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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

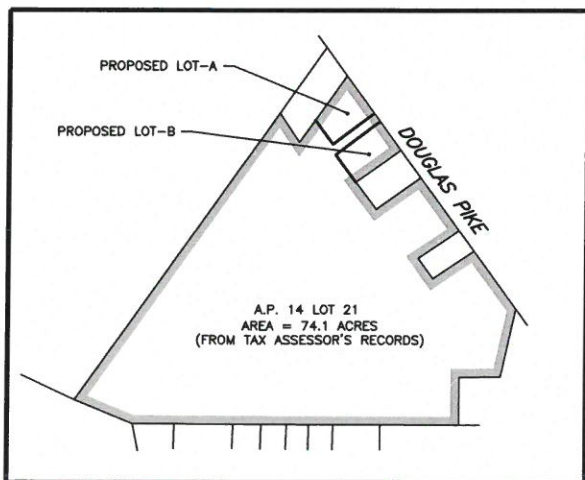
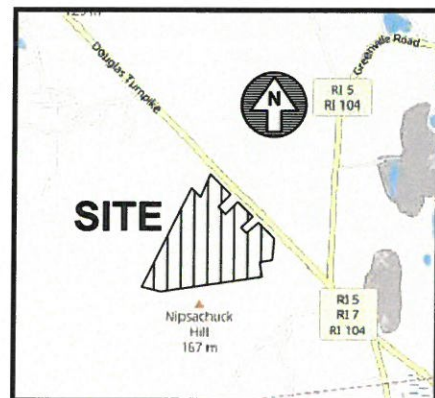
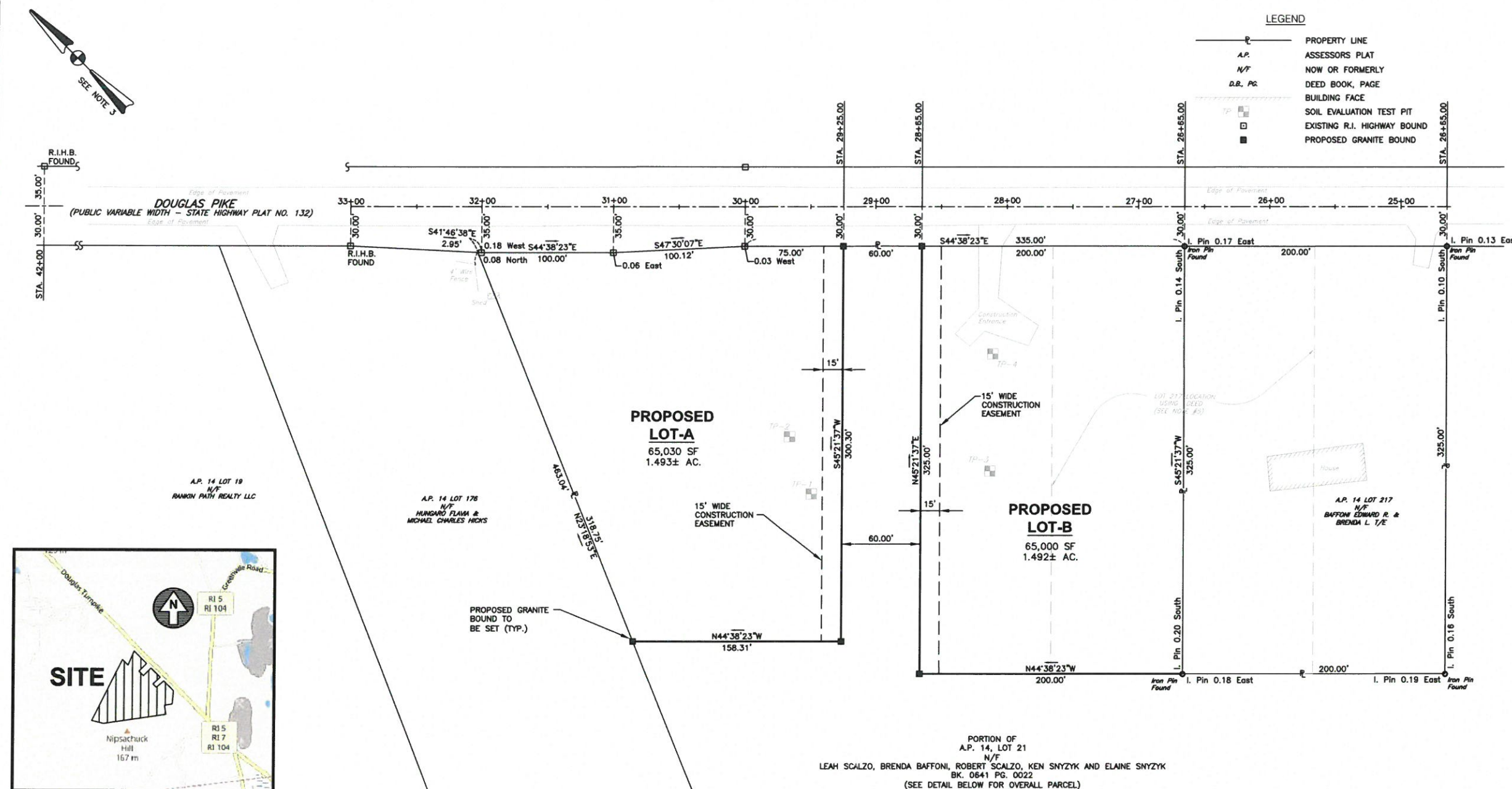
DRAWING TITLE:
PRELIMINARY
SUBDIVISION PLAN

