

North Woods

Major Subdivision

AP 47-3 Lot 120



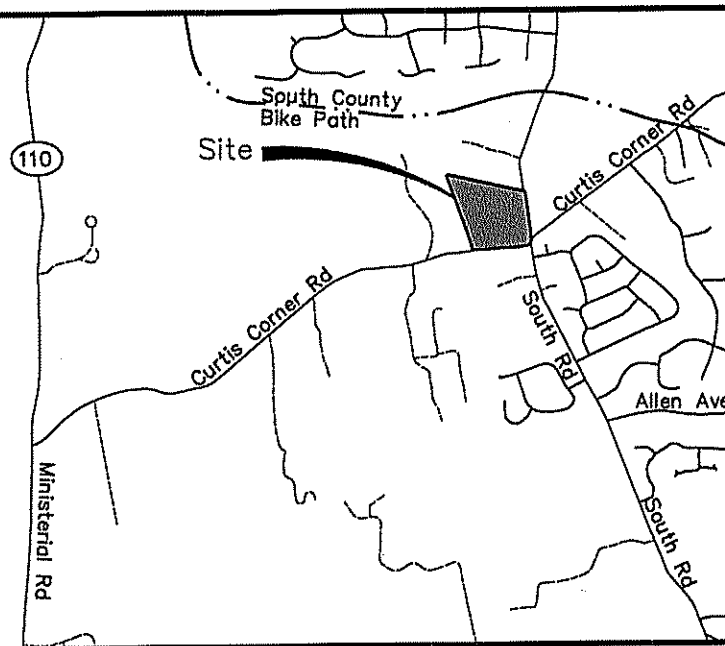
Applicant and Owner:
True North Land Co. LLC
11 Knight St. Warwick, RI 02886
8/12/20

Project:
North Woods Major Subdivision
Conceptual Master Plan Submission

Drawings Prepared By:
Fontaine Land Surveying
539 Green Hill Beach Rd.
South Kingstown, RI 02879

Contents

- 1 Cover Sheet with Aerial Image
- 2 Existing Conditions Survey
- 3 Proposed Open Space Plan
- 4 Proposed Lot Geometry
- 5 Proposed Overall Site Conditions
- 6 Proposed Utility & Drainage
- 7 Yield Plan
- 8 South Rd. Buffer Landscape Plan
- 9 North Wall Buffer Landscape Plan
- 10 Initial Drainage Study



LOCUS
Not to Scale

- Notes:
- The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DIGSAFE prior to construction @ 1-888-344-7233.)
 - 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 OWS Critical Resource Area as defined by RIDEM.
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 - 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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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:

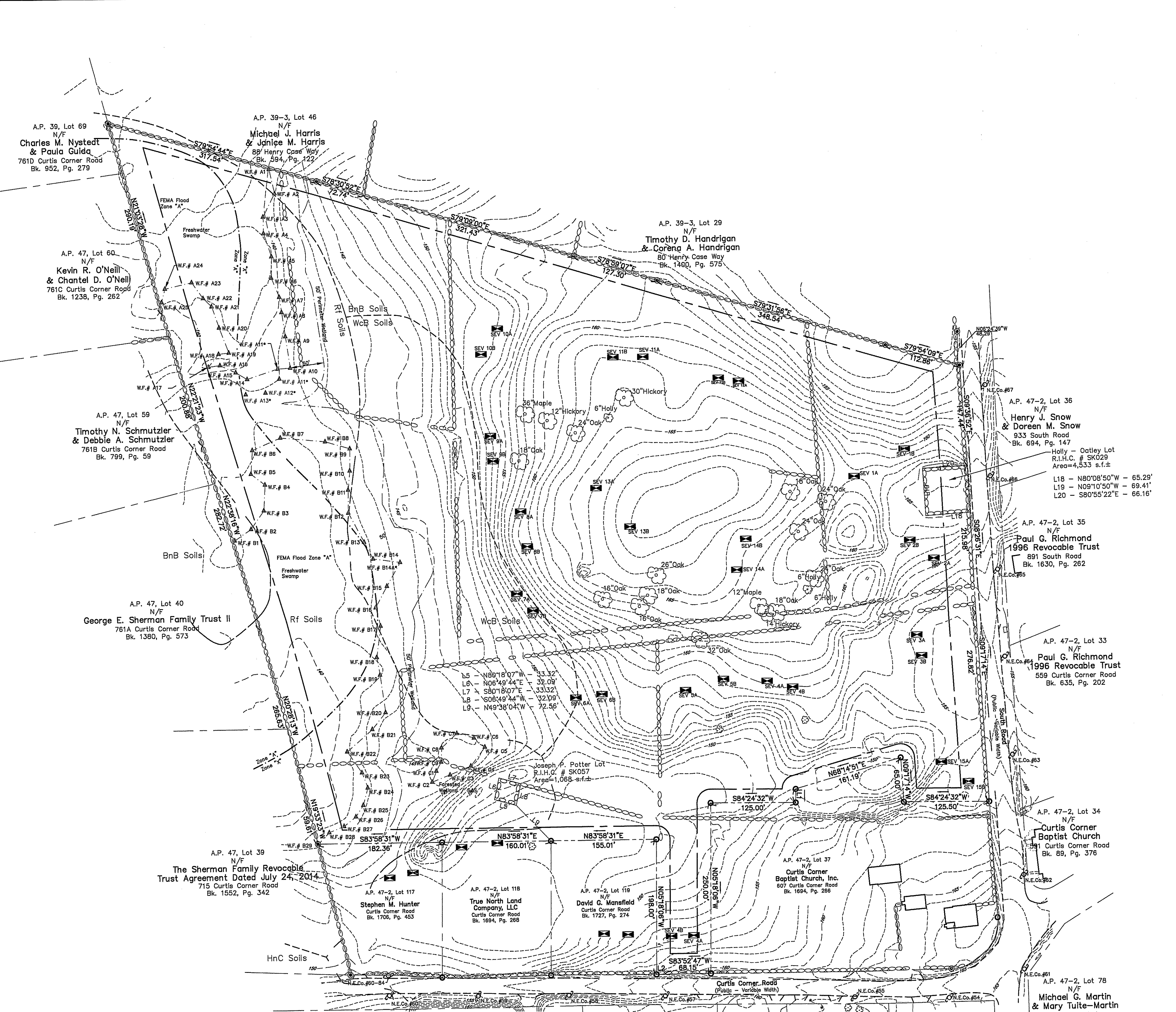
Survey Type:
Comprehensive Boundary Survey - Class I

