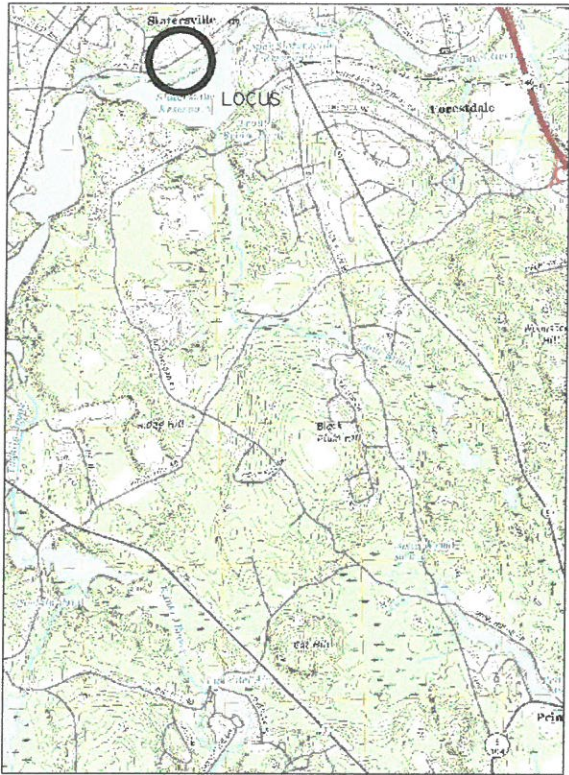


Master Submission
of
"Slater Court"
in
North Smithfield, Rhode Island 02896

DATE: March 02, 2022

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1.	COVER SHEET
2.	EXISTING RESOURCES AND SITE ANALYSIS MAP
3.	EXISTING CONDITIONS
4.	LAYOUT PLAN



LOCATION MAP
SCALE 1"= 2000'

- GENERAL NOTES:**
- 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 865 PAGE 0033
 - 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 C0152G EFFECTIVE ON MARCH 2, 2009.
 - THE SITE IS NOT LOCATED WITHIN
- NATURAL HERITAGE AREA
 - THE SITE IS LOCATED WITHIN THE WATER SUPPLY PROTECTION DISTRICT
- GROUNDWATER RECHARGE AREAS (GAA)
 - THERE ARE NO EASEMENTS, OR HISTORIC CEMETERIES ON THE PROPERTY
 - WETLAND FLAGGING BY NATURAL RESOURCE SERVICES, INC.
 - LOT TO BE SERVICED BY PUBLIC WATER AND SEWER

DIMENSIONAL ZONING REQUIREMENTS:

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'
TWO-FAMILY DWELLING	
MINIMUM AREA	= 30,000 S.F.
MINIMUM FRONTAGE	= 120'
MINIMUM FRONT YARD SETBACK	= 25'
MINIMUM SIDE YARD SETBACK	= 20'
MINIMUM REAR YARD SETBACK	= 40'



SITE MAP
SCALE 1"= 200'

REGISTRY USE ONLY

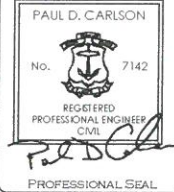
REVISION	DATE	COMMENTS
0	JAN 21, 2022	MAJOR PLAN SUBDIVISION

NORTH SMITHFIELD PLANNING BOARD

_____	_____
_____	_____
_____	_____
_____	_____

PROFESSIONAL
ENGINEER

PROFESSIONAL
LAND SURVEYOR



COVER SHEET

"SLATER COURT"
NORTH SMITHFIELD, RHODE ISLAND 02896
ASSESSORS PLAT 4 LOT 270

APPLICANT: BB&G LLC
176 EDDIE DOWLING HIGHWAY NORTH SMITHFIELD, RI 02896
JOB # 21-064 SCALE: N.T.S. DRAWN BY: SES DATE: MARCH 02, 2022



InSite Professional Complex, Suite 1
1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
Web Address: InSiteEngineers.com

