

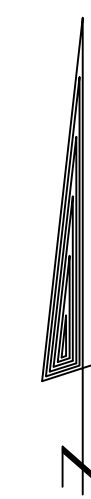
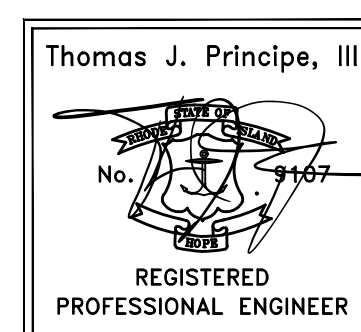
**MASTER/PRELIMINARY SUBMISSION  
FOR  
"CURTIS CORNER ROAD ESTATES"  
MAJOR SUBDIVISION  
A.P. 47-2 LOT 32  
CURTIS CORNER ROAD  
IN  
SOUTH KINGSTOWN, RHODE ISLAND**

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

JANUARY 28, 2020



AERIAL LOCUS MAP  
SCALE 1"=100'

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

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

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"

RIDEM OWTS APPLICATIONS:  
SUBDIVISION LOT 1: #1932-0835 APPROVED 1/15/20  
SUBDIVISION LOT 2: #2032-0031 APPROVED 1/15/20  
SUBDIVISION LOT 3: #2032-0032 (JOINT FFW/OWTS) PENDING

PROJECT DATA:

STREET INDEX  
CURTIS CORNER ROAD

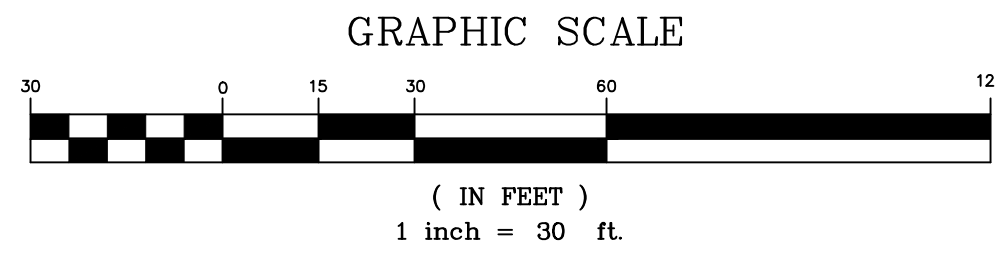
ZONING DESIGNATION: R-30  
MIN. LOT AREA 30,000 SF  
MIN. FRONTAGE/LOT WIDTH 125 FT  
MIN. FRONT YARD 40 FT  
MIN. SIDE YARD 20 FT  
MIN. REAR YARD 40 FT  
MIN. CORNER SIDE YARD 30 FT

LIST OF DRAWINGS

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

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

ZONING DESIGNATION:

R-30

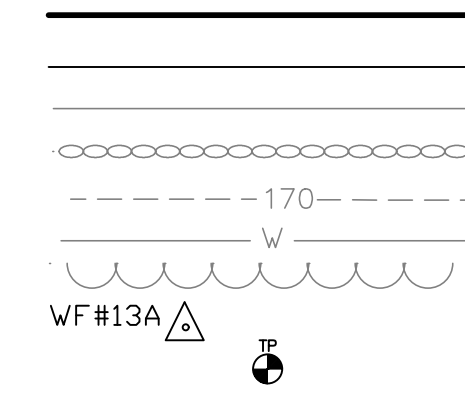
MIN. LOT AREA	30,000 SF
MIN. FRONTAGE/LOT WIDTH	125 FT
MIN. FRONT YARD	40 FT
MIN. SIDE YARD	20 FT
MIN. REAR YARD	40 FT
MIN. CORNER SIDE YARD	30 FT

STREET INDEX

CURTIS CORNER ROAD

LEGEND:

PROPERTY PERIMETER  
ABUTTER LINE  
EDGE OF PAVEMENT  
STONEWALL  
EXISTING CONTOUR  
EXISTING WATER MAIN  
EXISTING TREELINE  
EXISTING WETLAND FLAG  
TEST HOLE

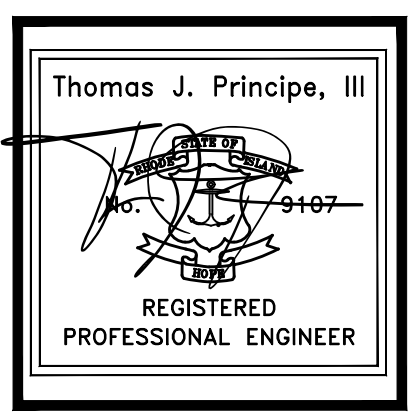


- PROJECT NOTES:
- DEED REFERENCE: BK 1718, PAGE 780.
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  - THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL OR UNLESS OTHERWISE SHOWN.
  - HORIZONTAL DATUM IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM 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.
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  - SOIL TYPES WITHIN THE SUBDIVISION PARCEL AS MAPPED BY THE USDA RI SOIL SURVEY ARE N6B, NARRAGANSETT SOILS VERY STONY SILT LOAM, 0-8% SLOPES.

