

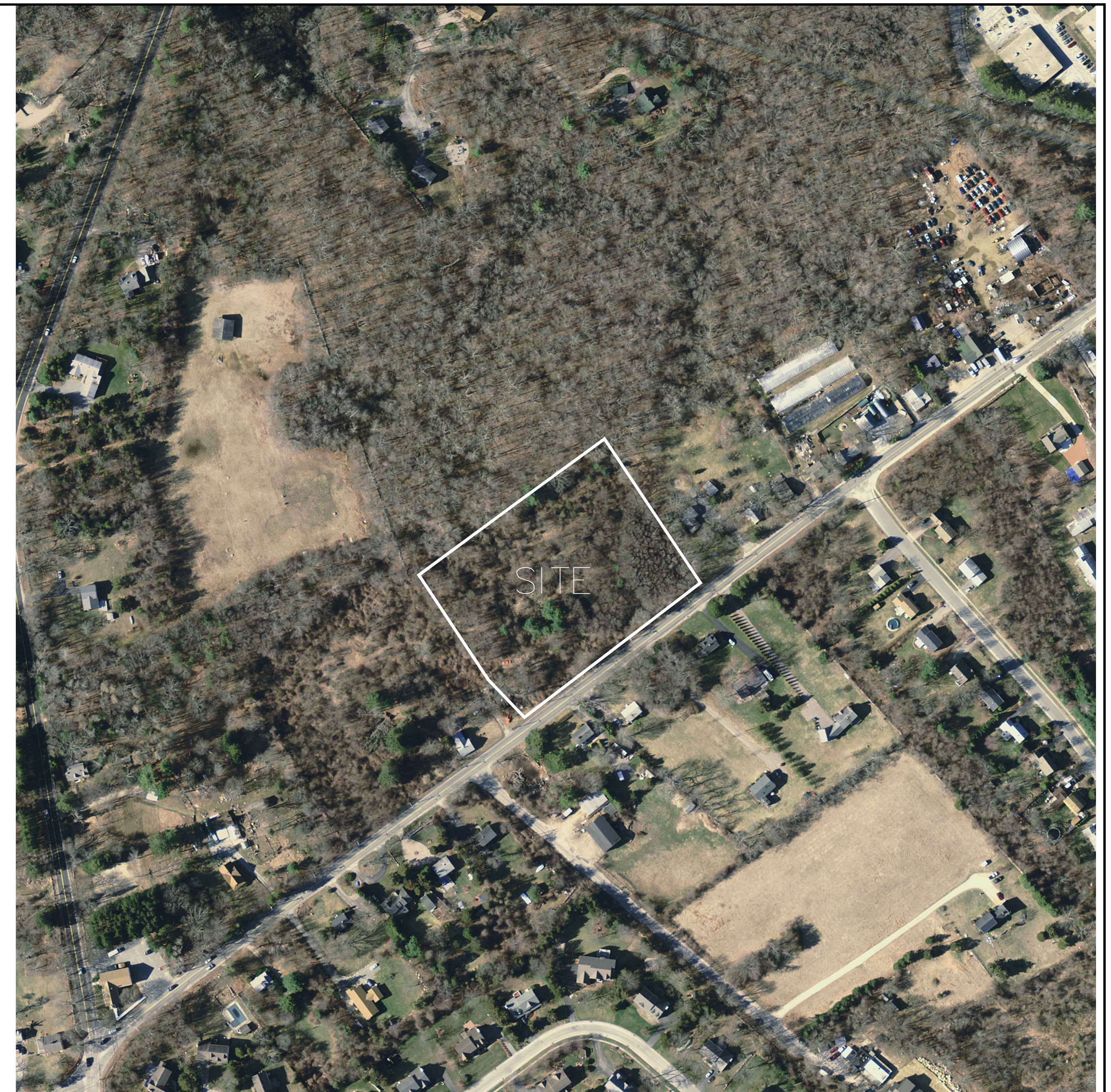
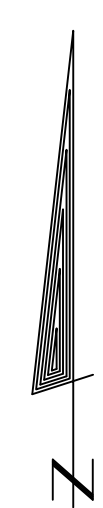
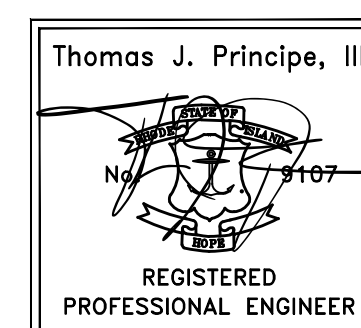
**PRE-APPLICATION SUBMISSION**  
**FOR**  
**"CURTIS CORNER ROAD ESTATES"**  
**MAJOR SUBDIVISION**  
**A.P. 47-2 LOT 32**  
**CURTIS CORNER ROAD**  
**IN**  
**SOUTH KINGSTOWN, RHODE ISLAND**