Date 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: *8-1-2020*

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

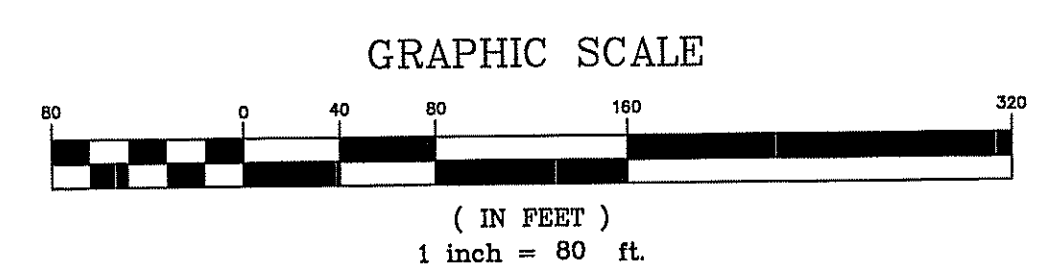
Parcel Data	
Deed Book 1694, Page 268	Total Lot Area: 933,173 s.f.± or 21.42 Acres±
Suitable Land Area: 712,494 s.f.± or 16.35 Acres ±	Unsuitable Area: 220,679 s.f.± or 5.07 Acres ±

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 Inset 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

Fontaine
Land Surveying, LLC

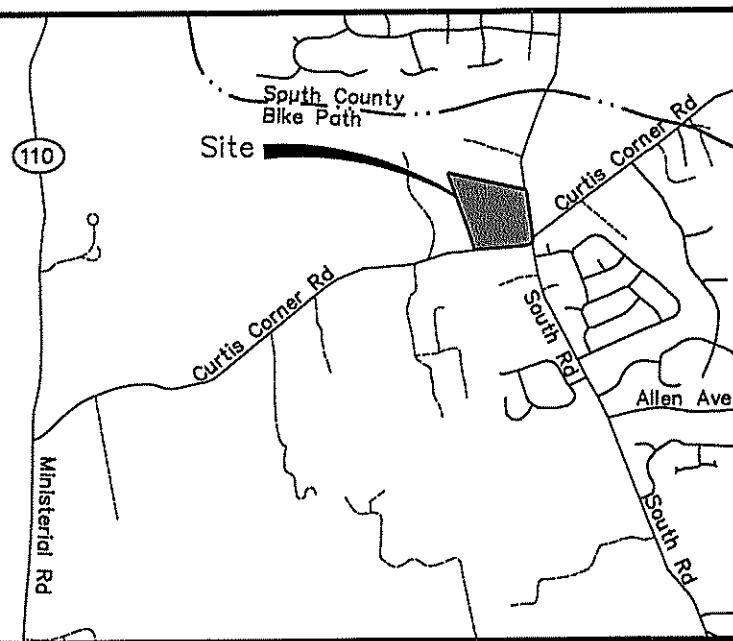
Michael A. Fontaine, PLS
593 Green Hill Beach Road
South Kingstown, RI 02879
ghb593@verizon.net
(401)793-6777

Scale: 1"=80'
Date: 2-28-2020

Drawn By: MAF
Checked By: MAF
Job # 17-055
Map # 17-055

Sheet: 2 of 7

CONCEPTUAL MASTER PLAN
FLEXIBLE DESIGN RESIDENTIAL PROJECT (FDRP)
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
Not to Scale

Notes:

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- Site is Not located within a Drinking Water Supply Watershed as defined by RIDEM.
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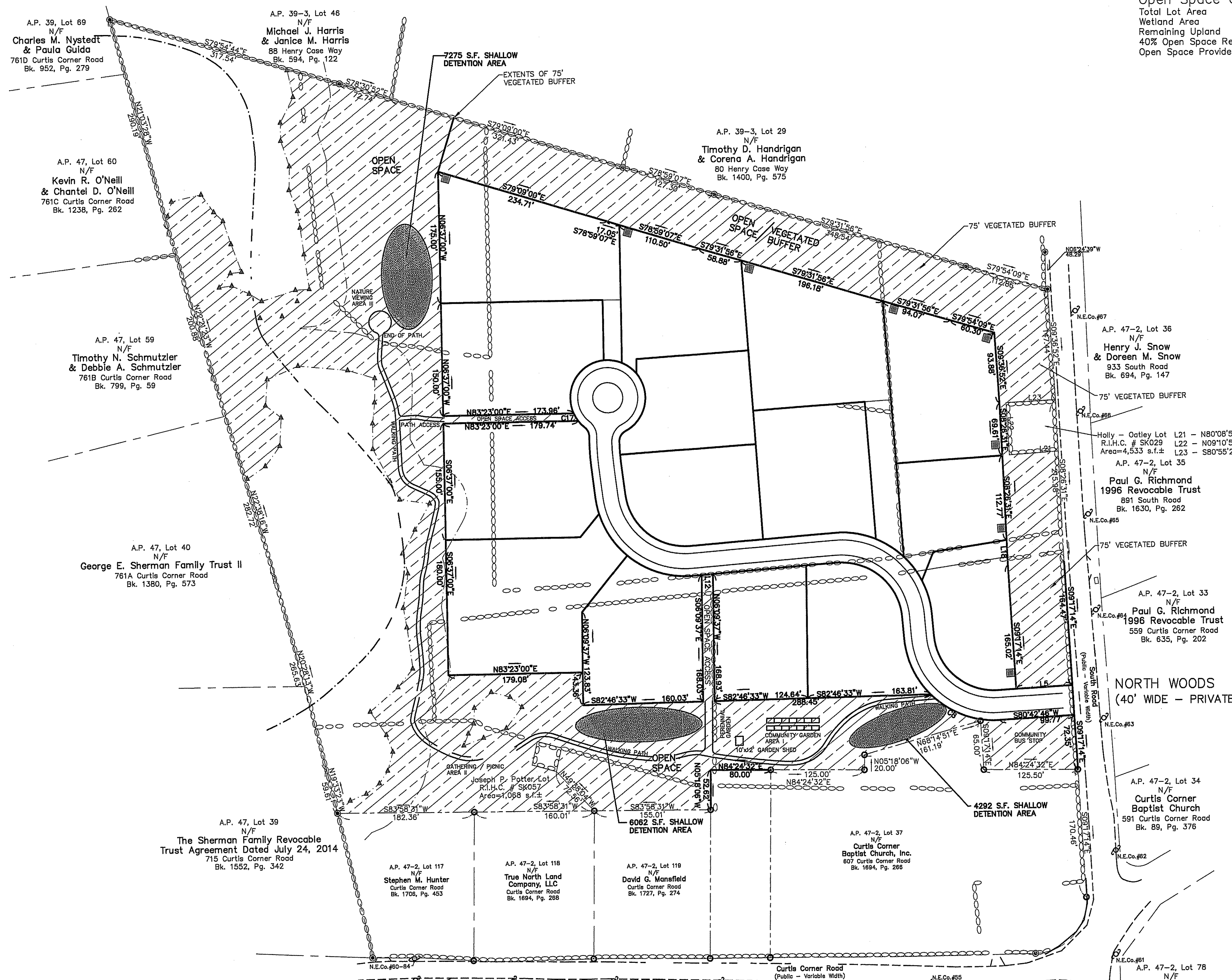
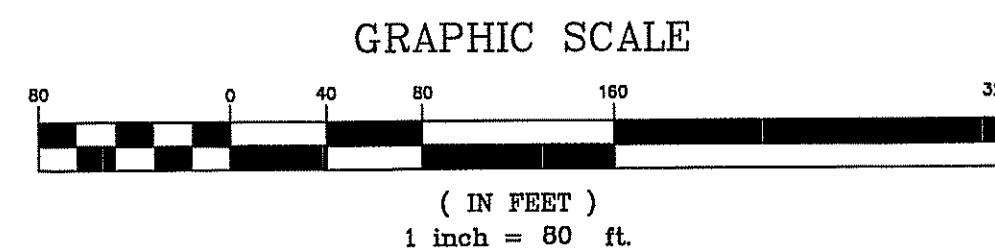
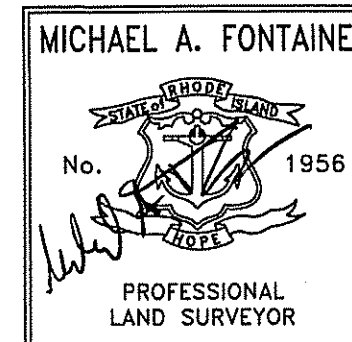
Comprehensive Boundary Survey - Class I

