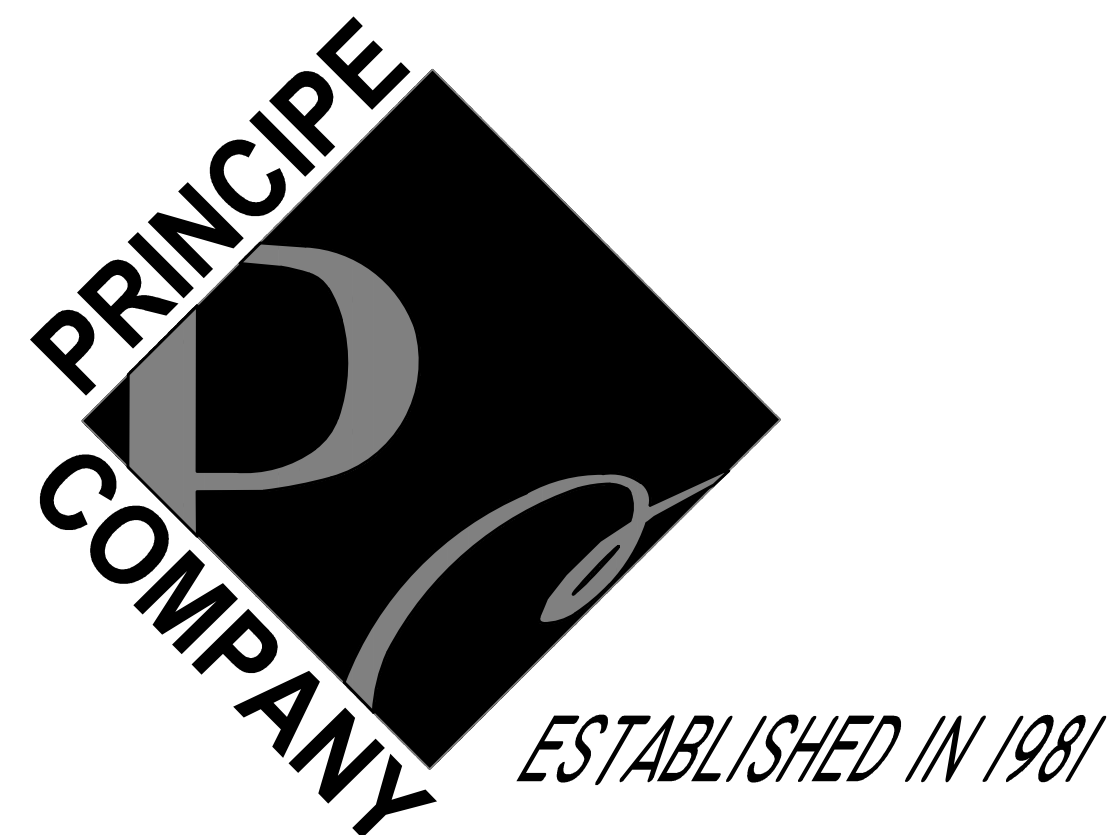


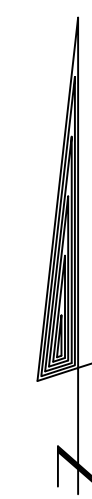
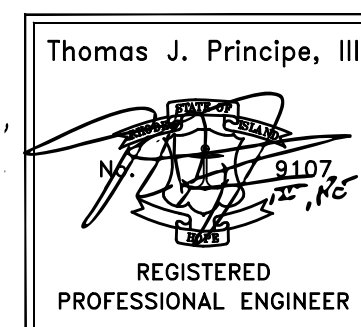
**FINAL PLAN**  
**FOR**  
**"CURTIS CORNER ROAD ESTATES"**  
**MAJOR SUBDIVISION**  
**A.P. 47-2 LOT 32**  
**CURTIS CORNER ROAD**  
**IN**  
**SOUTH KINGSTOWN, RHODE ISLAND**

