



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: \_\_\_\_\_ Date: \_\_\_\_\_

AP 8 LOT 96  
N/F  
KRITMEYER & SIMMONS FAMILY TRUST  
D.B. 650 PG. 52

AP 8 LOT 211  
N/F  
RAYMOND FAMILY TRUST  
D.B. 398 PG. 140

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

ASSESSORS MAP 8 LOT 114  
N/F  
SIDRA NIKOLYSZYN  
DEED BOOK 251 PAGE 790  
AREA  
68,701± SQ. FT.  
1.577± ACRES

REBAR (FND)  
OFF 0.98'  
SOS 42.24'E

ASSESSORS MAP 8 LOT 101  
N/F  
OLEG & SIDRA NIKOLYSZYN  
DEED BOOK 449 PAGE 144  
AREA  
109,122± SQ. FT.  
2.505± ACRES  
PROPOSED AREA:  
84,054± SQ. FT.  
1.930± ACRES

PROPOSED SUB-LOT AREA:  
43,580± SQ. FT.  
1.000± ACRES

ASSESSORS MAP 8 LOT 97  
N/F  
SIDRA NIKOLYSZYN  
DEED BOOK 251 PAGE 790  
AREA  
100,451± SQ. FT.  
2.306± ACRES  
PROPOSED AREA:  
81,960± SQ. FT.  
1.882± ACRES

AP 8 LOT 95  
N/F  
ALAN & LYN DALEY  
D.B. 950 PG. 41

## LEGEND

BIT.	BITUMINOUS
CONC.	CONCRETE
DB	DEED BOOK
IP (FND)	IRON PIPE/PIN FOUND
N/F	NOW OR FORMERLY
TYP	TYPICAL
DH (FND)	DRILL HOLE FOUND
PSM	PROPOSED SURVEY MONUMENT
PG	PAGE
TBM	TEMPORARY BENCH-MARK
UP	UTILITY POLE
CB	CATCH BASIN
DMH	DRAIN MANHOLE
D	DRAIN LINE
OHV	OVER-HEAD WIRE
*	LIGHT POLE

- NOTES
- 1) THE HORIZONTAL DATUM IS BASED ON THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM (NAD83-2011-EPOCH 2010.00) AS DERIVED FROM GPS OBSERVATIONS.
  - 2) THE VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID '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 (FIPS 3800) FEET (HSPF) HORIZONTAL COORDINATE SYSTEM, AND THE NAVD88 FEET VERTICAL COORDINATE SYSTEM.
  - 4) BY GRAPHIC FLOTTING ONLY, THE PARCEL SHOWN HEREON 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 44007C0156G, TOWN OF NORTH SMITHFIELD, HAVING AN EFFECTIVE DATE OF MARCH 2, 2009.
  - 5) THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS 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 WAYS, 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.



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 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  
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION  
(CLASS I)  
MEASUREMENT SPECIFICATION:  
(CLASS II)

TOPOGRAPHIC SURVEY ACCURACY-T4

PURPOSE OF SURVEY: MINOR SUBDIVISION TO CREATE 1 NEW BUILDING LOT

BY: Jason E. Smith, R. PLS #2535  
DATE: 7-1-25  
LS COA #773

## 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 1978 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 BIBEALTY CIVIL ENGINEERING, WOONSOCKET, RI"

KNOLLRIDGE DRIVE  
(40' WIDE RIGHT OF WAY)

SCALE: 1"=30'  
0 15 30 60 120

## MINOR SUBDIVISION PLAN

OLEG & SIDRA NIKOLYSZYN  
120 & 317 KNOLLRIDGE DRIVE  
AP 8 LOTS 97, 101 & 114  
NORTH SMITHFIELD, RHODE ISLAND

DEC. 20, 2024 JOB No. 2024-1006 SHEET 1 OF 1