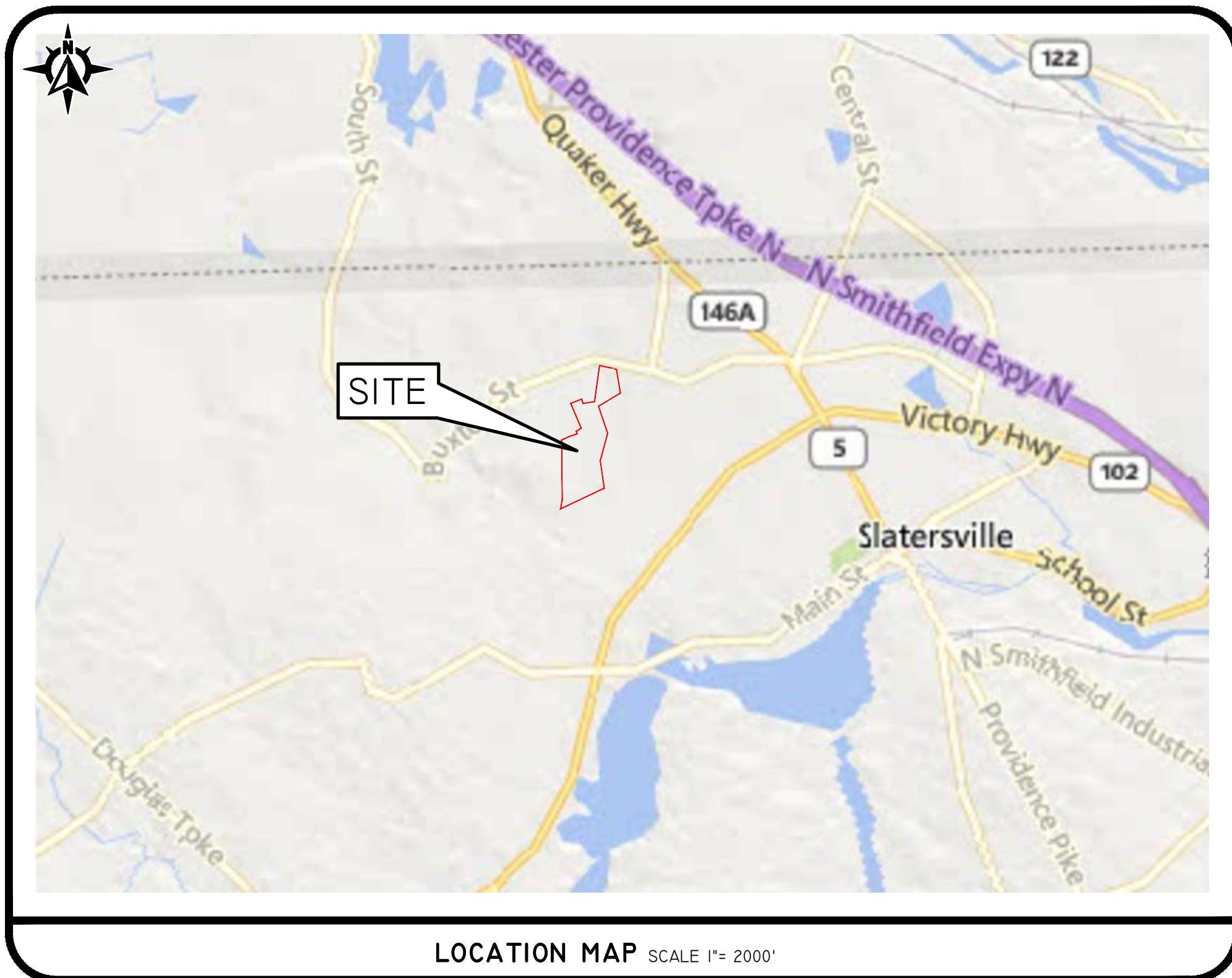


# MASTER PLAN SUBMISSION

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# BUXTON CONSERVATION

300 BUXTON STREET  
NORTH SMITHFIELD, RHODE ISLAND  
ASSESSOR'S PLAT I LOT 35

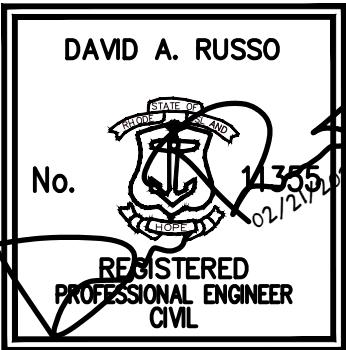


# SHEET INDEX

1. COVER SHEET
2. SITE CONTEXT PLAN
3. EXISTING RESOURCES PLAN
4. YIELD PLAN - CONVENTIONAL
5. PROPOSED DEVELOPMENT

DiPrete Engineering

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THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