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

JUNE 18, 2020



AERIAL LOCUS MAP  
 SCALE 1"=100'

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

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 & WETLAND APPLICATIONS:  
 SUBDIVISION LOT 1: #1932-0835 APPROVED 1/15/20  
 SUBDIVISION LOT 2: #2032-0031 APPROVED 1/15/20  
 SUBDIVISION LOT 3: #2032-0032 APPROVED 3/16/20  
 #20-0008 FWW LETTER OF NON-JURISDICTION 3/13/20

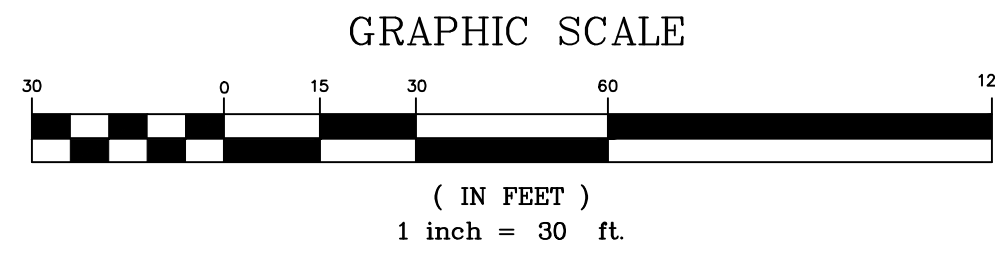
TOWN COMBINED CONCEPTUAL MASTER PLAN AND  
 PRELIMINARY PLAN APPROVAL:  
 6/3/20, BK L1745 PGS. 553-554.

LIST OF DRAWINGS

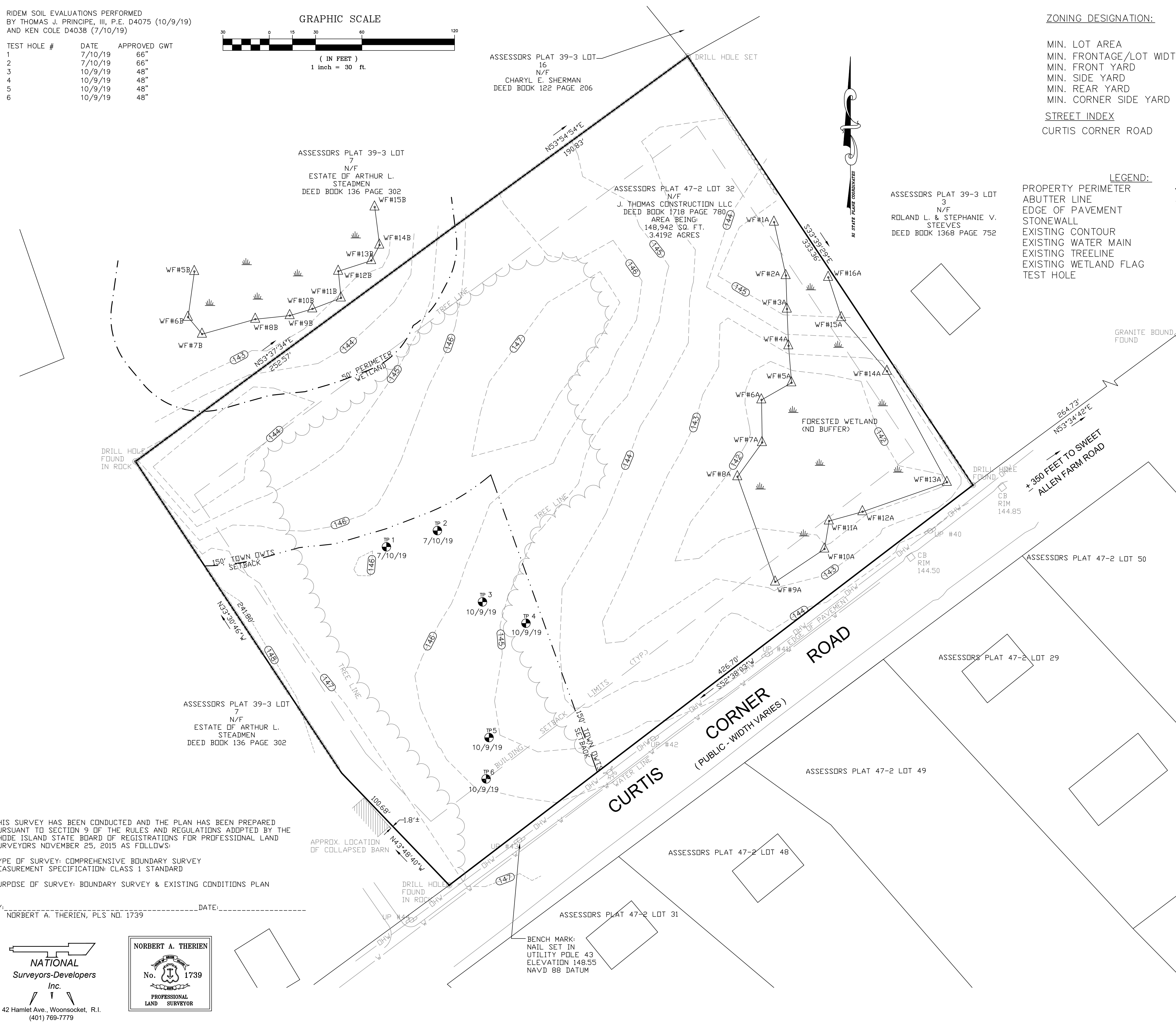
- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN
- 3) PROPOSED CONDITIONS PLAN
- 4) DRAFT RECORD PLAN