SHEET
1
OF 4

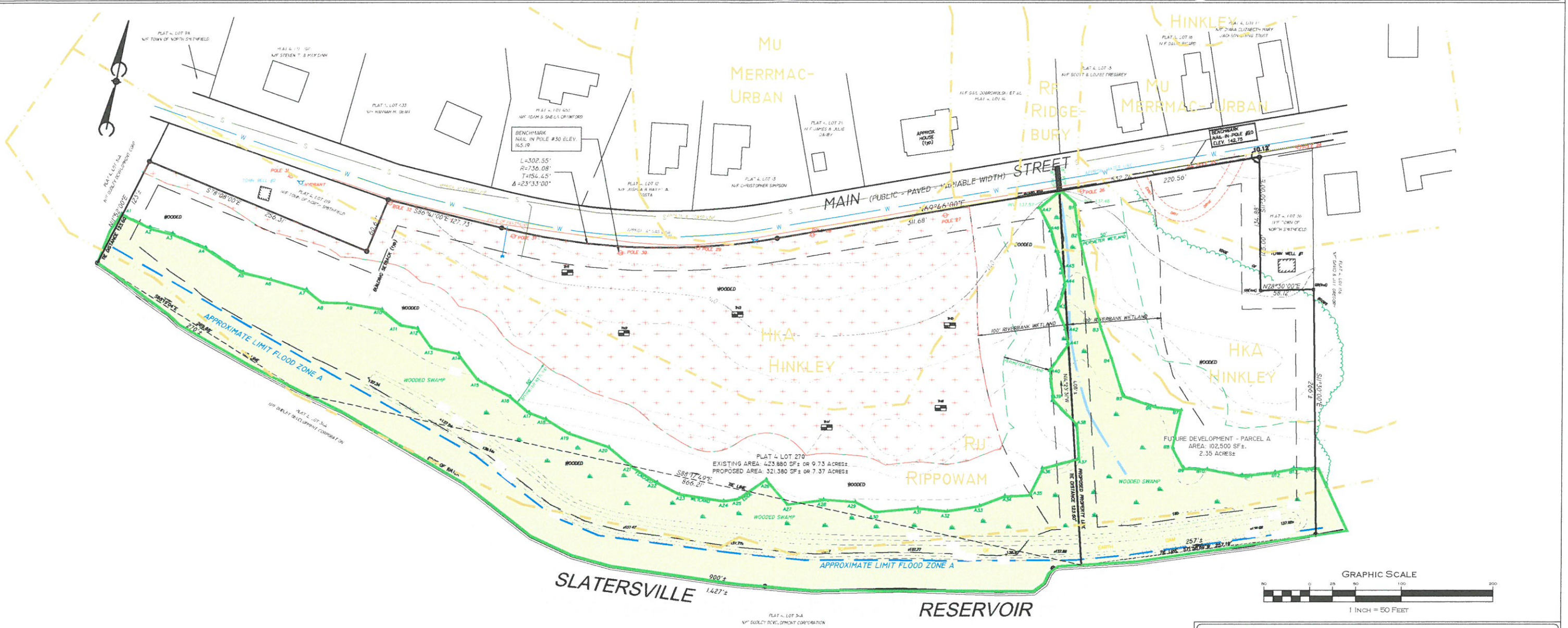
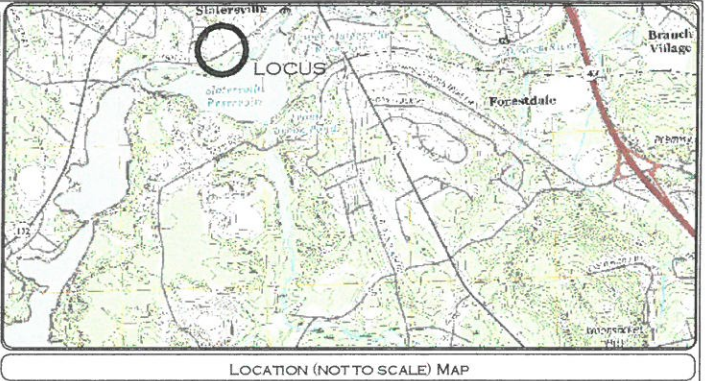
- GENERAL NOTES:**
- LOT SHOWN IS DESIGNATED AS LOT 270 ON NORTH SMITHFIELD ASSESSORS MAP 4.
OWNER OF RECORD:-
BB&G, LLC
176 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RI 02896
BOOK 19 PAGE 117
 - A PORTION OF THE PROPERTY IS LOCATED IN FEMA FLOOD ZONE A AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 152 OF 451, MAP NUMBER 44007 C0152G EFFECTIVE ON MARCH 2, 2009.
 - THE SITE IS NOT LOCATED WITHIN
-NATURAL HERITAGE AREA
 - SITE IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT
 - THERE ARE NO EASEMENTS, OR HISTORIC CEMETERIES ON THE PROPERTY
 - WETLAND FLAGGING BY NATURAL RESOURCE SERVICES, INC.
 - LOT TO BE SERVICED BY PUBLIC WATER AND SEWER