OWNER/APPLICANT:  
 JTHOMAS CONSTRUCTION, LLC  
 MR. JOHN DAGOSTINO  
 697 MOONSTONE BEACH ROAD  
 WAKEFIELD, RI 02879



PREPARED BY:  
**PRINCIPE COMPANY, INC.**  
 ENGINEERING DIVISION  
 PO BOX 298  
 TIVERTON, RHODE ISLAND 02878  
 401.816.5385

NOVEMBER 21, 2019



AERIAL LOCUS MAP  
 SCALE 1"=150'

PROJECT DATA:

EXISTING: PLAT: 47-2 LOT: 32  
 LOT AREA : 3.4192 Ac.

STREET INDEX  
 CURTIS CORNER ROAD

PROPOSED:  
 THREE (3) RESIDENTIAL LOTS  
 PER FLEXIBLE PROVISIONS (SECTION 502.2 OF ZONING ORDINANCE)

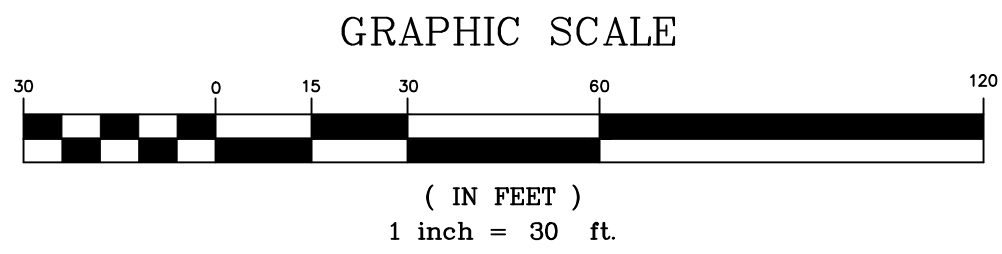
ZONING DESIGNATION: R-30  
 MIN. LOT AREA 30,000 SF  
 MIN. FRONTAGE/LOT WIDTH 125 FT  
 MIN. FRONT YARD 40 FT  
 MIN. SIDE YARD 20 FT  
 MIN. REAR YARD 40 FT  
 MIN. CORNER SIDE YARD 30 FT

LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN
- 3) YIELD PLAN
- 4) FLEXIBLE DESIGN PLAN

RIDEM SOIL EVALUATIONS PERFORMED  
 BY THOMAS J. PRINCIPE, III, P.E. D4075 (10/9/19)  
 AND KEN COLE D4038 (7/10/19)

TEST HOLE #	DATE	APPROVED GWT
1	7/10/19	66"
2	7/10/19	66"
3	10/9/19	48"
4	10/9/19	48"
5	10/9/19	48"
6	10/9/19	48"



