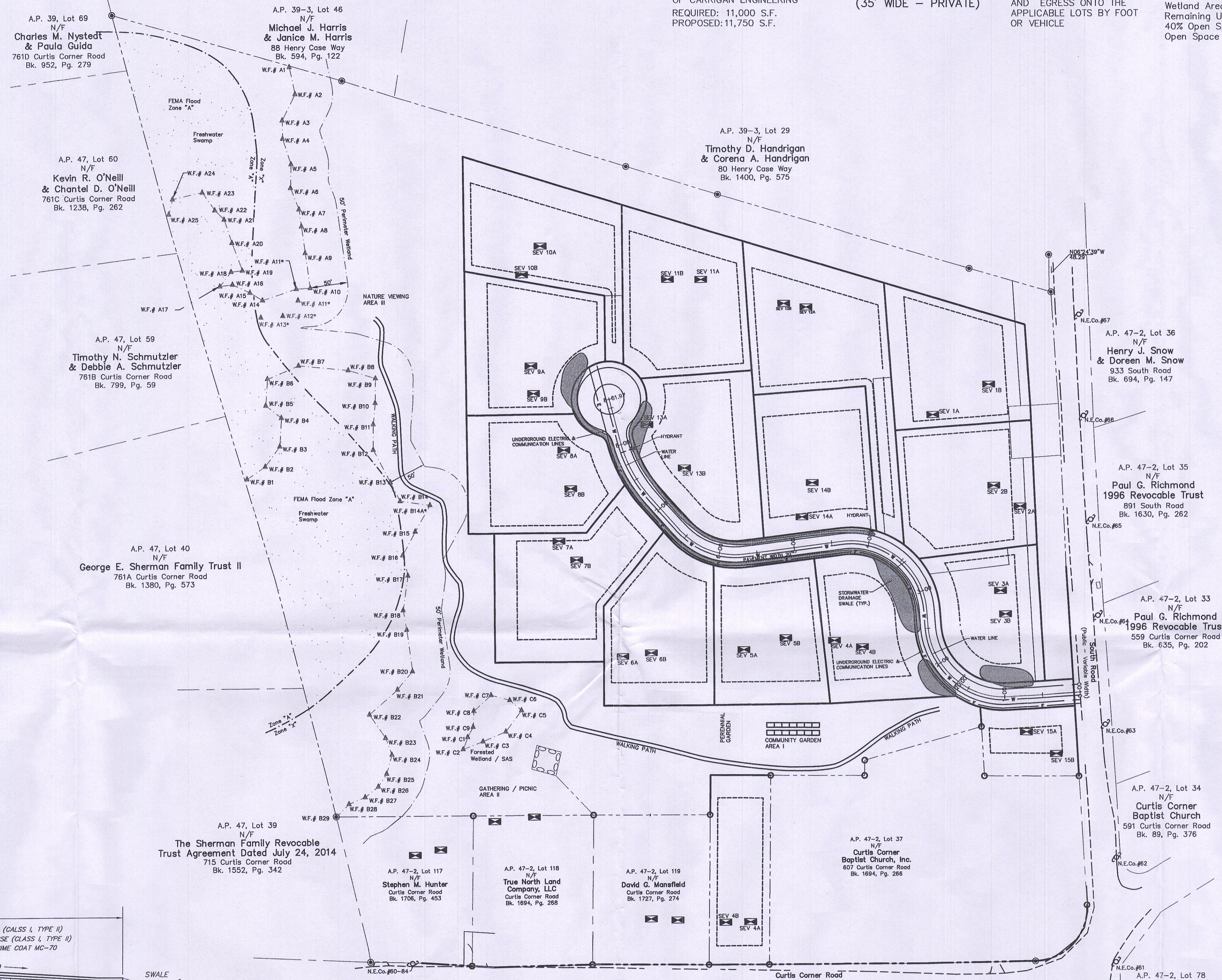
Open Space Calculations  
Total Lot Area = 933,173 s.f.±  
Wetland Area = 138,312 s.f.±  
Remaining Upland = 794,861 s.f.±  
40% Open Space Required = 317,944 s.f.  
Open Space Provided = 318,239 s.f.±

**Street Index**  
South Road  
Curtis Corner Road

**Owner/Applicant**  
True North Land Co., LLC  
11 Knight Street  
Unit E9  
Warwick, RI 02886

**Parcel Data**  
Deed Book 1694, Page 268  
Lot Area: 933,173 s.f.±  
or 21.42 Acres±

**Zoning Data**  
R-30 Zone  
\* As a Flexible Design Residential Project (FDRP) the following R10 dimensional requirement would apply:  
Max. Building Coverage: 25%  
Min. Front Yard: 25'  
Min. Cor. Side Yard: 20'  
Min. Side Yard: 10'  
Min. Rear Yard: 30'  
Max. Bldg. Height: 35'