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

DIMENSIONAL ZONING REQUIREMENTS:

5.1 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'
MINIMUM SIDE YARD SETBACK	= 20'
MINIMUM REAR YARD SETBACK	= 40'



- WOODED SWAMP WETLAND
- SUITABLE LAND AREA
- SOIL BOUNDARY
- HKA HINKLEY SOIL SERIES

EXISTING RESOURCES AND SITE ANALYSIS MAP

PAUL D. CARLSON
No. 7142
REGISTERED PROFESSIONAL ENGINEER
CIVIL
PROFESSIONAL SEAL

"SLATER COURT"
NORTH SMITHFIELD, RHODE ISLAND 02896
ASSESSORS PLAT 4 LOT 270

APPLICANT: BB&G, LLC.
176 EDDIE DOWLING HIGHWAY NORTH SMITHFIELD, RI 02896

JOB #: 21-064
SCALE: 1" = 50'
DRAWN BY: SES
DATE: MARCH 02, 2022
REVISED:

INSITE Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.

INSITE Professional Complex, Suite 1
1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 356-4500 Fax: (508) 356-4508
Web Address: insiteengineers.com

SHEET
2
OF 4

GENERAL NOTES:

- 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
- 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 C0152G EFFECTIVE ON MARCH 2, 2009.
- THE SITE IS NOT LOCATED WITHIN
-NATURAL HERITAGE AREA
- SITE IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT
- THERE ARE NO EASEMENTS, OR HISTORIC CEMETERIES ON THE PROPERTY
- WETLAND FLAGGING BY NATURAL RESOURCE SERVICES, INC.
- LOT TO BE SERVICED BY PUBLIC WATER AND SEWER

