



November 21, 2019

**NARRATIVE SUMMARY (Pre-Application)  
“CURTIS CORNER ROAD ESTATES”  
AP 47-2, LOT 32  
CURTIS CORNER ROAD**

**Existing Site Conditions:**

The proposed “Curtis Corner Road Estates” is planned for the property designated as AP 47-2 Lot 32 along Curtis Corner Road in the Town of South Kingstown. The parcel area, zoned R-30, is 3.42 acres with approximately 426 feet of frontage on Curtis Corner Road. The existing property contains no existing structures and is predominantly comprised of wooded area. The property contains a forested wetland at the south-easterly corner of the lot. In addition, another forested wetland exists off of the northwesterly property limits. A 50-foot wetland perimeter from this wetland edge extends into the subject property.

**Proposed Development Summary:**

The proposed development at this pre-application stage consists of a frontage subdivision to accommodate three (3) residential house lots. The proposed subdivision has been configured based on the flexible design provisions of Section 502.2 of the Town of South Kingstown Zoning Ordinance and will feature two of the three lots with less than the required 125-foot lot frontage/width in the R-30 zone. All other dimensional regulations and standards for the lots have been met. Eventual house construction on the created lots will utilize public water (United Water) and individual on-site wastewater treatment systems.