

ZONING CRITERIA	
ZONING DISTRICT	RS (SINGLE FAMILY)
MINIMUM LOT AREA	40,000 SF
MINIMUM LOT WIDTH	150'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	40'
MAXIMUM BUILDING HEIGHT	30'
MAXIMUM LOT COVERAGE	20%

REFER TO SMITHFIELD ZONING ORDINANCE FOR ADDITIONAL REGULATIONS THAT MAY APPLY

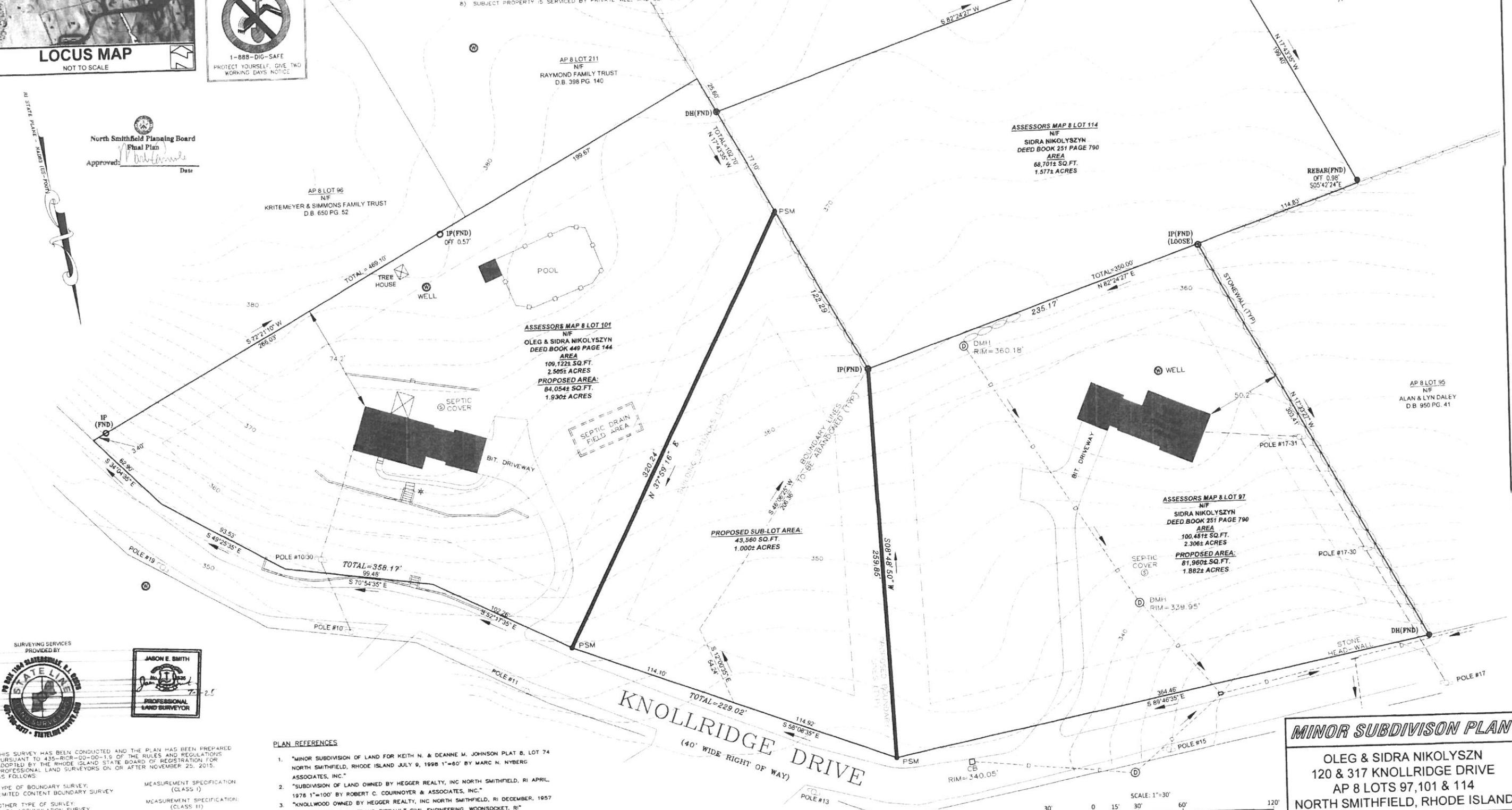


North Smithfield Planning Board
Final Plan
Approved: *[Signature]*
Date: *[Signature]*

