

TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
PROJECT REVIEW APPLICATION FORM

This Application Form is to be submitted with each stage of review.



APPLICANT INFORMATION

Applicant Name: TRVE NORTH LAND CO. LLC.
Name of Primary Contact (if applicant is an organization): EARL M GRELO
Applicant Address: 11 KNIGHT ST. UNIT E-19 WARWICK, RI 02880
Applicant Phone: 401-487-5567 Applicant Email: EGRELO111@GMAIL.COM

OWNER INFORMATION

Owner Name(s): EARL M GRELO / MICHAEL O BRIEN / DAVID MERRITT
Owner Contact Information: 401-487-5567 / 401-524-5685 /

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: 47-2 Lot 120
Physical Address or Location of Parcel(s): SOUTH RD
Zoning District(s) of Parcel(s): R-30 Total Size of Development Parcel: 21.42 AC
Date of Initial Meeting with Planning Department Staff (before first stage of review): April 2019

TYPE OF PROJECT (select all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Development Plan Review | <input type="checkbox"/> Minor Land Development Project |
| <input type="checkbox"/> Administrative Subdivision | <input checked="" type="checkbox"/> Major Land Development Project |
| <input type="checkbox"/> Minor Subdivision, without street creation or extension | <input type="checkbox"/> Multi-Household Land Development Project |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension | <input checked="" type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input checked="" type="checkbox"/> Major Subdivision | <input type="checkbox"/> Residential Compound |
| | <input type="checkbox"/> Comprehensive Permit |

CURRENT STAGE OF REVIEW (if applicable)

- | | |
|--|---|
| <input type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input checked="" type="checkbox"/> Conceptual Master Plan | <input type="checkbox"/> Change to an Approved Plan |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Reinstatement or Extension to Approved Plan |
| <input type="checkbox"/> Final Plan | <input type="checkbox"/> Request to Combine Review Stages |
| <input type="checkbox"/> Recording | <input type="checkbox"/> Other |

RECEIVED IN
PLANNING DEPARTMENT

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PLANNING DEPARTMENT

AUG 29 2019

FEB 23 2020

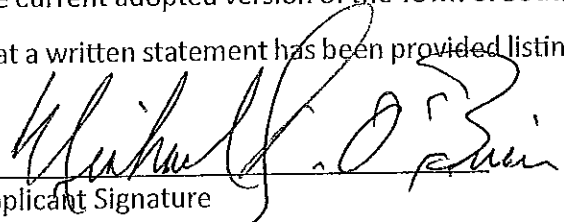
Does this application request waiver or modification to any of the requirements of the Subdivision and Land Development Regulations? yes* no

**If yes, a statement describing the specific regulation(s) for which waiver or modification is requested must be included in the application materials.*

CERTIFICATION OF COMPLETE APPLICATION

(1) The applicant hereby certifies that all of the materials required by the applicable checklist(s), as determined by Planning Department staff during the initial meeting, have been submitted including a review fee in the amount of \$ 520 -.

(2) The applicant hereby certifies that the plan set and other submitted materials conform to the requirements of the current adopted version of the Town of South Kingstown Subdivision and Land Development Regulations, or, that a written statement has been provided listing all requested waivers and/or modifications of the Regulations.


Applicant Signature

8/29/19
Date

MICHAEL J. O'BRIEN
Printed Name

Requested Relief

We are currently seeking relief from The Town of South Kingstown, RI Subdivision and Land Development Regulations in three main areas. It is our belief that thoughtful relief from the regulations as addressed below will allow us to better layout the proposed neighborhood. This includes the ability to take greater direction from the natural features of the site and to be more specific with areas that will be able to be preserved and utilized in their natural state. The main three areas of relief we are looking for are addressed below.

Frontage

We are seeking relief on the Frontage requirements put forth in Article IV – Special Requirements for FDRP; Section 5 – Frontage. With the R-10 zoning requirements laid out in Section 401 of the South Kingstown Zoning Ordinance a minimum of 80' of frontage is required for all lots. We are asking for flexibility on this requirement on a few lots where shared access drive easements and/or where the cul-d-sac is used. Flexibility on this requirement allows us to design to not only reduce road surface area and number of drive openings but also to configure lots in a manner that has a more efficient use of the desirable developable site area, avoids the wetlands and existing trees better, and creates more diversity in dwelling placement.

Buffers

We are seeking relief on the Buffer requirements laid out in Article IV – Special Requirements for FDRP; Section 13 B and C. The Regulations call for a 100' buffer along all areas directly adjacent to public streets. We are asking for a reduced required buffer depth along South Road and Curtis Corner Road to 50'. Though buffer areas are proposed to remain in both these areas, requiring the full 100' from South Road would push the developable area to the West toward the wetlands and the area of greatest topographical difficulty. This buffer depth also increases road length and area. These two areas are depicted in the photographs in the supplemental package to show the current character from the street and from within the site. Both of these areas have existing features that greatly buffer sound and visual disruption even at the proposed reduced depth. We have an outlined plan attached showing our proposed infill to enhance the existing buffer.

Right of Way and Pavement Width

We are seeking relief on the Frontage requirements put forth in Article XIII – Design and Public Improvements Standards; Section 3 – Street Right of Way and Pavement. With the requirements laid out in Article XIII - Table 1: Guide to Designing Streets Within a Subdivision requires a ROW of 50' and a paved surface of 24' for Local Public "B" Road (11-20 lots). We are asking for flexibility on this requirement to be closer to the standards for Local Private Road (40' ROW / 18" Paved). The current design has a 35' ROW with a 20' Paved Road surface. Flexibility on this requirement allows us to not only reduce road area but also allows us to avoid more of the existing natural topography and trees.

True North Land Co. LLC.

Signed: Earl M. Mecca

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PLANNING DEPARTMENT

MAR 19 2020

OFFICE OF
SOUTH KINGSTOWN, RI

North Woods

Major Subdivision

AP 47-3 Lot 120

+/-21.42 ac.



Contents

- 1 Cover Sheet with Aerial Image Diagram
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- 25 Henry Case Way Proximity
- 26+ Additional Supplemental Documents

True North Land Co. LLC
11 Knight St. Warwick, RI 02886
5/4/20

1/27/20

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Re: **NORTH WOODS MAJOR SUBDIVISION**
South Road, Wakefield, RI 02879

INTRO

The property @ 607 Curtis Corner Road designated as AP # 47-2 Lot #37 and owned by True North Land Co. LLC, is to be further developed from Lot 5 of the **West Field** Minor Subdivision, which was recorded with the Town on 12/23/18. **Lot 5 comprises 21.42 acres and is to be developed into the 'North Woods' Major Subdivision** as delineated on the most recent property survey done by Michael Fontaine RLS of Green Hill beach Road, South Kingstown. Scott Rabideau of Natural Resource Services Inc. has flagged the wetlands, and the flagging has been verified on 10/20/17 by the DEM (#17-0214). The wetland area, as part of the larger Genesee Swamp, contains 3.6 Acres.

SOILS AND CONDITIONS

The property soils are classified as Bridgehampton-Charlton Complex with gentle 0 - 8 % slopes. In general, the land slopes from the higher land on the eastern boundary abutting South Road, declining in elevation toward the lower western boundary wetland area. The property has two historic cemeteries; the Joseph P. Potter Plot # 57, located approximately 400 feet north of Curtis Corner Road, and the Holly Oakley Plot # 29, located on the west side of South Road. Both plots are clearly identifiable with cut stone perimeters. East of the property, across the South Road, there are single-family residences fronting on the major street. At the north easterly and northwesterly corners of the intersection of South Road and Curtis Corner Road, is the property of the Curtis Corner Baptist Church. South of the proposed open space along the southern property line is the West Field subdivision. To the west of the property is the Genesee Way Subdivision, and to the North is the Henry Case Way Subdivision. There is substantial overgrowth throughout the property. Stonewalls are present on the property both at perimeter boundaries, and also interspersed within, including an old cattle run to the lower wetland area. The forested areas are not original forest, but overgrown pastureland that is populated with Red Pine, mature Holly, and mature Red, Black, and White Oak trees. There are also uniform tree stands of Norway Spruce and Larch in areas along the East and North perimeter walls. We have cataloged existing specimens and, where possible, intend to preserve and incorporate them into our overall design.

DENSITY/ LMI

After an extensive hydrological report and soil analysis of the site from Northeast Water Solutions Inc. (NWSI), it has been determined that the soils are suitable for conventional ISDS. Public Works Director Jon Schock has waived the Town sewer requirement, but the Director imposes a restriction on the major development limiting the density to 14 market rate units, plus any required LMI units. The restriction imposed is in agreement with the developers' intent, but also because a portion of the original parcel falls within the future sewer service area (FSSA). Our development concept is for a 14 lot Major Subdivision to be named **North Woods**. Additionally, due to the previously recorded 'West Field' minor subdivision of three recorded lots, we are required to provide three (3) low and moderate-income units. **Therefore the total density of the subdivision will be seventeen (17) units.** The three affordable units provided include: a single-family unit (lot 15), and a duplex unit (lot 16). The Narragansett Affordable Housing Corporation will be the monitoring agent for qualifying potential buyers/ tenants upon receipt of all necessary zoning approvals.

