

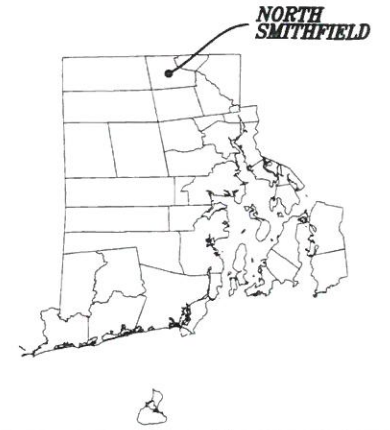
LOCUS PLAN
SCALE: 1"=1,000'±

MASTER PLAN SET

FOR

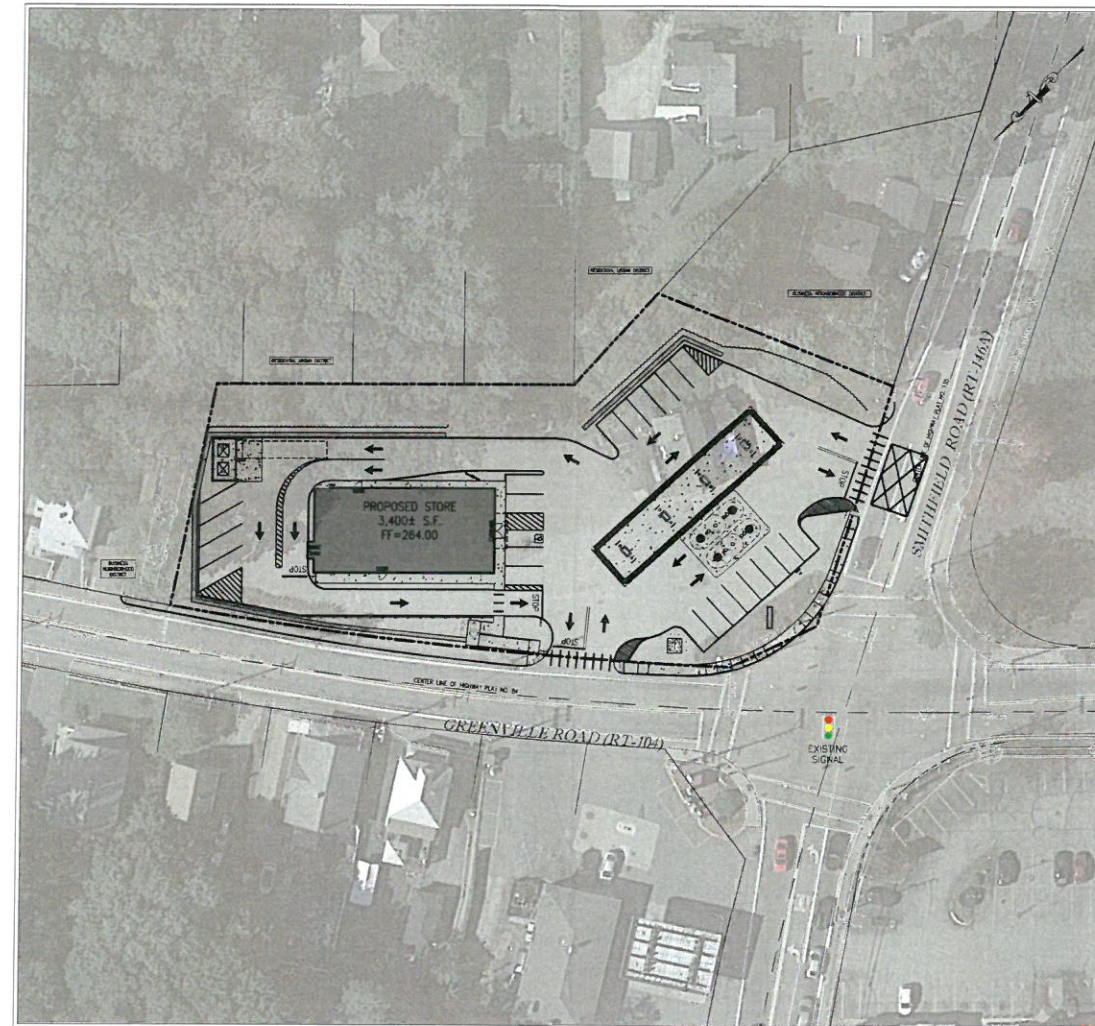
PROPOSED MARKETPLACE, DRIVE THRU & GAS STATION

3 GREENVILLE ROAD
NORTH SMITHFIELD, RI 02896
MAP 9, LOT 435



MUNICIPALITY LOCATION MAP
N.T.S.

