

Master Submission
of
"Slater Court"
in
North Smithfield, Rhode Island 02896

DATE: March 02, 2022

INDEX OF DRAWINGS

<u>SHEET NUMBER</u>	<u>DESCRIPTION</u>
1.	COVER SHEET
2.	EXISTING RESOURCES AND SITE ANALYSIS MAP
3.	EXISTING CONDITIONS
4.	AYOUT PLAN

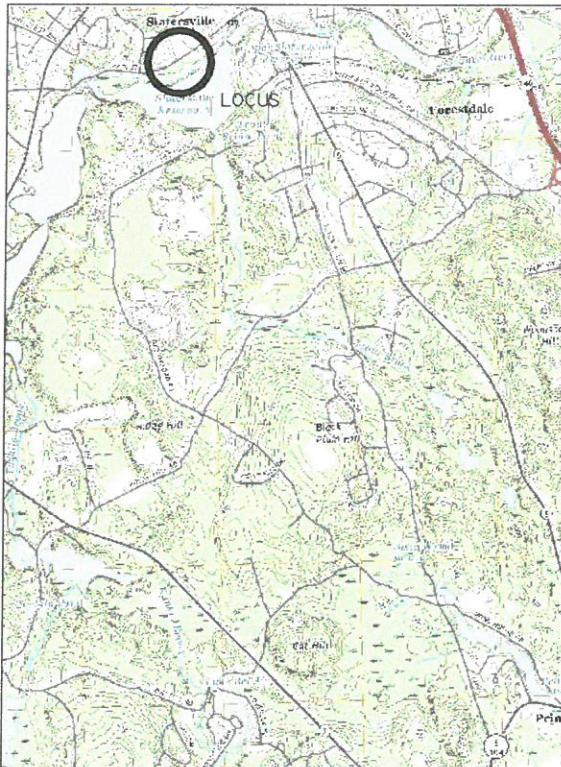
GENERAL NOTES

GENERAL NOTES:

1. LOT SHOWN IS DESIGNATED AS LOT 270 ON NORTH SMITHFIELD ASSESSORS MAP 4
OWNER OF RECORD: - BB&G, LLC
176 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD , RI 02896
2. BOOK 885 PAGE 0035
3. A PORTION OF THE PROPERTY IS LOCATED IN FEMA FLOOD ZONE A AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 152 OF 451, MAP NUMBER 44007 CO152G EFFECTIVE ON MARCH 2, 2009.
4. THE SITE IS NOT LOCATED WITHIN
-NATURAL HERITAGE AREA
5. THE SITE IS LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT
- GROUNDWATER RECHARGE AREAS (GAA)
6. THERE ARE NO EASEMENTS, OR HISTORIC CEMETERIES ON THE PROPERTY
7. WETLAND FLAGGING BY NATURAL RESOURCE SERVICES, INC.
8. LOT TO BE SERVICED BY PUBLIC WATER AND SEWER

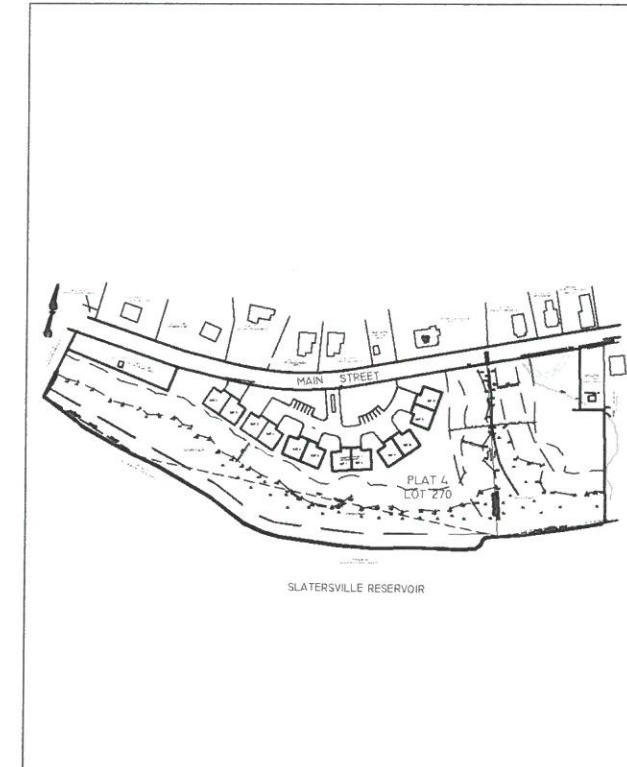
DIMENSIONAL ZONING REQUIREMENTS:

<u>RU-20 ZONING DISTRICT</u>	
MINIMUM AREA	= 20,000 S.F.
MINIMUM FRONTAGE	= 100'
MINIMUM FRONT YARD SETBACK	= 25'
MINIMUM SIDE YARD SETBACK	= 20'
MINIMUM REAR YARD SETBACK	= 40'
 <u>TWO-FAMILY DWELLING</u>	
MINIMUM AREA	= 30,000 S.F.
MINIMUM FRONTAGE	= 120'
MINIMUM FRONT YARD SETBACK	= 25'
MINIMUM SIDE YARD SETBACK	= 20'
MINIMUM REAR YARD SETBACK	= 40'



LOCATION MAP

SCALE 1" = 2000'



SITE MAP

第二十一回 金瓶梅

<h1 style="margin: 0;">COVER SHEET</h1>									
<p>PAUL D. CARLSON</p>  <p>7142</p> <p>NO.</p> <p>REGISTERED PROFESSIONAL ENGINEER CIVIL</p> <p><i>Paul D. Carlson</i></p> <p>PROFESSIONAL SEAL</p>	<p>"SLATER COURT"</p> <p>NORTH SMITHFIELD, RHODE ISLAND 02896</p> <p>ASSESSORS PLAT 4 LOT 270</p> <p>APPLICANT: BB&G LLC</p> <p>176 EDDIE DOWLING HIGHWAY NORTH SMITHFIELD, RI 02896</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 5px;">JOB #</td> <td style="width: 25%; padding: 5px;">SCALE:</td> <td style="width: 25%; padding: 5px;">DRAWN BY:</td> <td style="width: 25%; padding: 5px;">DATE:</td> </tr> <tr> <td>21-064</td> <td>N.T.S.</td> <td>SES</td> <td>MARCH 02, 2022</td> </tr> </table> <p>REVISED:</p>	JOB #	SCALE:	DRAWN BY:	DATE:	21-064	N.T.S.	SES	MARCH 02, 2022
JOB #	SCALE:	DRAWN BY:	DATE:						
21-064	N.T.S.	SES	MARCH 02, 2022						
 <p>InSite Professional Complex, Suite 1 1539 Fall River Avenue Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558 Web Address: InsiteEngineers.com</p>									
<p>SHEET 1 OF 4</p>									

NORTH SMITHFIELD PLANNING BOARD

PROFESSIONAL
ENGINEER

PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES:

1. LOT SHOWN IS DESIGNATED AS LOT 270 ON NORTH SMITHFIELD ASSESSORS MAP 4 OWNER OF RECORD: - BB&G, LLC 176 EDDIE DOWLING HIGHWAY NORTH SMITHFIELD, RI 02896 BOOK 19 PAGE 117
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4. SITE IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT
5. THERE ARE NO EASEMENTS, OR HISTORIC CEMETERIES ON THE PROPERTY
6. WETLAND FLAGGING BY NATURAL RESOURCE SERVICES, INC.
7. LOT TO BE SERVICED BY PUBLIC WATER AND SEWER

PLAN REFERENCES:

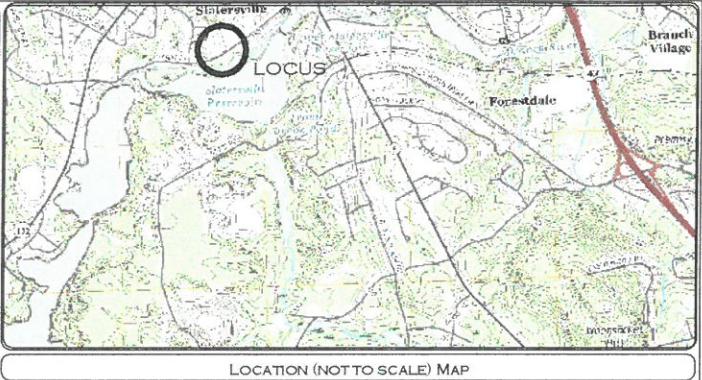
1. "PROPOSED SALE BY SLATERSVILLE INDUSTRIAL REALTY CORP. NORTH SMITHFIELD, RHODE ISLAND, JULY, 1962, SCALE 1 INCH EQUALS 40 FEET" BY G. BERTRAND BIBEAULT, CIVIL ENGINEER, 99 MAIN STREET, WOONSOCKET, RHODE ISLAND.
2. "LAND FOR SALE BY ROGER A. NAULT, SLATERSVILLE, NORTH SMITHFIELD, R.I., DECEMBER, 1966" REV. 4-4-62 BY G. BERTRAND BIBEAULT, CIVIL ENGINEER, RECORDED IN PLAT BOOK 2, PAGE 25 AND SHELF

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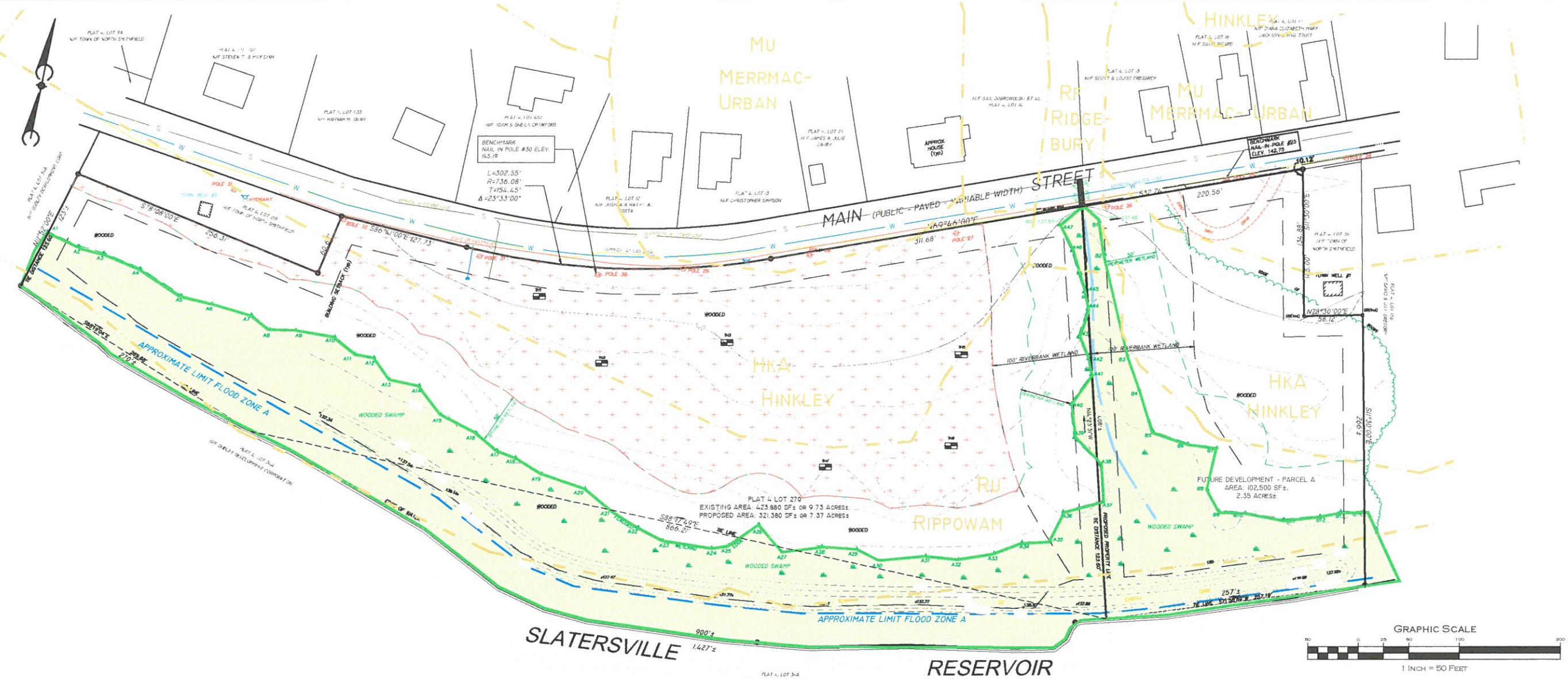
S.I.RU-20 ZONING DISTRICT	
MINIMUM AREA	= 20,000 S.F.
MINIMUM FRONTAGE	= 100'
MINIMUM FRONT YARD SETBACK	= 25'
MINIMUM SIDE YARD SETBACK	= 20'
MINIMUM REAR YARD SETBACK	= 40'
BUILDING COVERAGE	= 20%
MAX BUILDING HEIGHT	= 30'

