

Master Plan Narrative

For a Proposed

Major Land Development

Material Sampling Technologies 23,600 SF Single-Story Commercial Building

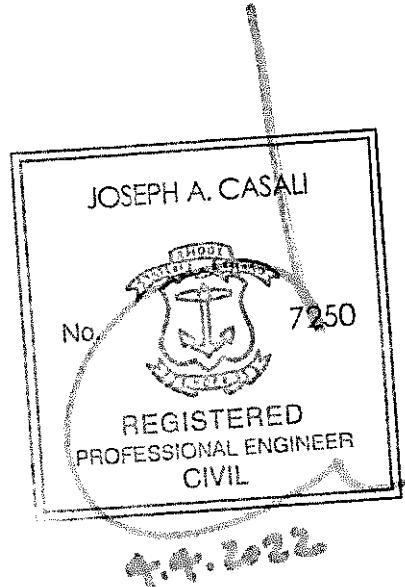
Central Street
AP 1, Lot 461
North Smithfield, RI

Prepared for:

Material Sampling Technologies, Inc.
Attn: Mr. Craig Haddad, General Manager
800 Central Street
North Smithfield, Rhode Island 02896



Submission Date:
April 2022



Submitted by:



TABLE OF CONTENTS

1	INTRODUCTION	1
2	SITE LOCATION AND PHYSICAL DESCRIPTION	2
2.1	Soil Classification	3
2.2	Flood Zone Classification	4
2.3	Natural Resource Inventory	5
2.4	Recreational Resource Inventory	5
2.5	Zoning	5
2.6	Easements	6
2.7	Utilities.....	6
3	PROPOSED DEVELOPMENT OF LAND	7
3.1	General	7
3.2	Utilities.....	7
3.3	Stormwater.....	8
4	LOCAL PERMITTING	8
4.1	Planning Board of Review	8
4.2	Zoning Board of Review.....	8
4.3	Building Permit.....	9
4.4	Fire Department	9
4.5	Water and Sewer Department	9
5	STATE PERMIT REQUIREMENTS	9
5.1	Rhode Island Department of Environmental Management	9
5.2	Rhode Island Department of Transportation.....	9

APPENDICES

- Appendix A: Freshwater Wetland Delineation Report
- Appendix B: Site Layout with Truck Turning Template
- Appendix C: Reduced Master Pan Set

1 INTRODUCTION

On behalf of Material Sampling Technologies, Joe Casali Engineering, Inc. (JCE) has prepared the following Master Plan Narrative to identify existing and proposed site conditions, and State and Local permitting requirements for a proposed 23,600 square foot (sf) single-story commercial building in North Smithfield, RI. The subject property located on the western side of Central Street and can also be identified as North Smithfield's Tax Assessor's Plat Map (AP) 1, Lot 461. The Applicant currently owns the adjacent parcel located at 800 Central Street (AP 1, Lot 459) which contains their existing building, a precious metal reclamation facility. The proposed building will supplement the needs of the adjacent facility and be of similar use. Additional associated site improvements include a driveway connecting the two parcels, a parking area, a loading dock area, and stormwater mitigation areas.

2 SITE LOCATION AND PHYSICAL DESCRIPTION

According to a February 2022 Class I Comprehensive Boundary Survey completed by Douglas Design Group, the total area of AP 1, Lot 461 is approximately 9.7 acres (421,431 SF). The subject parcel is bound by Central Street (Route 5) to the west, residential properties to the south and west, and west, commercial/industrial vacant land and Material Sampling Technologies to the north. The subject parcel is presently vacant.



Figure 1 – Locus Map

NOT TO SCALE

2.1 Soil Classification

According to the *Web Soil Survey* (WSS) operated by the US Department of Agriculture Natural Resources Conservation Service (NRCS), produced by the National Cooperative Soil Survey, the soils on the subject property consist of Canton and Charlton fine sandy loams, 3-8% slopes (CdB), Paxton-Urban land complex, 3-15% slopes (PD), Ridgebury, Leicester, and Whitman soils, 0-8% slopes (Rf), Udorthents-Urban land complex (UD), urban land (Ur), and Woodbridge fine sandy loam, 0-3% slopes (WhA). Soils within the project area consist of CdB, UD, and Ur. Canton and Charlton fine sandy loams consist of coarse-loamy over sandy melt-out till derived from gneiss, granite, and/or schist. These soils are well drained, have a low runoff class. The depth of water table is generally 80-inches below the ground surface. This soil group belongs to Hydrologic Soil Group B. UD and Ur soils consist of human transported material. UD soils have a very low runoff class. UD and Ur soils do not have an assigned hydrologic soil group. These soil groups require on-site investigation and evaluation for most uses.



