MASTER PLAN SUBMISSION

BUXTON CONSERVATION

300 BUXTON STREET
NORTH SMITHFIELD, RHODE ISLAND

ASSESSOR'S PLAT 1 LOT 35

LOCATION MAP SCALE 1" = 2000'

SHEET INDEX

DiPrete Engineering
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DAVID A. RUSSO
No. 13551
REGISTERED PROFESSIONAL ENGINEER
CIVIL

NO	DATE	DESCRIPTION	BY
1	12/27/2023	PLAN SET REVIEW/LAND BUFFER REV	S.E.H.
0	8/17/2023	MASTER PLAN SUBMISSION	T.F.P.

DRAWN BY: S.E.H. | DESIGN BY: J.L.S.

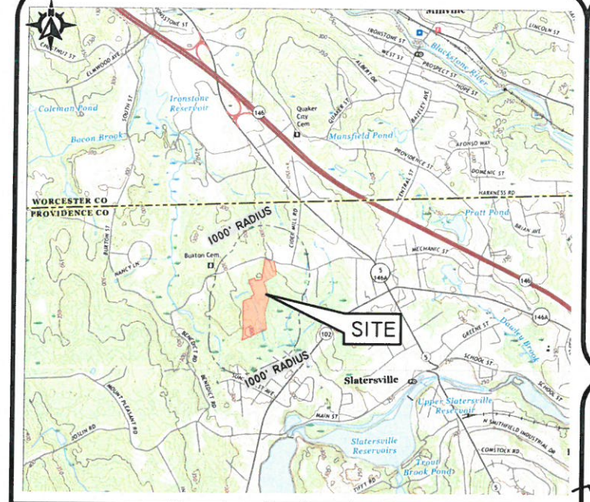
COVER SHEET
BUXTON CONSERVATION
ASSESSOR'S PLAT 1 LOT 35
NORTH SMITHFIELD, RHODE ISLAND

PREPARED FOR
JACQUES FARM, LLC
88 MECHANIC STREET, NORTH SMITHFIELD, RHODE ISLAND 02896

SHEET 1 OF 5

Z:\DRAWN\PROJECTS\1324\300 BUXTON STREET 300\AUTOCAD DRAWINGS\1324-006-PLAN MASTERPLAN Dec Plan.dwg - 2/21/2023

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 03/30/2022.



USGS MAP SCALE: 1"=2000'