ASSESSORS PLAT 39-3 LOT 16  
 N/F  
 CHARYL E. SHERMAN  
 DEED BOOK 122 PAGE 206

ASSESSORS PLAT 39-3 LOT 7  
 N/F  
 ESTATE OF ARTHUR L. STEADMAN  
 DEED BOOK 136 PAGE 302

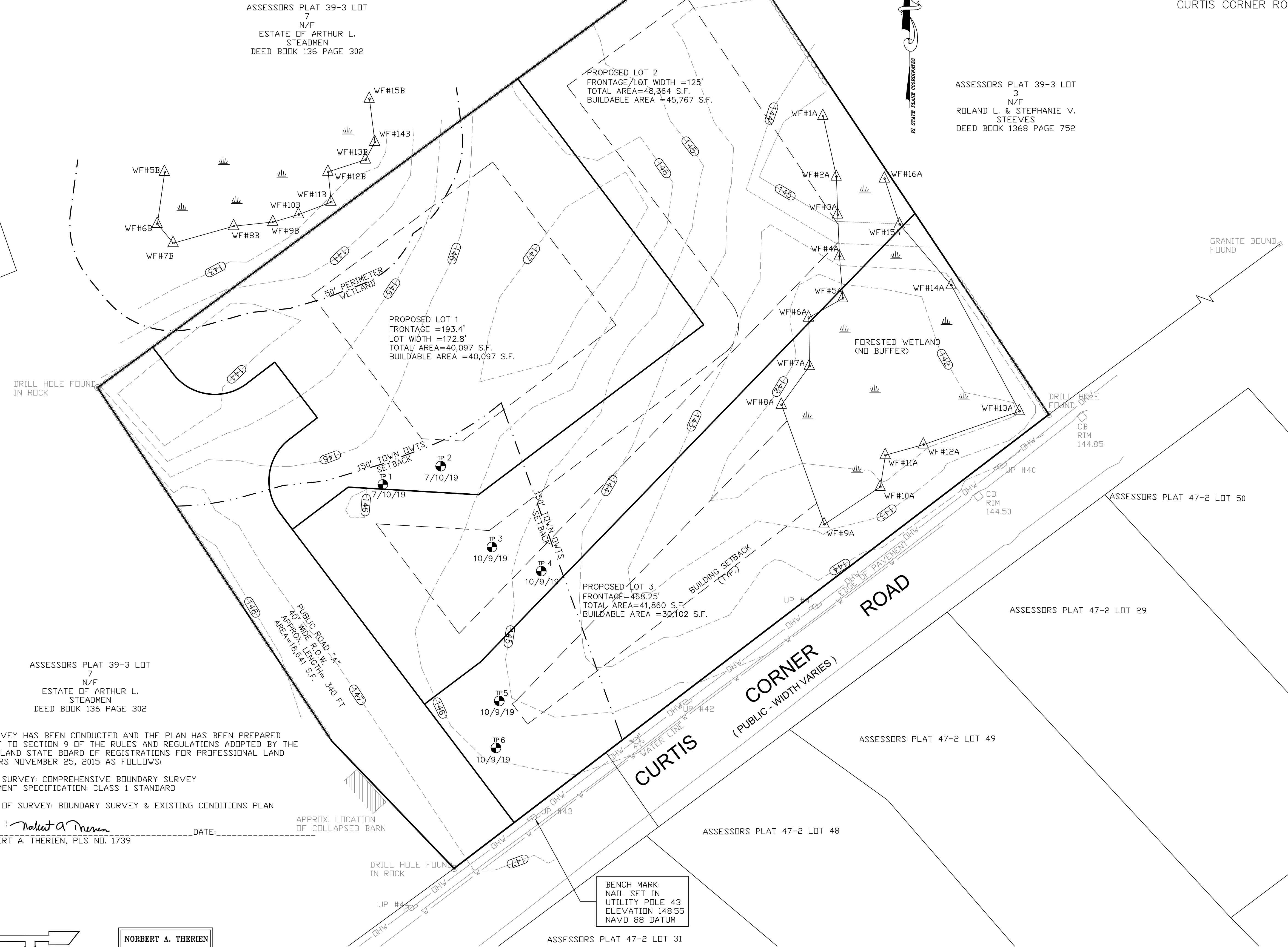
ASSESSORS PLAT 39-3 LOT 3  
 N/F  
 ROLAND L. & STEPHANIE V. STEEVES  
 DEED BOOK 1368 PAGE 752