OPEN SPACE USE

Our project will use the flex design model and include the required 40 % of open space. Use of the open space by the residents includes a designated community garden area with defined gardening plots and perennial plantings to be shared by the residents. There will be designated walking trails that begin at the westerly side of Lot 3 and continue southerly and westerly through the larger garden area south of Lot's 4, 5, and 6 for passive recreation. The trail will proceed into the woods beyond the garden area westerly toward cemetery # 57 then turn northerly along the west side of Lot's 7, 8, 9, and 10. This portion of the trail moves past a wooded wetland area (small vernal pool) and runs parallel with and east of the flagged boundary of the Genesee Swamp. The trail continues northerly and then terminates at a dry location flanked by flagged wetlands. This terminal location is a prime wildlife habitat observation place and picnic rest area...All open space areas will be clearly defined with 6" x 6" post markers and include signage that protect the privacy of the abutting homeowners. Finally, the open space will include a fifty (50) foot buffer along the northern lot lines of Lot's 10, 11, and 12 which borders on the Henry Case Way residences and their open space. The Homeowner's Association Covenants will layout the responsibilities, declarations, and rules for use and maintenance of the open space.

REQUESTED WAIVERS

The requested relief for this development includes:

- 1.** A reduced paved area of twenty feet (20') for the private road from the requirement of twenty four (24)' paved.
- 2.** ... A reduced buffer area of fifty feet (50') feet from the flex design requirement of one hundred (100') along the property boundary abutting South Road.

SOUTH ROAD ENTRY ALTERNATES

Josh Rosen of Principe Engineering Inc. has completed a sight distance analysis of two (2) proposed entry points along South Road for Public Works and Planning review. **Option 1** proposes the new road entering at a point +/- 40 feet (40') south of the northern property corner along South Road. This original conceptual location option provides the required 257' stopping site distance both for the 2' 0" object height and the 3' 6" drivers' eye height and meets the requirement at 35 mph speed. **Option 2** proposes the new road entering at a point +/- 240 feet (240') north of the South Road/ Curtis Corner Road intersection. This location option provides the required 257' stopping site distance both for the 2' 0" object height and the 3' 6" drivers' eye height and meets the requirement at 35 mph speed. The elevation of the road height at the cemetery is a concern for both options. **Option 1** would require moving approx. twenty feet of the stone wall along South Road westerly approximately +/- 12' - 15' to accommodate the sight distance requirement, but would not require any excavation into the twenty five (25') buffer area around the cemetery. The **Option 2** alternate would, we believe, create a bit of a blind spot at the cemetery vertical road elevation, because it does not provide as long a sight line for seeing southbound traffic on South Road...

...In general we can make either entry point work with our plan, making alterations to Lot 3 and Lot 1 accordingly, but essentially keeping the general lay out of our initial concept in tact.

DRAINAGE/ RUNOFF/ QUALIFIED PERMEABLE AREAS (QPA)

After review of the proposed FDRP Major Subdivision site plan and the available water table data on the site, Carrigan Engineering Inc. has determined that there is adequate area and depth to groundwater to support water quality treatment and storm water runoff mitigation through the use of Qualified Permeable Areas (QPA's), infiltration swales, and infiltration trenches.

SOUTH ROAD PLANTING BUFFERS

Along the eastern property boundary along South Road, there is a natural buffer in the form of mature Norway Spruce and Larch trees within the proposed 50-foot (50') buffer. Due to the maturity of the existing trees, infill planting will be required to enhance the road separation at Lot's 1, 2 3, and 15. Kurt Van Dexter, a local Landscape Architect, has consulted and provided a report for suggested removal of various invasive plants and the replanting of native indigenous plants to enhance the privacy of the buffer. Also, cross sections of the stonewall height, lower South Road elevation, and existing tree conditions, show there is substantial existing natural screening from the road traffic prior to the proposed infill plantings.

SUBDIVISION POPULATION

As of 2010 Census data, the population of South Kingstown was 30,639 persons with 10,318 family households. The average family size per household is 2.97 persons. District wide school enrollment is currently 3096 persons. This translates into an average of 0.3 students per household. Extrapolating the student population of the Major Subdivision fourteen (14) lot build out, plus the three (3) LMI lots, translates to: 17 X 0.3 students/ household would total 5.1 persons in added enrollment. The total population of the Major Subdivision is estimated to be 50.49 persons.

FISCAL IMPACT/ TOWN SERVICES DEMAND

An estimate of the demand on Town services would be limited to the plowing and maintenance of the adjacent South Road. The proposed new 'North Woods' road would be private and the Homeowner's Association (HOA) would share the burden of maintenance equally. The maintenance of any drainage systems within the final recorded plat would also be shared equally by the HOA.

Estimated revenue generated by the proposed subdivision assumes an average '**market value**' combined land home value in the \$ 480,000.00 - \$625,000.00 range. The current tax rate is \$ 15.60/ \$ 1000 of valuation. Averaging a \$ 552,500.00 value/ household ...Tax revenue/ household @ current \$ 15.60 rate is equal to \$ 8619.00/ household X 14 equals \$ 120,666.00 total annual revenue.

Average '**LMI value**' combined land home value in the \$ 280,000.00 - \$325,000.00 range. The current tax rate is \$ 15.60/ \$ 1000 of valuation. Averaging a \$ 302,500.00 value/ household ...Tax revenue/ household @ current \$ 15.60 rate is equal to \$ 4719.00/ household X 3 equals \$ 14,157.00 total annual revenue.

...Combined estimated total annual property tax revenue = \$ 134,823.00

In closing, we hope to create a development that promotes community and a considered use of the land. We are proposing a development that does not overly burden the parcel with a maximum build out, and promotes a respectable land use model. Guided by its' natural features of forested areas, open fields, contours, wetlands, and stone walls etc., we are choosing a path that we believe demonstrates; respect for the site, respect for the neighbors' privacy and property values, and is in concert with the South Kingstown Comprehensive Community Plan.

Respectfully Submitted:

Michael D. O'Brien Managing Partner TNLC

Earl M. Greco Managing Partner TNLC

David H. Merriam Managing Partner TNLC

2/28/20

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180 High Street
Wakefield, RI 02870
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Re: **NORTH WOODS MAJOR SUBDIVISION**

North Woods Open Space Use Plan

In the course of three years since acquiring this property, we have explored a number of ways to develop the parcel. At the beginning, the property was so overgrown and neglected that our first task was to cut a path with scythe, trimmer, and lopper, along the perimeter stonewall, and within the dense wooded central portion. The goal was to identify various historic and natural character elements that would guide us in defining a path forward. The Open Space Plan that we now present has emerged from thorough assessment of the property. We recognize the sensitivity of wetlands, the historic features of stone walls and prior use, and the significant mature trees in our plan. The garden area chosen was a historically cultivated area where stones had been removed, and small crops grown. The picnic/gathering area near the abandoned cemetery abuts the former hayfield and pays homage to past times. The nature viewing area along the wetland boundaries recognizes the quiet sensitivity of that portion of the land. In effect, the land has guided our future intended uses. In other words, the open space and the use of it are exactly appropriate to the landscape. Much of the open space will remain in its' natural state. There are three (3) Areas of intended uses for the open space in the 'North Woods' major subdivision.

Community Garden Area I

This **Area I** is located in the hollow south of Lots 4 & 5 and West of Lot 15. There will be designated garden plots for each of the 15 owners' in the subdivision laid out in a symmetrical context that may include owner provided raised bed areas. The plots will be sized approx. 8'x 12' as drawn, and will be separated by mowed paths of white clover. Sharing of garden plots, in the event some are not fully utilized, is encouraged. Also located in the gardens will be a designated perennial planting bed to be used for the enjoyment of all residents. Uses of the perennial planting area include: testing new perennial varietal success, propagation, harvesting, transplanting, and cut flower harvesting for personal use by the residents. The primary entry into the 'Gardens' will be by way of a gated access approximately one

hundred (100') in from the entrance to the subdivision at South Road. There will be a designated graveled parking area for autos to pull off from the main road.

It is permissible for a singular **garden tool shed** to be constructed adjacent to the garden plots and placed in such a way that does not block sun exposure to the gardens, and/ or adversely impact adjacent Lots 4 & 5 sightlines. The shed will be utilized for the storage of implements and owner's supplies. The shed shall be architecturally stable in design, and the size shall not exceed 12' x 16' enclosure. The overall roof footprint may increase with extended roofline protection that is not enclosed. If a vote by a majority of the owners approves expanding the footprint, it will be allowed. But the size of the enclosure in the garden area shall not exceed 16' x 20'. A **Shading Arbor/ Pergola** construction is also allowed in the garden area to provide shading from the hot sun. It may be used as a support for climbing type plantings such as grapes, vines, etc. The footprint of the structure is not to exceed 12' x 16' and cannot adversely impact the adjacent Lots 4, 5 & 6 sightlines.

Water service will be provided to the garden shed, and be billed to the HOA (Home Owner's Association). The cost of metered water will be shared equally by the Owner's, regardless of water consumption.