Map Unit Symbol	Map Unit Name
AgB	Agawam fine sandy loam, 2 to 8 percent slopes
CaD	Canton-Charlton-Rock outcrop complex, 15 to 35 percent slopes, very stony
CcB	Canton-Charlton fine sandy loams, 3 to 8 percent slopes
CC	Canton-Chilton loam, very rocky
CeB	Canton and Charlton fine sandy loams, 8 to 15 percent slopes
CeD	Canton and Charlton fine sandy loams, 3 to 8 percent slopes
CeC	Canton and Charlton fine sandy loams, 8 to 15 percent slopes
CeC	Canton and Charlton fine sandy loams, 15 to 25 percent slopes, very rocky
CmB	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony
CmC	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony
CmC	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, rubbly, stony
FmA	Freetown muck, 0 to 1 percent slopes
GeC	Gloucester-Hinckley complex, 3 to 15 percent slopes, very stony
HkA	Hinckley loamy sand, 0 to 3 percent slopes
HkC	Hinckley loamy sand, 8 to 15 percent slopes
HkD	Hinckley loamy sand, 15 to 25 percent slopes
MaA	Merrimac fine sandy loam, 0 to 3 percent slopes
MnB	Montauk fine sandy loam, 3 to 8 percent slopes
MrA	Merrimac-Urban land complex, 0 to 8 percent slopes
PeA	Pawcatuck fine sandy loam, 0 to 3 percent slopes
PoB	Paxton fine sandy loam, 3 to 8 percent slopes
PoC	Paxton fine sandy loam, 8 to 15 percent slopes
PoB	Paxton fine sandy loam, 0 to 8 percent slopes, very stony
PS	Paxton-Urban land complex, 3 to 15 percent slopes
Pg	Pits, gravel
Re	Ridgebury fine sandy loam, 0 to 3 percent slopes
Rf	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony
Ru	Rippowam fine sandy loam
Sa	Sudbury sandy loam
SeA	Sutton fine sandy loam, 0 to 3 percent slopes
SeB	Sutton fine sandy loam, 3 to 8 percent slopes
SnB	Sutton fine sandy loam, 0 to 8 percent slopes, very stony
SnB	Sutton fine sandy loam, 0 to 8 percent slopes, extremely stony
SmA	Swansea muck, 0 to 1 percent slopes
UD	Udorthents-Urban land complex
Ur	Urban land
W	Water
WgB	Walpole sandy loam, 0 to 3 percent slopes
WgB	Windsor loamy sand, 3 to 8 percent slopes
WhA	Woodbridge fine sandy loam, 0 to 3 percent slopes
WhB	Woodbridge fine sandy loam, 3 to 8 percent slopes
WoB	Woodbridge fine sandy loam, 0 to 3 percent slopes, very stony
WoB	Woodbridge fine sandy loam, 0 to 8 percent slopes, extremely stony
W	Water
TOA	Ridgebury fine sandy loam, 0 to 3 percent slopes
TOA	Ridgebury fine sandy loam, 0 to 8 percent slopes, extremely stony
TOA	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony
245C	Hinckley loamy sand, 8 to 15 percent slopes
245E	Hinckley loamy sand, 15 to 35 percent slopes
254A	Scarborough fine sandy loam, 0 to 3 percent slopes
254B	Scarborough fine sandy loam, 3 to 8 percent slopes
255A	Ridgebury fine sandy loam, 0 to 3 percent slopes
255B	Ridgebury fine sandy loam, 3 to 8 percent slopes
256A	Whitman fine sandy loam, 0 to 3 percent slopes
256B	Whitman fine sandy loam, 3 to 8 percent slopes
260A	Windsor loamy sand, 0 to 3 percent slopes
260B	Windsor loamy sand, 3 to 8 percent slopes
260C	Windsor loamy sand, 8 to 15 percent slopes
260D	Windsor loamy sand, 15 to 25 percent slopes
260E	Windsor loamy sand, 25 to 35 percent slopes
260F	Windsor loamy sand, 35 to 60 percent slopes
305A	Sudbury fine sandy loam, 0 to 3 percent slopes
305B	Sudbury fine sandy loam, 3 to 8 percent slopes
306A	Carlton fine sandy loam, 0 to 3 percent slopes
306B	Carlton fine sandy loam, 3 to 8 percent slopes, extremely stony
306C	Carlton fine sandy loam, 8 to 15 percent slopes, extremely stony
600	Pits, gravel
651	Udorthents, smoothed

REGIONAL SOILS MAP

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NO.	DATE	DESCRIPTION	BY:
1	6/27/2023	PLAN LENGTH AND BUFFER REV.	S.E.H.
2	8/01/2023	PRE-APPLICATION SUBMISSION	T.V.P.
3	8/04/2023	PRE-APPLICATION SUBMISSION	T.V.P.
4	8/08/2023	PRE-APPLICATION SUBMISSION	T.V.P.

DRAWN BY: S.E.H. | DESIGN BY: J.A.L.S.

SITE CONTEXT 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

SHEET 2 OF 5

JOB NO. 3170-00-BUXTON 3X6 COPYRIGHT 2023 BY DIPRETE ENGINEERING ASSOCIATES, INC.