DATE	DATE REVISED	SHEET NUMBER	SHEET DESCRIPTION
07/15/2025		1	COVER SHEET
07/15/2025	--	2	SITE PLAN
07/15/2025		3	SLOPE PLAN
04/18/2025	--	-	COMPREHENSIVE BOUNDARY & EXISTING CONDITIONS SURVEY



LOCATION MAP
SCALE: 1"=40'

PREPARED BY:

**CIVIL DESIGN
GROUP, LLC**

4 HIGH STREET, SUITE 155
NORTH ANDOVER, MA 01845
www.cdgeengineering.com
p: 978-794-5400
f: 978-965-3971
CONTACT: PHILIP R. HENRY, P.E.

PREPARED FOR:

**GREENVILLE
REALTORS, LLC**

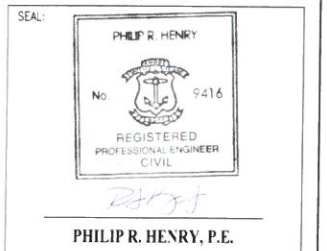
4 LINWOOD DRIVE
SHREWSBURY, MA 01545

OWNER OF RECORD:

GREENVILLE ROAD DEVELOPMENT CO.
796 OLD SMITHFIELD ROAD
NORTH SMITHFIELD, RI 02896
MAP 9 LOTS 435

NOT FOR CONSTRUCTION

CDG PROJECT #: 25001



SHEET:
COVER SHEET
1
DATE: 06/06/2025




1. ZONING INFORMATION OBTAINED FROM THE TOWN OF NORTH SMITHFIELD ZONING BY-LAWS AS DOWNLOADED FROM THE CITY WEBSITE, OCTOBER 2024.
2. THE PROJECT SITE INCLUDES LOT 435 ON MAP 9 OF THE TOWN OF NORTH SMITHFIELD ASSESSOR'S MAPS AND TOTALS 0.95± ACRES.
3. THE PROJECT LIES WITHIN THE BUSINESS NEIGHBORHOOD (BN) ZONING DISTRICT.
4. MODIFICATIONS TO THIS PLAN MAY OCCUR AS UNFORESEEN CONDITIONS ARISE. ALL CHANGES SHALL BE APPROVED BY THE ENGINEER.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS, AND PLANT SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
7. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF THE CONSTRUCTION.
8. THIS PLAN SET REFERENCES RIDOT STANDARD DETAILS (DESIGNATED AS RIDOT STD X.X.X.). RIDOT STANDARD DETAILS ARE AVAILABLE FROM RIDOT AND ONLINE AT:
www.dot.state.rj.us/engineering/standards/index.asp.

