

GENERAL NOTES:

- LOT SHOWN IS DESIGNATED ON MAP 4 ON NORTH SMITHFIELD LOT 4:
BB&G, LLC
176 EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RI 02896
BOOK 19 PAGE 117
LOT 219 AND 36
TOWN OF NORTH SMITHFIELD
83 GREENE ST
NORTH SMITHFIELD, RI 02896
- A PORTION OF THE PROPERTY IS LOCATED IN FEMA FLOOD ZONE A AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 152 OF 851, MAP NUMBER 44007 C01526 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 BIEAULT, CIVIL ENGINEER, 99 MAIN STREET, WOONSOCKET, RHODE ISLAND.
- "LAND FOR SALE BY ROGER A. NAULT, SLATERSVILLE, NORTH SMITHFIELD, R.I., DECEMBER, 1966" REV. 4-62 BY G. BERTRAND BIEAULT, CIVIL ENGINEER, RECORDED IN PLAT BOOK 2, PAGE 25 AND SHELF

CONDITIONS:

- THE PROPOSED LOTS SHALL REQUIRE A RIDEM WETLANDS PERMIT AND A RIDOT PAP PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE PROPOSED LOTS SHALL HAVE APPROVAL FOR WATER AND SEWER CONNECTIONS FROM THE TOWN'S WATER AND SEWER DIVISION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THAT A SOIL AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE PROPERTY WILL REQUIRE REVIEW BY RI HISTORIC PRESERVATION COMMISSION.

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' |

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 6 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

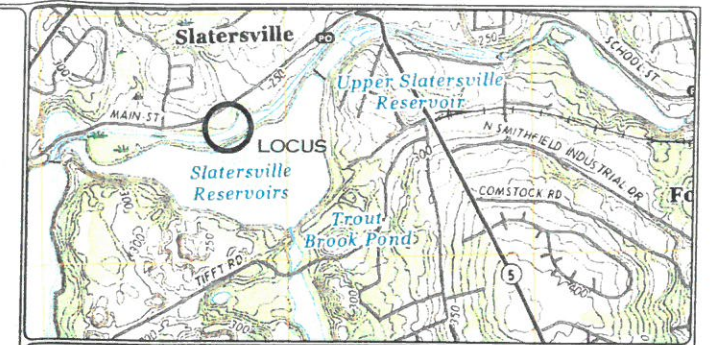
- LIMITED CONTENT BOUNDARY SURVEY CLASS I
- TOPOGRAPHIC ACCURACY: 1-4

Marc N. Nyberg
MARC N. NYBERG / LICENSE NO. 1797 COA NO. AS2

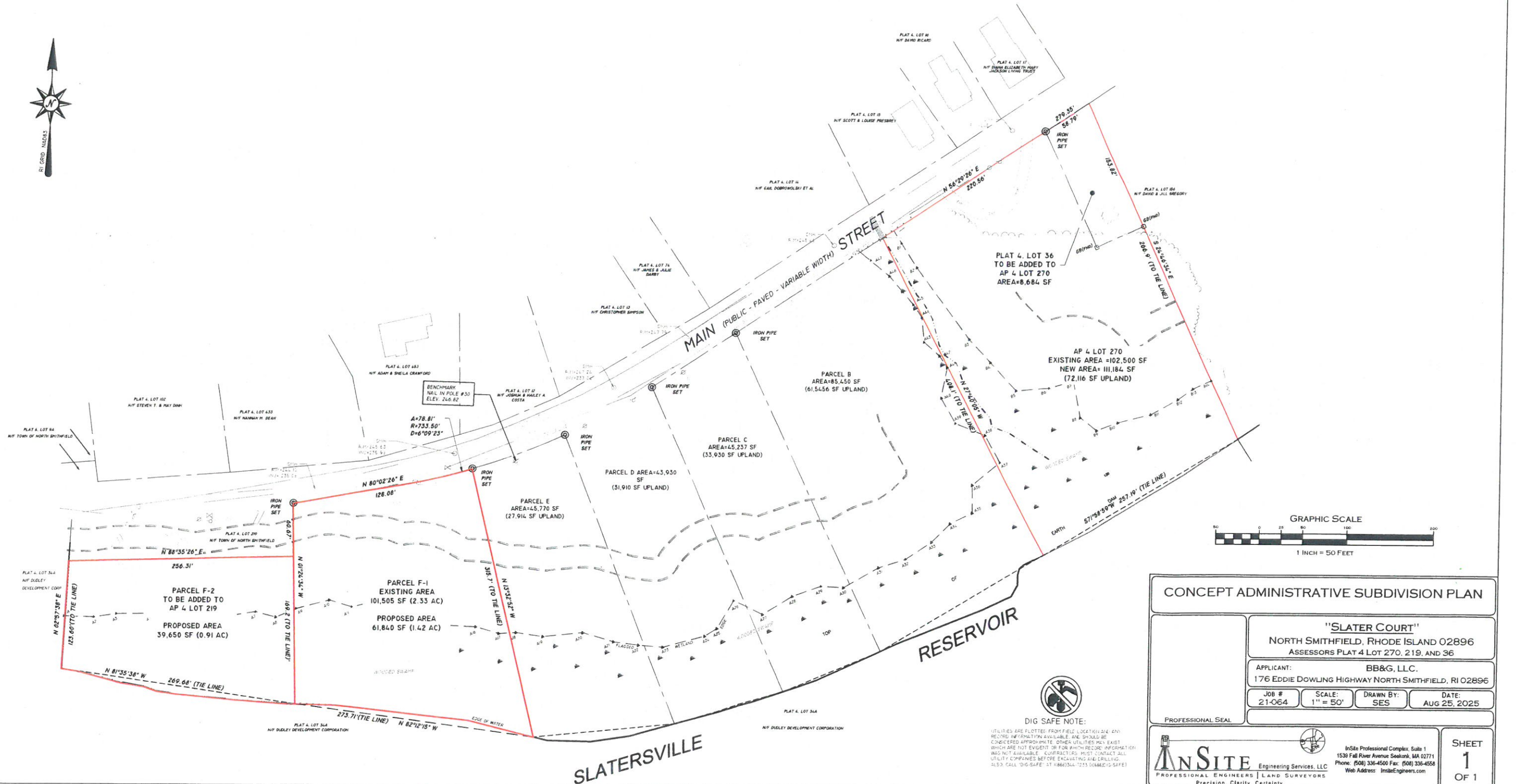
STATEMENT OF PURPOSE:

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

- SUBDIVISION PLAN



LOCATION (NOT TO SCALE) MAP



CONCEPT ADMINISTRATIVE SUBDIVISION PLAN

"SLATER COURT"
NORTH SMITHFIELD, RHODE ISLAND 02896
ASSESSORS PLAT 4 LOT 270, 219, AND 36

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

JOB #: 21-064
SCALE: 1" = 50'
DRAWN BY: SES
DATE: AUG 25, 2025

PROFESSIONAL SEAL

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

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SHEET
1
OF 1