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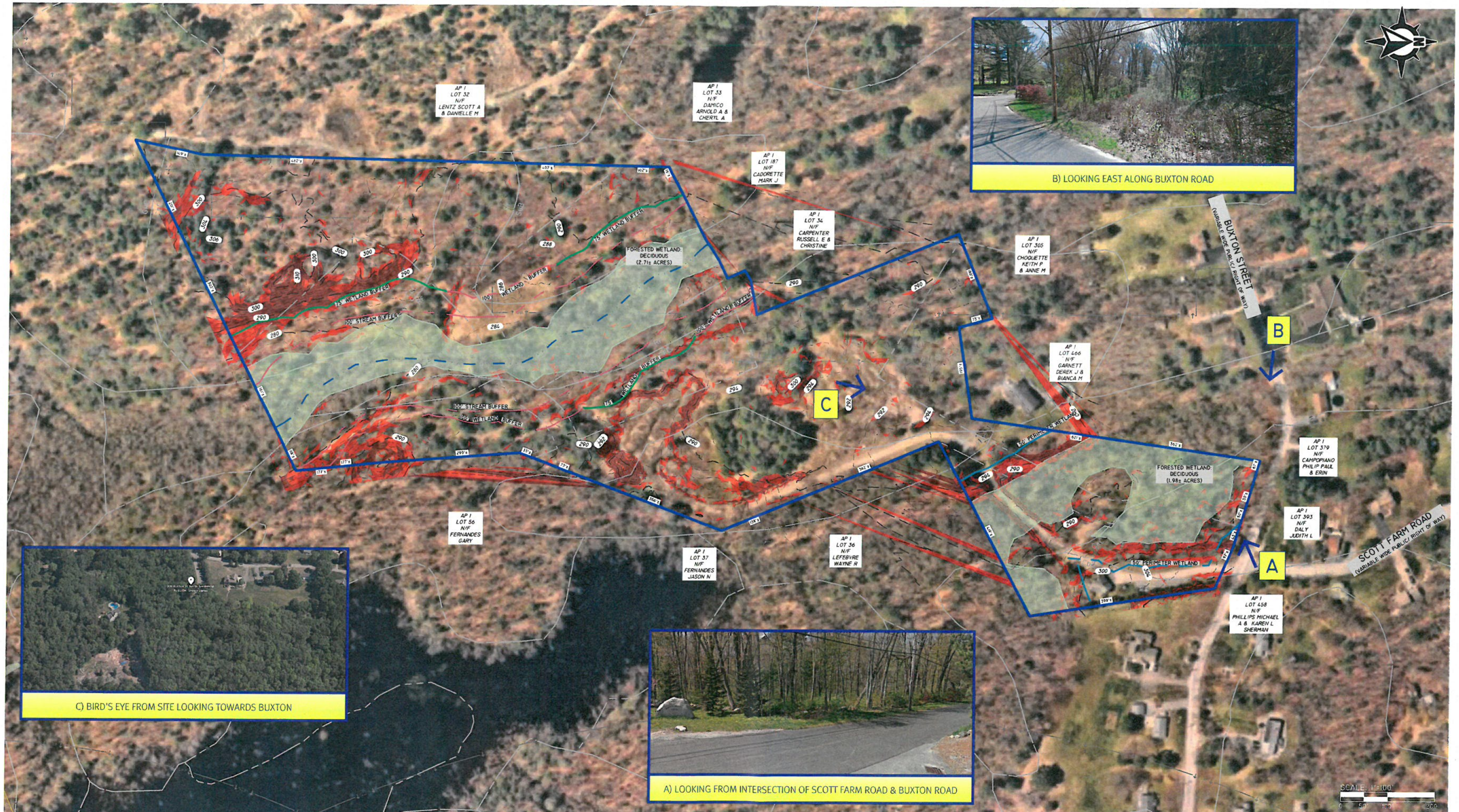

EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- ASSESSORS 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%
- 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:

1. THE SITE IS LOCATED ON THE TOWN OF NORTH SMITHFIELD ASSESSOR'S PLAT 1 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 1 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:

(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
CxC	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

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.

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DAVID A. RUSSO
No. 11355
REGISTERED PROFESSIONAL ENGINEER CIVIL

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.

NO.	DATE	DESCRIPTION	BY:
2	02/21/2023	M.PLAN-YIELD/WETLAND BUFFER REV	S.D.M.
1	01/11/2023	MASTER PLAN SUBMISSION	I.V.P.
0	11/14/2022	PRE APPLICATION SUBMISSION	I.V.P.

DRAWN BY: S.E.H. DESIGN BY: J.L.S.