1. THE BUILDING OUTLINE SHOWN ON THIS PLAN DEPICTS THE FACE OF FOUNDATION OF THE BUILDING. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR FOUNDATION PLANS FOR THE PURPOSE OF STAKING OUT THE BUILDING. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND EXTERIOR FEATURES INCLUDING UTILITY METERS, BOLLARDS, DOORS, FLASERS, RAMPS, ETC.
2. BUILDING SIDEWALK DIMENSIONS ARE MEASURED FROM THE FACE OF FOUNDATION OF THE STRUCTURE.
3. CONCRETE SIDEWALK AROUND BUILDING SHOULD HAVE AN EXPOSED AGGREGATE FINISH.
4. ALL LIMITS OF PAVEMENT SHALL BE CURBED, UNLESS OTHERWISE NOTED.
5. ALL ONSITE CURB SHALL BE SLOPED GRANITE, VERTICAL GRANITE AND MONOLITHIC CONCRETE AND OFFSITE CURB SHALL BE VERTICAL GRANITE, UNLESS OTHERWISE SPECIFIED. SLOPED GRANITE CURB SHALL MEET VERTICAL GRANITE CURB VIA A TRANSITIONED CURB STONE. INSTALLED FULLY WITHIN BUTTUNOUS PAVEMENT LIMITS.
6. NON-ACCESSIBLE PARKING SPACE DIMENSIONS AS SHOWN ON THE PLAN ARE 9' WIDE X 18' LONG.
7. NON-ACCESSIBLE PAVEMENT MARKINGS AND STRIPING SHALL BE PAINTED WITH 2 COATS OF PAINT (ONCE IMMEDIATELY AFTER PAVING AND AGAIN 7 DAYS LATER) AND SHALL BE WHITE OR YELLOW (SEE PLAN) PER FEDERAL SPECIFICATION T-P-115 TYPE 1. ALKYD.
8. PAVEMENT LETTERS SHALL BE 2" WIDE X 2' LONG.
9. STOP BARS SHALL BE 12" WIDE AND SOLID WHITE LINES SHALL BE 4" IN WIDTH (SEE SITE PLAN FOR LENGTH).
10. ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE LATEST EDITION OF THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS SHOWN ON THE SITE LAYOUT PLAN.
11. ACCESSIBLE PARKING AISLE STRIPING SHALL CONSIST OF 4" SOLID AZURE BLUE LINES ORIENTED AT A 45 DEGREE ANGLE AND SPACED 3' ON CENTER.
12. DIRECTIONAL AND ACCESSIBLE SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR COLOR AND SIZE.
13. ACCESSIBLE RAMP LENGTHS MAY VARY. REFER TO SITE PLAN FOR ACTUAL DIMENSIONS.
14. ALL FLAT WORK WITHIN THE RIGHT OF WAY SHALL CONFORM TO MUNICIPAL/STATE STANDARDS.
15. SNOW SHALL NOT BE STORED IN ANY LANDSCAPED AREAS, EXCEPT FOR DESIGNATED SNOW STORAGE AREAS, AND SHALL NOT BE STORED IN ANY MANNER WHICH AFFECTS VISIBILITY FOR PEDESTRIANS AND VEHICLES. THE CLEARING OF SNOW MUST COMMENCE WHEN STOCKPILED SNOW EITHER IMPEDES THE SIDEWALK OR PARKING SPACE ACCESS. AT WHICH TIME, THE APPLICANT WOULD BE EXPECTED TO REMOVE THE SNOW.
16. REPLACEMENT PAVEMENT AS A RESULT OF UTILITY AND DRAINAGE TRENCHING WITHIN THE RIGHT-OF-WAY SHALL MATCH EXISTING PAVEMENT THICKNESS.
17. SITE LIGHTS TO BE INSTALLED PER DETAIL. CONTRACTOR SHALL NOTIFY THE ENGINEER IF THIS DISTANCE CANNOT BE ACHIEVED DUE TO DRAINAGE OR UTILITY CONFLICTS. REFER TO DETAILS FOR SITE LIGHT POLE BASE DETAILS AND SPECIFICATIONS.
18. ALL SITE LIGHTS SHALL BE BLACK POLES WITH CONCRETE BASES SET 6" ABOVE FINISHED GRAD BEHIND CURING 18" ABOVE FINISHED GRADE WITHIN THE PARKING LOT.
19. CONTRACTOR TO PROVIDE BOLLARD SLEEVES AND SUBMIT PROPOSED COLOR TO OWNER FOR APPROVAL.

1. DURING CONSTRUCTION TRAFFIC CONES ARE TO BE USED FOR SEPARATION OF ACTIVE TRAFFIC FROM WORK ZONE.
2. DURING CONSTRUCTION, FLAGGERS SHALL BE EMPLOYED TO ENSURE SAFETY FOR INTERACTION OF CONSTRUCTION VEHICLES AND ACTIVE TRAFFIC.
3. ALL SIGNS, FLAGGERS, TRAFFIC CONTROL DEVICES, AND TEMPORARY TRAFFIC ZONE ACTIVITIES SHALL MEET THE REQUIREMENTS OF THE MUTCD LATEST EDITION AND SUBSEQUENT ADDENDUMS.
4. TEMPORARY CONSTRUCTION SIGNS SHALL BE MOUNTED ON MUTCD APPROVED SUPPORTS AND SHALL BE REMOVED OR COVERED WHEN NOT APPLICABLE.
5. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES CURRENT EDITION.