PLAN REFERENCES

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

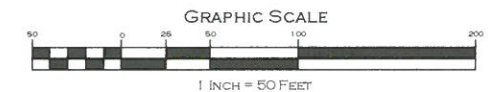
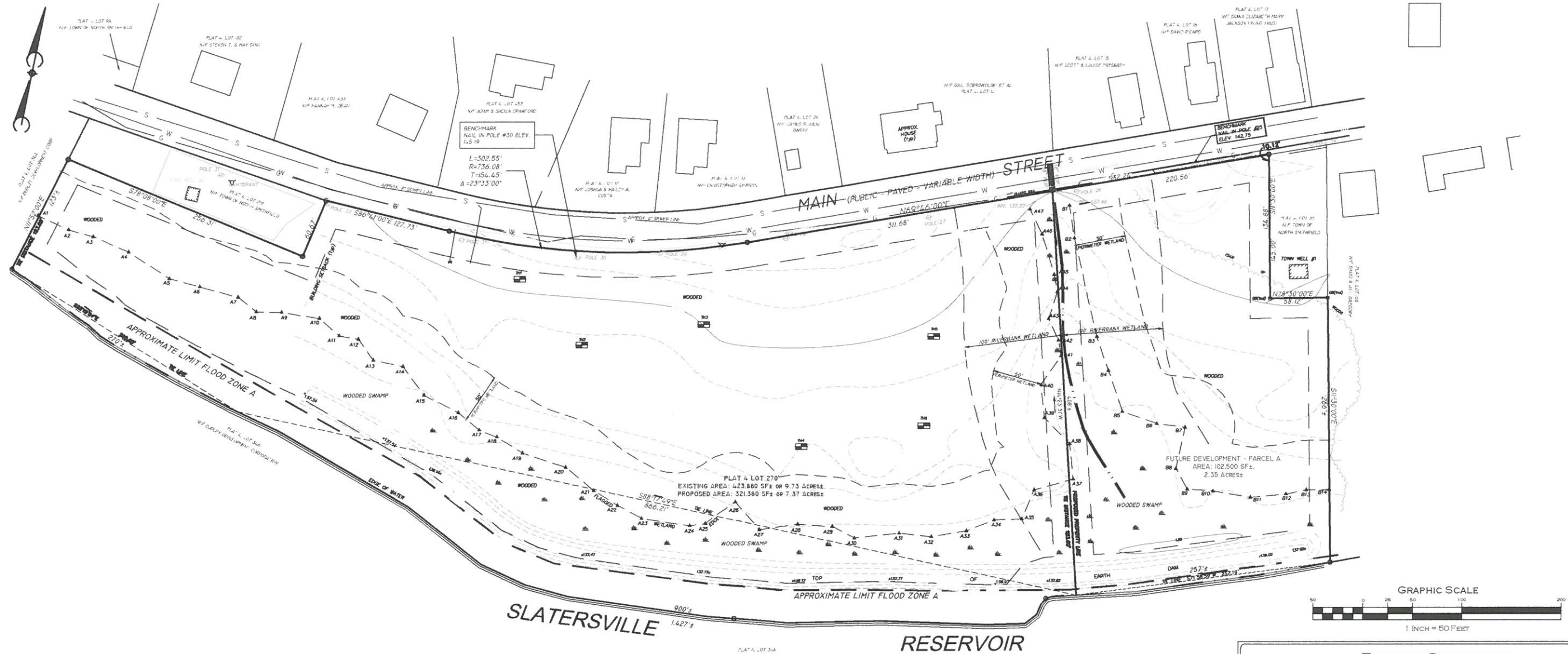
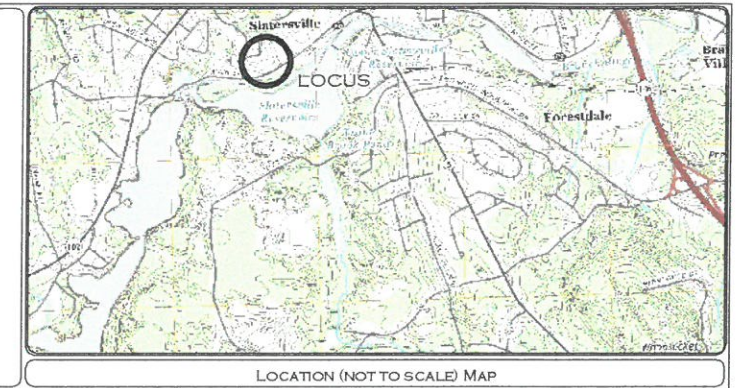
DIMENSIONAL ZONING REQUIREMENTS:

5.1 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'
MINIMUM SIDE YARD SETBACK	= 20'
MINIMUM REAR YARD SETBACK	= 40'



CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY: CLASS I
TOPOGRAPHIC ACCURACY: T-4

STATEMENT OF PURPOSE:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR PREPARATION OF THE PLAN IS AS FOLLOWS:

- TO REPORT A PROFESSIONAL OPINION REGARDING THE LOCATION OF PROPERTY BOUNDARIES.
- TO DEPICT AND REPORT THE RELATIVE POSITIONS OF EXISTING PHYSICAL OBJECTS AND EXISTING SITE CONDITIONS.
- TO CREATE AN EXISTING CONDITIONS BASE PLAN FOR CONTEMPLATION OF DESIGNED CONSTRUCTION OR OTHER IMPROVEMENTS TO THE SITE.