Data Accumulation Survey - Planimetric - Class III

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 - Open Space Plan".

By: *Michael A. Fontaine* Date: 8-11-2020

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	=320,590 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
(PRIVATE - 40' WIDE)
R. ROADWAY GEOMETRY

BEARING	DISTANCE	DELTA	RADIUS	ARC
L1	S80°42'46"W 99.77'	C1	88°41'26"	100.00'
L2	N10°35'48"W 27.21'	C2	90°02'45"	100.00'
L3	S79°21'28"W 192.97'	C3	87°32'20"	100.00'
L4	N13°06'14"W 41.66'	C4	18°03'33"	285.43'

LOT GEOMETRY

BEARING	DISTANCE	DELTA	RADIUS	ARC	CHORD	CH BEARING
L5	S80°42'46"W 75.00'	C5	88°41'26"	80.00'	123.84'	N54°56'31"W
L6	S08°28'31"W 37.21'	C6	22°43'41"	120.00'	47.60'	N21°57'39"W
L7	S80°42'46"W 24.77'	C7	19°11'17"	120.00'	40.19'	N42°55'08"W
L8	N10°35'48"W 27.72'	C8	48°16'14"	120.00'	101.10'	S75°09'07"E
L9	N16°11'54"E 41.06'	C9	40°25'12"	120.00'	84.66'	S2°48'24"E
L10	S10°35'48"W 27.72'	C10	90°02'45"	80.00'	125.73'	S55°37'11"E
L11	N79°21'28"E 41.18'	C11	44°48'19"	120.00'	93.84'	S78°14'24"E
L12	N79°21'28"E 15.05'	C12	32°27'04"	120.00'	67.97'	S30°36'43"E
L13	N79°21'28"E 11.75'	C13	10°16'57"	120.00'	21.54'	S18°14'42"E
L14	N33°18'25"E 28.33'	C14	07°40'06"	305.43'	40.88'	S09°16'11"E
L15	S33°18'25"W 39.92'	C15	52°22'33"	15.00'	13.71'	S31°37'24"E
L16	N13°06'14"W 41.66'	C16	14°33'10"	50.00'	12.70'	S50°32'06"E
L17	S83°52'47"W 68.15'	C17	13°15'48"	50.00'	11.57'	S38°37'38"E
L18	S84°26'03"W 11.85'	C18	108°27'48"	50.00'	94.65'	S24°14'08"W
L19	S08°26'31"E 33.38'	C19	28°07'25"	50.00'	24.54'	N59°28'16"W
L20	N06°01'56"W 19.20'	C20	28°07'25"	50.00'	24.54'	N59°20'51"W
		C21	101°58'32"	50.00'	88.98'	N55°42'07"E
		C22	63°29'33"	15.00'	15.67'	N24°58'36"E
		C23	03°53'43"	285.43'	18.05'	N08°45'02"W
		C24	02°24'20"	285.43'	11.14'	N11°54'04"W
		C25	87°32'20"	100.00'	122.23'	N56°52'24"W
		C26	27°04'11"	120.00'	56.69'	N87°06'28"W
		C27	21°03'56"	120.00'	44.11'	N63°02'35"W

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- L.M.I. Low & Moderate Income Persons
- FDRP Required Open Space Monumentation

CONCEPTUAL MASTER PLAN
FLEXIBLE DESIGN RESIDENTIAL PROJECT (FDRP)
NORTH WOODS MAJOR SUBDIVISION PLAN
PROPOSED OPEN SPACE PLAN
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:

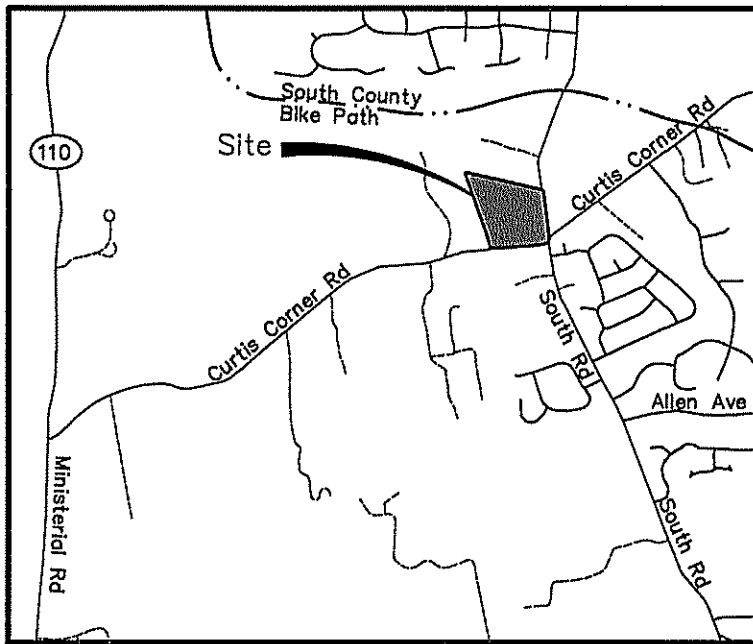
Scale: 1"=80' Date: 8-11-2020

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

Fontaine Land Surveying, LLC

Drawn By: MAF
Checked By: MAF
Job #: 17-055
Map #: 17-055

3
Sheet: 3 of 7



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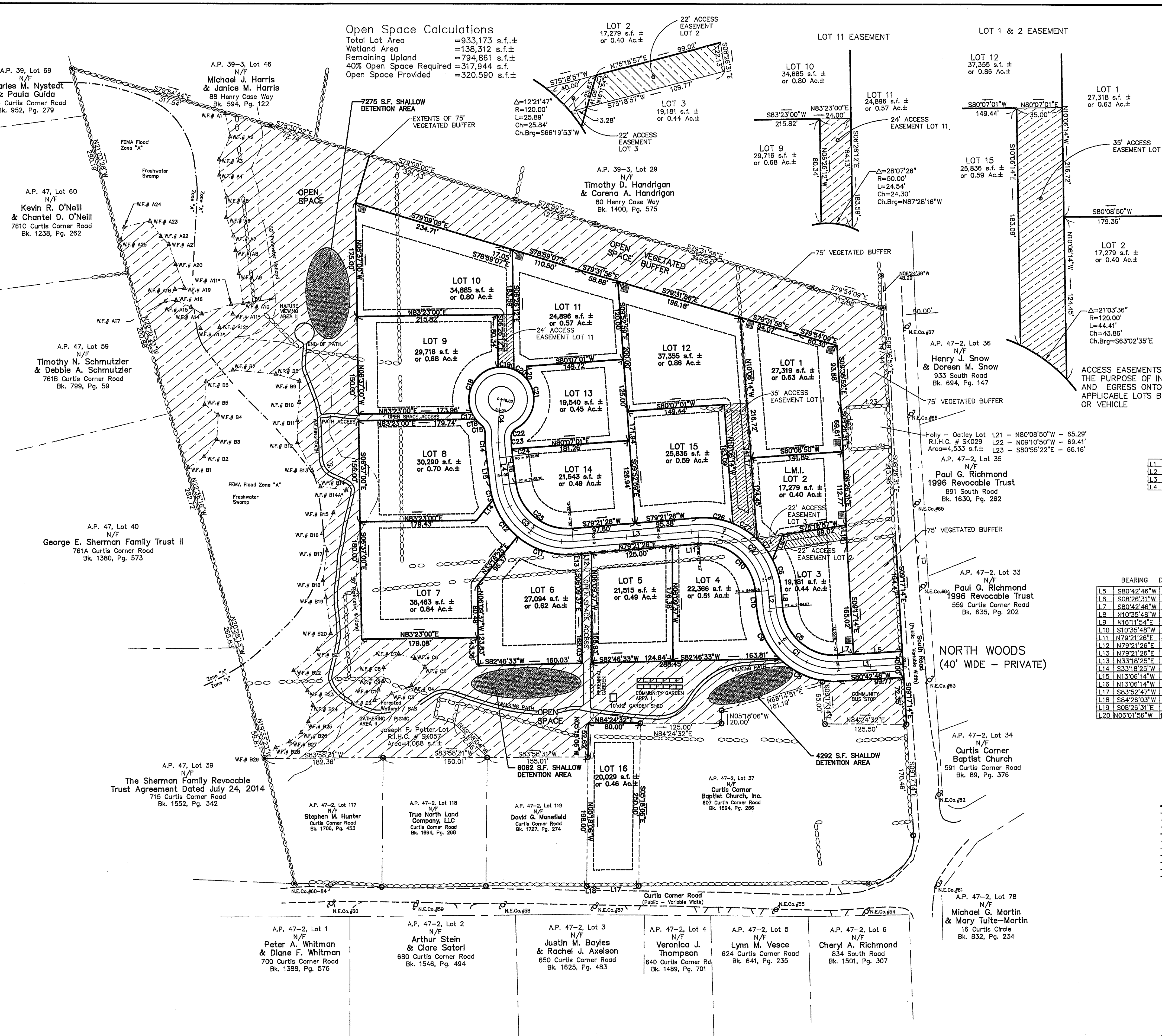
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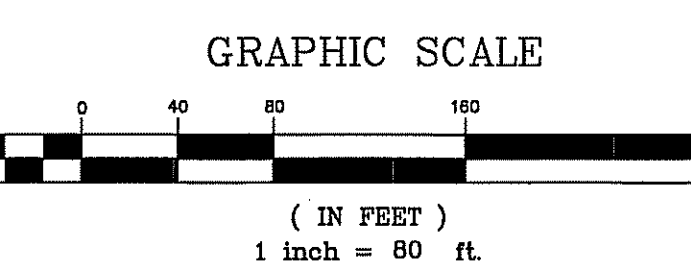
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L10	S10°35'48"W	27.72'	C10	90°02'46"	80.00'	126.73'	113.18'	S55°37'11"E
L11	N79°21'26"E	41.18'	C11	44°49'19"	120.00'	12.70'	81.47'	S78°14'24"E
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L20	N06°01'55"W	19.20'	C20	28°07'25"	50.00'	24.54'	24.30'	N59°20'51"W
L21	S82°46'33"W	160.03'	C21	27°04'11"	120.00'	55.69'	55.17'	N87°08'28"W
L22	S82°46'33"W	160.03'	C22	63°29'33"	15.00'	16.62'	15.78'	N24°56'36"E
L23	S82°46'33"W	160.03'	C23	03°53'43"	265.43'	18.05'	18.05'	N08°45'02"W
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LEGEND