DATE: OCTOBER 2018
SCALE: 1" = 40'
DWG. NAME: 2299-SUB.dwg

REVISIONS
NUMBER REMARKS DATE

NUMBER	REMARKS	DATE

DRAWING NUMBER
C1
SHEET: 1 OF 2



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'±
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'

NOTES:

- FIELD SURVEY WORK FOR EXISTING CONDITIONS PERFORMED BY CROSSMAN ENGINEERING IN MAY AND JUNE OF 2018.
- UTILITY NOTE: THE UTILITIES SHOWN HEREON ARE PLOTTED FROM FIELD LOCATION OF VISIBLE ABOVE GROUND STRUCTURES. NO INVERTS HAVE BEEN MEASURED AND NO RESEARCH HAS BEEN PERFORMED. ALL UNDERGROUND UTILITY INFORMATION SHOWN HEREON MUST BE VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THIS SITE. THE CONTRACTOR OR USER OF THIS PLAN SHOULD CONTACT DIGSAFE PRIOR TO ANY WORK. CROSSMAN ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE UNDERGROUND INFORMATION SHOWN.
- THE HORIZONTAL DATUM IS THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM (NAD83).
- OWNERS AND ABUTTERS INFORMATION TAKEN FROM THE TOWN OF NORTH SMITHFIELD TAX ASSESSORS RECORDS IN MAY OF 2018. THIS INFORMATION IS NOT INTENDED TO BE A CERTIFICATION TO TITLE OR OWNERSHIP FOR THE PROPERTIES SHOWN. NO TITLE RESEARCH OR REPORTS HAVE BEEN PROVIDED. PARCELS ARE SUBJECT TO ANY EASEMENTS RESTRICTIONS, OR CONDITIONS OF RECORD.
- A CORRECTIVE DEED SHALL BE RECORDED FOR PARCEL AP 14, LOT 21 PRIOR TO SUBMITTING THE FINAL SUBDIVISION PLAN.

CERTIFICATION:

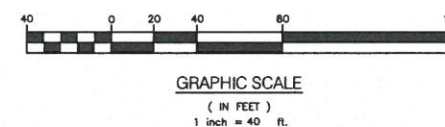
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- (a.) TYPE OF BOUNDARY SURVEY MEASUREMENT SPECIFICATION
-LIMITED CONTENT BOUNDARY SURVEY CLASS 1
- (b.) OTHER TYPE OF SURVEY MEASUREMENT SPECIFICATION
-DATA ACCUMULATION SURVEY CLASS 3

(c.) STATEMENT OF PURPOSE

THE PURPOSE FOR THE CONDUCT OF THIS SURVEY AND PREPARATION OF THIS PLAN IS TO RESOLVE THE LOCATION OF LOT 217 DUE TO A TRANSPOSITION ERROR IN THE ORIGINAL CONVEYANCE AND DELINEATE THE PROPOSED TO PROPERTY LINES FOR MINOR SUBDIVISION SUBMITTAL TO NORTH SMITHFIELD PLANNING BOARD.

BY: _____
PLS: CROSSMAN ENGINEERING
COA: CROSSMAN ENGINEERING



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 44007C01556, 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 ADJUTING 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 WITH 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.

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.

