

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 # 440900185H 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.
- Site is Not located within a Drinking Water Supply Watershed as defined by RIDEM.
- 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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- Final Genesee Acres - Phase II a Residential Compound, Assessor's Plat 467, Lot 41, South Kingstown, Rhode Island, Owners George E. & Nancy Herman Scale: 1"=40' Dated: "Revised Final Plat" Jun 1996, Prepared by: James P. Lowless, R.L.S., P.E. on file in the Town of South Kingstown Land Records Plat C96-164.

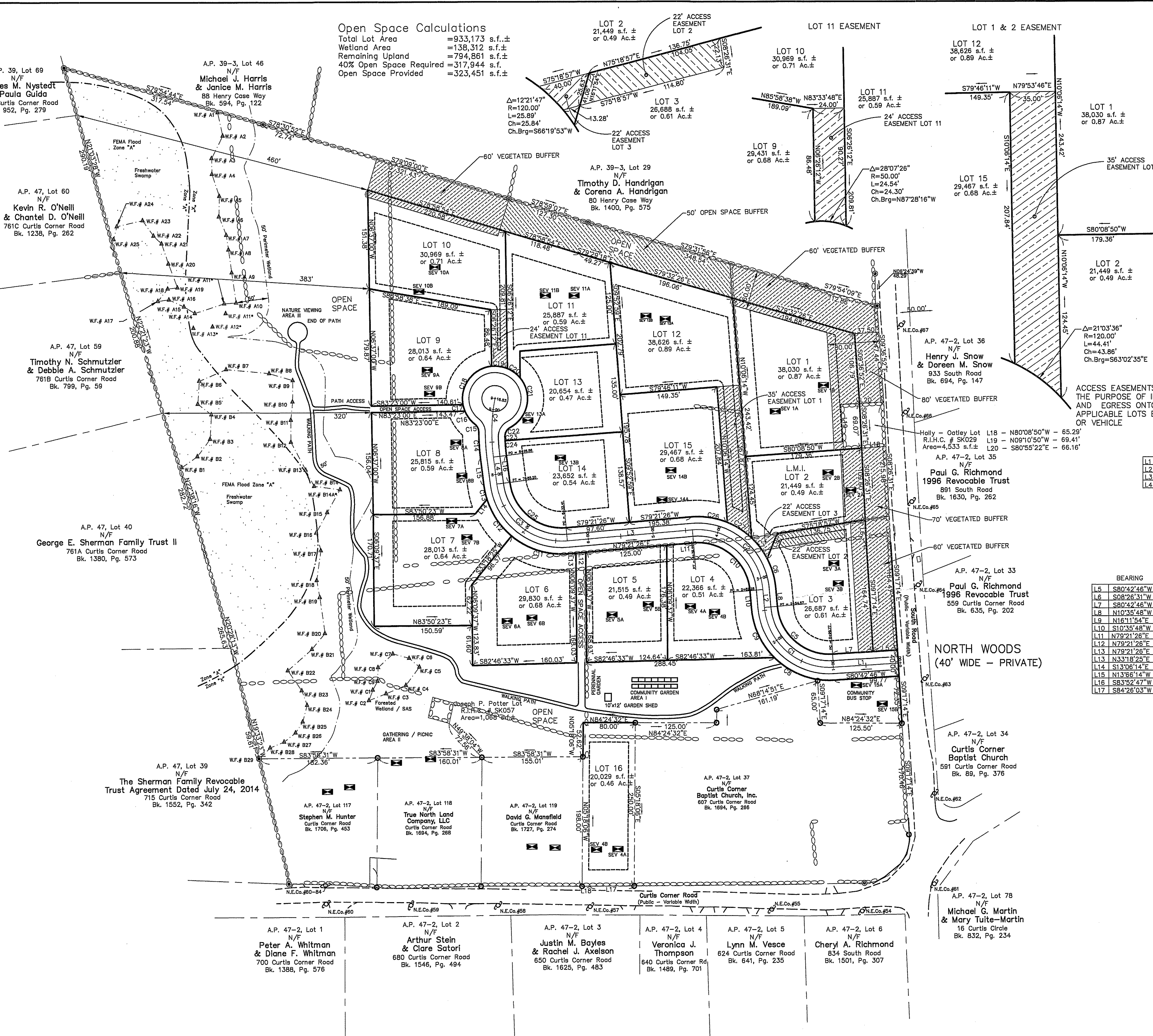
Certification:

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

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 - Lot Geometry Plan".