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

SHEET 3 OF 5

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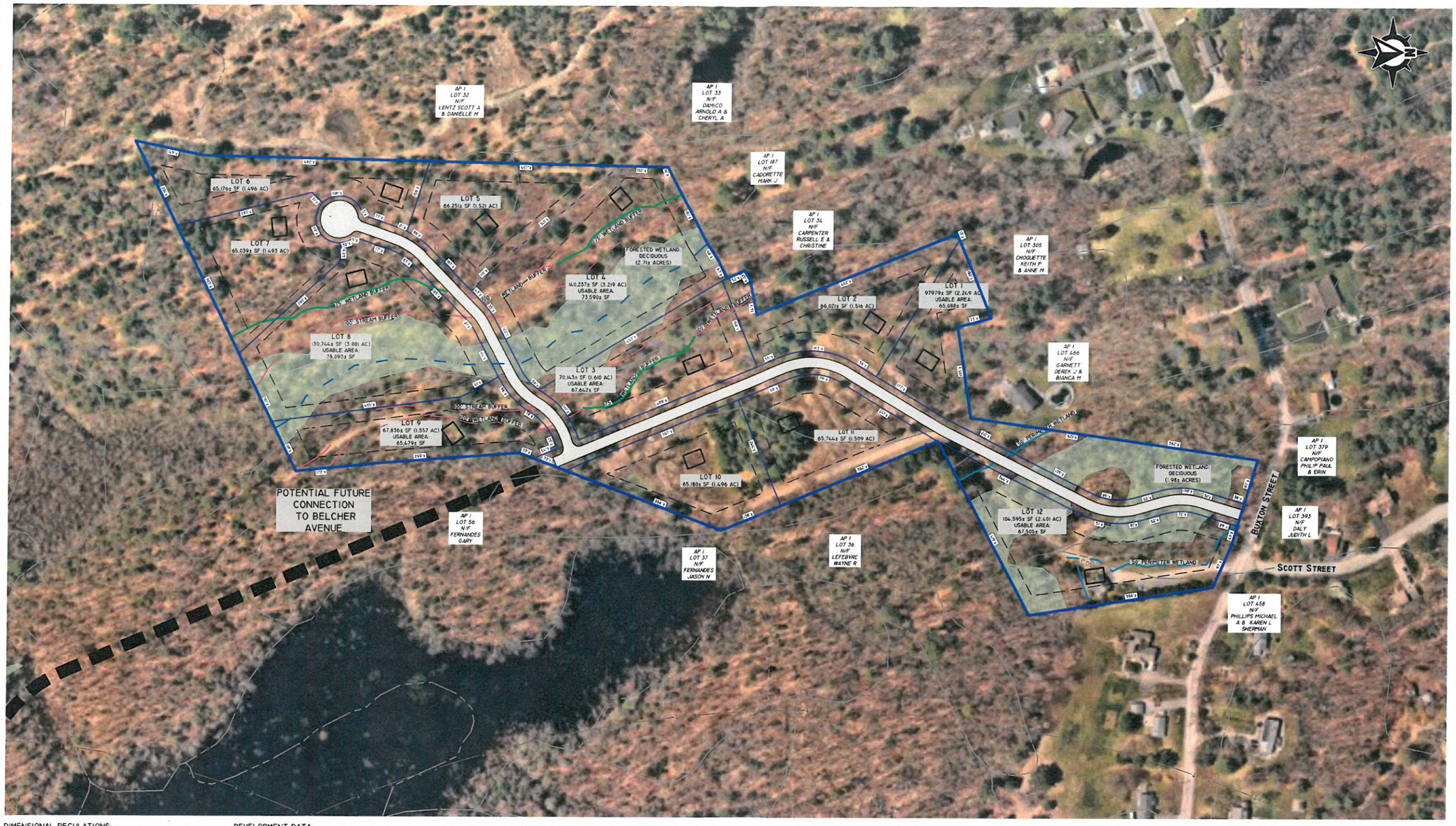

DIMENSIONAL REGULATIONS:

	RA REQUIRED	PROVIDED
CURRENT ZONING:		
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 (1,126,092 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. DETAILED 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
- 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'

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CIVIL

NO.	DATE	DESCRIPTION	BY:
4	10/17/2023	PLANNING BOARD PEER REC	S.E.H.
3	08/14/2023	PLANNING BOARD PEER REC	S.E.H.
2	07/14/2023	PRE-APPLICATION SUBMISSION	S.E.H.
1	05/16/2023	PRE-APPLICATION SUBMISSION	S.E.H.
0	03/16/2023	PRE-APPLICATION SUBMISSION	S.E.H.

DRAWN BY: S.E.H. DESIGN BY: J.L.S.