Gathering/ Picnic Area II

This **Area II** is located North of the West Field minor subdivision on Curtis Corner Road, South and East of the abandoned Cemetery # 57, and west of the Garden Area. This Picnic Area II is a mowed extension of the west field and merges seamlessly with the Garden Area. It has a very gentle slope, which is ideal for family gatherings and outdoor functions for the owner's in the development. There will be a planted hedgerow dividing the adjacent development from the North Woods open space. Examples of plantings at this property line may include native high bush blueberry and willowing high grasses for the mutual privacy of the abutters.

Areas I and II will require no significant alterations to the existing natural landscape other than removal of overgrowth, deadwood, and encroaching invasive plants. These areas are considered **common, active areas** in the development. West of these active areas, there will be a nature-walking trail no greater than five feet (5') in width that will lead to the Nature Viewing Area III. The maintenance of the trail will require an annual mowing and will be further defined in the HOA Covenants. The stone walls within and surrounding the open space will remain undisturbed.

Nature Viewing and Trail Area III

This **Area III** is located adjacent to the flagged wetlands approximately one hundred feet (100') west of the center of the Lot 9 western property line. Both the nature viewing and trail area are considered low activity, passive recreation areas. Bird watching, plant identification, photography, and painting of outdoor nature scenes are examples of passive activities that will occur in these areas. If the owner's have an interest in having any shelter in this viewing area, a limited open structure to have protection from rain (roof only) would be allowed. The allowable structure would not exceed 8' x 10' in size. The developers believe that **Areas I and II** is ample area for active recreation. The **passive nature of Area III** is meant to insure the

natural environment prospers, and also to protect sensitive wetland buffers. Also the privacy of lots 7, 8, 9, & 10 are protected. The fifty (50') open space buffer along the northern property lines of Lots 10, 11, 12, and 1 is to be exclusive to these lots as a **shared access path to Area III**. This allows these property owners an off road trail to the contiguous open space Areas of I, II, and III. The trail to Area III, from Areas I and II, will be carefully located and defined with these parameters in mind.

General Use Conditions

The open space active **Areas I and II** will not have any significant modifications to the landscape other than debris, deadwood, and invasive removal, and also a significant improvement of the landscape. Pruning of mature species for safety and aesthetic is allowed. In areas along the North property line of Lots 10, 11, 12, & 1, limited light clearing is allowed to establish a view. In all areas of open space, removal of invasive species is allowed. Area III will be generally undisturbed excepting for the ambitious residents that wish to clear an additional narrow (2') path for discovering other areas of wetlands.

The fifty (50') open space **buffer along South Road** will be designated and marked as a **no cut zone** and will be **supplemented with irregular infill plantings** in accordance with the **Landscape Architects' North Woods Tract Narrative**.

No outside users of the open space areas I, II, III will be allowed unless **physically accompanied by an owner** in the development.

The existing topography is noted on the master plan with one-foot contours. The existing **ground cover for Areas I and II** is a hay grass mixture that over time will be improved through cultivation. The existing **ground cover for Area III is typical wetland habitat** with fern, skunk cabbage, green briar, etc.

All open space areas will be clearly defined with 6" x 6" post markers and include signage that protects the privacy of the abutting homeowners. Finally, the open space will include a fifty (50') foot buffer along the northern lot lines of Lot's 10, 11, 12, and 1, which borders on the Henry Case Way residences and their open space. The **Homeowner's Association Covenants** will further define the responsibilities, declarations, and rules for use and maintenance of the open space.

Finally, at the entrance to the subdivision at South Road, there will be a protected area for the school age children to gather for the school bus. Initially a bench will be safely located for this purpose.

Respectfully Submitted:

Michael D. O'Brien Managing Partner TNLC

Earl M. Greco Managing Partner TNLC

David H. Merriam Managing Partner TNLC

Open Space Use

Community Garden Area



P1 View West from Open Space entrance off Road



P2 View West over middle Garden area



P3 View WNW over upper Gardens to Lot 5



P4 View North from SE corner of Gardens towards lot 4 +5



P5 View East over Garden from Picnic Area



P6 View NE over Gardens to South end of Lots 5+4

Open Space Use

Community Picnic Area



P7 View South into duplex Lot 16



P8 View East from Picnic area to Gardens



P9 View West Lot 8



P10 View to Curtis Corner Rd. From Picnic area / West Field NE



P11 View North of Cemetery from West Field



P12 View NE from Open Space between Picnic areas and West Field

Interior Photographs

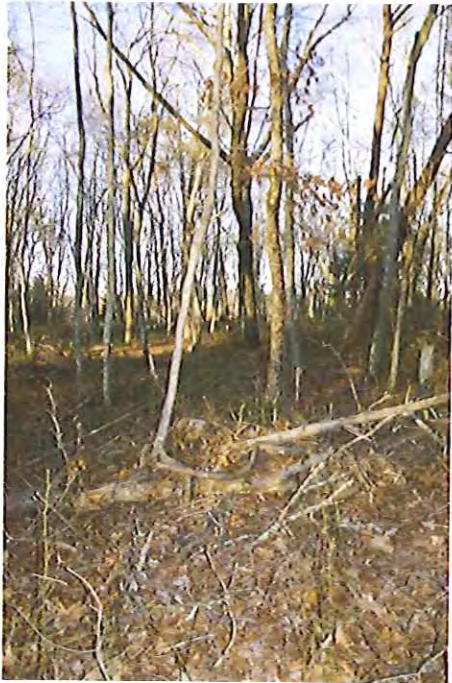
Various Locations



P13 View North to Henry Case Wasy



P14 Lot 1+2 view East to South Rd.



P15 End of Road to Lot 11



P16 View South through Lot 4 to Gardens



P17 View West Lot 8



P18 View North lower elevation Lots 8 + 9

Interior Photographs

Various Locations



P19 View North Lot 13



P20 View SW through Lot 7



P21 View South to Gardens through Lot 5



P22 View West down road parallel to cattle run (2x stonewalls)



P23 End of first curve facing South (Leaving)



P24 View East from West of Lot 7

Open Space Use

South Road Buffer



P25 View N from South Rd



P26 Entry point from South Rd. facing West



P27 Sightline buffer along South Rd.



P28 View South down South Rd. Buffer



P29 View South down South Rd. Buffer



P32 View South down South Rd. Buffer from S end of Cemetery



P30 View E toward South Rd. from inside Buffer



P31 View South Down South Rd. Buffer



P33 View S of South Rd. screening from Cattle Run

Open Space Use

South Road Buffer Panorama



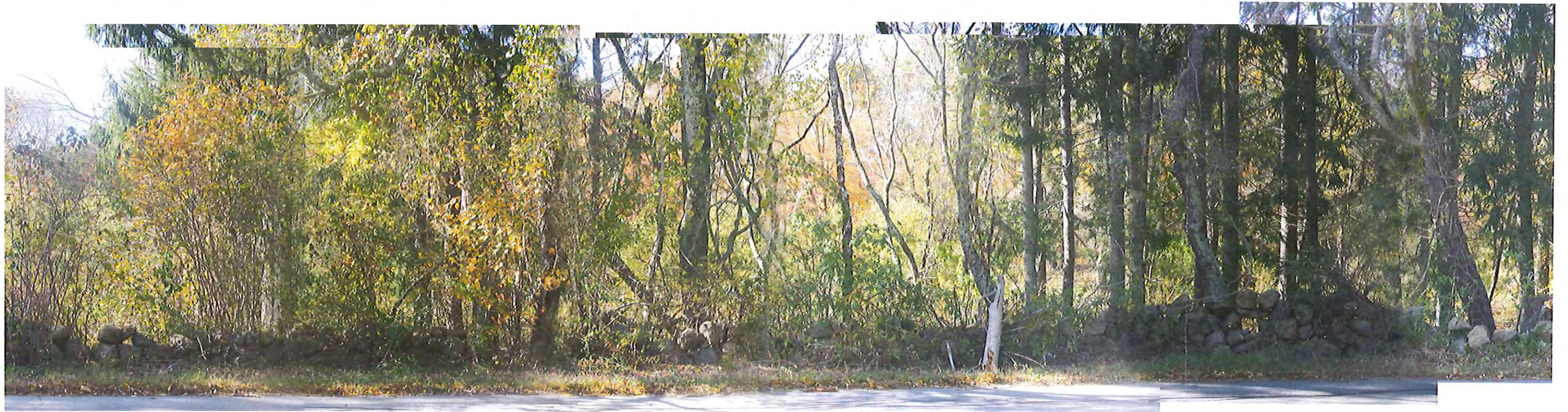
P34 South Rd. Panorama South to North Segment 1