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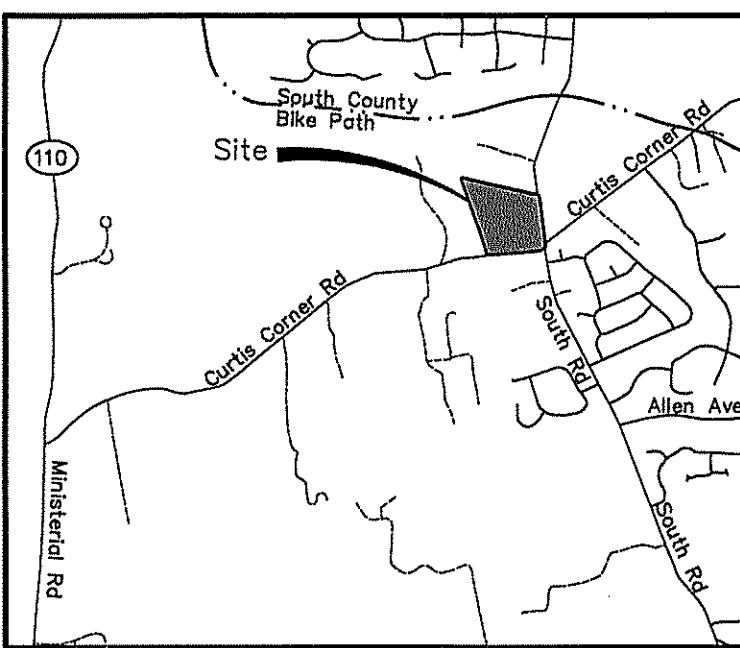
No.	Revision:	By:	Date:
1	Revise Text Height/ Road Width	MAF	2/26/2020
2	Revise Title/ Zoning Data Block	MAF	3/18/2020
3	Revise Roadway location and lots	MAF	6/1/2020
4	Revise Lots 5, 6 & 9 Add Garden Shed and Open Space Access (2)	MAF	6/12/2020
5	Increase Buffer, Revise Lots, Relocate Path, add Buffer signs	MAF	7/29/2020

Fontaine
Land Surveying, LLC

Michael A. Fontaine, PLS
593 Green Hill Beach Road
South Kingstown, RI 02879

Scale: 1"=80'
Date: 1-30-2020

Drawn By: MAF
Checked By: MAF
Job #: 17-055
Map #: 17-055
Sheet: 4 of 7



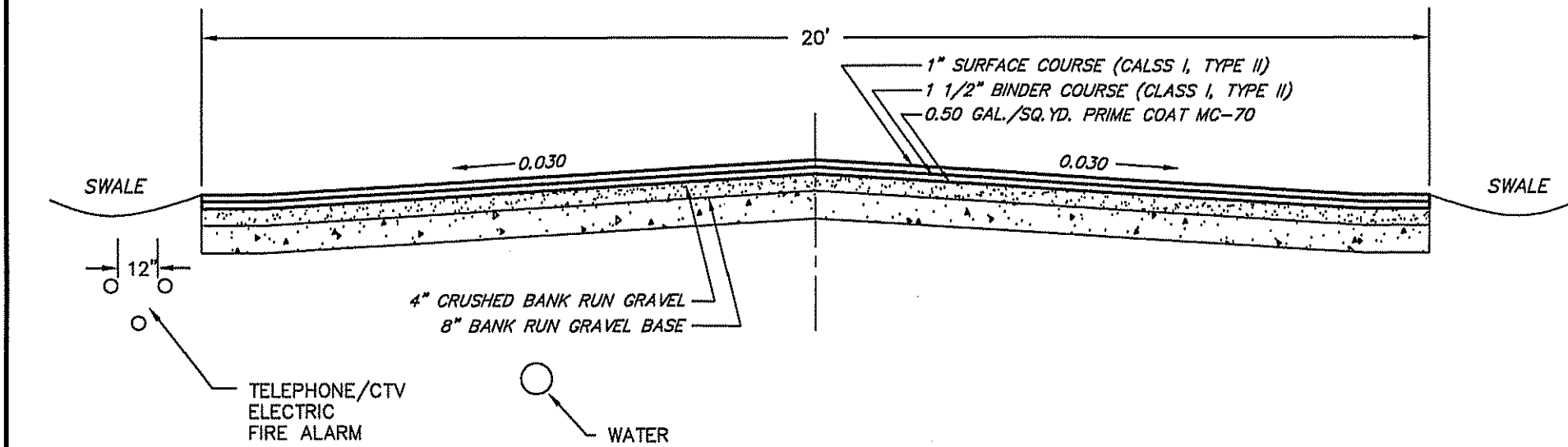
Locus
Not to Scale

Notes:

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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 # 4409020185H 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.
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- Site is Not located within RIDEM Natural Heritage Area
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TYPICAL PAVEMENT CROSS SECTION
NOT TO SCALE

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

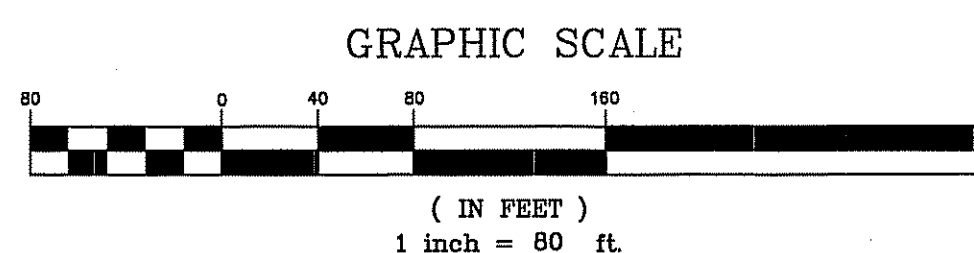
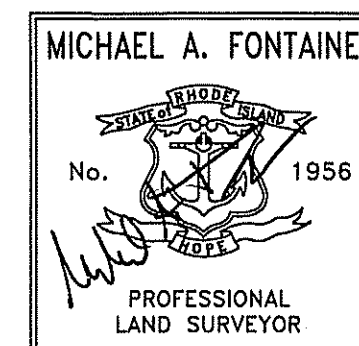
Data Accumulation Survey - Planimetric - Class III

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 a "Major Subdivision - Proposed Site Plan".

By: *Michael A. Fontaine* Date: *8-11-2020*

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



STORMWATER DRAINAGE
INFORMATION A PRODUCT
OF CARRIGAN ENGINEERING

NORTH WOODS WAY
(40' 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 = 320,590 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
(PRIVATE - 40' WIDE)
& ROADWAY GEOMETRY

BEARING	DISTANCE	DELTA	RADIUS	ARC	
L1	S80°42'46"W 99.77'	C1	88°41'26"	100.00'	154.79'
L2	N10°35'48"W 27.72'	C2	90°02'45"	100.00'	157.16'
L3	S78°21'26"W 192.97'	C3	87°32'20"	100.00'	152.78'
L4	N1°06'14"W 41.66'	C4	18°03'33"	285.43'	89.97'