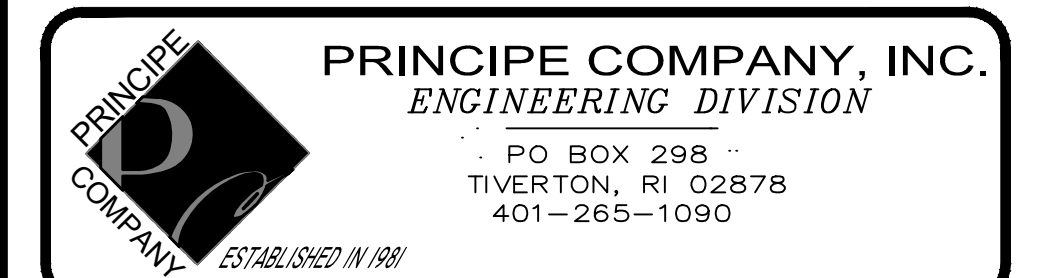
PLAN REFERENCES:

- PLAN ENTITLED: ADMINISTRATIVE SUBDIVISION SURVEY PLAN PREPARED FOR MARTHA ROHRER 1050 TUCKERTOWN ROAD WAKEFIELD RHODE ISLAND 02879 FOR PROPERTIES LOCATED OFF SOUTH ROAD & CURTIS CORNER ROAD IN THE TOWN OF SOUTH KINGSTOWN RHODE ISLAND MAP 39-3, LOT 7 & MAP 47-2, LOT 32 SCALE 1"=60' DATED JULY 2012 \* BY ENVIRONMENTAL PLANNING & SURVEYING, INC.

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



"CURTIS CORNER ESTATES"  
EXISTING CONDITIONS PLAN



MASTER/PRELIMINARY PLAN  
for  
AP 47-2 LOT 32  
CURTIS CORNER ROAD  
in  
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=30'	SHEET NO: 2 OF 5
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 1/28/20	CHECKED BY: JAR
PROJECT NO.: LD-2019-18	

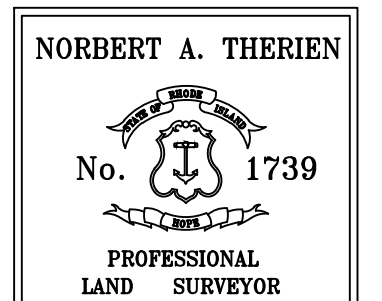
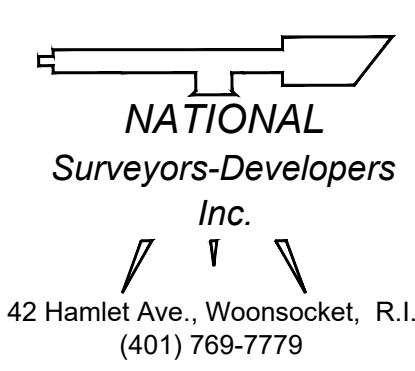
REVISIONS			
No.	DATE	DRWN	CHKD

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: 1/28/20  
NORBERT A. THERIEN, PLS. NO. 1739



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

DRILL HOLE FOUND IN ROCK

DRILL HOLE FOUND ON

APPROX. LOCATION OF COLLAPSED BARN

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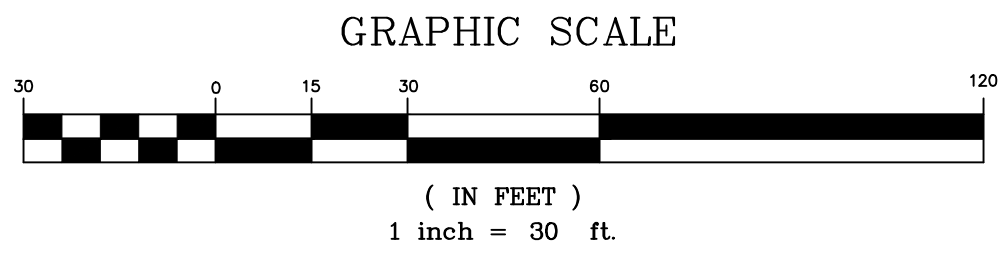
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AND KEN COLE D4038 (7/10/19)