P35 South Rd. Panorama South to North Segment 2

Open Space Use

South Road Buffer Panorama



P36 South Rd. Panorama South to North Segment 3



P37 South Rd. Panorama South to North Segment 4

Open Space Use

South Road Buffer Panorama



P38 South Rd. Panorama South to North Segment 5



P39 South Rd. Panorama South to North Segment 6

Open Space Use

South Road Buffer Panorama



P40 South Rd. Panorama South to North Segment 7



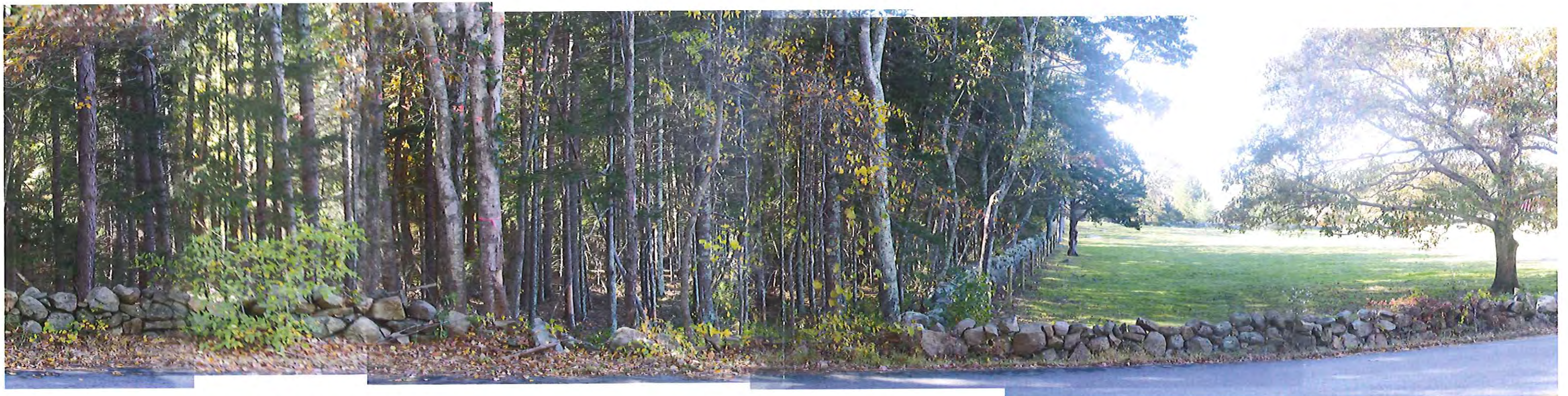
P41 South Rd. Panorama South to North Segment 8

Open Space Use

South Road Buffer Panorama



P42 South Rd. Panorama South to North Segment 9



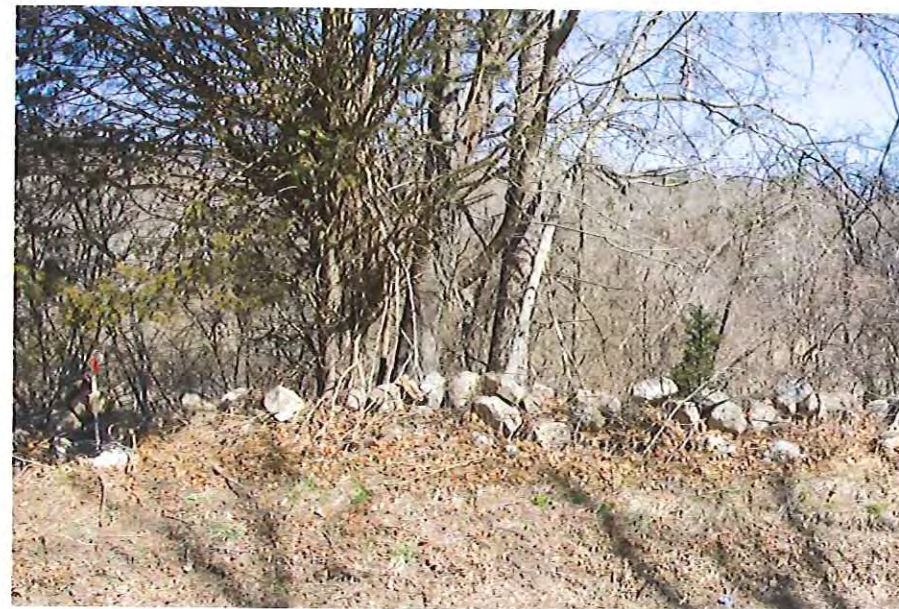
P43 South Rd. Panorama South to North Segment 10

Open Space Use

Curtis Corner Buffer



P44 View NE to Curtis Corner frontage



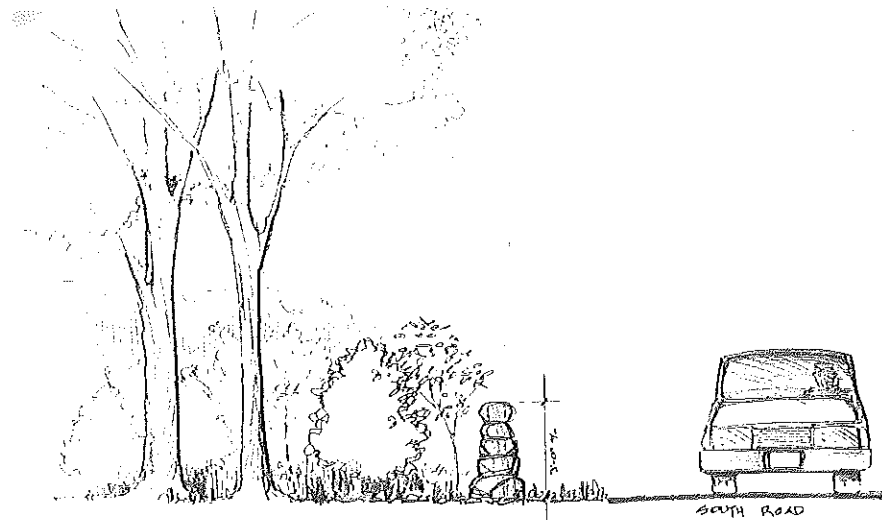
P45 View North of Curtis Corner frontage Lot 16



P46 View South to Curtis Corner from Lot 16

Open Space Use

South Rd. Buffer sketches by Kurt VanDexter ASLA



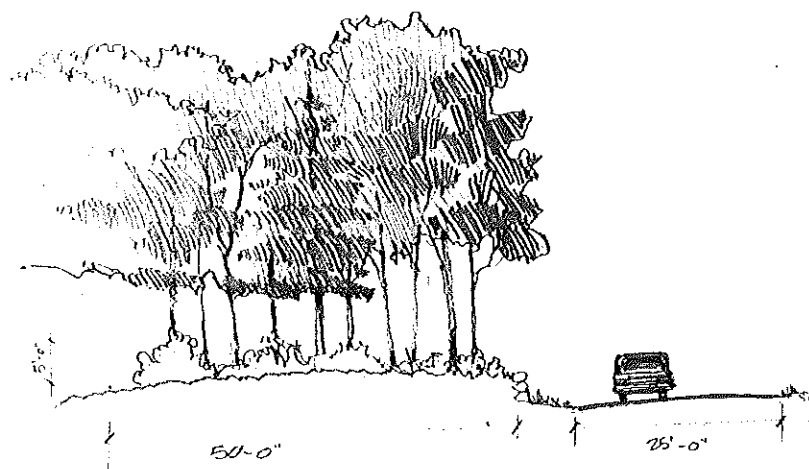
SECTION- LOT 15 BUFFER
SCALE: 1" = 2'-0"



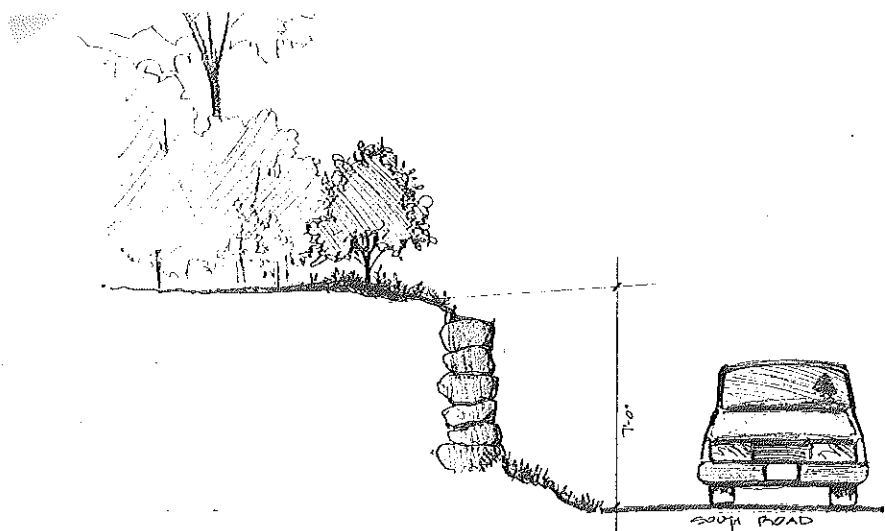
CROSS-SECTION VIEW - LOT 3
SCALE: 1" = 10'-0"