LOT GEOMETRY

BEARING	DISTANCE	DELTA	RADIUS	ARC	CHORD	CH BEARING
L5	S80°42'46"W 76.00'	C5	88°41'26"	80.00'	123.84'	111.84'
L6	S08°26'31"W 37.21'	C6	22°43'41"	120.00'	47.60'	47.28'
L7	S80°42'46"W 24.77'	C7	19°11'17"	120.00'	40.18'	40.00'
L8	N10°35'48"W 27.72'	C8	48°16'14"	120.00'	101.10'	98.13'
L9	N16°11'54"E 41.06'	C9	40°25'12"	120.00'	84.66'	82.91'
L10	S10°35'48"W 27.72'	C10	30°02'45"	80.00'	128.73'	113.18'
L11	N79°21'26"E 41.18'	C11	44°48'19"	120.00'	93.84'	91.47'
L12	N79°21'26"E 15.05'	C12	32°27'04"	120.00'	67.97'	67.06'
L13	N79°21'26"E 11.75'	C13	10°16'57"	120.00'	21.54'	21.51'
L14	N33°18'25"E 28.33'	C14	07°40'06"	365.43'	40.88'	40.85'
L15	S22°21'33"W 15.00'	C15	52°27'33"	15.00'	13.71'	13.24'
L16	N13°06'14"W 41.66'	C16	14°33'10"	50.00'	12.70'	12.67'
L17	S83°52'47"W 68.15'	C17	13°15'46"	50.00'	11.57'	11.55'
L18	S84°28'03"W 11.85'	C18	108°27'46"	50.00'	94.65'	81.14'
L19	S08°26'31"W 37.21'	C19	28°07'25"	50.00'	24.54'	24.30'
L20	N06°01'56"W 19.20'	C20	28°07'25"	50.00'	24.54'	24.30'
		C21	101°58'32"	50.00'	88.99'	77.70'
		C22	63°29'33"	15.00'	16.62'	15.78'
		C23	03°53'43"	265.43'	18.05'	18.05'
		C24	02°24'20"	265.43'	11.14'	11.14'
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- Property Line (Existing/To Remain)
- Easement Line
- Butter's Line
- Building Line
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- 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
- Wetland Flag Removed by RIDEM
- Wetland Flag Added/Moved by RIDEM
- Wetland Flag
- Low & Moderate Income Persons
- FDRP Required Open Space Monumentation

CONCEPTUAL MASTER PLAN
FLEXIBLE DESIGN RESIDENTIAL PROJECT (FDRP)

NORTH WOODS MAJOR SUBDIVISION PLAN
PROPOSED OVERALL SITE CONDITIONS
A.P. 47-2, Lot 120
607 Curtis Corner Road
South Kingstown, Rhode Island
Prepared For: True North Land Company, LLC

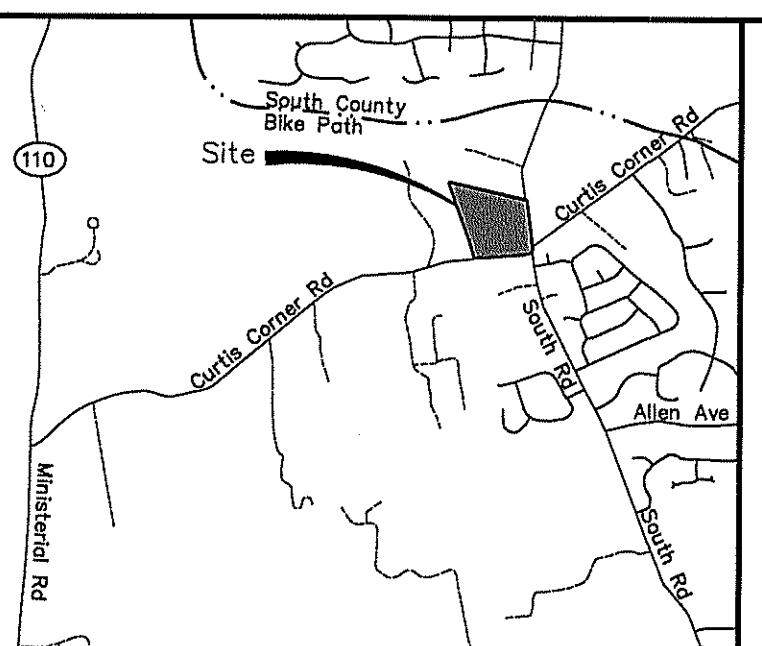


Michael A. Fontaine, PLS
593 Green Hill Beach Road
South Kingstown, RI 02879

ghb593@verizon.net
(401)793-6777

Scale: 1"=80' Date: 1-30-2020
Drawn By: MAF
Checked By: MAF
Job #: 17-055
Map #: 17-055 Sheet: 5 of 7

No.	Revision:	By:	Date:
1	Revise Text Height/Road Width	MAF	2/26/2020
2	Revise Title / Zoning Data Block	MAF	3/18/2020
3	Revise Roadway location & lots	MAF	6/7/2020
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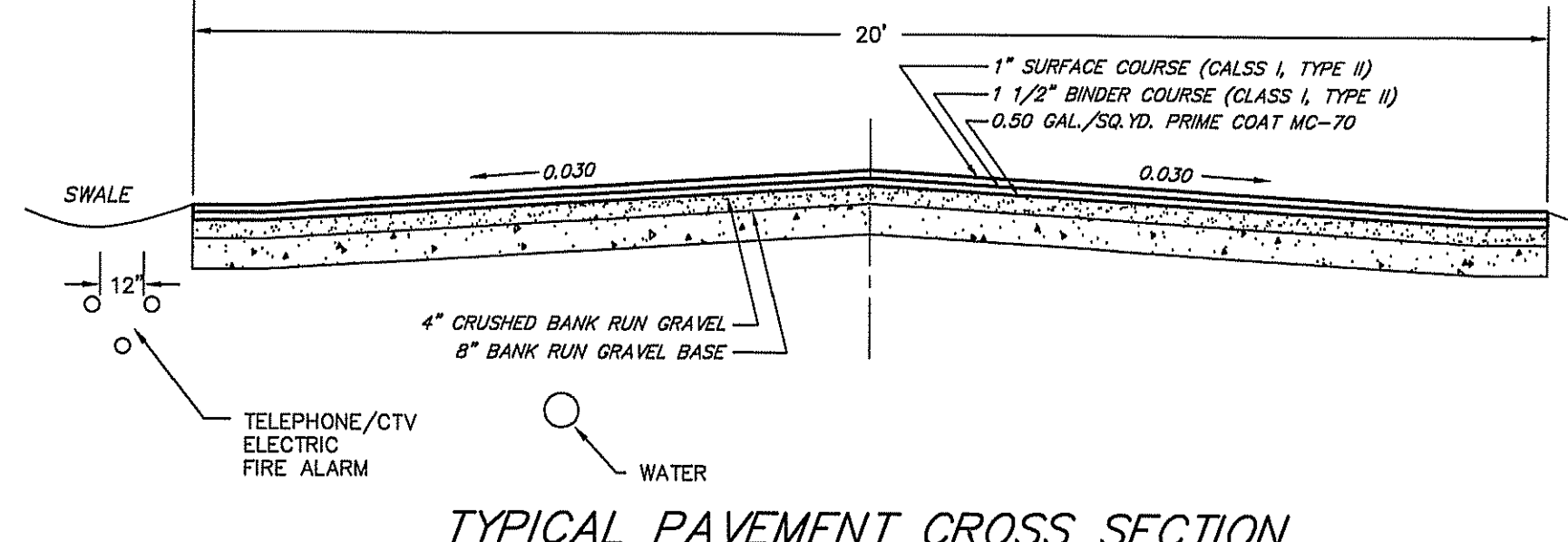