Marc N. Nyberg
MARC NYBERG, PLS REGISTERED PROFESSIONAL LAND SURVEYOR / DATE
RHODE ISLAND PLS NO: 1797 RHODE ISLAND C.O.A. NO: A52

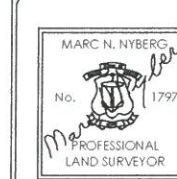
EXISTING CONDITIONS

"SLATER COURT"
NORTH SMITHFIELD, RHODE ISLAND 02896
ASSESSORS PLAT 4 LOT 270

APPLICANT: BB&G, LLC.
176 EDDIE DOWLING HIGHWAY NORTH SMITHFIELD, RI 02896

JOB # 21-064 SCALE: 1" = 50' DRAWN BY: SES DATE: MARCH 02, 2022

REVISED:



InSite Professional Complex, Suite 1
1530 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4501
Web Address: InSiteEngineers.com

SHEET
3
OF 4

COPYRIGHT: INSITE ENGINEERING SERVICES

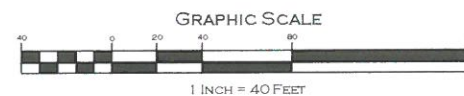
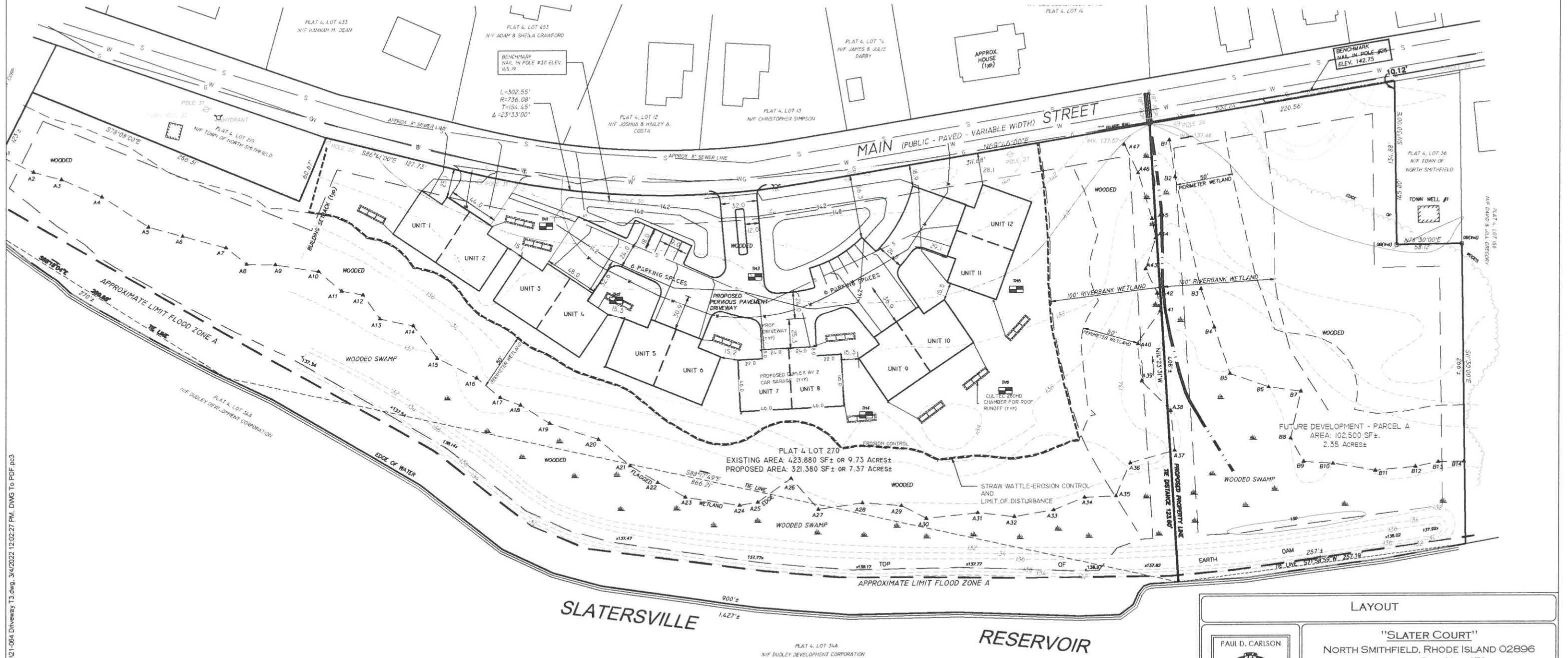
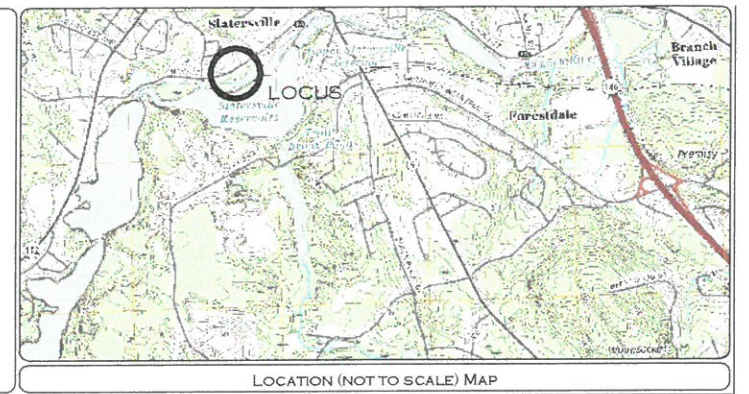
1. LOT SHOWN IS DESIGNATED AS LOT 270 ON NORTH SMITHFIELD ASSESSORS MAP 4
OWNER OF RECORD: -
BB&G, LLC
176 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD , RI 02896
BOOK 19 PAGE 117
2. A PORTION OF THE PROPERTY IS LOCATED IN FEMA FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 152 OF 45 MAP NUMBER 44007 CO152G EFFECTIVE ON MARCH 2, 2009.