NORTH WOODS WAY  
(PRIVATE - 35' WIDE)  
ROADWAY GEOMETRY

BEARING	DISTANCE	DELTA	RADIUS	ARC
L1	S80°42'46"W 95.80'	C23	88°41'26"	100.00' 159.79'
L2	N10°35'48"W 23.60'	C24	92°30'25"	100.00' 161.48'
L3	S78°53'46"W 130.35'	C25	55°00'00"	100.00' 95.98'
L4	N48°06'13"W 56.10'	C26	27°30'00"	182.50' 87.59'
L5	N20°36'14"W 56.29'			

LOT GEOMETRY

BEARING	DISTANCE	DELTA	RADIUS	ARC	CHORD	CH BEARING
L6	S80°42'46"W 37.50'	C1	88°41'26"	82.50'	127.71'	N54°56'31"W
L7	S80°42'46"W 50.18'	C2	35°48'22"	117.50'	73.73'	N28°29'59"W
L8	N10°35'48"W 23.60'	C3	131°51'35"	117.50'	27.19'	N53°01'58"W
L9	S78°53'46"W 27.49'	C4	18°54'19"	117.50'	40.82'	N69°36'54"W
L10	N48°06'13"W 56.10'	C5	23°32'10"	117.50'	48.27'	N88°39'51"E
L11	S48°06'13"E 12.00'	C6	55°00'00"	82.50'	79.19'	N75°36'13"W
L12	N78°53'46"E 39.74'	C7	27°30'00"	165.00'	79.19'	N34°21'14"W
L13	S10°35'48"E 23.60'	C8	60°00'00"	15.00'	15.71'	N09°23'46"E
L14	S83°52'47"W 68.15'	C9	78°49'04"	50.00'	68.78'	N00°00'46"W
L15	S84°26'03"W 11.85'	C10	33°59'16"	50.00'	28.68'	N56°24'56"W
L16	S08°26'31"E 19.45'	C11	28°07'25"	50.00'	24.54'	N87°28'16"W
		C12	106°59'46"	50.00'	93.37'	S24°58'08"W
		C13	52°04'29"	50.00'	45.44'	S54°33'59"E
		C14	60°00'00"	15.00'	15.71'	S50°36'13"E
		C15	17°00'44"	200.00'	59.38'	S29°06'36"E
		C16	10°29'15"	200.00'	36.61'	S42°51'36"E
		C17	33°22'46"	117.50'	68.45'	S64°47'36"E
		C18	21°37'15"	117.50'	44.34'	N87°42'24"E
		C19	92°30'26"	82.50'	133.20'	N19°20' S56°51'01"E
		C20	52°40'50"	117.50'	108.04'	104.27' S38°36'13"E
		C21	17°22'00"	117.50'	35.62'	S71°57'38"E
		C22	18°38'35"	117.50'	38.23'	S89°57'56"E

- NORTH WOODS WAY**
- Property Line (New or Modified)
  - Property Line (Existing/To Remain)
  - Easement Line
  - Abutter's Line
  - Building Line
  - Existing Index Contour
  - Existing Intermediate Contour
  - Proposed Contour
  - FEMA Flood Zone
  - Soil Boundary
  - Soil Erosion Control
  - Soil Evaluation (S.E.V.)
  - Iron Rod (Found/Set)
  - Drill Hole (Found/Set)
  - Concrete/Stone Monument (Found/Set)
  - Hub/Tack
- W.F.# A13\* Wetland Flag Removed by RIDEM
  - W.F.# A10\* Wetland Flag Added/Moved by RIDEM
  - W.F.# A10 Wetland Flag

RECEIVED IN  
PLANNING DEPARTMENT  
MAR 30 2020  
TOWN OF  
SOUTH KINGSTOWN, RI

CONCEPTUAL MASTER PLAN  
FLEXIBLE DESIGN RESIDENTIAL PROJECT (FDRP)  
NORTH WOODS MAJOR SUBDIVISION PLAN  
PROPOSED UTILITIES  
A.P. 47-2, Lot 120  
607 Curtis Corner Road  
South Kingstown, Rhode Island  
Prepared For: True North Land Company, LLC