By: *Michael A. Fontaine* Date: 6-15-2020  
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 = 323,451 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 - 35' WIDE)**  
© ROADWAY GEOMETRY

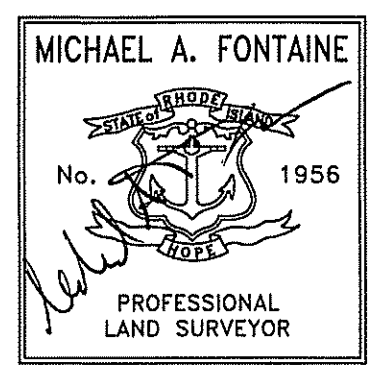
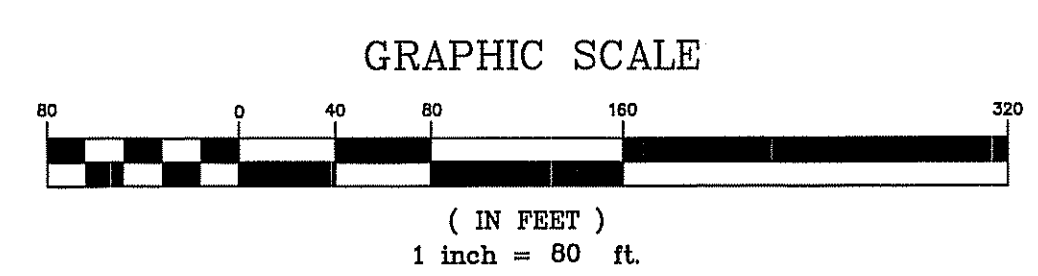
BEARING	DISTANCE	DELTA	RADIUS	ARC
L1 S80°42'46"W	98.77'	C1 88°41'26"	100.00'	154.79'
L2 N10°35'48"W	27.72'	C2 80°02'45"	100.00'	157.16'
L3 S79°21'26"W	192.97'	C3 87°32'20"	100.00'	152.78'
L4 N13°06'14"W	41.66'	C4 18°03'33"	285.43'	89.97'

**LOT GEOMETRY**

BEARING	DISTANCE	DELTA	RADIUS	ARC	CHORD	CH BEARING
L5 S80°22'46"W	37.50'	C5 88°41'26"	80.00'	123.84'	111.84'	N54°56'31"W
L6 S80°26'31"W	37.21'	C6 22°43'41"	120.00'	47.60'	47.29'	N21°57'39"W
L7 S80°42'46"W	62.27'	C7 19°11'17"	120.00'	40.19'	40.00'	N42°55'08"W
L8 N10°35'48"W	27.72'	C8 48°16'14"	120.00'	101.10'	98.13'	S75°59'07"E
L9 N18°11'54"E	41.06'	C9 40°25'12"	120.00'	84.86'	82.91'	S30°48'24"E
L10 S10°35'48"W	27.72'	C10 60°02'45"	80.00'	125.73'	113.18'	S53°17'11"E
L11 N79°21'26"E	41.18'	C11 44°48'19"	120.00'	93.84'	91.47'	S78°14'24"E
L12 S2°27'04"W	15.05'	C12 32°27'04"	120.00'	67.97'	67.06'	S30°36'43"E
L13 N79°21'26"E	11.75'	C13 101°6'57"	120.00'	21.54'	21.51'	S181°44'42"E
L14 N83°18'25"E	28.33'	C14 07°40'06"	305.43'	40.85'	40.85'	S69°16'11"E
L15 S13°06'14"E	41.66'	C15 52°23'33"	15.00'	13.71'	13.24'	S31°37'24"E
L16 S83°52'47"W	68.15'	C16 29°16'56"	50.00'	25.55'	25.28'	S43°10'13"E
L17 S84°26'03"W	11.85'	C17 11°56'21"	50.00'	10.42'	10.40'	S22°33'34"E
		C18 85°03'25"	50.00'	82.85'	73.76'	S30°56'19"W
		C19 28°07'25"	50.00'	24.54'	24.30'	N87°28'16"W
		C20 28°07'25"	50.00'	24.54'	24.30'	N59°20'51"W
		C21 101°58'32"	50.00'	88.99'	77.70'	N05°42'07"E
		C22 63°29'33"	15.00'	16.62'	15.78'	N24°56'36"E
		C23 01°22'58"	265.43'	6.41'	6.41'	N07°29'40"W
		C24 04°55'05"	265.43'	22.78'	22.78'	N10°38'41"W
		C25 87°32'20"	80.00'	122.23'	110.68'	N56°52'24"W
		C26 27°04'11"	120.00'	56.69'	56.17'	N87°08'28"W
		C27 21°03'36"	120.00'	44.11'	43.86'	N63°02'35"W

