



**SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO**

**The Village at Curtis Corner
Major Subdivision/Comprehensive Permit
Establishment of Performance Bond**

Project Type:	Major Subdivision/Comprehensive Permit		
Review Stage:	Conceptual Master Plan		
Address:	Curtis Corner Road (~700 west of Kingstown Road [Rt. 108])		
Plat:	40-4	Lot:	55
Parcel Size:	28.06 Acres	Zoning District:	R20
Applicant:	5A Builders, LLC 15 Robertson Road Narragansett, RI 02882	Owner:	5A Builders, LLC 15 Robertson Road Narragansett, RI 02882
Current Plan Set:	<i>'Preliminary Plan Submission – The Village at Curtis Corner'</i> , Curtis Corner Road, South Kingstown, Rhode Island, Assessor's Plat 40-4, Lot 55, Sheets 1 through 17, with revisions through <u>October 28, 2020</u> , prepared by DiPrete Engineering, Two Stafford Court, Cranston, RI 02920.		

Description

The applicant is seeking to establish a performance bond in the amount of \$1,222,943 for the roads, infrastructure and other site improvements associated with this proposed development. The Planning Board approved the Preliminary Plan for this application on March 9, 2021 however a request to establish a bond was not included with that application. At this time, the applicant has not yet submitted for Final Plan approval.

The Department of Public Services has reviewed the cost estimate for the roadway improvements and is in agreement that that they meet Town requirements and provides sufficient estimated costs for surface pavement and incidentals to meet post-recording construction.

Draft Motion for Consideration

Motion: "The South Kingstown Planning Board hereby establishes the requirement that the developer post a Performance Bond in the amount of \$1,222,943 prior to recording the Village at Curtis Corner Major Subdivision/Comprehensive Permit project."