Master Plan Project Narrative

For a Proposed

Parking Lot Expansion to Service Anchor Auto Dealership

194 Sayles Hill Road
North Smithfield, Rhode Island
AP 17, Lot 15

Prepared for:
Benoit Realty, LLC
949 Eddie Dowling Hwy.
North Smithfield, Rhode Island

Submission Date:
March 2021

Submitted by:

JCE
JOE CASALI ENGINEERING, INC.
CIVIL · SITE DEVELOPMENT · TRANSPORTATION
DRAINAGE · WETLANDS · ISDS · TRAFFIC · FLOODPLAIN
300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 (401)944-1313 FAX WWW.JOECASALI.COM

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APPENDICES

1 INTRODUCTION

On behalf of our client, Benoit Realty, LLC, Joe Casali Engineering, Inc. (JCE) has prepared the following Project Narrative to identify existing and proposed site conditions related to the construction of a proposed parking lot expansion to serve the adjacent Anchor Auto Dealership located at 949, 969 and 1041 Eddie Dowling Highway in North Smithfield, Rhode Island. The subject property is located at 194 Sayles Hill Road and lies within the Business Highway (BH) Zoning District. The parcel previously contained a single-family dwelling and associated garage that have since been demolished.

2 SITE LOCATION AND PHYSICAL DESCRIPTION

2.1 Existing Conditions

The project site is located at 194 Sayles Hill Road in North Smithfield, Rhode Island (as shown in Figure 1 below). The site can also be identified as Tax Assessor's Plat Map 17, Lot 15. Based on a Class I Property Line Survey completed by International Mapping & Surveying in November 2013, the subject parcel contains approximately 0.49 acres. The subject parcel is bound to the south by Sayles Hill Road, to the west by AP 17, Lot 199, and to the north and east by AP 17, Lot 142. The entire Anchor development consists of approximately 26.6 acres of land which is broken up into ten (10) parcels. Site improvements are proposed on about 22,800 sq. ft. of the site.

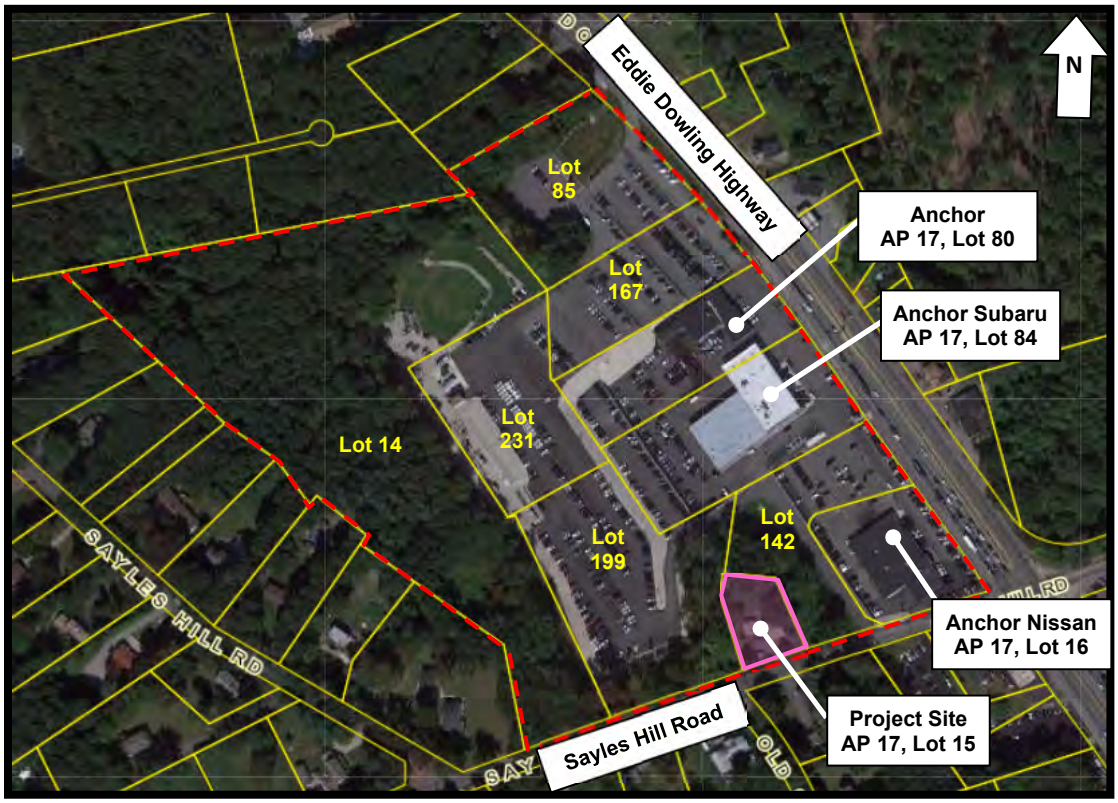


Figure 1 - Locus Map
NOT TO SCALE

2.2 Soil Classification

According to the Web *Soil Survey (WSS)*, operated by the US Department of Agriculture Natural Resource Conservation Service (NRCS), produced by the National Cooperative Soil Survey, the soils within the project area consist entirely of Woodbridge fine sandy loam, 0 to 8% slopes, very stony (WoB).

Woodbridge (WoB) is classified as hydrologic soil group "C/D", a moderately well drained drainage class. The permeability of this soil is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Available water capacity is moderate, and runoff is slow to medium. WoB soils consist of coarse-loamy lodgment till derived from gneiss, granite, and/or schist.