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
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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:

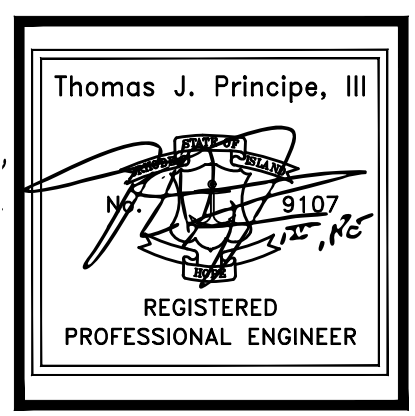
- PROPERTY PERIMETER
- ABUTTER LINE
- EDGE OF PAVEMENT
- STONEWALL
- EXISTING CONTOUR
- EXISTING WATER MAIN
- EXISTING TREELINE
- EXISTING WETLAND FLAG
- TEST HOLE

- PROJECT NOTES:
- DEED REFERENCE: BK 1718, PAGE 780.
  - 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 OWS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
  - THERE ARE NO NATURAL HERITAGE AREAS LOCATED WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
  - 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 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

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

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

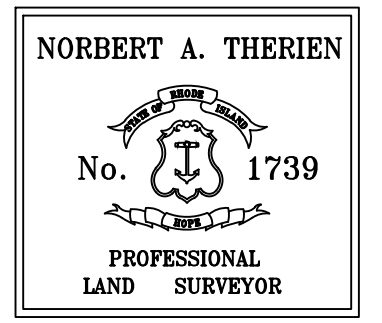
SCALE: 1"=30'	SHEET NO: 2 OF 4
DRAWN BY: JAR	DESIGN BY: JAR
DATE: 6/18/20	CHECKED BY: JAR
PROJECT NO.: LD-2019-18	