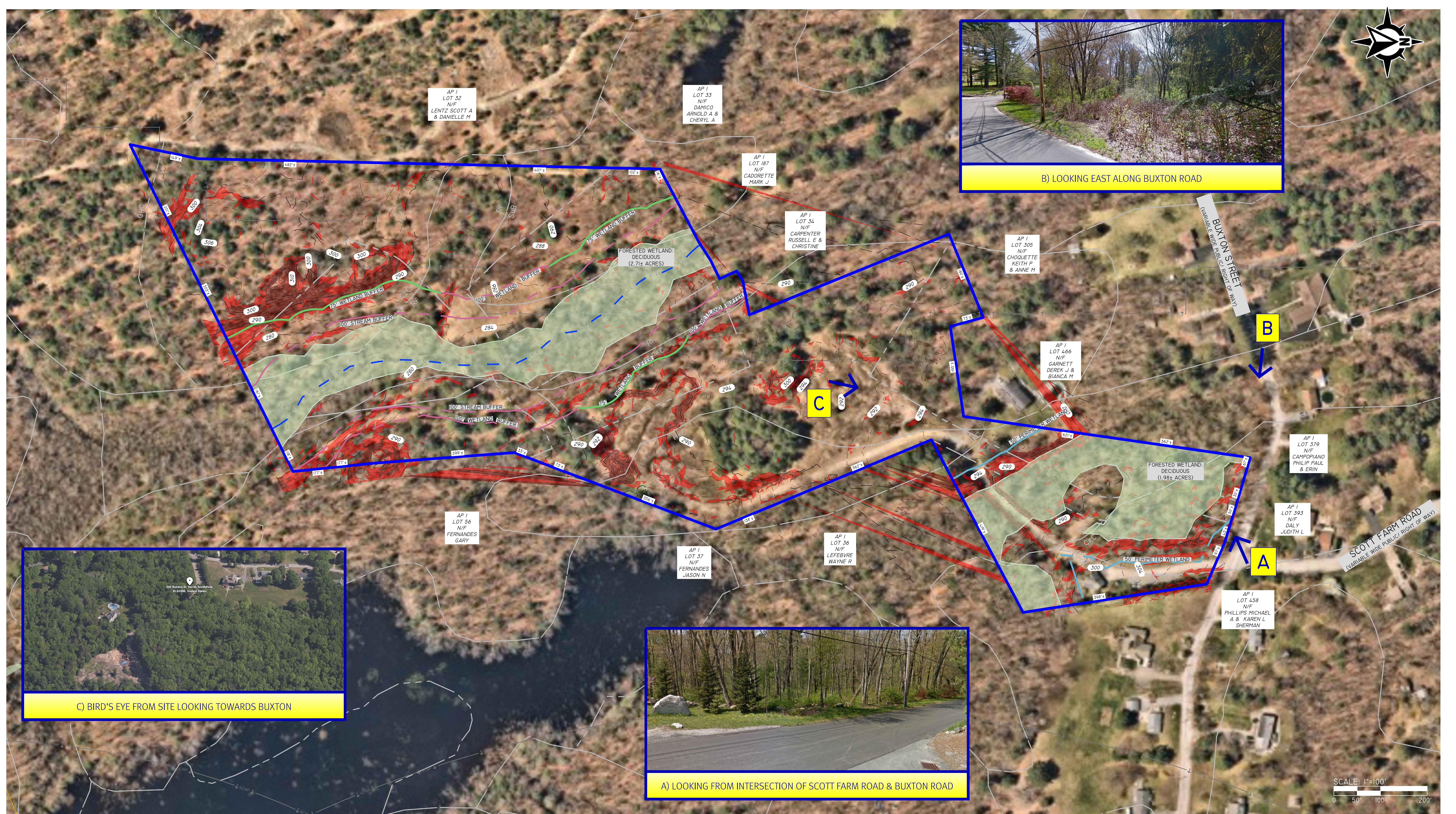
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