1. ALL WORK WITHIN THE STATE HIGHWAY RIGHT OF WAY (ROW) SHALL CONFORM TO THE RHODE ISLAND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION (AMENDED MARCH 2018) WITH ALL REVISIONS AND ADDENDA STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION (AMENDED JUNE 2019) WITH ALL REVISIONS.
2. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES, 2009, INCLUDING ALL REVISIONS.
3. NO LANE OR SHOULDER CLOSURES SHALL BE PERFORMED WITHIN THE STATE'S R.O.W. DURING PEAK TRAFFIC HOURS.
4. SEWER AND WATER CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE RIDOT UTILITY PERMIT. CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
5. THE DRAINAGE SYSTEM IS DESIGNED TO DECREASE BOTH STORM WATER RUNOFF DISCHARGE RATE, AND STORM WATER RUNOFF VOLUME TO THE STATE RIGHT-OF-WAY FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT. THERE WILL BE NO INCREASE IN RUNOFF TO THE STATE RIGHT OF WAY FROM THE PROPOSED DEVELOPMENT.

TOTAL AREA: 0.95± ACRES		
COVER	EXISTING	PROPOSED
BUILDING/CANOPY	0.00± AC	0.13± AC
PAVEMENT/CONCRETE	0.78± AC	0.52± AC
OPEN SPACE	0.17± AC	0.30± AC
TOTAL	0.95± AC	0.95± AC

MUTCD REFERENCE	SIGN
R1-1	
R7-8	
R7-8a	

ZONING DISTRICT : BUSINESS NEIGHBORHOOD (BN)			
REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	NOT SPECIFIED	41,370± SF	NO CHANGE
MIN. LOT FRONTAGE	NOT SPECIFIED	N/A	NO CHANGE
MIN. FY SETBACK (BLDG)	25 FT	N/A	26.1 FT±
MIN. SY SETBACK (BLDG)	15 FT	N/A	55.4 FT±
MIN. RY SETBACK (BLDG)	30 FT	N/A	49.1 FT±
MIN. FY SETBACK (CANOPY)	25 FT	N/A	35 FT±
MIN. SY SETBACK (CANOPY)	15 FT	N/A	33.4 FT±
MIN. RY SETBACK (CANOPY)	30 FT	N/A	63.4 FT±
MAX. BUILDING HEIGHT	35 FT	N/A	<35 FT±
MAXIMUM FLOOR AREA RATIO	0.25	N/A	8%±
MINIMUM DISTANCE OF STRUCTURE FROM RESIDENTIAL ZONE BOUNDARY	25 FT	N/A	49.1 FT±

USE	REQUIRED	PROVIDED
<u>PARKING:</u> RETAIL: 1 SP / 500 SF GFA; 3,400 SF/500 =	7 SPACES	23 SPACES
<u>LOADING:</u> LOADING FACILITY SHALL BE SUFFICIENT IN SIZE TO ELIMINATE THE PROJECTION OF VEHICLES BEYOND ANY LOT LINE	1 SPACE	NONE

REVISIONS		
REV	DATE	COMMENT
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11		


SCALE:

20 0 10 20 40

GRAPHIC SCALE IN FEET

DESIGNED BY:	TMF
CHECK BY:	PRH

SEAL:



PHILIP R. HENRY

NO. 9416

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

PRH

PHILIP R. HENRY, P.E. #9416

PREPARED FOR:

**GREENVILLE
REALTORS, LLC**

**3 GREENVILLE ROAD
NORTH SMITHFIELD,
RI 02896**

**PROPOSED
MARKETPLACE,
DRIVE-THRU &
GAS STATION**

**3 GREENVILLE ROAD,
NORTH SMITHFIELD, RI 02896
A.P. 9 LOT 435**

PREPARED BY:

**CIVIL DESIGN
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4 HIGH STREET, SUITE 155
NORTH ANDOVER, MA 01845
www.cdengineering.com
p: 978-794-5400 f: 978-965-3935

