

#### EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	ASSESSOR'S LINE
	BRUSHLINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SOILS LINES
	50' PERIMETER WETLAND
	100' RIVERBANK WETLAND
	200' RIVERBANK WETLAND

	SLOPES > 25%
	SLOPES 15-25%
	ZONE X
	ZONE X
	FEMA BOUNDARY
	STREAM
	WETLAND LINE & FLAG
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA
	GROUNDWATER RESERVOIR
	NATURAL HERITAGE
	COMMUNITY WELLHEAD PROTECTION
	NON-COMMUNITY WELLHEAD PROTECTION

#### STUDY PLAN NOTES:

- THE SITE IS LOCATED ON THE TOWN OF NORTH SMITHFIELD ASSESSOR'S PLAT 1 LOT 35.
- THE SITE AREA PER TOWN GIS IS APPROXIMATELY 28.72+ ACRES AND IS ZONED RURAL AGRICULTURAL (RA).
- THE OWNER OF AP 1 LOT 35 IS: JACQUES FARM LLC  
300 BUXTON STREET  
CITY/TOWN, RI ZIP CODE
- THIS SITE IS LOCATED IN A FEMA FLOOD ZONE X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0065G, MAP REVISED MARCH 02, 2009.  
ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
- 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 THE BRANCH RIVER WATERSHED.
- THE SITE IS WITHIN A:  
NATURAL HERITAGE AREA (RIDEM)

#### DIMENSIONAL REGULATIONS:

CURRENT ZONING:	RA REQUIRED
MINIMUM LOT AREA:	65,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'
MINIMUM FRONT AND CORNER SIDE YARD:	40'
MINIMUM SIDE YARD:	25'
MINIMUM REAR YARD:	40'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	25%

#### SOIL INFORMATION:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

#### SOIL NAME DESCRIPTION

CdB*	CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
CEC	CANTON AND CHARLTON FINE SANDY LOAMS, VERY ROCKY, 3 TO 15 PERCENT SLOPES
CHC	CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
GHC	GLOUCESTER-HINCKLEY VERY STONY SANDY LOAMS, ROLLING
HKC	HINCKLEY GRAVELLY SANDY LOAM, ROLLING
RH	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
SUB	SUTTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES

NOTE: \*PRIME FARMLAND

#### CERTIFICATION NOTE:

THE EXISTING DATA COMPILED ON THIS CONCEPT/STUDY PLAN IS FROM EXISTING MAPS AND RECORDED DATA. DUE TO METHODS OF COMPILATION AND ACCURACY OF SOME MAPS USED TO COMPILE THIS PLAN, THERE MAY BE SOME DEVIATIONS FROM SAID MAPS AND/OR DATA AND THIS PLAN. THERE ARE MANY FACTORS WHICH LEAD TO THIS, INCLUDING THE ACCURACY OF SAID MAPS AND DATA, AND KNOWN SITE FEATURES SUCH AS STONE WALLS, ROADWAYS, AND BUILDINGS. THESE DEVIATIONS ARE COMMON WHEN COMPILING MAPS AND DATA FROM VARIOUS SOURCES AND CANNOT BE AVOIDED WITHOUT AN ACTUAL FIELD SURVEY AND DEED RESEARCH. THIS PLAN IS TO BE UTILIZED FOR DISCUSSION PURPOSES ONLY. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.

#### EXISTING RESOURCES PLAN

#### BUXTON CONSERVATION

ASSESSOR'S PLAT 1 LOT 35  
NORTH SMITHFIELD, RHODE ISLAND

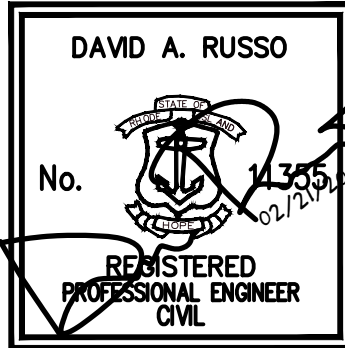
PREPARED FOR:  
JACQUES FARM, LLC

88 MECHANIC STREET, NORTH SMITHFIELD, RHODE ISLAND 02896

DE JOB NO. 3222-001-BUXTON 300 COPYRIGHT 2023 BY DIPRETE ENGINEERING ASSOCIATES, INC.