Figure 2 – Soils Map
NOT TO SCALE

On-site soil evaluations are scheduled to be completed during a future stage of the project. These explorations will determine site specific soil applications rates for use in the overall drainage design for the proposed development and the bearing capacity of in-situ soils.

2.2 Flood Zone Classification

The site is located on the FEMA Flood Insurance Rate Map for the Town of North Smithfield, Map Number 44007C0065G, effective as of March 2, 2009. Based on the FEMA Flood Insurance Rate Map, the site and all adjacent sites, lie in Zone X – areas determined to be outside of the 0.2% annual-chance flood elevation.

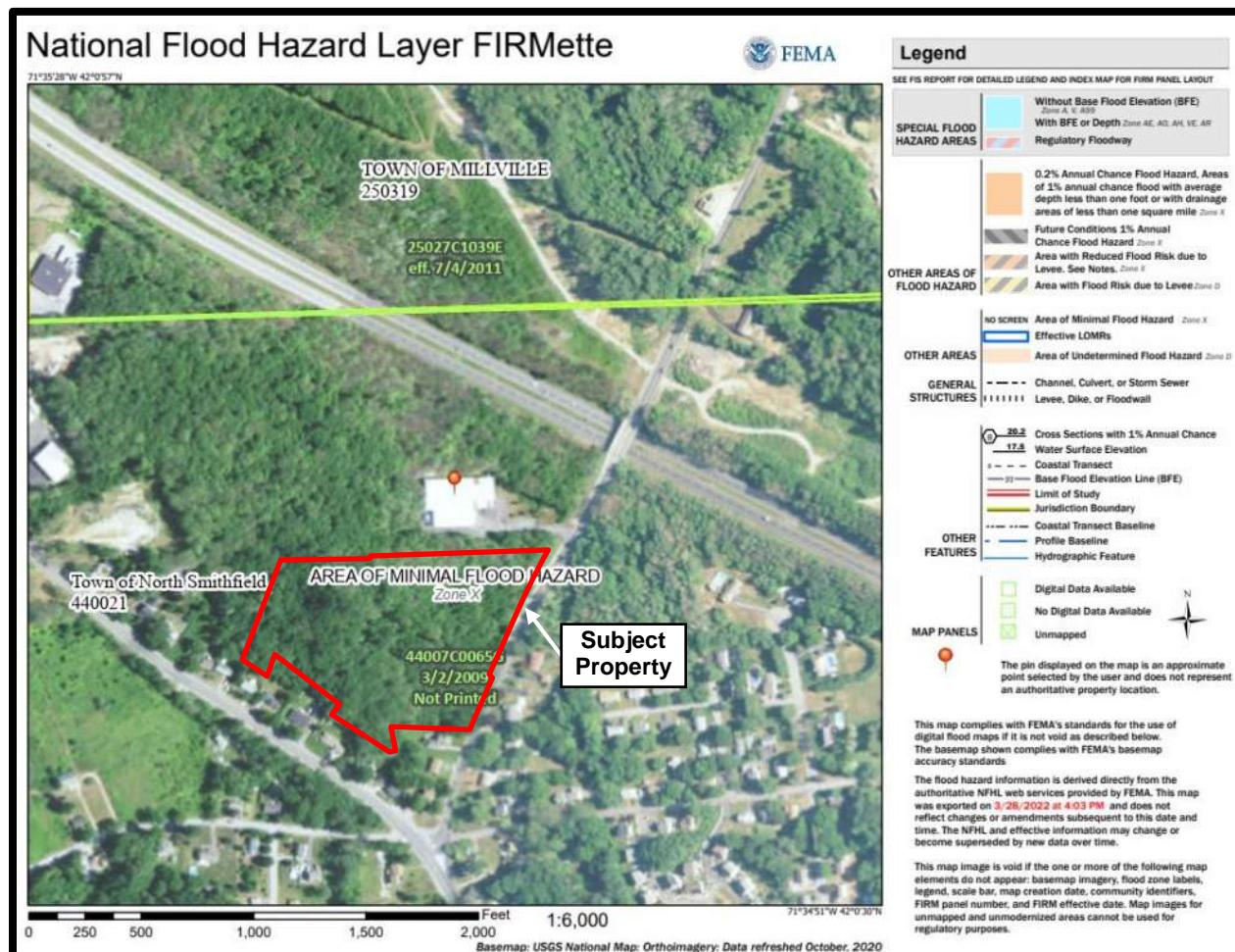


Figure 3 – Flood Map

NOT TO SCALE

2.3 Natural Resource Inventory

According to a Freshwater Wetland Delineations Report (Appendix A) completed by Natural Resource Services, Inc. in August of 2021, the subject property contains a freshwater swamp, a stream, and a Special Aquatic Site (SAS). The limit of the delineated swamp is defined by the flag series A-13 through A49. The swamp is afforded a 50-foot perimeter wetland. Flag series B1 through B9 depicts a SAS that does not have an associated buffer. The wetland flags C1 through C12 depict the limit of a small, forested wetland that does not have an associated buffer. A blue line perennial stream was identified within the swamp. The stream has an average width under 10-feet and therefore is afforded a 100-foot riverbank wetland.

According to the Rhode Island Department of Environmental Management (RIDEM), the parcel is not located within a historic planning district, land conservation area or natural heritage area. The site is located within a non-community wellhead protection area.

The property lies within the Branch River Watershed (RIDEM Inventory #010900030204). Stormwater runoff from the site ultimately drains to Dawley Brook (RI0001002R-23), which is not listed as an Impaired Watershed Body by the RIDEM. The stream is a first order stream that is unassessed as a warmwater fishery. Any development of the subject parcel will require a stormwater management design in accordance with the Rhode Island Stormwater and Installation Standards Manual, dated December 2010, and will be required to mitigate potential contaminants from entering the State waterway.