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

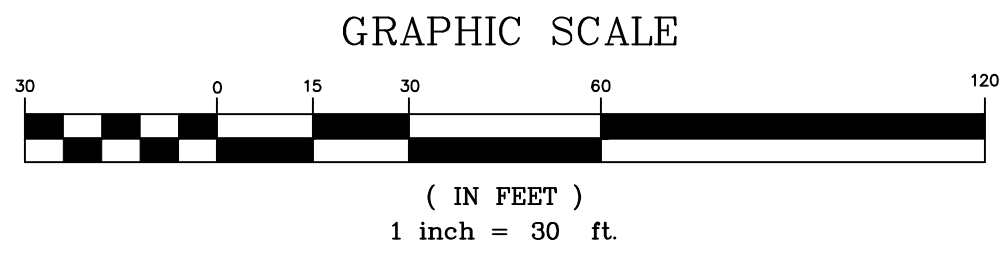
BY: NORBERT A. THERIEN, PLS. NO. 1739 DATE: \_\_\_\_\_



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

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 UTILITIES WITHIN THE PROPOSED PRIVATE SUBDIVISION LOTS ARE SHOWN HEREON FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGE. CURRENT INDIVIDUAL SITE PLAN DETAILS AS SHOWN HEREON HAVE RECEIVED APPROVALS FROM RIDEM OWTS AND THE REQUISITE RIDEM FWW REVIEW HAS BEEN COMPLETED.

**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

**FLEXIBLE DESIGN NOTES:**

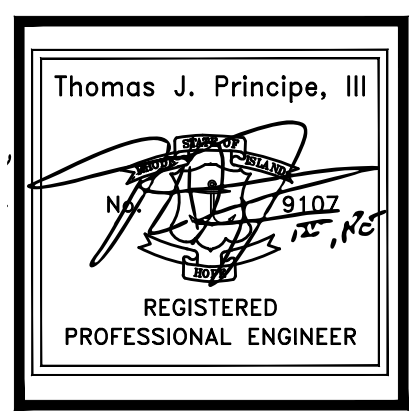
1. NUMBER OF PROPOSED BUILDABLE LOTS = 3
2. PROPOSED LOT 2 & 3 HAVE REDUCED LOT FRONTAGE (89.79'/25' PROVIDED) VERSUS REQUIRED 125' IN THE R-30 ZONE.
3. DRIVEWAY ACCESS FOR PROPOSED LOT 3 WILL BE VIA A SHARED DRIVEWAY/EASEMENT ON PROPOSED LOT 2 AS SHOWN.
4. PROPOSED NEW BUILDABLE LOTS WHEN DEVELOPED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

- PROJECT NOTES:**
1. DEED REFERENCE: BK 1718, PAGE 780.
  2. 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 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.
  3. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL OR UNLESS OTHERWISE SHOWN.
  4. HORIZONTAL DATUM IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND CONTOURS BASED ON NAVD 88 DATUM.
  5. WETLANDS SHOWN HEREON WERE DELINEATED BY ONSITE WASTEWATER INITIATIVE, LLC, 91 FOSTER SHELTON ROAD WAKEFIELD RHODE ISLAND 02879.
  6. 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. 440090184J, MAP DATED OCTOBER 16, 2013.
  7. THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
  8. THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PROPERTY.
  9. THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OF THE RI CRMC.
  10. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE TOWN OF SOUTH KINGSTOWN GROUNDWATER PROTECTION OVERLAY DISTRICT.
  11. THE SUBJECT PARCEL IS LOCATED WITHIN THE SAUGATUCKET RIVER TMDL.
  12. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
  13. THERE ARE NO NATURAL HERITAGE AREAS LOCATED WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
  14. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
  15. THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
  16. SOIL TYPES WITHIN THE SUBDIVISION PARCEL AS MAPPED BY THE USDA, RI SOIL SURVEY ARE N8B, NARRAGANSETT SOILS VERY STONY SILT LOAM, 0-8% SLOPES.
  17. PROPOSED LOTS WILL BE SERVICED BY INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEMS.
  18. 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
- TEST HOLE
- PROPOSED LOT
- PROPOSED BUILDING SETBACK
- PROPOSED WATER SERVICE
- PROPOSED SILT FENCE
- PROPOSED CONTOUR