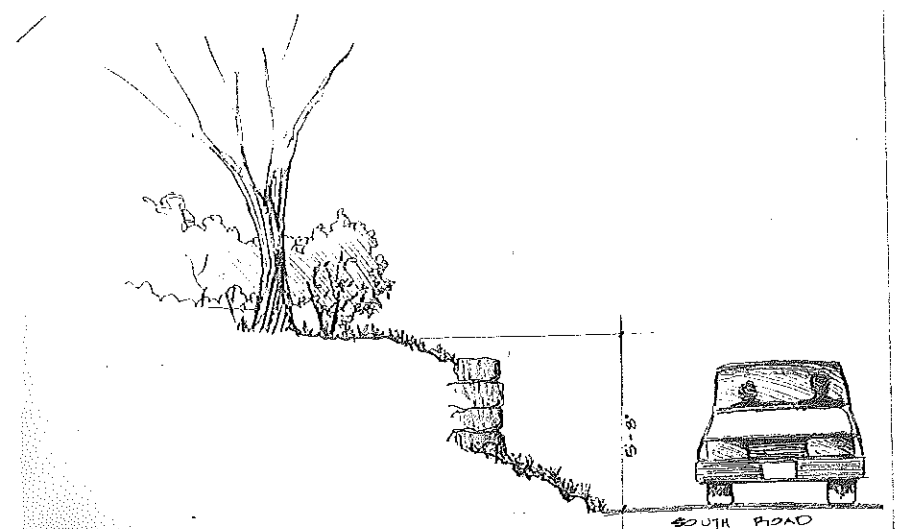
SECTION- LOW POINT OF LOT 3 BUFFER
SCALE: 1" = 2'-0"



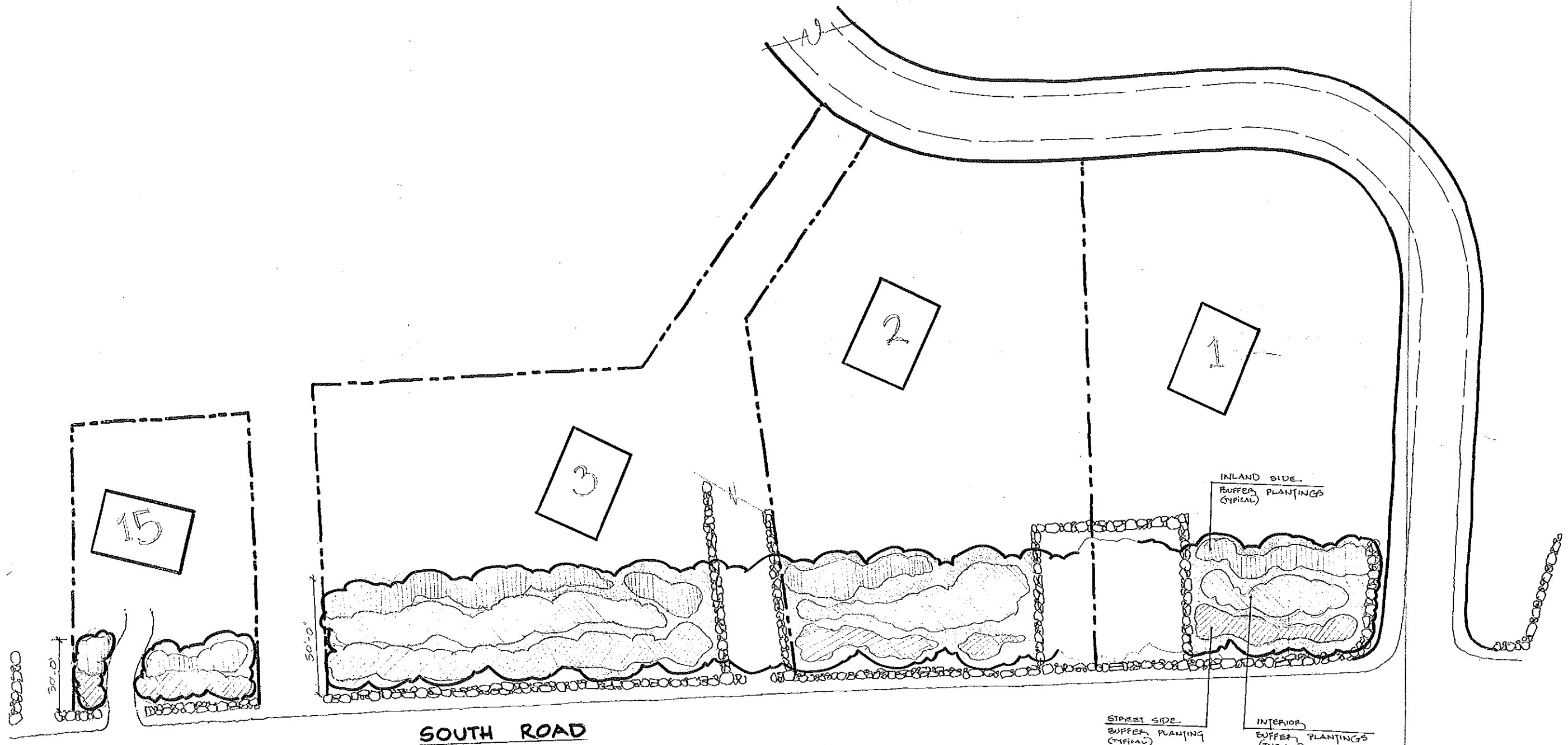
CROSS-SECTION VIEW - LOT 2 (NEAR CEMETERY)
SCALE: 1" = 10'-0"



SECTION- HIGH POINT OF LOT 2 BUFFER
SCALE: 1" = 2'-0"



SECTION- HIGH POINT OF LOT 1 BUFFER
SCALE: 1" = 2'-0"



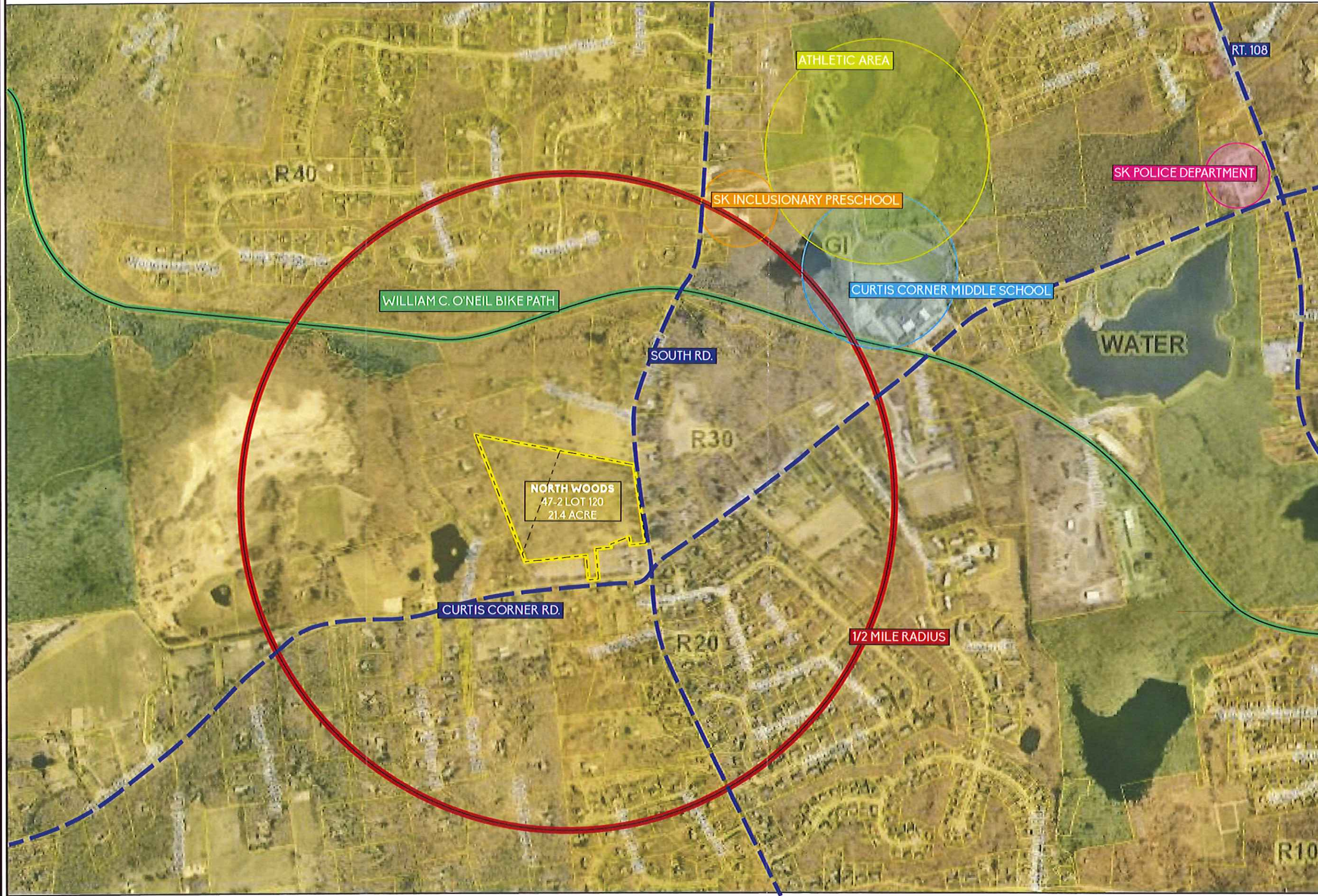
SOUTH ROAD

NORTH WOODS
PROPOSED VEGETATIVE BUFFER
 SCALE: 1" = 20'-0" NOVEMBER 2019

INLAND SIDE
 BUFFER PLANTINGS
 (TYPICAL)

STREET SIDE
 BUFFER PLANTING
 (TYPICAL)