<div style="text-align: center;"> <p>SHEET:</p> <h1 style="margin: 0;">SITE PLAN</h1> <hr style="border: 0; border-top: 1px solid black; margin: 20px 0;"/> <h2 style="margin: 0;">2</h2> </div>	
PDG PROJECT #:	25001
DATE:	07/15/2025

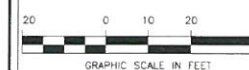
LEGEND			GENERAL ABBREVIATIONS	
EXISTING	PROPOSED	DESCRIPTION		
		PROPERTY LINE	ASSESSORS' PARCEL	AP
		BUILDING SETBACK/ BUFFER	BOTTOM OF CURB	BC
	6	PARKING SPACES	BITUMINOUS CONCRETE CURB	BCC
	2'R	CURB RADIUS	BITUMINOUS CONCRETE	BIT. CONC
		ACCESSIBLE PAVEMENT	BOTTOM OF WALL	BW
		MARKINGS	CATCH BASIN	CB
		RAMP UPSLOPE DIRECTION	CHAIN LINK FENCE	CL.F.
		SIGN	CLEANOUT	CO
		LIGHT	CONCRETE SURFACE	CONC
		UTILITY POLE	DRAIN MANHOLE	DWH
		FENCE	DOUBLE WALL FIBER GLASS	DWFG
		WOODEN GUIDERAIL	DASHED WHITE LINE	DWL
		TREE LINE	DOUBLE YELLOW CENTERLINE	DYCL
		PAINTED ROW	EDGE OF PAVEMENT	EDP
		DIRECTIONAL ROW	EXTRUDED CONCRETE CURB	EC
		CONCRETE PAD/SIDEWALK	FINISHED FLOOR ELEVATION	FFE
		ACCESSIBLE RAMP	FRONT YARD	FY
		IRON PIPE/IRON PIN	GRANITE CURB	GC
			VERTICAL GRANITE CURB	VGC
			SLOPED GRANITE CURB	SGC
			GC METER	GM
			HIGH DENSITY	HDP
			POLYETHYLENE PIPE	PE
			INVERT ELEVATION	I=
			LINEAL FEET	LF
			LANDSCAPED AREA	LA
			MONOLITHIC CONCRETE CURB	MCC
			MATCH EXISTING	ME
			INVERT NOT AVAILABLE	N/A
			NOW OR FORMERLY	N/O
			ON CENTER	OC
			RIM ELEVATION	RE
			ROOF DRAIN	RD
			REMOVE	RM
			REAR YARD	RY
			SOLID WHITE EDGE LINE	SWEL
			SOLID WHITE LINE	SWL
			SIDE YARD	SY
			SOLID YELLOW LINE	SYL
			TOP OF CURB	TC
			TOP OF WALL	TW
			UTILITY POLE	UP

NOT FOR CONSTRUCTION

REVISIONS:

REV	DATE	COMMENT
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SCALE:



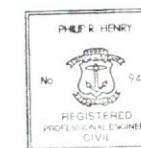
DESIGNED BY:

TMF

CHECK BY:

PRH

SEAL:



PHILIP R. HENRY, P.E. #9416

PREPARED FOR:

GREENVILLE
REALTORS, LLC
3 GREENVILLE ROAD
NORTH SMITHFIELD,
RI 02896

PROJECT:

PROPOSED
MARKETPLACE,
DRIVE-THRU &
GAS STATION

3 GREENVILLE ROAD,
NORTH SMITHFIELD, RI 02896
A.P. 9 LOT 435

PREPARED BY:

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4 HIGH STREET, SUITE 155
NORTH ANDOVER, MA 01845
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p: 978-794-5400 f: 978-965-3935

SHEET:

SLOPE PLAN

3

CDG PROJECT #:

25001

DATE:

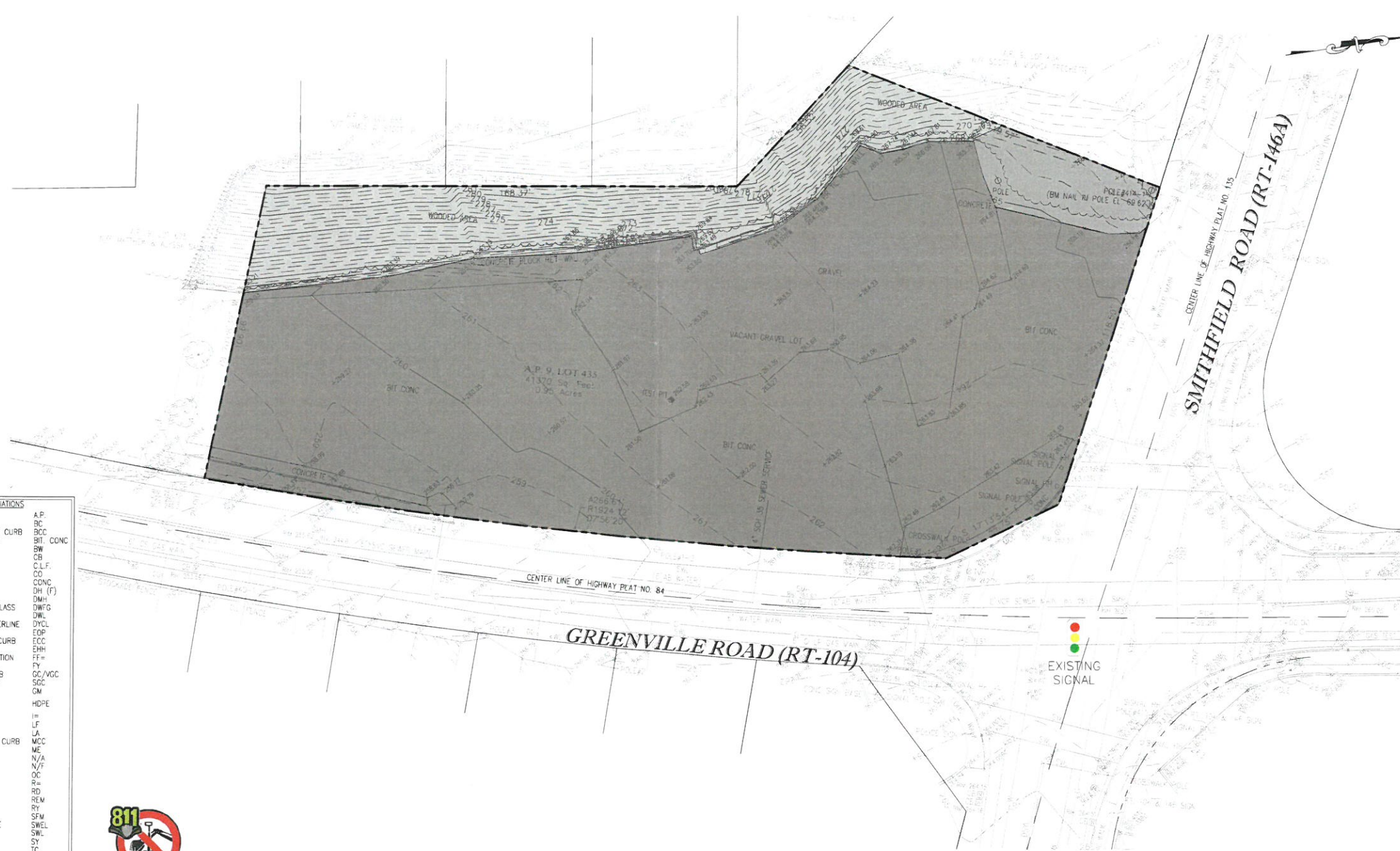
07/15/2025

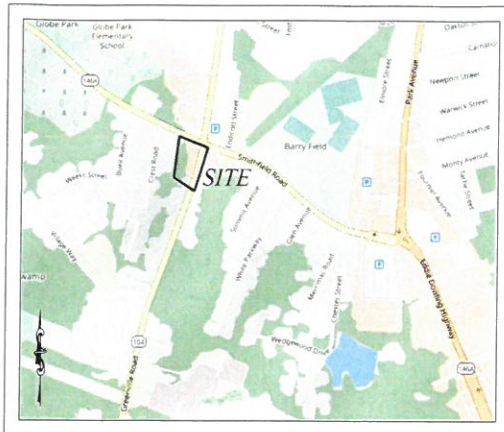
>25% SLOPE AREA

15%-25% SLOPE AREA

<15% SLOPE AREA

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		WETLAND LINE/FLAGS
		WETLAND/RESOURCE BUFFER
		DRAIN MANHOLE
		CATCH BASIN
		SEWER MANHOLE
		DRAIN PIPE
		GAS LINE
		OVERHEAD WIRES
		WATER LINE
		SEWER LINE
		HYDRANT
		SIGN
		SITE LIGHT
		UTILITY POLE
		INDEX CONTOUR
		MINOR CONTOUR
		TREE LINE
		CONCRETE SIDEWALK
		IRON PIPE/IRON PIN
		CONSTRUCTION FENCE
		EXISTING BUILDINGS & APPURTENANCES TO BE DEMOLISHED
		PROPOSED BUILDING PAD & GAS PAD FOOTPRINT
		SEDIMENT TRAP
		PAVEMENT TO BE RECLAIMED (IF SUITABLE)
		STABILIZED CONSTRUCTION ENTRANCE
GENERAL ABBREVIATIONS		
A.P.	ASSESSOR'S PARCEL	
BC	BOTTOM OF CURB	
BCC	BITUMINOUS CONCRETE CURB	
BIT. CONC	BITUMINOUS CONCRETE	
SW	BOTTOM OF WALL	
CB	CATCH BASIN	
C.L.F.	CHAIN LINK FENCE	
CO	CLEANOUT	
CONC	CONCRETE SURFACE	
DH (F)	DRILL HOLE FOUND	
DMH	DRAIN MANHOLE	
DWFG	DOUBLE WALL FIBER GLASS	
DWL	DASHED WHITE LINE	
DYCL	DOUBLE YELLOW CENTERLINE	
EOP	EDGE OF PAVEMENT	
ECC	EXTRUDED CONCRETE CURB	
EHH	ELECTRIC HANDHOLE	
FF	FINISHED FLOOR ELEVATION	