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



**"CURTIS CORNER ESTATES"  
PROPOSED CONDITIONS PLAN**

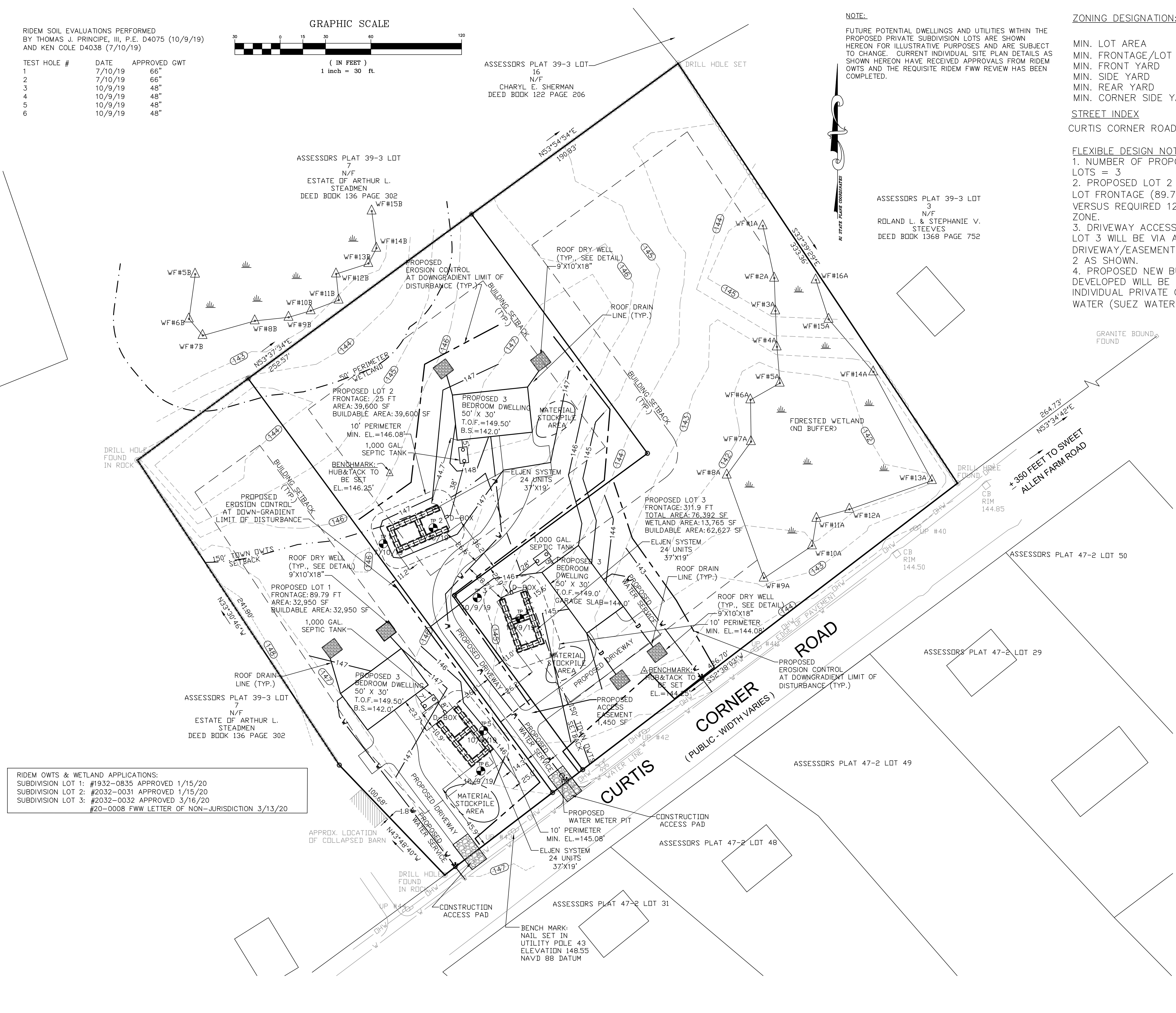
**PRINCIPLE COMPANY, INC.**  
ENGINEERING DIVISION  
PO BOX 298  
TIVERTON, RI 02878  
401-265-1090

