

GENERAL NOTES:

1. LOT SHOWN IS DESIGNATED ON MAP 4 ON NORTH SMITHFIELD
2. 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 66007 CO1526 EFFECTIVE ON MARCH 2, 2009.
3. THE SITE IS NOT LOCATED WITHIN -NATURAL HERITAGE AREA
4. SITE IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT
5. THERE ARE NO EASEMENTS, OR HISTORIC CEMETERIES ON THE PROPERTY
6. WETLAND FLAGGING BY NATURAL RESOURCE SERVICES, INC.
7. LOT TO BE SERVICED BY PUBLIC WATER AND SEWER

PLAN REFERENCES:

1. "PROPOSED SALE BY SLATERSVILLE INDUSTRIAL REALTY CORP. NORTH SMITHFIELD, RHODE ISLAND, JULY 1962, SCALE 1 INCH EQUALS 40 FEET" BY G. BERTRAND BIBEAULT, CIVIL ENGINEER, 99 MAIN STREET, WOONSOCKET, RHODE ISLAND.
2. "LAND FOR SALE BY ROGER A. NAULT, SLATERSVILLE, NORTH SMITHFIELD, R.I., DECEMBER, 1966" REV. 4-2-62 BY G. BERTRAND BIBEAULT, CIVIL ENGINEER, RECORDED IN PLAT BOOK 2, PAGE 25 AND SHELF.

CONDITIONS:

1. THE PROPOSED LOTS SHALL REQUIRE A RIDEM WETLANDS PERMIT AND A RIDOT FAP PRIOR TO ISSUANCE OF A BUILDING PERMIT.
2. 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.
3. THAT A SOIL AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
4. THE PROPERTY WILL REQUIRE REVIEW BY RI HISTORIC PRESERVATION COMMISSION.

DIMENSIONAL ZONING REQUIREMENTS:

5.1 RU-20 ZONING DISTRICT	
MINIMUM AREA	= 20,000 SF
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 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:

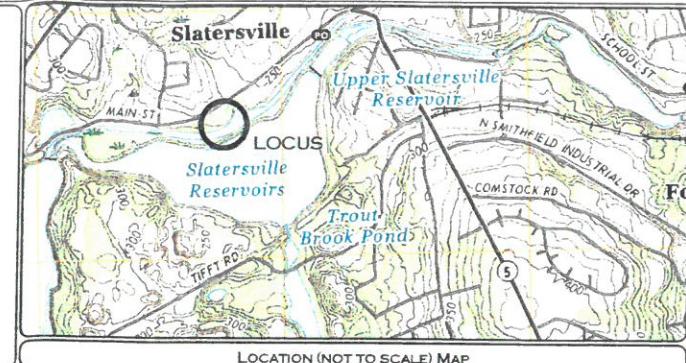
- LIMITED CONTENT BOUNDARY SURVEY CLASS I
- TOPOGRAPHIC ACCURACY: T-4

Marc N Nyberg
MARC N NYBERG LICENSE NO 1797 COA NO A52

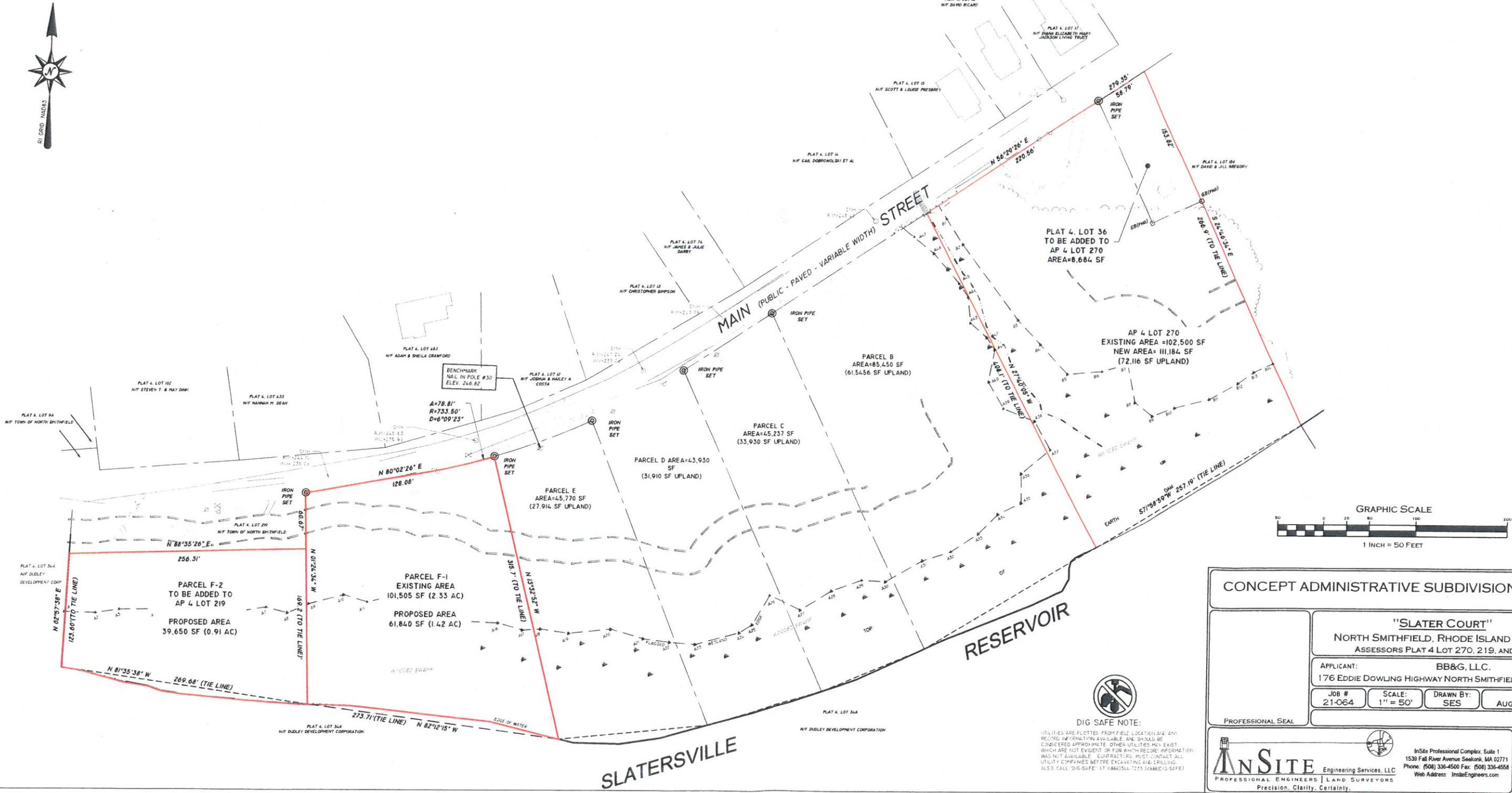
STATEMENT OF PURPOSE:

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



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