ZONING DESIGNATION: R-30

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

STREET INDEX  
 CURTIS CORNER ROAD

- PROJECT NOTES:
- DEED REFERENCE: BK 1718, PAGE 780.
  - THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
  - THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL OR UNLESS OTHERWISE SHOWN.
  - HORIZONTAL DATUM IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND CONTOURS BASED ON NAVD 88 DATUM.
  - WETLANDS SHOWN HEREON WERE DELINEATED BY ONSITE WASTEWATER INITIATIVE, LLC, 91 FOSTER SHELDON ROAD WAKEFIELD, RHODE ISLAND 02879.
  - THIS SITE LIES WITHIN ZONE X AREA OF THE FLOOD PLAIN AS SHOWN ON THE FIRM MAP FOR THE TOWN OF SOUTH KINGSTOWN, RHODE ISLAND COMMUNITY PANEL NO. 44009C0184J, MAP DATED OCTOBER 16, 2013.
  - THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
  - THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PROPERTY.
  - THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OF THE RI CRMC.
  - THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
  - THE SUBJECT PARCEL IS LOCATED WITHIN THE SAUGATUCKET RIVER TMDL.
  - THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
  - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
  - THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
  - THE SUBJECT PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE.
  - SOIL TYPES WITHIN THE SUBDIVISION PARCEL AS MAPPED BY THE USDA RI SOIL SURVEY ARE NdB, NARRAGANSETT SOILS VERY STONY SILT LOAM, 0-8% SLOPES.
  - PROPOSED LOTS WILL BE SERVICED BY INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEMS.
  - PUBLIC WATER (UNITED WATER DISTRICT) IS LOCATED WITHIN CURTIS CORNER ROAD.



ASSESSORS PLAT 39-3 LOT 7  
 N/F  
 ESTATE OF ARTHUR L. STEADMAN  
 DEED BOOK 136 PAGE 302

PROPOSED LOT 3  
 FRONTAGE=468.25'  
 TOTAL AREA=41,860 S.F.  
 BUILDABLE AREA =30,102 S.F.

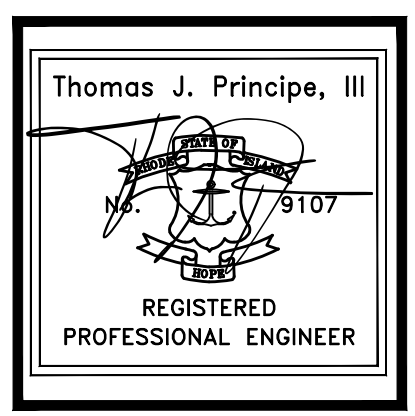
PROPOSED LOT 1  
 FRONTAGE =193.4'  
 LOT WIDTH =172.8'  
 TOTAL AREA=40,097 S.F.  
 BUILDABLE AREA =40,097 S.F.

PROPOSED LOT 2  
 FRONTAGE/LOT WIDTH =125'  
 TOTAL AREA=48,364 S.F.  
 BUILDABLE AREA =45,767 S.F.

