

**CROSSMAN ENGINEERING**  
Rhode Island Massachusetts  
151 Centerville Road 103 Commonwealth Avenue  
Warwick, RI 02886 North Attleboro, MA 02763  
Phone: (401) 738-5660 Phone: (508) 895-1700  
Email: cai@crossmaneng.com

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**PROJECT TITLE:**  
MINOR SUBDIVISION PLAT MAP 14, LOT 21 ZONING DISTRICT RESIDENTIAL DISTRICT (RA 65)

**DOUGLAS PIKE (ROUTE 7) NORTH SMITHFIELD, RHODE ISLAND**

**PREPARED FOR:**  
MR. EDWARD BAFFONI  
393 DOUGLAS PIKE  
NORTH SMITHFIELD,  
RHODE ISLAND

**DRAWING TITLE:**  
PRELIMINARY SUBDIVISION PLAN

DATE: OCTOBER 2018	SCALE: 1" = 40'	
Dwg. Name: 2299-SUB.dwg		
REVISIONS		
NUMBER	REMARKS	DATE

**DRAWING NUMBER**  
**C1**  
SHEET: 1 OF 2

**GENERAL NOTES:**

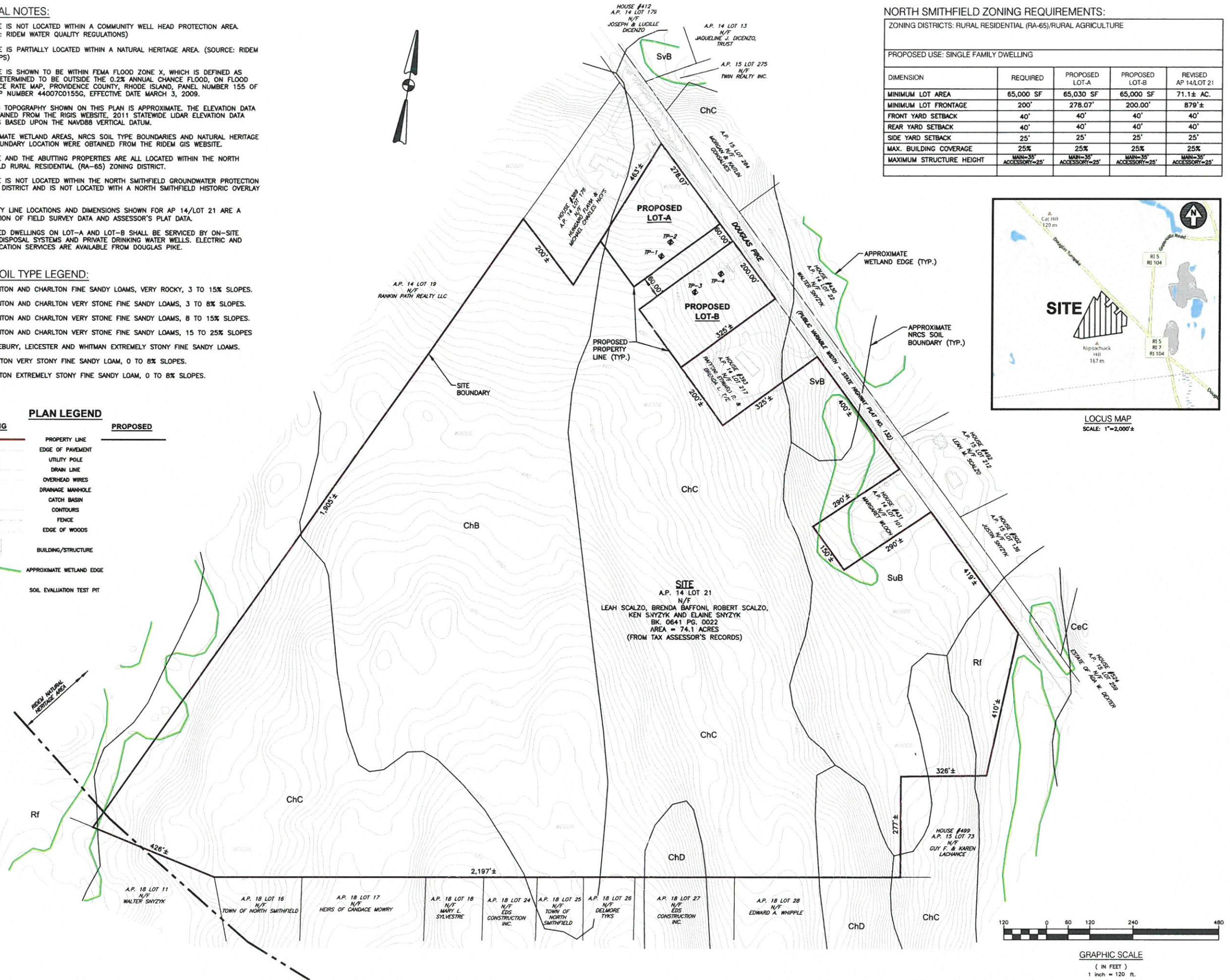
1. THE SITE IS NOT LOCATED WITHIN A COMMUNITY WELL HEAD PROTECTION AREA. (SOURCE: RIDEM WATER QUALITY REGULATIONS)
2. THE SITE IS PARTIALLY LOCATED WITHIN A NATURAL HERITAGE AREA. (SOURCE: RIDEM GIS MAPS)
3. THE SITE IS SHOWN TO BE WITHIN FEMA FLOOD ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, ON FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND, PANEL NUMBER 155 OF 451, MAP NUMBER 44007C0155G, EFFECTIVE DATE MARCH 3, 2009.
4. EXISTING TOPOGRAPHY SHOWN ON THIS PLAN IS APPROXIMATE. THE ELEVATION DATA WAS OBTAINED FROM THE RIGIS WEBSITE, 2011 STATEWIDE LIDAR ELEVATION DATA WHICH IS BASED UPON THE NAVD88 VERTICAL DATUM.
5. APPROXIMATE WETLAND AREAS, NRCS SOIL TYPE BOUNDARIES AND NATURAL HERITAGE AREA BOUNDARY LOCATION WERE OBTAINED FROM THE RIDEM GIS WEBSITE.
6. THE SITE AND THE ABUTTING PROPERTIES ARE ALL LOCATED WITHIN THE NORTH SMITHFIELD RURAL RESIDENTIAL (RA-65) ZONING DISTRICT.
7. THE SITE IS NOT LOCATED WITHIN THE NORTH SMITHFIELD GROUNDWATER PROTECTION OVERLAY DISTRICT AND IS NOT LOCATED WITHIN A NORTH SMITHFIELD HISTORIC OVERLAY DISTRICT.
8. PROPERTY LINE LOCATIONS AND DIMENSIONS SHOWN FOR AP 14/LOT 21 ARE A COMPILATION OF FIELD SURVEY DATA AND ASSESSOR'S PLAT DATA.
9. PROPOSED DWELLINGS ON LOT-A AND LOT-B SHALL BE SERVICED BY ON-SITE SEWAGE DISPOSAL SYSTEMS AND PRIVATE DRINKING WATER WELLS. ELECTRIC AND COMMUNICATION SERVICES ARE AVAILABLE FROM DOUGLAS PIKE.