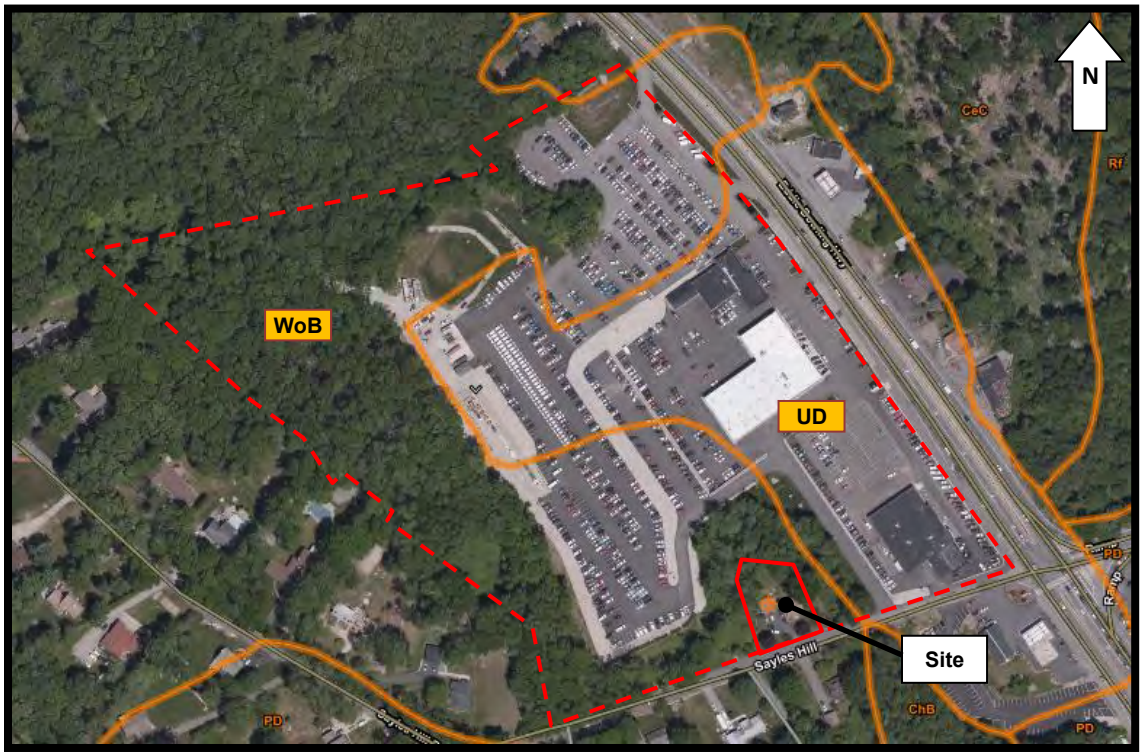


Figure 2 - Soils Map
NOT TO SCALE

JCE observed and documented the excavation of four (4) soil evaluation test holes within the subject parcel in December 2020. The purpose of the test holes was to evaluate the depth to the seasonal high groundwater table (SHGWT), limit to impervious ledge and to evaluate percolation rates to be used in drainage design. The SHGWT was found at 46-inches below the ground surface for Test Hole #1 and was unable to be determined in the remaining test holes. Ledge may have been encountered at 100 to 102-inches below the ground surface at two (2) of the test holes. Completed soil evaluation test hole logs are included in Appendix A.

2.3 Flood Zone Classification

The site is located on the Flood Insurance Rate Map for Providence County, Map Number 44007C0178G, with an effective date of March 2, 2009, as depicted in Figure 3. The property lies within Zone X which is defined as areas determined to be outside the 0.2% annual chance floodplain.

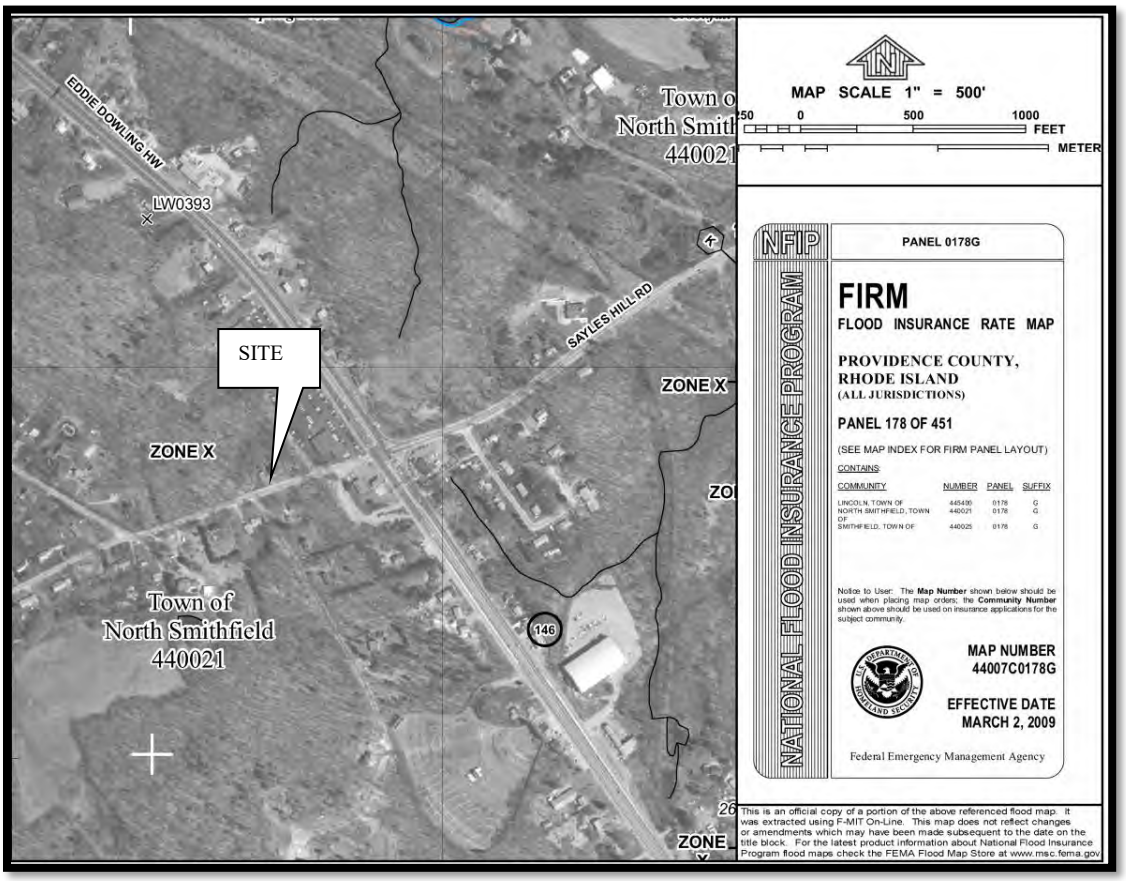


Figure 3 – FEMA Flood Insurance Rate Map

NOT TO SCALE

2.4 Wetland Resources

Based upon a Report of Findings for Freshwater Wetland Delineations performed by Natural Resource Services, the Anchor development contains four different forested wetlands that are all isolated from each other on the northern part of the parcel. These wetlands are all less than three acres in size and do not require a 50-foot perimeter wetland. In addition, an ASSF that directs flow along the western edge of the parking lot into the A-series wetland was identified.