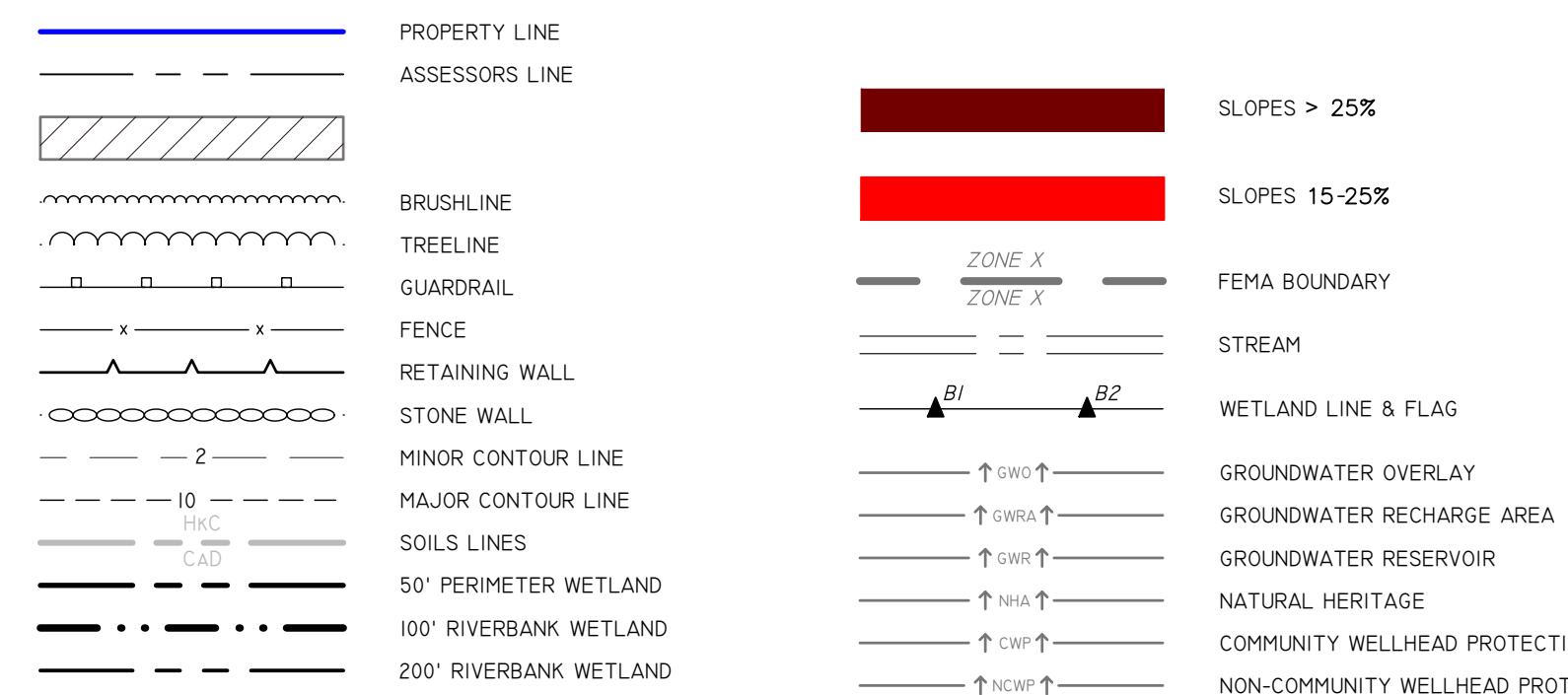
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

<b>COVER SHEET</b>	<b>BUXTON CONSERVATION</b>
	ASSESSOR'S PLAT   LOT 35
	NORTH SMITHFIELD, RHODE ISLAND
	PREPARED FOR:
	<b>JACQUES FARM, LLC</b>
	88 MECHANIC STREET, NORTH SMITHFIELD, RHODE ISLAND 02896





EXISTING LEGEND  
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS



## STUDY PLAN NOTES

1. THE SITE IS LOCATED ON THE TOWN OF NORTH SMITHFIELD ASSESSOR'S PLAT I LOT 35.
2. THE SITE AREA PER TOWN GIS IS APPROXIMATELY 28.72± ACRES AND IS ZONED RURAL AGRICULTURAL (RA).
3. THE OWNER OF AP I LOT 35 IS: JACQUES FARM LLC  
300 BUXTON STREET  
CITY/TOWN, RI ZIP CODE
4. 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.
5. 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.
6. SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
7. THE SITE IS WITHIN THE BRANCH RIVER WATERSHED.
8. 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:

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(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 DESCRIPT

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  
CKC 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  
RF RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS  
SUB SUTTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES

NOTE: \*PRIME FARMLAND

NOTE: \*PRIME FARMLAND

CERTIFICATION NOTE:

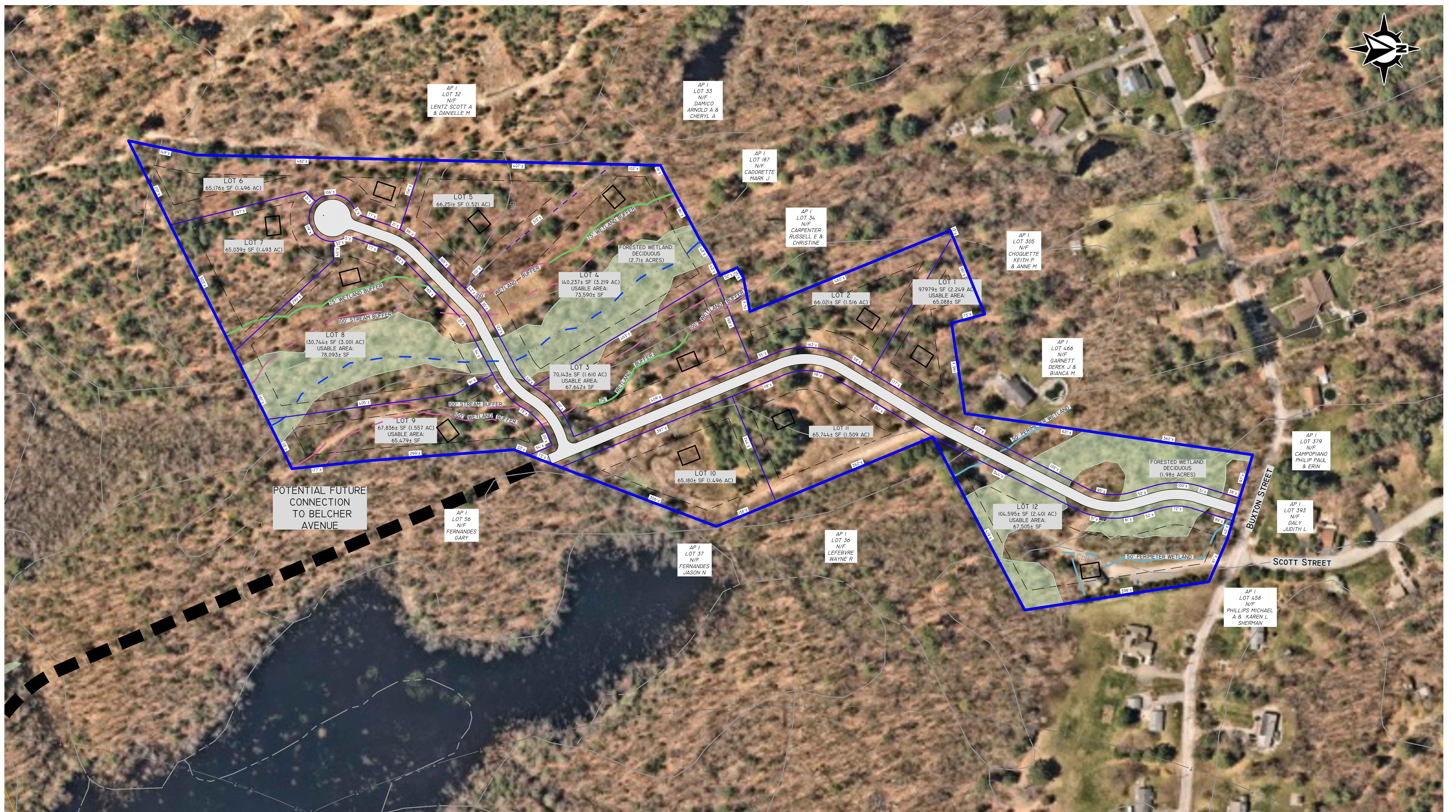
THE EXISTING DATA COMPILED ON THIS CONCEPT/STUDY PLAN IS FROM EXISTING MAPS AND RECORDED DATA. DUE TO METHODS OF COMPIRATION AND ACCURACY OF SOME MAPS USED TO COMPILE THIS PLAN, THERE MAY BE SOME DEVIATIONS FROM SAID MAPS AND/OR DATA AND THIS PLAN. THERE ARE MANY FACTORS WHICH LEAD TO THIS, INCLUDING 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.