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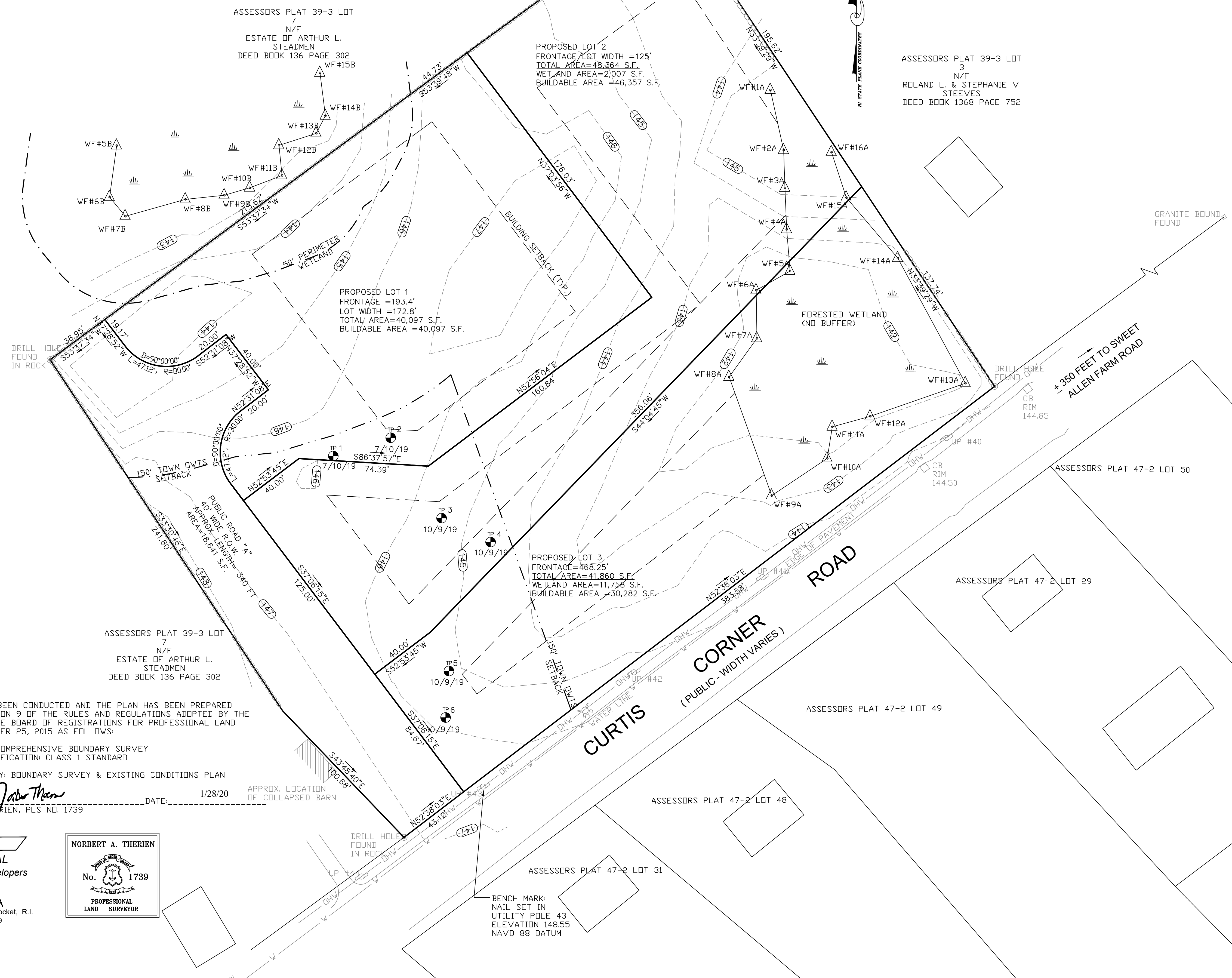
ASSESSORS PLAT 39-3 LOT 16  
N/F  
CHARYL E. SHERMAN  
DEED BOOK 122 PAGE 206

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STREET INDEX  
CURTIS CORNER ROAD

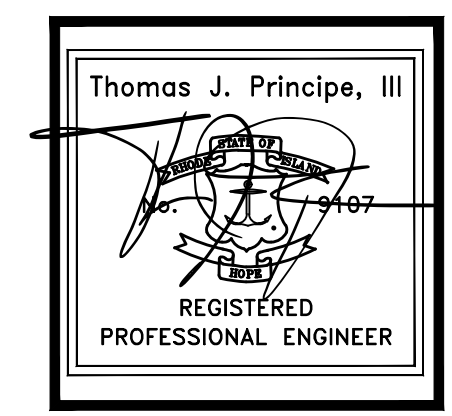
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  - PROPOSED LOTS WILL BE SERVICED BY INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEMS.
  - PUBLIC WATER (SUEZ WATER) IS LOCATED WITHIN CURTIS CORNER ROAD.