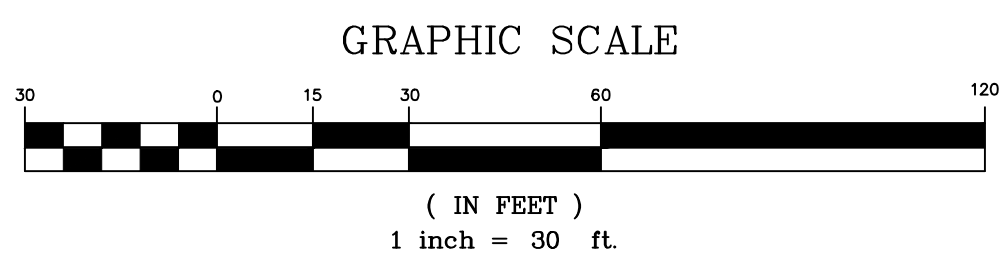
**FINAL PLAN SUBMISSION**  
for  
**AP 47-2 LOT 32**  
**CURTIS CORNER ROAD**  
in  
SOUTH KINGSTOWN, RHODE ISLAND

SCALE: 1"=30'  
SHEET NO: 3 OF 4  
DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: JAR  
DATE: 6/18/20 PROJECT NO.: LD-2019-18

REVISIONS			
No.	DATE	DRWN	CHKD

RIDEM OWTS & WETLAND APPLICATIONS:  
SUBDIVISION LOT 1: #1932-0835 APPROVED 1/15/20  
SUBDIVISION LOT 2: #2032-0031 APPROVED 1/15/20  
SUBDIVISION LOT 3: #2032-0032 APPROVED 3/16/20  
#20-0008 FWW LETTER OF NON-JURISDICTION 3/13/20