2.4 Recreational Resource Inventory

There are no known existing public recreational or cultural resources within the subject site. There are no boat launches, lake, and/or stream access points, beaches, or water trails.

2.5 Zoning

According to the Town of North Smithfield Zoning Ordinance, the site is currently zoned as MU-2 (Mixed-Use - Industrial). The proposed use, light industrial, is allowed by-right in this zone. “This sub-district is intended to provide for compact, planned mixed use light industrial/office/accommodation-type development where buildings are preferred to be clustered, campus-style, around shared open space amenities, with most parking preferred to the side and rear of structures.”

The following are the current dimensional requirements for a MU-2 zone:

Requirement	MU-2 Zone
Minimum Lot Area	None
Maximum Gross Floor Area (Light industrial and office uses)	150,000 SF
Maximum Building Height	75 ft.
Front Yard Setback (Min/Max)	50 ft. - 70 ft.
Side Yard Setback (Min/Max)	40 ft. – 70 ft.
Rear Yard Setback (Min/Max)	40 ft. – 70 ft.
Maximum Site Coverage (Structures)	40%
Minimum Landscaped Areas	20%

⁽¹⁾ Exceptions to setback requirements include step and walkways, access or service roads, fences, subject to the requirements set forth in Section 12.11 (19), landscaping and irrigation systems, planters, lighting fixtures, underground utilities and sewers, and parking areas.

2.6 Easements

According to a February 2022 Class I Comprehensive Boundary Survey completed by Douglas Design Group there are no easements within or immediately adjacent to the subject parcel.

2.7 Utilities

Water: Municipal water is not currently available to the site.

Sewer: Sewer service is provided by the North Smithfield Sewer Department. A 2.5-inch PVC force main exists within Central Street.

Gas: Gas is currently available within Central Street through a 4-inch PE pipe, provided by National Grid.

Electric: Primary overhead electric service is presently available to the site, provided by National Grid.

