

## PEZZA PROPERTY

OLD OXFORD ROAD  
NORTH SMITHFIELD, RI  
AP 7, LOT 38

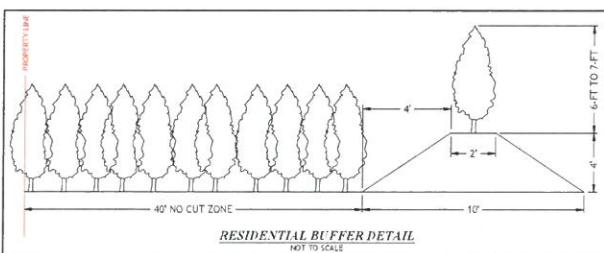
ZONING DISTRICT: REA - RURAL ESTATE AGRICULTURE  
RA - RURAL AGRICULTURE

GENERAL NOTES:

1. ALL PROPERTY LINES SHOWN ON THIS MAP ARE A COMPILATION OF VARIOUS RECORD SOURCES AND NOT INTENDED TO BE USED AS A CERTIFIED SURVEY PLAN. GEOREFERENCED AERIAL IMAGE UNDERLAY OBTAINED NEARMAP AND DATED APRIL 2024.
2. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE FULLY LOCATED. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATION OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND DIG-AS-YOU-TRUST. THE CONTRACTOR IS RESPONSIBLE FOR COMMENCING ANY CONSTRUCTION, RESTORATION, AND REPAIR OR DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER, NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
3. THIS SITE LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), SHOWN ON THE FEMA FIRM MAP FOR PROVIDENCE COUNTY, MAP NUMBER 44007010152G, EFFECTIVE MARCH 2009.
4. THERE ARE NO KNOWN HIGH HAZARD AREAS ON THE PROJECT SITE. THE SITE LIES WITHIN A NATURAL HERITAGE AREA (RIDEM ID NO. 24). THE SITE DOES NOT LIE WITHIN A WELLHEAD PROTECTION AREA.
5. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE BRANCH RIVER WATERSHED.
6. THE SUBJECT PARCEL MAY BENEFIT FROM AN EASEMENT/RIGHT AS DESCRIBED IN QUITCLAIM DEED BOOK 5 PAGE 293.
7. SEWER AND WATER UTILITIES ARE NOT AVAILABLE TO THE SUBJECT PARCEL. ELECTRIC SERVICES ARE AVAILABLE VIA OVERHEAD LINES ALONG THE NORTH SIDE OF POUND HILL ROAD.

ZONING CRITERIA	REQUIRED
ZONING DISTRICT	REA
MIN. LOT AREA	120,000
MIN. LOT FRONTAGE	300 FT
FRONT DEPTH	40 FT
REAR YARD SETBACK	40 FT
SIDE YARD SETBACK	25 FT
MAX. BUILDING COVERAGE	20%
MAX. BUILDING HEIGHT (MAIN)	35 FT

—	EXISTING PROPERTY LINE
—	ABUTTING PROPERTY LINE
—	BUILDING SETBACK LINE
—	ZONING / DEMARCATING LINE
—	TOWN LINE
—	APPROX. WETLAND EDGE
—	STREAM / RIVERLINE
—	APPROX. STREAM ZONE
—	APPROX. WETLAND JURISDICTION
—	EXISTING CONTOUR
—	PROPOSED CONTOUR
—	EXISTING CURB
—	EXISTING GUARD RAIL
—	EXISTING DRAIN LINE
—	EXISTING DRAINAGE MANHOLE
—	EXISTING CATCH BASIN
—	EXISTING UTILITY POLE
—	EXISTING TELECOM DUCTBANK
—	EXISTING ELECTRIC DUCTBANK
—	EXISTING GAS LINE
—	EXISTING WATER LINE
—	EXISTING WATER SHUT OFF VALVE
—	EXISTING SEWER LINE
—	EXISTING SEWER MANHOLE
N/F	NOW OR FORMERLY
—	TREELINE
—X—	EXISTING CHAIN-LINK FENCE
—X—X—	PROPOSED CHAIN-LINK FENCE
—X—X—X—	HISTORIC



**FEZZA PROPERTY**  
POUND HILL REALTY LLC  
OLD OXFORD ROAD  
NORTH SMITHFIELD, RHODE ISLAND  
AP 7, LOT 38

VISIONS:  
DATE DESCRIPTION

IGNED BY WMLJR  
WN BY SEP  
CKED BY JAC  
E AUGUST 2024  
JECT NO 21-43

ELIMINARY, NOT FOR  
CONSTRUCTION

**SITE**

## Site Plan

SHEET

1 OF 1