

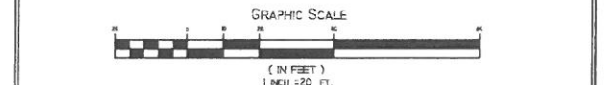
LOCATION MAP (SCALE: 1" = 2,000')
GENERAL NOTES:

- OWNER OF RECORD: KRISTOPHER & KERI LAGOR - 4 ANTAYA DRIVE, NORTH SMITHFIELD, RI 02896
- TOTAL LOT AREA: 70,016 SF OR 1.607 ACRES.
- EXISTING LOTS: 1 - PROPOSED LOTS: 2
- THERE ARE NO WETLANDS WITHIN 200' OF THE SITE BASED ON RIDEM ENVIRONMENTAL RESOURCE MAP.
- THERE ARE NO AREAS OF AGRICULTURAL USE.
- THERE ARE NO HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THE SITE.
- SITE IS WITHIN A GROUNDWATER RECHARGE AREA.
- SITE IS NOT WITHIN THE NATURAL HERITAGE AREA.
- SITE IS NOT WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA MAP NUMBER 14007C0152C WITH AN EFFECTIVE DATE OF MARCH 2, 2009.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION. ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ZONING DISTRICT: RS
MINIMUM AREA: 40,000 SQ. FT.
MINIMUM FRONTAGE: 150' (AT FRONT YARD DEPTH)
MINIMUM SETBACKS: FRONT - 30 FT.
REAR - 40 FT.
SIDE - 25 FT.
BUILDING COVERAGE: 20%

ZONING DISTRICT: RS			
	REQUIRED	PARCEL A	PARCEL B
MINIMUM LOT AREA	40,000 SF	35,008 SF	35,008 SF
MINIMUM LOT FRONTAGE	150'	169.33'	178.22'
MINIMUM FRONT SETBACK	30'	36'	N/A
MINIMUM SIDE SETBACK	25'	43.2'	N/A
MINIMUM REAR SETBACK	40'	70.7'	N/A
BUILDING COVERAGE	20%	9%	N/A

ZONING VARIANCE REQUESTED:
ZONING ORDINANCE CHAPTER 340 ATTACHMENT 3.
PARCEL A
LOT AREA REQUIRED: 40,000 SF - PROPOSED: 35,008 SF - REDUCTION OF 4,992 SF OR 8.7%
PARCEL B
LOT AREA REQUIRED: 40,000 SF - PROPOSED: 35,008 SF - REDUCTION OF 4,992 SF OR 8.7%



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: 1:4
STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:
DIVIDE EXISTING LOT.
Marc N. Nyberg
MARC N. NYBERG LICENSE No. 1797 COA No. 452

UNIFIED DEVELOPMENT REVIEW
PRELIMINARY PLAN

ASSESSOR'S PLAT 5 LOT 89
4 ANTAYA DRIVE
NORTH SMITHFIELD, RHODE ISLAND

OWNER/APPLICANT: KRISTOPHER & KERI LAGOR
4 ANTAYA DRIVE, NORTH SMITHFIELD, RI 02896

JOB # 20-142A SCALE: 1" = 20' DRAWN BY: LMB DATE: 8-20-25

REVISED: 9-9-25

PROFESSIONAL SEAL

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SHEET 1 OF 1