INTERIOR
 BUFFER PLANTINGS
 (TYPICAL)



MGDB

DESIGN - DRAFTING - PLANNING

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11 KNIGHT ST. UNIT E-19
WARWICK, RI 02886
(401) 222-9956
MGDBAP@GMAIL.COM

OWNER/APPLICANT:

TRUE NORTH LAND COMPANY LLC.
11 KNIGHT ST. UNIT E-19
WARWICK RI, 02882

PARTNERS:
EARL GRECO
MICHAEL O'BRIEN
DAVID MERRIAM

PROJECT:
NORTH WOODS FDRP MAJOR SUBDIVISION
CURTIS CORNER RD.
PLAT # 47-2 LOT # 120
Deed Book 1694, Page 268

LOT AREA: 934,637 S.F.±
or 21.42 Acres±

R-30 ZONE	FDRP R-10 ZONE
MINIMUM FRONTAGE: 125'	MINIMUM FRONTAGE: 60'
MINIMUM LOT SIZE: 30,000 s.f.	MINIMUM LOT SIZE: 10,000 s.f.
MAXIMUM BUILDING COVERAGE: 20%	MAXIMUM BUILDING COVERAGE: 25%
MINIMUM FRONT SETBACK: 40'	MINIMUM FRONT SETBACK: 25'
MINIMUM COR. SIDE SETBACK: 30'	MINIMUM COR. SIDE SETBACK: 20'
MINIMUM SIDE SETBACK: 20'	MINIMUM SIDE SETBACK: 10'
MINIMUM REAR SETBACK: 40'	MINIMUM REAR SETBACK: 30'
MAXIMUM BUILDING HEIGHT: 35'	MAXIMUM BUILDING HEIGHT: 35'

SURVEYOR:
FONTAINE LAND SURVEYING
539 GREEN HILL BEACH ROAD
SOUTH KINGSTOWN, RI 02879
(401) 793-6777

NOTES:
CIRCLE IS 1/2 MILE IN RADIUS FROM CENTER OF SITE
SK GIS ZONING MAP BASE
LOCAL POLICE STATION
LOCAL SCHOOLS
LOCAL BIKE PATH
ATHLETICS FIELDS
MAIN ROADWAYS

FDRP DATA:

REVISIONS:

DRAWN BY: MICHAEL GRECO

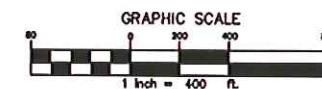
DATE: 3/25/2019

SCALE: 1" = 400'

VICINITY MAP

V-1.0

① AERIAL VICINITY MAP
SCALE: 1" = 400'



Photograph Locations Map

Photograph Key

- P1 View West from Open Space entrance off Road
- P2 View West over middle Garden area
- P3 View WNW over upper Gardens to Lot 5
- P4 View North from SE corner of Gardens towards lot 4 +5
- P5 View East over Garden from Picnic Area
- P6 View NE over Gardens to South end of Lots 5+4
- P7 View South into duplex Lot 16
- P8 View East from Picnic area to Gardens
- P9 View West Lot 8
- P10 View to Curtis Corner Rd. From Picnic area / West Field NE
- P11 View North of Cemetery from West Field
- P12 View NE from OS between Picnic areas and West Field
- P13 View North to Henry Case Way
- P14 Lot 1 view East to South Rd.
- P15 End of Road to Lot 11
- P16 View South through Lot 4 to Gardens
- P17 View West Lot 8
- P18 View North lower elevation Lots 8 + 9
- P19 View North Lot 13
- P20 View SW through Lot 7
- P21 View South to Gardens through Lot 5
- P22 View West down road parallel to cattle run (2x stonewalls)
- P23 End of first curve facing South (Leaving)
- P24 View East from West of Lot 7

Photograph Key

- P25 View N from South Rd
- P26 Entry point from South Rd. facing West
- P27 Sightline buffer along South Rd.
- P28 View South down South Rd. Buffer
- P29 View South down South Rd. Buffer
- P30 View E toward South Rd. from inside Buffer
- P31 View South Down South Rd. Buffer
- P32 View S down South Rd. Buffer from S end of Cemetery
- P33 View S of South Rd. screening from Cattle Run
- P34 South Rd. Panorama South to North Segment 1
- P35 South Rd. Panorama South to North Segment 2
- P36 South Rd. Panorama South to North Segment 3
- P37 South Rd. Panorama South to North Segment 4
- P38 South Rd. Panorama South to North Segment 5
- P39 South Rd. Panorama South to North Segment 6
- P40 South Rd. Panorama South to North Segment 7
- P41 South Rd. Panorama South to North Segment 8
- P42 South Rd. Panorama South to North Segment 9
- P43 South Rd. Panorama South to North Segment 10
- P44 View NE to Curtis Corner Rd. frontage
- P45 View North of Curtis Corner Rd. frontage Lot 16
- P46 View South to Curtis Corner Rd. from Lot 16





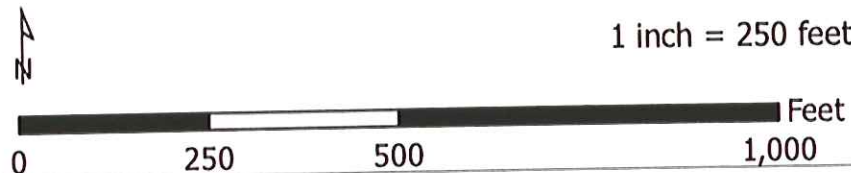
Washington County, Rhode Island

Neighbor Vicinity

Parcel Boundaries not legally binding for title or zoning purposes.

Horizontal Datum is Rhode Island State Plane Feet, NAD83.

1 inch = 250 feet



Town of South Kingstown Web GIS

The Town of South Kingstown makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions for results obtained from the use of the information.

Fontaine Land Surveying, LLC

593 Green Hill Beach Road
South Kingstown, RI 02879
Phone: 401-793-6777
E-Mail: ghb593@verizon.net
www.fontainelandsurveying.com

Proposed Access Easement On Assessor's Plat 47-2, Proposed Lot 1

That certain easement thereon situated on the northerly side of North Woods Way in the Town of South Kingstown, County of Washington, State of Rhode Island and Providence Plantations and situated on that parcel of land identified as Lot 12 on the below referenced plan is herein bounded and described;

Beginning at the southeast corner of said Lot 12 thence N10°06'14"W a distance of two hundred twenty one and 19/100 (221.19') feet to the point, said point being the northeast corner of said easement;

Thence S79°46'11"W a distance of twenty four and 00/100 (24.00') feet to a point, said point being the northwest corner of said easement;

Thence S10°06'14"E a distance of two hundred five and 31/100 (205.31') feet to a point, Said point being the southwest corner of said easement, said point also being in the northerly line of said North Woods Way, said course to be parallel with the first course described;

Thence along the arc of a curve deflecting to the right, said curve having a central angle of 14°03'20', radius of 117.50', arc length of 28.82', chord length of 28.75' and chord bearing of S66°41'25"E to the point of beginning;

Said Easement meaning and intending to describe that Easement identified as 24' Access Easement Lot 1 on that plan entitled 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 Dated 1-30-2020, Revised 2-26-2020 Scale 1"=80' and prepared by Fontaine Land Surveying, LLC.

Fontaine Land Surveying, LLC

593 Green Hill Beach Road
South Kingstown, RI 02879
Phone: 401-793-6777
E-Mail: gfb593@verizon.net
www.fontainelandsurveying.com

Proposed Access Easement On Assessor's Plat 47-2, Proposed Lot 2

That certain easement thereon situated on the easterly side of North Woods Way in the Town of South Kingstown, County of Washington, State of Rhode Island and Providence Plantations and situated on that parcel of land identified as Lot 3 on the below referenced plan is herein bounded and described;

Beginning at the northwestt corner of said Lot 3 thence N77°25'46"E a distance of one hundred eighteen and 26/100 (118.26') feet to the point, said point being the northeast corner of said easement;

Thence S12°34'14"E a distance of twenty two and 00/100 (22.00') feet to a point, said point being the southeast corner of said easement;

Thence S77°25'46"W a distance of one hundred six and 68/100 (106.68') feet to a point, Said point being the southwest corner of said easement, said point also being in the easterly line of said North Woods Way, said course to be parallel with the first course described;

Thence along the arc of a curve deflecting to the left, said curve having a central angle of 12°08'44" radius of 117.50', arc length of 24.91', chord length of 24.86' and chord bearing of N40°19'48"W to the point of beginning;

Said Easement meaning and intending to describe that Easement identified as 22' Access Easement Lot 2 on that plan entitled 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 Dated 1-30-2020, Revised 2-26-2020 Scale 1"=80' and prepared by Fontaine Land Surveying, LLC.