FY	FRONT YARD	
GC/VGC	VERTICAL GRANITE CURB	
SGC	SLOPED GRANITE CURB	
OM	GAS METER	
HDPE	HIGH DENSITY POLYETHYLENE PIPE	
IF	INVERT ELEVATION	
LF	LINEAL FEET	
LA	LANDSCAPED AREA	
MCC	MONOLITHIC CONCRETE CURB	
ME	MATCH EXISTING	
N/A	INVERT NOT AVAILABLE	
N/F	NOW OR FORMERLY	
OC	ON CENTER	
R	RIM ELEVATION	
RD	ROAD	
REH	REMOVE	
RY	REAR YARD	
SFM	SEWER FORCE MAIN	
SWL	SOLID WHITE EDGE LINE	
SWL	SOLID WHITE LINE	
SY	SIDE YARD	
TC	TOP OF CURB	
TW	TOP OF WALL	
UP	UTILITY POLE	
VC	VITRIFIED CLAY	
WG	WATER GATE	
WSD	WATER SHUT-OFF	





LOCUS PLAN
(NOT TO SCALE)

SURVEY REFERENCES

DEEDS

LOT 435: DEED BOOK 248, PAGE 854
LOT 434: DEED BOOK 922, PAGE 271
LOT 686: DEED BOOK 665, PAGE 312
LOT 433: DEED BOOK 236, PAGE 840
LOT 688: DEED BOOK 150, PAGE 802
LOT 685: DEED BOOK 762, PAGE 217
LOT 675: DEED BOOK 831, PAGE 173

PLANS

PLAT ENTITLED "PLAN OF LAND FOR PAULINE VALLIERE, NORTH SMITHFIELD, R.I., SEPTEMBER, 1990, BY BIBEALUT AND FLORENTZ" WHICH PLAT IS RECORDED WITH THE RECORDS OF LAND EVIDENCE OF THE TOWN OF NORTH SMITHFIELD IN SHELF #30.

RHODE ISLAND STATE HIGHWAY PLATS 84 & 135, PROVIDED TO THIS OFFICE BY THE RHODE ISLAND STATE DEPARTMENT OF TRANSPORTATION.