3 PROPOSED DEVELOPMENT OF LAND

3.1 General

The project scope includes a proposed single-story commercial building with associated parking area, four (4) loading docks, and stormwater mitigation areas. Three (3) new driveways will provide access to the site. The first driveway will provide vehicle access from Central Street to the proposed parking area for employees and visitors. This parking area will provide 13 parking spaces that includes one (1) handicap van accessible parking space to comply with the American Disabilities Act (ADA). As per the Town's Zoning Ordinance, Section 6.15 – Off-Street Parking Requirements – two (2) parking spaces are required per each three (3) employees based on the largest shift. The largest shift is anticipated consist of six (6) employees; therefore, four (4) spaces are required. The employee/visitor lot has been designed to accommodate 13 vehicle spaces, exceeding the requirements of the Zoning Ordinance.

The second driveway will provide access to the loading dock area and the driveway connection to the adjacent lot also owned by the Applicant. The driveways and access roadway have been designed to accommodate a WB-67 semi-trailer (53-ft long trailer). In general, truck traffic to and from the site originates from the State Route 146 ramp located to the southeast of the site. Trucks generally exit route 146 onto Route 146A (Victory Highway) and turn right onto Route 5 (North Main St./Central St.) where they enter the site. Accordingly, the truck driveway entrance has been designed to accommodate large turning radii entering and exiting the site to and from the south. The site design with a WB-67 truck turning template overlaid is included in Appendix B.

3.2 Utilities

The proposed site improvements will require connections from sewer and gas mains within Central Street. Review and approval from the North Smithfield Sewer Department and from National Grid will be required for sewer and gas services. As previously noted, public water is not currently available to the site. The Applicant has had preliminary meetings with the Town and the Town's Water Department regarding a potential 1,800-ft +/- water main extension from the existing main within Mechanic Street to the MST site at 800 Central Street. Domestic and fire protection services would be provided to the subject site and to MST's facility at 800 Central Street; in addition, stubs for residential connections would be provided along the length of the main extension. Ultimately, review and approval by the North Smithfield Water Department will be required for the water main extension and the water service connections. A conceptual water main extension plan is included within the Master Plan planset, included in Appendix C.

3.3 Stormwater

There is no existing stormwater management system in place servicing the existing site. Under existing conditions, stormwater runoff from the site sheet flows in a northeasterly direction towards the existing stream on site, continuing off site to the north and east.

Stormwater mitigation areas will be required to manage stormwater running off the proposed parking area in addition to the stormwater from the rooftop. The stormwater Best Management Practice's will provide detention and peak flow mitigation for large storm events. The proposed development will be subject to the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM), amended March 2015.

4 LOCAL PERMITTING

4.1 Planning Board of Review

The proposed development will need to be reviewed by the Town of North Smithfield's Planning Board of Review as a Major Land Development. The project is classified as a Major Land Development. The permitting schedule is as follows, and consists of abutter notification, public meetings, and Planning Board of Review Approval:

1. Pre-Application / Master Plan
2. Preliminary Plan
3. Final Plan

A copy of the Master Plan site planset, in reduced 11x17 format, is included in Appendix C.

4.2 Zoning Board of Review

According to the North Smithfield Zoning Ordinance, the proposed use is permitted within the MU-2 Zone. The proposed project is anticipated to require dimensional relief from the following Zoning Ordinance Requirements:

- Section 12.11 Design Standards for MU 2 (2)
 - Minimum Side Yard Setback: 40 feet
 - Maximum Side Yard Setback: 70 feet
 - Proposed: 177.21 – 281.36 feet (varies); **211.36 feet of relief required**
 - Minimum Rear Yard Setback: 40 feet
 - Maximum Rear Yard Setback: 70 feet
 - Proposed: 530.29 feet; **460.29 feet of relief required**

- Section 12.11 Design Standards for MU 2 (14) c.
 - Loading dock shall be setback, recessed or screened so as not to be visible from neighboring property or streets, and in no event shall a loading dock be closer than 75 feet from a property line fronting upon a street.
 - Setback Requirement: 75 feet
 - Proposed: 33.5 feet; **41.5 feet of relief required**

4.3 Building Permit

The proposed development of the site will require review and approval by the Town Building Official. Under this submission, the proposed plans will be reviewed and will require approval from the Town Building Official and the Town Fire Marshal.