Locus
Not to Scale

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Certification:

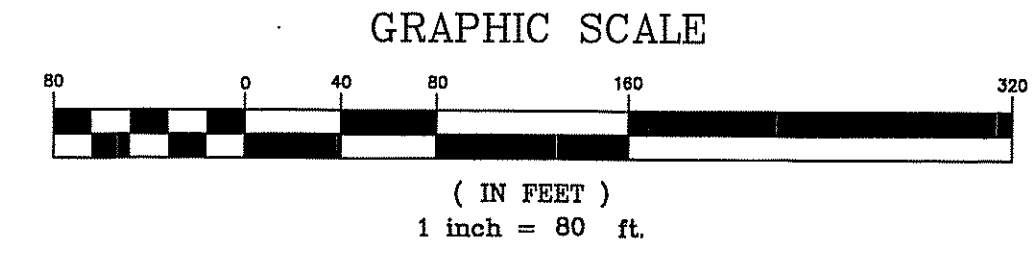
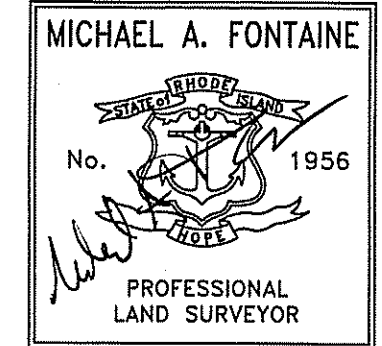
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- Survey Type:
- Comprehensive Boundary Survey - Class I
 - Data Accumulation Survey - Planimetric - Class III
 - Topographic Survey - Class T-2

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: 8.11.2020

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



STORMWATER DRAINAGE INFORMATION A PRODUCT OF CARRIGAN ENGINEERING

NORTH WOODS WAY (40' WIDE - PRIVATE)

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 = 320,590 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 (PRIVATE - 40' WIDE) ROADWAY GEOMETRY

BEARING	DISTANCE	DELTA	RADIUS	ARC	
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L3	S79°21'26"W 192.97'	C3	87°32'20"	100.00'	152.78'
L4	N13°06'14"W 41.66'	C4	18°03'33"	285.43'	89.97'

LOT GEOMETRY

BEARING	DISTANCE	DELTA	RADIUS	ARC	CHORD	CH BEARING
L5	S80°42'48"W 75.00'	C5	88°41'26"	80.00'	123.84'	N54°56'31"W
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L7	S80°42'48"W 24.77'	C7	19°11'17"	120.00'	40.18'	40.00'
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L19	S08°26'31"E 33.38'	C19	28°07'25"	50.00'	24.54'	24.30'
L20	N06°01'58"W 119.20'	C20	28°07'25"	50.00'	24.54'	24.30'
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NORTH WOODS

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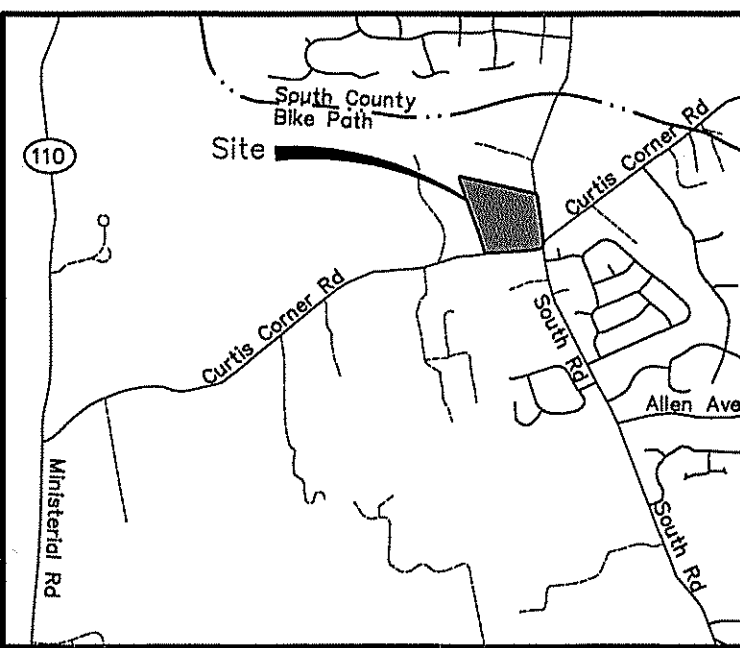
CONCEPTUAL MASTER PLAN FLEXIBLE DESIGN RESIDENTIAL PROJECT (FDRP)
NORTH WOODS MAJOR SUBDIVISION PLAN
PROPOSED UTILITIES
A.P. 47-2, Lot 120
607 Curtis Corner Road
South Kingstown, Rhode Island
Prepared For: True North Land Company, LLC

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

Fontaine Land Surveying, LLC

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

Scale: 1"=80'
Date: 3-11-2020
Drawn By: MAF
Checked By: MAF
Job #: 17-055
Map #: 17-055
Sheet: 6 of 7