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

W.F.# A13\* Wetland Flag Removed by RIDEM  
W.F.# A10\* Wetland Flag Added/Moved by RIDEM  
W.F.# A10 Wetland Flag  
L.M.I. Low & Moderate Income Persons



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	6/7/2020
4	Revise Lots 5, 6 & 9 Add Garden Shed and Open Space Access (2)	MAF	6/12/2020

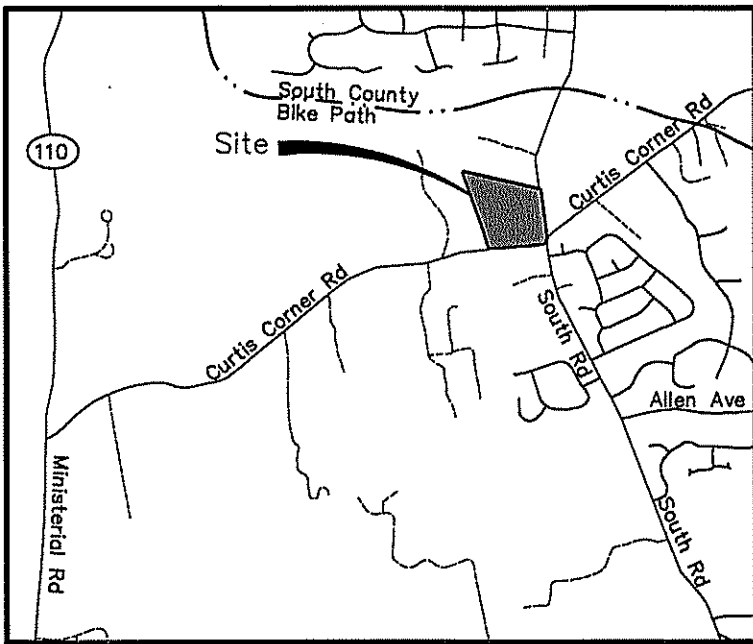


Michael A. Fontaine, PLS  
593 Green Hill Beach Road  
South Kingstown, RI 02879  
ghb593@verizon.net  
(401)793-6777

Scale: 1"=80'  
Date: 11-30-2020  
Drawn By: MAF  
Checked By: MAF  
Job #: 17-055  
Map #: 17-055  
Sheet: 3 of 6

CONCEPTUAL MASTER PLAN  
FLEXIBLE DESIGN RESIDENTIAL PROJECT (FDRP)  
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