NRCS SOIL TYPE LEGEND:

CEC - CANTON AND CHARLTON FINE SANDY LOAMS, VERY ROCKY, 3 TO 15% SLOPES.  
CHB - CANTON AND CHARLTON VERY STONE FINE SANDY LOAMS, 3 TO 8% SLOPES.  
CHC - CANTON AND CHARLTON VERY STONE FINE SANDY LOAMS, 8 TO 15% SLOPES.  
CHD - CANTON AND CHARLTON VERY STONE FINE SANDY LOAMS, 15 TO 25% SLOPES.  
RF - RIDGEBURY, LEICESTER AND WHITMAN EXTREMELY STONY FINE SANDY LOAMS.  
SUB - SUTTON VERY STONY FINE SANDY LOAM, 0 TO 8% SLOPES.  
SVB - SUTTON EXTREMELY STONY FINE SANDY LOAM, 0 TO 8% SLOPES.

### **PLAN LEGEND**

**PROPOSED**



## **NORTH SMITHFIELD ZONING REQUIREMENTS:**

ZONING DISTRICTS: RURAL RESIDENTIAL (RA-65)/RURAL AGRICULTURE

**PROPOSED USE: SINGLE FAMILY DWELLING**

DIMENSION	REQUIRED	PROPOSED LOT-A	PROPOSED LOT-B	REVISED AP 14/LOT 21
MINIMUM LOT AREA	65,000 SF	65,030 SF	65,000 SF	71.1± AC.
MINIMUM LOT FRONTAGE	200'	278.07'	200.00'	879.0±
FRONT YARD SETBACK	40'	40'	40'	40'
REAR YARD SETBACK	40'	40'	40'	40'
SIDE YARD SETBACK	25'	25'	25'	25'
MAX. BUILDING COVERAGE	25%	25%	25%	25%
MAXIMUM STRUCTURE HEIGHT	MAIN=35' ACCESSORY=25'	MAIN=35' ACCESSORY=25'	MAIN=35' ACCESSORY=25'	MAIN=35' ACCESSORY=25'



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MINOR SUBDIVISION  
PLAT MAP 14, LOT 21  
ZONING DISTRICT:  
RESIDENTIAL DISTRICT (RA 65)

DOUGLAS PIKE (ROUTE 7)  
NORTH SMITHFIELD,  
RHODE ISLAND

PREPARED FOR:

MR. EDWARD BAFFONI  
393 DOUGLAS PIKE  
NORTH SMITHFIELD,  
RHODE ISLAND

DRAWING TITLE:

## PRELIMINARY SITE PLAN

E: OCTOBER 2018

S. NAME: ROBERT JAMES BROWN

SESSIONS

WING NUMBER

C2

SHEET: 2 OF: 2