LOCUS
Not to Scale

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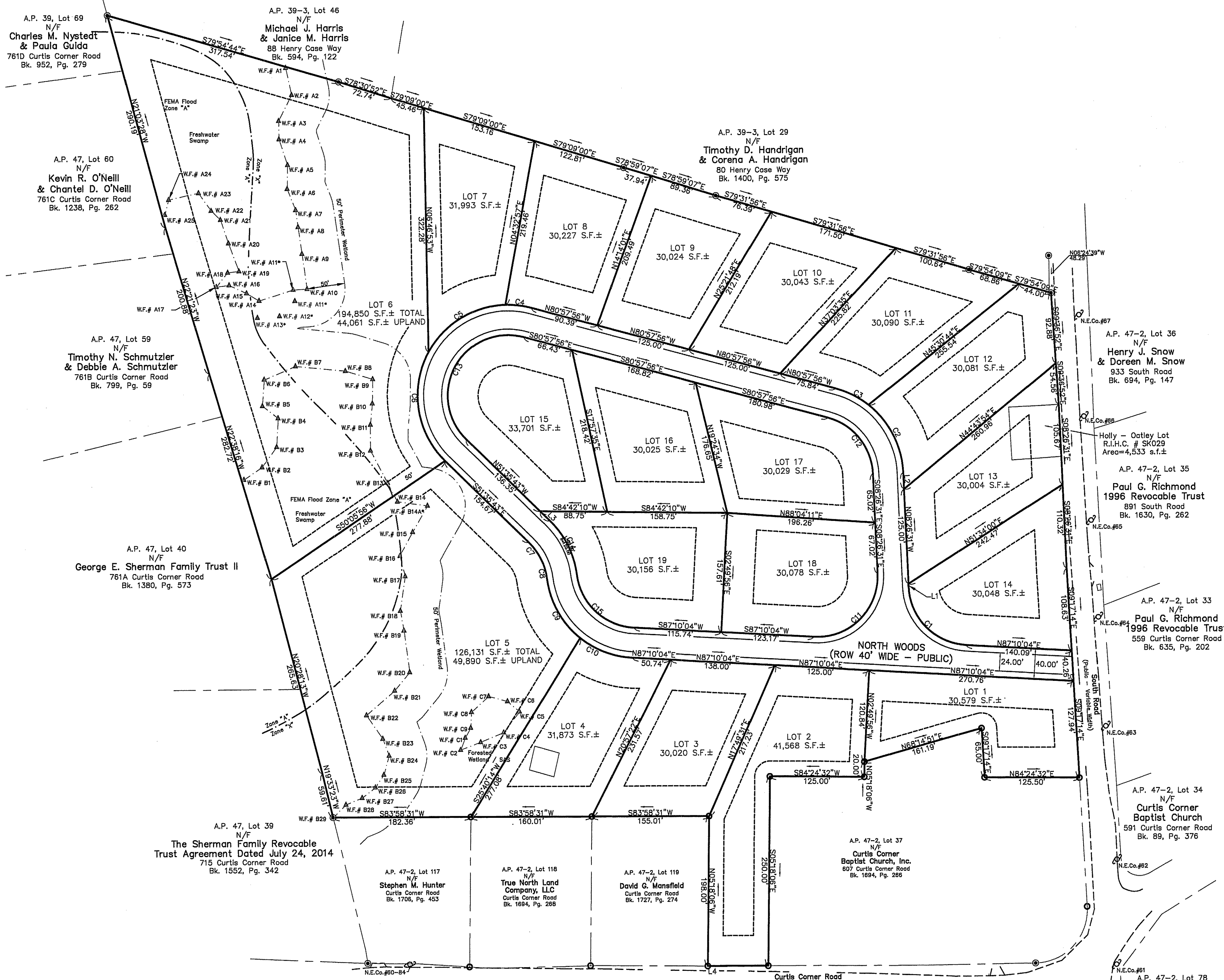
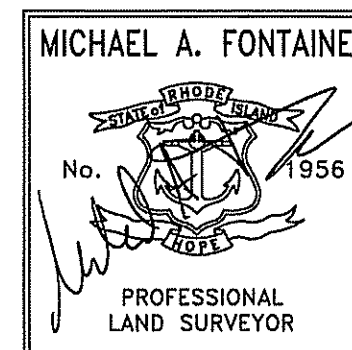
Survey Type:

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* Dater: 8-11-2020

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



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Curtis Corner Road

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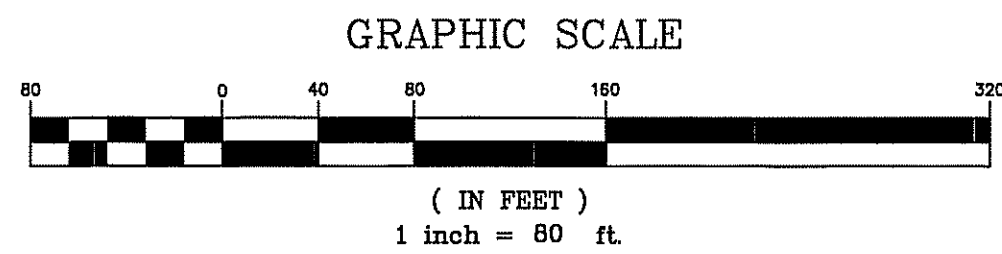
Zoning Data

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.

LOT GEOMETRY

BEARING	DISTANCE	DELTA	RADIUS	ARC	CHORD	CH	BEARING
C1	N08°26'31"W	4.42'	80.00'	117.83'	107.47'	N50°38'13"W	
C2	N08°26'31"W	22.22'	120.00'	102.73'	89.62'	N32°58'01"W	
C3	N51°35'43"W	18.32'	80.00'	49.16'	48.82'	N69°13'43"W	
C4	N51°35'43"W	11.85'	120.00'	34.61'	34.49'	N89°13'41"W	
C5	N87°10'04"E	140.09'	120.00'	159.87'	145.14'	S52°40'04"W	
C6	N87°10'04"E	24.00'	80.00'	21.04'	20.98'	S44°03'40"E	
C7	N87°10'04"E	40.00'	80.00'	32.83'	32.60'	S24°46'14"E	
C8	N87°10'04"E	125.00'	80.00'	92.17'	89.92'	S35°01'06"E	
C9	N87°10'04"E	125.00'	80.00'	73.79'	73.79'	S74°58'38"E	
C10	N87°10'04"E	125.00'	80.00'	133.50'	118.54'	S39°21'47"W	
C11	N87°10'04"E	125.00'	80.00'	101.26'	94.64'	N44°42'13"W	
C12	N87°10'04"E	125.00'	80.00'	210.32'	154.77'	S23°43'11"W	
C13	N87°10'04"E	125.00'	80.00'	79.29'	79.29'	S32°18'17"E	
C14	N87°10'04"E	125.00'	80.00'	111.45'	102.85'	S52°55'24"E	
C15	N87°10'04"E	125.00'	80.00'	111.45'	102.85'	S52°55'24"E	

- 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
- - - Wetland Flag Removed by RIDEM
- - - Wetland Flag Added/Moved by RIDEM
- - - Wetland Flag



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

Fontaine
Land Surveying, LLC

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Scale: 1"=80' Date: 2-27-2020

Drawn By: MAF
Checked By: MAF
Job #: 17-055
Map #: 17-055 Sheet: 7 of 7

**CONCEPTUAL MASTER PLAN
FLEXIBLE DESIGN RESIDENTIAL PROJECT (FDRP)**

**NORTH WOODS MAJOR SUBDIVISION PLAN
PROPOSED YIELD PLAN**

A.P. 47-2, Lot 120
607 Curtis Corner Road
South Kingstown, Rhode Island
Prepared For: True North Land Company, LLC