Fontaine Land Surveying, LLC

593 Green Hill Beach Road
South Kingstown, RI 02879
Phone: 401-793-6777
E-Mail: ghb593@verizon.net
www.fontainelandsurveying.com

Proposed Access Easement On Assessor's Plat 47-2, Proposed Lot 11

That certain easement thereon situated on the northerly side of North Woods Way in the Town of South Kingstown, County of Washington, State of Rhode Island and Providence Plantations and situated on that parcel of land identified as Lot 10 on the below referenced plan is herein bounded and described;

Beginning at the southwest corner of said Lot 10 thence $N06^{\circ}26'12''W$ a distance of eighty six and $48/100$ (86.48') feet to the point, said point being the northwest corner of said easement;

Thence $N83^{\circ}33'48''E$ a distance of twenty four and $00/100$ (24.00') feet to a point, said point being the northeast corner of said easement;

Thence $S06^{\circ}26'12''E$ a distance of ninety and $27/100$ (90.27') feet to a point, said point being the southeast corner of said easement, said point also being in the northerly line of said North Woods Way, said course to be parallel with the first course described;

Thence along the arc of a curve deflecting to the left, said curve having a central angle of $28^{\circ}07'25''$, radius of 50.00', arc length of 24.54', chord length of 24.30' and chord bearing of $N87^{\circ}28'16''W$ to the point of beginning;

Said Easement meaning and intending to describe that Easement identified as 24' Access Easement Lot 11 on that plan entitled 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 Dated 1-30-2020, Revised 2-26-2020 Scale 1"=80' and prepared by Fontaine Land Surveying, LLC.

Carrigan Engineering, Inc.

CIVIL AND ENVIRONMENTAL ENGINEERING
86 Brook Farm Road South
Wakefield, RI 02879

(401) 789-6865 (Phone)

28 August 2019

True North Land Company, LLC
11 Knight Street Unit E-19
Warwick, RI 02882

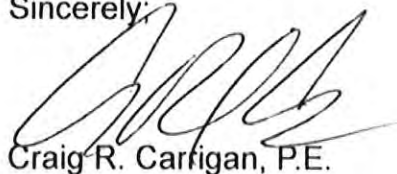
Re: North Woods FDRP Major Subdivision

Mr. Greco,

Please be advised that this office has reviewed the proposed site plan and the available water table data on the site. Based on this review I find that there is adequate area and depth to groundwater to support water quality treatment and storm water runoff mitigation through the use of QPA's, infiltration swales, and infiltration trenches. Final design and sizing of the facilities will occur once a layout is approved and a grading plan is developed and is subject to review and approval by RIDEM.

Should you have any questions, please contact this office.

Sincerely,



Craig R. Carrigan, P.E.



North Woods plant species observations

The Northwoods tract is located northwest of South Road + Curtis Corner Road, in South Kingstown, RI

prepared for: True North Land Company LLC

contacts: Michael O'Brien + Earl Greco

This summary is the result of a recent site walk conducted with Michael O'Brien, Earl Greco, and myself, Kurt Van Dexter. Consisting mostly of upland woods, this tract also includes a transitional upland meadow area, and a wooded wetland area. Manmade features include stone walls, in particular a stone wall lined cow path, and a walled cemetery.

The elevation and slope of this tract does vary due to natural undulating variations in glacial sediment. Lot two, which is just south of the cemetery is the highest lot in the tract, and the elevation of it's higher section, rises significantly above the street level elevation of South Road, and clearly higher than the natural fieldstone retaining wall, itself running well above the shoulder of South Road in this area.

Norway Spruce Buffer Area:

The Norway Spruce buffer area runs parallel to South Road, extending approximately 50 feet inward from the road. The predominant tree species in this area are the towering Norway Spruces. The understory in this area is not well defined. At the road edge there is seasonal herbaceous plant material. As you move away from the road, the existing plant material is sparse and mostly consists of herbaceous plants mixed with an occasional invasive. I would suggest planting in groupings, create undulating swathes of plants in the zone under and immediately behind the Norway Spruce trees. These shrubs will grow to form an attractive native plant buffer as an understory below the entire Norway Spruce grove.

Recommended Plantings in Norway Spruce Buffer Area:

The native shrub species listed below are well suited for the soil and growing conditions for this area of the site. In most situations under the Norway Spruce canopy, it is recommended that smaller plants be planted. The root system of these Norway Spruce trees is dense and intertwined. The planting larger plant specimens could cause significant damage to the root structures of Norway Spruce and could cause several of the spruces to go into decline. In addition, larger plants would have a more difficult time adapting to this planting situation. All new plants should be watered on a regular basis during periods heat and or dry weather, for the first 12 months after planting. Thus will help to ensure their survival and vitality.

understory buffer plant palette selections:

Bayberry, *Myrica pensylvanica*

High Bush Blueberry, *Vaccinium corymbosum*

Mountain Laurel, *Kalmia latifolia*

Northern Arrowwood, *Viburnum dentatum*

Rosebay Rhododendron, *Rhododendron maximum*

Upland Woods Area:

Several large trees, large high bush blueberry, and American Holly were observed on this property and should be protected if at all possible. Tree protection includes protection from root damage and root compaction extending out to at least the drip edge of the tree.

The dogwood appears to be in healthy condition. Native dogwoods such as this have been decreasing in the wild for the last few decades, due to a fungal plant disease known as anthracnose. This tree should be protected and monitored to help it remain healthy. Minimize any stress to the tree such as root impact and unnecessary scarring. A certified arborist should be contracted for any limb removal or other procedure that could impact the tree

Existing Tree and Shrub Species observed across the general Upland Wooded Area:

American Holly, *Ilex opaca*
Red Oak, *Quercus rubra*
White Oak, *Quercus alba*
Black Oak, *Quercus velutina*
Blackjack Oak, *Quercus marilandica*
White Pine, *Pinus strobus*
Pitch Pine, *Pinus rigida*
Tupelo, *Nyssa sylvatica*
Red Maple, *Acer rubrum*
Flowering Dogwood, *Cornus florida*
Eastern Red Cedar, *Juniperus virginiana*
Gray Birch, *Betula populifolia*
High-Bush Blueberry, *Vaccinium corymbosum*
Wild Black Cherry, *Prunus serotina*

Invasive Plant Species observed on site:

Sporadic specimens of invasive species plants were evident on the site. More species than noted on the invasive plant list below may exist on the site. In the event of selective plant removal, invasive plants and their root systems, should be carefully removed and disposed of, off site, in order to avoid any accidental spreading of these species.

Invasive Plant Species observed on site:

Autumn Olive, *Elaeagnus umbellata*
Japanese Barberry, *Berberis thunbergii*.
Burning Bush, *Euonymus alatus*
Multiflora Rose, *Rosa multiflora*

Protected and/or Endangered Plant Species observed on site:

No protected or endangered plant species were observed or encountered on this site.

In conclusion, this document of tree and shrub species observed on site is a working list and is not intended to be exhaustive. Additional plant species may be noted in the future. The wetland area was not included in this plant walk.

prepared by:

Kurt Van Dexter *registered Landscape Architect (RI + CT)*

Kurt Van Dexter
Stony Lane Studios
1740 Stony Lane,
North Kingstown, RI 02852

July 2019

Traffic Safety Summary

North Woods FDRP Major Subdivision
AP 47-2, Lot 120
South Kingstown, Rhode Island
May 29, 2019



Prepared For:
True North Land Company, LLC
11 Knight Street, Unit E-19
Warwick, RI 02882

Prepared By:
Principe Engineering, Inc.
27 Sakonnet Ridge Drive
Tiverton, RI, 02878

Principe Engineering, Inc. has reviewed the proposed project design for the above-referenced Major Subdivision in South Kingstown. As illustrated on the conceptual plans, the proposed development consists of fifteen (15) new single-family residential lots on an approximate 21.5 acre parcel identified as Assessor's Plat 47-2, Lot 120 with a proposed primary access/egress roadway at the northeasterly corner of the property. At this proposed roadway intersection location with South Road, the northerly road edge of the proposed roadway is approximately 30 feet from the nearest adjacent property, AP 39-3 Lot 29. This traffic safety summary has been prepared to outline the anticipated peak hour traffic volumes from the proposed subdivision as well as discuss the efforts to mitigate potential safety concerns regarding placement of the new access/egress to the development within this particular section of the South Road corridor.

Trip Generation

The trip generation calculations summarized below in Table 1 are based on data compiled in Trip Generation (8th edition), an informational report published by the Institute of Transportation Engineers (ITE). Trip Generation is a tool for planners, transportation professionals, zoning boards, and others who are interested in estimating the number of vehicle trips generated by a proposed development or land use. This document is based on more than 5,500 trip generation studies submitted to the Institute by public agencies, developers, consulting firms, and associations.

The anticipated number of trips to be generated by the construction of fifteen (15) new single family residences was determined by using ITE Trip Generation Land Use Code 210, Single Family Residential. ITE Trip Generation Land Use Code 210, sets forth trips generated at developments similar to the proposed facility. The volumes anticipated to be generated by the proposed single family development during the morning and afternoon peak hours can be found in Table 1. The development will increase traffic by a total of approximately eleven (11) vehicles in the AM Peak and fifteen (15) vehicles in the PM Peak.