3. THE SITE IS NOT LOCATED WITHIN
-NATURAL HERITAGE AREA
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 23, 2020
7. LOT TO BE SERVICED BY PUBLIC WATER AND SEWER

1. "PROPOSED SALE BY SLATERSVILLE INDUSTRIAL REALTY CORP. NORTH SMITHFIELD, RHODE ISLAND, JULY, 1962, SCALE: 1 INCH EQUALS 40 FEET" BY G. BERTRAND BIBECAULT, 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 BIBECAULT, CIVIL ENGINEER RECORDED IN PLAT BOOK 2, PAGE 25 AND SHELF

<u>5.1 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'
BUILDING COVERAGE	= 20%
MAX BUILDING HEIGHT	= 30'

6.3 TO ALLOW SIX DUPLEX STRUCTURES ON A LOT



PAUL D. CARLSON
No. 7142
REGISTERED
PROFESSIONAL ENGINEER
CIVIL
P.D.C.
PROFESSIONAL SEAL

APPLICANT: BB&G, LLC.
176 EDDIE DOWLING HIGHWAY NORTH SMITHFIELD, RI 02896

JOB # 21-064	SCALE: 1" = 40'	DRAWN BY: SES	DATE: MARCH 02, 2022
-----------------	--------------------	------------------	-------------------------

REVISÉ:



InSite Professional Complex, Suite 1
1539 Fall River Avenue Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
Web Address: InSiteEngineers.com

SHEET
4
OF 4