LEGEND:

PROPERTY PERIMETER	_____
ABUTTER LINE	_____
EDGE OF PAVEMENT	_____
STONEWALL	_____
EXISTING CONTOUR	_____
EXISTING WATER MAIN	_____
EXISTING TREELINE	_____
EXISTING WETLAND FLAG	WF#13A
TEST HOLE	⊙
PROPOSED LOT	_____
PROPOSED BUILDING SETBACK	_____

OWNER:  
 MR. JOHN DAGOSTINO  
 697 MOONSTONE BEACH ROAD  
 WAKEFIELD, RI 02879  
 APPLICANT:  
 JTHOMAS CONSTRUCTION, LLC  
 MR. JOHN DAGOSTINO  
 697 MOONSTONE BEACH ROAD  
 WAKEFIELD, RI 02879



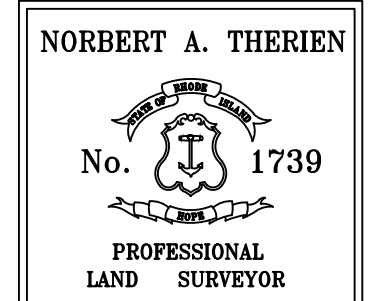
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY  
 MEASUREMENT SPECIFICATION: CLASS 1 STANDARD  
 PURPOSE OF SURVEY: BOUNDARY SURVEY & EXISTING CONDITIONS PLAN

BY: *Norbert A. Therien* DATE: \_\_\_\_\_  
 NORBERT A. THERIEN, PLS. NO. 1739

APPROX. LOCATION OF COLLAPSED BARN

BENCH MARK:  
 NAIL SET IN  
 UTILITY POLE 43  
 ELEVATION 148.55  
 NAVD 88 DATUM



YIELD PLAN

**PRINCIPE COMPANY, INC.**  
 ENGINEERING DIVISION  
 PO BOX 298  
 TIVERTON, RI 02878  
 401-265-1090

REVISIONS			
No.	DATE	DRWN	CHKD

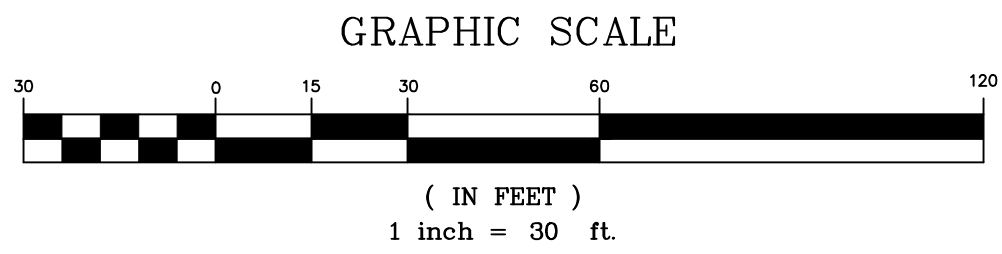
PRE-APPLICATION PLAN  
 for  
 AP 47-2 LOT 32  
 CURTIS CORNER ROAD  
 in  
 SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=30' SHEET NO: 3 OF 4  
 DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: JAR  
 DATE: 11/21/19 PROJECT NO.: LD-2019-18



RIDEM SOIL EVALUATIONS PERFORMED  
BY THOMAS J. PRINCIPE, III, P.E. D4075 (10/9/19)  
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TEST HOLE #	DATE	APPROVED GWT
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ASSESSORS PLAT 39-3 LOT 16  
N/F  
CHARYL E. SHERMAN  
DEED BOOK 122 PAGE 206