NRS performed a separate wetland delineation for AP 17, Lots 142 and 199. On this parcel, there is an abandoned well in the middle of a forested wetland that discharges a consistent flow of groundwater to a defined channel. This flow of water has been identified as an intermittent stream,

measuring less than 10-feet wide and has a 100-foot riverbank wetland associated with it. The forested wetland surrounding the well is under 3 acres and does not require a 50-foot perimeter setback. A copy of the Site Inspection Report is included in Appendix B.
This places the site into jurisdiction of Rhode Island Department of Environmental Management (RIDEM). The site does not fall under jurisdiction of the Rhode Island Coastal Resources Management Council (CRMC).

2.5 Watershed

The site is located within the Peters River-Blackstone River Watershed. According to RIDEM GIS mapping, the site is not within any State-designated Natural Heritage Sites, unfragmented forest tracts, state, regional, or community greenways and green space priorities, or 100-year floodplains as shown on federal flood protection maps. The site does not contain any land in active agricultural use.

2.6 Recreational Resource Inventory

There are no existing public recreational or cultural resources within the site. There are no boat launches, lake and stream access points, beaches and water trails. There are no existing play fields or playgrounds adjacent to the site.

2.7 Easements

Based upon a November 2013 Class I Property Line survey provided by International Mapping & Surveying Inc., there are no known easements within the project area.

2.8 Zoning

According to the Town of Smithfield Zoning Ordinance, the subject property is zoned as Business Highway (BH).

The following are the dimensional requirements for current zoning classifications of the BH zoning district:

Requirement	BH Zone
Minimum Distance of Structure from Residential Structure	25 ft.
Minimum Front Yard Setback	25 ft.
Minimum Side Yard Setback	15 ft.
Minimum Rear Yard Setback	30 ft.
Maximum Height (Main Structure)	35 ft.
Maximum Height (Accessory Structure)	20 ft.
Maximum Floor Area Ratio	0.25

The majority of the Anchor owned properties are zoned Business Highway (BH). Lot 199, to the west of the subject property is split zoned with BH and Residential Suburban (RS). Lot 14 is designated as RS and provides a buffer from residential buffers from the Anchor development.

3 PROPOSED SCOPE OF WORK

3.1 General

The applicant is proposing a 46-car parking lot where a single-family home previously existed. The proposed parking lot will provide additional inventory parking that is greatly needed for the business. The proposed improvements will be confined to areas previously disturbed by the pre-existing residential home and associated yard. Other site improvements include stormwater mitigation areas, site lighting and landscape improvements. A gate is proposed to provide security and to control access to Anchor staff only.

3.2 Utilities

Water: There are no water improvements proposed for this project.

Sewer: There are no sewer improvements proposed for this project.

Electric/Communications: Electric services are available along Sayles Hill Road via overhead lines. A light pole with four fixtures in the middle of the new parking lot is proposed to provide appropriate lighting for the safety of the employees. The lights will be motion activated and designed to not disturb adjacent properties or traffic.

3.3 Stormwater Management

Stormwater runoff from the proposed parking lot is proposed to be routed to either an underground infiltration chamber system with an underlying sand filter or two (2) infiltration trenches that will ultimately discharge to the Crookfall Brook, mimicking existing conditions. The proposed improvements have been analyzed in relation to the previously approved stormwater management plan under Wetland Application No. 15-0078 and RIPDES Program File No. 01274.

4 PERMIT REQUIREMENTS

4.1 Local Permit Requirements

4.1.1 Planning Board

The proposed project will need to be reviewed by the Town of North Smithfield Planning Board. The project will be reviewed under the category of Major Land Development. The permitting schedule is as follows, and consists of abutter notification, public meetings, and Planning Board Approvals:

1. Master Plan Hearing
2. Preliminary Plan Hearing
3. Final Plan Hearing

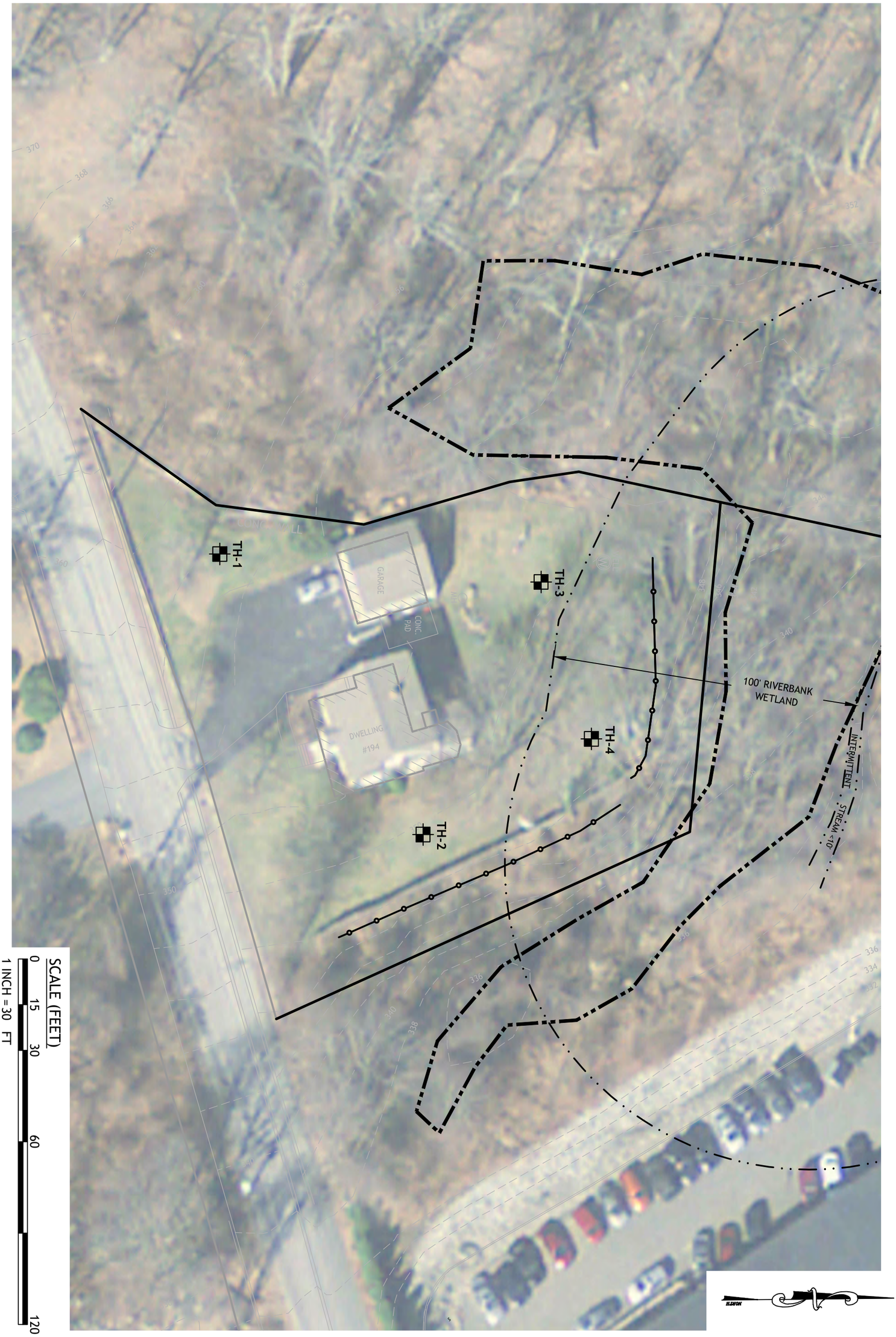
4.2 State Permit Requirements

4.2.1 Rhode Island Department of Environmental Management (RIDEM)

Due to the proximity of the proposed site improvements to jurisdictional wetland areas, the project will require a Preliminary Determination (PD) Application with the Rhode Island Department of Environmental Management (RIDEM) Office of Water Resources/Freshwater Wetlands Program.

Appendix A

Soil Evaluation Test Hole Logs and Location Plan



ANCHOR NISSAN

SAYLES HILL ROAD
NORTH SMITHFIELD, R.I.
AP 17 LOT 15

TEST HOLE LOCATION PLAN

SHEET 1 OF 1

PRELIMINARY, NOT FOR CONSTRUCTION

DESIGNED BY: DRD
DRAWN BY: JAS
CHECKED BY: JAC
DATE: DEC. 2020
PROJECT NO. 03-47h

REVISIONS
NO. DATE DESCRIPTION

JCE
JOE CASALI ENGINEERING, INC.
CIVIL · SITE DEVELOPMENT · TRANSPORTATION
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300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 (401)944-1313 FAX WWW.JOECASALI.COM

Test Pit Location: See Plan
Ground Surface El. / Datum: TBD
Excavator Type: CAT 308E2 Mini-Excavator
Operator: Smithfield Peat Co.

Date Start / Finish: December 11, 2020
Conditions: Cloudy, 30 deg. F
Excavator Reach: Approx. 12-feet
JCE Rep.: Daniel R. Decesaris, P.E.

TH-1

Depth (ft)	Sample Type/No.	Layer	Remarks	Soil and Rock Description	HSG / Estimated Hydraulic Conductivity
0		TS		(0 - 8"): SILTY SAND (SM); Dark brown, dry, ~70% fine to medium sand, ~25% nonplastic fines, ~5% fine gravel, TOPSOIL. *(Loamy sand).*	NA
1		GLACIAL DEPOSITS	Occasional boulders throughout (max. size = 28")	(8 - 46"): SILTY SAND WITH GRAVEL (SM); Brown, dry, ~65% fine to coarse sand, ~20% fine to coarse gravel, ~15% nonplastic fines. *(Loamy sand)* .	
2					
3					
4			Oxidation observed at 46" below ground surface. (SHGWT)	(46 - 108"): SILTY SAND WITH GRAVEL (SM); Brown, wet, blocky structure, ~55% fine to medium sand, ~25% nonplastic fines, ~20% fine to coarse gravel. *(Loamy sand)* .	HSG B 2.41 in/hr
5					
6					
7			Physical groundwater observed at 86" below ground surface.		
8					
9				Bottom of test hole at 9-feet; unable to maintain stable excavation due to groundwater inflow. Open excavation backfilled with previously excavated material upon completion.	
10					
11					
12					

Notes:

SHWT: ~ 46-inches
Impervious/Limiting Layer Depth: Not encountered.

Project Name: Anchor Nissan
Project Number: 03-47h

JOE CASALI ENGINEERING, INC.

Test Pit Location: See Plan
Ground Surface El. / Datum: TBD
Excavator Type: CAT 308E2 Mini-Excavator
Operator: Smithfield Peat Co.
Date Start / Finish: December 11, 2020
Conditions: Cloudy, 30 deg. F
Excavator Reach: Approx. 12-feet
JCE Rep.: Daniel R. Decesaris, P.E.