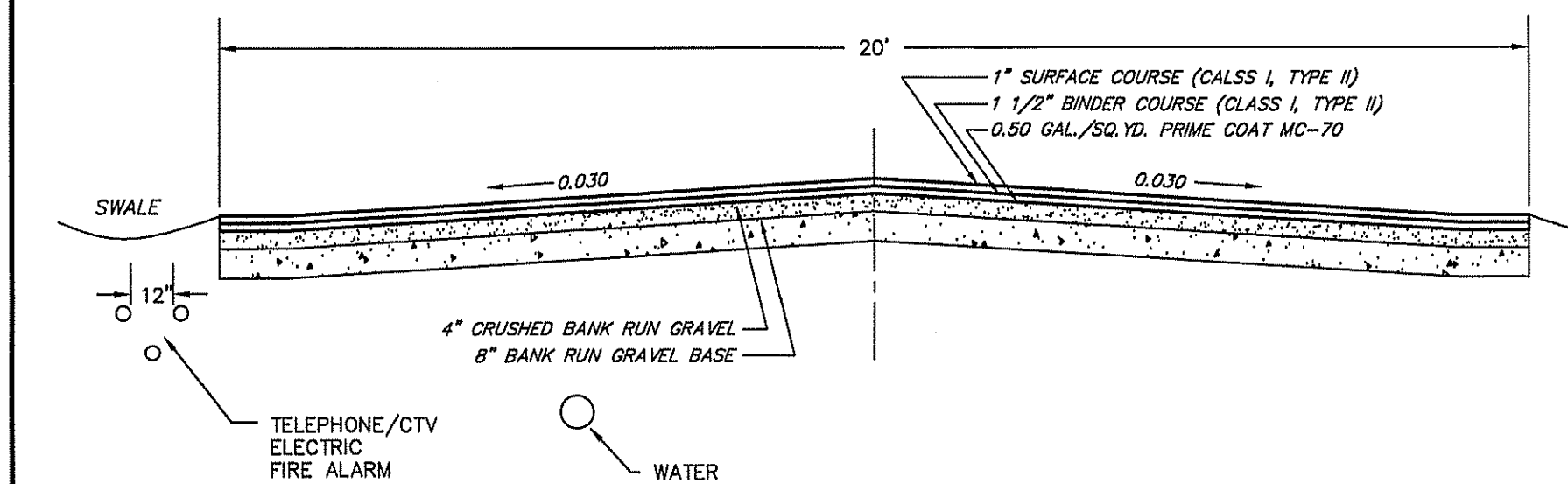
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TYPICAL PAVEMENT CROSS SECTION  
NOT TO SCALE

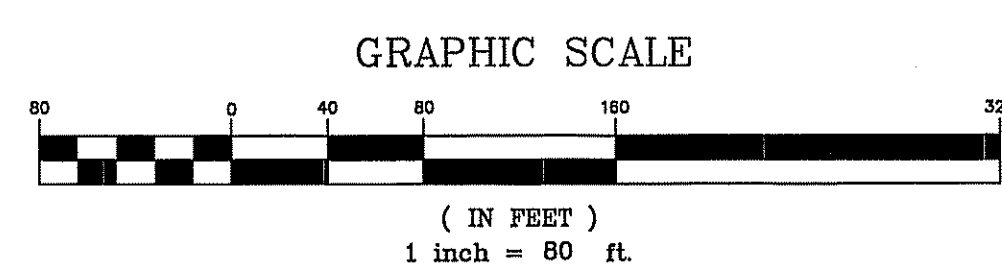
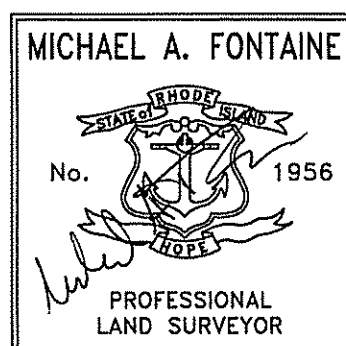
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By: *Michael A. Fontaine* Date: 6-15-2020  
Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553