4.4 Fire Department

The proposed project's layout will require review and approval from the Town of North Smithfield's Fire Department during the Building Permit process.

4.5 Water and Sewer Department

The proposed development will require approval from the North Smithfield Water and Sewer Department. All effluent from the Town of North Smithfield is ultimately treated at the Woonsocket Wastewater Treatment Plant.

5 STATE PERMIT REQUIREMENTS

5.1 Rhode Island Department of Environmental Management

Due to the proximity of the proposed site improvements to jurisdictional wetland areas, the project will require a Preliminary Determination (PD) Application with the Rhode Island Department of Environmental Management (RIDEM) Office of Water Resources/Freshwater Wetlands Program.

5.2 Rhode Island Department of Transportation

Access to the proposed development is from Central Street. Any significant changes in site traffic patterns or any alterations made to Central Street (driveway locations, etc.) will require a Physical Alteration Permit from the Rhode Island Department of Transportation.

Appendix A

*Freshwater Wetland Delineation Report
Prepared by Natural Resource Services, Inc.*



Natural Resource Services, Inc.

August 12, 2021

Craig Haddad
Material Sampling Technologies
800 Central Street
North Smithfield, RI 02896

RE: Freshwater Wetland Delineations
Central Street; A.P. 1, Lot 461
North Smithfield, Rhode Island

Dear Mr. Haddad:

Natural Resource Services, Inc. (NRS) has completed the freshwater wetland delineation within the above referenced property. This field work was performed by me on March 17, 2020, with an updated delineation performed on August 11, 2021. The wetland delineation was established in accordance with the standards outlined in Appendix 2 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250 RICR 150-15-1). These land-use regulations are administered by the RI Department of Environmental Management (DEM), Office of Water Resources (OWR). It is important to note that in accordance with Section 1.8 (C)(4) of these regulations, all delineations performed by wetland consultants are not considered to be accurate for state regulatory purposes until the work is reviewed and approved by the DEM, OWR.

As part of our work, a hand-held GPS unit was used to locate the established wetland flagging. While this location work should not be construed as a professional survey, the data obtained is valuable for preliminary planning purposes. An aerial photograph is attached to this letter. The GPS data has been added as an overlay on the photo to provide a visual representation of the established wetland delineation.

The property is listed in the North Smithfield tax assessor's database as a 9.61 acre parcel. The property is a vacant parcel situated west of Main Street.

Flag series A13-A49 depicts the limit of a swamp. The freshwater wetland regulations define a swamp as a wetland which is dominated with woody vegetation, primarily trees, and is greater than three (3) acres in overall size. This wetland extends off property to the north and therefore does appear to meet this three acre threshold. The regulations require the addition of a 50-foot perimeter wetland to the delineated edge of any swamp. It is important to note that I have only delineated the easternmost edge of the swamp. There is upland present along the northerly property boundary, however access to it can only be achieved by crossing the swamp.

Flag series B1-B9 depicts a Special Aquatic Site (SAS). SAS do not require a perimeter wetland. Wetland flags C1-C12 depict the limit of a forested wetland. Forested wetlands are those resource areas dominated by trees and shrubs which do not meet the three (3) acre threshold. You will notice that the 50-foot perimeter wetland is not applied to the C-series.

A stream was identified within the swamp, depicted as a blue line on the attached GIS graphic. The stream appears to have an average width under 10 feet. The regulations apply a 100-foot riverbank wetland, depicted as a dashed blue-line on the graphic.

The freshwater wetland regulations consider the perimeter and riverbank wetlands as part of an integrated ecological system where no component is less worthy of regulatory protection than the wetland as a whole. As such, any proposed land disturbing activities within either the 50-foot perimeter or 100-foot riverbank wetland requires a permit from the DEM, OWR.

As part of our research, NRS reviews available information found in the RI Geographic Information Systems (RIGIS) database. According to the information from this database, the property is within a Non-Community Wellhead Protection Area. This designation may be relevant for any proposed development within the property.