ZONING DISTRICT: BN

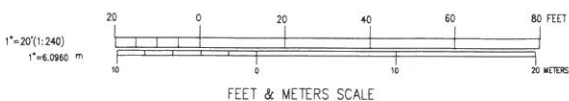
ZONING SETBACKS: (SEC. 5.5.2. NONRESIDENTIAL DISTRICTS)

Min. Lot Area: NA
Min. Dist. to Res. Zone: 25 ft.
Front Yard Setbacks: 25 ft.
Min. Rear Yard: 30 ft.
Side Yard Setback: 15 ft.
Max Building Height: 35 ft.
Max Building Coverage: 25%

GENERAL NOTES:

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN ARE PLOTTED FROM PLANS FURNISHED TO THIS OFFICE BY THE LOCAL UTILITY AND CITY ENGINEERING DEPARTMENTS. WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. THESE PLANS ARE AND SHOULD BE ASSUMED AS APPROXIMATE. THE APPROPRIATE PUBLIC UTILITY COMPANIES AND "DIG SAFE" SHOULD BE CONSULTED BEFORE ANY WORK IS DONE.



CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY
TOPOGRAPHIC SURVEY

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY: *Braden Andrews*
BRADEN ANDREWS, P.L.S. REG. NO. 2531
DOUGLAS DESIGN GROUP (LS.0000755-004) DATE: 05/16/2025



NOT FOR CONSTRUCTION

REVISIONS:

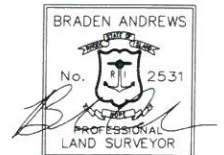
REV	DATE	COMMENT
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Douglas DESIGN GROUP

LAND SURVEYING • CONSULTING
BAY TOWER • LOWER LEVEL, SUITE C
101 PLAIN STREET
PROVIDENCE, RHODE ISLAND 02903
508-421-8728 774-284-0085
douglasdesigngroup@gmail.com

DRAWN BY: BSA
CHECK BY: JDA

SEAL: TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



BRADEN ANDREWS, P.L.S. #2531

PREPARED FOR:

EXISTING CONDITIONS SURVEY OF LAND

PREPARED FOR
3 GREENVILLE AVENUE

A.P. 9, LOT 435

NORTH SMITHFIELD
RHODE ISLAND

Date: MARCH 25, 2025

Scale: 1" = 20'

PREPARED BY:

CIVIL DESIGN GROUP, LLC

21 HIGG STREET, SUITE 207
NORTH ANDOVER, MA 01845
www.cdengineering.com
p: 978-794-5400 f: 978-914-6161

SHEET: 1 OF 1

COMPREHENSIVE BOUNDARY AND EXISTING CONDITIONS SURVEY

CDG PROJECT #:

DATE: 04/18/2025

LEGEND

- | | | | |
|------------|--------------------------|--------|-----------------------------|
| CB | CATCH BASIN | WG | WATER GATE |
| POLE # | UTILITY POLE | GG | GAS GATE |
| SIGN | STREET SIGN | HH | HAND HOLE |
| SMH | SEWER MANHOLE | HYD | FIRE HYDRANT |
| DMH | DRAIN MANHOLE | -10 | EXISTING CONTOURS |
| EMH | ELECT MANHOLE | SPOT | SPOT ELEVATION (NAVD-88) |
| TMH | TELEPHONE MANHOLE | POINT | POINT OF APPLICATION |
| OU | OVERHEAD UTILITIES | TREE | TREE |
| E | ELECTRIC | PINE | PINE TREE |
| T | TELEPHONE | TREE | TREE LINE |
| W | WATER LINES | L.O.C. | LEDGE OUT CROP |
| D | STORM DRAIN | D.H. | D.H. (DRILL HOLE) OR RE-BAR |
| S | SANITARY LINE | GB | GRANITE BOUND W/ DRILL HOLE |
| G | GAS LINE | PTS | PROPERTY CORNER W/ MONUMENT |
| AG | ABANDONED GAS LINE | | TO BET SET |
| DSYL | DOUBLE SOLID YELLOW LINE | | |
| SWL | SOLID WHITE LINE | | |
| DWL | DASHED WHITE LINE | | |
| LIGHT | LIGHT | | |
| FENCE | FENCE | | |
| MONITORING | MONITORING WELL | | |

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.