TH-2

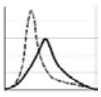
Depth (ft)	Sample Type/No.	Layer	Remarks	Soil and Rock Description	HSG / Estimated Hydraulic Conductivity
0		TS	Occasional cobbles/boulders throughout (max. size = 24")	(0 - 8"): SILTY SAND (SM); Brown/dark brown, dry, ~75% fine to medium sand, ~20% nonplastic fines, ~5% fine gravel, TOPSOIL. *(Loamy sand).*	
1		FILL		(8 - 36"): POORLY GRADED SAND WITH SILT AND GRAVEL (SP-SM); Brown, dry, ~65% fine to medium sand, ~25% fine to coarse gravel, ~10% nonplastic fines, glass/bottle/debris throughout. FILL. *(Sand)* .	NA
2					
3		BURIED TS		(36 - 42"): SILTY SAND WITH GRAVEL (SM); Dark brown/black, dry, ~55% fine to medium sand, ~35% nonplastic fines, ~10% fine gravel, buried topsoil (Original grade). *(Sandy loam).*	
4		GLACIAL DEPOSITS		(42 - 96"): SILTY SAND (SM); Brown, dry, ~65% fine to medium sand, ~20% nonplastic fines ~15% fine to coarse gravel. *(Loamy sand)* .	HSG B 2.41 in/hr
5					
6			Two large boulders at south side of test hole; size of each ~ 36" and 48".		
7					
8				(96 - 102"): SILTY SAND WITH GRAVEL (SM); Brown/gray, moist, ~45% fine to medium sand, ~30% nonplastic fines, ~25% fine to coarse gravel. *(Sandy loam).*	HSG B 1.02 in/hr
9				Bottom of test hole at 8.5-feet; Possible ledge at 8.5-feet. Open excavation backfilled with previously excavated material upon completion.	
10					
11					
12					

Notes:

SHWT: Not determined.
Impervious/Limiting Layer Depth: Possible ledge at 102-inches.

Project Name: Anchor Nissan
Project Number: 03-47h

JOE CASALI ENGINEERING, INC.



Test Pit Location: See Plan
Ground Surface El. / Datum: TBD
Excavator Type: CAT 308E2 Mini-Excavator
Operator: Smithfield Peat Co.

Date Start / Finish: December 11, 2020
Conditions: Cloudy, 30 deg. F
Excavator Reach: Approx. 12-feet
JCE Rep.: Daniel R. Decesaris, P.E.

TH-3

Depth (ft)	Sample Type/No.	Layer	Remarks	Soil and Rock Description	HSG / Estimated Hydraulic Conductivity
0		TS	Occasional cobbles/boulders throughout (max. size = 30")	(0 - 8"): SILTY SAND (SM); Brown/dark brown, dry, ~50% fine to medium sand, ~25% nonplastic fines, ~25% fine gravel, TOPSOIL. *(Loamy sand).*	
1		FILL		(8 - 56"): SILTY SAND WITH GRAVEL (SM); Brown/light brown, dry, ~65% fine to coarse sand, ~20% fine to coarse gravel, ~15% nonplastic fines, glass/bottle/debris throughout. FILL. *(Loamy sand)* .	NA
6		BURIED TS	Groundwater flow into excavation observed at 56"; unable to determine SHGWT (in fill)	(56 - 64"): SANDY SILT (ML); Dark brown/black, ~50% nonplastic fines, ~40% fine to medium sand, ~10% fine gravel, buried topsoil (Original grade). *(Silty loam)* .	
7		GLACIAL DEPOSITS		(64 - 100"): SILTY SAND WITH GRAVEL (SM); Dark brown/gray, wet, blocky structure, ~50% fine to medium sand, ~30% nonplastic fines, ~20% fine to coarse gravel. *(Sandy loam).*	HSG B 1.02 in/hr
8				Bottom of test hole at 8.3-feet; unable to maintain stable excavation due to heavy groundwater inflow. Possible ledge at 8.3-feet. Open excavation backfilled with previously excavated material upon completion.	

Notes:

SHWT: Unable to determine.
Impervious/Limiting Layer Depth: Possible ledge at 100-inches.

Project Name: Anchor Nissan
Project Number: 03-47h

JOE CASALI ENGINEERING, INC.

Test Pit Location: See Plan
Ground Surface El. / Datum: TBD
Excavator Type: CAT 308E2 Mini-Excavator
Operator: Smithfield Peat Co.
Date Start / Finish: December 11, 2020
Conditions: Cloudy, 30 deg. F
Excavator Reach: Approx. 12-feet
JCE Rep.: Daniel R. Decesaris, P.E.

TH-4

Depth (ft)	Sample Type/No.	Layer	Remarks	Soil and Rock Description	HSG / Estimated Hydraulic Conductivity
0		TS		(0 - 8"): SILTY SAND (SM); Brown, dry, ~70% fine to medium sand, ~25% nonplastic fines, ~5% fine gravel, TOPSOIL. *(Loamy sand).*	
1		FILL	Occasional cobbles/boulders throughout (max. size = 20")	(8 - 42"): SILTY SAND WITH GRAVEL (SM); Brown, dry, ~65% fine to medium sand, ~20% nonplastic fines, ~15% fine to coarse gravel. FILL. *(Loamy sand)* .	
2					
3					
4				(42 - 108"): SILTY SAND WITH GRAVEL (SM); Dark brown/black, ~50% fine to coarse sand, ~30% fine to coarse gravel, ~20% nonplastic fines, glass/bottles/debris throughtout. FILL. *(Loamy sand)* .	
5					NA
6					
7			Groundwater flow into excavation observed at 96"; unable to determine SHGWT (in fill)		
8					
9		GD		(108 - 120"): SILTY SAND WITH GRAVEL (SM); Gray/brown, wet, ~50% fine to medium sand, ~25% nonplastic fines, ~25% fine to coarse gravel. (Loamy sand).	HSG B 2.41 in/hr
10				Bottom of test hole at 10-feet; open excavation backfilled with previously excavated material upon completion.	
11					
12					

Notes:

SHWT: Unable to determine.
Impervious/Limiting Layer Depth: Not encountered.

Project Name: Anchor Nissan
Project Number: 03-47h

JOE CASALI ENGINEERING, INC.

Appendix B

Site Inspection for Freshwater Wetlands, prepared by NRS

Natural Resource Services, Inc.

February 18, 2014

Robert Benoit
Benoit Realty, LLC
949 Eddie Dowling Highway
North Smithfield, RI 02896

RE: Site Inspection for Freshwater Wetlands
A.P. 17, Lots 199 & 142; Iron Mine Hill Road
North Smithfield, Rhode Island

Dear Mr. Benoit:

Natural Resource Services, Inc. (NRS) completed a site inspection of the above referenced property. The purpose of our work was to identify the limit and extent of state jurisdictional freshwater wetlands present. Per your instructions, my staff did not actually place wetland flags within the property, however, the extent of the wetland identified was mapped using a sub-meter GPS unit. An aerial graphic attached to this letter depicts the data obtained during this process.