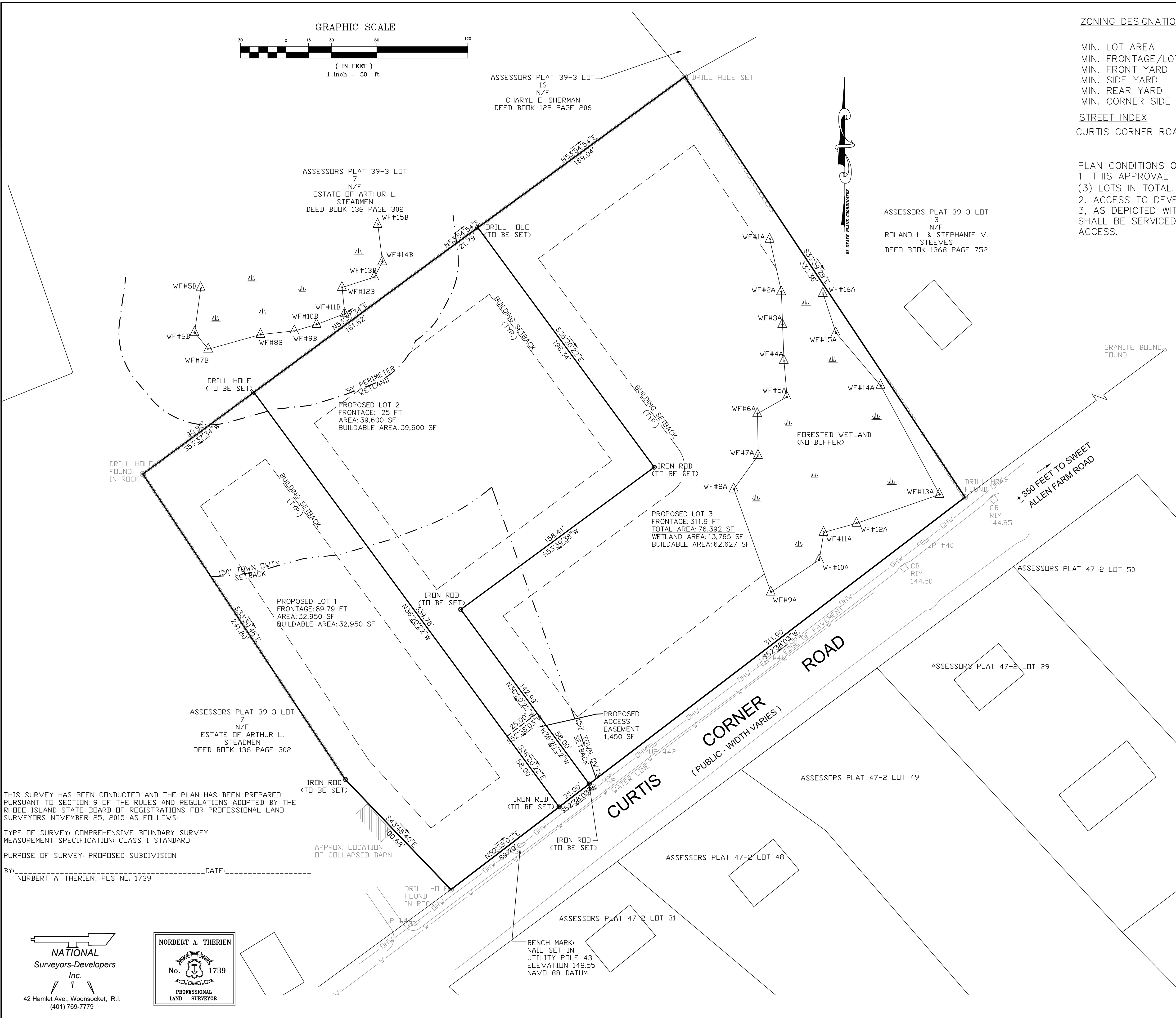


ZONING DESIGNATION: R-30

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

PLAN CONDITIONS OF APPROVAL:  
 1. THIS APPROVAL IS LIMITED TO THREE (3) LOTS IN TOTAL.  
 2. ACCESS TO DEVELOPER'S LOTS 2 AND 3, AS DEPICTED WITHIN THE PLAN SET SHALL BE SERVICED BY A SHARED ACCESS.



TOWN OF SOUTH KINGSTOWN  
 PLANNING BOARD  
 FINAL APPROVAL

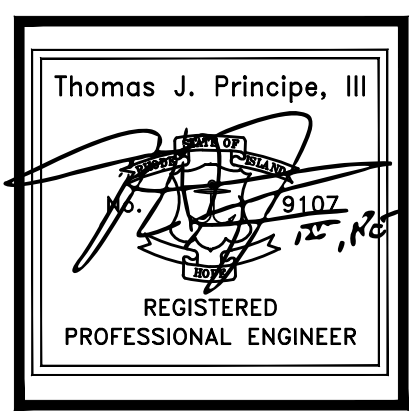
DATE: \_\_\_\_\_

BY: \_\_\_\_\_

LEGEND:

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

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



"CURTIS CORNER ESTATES"

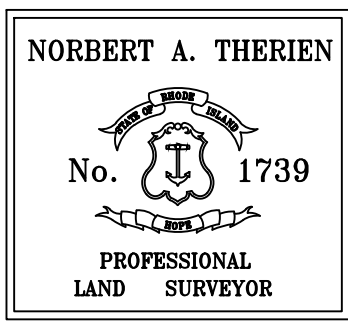
**PRINCIPE COMPANY, INC.**  
 ENGINEERING DIVISION  
 PO BOX 298  
 TIVERTON, RI 02878  
 401-265-1090

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

SCALE: 1"=30' SHEET NO: 1 OF 1  
 DRAWN BY: JAR DESIGN BY: JAR CHECKED BY: JAR  
 DATE: 6/18/20 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: PROPOSED SUBDIVISION  
 BY: NORBERT A. THERIEN, PLS. NO. 1739 DATE: \_\_\_\_\_



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