

Pre-Application Submission

Theresa Hill

423 Buxton Street
North Smithfield, Rhode Island
Assessor's Plat 1 Lot 5



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- 2. Aerial Half Mile Radius
- 3. Site Plan Overall

Cover Sheet

Theresa Hill

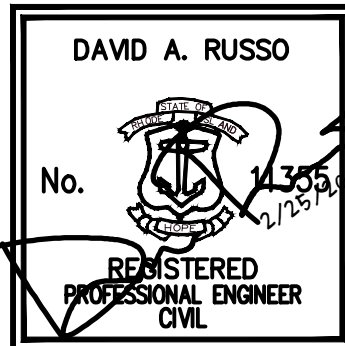
Assessor's Plat 1 Lot 5

North Smithfield, Rhode Island

Prepared For
Stonehouse Solar, LLC

722 Preston Ave, Suite 102, Charlottesville, VA 22903
Tel (434) 227-5090

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0	2/24/20	Pre-Application	Design By: K.M.R
1/20	Date	Description	
	Drawn By: K.M.R		

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
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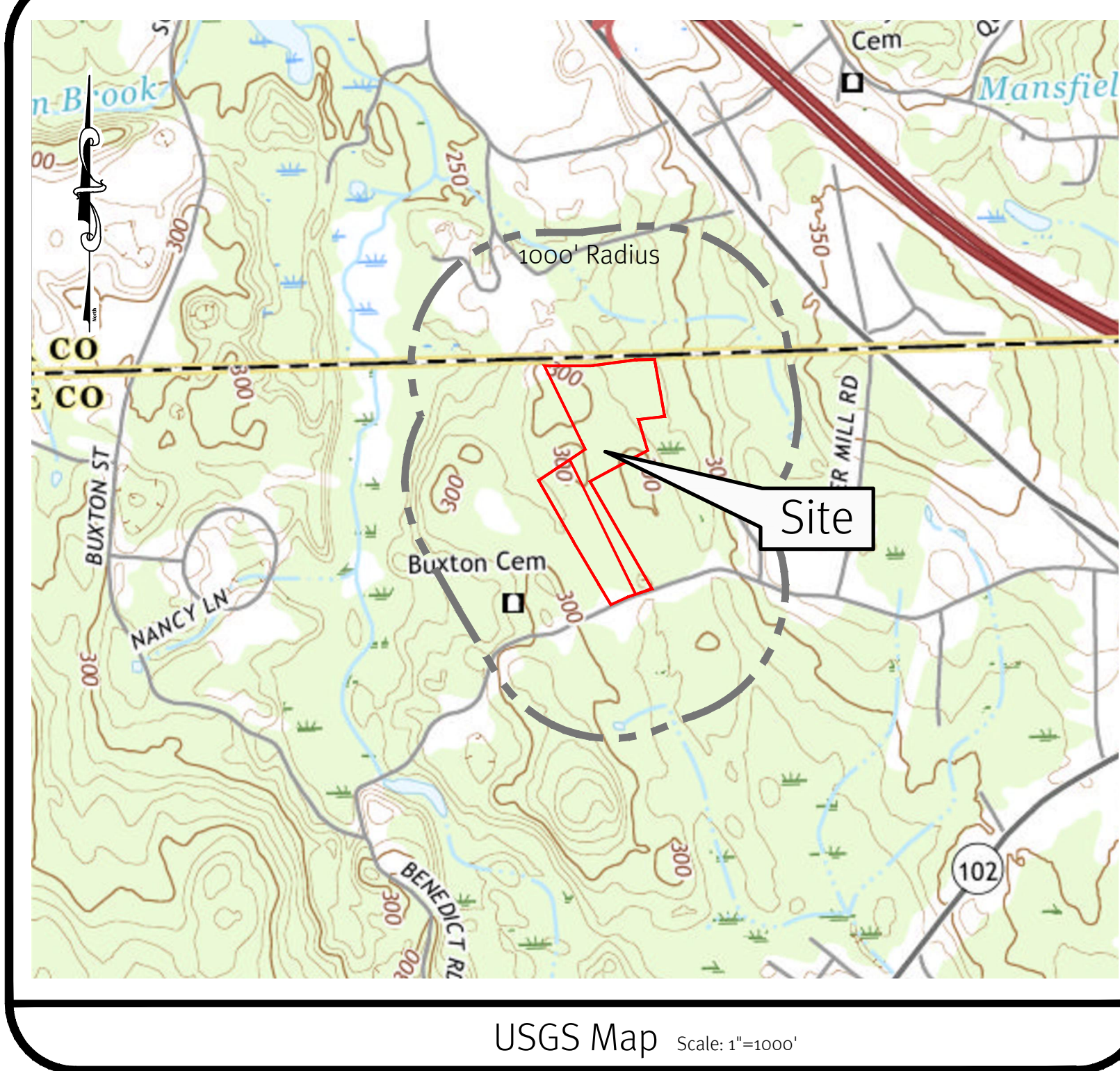
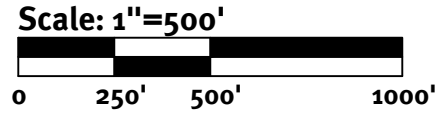


