

OLD OXFORD ROAD  
NORTH SMITHFIELD, RI  
AP 7, LOT 38

ZONING DISTRICT: REA - RURAL ESTATE AGRICULTURE  
RA - RURAL AGRICULTURE

GENERAL NOTES:

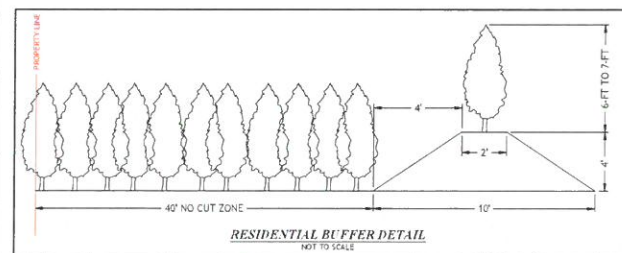
1. ALL PROPERTY LINES SHOWN ON THIS MAP ARE A COMPILED OF VARIOUS RECORD SOURCES AND NOT INTENDED TO BE USED AS A CERTIFIED SURVEY PLAN. GEOREFERENCED AERIAL IMAGE UNDERLAY OBTAINED BY NEARMAP AND DATED APRIL 2024.
2. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED 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 "DUG-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 CITY WARDEN 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 OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FIRM MAP FOR PROVIDENCE COUNTY, MAP NUMBER 44007C152G, EFFECTIVE MARCH 2, 2009.
4. THERE ARE NO KNOWN HIGH HAZARD AREAS ON THE PROJECT SITE. THE SITE LIES WITHIN A NATURAL HERITAGE AREA (HDEM ID NO. 24). THE SITE DOES NOT LIE WITHIN A WELLHEAD PROTECTION AREA.
5. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE BRANCH RIVER WATERSHED.
6. THE SUBJECT PARCEL MAY BENEFIT FROM AN EASEMENT/RIGHT AS DESCRIBED IN QUILTCAM DEED BOOK 597, PAGE 253.
7. SEWER AND WATER UTILITIES ARE NOT AVAILABLE TO THE SUBJECT PARCEL. ELECTRIC SERVICES ARE AVAILABLE VIA OVERHEAD LINES ALONG THE NORTH SIDE OF POUND HILL ROAD.

ZONING CRITERIA	REQUIRED
ZONING DISTRICT	REA
MIN. LOT AREA	120,000 SF
MIN. LOT FRONTAGE	300 FT
FRONT DEPTH	40 FT
REAR YARD SETBACK	25 FT
SIDE YARD SETBACK	25 FT
MAX. BUILDING COVERAGE	20%
MAX. BUILDING HEIGHT (MAIN)	35 FT
MAX. BUILDING HEIGHT (ACCESSORY)	25 FT

ZONING CRITERIA	REQUIRED
ZONING DISTRICT	RA
MIN. LOT AREA	65,000 SF
MIN. LOT FRONTAGE	200 FT
FRONT DEPTH	40 FT
REAR YARD SETBACK	40 FT
SIDE YARD SETBACK	25 FT
MAX. BUILDING COVERAGE	25%
MAX. BUILDING HEIGHT (MAIN)	35 FT
MAX. BUILDING HEIGHT (ACCESSORY)	25 FT

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|-----------------|-------------------------------|
| ----            | EXISTING PROPERTY LINE        |
| ----            | ABUTTING PROPERTY LINE        |
| ----            | BUILDING SETBACK LINE         |
| ----            | EXISTING SEPARATION LINE      |
| ----            | TOWN LINE                     |
| ----            | APPROX. WETLAND EDGE          |
| ----            | APPROX. STREAM CENTERLINE     |
| ----            | APPROX. BUFFER ZONE           |
| ----            | APPROX. WETLAND JURISDICTION  |
| ----            | EXISTING CONTOUR              |
| -----           | PROPOSED CONTOUR              |
| ----            | EXISTING CURB                 |
| ----            | EXISTING GUARD RAIL           |
| ----            | EXISTING DRAIN LINE           |
| ----            | EXISTING DRAINAGE MANHOLE     |
| ----            | EXISTING CATCH BASIN          |
| ----            | EXISTING UTILITY POLE         |
| ----            | EXISTING TELECOM DUCTBANK     |
| ----            | EXISTING ELECTRIC DUCTBANK    |
| ----            | EXISTING GAS LINE             |
| ----            | EXISTING WATER LINE           |
| ----            | EXISTING WATER SHUT OFF VALVE |
| ----            | EXISTING SEWER LINE           |
| ----            | EXISTING SEWER MANHOLE        |
| N/A             | NOW OR FORMERLY               |
| =====           | TREELINE                      |
| ---X---X---X--- | EXISTING CHAIN-LINK FENCE     |
| -----X-----     | PROPOSED CHAIN-LINK FENCE     |
| ----            | EXISTING ROAD                 |
| ----            | HISTORIC ROAD                 |



**PEZZA PROPERTY**  
POUND HILL REALTY LLC  
OLD OXFORD ROAD  
NORTH SMITHFIELD, RHODE ISLAND  
AP 7, LOT 38

REVISIONS:	
NO	DATE DESCRIPTION

DESIGNED BY:	WMLJR
DRAWN BY:	SEP
CHECKED BY:	JAC
DATE:	AUGUST 2024
PROJECT NO	24-43

PRELIMINARY. NOT FOR  
CONSTRUCTION

## SITE PLAN

**SHEET  
1 OF 1**