DUPLEX- TWO-FAMILY DWELLING

MINIMUM AREA	= 30,000 S.F.
MINIMUM FRONTAGE	= 120'
MINIMUM FRONT YARD SETBACK	= 25'
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LOCATION (NOT TO SCALE) MAP



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7. LOT TO BE SERVICED BY PUBLIC WATER AND SEWER.

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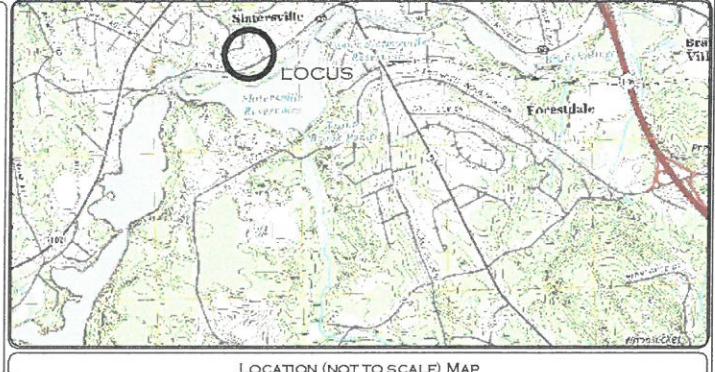
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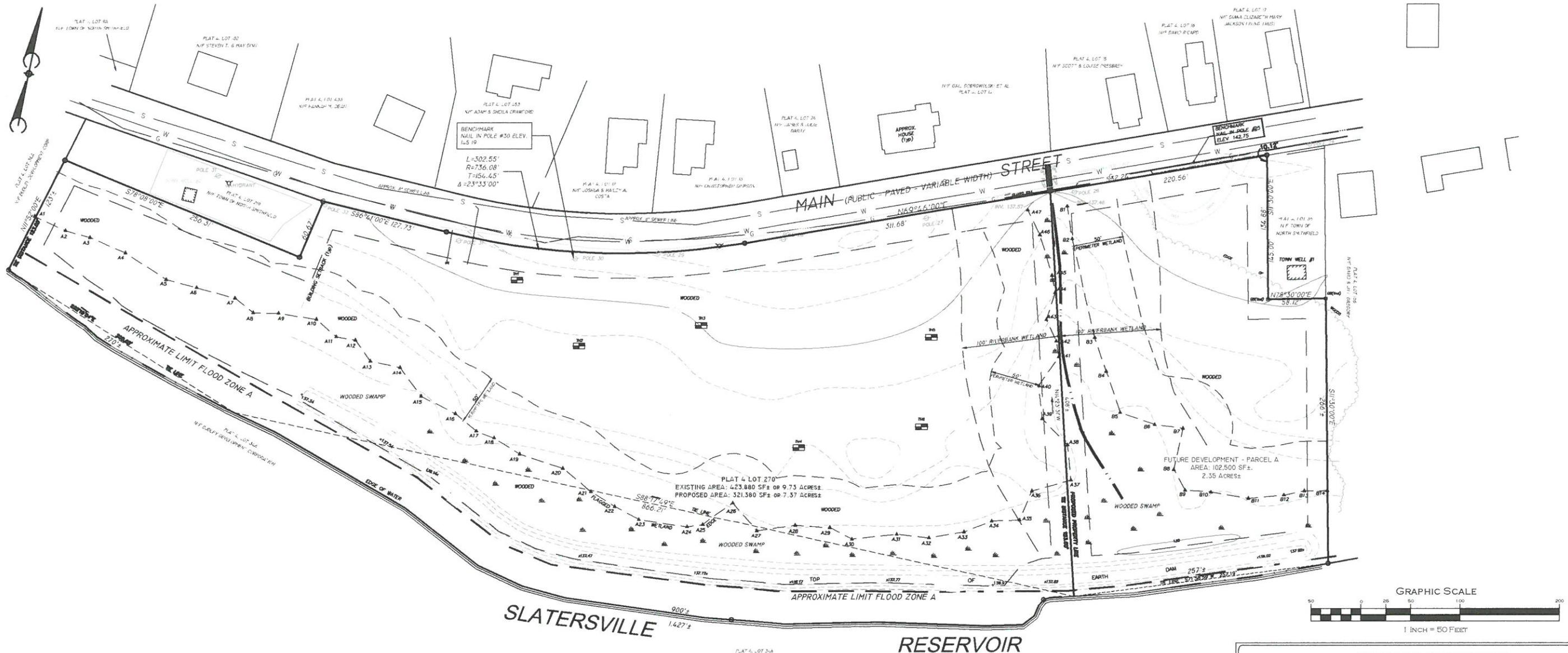
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LOCATION (NOT TO SCALE) MAP