CONVENTIONAL YIELD 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

SHEET 4 OF 5

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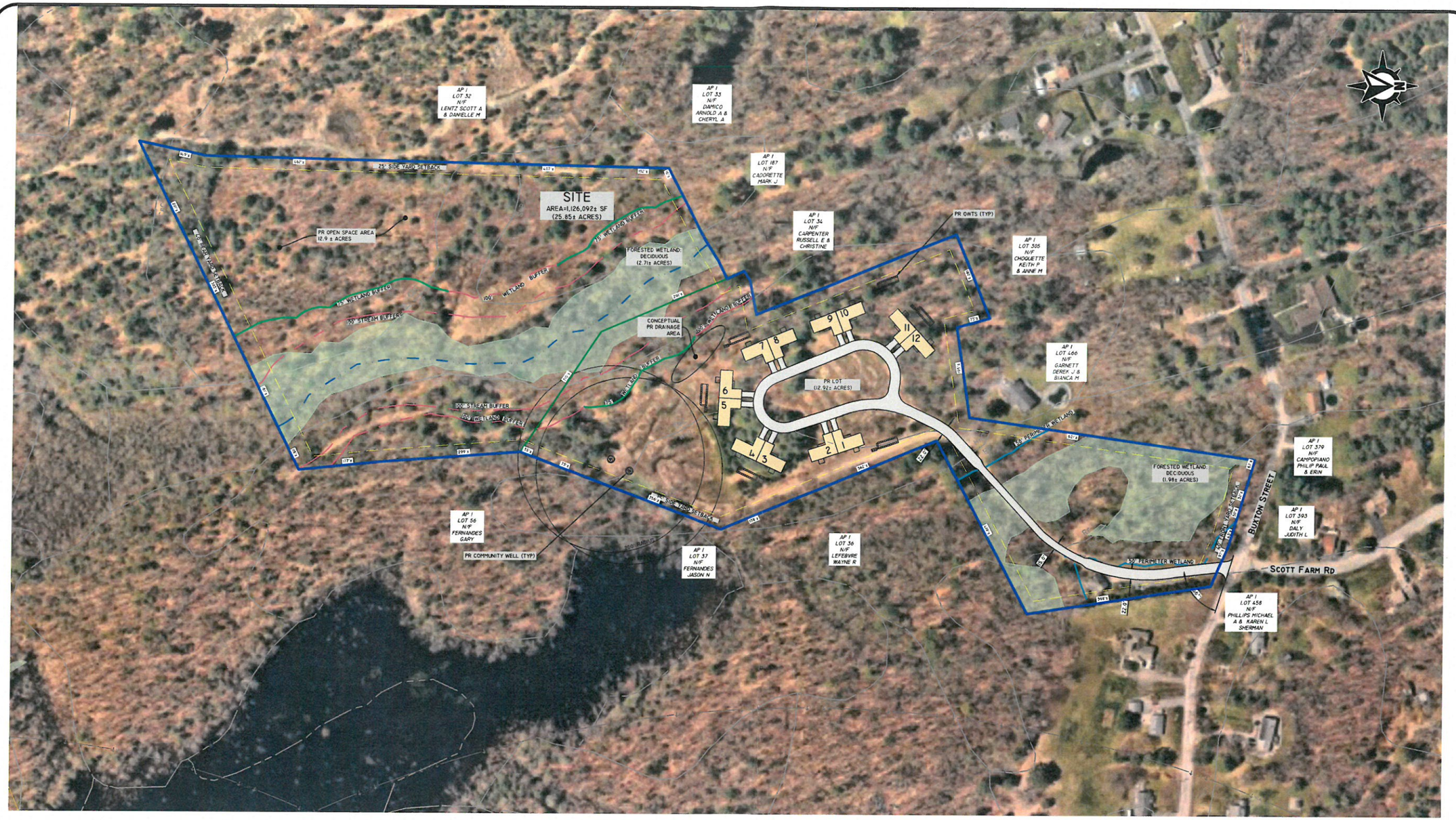

ABBREVIATIONS:

EXISTING	EX
PROPOSED	PR
ASSESSOR'S PLAT	AP
NOW OR FORMERLY	N/F

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	RA	
	REQUIRED (DUPLEX)	PROVIDED
MINIMUM LOT AREA:	130,000 SF	>130,000 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%

EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- ASSESSORS LINE
- BUILDING
- BRUSHLINE
- HdC / CaD — SOILS LINES
- 50' PERIMETER BUFFER
- ZONE X / ZONE X — 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 / 12.9)*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:

1. THE SITE IS PROPOSED TO BE SERVICED BY PRIVATE ON-SITE WASTE WATER TREATMENT SYSTEM(S) (OWTS) AND PRIVATE COMMUNITY WELL(S).
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. DETAILED 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. PROPOSED DEVELOPMENT TO INCLUDE 6 DUPLEX UNITS EACH WITH 3 BEDROOMS FOR A TOTAL OF 36 BEDROOMS.