LEGEND:

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

OWNER/APPLICANT:  
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MR. JOHN DAGOSTINO  
697 MOONSTONE BEACH ROAD  
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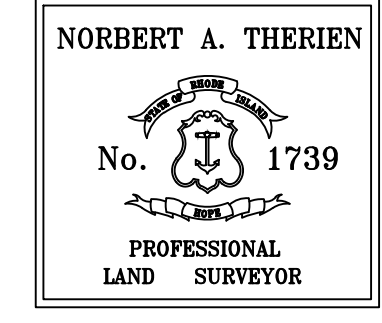


THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

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

BY: *Norbert A. Therien* DATE: 1/28/20  
NORBERT A. THERIEN, PLS. NO. 1739

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



"CURTIS CORNER ESTATES"  
YIELD PLAN

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

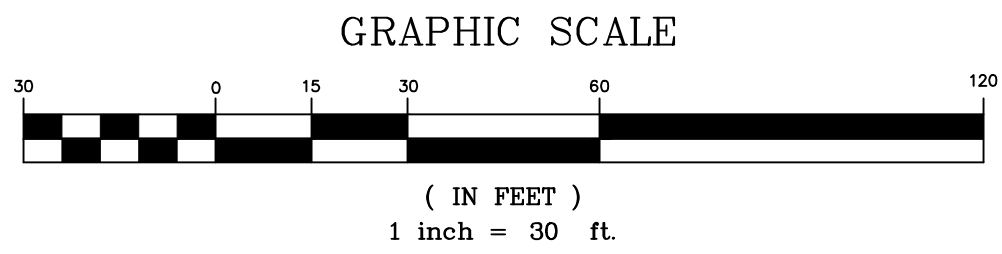
MASTER/PRELIMINARY PLAN  
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AP 47-2 LOT 32  
CURTIS CORNER ROAD  
in  
SOUTH KINGSTOWN, RHODE ISLAND

REVISIONS			
No.	DATE	DRWN	CHKD

SCALE: 1"=30'  
SHEET NO: 3 OF 5  
DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: JAR  
DATE: 1/16/20 PROJECT NO.: LD-2019-18

RIDEM SOIL EVALUATIONS PERFORMED  
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AND KEN COLE D4038 (7/10/19)

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

ASSESSORS PLAT 39-3 LOT 3  
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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  
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MIN. REAR YARD 40 FT  
MIN. CORNER SIDE YARD 30 FT

STREET INDEX  
CURTIS CORNER ROAD

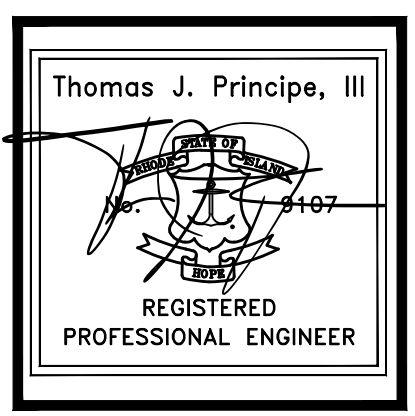
FLEXIBLE DESIGN NOTES:  
1. NUMBER OF PROPOSED BUILDABLE LOTS = 3  
2. PROPOSED LOT 2 & 3 HAVE REDUCED LOT FRONTAGE (89.79'/25' PROVIDED) VERSUS REQUIRED 125' IN THE R-30 ZONE.  
3. DRIVEWAY ACCESS FOR PROPOSED LOT 3 WILL BE VIA A SHARED DRIVEWAY/EASEMENT ON PROPOSED LOT 2 AS SHOWN.  
4. PROPOSED NEW BUILDABLE LOTS WHEN DEVELOPED WILL BE SERVICED BY INDIVIDUAL PRIVATE OWTS AND PUBLIC WATER (SUEZ WATER).

