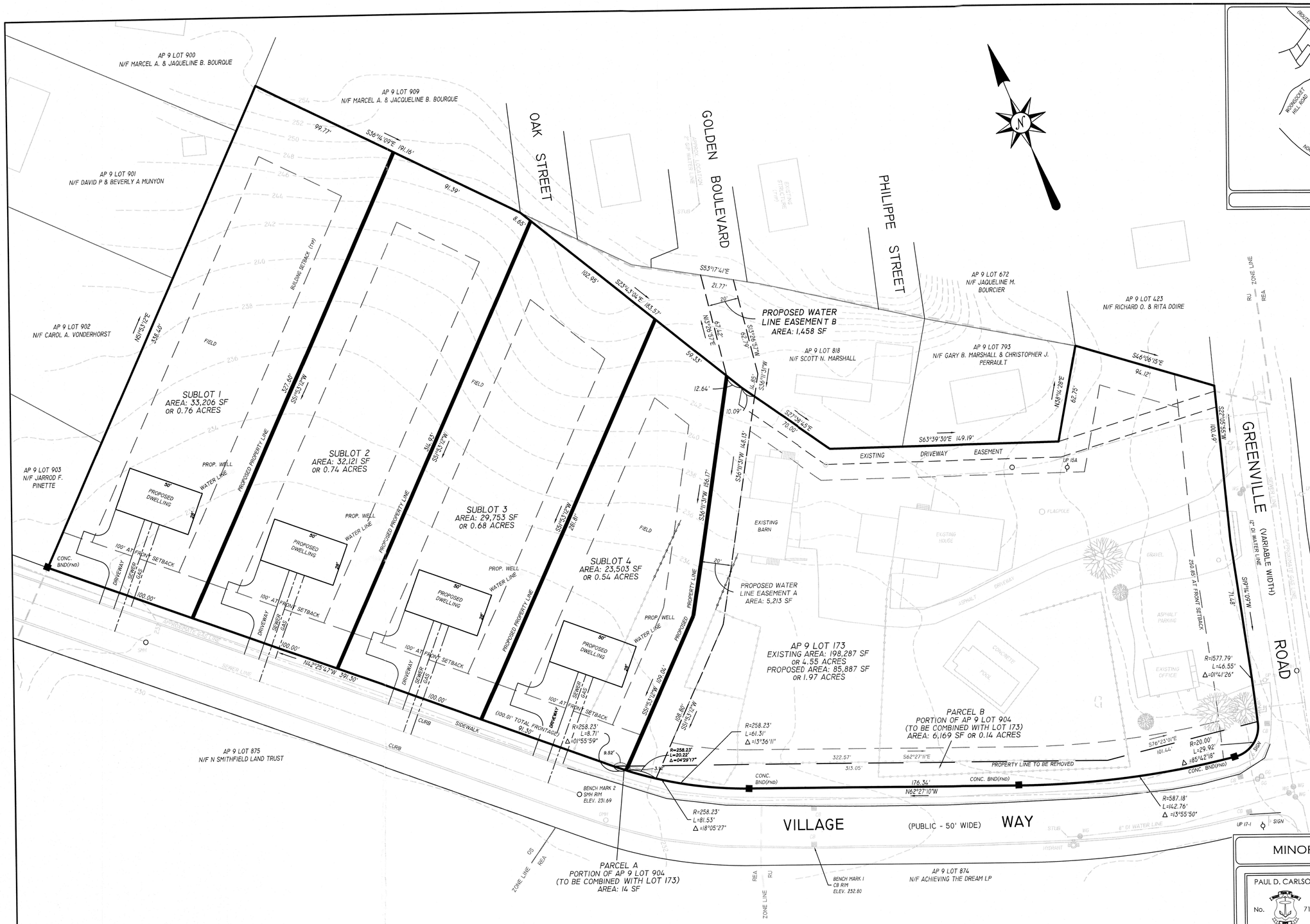

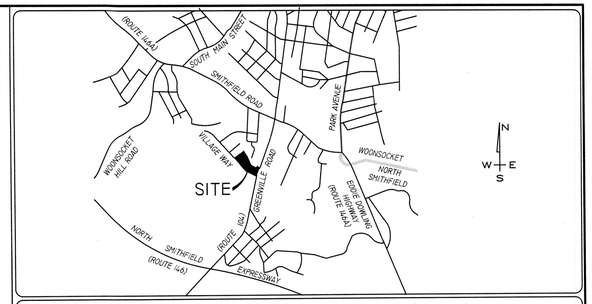

LOCATION MAP (SCALE: 1" = 2,000'±)

GENERAL NOTES:

1. APPLICANT/OWNER LOT 173: SCOTT & CAROLINE MARSHALL
   55 GREENVILLE ROAD
   NORTH SMITHFIELD, RI 02896
   OWNER LOT 904: TOWN OF NORTH SMITHFIELD
   PO BOX 248
   SLATERSVILLE, RI 02876
2. TOTAL LOT AREA: 204,338 SF± OR 4.6 ACRES±.
3. EXISTING LOTS: 2 - PROPOSED LOTS: 5
4. THE PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA MAP NUMBER 44007C0157G DATED: MARCH 2, 2009.
5. THIS SITE IS NOT WITHIN A: NATURAL HERITAGE AREA, GROUNDWATER PROTECTION OVERLAY DISTRICT OR A WELLHEAD PROTECTION AREA.
6. THERE ARE NO EXISTING EASEMENTS OR OR HISTORIC CEMETERIES ON THE PROPERTY.
7. THERE ARE NO WETLANDS ON THE SITE BASED ON GIS.
8. THE PROPERTY IS SERVICED BY TOWN SEWER AND PRIVATE WELLS.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION, ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ZONING DISTRICT:

EXISTING ZONING DISTRICT: REA
MINIMUM LOT AREA: 40,000 SF
MINIMUM FRONTAGE: 150'
MINIMUM SETBACKS: FRONT - 30'
SIDE - 25'
REAR - 40'

PROPOSED ZONING DISTRICT: RU
MINIMUM LOT AREA: 20,000 SF
MINIMUM FRONTAGE: 100'
MINIMUM SETBACKS: FRONT - 25'
SIDE - 20'
REAR - 40'

LEGEND

- UP — UTILITY POLE
- EMH — ELECTRIC MANHOLE
- SMH — SEWER MANHOLE
- DMH — DRAIN MANHOLE
- CB — CATCH BASIN
- CB — CATCH BASIN
- TREE
- WOOD FENCE
- WIRE FENCE
- 200 — 200 — EXISTING CONTOUR

PLAN REFERENCES:

1. "ADMINISTRATIVE SUBDIVISION FOR MANUEL & JEANNE MARSHALL; AP 9, LOT 173; 55 GREENVILLE ROAD & NORMAN D. & FLORENCE B. MARSHALL AP 9, LOT 818; 53 GREENVILLE ROAD, NORTH SMITHFIELD, RHODE ISLAND; DECEMBER 1997; NATIONAL SURVEYORS-DEVELOPERS INC." RECORDED AT CAB 50-B IN NORTH SMITHFIELD LAND EVIDENCE.
2. "'COUNTRY MEADOWS AT UNION VILLAGE' SUBDIVISION OF LAND OWNED BY UNION VILLAGE DEVELOPMENT ASSOCIATES, NORTH SMITHFIELD, RHODE ISLAND, FEBRUARY, 1990" RECORDED IN NORTH SMITHFIELD LAND EVIDENCE.
3. "COUNTRY MEADOWS AT UNION VILLAGE 'AS-BUILT VILLAGE WAY', NORTH SMITHFIELD, RHODE ISLAND; SCALE 1 INCH EQUALS 40 FEET; NOVEMBER, 1993" FOUND IN NORTH SMITHFIELD SEWER DEPARTMENT RECORDS.
4. "EXISTING CONDITIONS; MARSHALL VETERINARY SERVICES; 55-63 GREENVILLE ROAD; NORTH SMITHFIELD, RHODE ISLAND; BOOK 248, PAGE 132; AP 9 / 173; 6/7/05; SCALE:
5. 1"= 30' " BY EXPRESS SURVEYING, CURTIS M. JOHNSON, P.L.S.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

MARC N. NYBERG
No. 1797
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL SEAL

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 THE PREPARATION OF THE PLAN IS AS FOLLOWS: SUBDIVISION.

MARC N. NYBERG LIZENSE No. 1797 COA No. A52

MINOR SUBDIVISION - PRE-APPLICATION PLAN

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

MARSHALL PLAT
ASSESSOR'S PLAT 9 LOTS 173 & 904
55 GREENVILLE ROAD, NORTH SMITHFIELD, RHODE ISLAND

PREPARED FOR: SCOTT MARSHALL
55 GREENVILLE, ROAD, NORTH SMITHFIELD, RI 02896

JOB #	SCALE:	DRAWN BY:	DATE:
20-014	1" = 30'	LMB	6-12-25

REVISED:

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North Smithfield, RI 02896
Phone: (401) 762-2870 Fax: (401) 762-2871
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InSite Engineering Services, LLC
PROFESSIONAL ENGINEERS | LAND SURVEYORS
Precision. Clarity. Certainty.

SHEET 1 OF 1