VARIANCES AND WAIVERS:

1. REQUESTING TO REDUCE PAVEMENT WIDTH TO 22' AND 15' AT THE WETLAND CROSSING (MINIMUM 26' FOR DEVELOPMENTS SERVING MORE THAN 4 RESIDENTIAL DWELLINGS).
2. 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 DEVELOPMENT AREA.
3. 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'

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REGISTERED PROFESSIONAL ENGINEER
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NO.	DATE	DESCRIPTION	BY:
4	12/27/2023	PER ADVISORY/PLANNING BOARD REC	S.E.H.
3	11/27/2023	PER PEER REVIEW	T.F.P.
2	9/07/2023	PER PLAN REVISION	T.F.P.
1	6/30/2023	PER TAC SUBMISSION	T.F.P.

DRAWN BY: S.E.H. | DESIGN BY: J.L.S.

PROPOSED DEVELOPMENT

BUXTON CONSERVATION

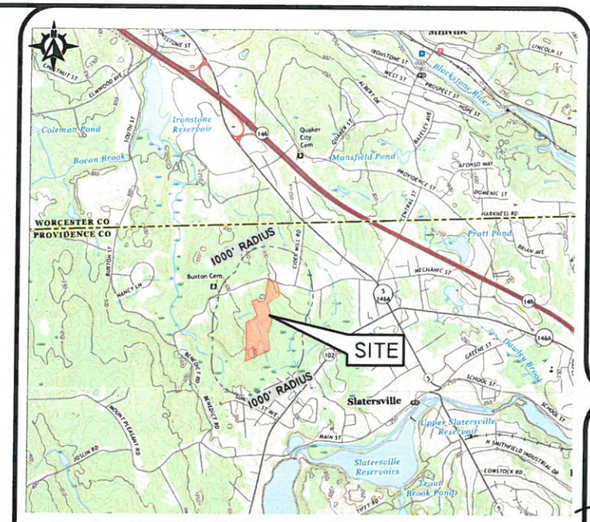
ASSESSOR'S PLAT 1 LOT 35
NORTH SMITHFIELD, RHODE ISLAND

PREPARED FOR:
JACQUES FARM, LLC
88 MECHANIC STREET, NORTH SMITHFIELD, RHODE ISLAND 02896

SHEET 5 OF 5

Z:\DIPRAN\PROJECTS\5221-09 BUXTON STREET 300\ACTCAD DRAWINGS\5221-09-PLAN MASTERPLAN.DWG Plotted: 2/21/2025

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 03/30/2022.



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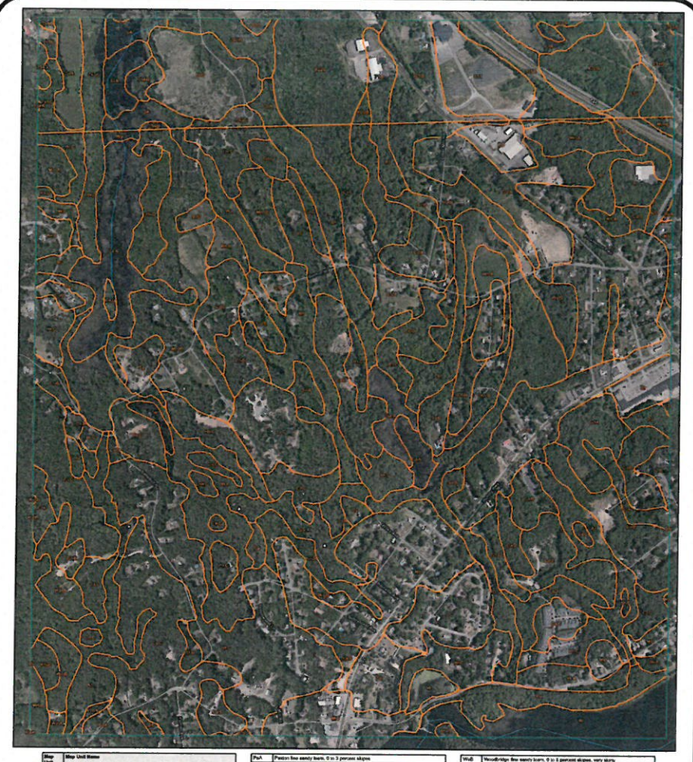