- PROJECT NOTES:
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  - 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.
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LEGEND:

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

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



"CURTIS CORNER ESTATES"  
FLEXIBLE DESIGN PLAN

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

MASTER/PRELIMINARY PLAN  
for  
AP 47-2 LOT 32  
CURTIS CORNER ROAD  
in  
SOUTH KINGSTOWN, RHODE ISLAND

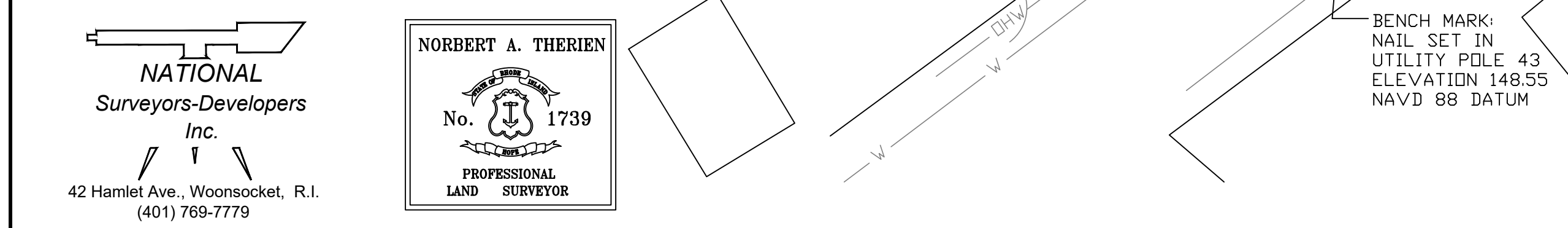
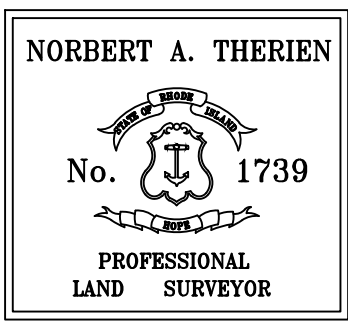
SCALE: 1"=30'	SHEET NO: 4 OF 5
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 1/28/20	CHECKED BY: JAR
	PROJECT NO.: LD-2019-18

REVISIONS			
No.	DATE	DRWN	CHKD

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:

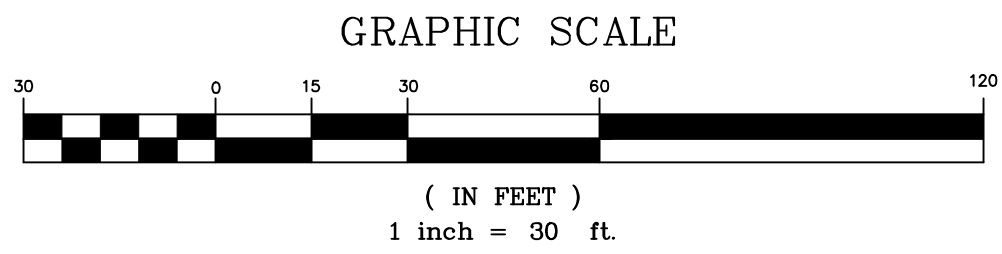
TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD  
PURPOSE OF SURVEY: BOUNDARY SURVEY & EXISTING CONDITIONS PLAN

BY: *Norbert A. Therien* DATE: 1/28/20  
NORBERT A. THERIEN, PLS NO. 1739



RIDEM SOIL EVALUATIONS PERFORMED  
BY THOMAS J. PRINCIPLE, 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

**NOTE:**  
FUTURE POTENTIAL DWELLINGS AND UTILITY LINES (WATER & SEWER) THROUGH THE PROPOSED PRIVATE SUBDIVISION LOTS ARE SHOWN HEREON FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT INTENDED FINAL/APPROVED LOCATION FOR SAID FEATURES. THE UTILITY LOCATIONS HAVE BEEN PROVIDED TO ILLUSTRATE CONFORMANCE WITH A 10-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SERVICES.

**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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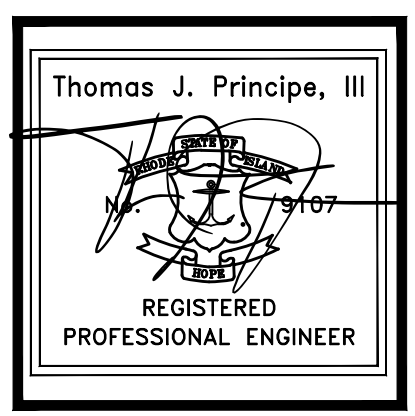
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PROPOSED CONDITIONS PLAN**

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**REVISIONS**

No.	DATE	DRWN	CHKD

**RIDEM OWTS APPLICATIONS:**  
SUBDIVISION LOT 1: #1932-0835 APPROVED 1/15/20  
SUBDIVISION LOT 2: #2032-0031 APPROVED 1/15/20  
SUBDIVISION LOT 3: #2032-0032 (JOINT FFW/OWTS) PENDING