It is important to note that a new state freshwater wetlands law was enacted in July of 2015. This law made changes to the jurisdictional limits currently utilized in the regulations. The Department of Environmental Management (DEM) has written new regulations pursuant to this statute which will require buffer zones for all freshwater wetlands. These new regulations will be in effect as of January 15, 2022. If you submit an application for development prior to the promulgation of these rules, your project would then be grandfathered under the current wetland regulations and not subject to any new standards.

Please do not hesitate to contact me if you have questions regarding the field work performed or any of the information presented in this letter of findings.

Very truly yours,



Scott P. Rabideau, PWS
Principal

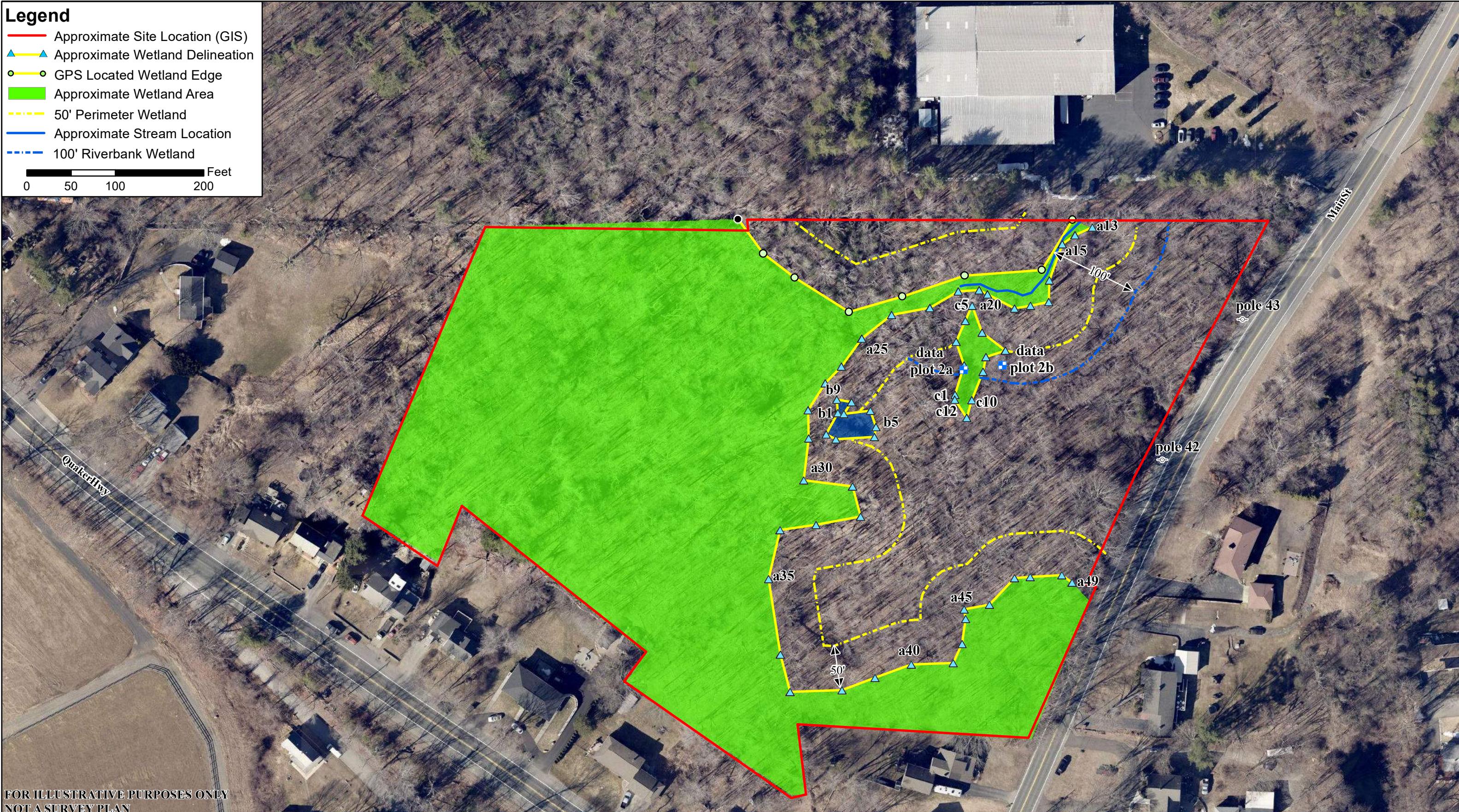
Enclosures

Cc: Leonard Bradley, PE
DiPrete Engineering

Legend

- Approximate Site Location (GIS)
- Approximate Wetland Delineation
- GPS Located Wetland Edge
- Approximate Wetland Area
- 50' Perimeter Wetland
- Approximate Stream Location
- 100' Riverbank Wetland

0 50 100 200 Feet



FOR ILLUSTRATIVE PURPOSES ONLY
NOT A SURVEY PLAN

Site Sketch Depicting Approximate Wetland Delineation

Material Sampling Technologies

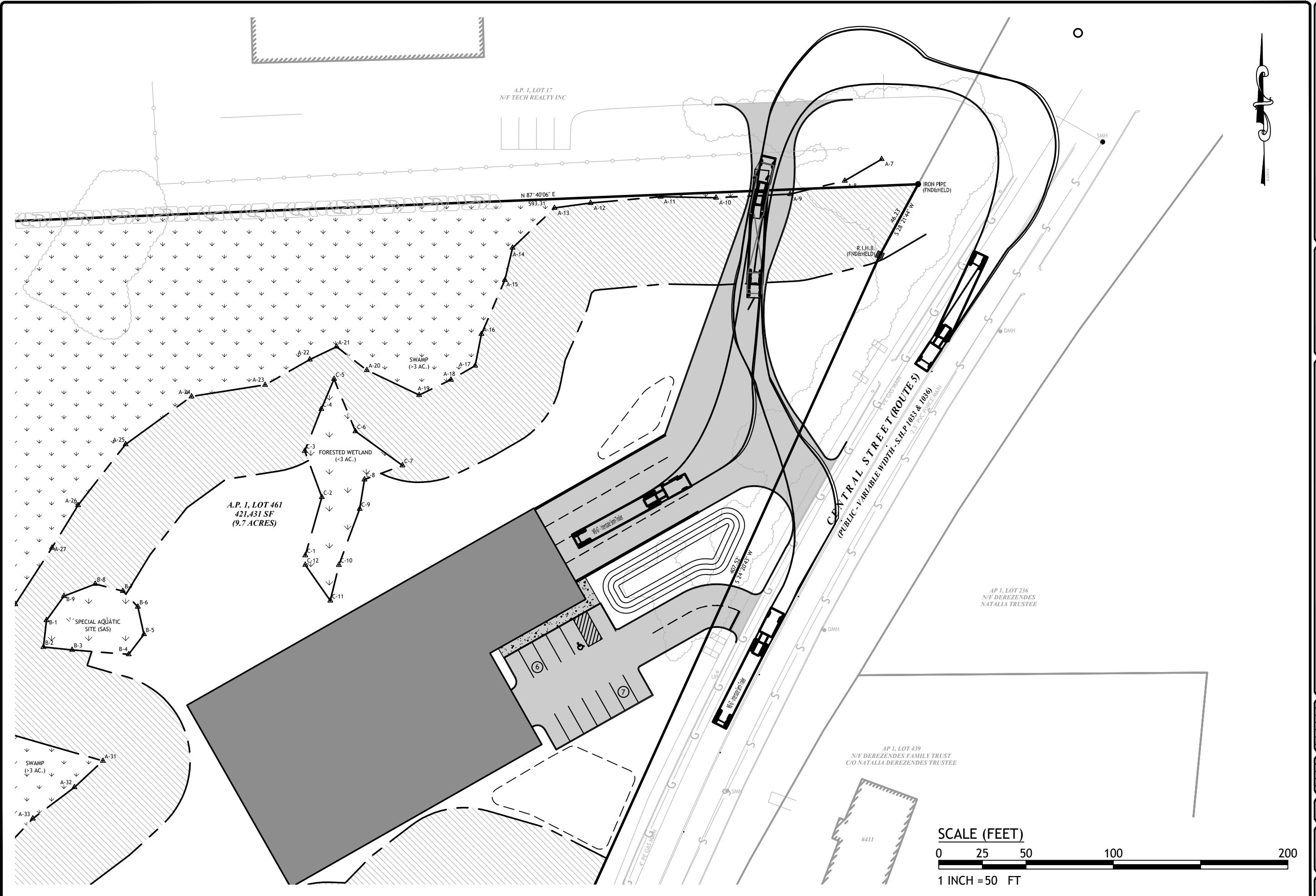
Central St
A.P. 1, Lot 461
North Smithfield, RI
April 30, 2021

