

LEGEND

N/F
 S.F.
 BK
 PG
 UP
 DVH
 CB

NOW OR FORMERLY
 SQUARE FEET
 BOOK
 PAGE
 UTILITY POLE
 DRAIN MANHOLE
 CATCH BASIN

PARCEL DATA:

TOTAL PARCEL AREA = 32.49± ACRES
 LAND UNSUITABLE FOR DEVELOPMENT:
 A) FRESHWATER WETLANDS = 176.985± S.F.
 B) AREAS WITHIN 100 YEAR FLOOD ZONE = 0 S.F.
 C) LAND WITHIN PUBLIC OR PRIVATE STREET = 0 S.F.
 D) LAND WITHIN PUBLIC OR PRIVATE EASEMENT = 8.330± S.F.
 E) CEMETERIES = 0 S.F.
 TOTAL LAND UNSUITABLE FOR DEVELOPMENT = 185.315± S.F. OR 4.25± ACRES
 TOTAL LAND SUITABLE FOR DEVELOPMENT = 28.24± ACRES

PLAN REFERENCE:

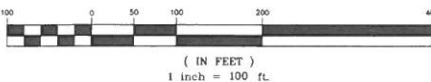
1. PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION FOR THEODORE SR. & ELMA P. LEMIEUX, 520 PROVIDENCE PIKE, NORTH SMITHFIELD, RHODE ISLAND, DECEMBER 1996, SCALE: 1"=120', BY NATIONAL SURVEYORS-DEVELOPERS, INC." WHICH IS RECORDED IN THE TOWN OF NORTH SMITHFIELD REGISTRY OF DEEDS AT CABINET 45-A.

LOCUS
NOT TO SCALE

GENERAL NOTES:

1. THE PARCEL IS PLAT 8, LOT 147.
2. THE TOTAL PARCEL AREA IS 1,415.350± S.F. OR 32.49± ACRES.
3. SEE DEED BOOK 601 AT PAGE 68 FOR TITLE REFERENCE.
4. THE BASIS OF BEARING FOR THIS PLAN IS RHODE ISLAND STATE PLANE COORDINATE SYSTEM (NAD83).
5. THE PARCEL DOES NOT LIE WITHIN A PUBLIC WATERSHED OR ZONE OF CONTRIBUTION TO A PUBLIC WATER SUPPLY.
6. THE EXISTING WETLAND AREAS WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC., ON JUNE 8 AND 13, 2023, AND WERE FIELD LOCATED BY N.R.S. WITH A HANDHELD GPS UNIT AND ARE BASED ON R.I. STATE PLANE COORDINATES.
7. THE PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP 44007C0152G FOR THE TOWN OF NORTH SMITHFIELD, DATED: MARCH 2, 2009.
8. THE CONTOURS SHOWN ARE AT 5-FOOT INTERVALS AND WERE TAKEN FROM AERIAL PHOTOGRAVIMETRY, NAVD88 DATUM.
9. THE MAJORITY OF PARCEL "A" IS WOODED AND VACANT OF ANY EXISTING STRUCTURES.
10. THERE WERE NO KNOWN PRIME FARMLAND SOILS ON THE PARCEL AT THE TIME OF PLAN PREPARATION.
11. THE PARCEL WAS NOT IN ACTIVE AGRICULTURAL USE AT THE TIME OF PLAN PREPARATION.
12. THERE WERE NO KNOWN STATE DESIGNATED NATURAL HERITAGE SITES ON THE PARCEL AT THE TIME OF PLAN PREPARATION.
13. THERE WERE NO KNOWN GEOLOGIC FORMATIONS ON THE PARCEL AT THE TIME OF PLAN PREPARATION.
14. THERE WERE NO KNOWN RIDGE LINES OF EXISTING HILLS ON THE PARCEL AT THE TIME OF PLAN PREPARATION.
15. THERE WERE NO KNOWN WELLHEAD PROTECTION AREAS FOR PUBLIC OR COMMUNITY DRINKING WATER WELLS ON THE PARCEL AT THE TIME OF PLAN PREPARATION.
16. THE PARCEL DOES NOT APPEAR TO BE IN THE GROUNDWATER AQUIFER OVERLAY DISTRICT AT THE TIME OF PLAN PREPARATION.
17. THERE WERE NO KNOWN STATE, REGIONAL, OR COMMUNITY GREENWAYS AND GREENSPACE PRIORITIES WITHIN THE PARCEL AT THE TIME OF PLAN PREPARATION.
18. THERE WERE NO KNOWN STATE-DESIGNED NATURAL HERITAGE SITES WITHIN THE PARCEL AT THE TIME OF PLAN PREPARATION.
19. THERE WERE NO ROADS OR TRAILS OBSERVED WITHIN THE PARCEL AT THE TIME OF PLAN PREPARATION.
20. THERE WERE NO KNOWN HISTORICALLY SIGNIFICANT SITES OR STRUCTURES OBSERVED WITHIN THE PARCEL AT THE TIME OF PLAN PREPARATION.
21. THERE WERE NO KNOWN STATE OR LOCALLY-DESIGNATED HISTORIC SITES, DISTRICTS, CEMETERIES OR LANDSCAPES WITHIN THE PARCEL AT THE TIME OF PLAN PREPARATION.
22. THERE WERE NO STONE WALLS OBSERVED WITHIN THE PARCEL AT THE TIME OF PLAN PREPARATION.
23. THERE WERE NO KNOWN ARCHAEOLOGICAL SITES WITHIN THE PARCEL AT THE TIME OF PLAN PREPARATION.
24. THERE WERE NO KNOWN SCENIC ROAD CORRIDORS AND STATE-DESIGNED SCENIC AREAS AT THE TIME OF PLAN PREPARATION.
25. THERE WERE NO HIKING, BIKING AND/OR BRidle TRAILS OBSERVED WITHIN OR ADJACENT TO THE PARCEL AT THE TIME OF PLAN PREPARATION.
26. THERE WERE NO BOAT LAUNCHES, LAKE AND STREAM ACCESS POINTS, BEACHES AND/OR WATER TRAILS OBSERVED WITHIN OR ADJACENT TO THE PARCEL AT THE TIME OF PLAN PREPARATION.
27. THERE WERE NO EXISTING PLAY FIELDS AND PLAYGROUNDS OBSERVED WITHIN OR ADJACENT TO THE PARCEL AT THE TIME OF PLAN PREPARATION.
28. THERE WERE NO EXISTING PUBLIC OR PRIVATE WATER LINES OBSERVED WITHIN OR ADJACENT TO THE PARCEL AT THE TIME OF PLAN PREPARATION.
29. THERE WERE NO EXISTING PUBLIC OR PRIVATE SEWER LINES OBSERVED WITHIN OR ADJACENT TO THE PARCEL AT THE TIME OF PLAN PREPARATION.
30. THERE WERE NO OBSERVED NATURAL RESOURCE AREAS ON OR ADJACENT TO THE PARCEL AT THE TIME OF PLAN PREPARATION.
31. THERE WERE NO OBSERVED CULTURAL RESOURCE AREAS ON OR ADJACENT TO THE PARCEL AT THE TIME OF PLAN PREPARATION.
32. THERE WERE NO OBSERVED RECREATIONAL RESOURCE AREAS ON OR ADJACENT TO THE PARCEL AT THE TIME OF PLAN PREPARATION.

GRAPHIC SCALE



ZONING INFORMATION:

THE PARCEL IS ZONED: RA.
 MINIMUM LOT AREA = 65,000 S.F.
 MINIMUM LOT FRONTAGE = 200 FEET
 MINIMUM BUILDING SETBACKS:
 FRONT YARD = 40 FEET
 SIDE YARD = 25 FEET
 REAR YARD = 40 FEET
 BUILDING COVERAGE = 25%

DEVELOPMENT NOTES:

1. THIS PROPOSAL IS TO CREATE A NEW LOT (PARCEL "A") WHICH WILL BE A SINGLE-FAMILY RESIDENCE ON 30.24± ACRES. THE REMAINING 2.25± ACRE PARCEL (PLAT 8, LOT 147) IS FOR THE EXISTING DWELLING.
2. NEW PARCEL "A" IS TO HAVE 50-FOOT OF LOT FRONTAGE ON PROVIDENCE PIKE.
3. ACCESS FOR PARCEL "A" WILL REQUIRE R.I. DEM WETLAND APPROVAL FOR THE NEW DRIVEWAY.
4. THE DEVELOPMENT OF PARCEL "A" WILL REQUIRE A R.I. DEM RIPDES PERMIT FOR THE 2± ACRE SITE DISTURBANCE.

