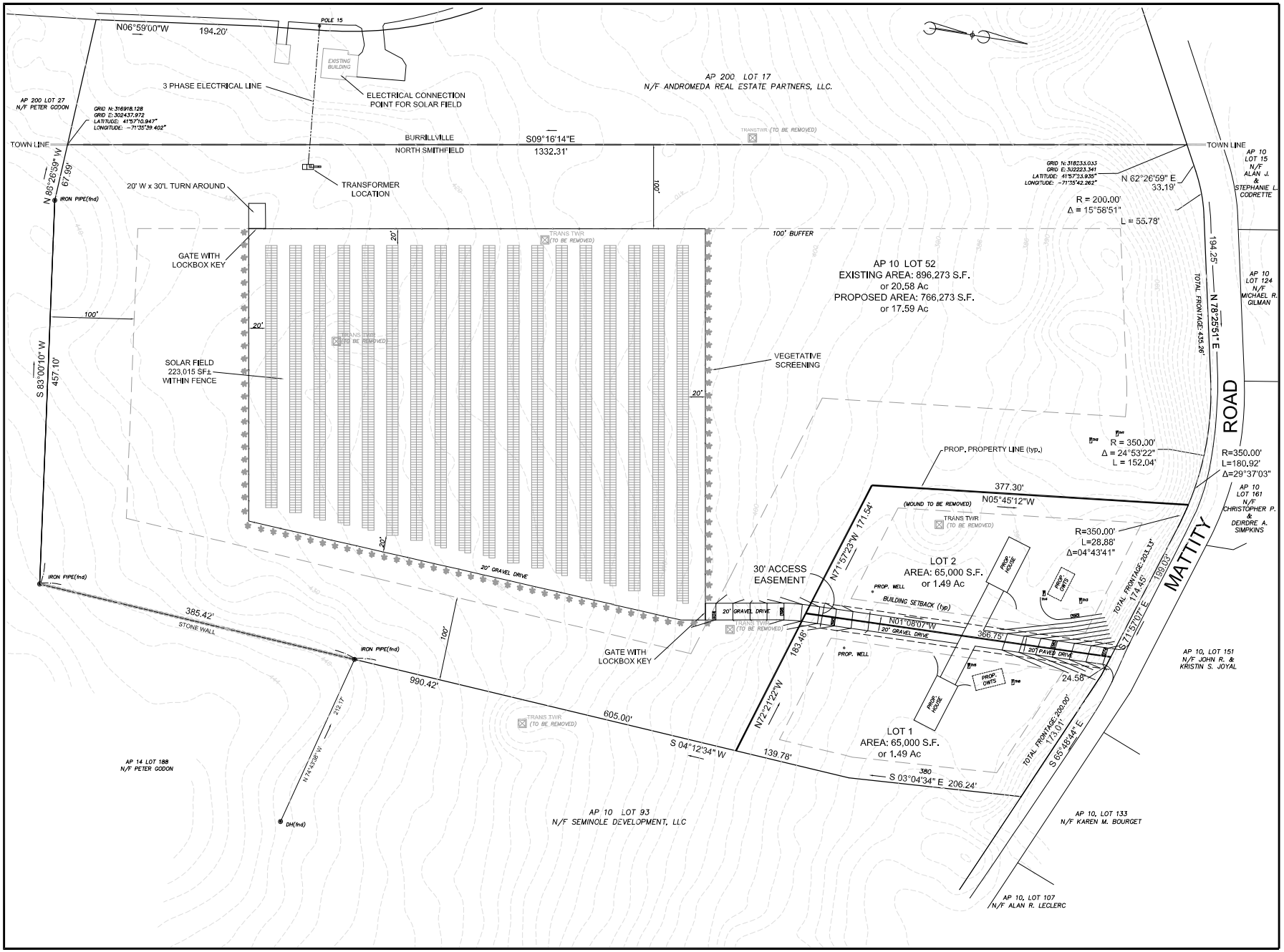

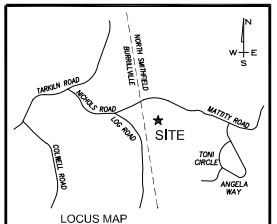

NOTES

1. OWNER/ APPLICANT LOT 52:
ANDROMEDA REAL ESTATE PARTNERS, LLC
1849 OLD LOUISQUISSETT PIKE
LINCOLN, RI 02865
2. TOTAL AREA: 896,273 SF or 20.576 Acres
3. EXISTING LOTS: 1 - PROPOSED LOTS: 3
4. TOPOGRAPHY BASED ON RIGIS.
5. PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA MAP NUMBER 44007C0155G DATED: MARCH 2, 2009.
6. THIS SITE IS NOT WITHIN A NATURAL HERITAGE AREA or WELLHEAD PROTECTION AREA.
7. SITE IS WITHIN THE GROUNDWATER PROTECTION OVERLAY DISTRICT.
8. THERE ARE NO HISTORIC CEMETERIES ON THE PROPERTY.
9. THERE ARE NO WETLANDS ON PROPERTY BASED ON GIS MAPS.
10. LOTS TO BE SERVICED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
11. ALL TRANSMISSION TOWERS TO BE REMOVED.

EXISTING ZONING DISTRICT: RA
MINIMUM LOT AREA: 65,000 SF
MINIMUM FRONTAGE: 200'
MINIMUM SETBACKS: FRONT - 40'
SIDE - 25'
REAR - 40'

MASTER PLAN
MAJOR SUBDIVISION
FOR
BROADCAST HILL ESTATES
PLAT 10, LOT 52
MATTITY ROAD
NORTH SMITHFIELD, RHODE ISLAND
DATE: AUGUST, 2021
SCALE: 1" = 50'
REVISED: 8-19-21
10-5-21

GRAPHIC SCALE
0 50' 100' 150'

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION II 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

STATEMENT OF PURPOSE

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS: SUBDIVISION & SOLAR.

BY: Marc Nyberg

MARC N. NYBERG License No. 1797 COA No.: A52

MARC N. NYBERG
No. 1797
PROFESSIONAL LAND SURVEYOR

InSite Engineering Services, LLC
Professional Engineers | Land Surveyors
Precision. Clarity. Certainty.
501 Great Road, Unit 104
North Smithfield, Rhode Island 02896
Phone: (401) 762-2870 Fax: (401) 401-762-2871
Web Address: InsiteEngineers.com

SHEET NUMBER	JOB NUMBER
1 of 1	18-200