Map Unit Symbol	Map Unit Name
AdB	Agawam fine sandy loam, 3 to 8 percent slopes
CaD	Canton-Charlton-Rock outcrop complex, 15 to 35 percent slopes, very stony
CtB	Canton-Charlton fine sandy loam, 3 to 8 percent slopes
CC	Canton-Urban land complex, very rocky
CgA	Canton and Charlton fine sandy loams, 0 to 3 percent slopes
CgB	Canton and Charlton fine sandy loams, 3 to 8 percent slopes
CrC	Canton and Charlton fine sandy loams, 8 to 15 percent slopes
CrD	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, very rocky
CtB	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony
CtC	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony
CtC	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony
PaA	Freetown muck, 0 to 1 percent slopes
GbC	Gloucester-Hinckley complex, 3 to 15 percent slopes, very stony
HkA	Hinckley loamy sand, 0 to 3 percent slopes
HkC	Hinckley loamy sand, 8 to 15 percent slopes
HkD	Hinckley loamy sand, 15 to 35 percent slopes
MmA	Merrimac fine sandy loam, 0 to 3 percent slopes
MmB	Merrimac fine sandy loam, 3 to 8 percent slopes
Mu	Merrimac-Urban land complex, 0 to 8 percent slopes
PsA	Paxton fine sandy loam, 0 to 3 percent slopes
PsB	Paxton fine sandy loam, 3 to 8 percent slopes
PsB	Paxton-Urban land complex, 0 to 8 percent slopes, very stony
PD	Pavement and buildings, 0 to 3 percent slopes
Pg	Pits, gravel
Re	Ridgebury fine sandy loam, 0 to 3 percent slopes
RH	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony
Ru	Raypoltown fine sandy loam
Sc	Scarboro sandy loam
SnA	Sutton fine sandy loam, 0 to 3 percent slopes
SnB	Sutton fine sandy loam, 3 to 8 percent slopes
SnB	Sutton fine sandy loam, 0 to 8 percent slopes, very stony
SnD	Sutton fine sandy loam, 8 to 15 percent slopes, extremely stony
SwA	Swansea muck, 0 to 1 percent slopes
UD	Udorthents-Urban land complex
Ur	Urban land
W	Water
WaA	Wapbrook loamy sand, 0 to 3 percent slopes
WgB	Windsor loamy sand, 3 to 8 percent slopes
WkA	Woodbridge fine sandy loam, 0 to 3 percent slopes
WkB	Woodbridge fine sandy loam, 3 to 8 percent slopes
WuB	Woodbridge-Rise loamy sand, 0 to 8 percent slopes, very stony
WkB	Woodbridge-Rise fine sandy loam, 0 to 8 percent slopes, extremely stony
W	Water
PA	Swamp and shallows muck, 0 to 3 percent slopes
SnA	Swansea muck, 0 to 1 percent slopes
TnA	Ridgebury fine sandy loam, 0 to 3 percent slopes
TnB	Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony
TnA	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony
JnDC	Hinckley loamy sand, 8 to 15 percent slopes
JnFB	Hinckley loamy sand, 15 to 35 percent slopes
JnA	Merrimac fine sandy loam, 0 to 3 percent slopes
JnA	Merrimac fine sandy loam, 3 to 8 percent slopes
JnB	Windsor loamy sand, 0 to 3 percent slopes
JnC	Windsor loamy sand, 8 to 15 percent slopes
JnCB	Sudbury fine sandy loam, 0 to 8 percent slopes
JnFB	Paxton fine sandy loam, 3 to 8 percent slopes
KnB	Canton fine sandy loam, 3 to 8 percent slopes
KnB	Canton fine sandy loam, 0 to 8 percent slopes, extremely stony
Pg	Pits, gravel
W	Udorthents, smoothed

REGIONAL SOILS MAP

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DAVID A. RUSSO
No. 14355
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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NO.	DATE	DESCRIPTION	BY
1	01/27/2023	PLANNING BOARD SUBMISSION	J.V.P.
2	02/10/2023	MEETING PLAN SUBMISSION	J.V.P.
3	03/17/2023	PLANNING BOARD SUBMISSION	J.V.P.

DESIGN BY: J.L.S.
DRAWN BY: S.E.H.

SITE CONTEXT 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

SHEET 2 OF 5

DE JOB NO. 3220-00 BUXTON SUB COMPOSIT 2023 © DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DETAIN\PROJECTS\3220-00 BUXTON STREET 300\AUTOCAD DRAWINGS\3220-00S-PLAN MASTERPLAN.DWG Plotted: 2/8/2023