The assessment of the wetland limit was done in accordance with the delineation standards outlined in Appendix 2, Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act.

There is a forested wetland which straddles the boundary of these two lots. This wetland is approximately 0.42 acres in size and extends to the limit of the Anchor Subaru parking lot. There is an abandoned well in the middle of the forested wetland which discharges a consistent flow of groundwater to a defined channel. In my opinion, the channel does meet the regulatory threshold for classification as an intermittent stream.

The DEM regulations do not require a 50 foot perimeter wetland setback on forested wetlands which do not meet a minimum three (3) acre size criteria. As this wetland is less than a ½ acre in total size, no perimeter wetland is required. However, since the defined channel has sustained flow and is considered an intermittent stream, the wetland regulations require a 100 foot riverbank wetland be applied to each stream bank.

A GIS graphic depicting the location of these resource areas is included with this correspondence. I have also enclosed several pictures taken on February 4th during our field visit. Do not hesitate to contact me if you have any questions or require additional information.

P O Box 311 Harrisville RI 02830 401-568-7390 FAX 401-568-7490

Very truly yours,

Scott P. Rabideau
Principal/Wetland Biologist

Enclosures

SPR/ka
14-024

Site Graphic Depicting Approximate Wetland Delineation
Anchor Subaru
A.P. 17, Lots 199 & 142
Iron Mine Hill Rd
North Smithfield, RI

Approximate Site Location
Approximate Well Location
Approximate Culvert Location
Approximate Intermittent Stream Location
Approximate Forested Wetland Location

Performed by Edward Avizinis 3/27/14

N
W E
S

2011 RIDEM Multispectral Orthophotography of RI (c) RIGIS

Natural Resource Services, Inc.
PO Box 311
180 Tinkham Lane
Harrisville RI 02830
p: (401) 568-7390
f: (401) 568-7490

A view of the historic well that serves as the head of the intermittent stream.

Intermittent stream emanating from the old well.

Intermittent stream flowing down slope toward Anchor Suburu parking lot.

Intermittent stream enters a culvert on the west side of the parking lot. The culvert to the left may direct flow to the intermittent stream from parking lot runoff.

Appendix C

Conceptual Site Plan

MASTER PLAN FILING FOR A PROPOSED

PARKING LOT EXPANSION SERVICING
ANCHOR AUTO GROUP

ANCHOR SUBARU | ANCHOR NISSAN

194 SAYLES HILL ROAD
NORTH SMITHFIELD, RHODE ISLAND
AP 17, LOT 15

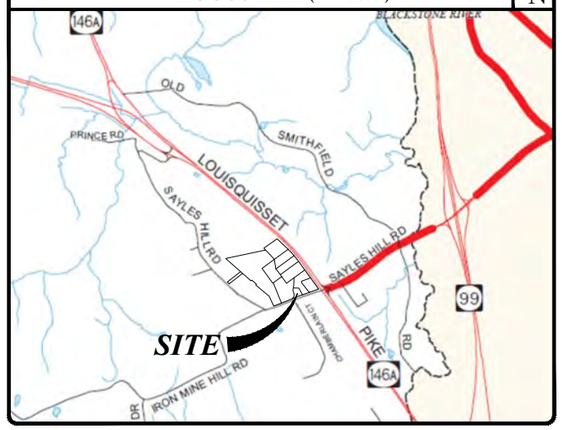
ZONING DISTRICT: BUSINESS-HIGHWAY DISTRICT (BH)

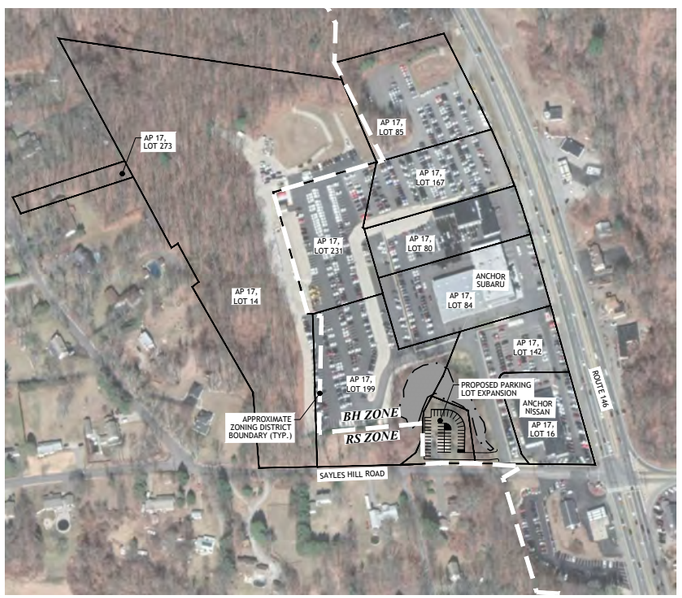
PROPERTY OWNER	ENGINEER	LAND SURVEYOR	WETLAND BIOLOGIST
ROBERT B BENOIT 194 SAYLES HILL ROAD NORTH SMITHFIELD, RI 02896	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 (401) 944-1300 PHONE WWW.JOECASALI.COM	INTERNATIONAL MAPPING AND SURVEYING, CORP. 19 INDUSTRIAL DRIVE SMITHFIELD, RI 02917 PHONE: 401-232-2620	NATURAL RESOURCE SERVICES, INC. 180 TINKHAM LANE HARRISVILLE, RI 02830 PHONE: 401-568-7390

GENERAL NOTES:

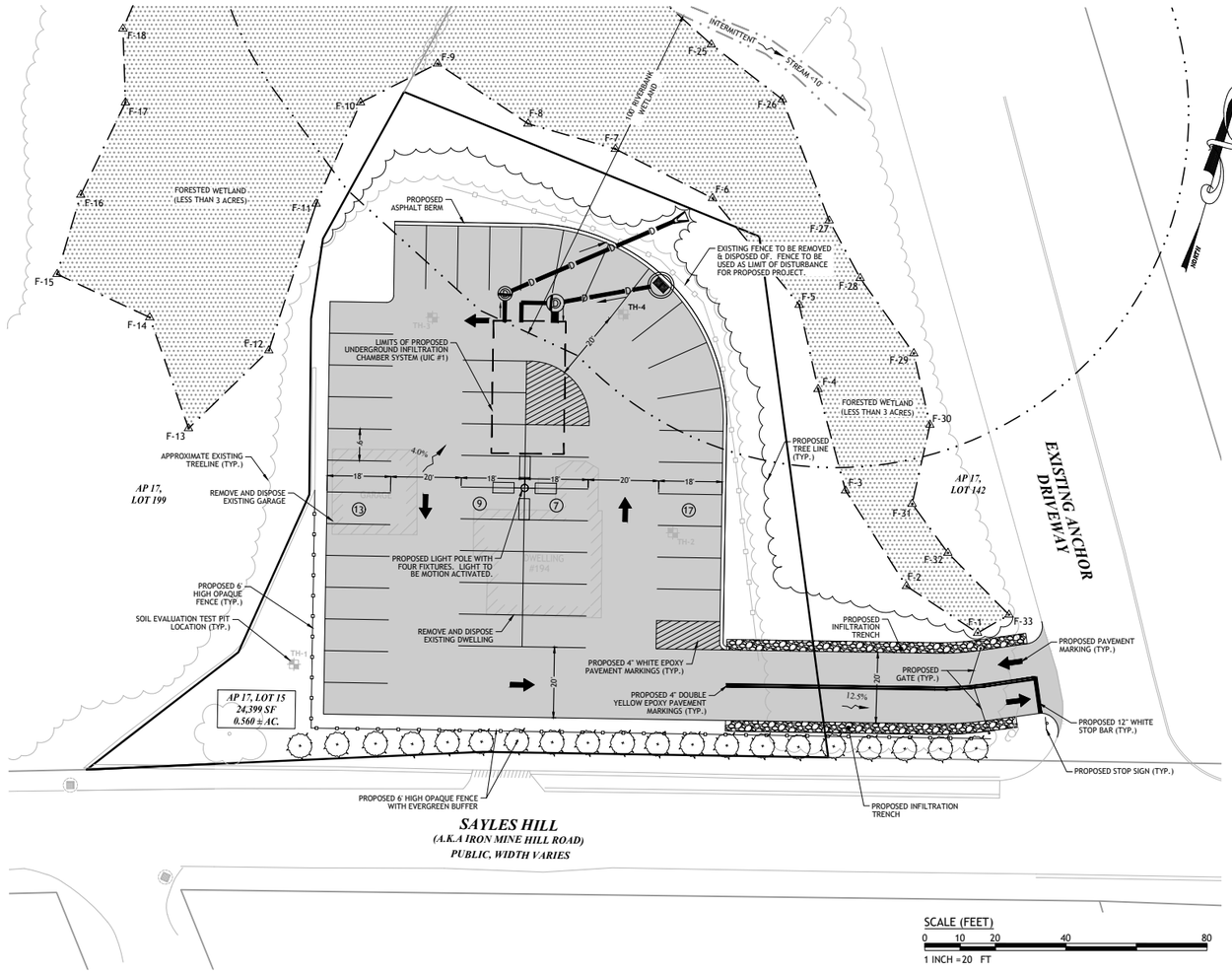
1. CLASS I PROPERTY LINE AND CLASS III TOPOGRAPHIC SURVEY COMPLETED BY INTERNATIONAL MAPPING AND SURVEYING, INC., 19 INDUSTRIAL DRIVE, SMITHFIELD, RI IN NOVEMBER 2013.
2. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
3. THIS SITE LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD ZONE), AS SHOWN ON THE FIRM MAP FOR THE TOWN OF NORTH SMITHFIELD, RI COMMUNITY PANEL NO. 440021 0010 C, MAP REVISED DECEMBER 3, 1993.
4. SOILS EXISTING ON THE SITE ARE WOODBRIDGE AND UDORTHENT. THESE SOILS ARE CONSIDERED HYDROLOGIC SOIL GROUP C.
5. SOIL EVALUATIONS WERE COMPLETED BY JOE CASALI ENGINEERING, INC. IN DECEMBER 2020.
6. WETLAND RESOURCES WERE FLAGGED BY NATURAL RESOURCE SERVICES, INC. OF HARRISVILLE, RHODE ISLAND IN FEBRUARY OF 2014.

LOCUS MAP (1" = 2000') N





ANCHOR AUTO GROUP CAMPUS MAP
SCALE: 1 INCH = 200 FEET



SCALE (FEET)
0 10 20 40 80
1 INCH = 20 FT

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(401) 944-1300 (401) 944-1313 FAX WWW.JOECASALI.COM

JOSEPH A. CASALI
No. 7250
REGISTERED PROFESSIONAL ENGINEER
CIVIL
3.16.2021

ANCHOR AUTO DEALERSHIP
PARKING LOT EXPANSION
194 SAYLES HILL ROAD
NORTH SMITHFIELD, RHODE ISLAND
AP 17, LOT 15

REVISIONS:

NO.	DATE.	DESCRIPTION

DESIGNED BY:	WMLJR
DRAWN BY:	SD/SEP
CHECKED BY:	JAC
DATE:	MARCH 2021
PROJECT NO:	03-47h

PRELIMINARY, NOT FOR CONSTRUCTION

CONCEPTUAL SITE PLAN

SHEET 1 OF 1

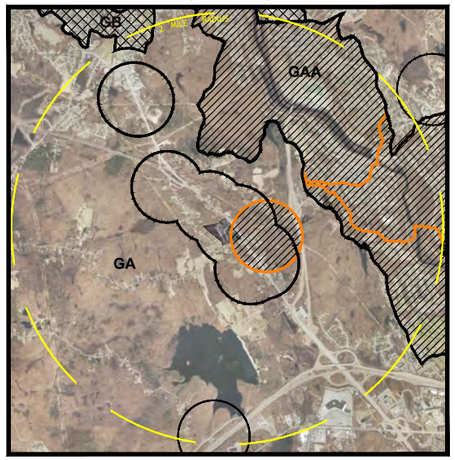
O:\03-47-Mark N. Nyberg\03-47h- Anchor Subaru\2021 Parking Lot Expansion\ACAD\Anchor Parking Lot Expansion [Master Plan].dwg Mar. 16, 2021 11:56pm