GRAPHIC SCALE

PLAT 4, LOT 270

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4. SITE IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT
5. THERE ARE NO EASEMENTS, OR HISTORIC CEMETERIES ON THE PROPERTY
6. WETLAND FLAGGING BY NATURAL RESOURCE SERVICES, INC. ON OCTOBER 25, 2020
7. LOT TO BE SERVICED BY PUBLIC WATER AND SEWER

PLAN REFERENCES

1. "PROPOSED SALE BY SLATERSVILLE INDUSTRIAL REALTY, CORP., NORTH SMITHFIELD, RHODE ISLAND, JULY, 1962, SCALE: 1 INCH EQUALS 40 FEET" BY G. BERTRAND BIBEAULT, CIVIL ENGINEER, 99 MAIN STREET, WOONSOCKET, RHODE ISLAND.

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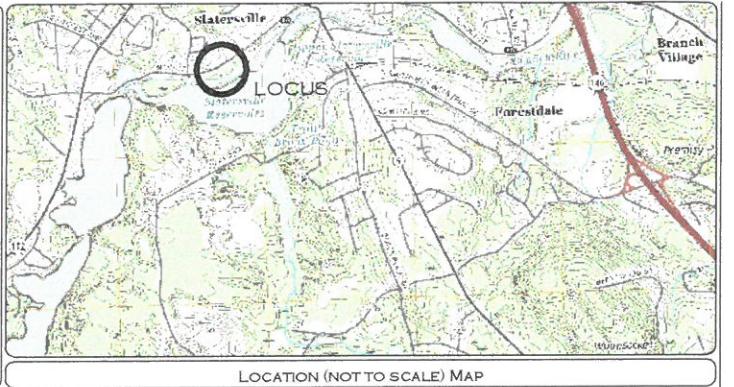
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MINIMUM AREA = 20,000 S.F.
MINIMUM FRONTAGE = 100'
MINIMUM FRONT YARD SETBACK = 25'
MINIMUM SIDE YARD SETBACK = 20'
MINIMUM REAR YARD SETBACK = 40'
BUILDING COVERAGE = 20%
MAX BUILDING HEIGHT = 50'

DUPLEX- TWO-FAMILY DWELLING

MINIMUM AREA = 30,000 S.F.
MINIMUM FRONTAGE = 120'
MINIMUM FRONT YARD SETBACK = 25'
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VARIANCE REQUESTS:

6.3 TO ALLOW SIX DUPLEX STRUCTURES ON A LOT



LOCATION (NOT TO SCALE) MAP