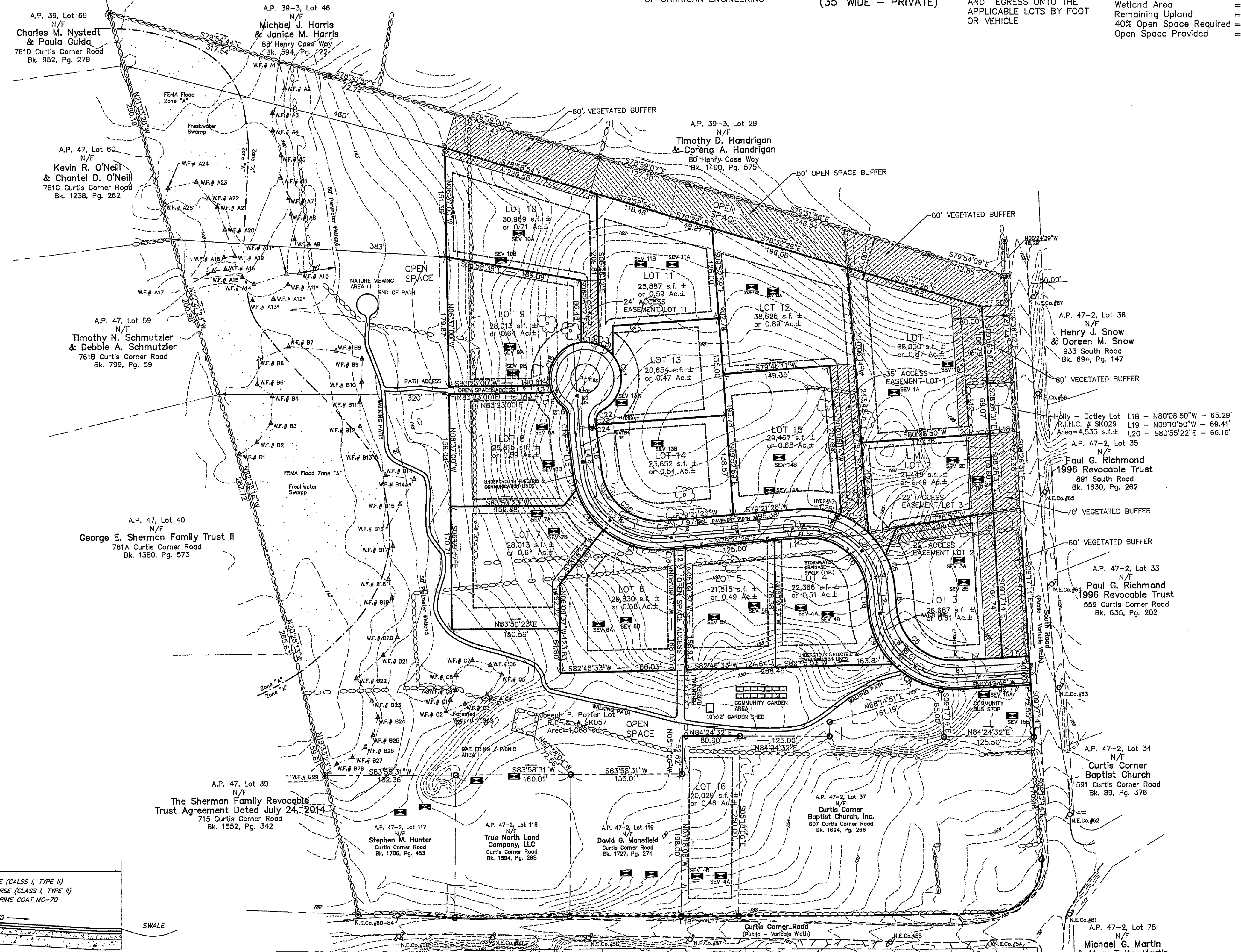


STORMWATER DRAINAGE  
INFORMATION A PRODUCT  
OF CARRIGAN ENGINEERING

NORTH WOODS WAY  
(35' 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.±  
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Curtis Corner Road

Owner/Applicant

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Unit E9  
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ROADWAY GEOMETRY

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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

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2	Revise Title / Zoning Data Block	MAF	3/18/2020
3	Revise Roadway location & lots	MAF	6/7/2020



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Scale: 1"=80'  
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Job #: 17-055  
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