



# Town of South Kingstown, Rhode Island

PLANNING DEPARTMENT  
180 High Street  
Wakefield, RI 02879  
Tel (401) 789-9331 x1244  
Fax (401) 789-9792

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B/P:1750/Pas 449 - 451: (3 pas)  
INST# 7497  
TOWN OF SOUTH KINGSTOWN, RI

July 23, 2020

John D'Agostino  
697 Moonstone Beach Road  
Wakefield, RI 02891

RE: **FINAL PLAN REVIEW, MAJOR SUBDIVISION** – Curtis Corner Estates, proposed subdivision of one (1) existing parcel into three (3) lots for development, with waivers requested for the provision of less than the required frontage for two (2) of the proposed lots, AP 47-2, Lot 32 located off Curtis Corner Road

Dear Mr. D'Agostino,

Please find enclosed a copy of the Certificate of Completeness dated **July 23, 2020** relative to the application for Final Approval for the **Curtis Corner Estates Major Subdivision**. By virtue of this Certification, the Final Plan is considered approved in accordance with the plans, documents and supplementary information submitted in support of the application.

Final Approval for the **Curtis Corner Estates Major Subdivision**, Assessor's Plat 47-2, Lot 32, is based on the plan set which includes:

- "Title Sheet", "Existing Conditions Plan, Sheet 2 of 4" and "Proposed Conditions Plan, Sheet 3 of 4", from the *Final Plan for "Curtis Corner Road Estates" Major Subdivision*, AP 47-2, Lot 32, Curtis Corner Road in South Kingstown, Rhode Island, dated June 18, 2020, prepared by Principe Company, Inc., Engineering Division, PO Box 298, Tiverton, Rhode Island 02878.
- "Record Subdivision Plan, Sheet 1 of 1", AP 47-2 Lot 32, Curtis Corner Road in South Kingstown, Rhode Island, dated June 18, 2020, prepared by Principe Company, Inc., Engineering Division, PO Box 298, Tiverton, Rhode Island 02878.

This approval is subject to the following Conditions of Approval:

### Conditions of Approval

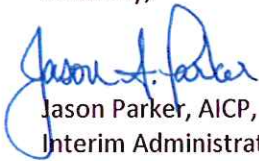
1. Approval is limited to three (3) lots in total, all serviced by individual Onsite Wastewater Treatment Systems (OWTS) and public water.
2. Access to developer's proposed Lots 2 and 3, as depicted within the plan set, shall be serviced by a shared access.
3. All survey monumentation shown on the Plan Set as "to be set", including iron rods and drill holes, shall be installed in the field to define the parcel boundaries. The mylar Record Plan to be recorded shall indicate that such survey monumentation has been set prior to recording of the plan.
4. The applicant shall submit the revised Record Plan, Sheet 1 of 1 (in accordance with condition #3 above) from the approved Final Plan set, on polyester film to the Administrative Officer for endorsement, and shall record the same in the Town of South Kingstown Land Evidence Records.

John D'Agostino  
Curtis Corner Estates Major Subdivision - Final Plan Approval  
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5. All necessary legal documentation in support of the subdivision shall be recorded in the South Kingstown Land Evidence Records concurrent with the Record Plan and shall include fully executed warranty deeds and driveway easement and maintenance agreement for Lots 2 and 3.
6. Physical Alteration Permits from the Town of South Kingstown must be received for any new or modified curb cuts prior to installation.
7. Soil Erosion, Run Off and Sedimentation Control (SERSC) Permit's must be issued from the Town's Department of Public Services prior to applying for any building permits on the lots.
8. This approval shall expire one (1) year from the date of issuance, unless within such time, the approved Final Plan and required legal documentation is submitted for signature and recording as specified above.

This Final Plan approval is considered a decision of the Administrative Officer of the Planning Board. In accordance with Section 505.1.D.3 of the Town of South Kingstown Zoning Ordinance any party aggrieved by a decision of the Administrative Officer shall have the right to appeal that decision to the Planning Board of Appeals in accordance with the procedure set forth in Article XII of the Subdivision and Land Development Regulations. The appeal must be taken within twenty (20) days of the day the decision is recorded and posted in the Town Clerk's Office

Sincerely,



Jason Parker, AICP, CFM  
Interim Administrative Officer  
South Kingstown Planning Board

cc: John F. Kenyon, Attorney



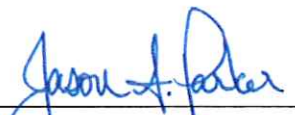
**CERTIFICATE OF COMPLETENESS**

**Major Subdivision  
Final Plan Submittal**

This letter serves as notice to the owners and applicant, **John D'Agostino**, that the Final Plan application submitted for the project referred to as **Curtis Corner Estates**, located on **AP 47-2, Lot 32** on Curtis Corner Road, received by the Town of South Kingstown Planning Department on **July 20, 2020** has been deemed **complete**.

If you should have any questions about this determination, please contact Jay Parker, Principal Planner, at (401) 789-9331 x1245.

This Certificate of Completeness is considered a decision of the Administrative Officer of the Planning Board. In accordance with Section 505.1.D.3 of the Town of South Kingstown Zoning Ordinance any party aggrieved by a decision of the Administrative Officer shall have the right to appeal that decision to the Planning Board of Appeals in accordance with the procedure set forth in Article XII of the Subdivision and Land Development Regulations. The appeal must be taken within twenty (20) days of the day the decision is recorded and posted in the Town Clerk's Office.

  
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Jason A. Parker, AICP, CFM  
Interim Administrative Officer  
Town of South Kingstown Planning Board

July 23, 2020

Date

CC: John F. Kenyon, Attorney