Appendix D

Reduced Sized Site Context Map

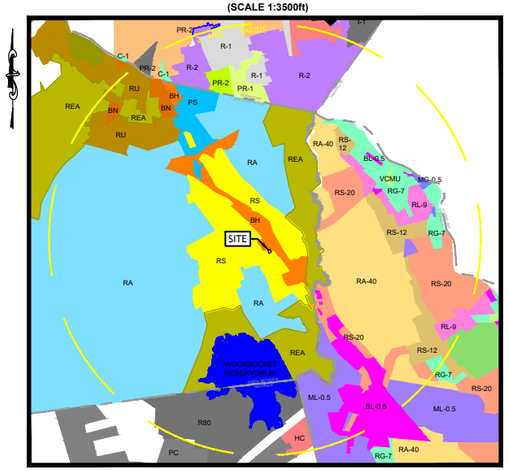
SOILS MAP
(NTS)

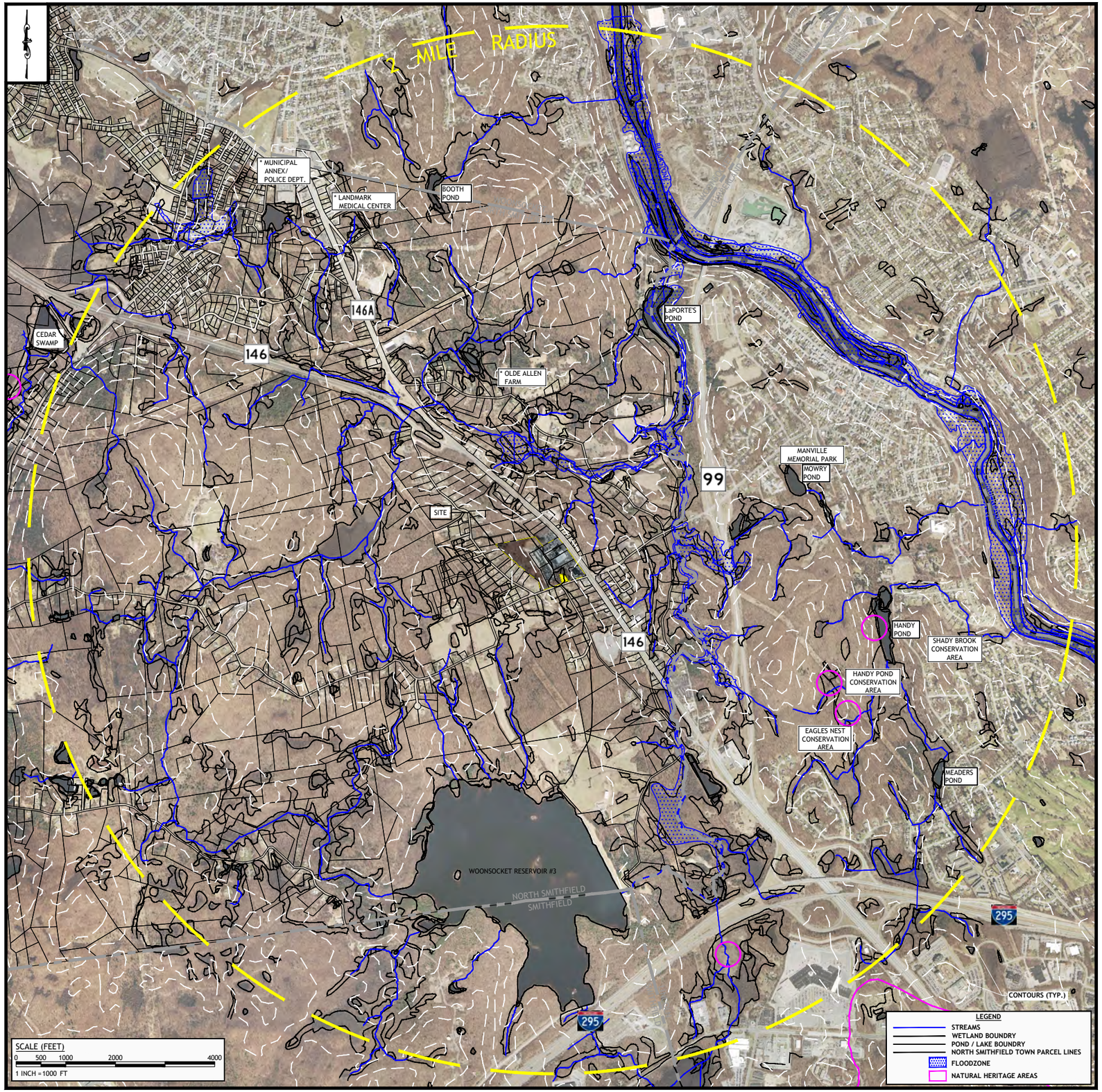
COMMUNITY AND NON COMMUNITY WELL HEAD PROTECTION AREAS, GROUNDWATER CLASSIFICATION
(SCALE 1:3500ft)



COMMUNITY WELL HEAD PROTECTION AREAS
NON COMMUNITY WELL HEAD PROTECTION AREAS

ZONING MAP
(SCALE 1:3500ft)





JCE
JOE CASALI ENGINEERING, INC.
CIVIL - SITE DEVELOPMENT - TRANSPORTATION
DRAINAGE - WATER SUPPLY - WASTEWATER - PERMITTING
300 Post Road, Warwick, RI 02888
(401) 944-1300 (401) 944-1313 FAX WWW.JOECASALI.COM

ANCHOR DEALERSHIP
194 SAYLES HILL ROAD
NORTH SMITHFIELD, RHODE ISLAND
AP 17, LOT 15

REVISIONS:

NO.	DATE.	DESCRIPTION

DESIGNED BY:	WMLJR
DRAWN BY:	SEP
CHECKED BY:	JAC
DATE:	MARCH 2021
PROJECT NO:	03-47h

PRELIMINARY, NOT FOR CONSTRUCTION

SITE CONTEXT MAP

SHEET 1 OF 1