Table 1: Trip Generation Summary

Code 210 – Single Family Residential (15 Units)

Independent Variable (X) = Number of Units (15)

<u>AM Peak</u>	Directional Distribution 20% Entering, 80% Exiting		
T = 0.75 (X)	Enter:	2	
T = 0.75 (15)	Exit:	9	
T = 11	Total =	11	
<u>PM Peak</u>	Directional Distribution 63% Entering, 37% Exiting		
T = 1.01 (X)	Enter:	9	
T = 1.01 (15)	Exit:	6	
T = 15	Total =	15	

Proposed Intersection Analysis

The existing property, AP 47-2, Lot 120, consists of 640 feet of frontage along the western edge of South Road. During the initial design phase of this development, the Owner contemplated various locations for the point of access/egress to the proposed development along the South Road property frontage. However, upon review of the specific site conditions at certain locations, it was determined that the optimum location from a traffic safety perspective yielded the location as currently shown on the conceptual plans at the northeastern corner of the property (Photos taken at the current proposed and alternate locations along the existing corridor have been provided for reference at the end of this report). In this particular instance, factors contributing to the selection of the ideal intersection location include but are not limited to:

- Vertical profile of existing South Road along the property frontage,
- Location of an existing historical cemetery and associated buffer of no disturbance located along the property frontage,
- Embankment topography along the western edge of South throughout the property frontage which would yield significant vegetative clearing and land grading to establish adequate lines of site and
- Internal development configuration promoting buffering from adjacent properties and maintaining vegetative screening along the existing South Road corridor.

Analysis of the geometric configuration of South Road and the current proposed access/egress at the North Woods development supports adequate intersection sight distance in both the north and south directions. The following assumptions were utilized in the intersection safety analysis:

- 1) The proposed subdivision roadway will be controlled with a stop sign for egress vehicles,
- 2) All trees and shrubs within the intersection sight distance triangle will be removed and any embankments greater than 3 feet from the finished intersection road grade within the intersection sight distance triangle will be proposed to be modified as part of the final project sight plans.

According to the American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets, 2011 6th Edition, the following are minimum sight distance requirements for design speeds of 25 mph:

- 1) Left turn from Stop from Minor Road: Intersection Sight Distance- 280 feet
- 2) Right turn from Stop from Minor Road: Intersection Sight Distance- 240 feet

Based on the topographic mapping, property boundary survey and geometric roadway alignment provided on the survey plans, available intersection sight distance in the northerly direction (condition 1 above) is approximately 415 feet. Available intersection sight distance in the southerly direction (condition 2 above) is a minimum of 315 feet. Therefore, the minimum required design distances for both conditions are adequately met at the proposed road location.

In summary, the increase in trip generation from the proposed development is negligible based on the existing function of South Road as an arterial/collector road within the Town and thus will not negatively affect function of the roadway. Furthermore, safe intersection sight distances have been provided by locating the proposed access/egress intersection as shown on the conceptual plans.

Principe Engineering, Inc.

Joshua Rosen, P.E.

Sight Photos



Proposed Roadway Intersection (Looking North)



Proposed Roadway Intersection (Looking South)



Cemetery=Crest of South Road Vertical Curve (Looking North)



Cemetery=Crest of South Road Vertical Curve (Looking South)



Existing Bar Way into Property @ South Road (Located at Sag of Vertical Curve)



Existing Bar Way Looking North – Sight Distance Restricted by Road Grades / Vertical Curve

Mark Dowdell, PE
Superintendent, RI Division

Suez Water Rhode Island
10 High St, Suite K
Wakefield, RI 02879
TEL 401-789-0271 x1025



April 1, 2019

Michael O'Brien
True North Land Co. LLC
11 Knight St, Unit E19
Warwick, RI 02886

Re: Water Availability at Plat 47-2 Lot 120 and Lot 37, South Kingstown RI

Dear Michael,

This letter is to inform you that water service is available at the above referenced location from the Suez Water Rhode Island (SWRI) system. A water main extension will be required in order to service this location, and will be subject to a developer's agreement between SWRI and True North Land Co.

Please contact me at the phone number above if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "M Dowdell", written in a cursive style.

Mark Dowdell, PE



NARRAGANSETT AFFORDABLE HOUSING CORPORATION

P. O. Box 388 • NARRAGANSETT, RI 02882
(401) 789-9489 • FAX (401) 782-0150 • TDD (401) 782-0610

July 10, 2019

True North Land Company, LLC
11 Knight Street, Unit E19
Warwick, Rhode Island 02886

Re: North Woods Major Subdivision

To whom it may concern:

We are pleased to provide services as a State approved monitoring agency for your proposed development known as North Woods Major Subdivision further identified as Plat 47-2, Lot 120 in the Town of South Kingstown.

The Narragansett Affordable Housing Corporation, NAHC agrees to qualify potential buyers/tenants for the three (3) affordable units. Our services are contingent upon the developer receiving all necessary zoning approvals from the Town of South Kingstown. Once received, please provide our agency with a copy of the recorded final approval so I can prepare a monitoring services agreement which must also be recorded in the land evidence records in the Town of South Kingstown.

After reviewing the proposed development, the NAHC is supportive of True North Land Companies general plan for land use and locality of the affordable units. We also support their vision in helping the Town of South Kingstown meet their affordable housing needs.

If you should have any further questions feel free to contact myself or Cheryl Hartnett at Cheryl@nha-housing.com or via telephone at 401-782-0642.

Thank you for choosing the Narragansett Affordable Housing Corporation for your affordable housing needs.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael C. McLoughlin".

Michael C. McLoughlin
President

Curtis Corner
BAPTIST CHURCH
EST. 1842

591 Curtis Corner Rd.
Wakefield, RI 02879
401-783-8179

August 1, 2019

To Whom It May Concern:

Our Church is receiving a 20,000 square foot LMI lot from True North Land Co. We have met with Michael Mcloughlin and Cheryl Harnett from Narragansett Affordable Housing Corp. We plan to use them as monitoring agents.


We have enjoyed a good relationship with Earl Greco, Michael O'Brien, and the True North Land Co. Their well-planned development will be a blessing to our neighborhood and community.

Let me know if you have any questions. My cell number is 401-338-4509.
Sincerely,

Paul Chapman
Pastor

Paul Chapman, Pastor
www.CurtisCornerBaptist.com
info@CurtisCornerBaptist.com

  CurtisCornerBaptist

 CCBaptistRI

ABUTTERS LIST

North Woods Major Subdivision
AP 47-2 Lot 120
True North Land Co.
11 Knight St. Warwick, RI 02886
5/4/20

Curtis Corner Baptist Church
Pastor Paul Chapman
591 Curtis Corner Rd.
Wakefield, RI 02879
AP 39-3 Lot 5

Janice & Michael Harris
88 Henry Case Way
Wakefield, RI 02879
AP 39-3 Lot 46

Timothy & Corena Handrigan
80 Henry Case Way
Wakefield, RI 02879
AP 39-3 Lot 29

Christopher Mcnamara
761E Curtis Corner Rd.
Wakefield, RI 02879
AP 39 Lot 70

Charles M Nystedt
761D Curtis Corner Rd.
Wakefield, RI 02879
AP 39 Lot 69

Stephen Hunter
1200 Reservoir Ave.
Cranston, RI 02920
AP 47-2 Lot 117

Kevin & Chantel Oneill
761C Curtis Corner Rd.
Wakefield, RI 02879
AP 47 Lot 60

Henry Snow
933 South Rd.
Wakefield, RI 02879
AP 47-2 Lot 36

Richmond Rev Liv Trust
559 Curtis Corner Rd.
Wakefield, RI 02879
AP 47-2 Lot 35

David & April Ewing
761B Curtis Corner Rd.
Wakefield, RI 02879
AP 47 Lot 59

Paul G. Richmond
559 Curtis Corner Rd.
Wakefield, RI 02879
AP 47-2 Lot 33

Nancy Sherman
761A Curtis Corner Rd.
Wakefield, RI 02879
AP 47 Lot 40

Alyson Clark
715 Curtis Corner Rd.
Wakefield, RI 02879
AP 47 Lot 39

Curtis Corner Baptist Church
Pastor Paul Chapman
591 Curtis Corner Rd.
Wakefield, RI 02879
AP 47-2 Lot 34

Lynn Vesce
624 Curtis Corner Rd.
Wakefield, RI 02879
AP 47-2 Lot 5

Veronica J. Thompson
640 Curtis Corner Rd.
Wakefield, RI 02879
AP 47-2 Lot 4

Arthur Stein
680 Curtis Corner Rd.
Wakefield, RI 02879
AP 47-2 Lot 2

Justin Bayles
650 Curtis Corner Rd.
Wakefield, RI 02879
AP 47-2 Lot 3

John Daily & Nancy Virbila
5B Wheeler Ln.
Hope Valley, RI 02832
AP 47-2 Lot 118

David Mansfield
46 Hamilton Farm Rd.
North Kingstown, RI 02852
AP 47-2 Lot 119

Curtis Corner Baptist Church
Pastor Paul Chapman
591 Curtis Corner Rd.
Wakefield, RI 02879
AP 47-2 Lot 37

Mark & Leigh Anne Vaccaro
1 Henry Case Way
Wakefield, RI 02879
AP 39-3 Lot 47

Jeffery & Robin Kinsley
21 Henry Case Way
Wakefield, RI 02879
AP 39-3 Lot 1

Michael & Julia Smith
81 Henry Case Way
Wakefield, RI 02879
AP 39-3 Lot 27

John Underhill & Cynthia Moffitt
87 Henry Case Way
Wakefield, RI 02879
AP 39-3 Lot 45