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N/F  
ESTATE OF ARTHUR L. STEADMAN  
DEED BOOK 136 PAGE 302

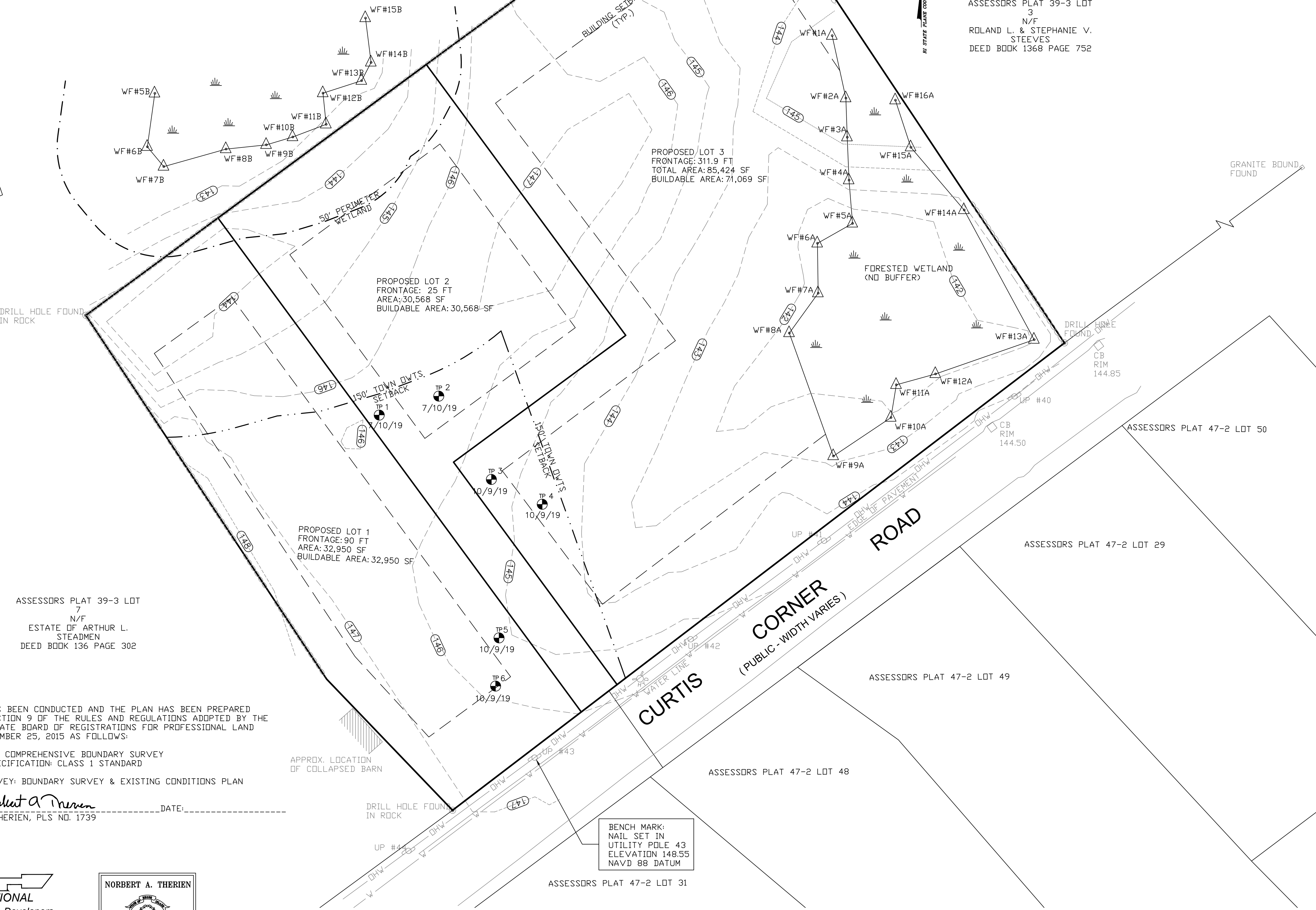
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N/F  
ROLAND L. & STEPHANIE V. STEEVES  
DEED BOOK 1368 PAGE 752

ZONING DESIGNATION: R-30

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

STREET INDEX  
CURTIS CORNER ROAD

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ASSESSORS PLAT 39-3 LOT 7  
N/F  
ESTATE OF ARTHUR L. STEADMAN  
DEED BOOK 136 PAGE 302

