



January 28, 2020

**NARRATIVE REPORT (MASTER/PRELIMINARY SUBMISSION)
“CURTIS CORNER ESTATES”
AP 47-2 LOT 32
CURTIS CORNER ROAD**

Existing Site Conditions:

The proposed “Curtis Corner Estates” is planned for the property designated as AP 47-2 Lot 37 on Curtis Corner Road in the Town of South Kingstown. The parcel area, zoned R-30, is 3.42 acres with frontage along Curtis Corner Road. Lot 32 is a currently undeveloped property. A forested wetland wooded swamp (<3 acres in size) is located on the property at the southeasterly corner. This wetland system does not have a jurisdictional wetland perimeter due to its size. An additional jurisdictional wetland resource area exists off of the northerly property line of the subject property. Soil evaluations have performed on the property (six (6) in total) and yielded a groundwater table between 48” and 66”.

Proposed Development Summary:

The proposed development consists of a single-family residential frontage subdivision to accommodate three (3) total buildable 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 (Suez Water) and private on-site wastewater treatment systems (OWTS).

Finally, based on the proposed lot configuration, subdivision Lot 2 and Lot 3 will share a common access (as shown on the proposed conditions plan) in order reduce the necessary number of curb cuts on Curtis Corner Road and minimize land disturbance.

A fiscal impact analysis has been provided herein which discusses the approximate population increase and number of school-aged children expected from the proposed development.



Attached to this narrative summary are the following maps and documents:

- 1) Aerial Photograph
- 2) Vicinity Map
- 3) Wetland report from Biologist
- 4) Fiscal Impact Summary
- 5) 200' Abutters Map and Abutters List

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