Photo Obtained from the ARCGIS 2008 Orthophotography.



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DAVID A. RUSSO

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0	2/25/20	Pre-Application	CMR
10	Date	Description	Dy.
Drawn By: K.M.R.			Design By: K.M.R.

Aerial Half Mile Radius

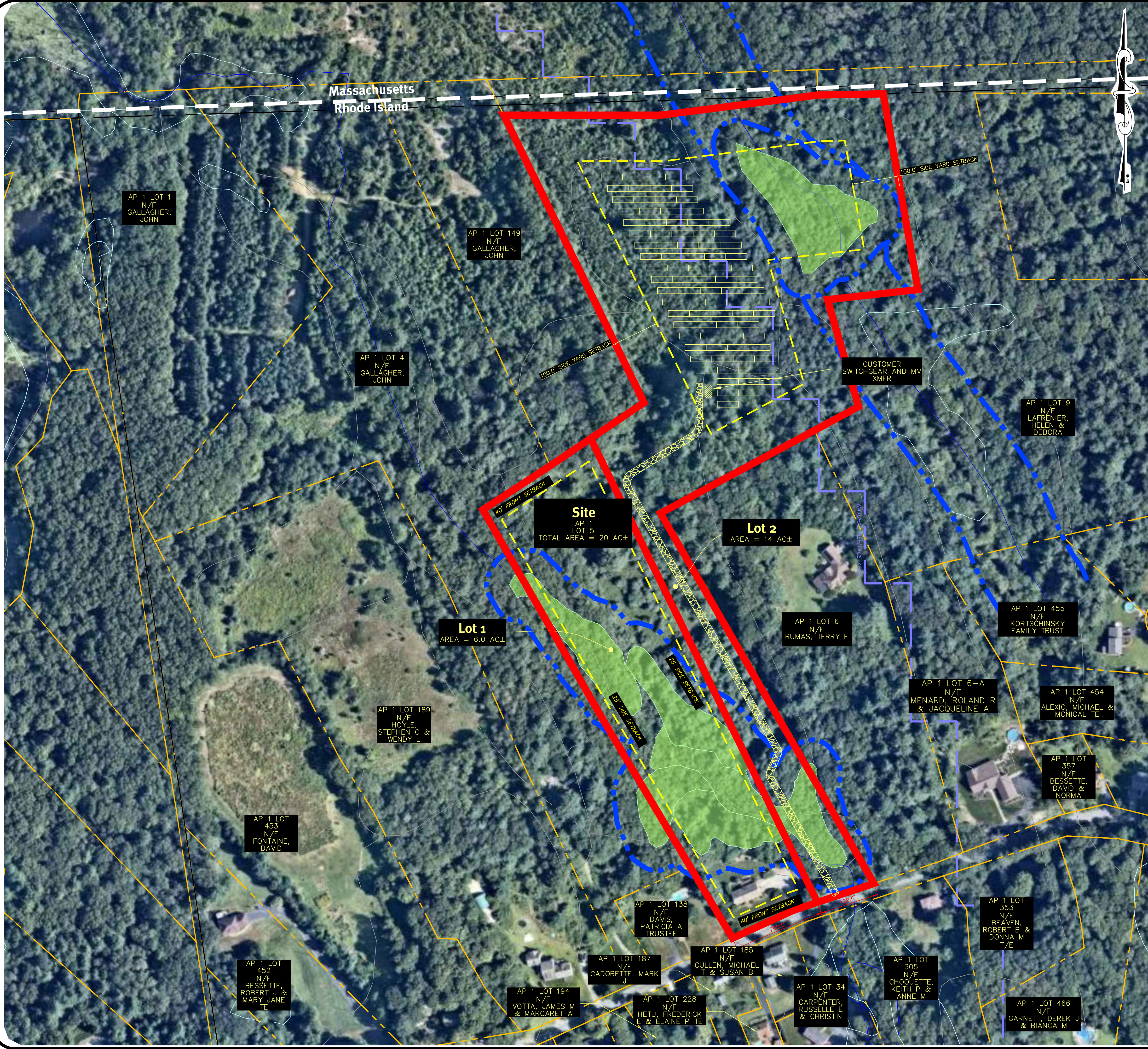
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General Notes:

- THE SITE IS LOCATED ON THE TOWN OF NORTH SMITHFIELD AP 1 LOT 5.
- THE SITE IS APPROXIMATELY 20 ACRES AND IS ZONED RA.
- THE OWNER OF AP 1 LOT 5 IS:
NICHOLAS E. HILL
423 BUXTON STREET
N SMITHFIELD, RI 02896
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0065G, MAP REVISED APRIL, 2019.
- TOPOGRAPHY WAS OBTAINED FROM LIDAR MAPS. ELEVATIONS ARE APPROXIMATE AND REFERENCED TO THE NAVD '88 US FEET DATUM. PRIOR TO ANY DEVELOPMENT ON THE SITE, THE OWNER SHALL VERIFY ELEVATIONS USING FIELD SURVEY.
- SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- THE SITE IS WITHIN A:
NATURAL HERITAGE AREAS (RIDEM)
- THE SOLAR SITE IS PROPOSED AS A LARGE-SCALE SOLAR ENERGY SYSTEM.

Dimensional Regulations:

CURRENT ZONING:	RR (PREVIOUSLY RA & RA-65)	
REQUIRED	REQUIRED	PROVIDED
MINIMUM LOT AREA:	6 ACRES	20.47 ACRES
MINIMUM FRONTAGE AND LOT WIDTH:	200'	200'±
MINIMUM FRONT AND CORNER SIDE YARD:	40'	40'
MINIMUM SIDE YARD:	25'	25'
MINIMUM REAR YARD:	40'	40'
MAXIMUM STRUCTURE HEIGHT:	35'	35'
MAXIMUM LOT COVERAGE:	30%	30%
*PARCEL MUST BE A MINIMUM OF 6 ACRES FOR SOLAR		
*ALL SOLAR ARRAYS MUST BE SET BACK A MINIMUM OF 100' FROM PROPERTY LINES		
*SOLAR ARRAY MUST NOT EXCEED 30% OF THE GROSS LOT AREA OR EXCEED 6 ACRES (WHICHEVER IS LESS)		
**SOLAR LOT ONLY HAS 130'± OF FRONTAGE		

Legend:

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	ASSESSOR LINE
	SETBACK
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SOIL BOUNDARY LINE
	FEMA BOUNDARY
	APPROXIMATE WETLAND EDGE
	WETLAND HATCH
	50' PERIMETER WETLAND
	ZONING LINE
	NATURAL HERITAGE AREA
	15%-20% SLOPES
	20% AND GREATER SLOPES
	APPROXIMATE STONE WALL
	PROPOSED DRAINAGE AREA BMP
	PROPOSED SILT FENCE
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED TREELINE
	PROPOSED 6' HIGH SECURITY FENCE
	PROPOSED SOLAR PANELS
	EX TREELINE
	300' SOLAR SETBACK

Scale: 1"=100'
0 50' 100' 200'

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Drawn By: K.M.R.
Date: 2/24/20
Pre-Application Description

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SHEET 3 OF 3