PROPOSED LOT 1  
FRONTAGE: 90 FT  
AREA: 32,950 SF  
BUILDABLE AREA: 32,950 SF

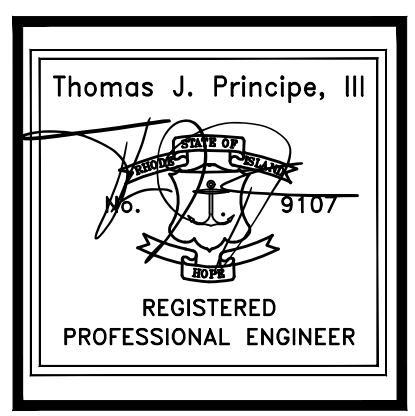
PROPOSED LOT 2  
FRONTAGE: 25 FT  
AREA: 30,568 SF  
BUILDABLE AREA: 30,568 SF

PROPOSED LOT 3  
FRONTAGE: 311.9 FT  
TOTAL AREA: 85,424 SF  
BUILDABLE AREA: 71,069 SF

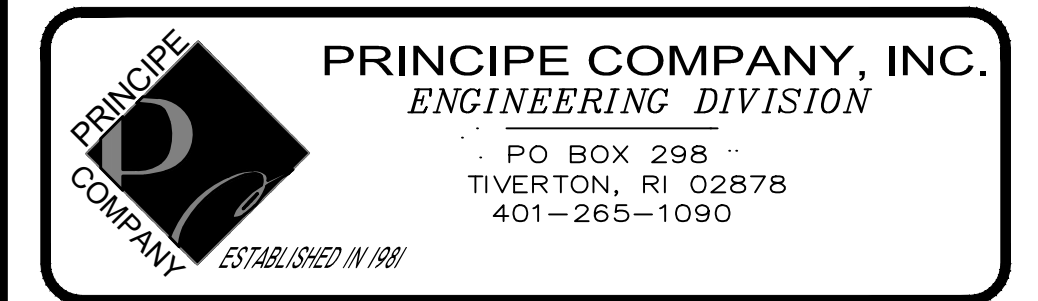
LEGEND:

PROPERTY PERIMETER	—
ABUTTER LINE	—
EDGE OF PAVEMENT	—
STONEWALL	—
EXISTING CONTOUR	—
EXISTING WATER MAIN	—
EXISTING TREELINE	—
EXISTING WETLAND FLAG	WF#13A
TEST HOLE	⊕
PROPOSED LOT	—
PROPOSED BUILDING SETBACK	---

OWNER:  
MR. JOHN DAGOSTINO  
697 MOONSTONE BEACH ROAD  
WAKEFIELD, RI 02879  
APPLICANT:  
JTHOMAS CONSTRUCTION, LLC  
MR. JOHN DAGOSTINO  
697 MOONSTONE BEACH ROAD  
WAKEFIELD, RI 02879



FLEXIBLE DESIGN PLAN



PRE-APPLICATION PLAN  
for  
AP 47-2 LOT 32  
CURTIS CORNER ROAD  
in  
SOUTH KINGSTOWN, RHODE ISLAND

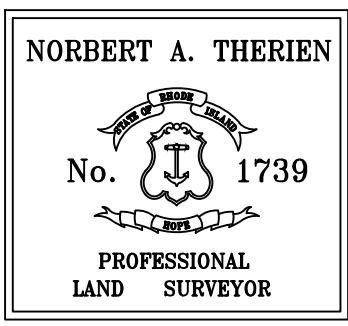
REVISIONS			
No.	DATE	DRWN	CHKD

SCALE: 1"=30'  
DRAWN BY: JAR  
DATE: 11/21/19

SHEET NO: 4 OF 4  
DESIGN BY: JAR  
PROJECT NO.: LD-2019-18  
CHECKED BY: JAR

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BY: *Norbert A. Therien* DATE: \_\_\_\_\_  
NORBERT A. THERIEN, PLS NO. 1739

NATIONAL  
Surveyors-Developers  
Inc.  
42 Hamlet Ave., Woonsocket, R.I.  
(401) 769-7779



BENCH MARK:  
NAIL SET IN  
UTILITY POLE 43  
ELEVATION 148.55  
NAVD 88 DATUM