DISCLOSE.

## EXISTING RESOURCES PLAN

UXTON CONSERVATION  
ASSSESSOR'S PLAT I LOT 35  
NORTH SMITHFIELD, RHODE ISLAND  
DRAWN AND PREPARED FOR

PREPARED FOR: **JACQUES FARM, LLC**


**DIMENSIONAL REGULATIONS:**

CURRENT ZONING:	R.A. REQUIRED	R.A. PROVIDED
MINIMUM LOT AREA:	65,000 SF	65,039 SF
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 BUILDING COVERAGE:	25%	< 25%

**DEVELOPMENT DATA:**

TOTAL SITE AREA:	25.85± ACRES (1126.092 SF)
TOTAL USABLE AREA:	21.16± ACRES (921,576 SF)
R.O.W. AREA:	2.78± ACRES
TOTAL AREA OF LOTS:	23.07± ACRES
TOTAL NUMBER OF LOTS:	12
AVERAGE LOT AREA:	1.92± ACRES
TOTAL LOT USABLE AREA:	18.85± ACRES
AVERAGE LOT USABLE AREA:	1.57± ACRES
LENGTH OF ROAD:	1,593'
R.O.W. WIDTH:	50'
PAVEMENT WIDTH:	26'
CUL-DE-SAC LENGTH:	734' *
R.O.W. WIDTH:	50'
PAVEMENT WIDTH:	26'

\*MAXIMUM CUL-DE-SAC LENGTH AS DEFINED BY NORTH SMITHFIELD SUBDIVISION REGULATIONS IS 600'. CUL-DE-SAC SHOWN IS 734' IN LENGTH AND THERE ARE NO ALTERNATIVES TO ACCESS THE REAR OF THE SITE.

**GENERAL NOTES:**

1. THE SITE IS PROPOSED TO BE SERVICED BY PRIVATE ON-SITE WASTE WATER TREATMENT SYSTEMS (OWTS) AND PRIVATE WELLS.
2. 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.
3. PREVENTED SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INCORPORATED AT THE PRELIMINARY STAGE AND WILL CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
4. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
5. THE SITE IS PROPOSED WITH UNDERGROUND UTILITIES.
6. SUBDIVISION IS PROPOSED WITH 12 SINGLE-FAMILY RESIDENTIAL HOMES.

**EXISTING LEGEND**

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS	
	PROPERTY LINE
	ASSESSORS LINE
	BUILDING
	BRUSHLINE
	SOILS LINES
	50' PERIMETER BUFFER
	ZONE X
	FEMA BOUNDARY
	STREAM
	WETLAND

**PROPOSED LEGEND**

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS	
	PROPERTY LINE
	BUILDING SETBACKS
	BUILDING FOOTPRINT
	ASPHALT PAVEMENT

**SCALE: 1"=100'**

0 50' 100' 200'

**CONVENTIONAL YIELD PLAN**
**BUXTON CONSERVATION**
**JACQUES FARM, LLC**  
**NO. 322-100 BUXTON STREET, NORTH SMITHFIELD, RHODE ISLAND 02896**
**PREPARED FOR:**  
**DUANE ENGINEERING ASSOCIATES, INC.**
**Two Stafford Court, Cranston, RI 02920**
**tel 401-942-1000 fax 401-942-6006 www.duprete-eng.com**
**Boston • Providence • Newport**

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER. DUPRETE ENGINEERING ONLY WARRANTS THIS PLAN AS A DRAFT SUBMISSION FOR APPROVAL BY THE RIDEM, THE BUREAU OF LAND USE AND CONSERVATION, AND THE BUREAU OF ENVIRONMENTAL MANAGEMENT. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE MEANS, METHODS, SAFETY, PRECAUTIONS AND REQUIREMENTS OF THE PLAN AND CONFORMANCE IN THE IMPLEMENTATION OF THE PLAN AND OSHA STANDARDS. DUPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN ON THIS PLAN AS PROPER FOR CONSTRUCTION. DUPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

**DUANE ENGINEERING ASSOCIATES, INC.**  
**NO. 322-100 BUXTON STREET, NORTH SMITHFIELD, RHODE ISLAND 02896**