EXISTING

PROPOSED

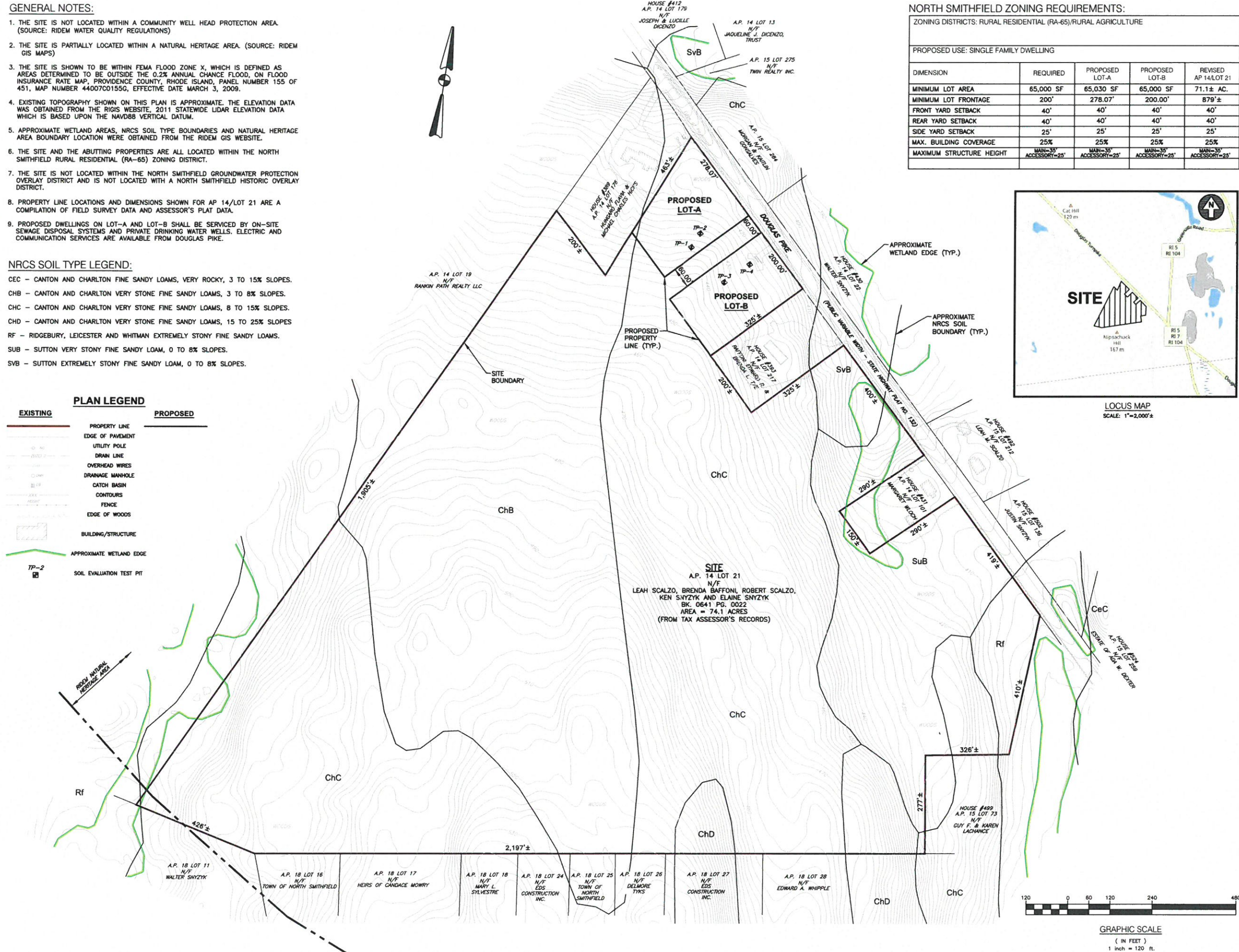
PROPERTY LINE
EDGE OF PAVEMENT
UTILITY POLE
DRAIN LINE
OVERHEAD WIRES
DRAINAGE MANHOLE
CATCH BASIN
CONTOURS
FENCE
EDGE OF WOODS

BUILDING/STRUCTURE

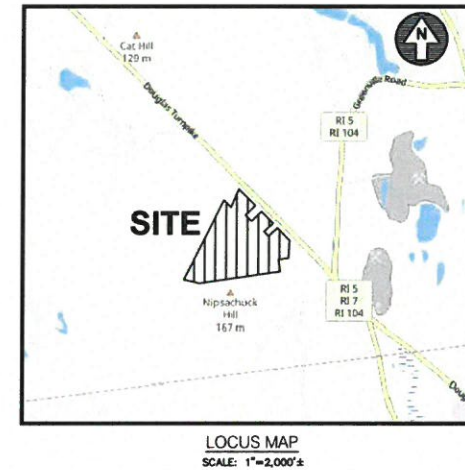
APPROXIMATE WETLAND EDGE

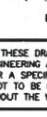
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SOIL EVALUATION TEST PIT



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<h2 style="margin: 0;">CROSSMAN ENGINEERING</h2>																																		
<p>Rhode Island 151 Centerville Road Warwick, RI 02886 Phone: (401) 738-6860</p>	<p>Massachusetts 103 Commonwealth Avenue North Attleboro, MA 02763 Phone: (508) 695-1700</p>																																	
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