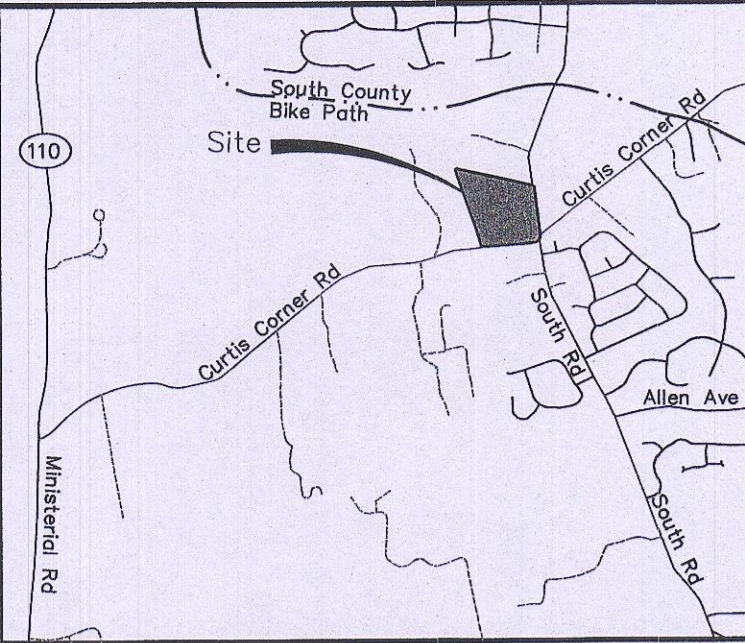
No.	Revision:	By:	Date:
1	Revise Title / Zoning Data Block	MAF	3/18/2020



Scale: 1"=80'  
Date: 3-11-2020

Michael A. Fontaine, PLS  
593 Green Hill Beach Road  
South Kingstown, RI 02879  
gfb593@verizon.net  
(401)793-6777

Drawn By: MAF  
Checked By: MAF  
Job # 17-055  
Map # 17-055  
Sheet: 5 of 6



LOCUS  
Not to Scale

Notes:

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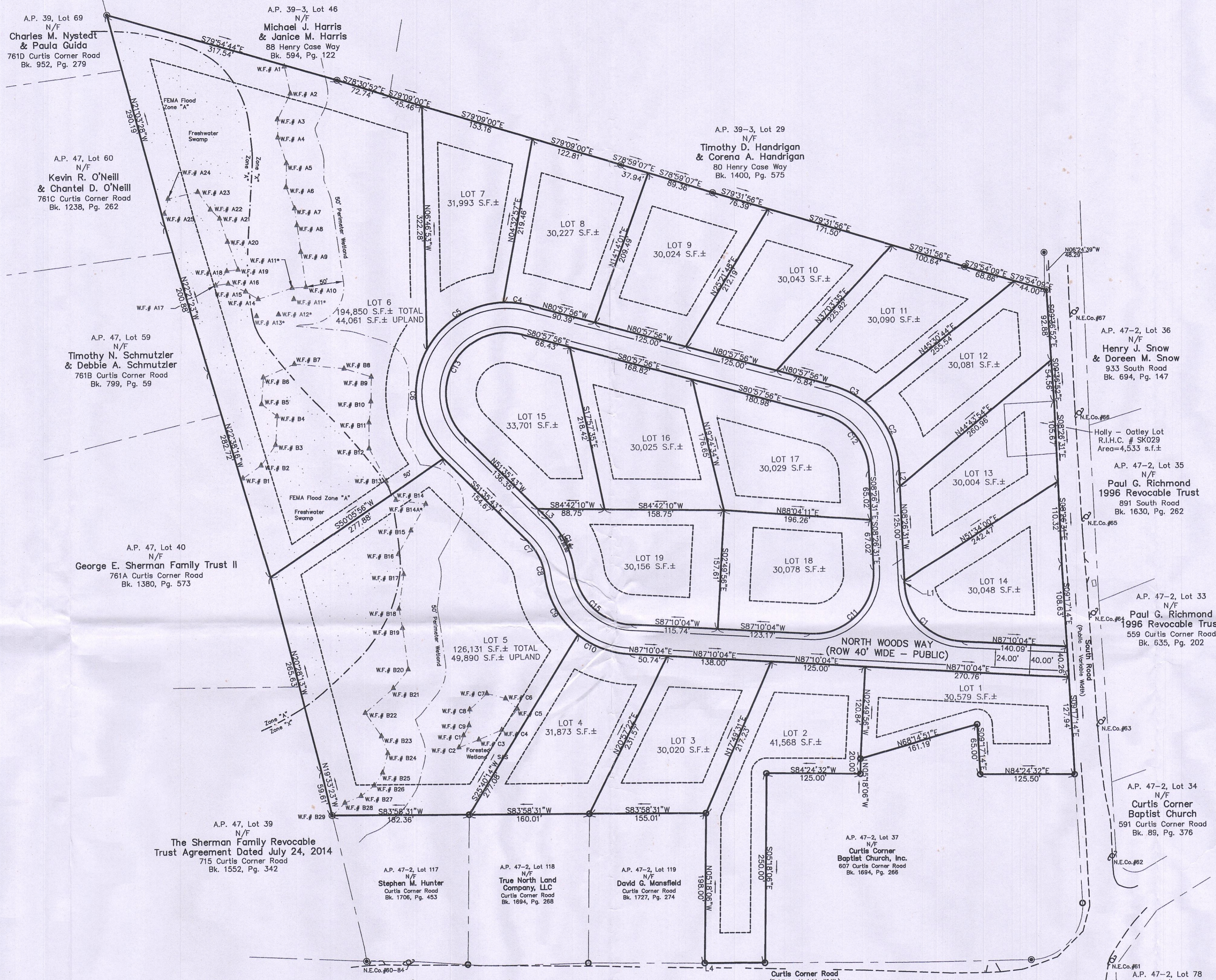
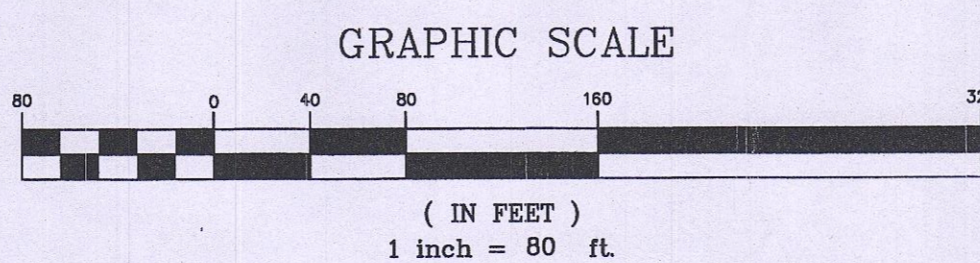
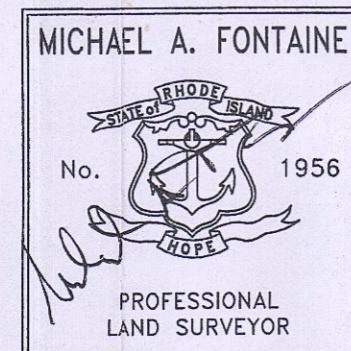
Survey Type:

Comprehensive Boundary Survey - Class I

The purpose for the conduct of the survey and for the preparation of the plan is as follows: To perform a Comprehensive Boundary Survey along with inclusion of Planimetric Features for the purpose of preparing a "Major Subdivision - Yield Plan".

By: *Michael A. Fontaine* Date: 3-10-2020

Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



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Curtis Corner Road

Owner/Applicant

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11 Knight Street  
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Warwick, RI 02886

Parcel Data

Deed Book 1694, Page 268  
Lot Area: 933,173 s.f.±  
or 21.42 Acres±

Zoning Data

R-30 Zone  
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Min. Lot Size: 30,000 s.f.  
Max. Building Coverage: 20%  
Min. Front Yard: 40'  
Min. Cor. Side Yard: 30'  
Min. Side Yard: 20'  
Min. Rear Yard: 40'  
Max. Bldg. Height: 35'  
\* Please refer to Zoning Regs. for additional information.

LOT GEOMETRY

BEARING	DISTANCE
L1 N08°26'31"W	4.42'
L2 N08°26'31"W	22.27'
L3 N51°35'43"W	18.32'
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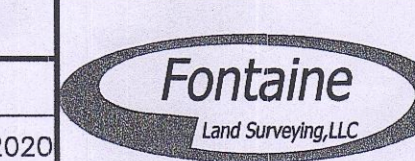
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C6 74°25'18"	120.00'	155.87'	145.14'	S14°23'04"E
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NORTH WOODS MAJOR SUBDIVISION PLAN  
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A.P. 47-2, Lot 120  
607 Curtis Corner Road  
South Kingstown, Rhode Island  
Prepared For: True North Land Company, LLC



Scale: 1"=80' Date: 2-27-2020  
Drawn By: MAF  
Checked By: MAF  
Job # 17-055  
Map # 17-055 Sheet: 6 of 6

No.	Revision:	By:	Date:
1	Town Comments	MAF	3-11-2020
2	Revise Title	MAF	3-18-2020

Michael A. Fontaine, PLS  
593 Green Hill Beach Road  
South Kingstown, RI 02879  
ghb593@verizon.net  
(401)793-6777