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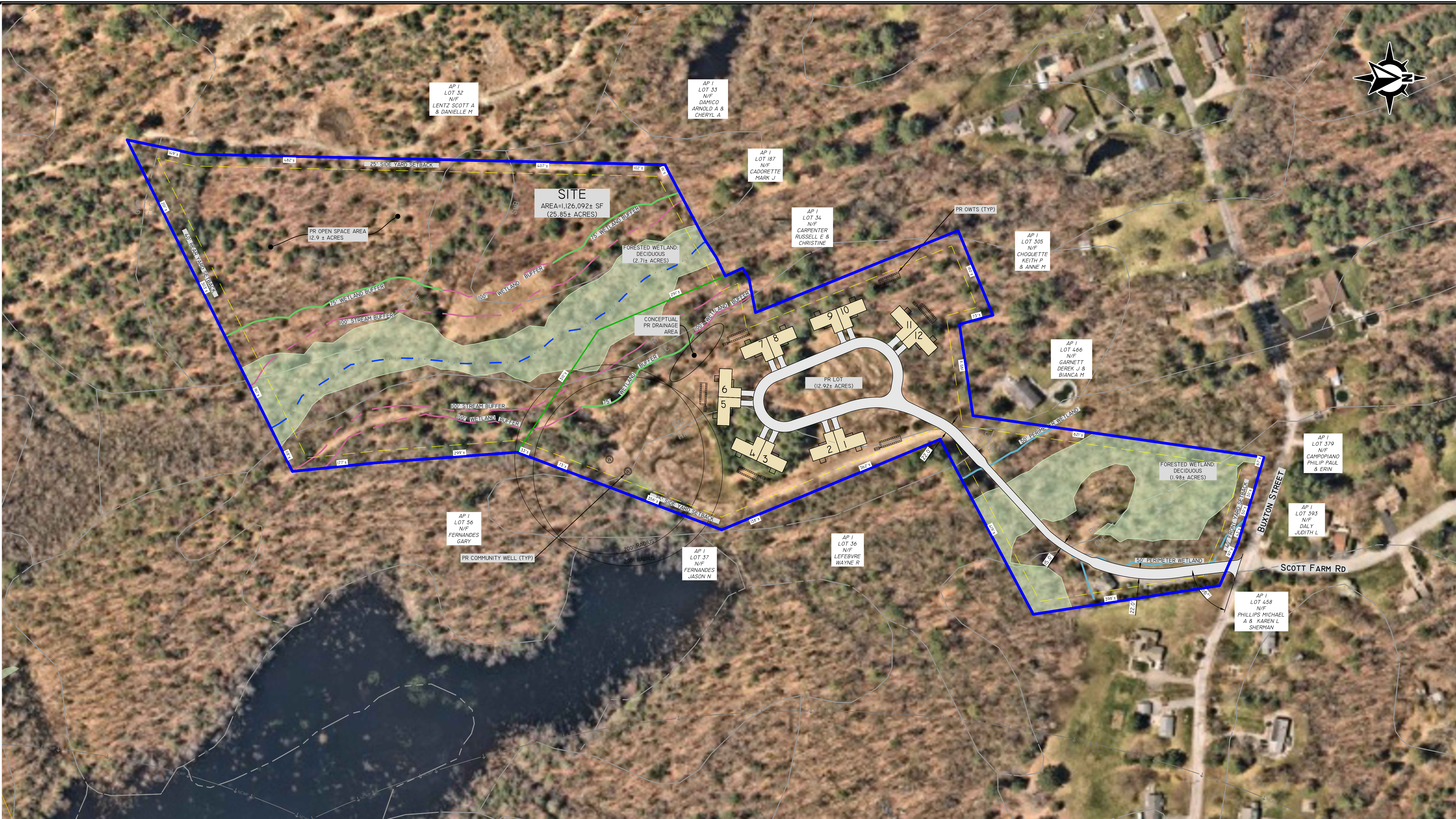
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ABBREVIATIONS:

EXISTING  
PROPOSED  
ASSESSOR'S PLAT  
NOW OR FORMERLY

EX  
PR  
AP  
N/F

DIMENSIONAL REGULATIONS:

CURRENT ZONING: RA  
REQUIRED (DUPLEX)  
150,000 SF  
MINIMUM LOT AREA:  
200'  
MINIMUM FRONTAGE AND LOT WIDTH:  
40'  
MINIMUM FRONT AND CORNER SIDE YARD:  
25'  
MINIMUM SIDE YARD:  
40'  
MINIMUM REAR YARD:  
35'  
MINIMUM STRUCTURE HEIGHT:  
25%  
MAXIMUM BUILDING COVERAGE:

EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

PROPERTY LINE  
ASSESSORS LINE  
BUILDING  
BRUSHLINE  
SOILS LINES  
50' PERIMETER BUFFER  
FEMA BOUNDARY  
STREAM  
WETLAND

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

PROPERTY LINE  
BUILDING SETBACKS  
BUILDING FOOTPRINT  
ASPHALT PAVEMENT  
PROPOSED PROPERTY LINE

DEVELOPMENT DATA:

TOTAL SITE AREA: 25.85± ACRES (1,126,092 SF)  
TOTAL USABLE AREA: 21.16± ACRES (921,575 SF)  
TOTAL NUMBER OF BUILDINGS: 6  
TOTAL NUMBER OF UNITS: 12  
TOTAL OPEN SPACE: 12.9± ACRES (564,211 SF)  
USABLE OPEN SPACE: 10.41± ACRES (453,469 SF)  
PERCENT OF USABLE OPEN SPACE: 10.41 / 12.91 \* 100% = 81%±  
TOTAL PROPOSED RESIDENTIAL AREA: 12.92± ACRES (562,618 SF)  
USABLE RESIDENTIAL LOT AREA: 10.75± ACRES (468,270 SF)

ROADWAY LENGTH\*: 1,265'  
TOTAL LENGTH OF PAVEMENT: 1642'  
PAVEMENT WIDTH\*: 22'

\* ROADWAY LENGTH IS MEASURED TO THE CENTER OF THE P-LOOP  
\*\* PAVEMENT WIDTH IS PROPOSED TO BE 15' AT THE WETLAND CROSSING TO MINIMIZE IMPACT

GENERAL NOTES:

- THE SITE IS PROPOSED TO BE SERVICED BY PRIVATE ON-SITE WASTE WATER TREATMENT SYSTEM(S) (OWTS) AND PRIVATE COMMUNITY WELLS(S).
- THE DRAINAGE SYSTEM WILL BE DESIGNED TO MEET THE TOWN OF NORTH SMITHFIELD SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET RIDEM AND NORTH SMITHFIELD BEST MANAGEMENT PRACTICES. BEST MANAGEMENT PRACTICES ARE TO BE DESIGNED USING THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL DATED DECEMBER 2010.
- DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INCORPORATED AT THE PRELIMINARY STAGE AND WILL CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
- THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
- THE SITE IS PROPOSED WITH UNDERGROUND UTILITIES.
- PROPOSED DEVELOPMENT TO INCLUDE 6 DUPLEX UNITS EACH WITH 3 BEDROOMS FOR A TOTAL OF 36 BEDROOMS.

VARIANCES AND WAIVERS:

- REQUESTING TO REDUCE PAVEMENT WIDTH TO 22' AND 15' AT THE WETLAND CROSSING (MINIMUM 26' FOR DEVELOPMENTS SERVING MORE THAN 4 RESIDENTIAL DWELLINGS).
- REQUESTING TO ALLOW 1265' ROADWAY LENGTH AS OPPOSED TO THE MAXIMUM 600' LENGTH AS DEFINED IN THE NORTH SMITHFIELD SUBDIVISION REGULATIONS DUE TO THERE BEING NO FEASIBLE ALTERNATIVE ACCESS TO THE PROPOSED RESIDENTIAL AREA.
- REQUESTING TO PROPOSE NO SIDEWALKS (SIDEWALKS ARE REQUIRED ON ONE SIDE OF THE STREET IN ALL ZONES UNLESS WAIVED BY THE BOARD)

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

PROPOSED DEVELOPMENT

BUXTON CONSERVATION  
ASSESSOR'S PLAT 1 LOT 35  
NORTH SMITHFIELD, RHODE ISLAND

PREPARED FOR:  
JACOUES FARM, LLC

88 MECHANIC STREET, NORTH SMITHFIELD, RHODE ISLAND 02896

DAVID A. RUSSO  
No. 14355  
REGISTERED  
PROFESSIONAL ENGINEER  
CIVIL

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7 02/27/2023 1:1 PLAN: WETLAND BUFFER REV S.D.H.  
01/11/2023 MASTER PLAN SUBMISSION L.V.P.  
11/14/22 PRELIMINARY SUBMISSION BY:  
NO. DATE DESCRIPTION DESIGN BY: J.L.S.  
DRAWN BY: S.E.H.

Diprete Engineering

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