NOTES
 1) THE HORIZONTAL DATUM IS BASED ON THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM (NADB3-2011-EPOCH 2010.00) AS DERIVED FROM GPS OBSERVATIONS.
 2) THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOD 18) AS DERIVED FROM GPS OBSERVATIONS.
 3) CONTOUR INTERVAL EQUALS TWO (2) FEET. DATA WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY BETWEEN APRIL 22 AND MAY 6, 2011, BASED ON RHODE ISLAND STATE PLANE (RIPS 3800) FEET (NAD88) HORIZONTAL COORDINATE SYSTEM, AND THE NAVD88 FEET VERTICAL COORDINATE SYSTEM.
 4) BY GRAPHIC FLOATING ONLY, THE PARCEL SHOWN, HERON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR PROVIDENCE COUNTY, RHODE ISLAND, MAP NUMBER 44007001562, TOWN OF NORTH SMITHFIELD, HAVING AN EFFECTIVE DATE OF MARCH 2, 2009.
 5) THE LOCATION AND DEPTH OF ANY UNDER-GROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED AND CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
 6) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT AND IS SUBJECT TO ANY AND ALL ENCUMBRANCES, EASEMENTS, RIGHTS OF WAY, UNWRITTEN OR OTHER UNKNOWN RIGHTS THAT MAY EXIST.
 7) NO WETLANDS OR HISTORIC CEMETERIES WERE OBSERVED ON THE SUBJECT PARCEL.
 8) SUBJECT PROPERTY IS SERVICED BY PRIVATE WELL AND SEPTIC SYSTEM.

AP 8 LOT 74
N/F
KEITH N & DEANNE M. JOHNSON
D.B. 105 PG 1077

LEGEND
 BIT. CONCRETE
 CONC. DEED BOOK
 DB IRON PIPE/PIN FOUND
 IP FND NOW OR FORMERLY
 N/F TYPICAL
 TYP DRILL HOLE FOUND
 PROPOSED SURVEY MONUMENT PAGE
 TEMPORARY BENCH-MARK
 UTILITY POLE
 CATCH BASIN
 DRAIN MANHOLE
 DRAIN LINE
 OHW OVER-HEAD WIRES
 LIGHT POLE



MINOR SUBDIVISION PLAN

OLEG & SIDRA NIKOLYSZN
120 & 317 KNOLL RIDGE DRIVE
AP 8 LOTS 97, 101 & 114
NORTH SMITHFIELD, RHODE ISLAND
DEC. 20, 2024 JOB No. 2024-1006 SHEET 1 OF 1

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 455-RICR-00-00-15 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON OR AFTER NOVEMBER 25, 2015, AS FOLLOWS:
 TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY
 TOPOGRAPHIC SURVEY ACCURACY: T4
 PURPOSE OF SURVEY: MINOR SUBDIVISION TO CREATE 1 NEW BUILDING LOT
 BY *[Signature]* DATE: 7-1-25
 JASON E. SMITH, RI PLS #235
 LSCOA #779

PLAN REFERENCES

1. "MINOR SUBDIVISION OF LAND FOR KEITH N. & DEANNE M. JOHNSON PLAT 8, LOT 74 NORTH SMITHFIELD, RHODE ISLAND JULY 9, 1998 1"=60' BY MARC N. NYBERG ASSOCIATES, INC."
2. "SUBDIVISION OF LAND OWNED BY HEGGER REALTY, INC NORTH SMITHFIELD, RI APRIL 1976 1"=100' BY ROBERT C. COURNOYER & ASSOCIATES, INC."
3. "KNOLLWOOD OWNED BY HEGGER REALTY, INC NORTH SMITHFIELD, RI DECEMBER, 1957 1" = 100' BY G. BERTRAND BIBEAULT CIVIL ENGINEERING, WOONSOCKET, RI"