Performed by
Scott P. Rabideau, PWS
3/17/2020 & 8/11/2021
Located using hand-held Trimble Geo7X

N
W
E
S
April 2021 aerial
RI DEM Mapping
RIGIS
Natural Resource Services, Inc.
PO Box 311
180 Tinkham Lane
Harrisville, RI 02830
p: (401) 568-7390
f: (401) 568-7490
(c) RIGIS

Appendix B

Site Layout with Truck Turning Template



MATERIAL SAMPLING TECHNOLOGIES
CENTRAL STREET
N. SMITHFIELD, RHODE ISLAND
AP 1, LOT 461

REVISIONS:
NO. DATE. DESCRIPTION

DESIGNED BY: DRD
DRAWN BY: JAS
CHECKED BY: JAC
DATE: APRIL 2022
PROJECT NO: 21-103

PRELIMINARY, NOT
FOR CONSTRUCTION

**AUTOTURN
VEHICLE
PATH
ANALYSIS**

**SHEET
1 OF 1**

JCE
JOE CASALI ENGINEERING, INC.
CIVIL, SITE DEVELOPMENT, TRANSPORTATION,
DRAINAGE, WETLANDS, ISDS, TRAFFIC, FLOODPLAN
300 POST ROAD, WARWICK, RI 02886
(401) 944-1300 (401) 944-3133 FAX www.jecasali.com

Appendix C

Reduced Master Plan Set (11" x 17")

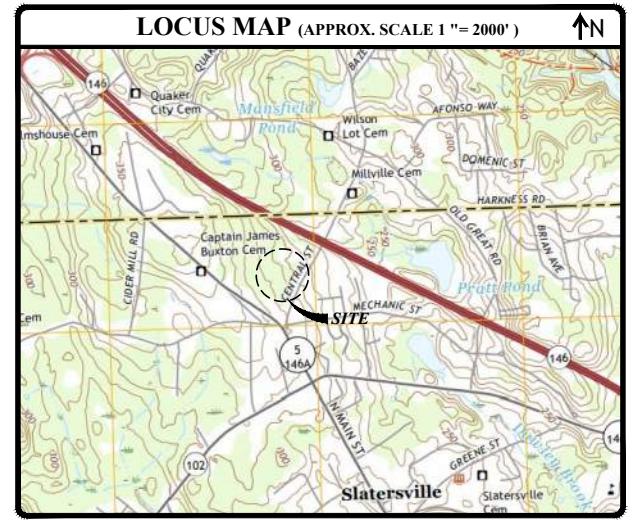
MASTER PLAN FILING for

MATERIAL SAMPLING TECHNOLOGIES

CENTRAL STREET
NORTH SMITHFIELD, RHODE ISLAND
AP 1, LOT 461



ZONING DISTRICT: MIXED-USE INDUSTRIAL (MU-2)



OWNER/APPLICANT
TECH REALTY LLC
272 FERRIS AVE
RUMFORD, RI 02916

ENGINEER
JOE CASALI ENGINEERING, INC.
200 POST ROAD
WARWICK, RI 02888
(401) 944-1300 PHONE
WWW.JOECASALI.COM

LAND SURVEYOR
DOUGLAS DESIGN GROUP
101 PLAIN STREET (BAY TOWER)
LOWER LEVEL, SUITE C
PROVIDENCE, RI 02917
PHONE: 774-284-0085

WETLAND BIOLOGIST
NATURAL RESOURCE SERVICES, INC.
180 TINKHAM LANE
HARRISVILLE, RI 02830
PHONE: 401-568-7390

GENERAL NOTES:

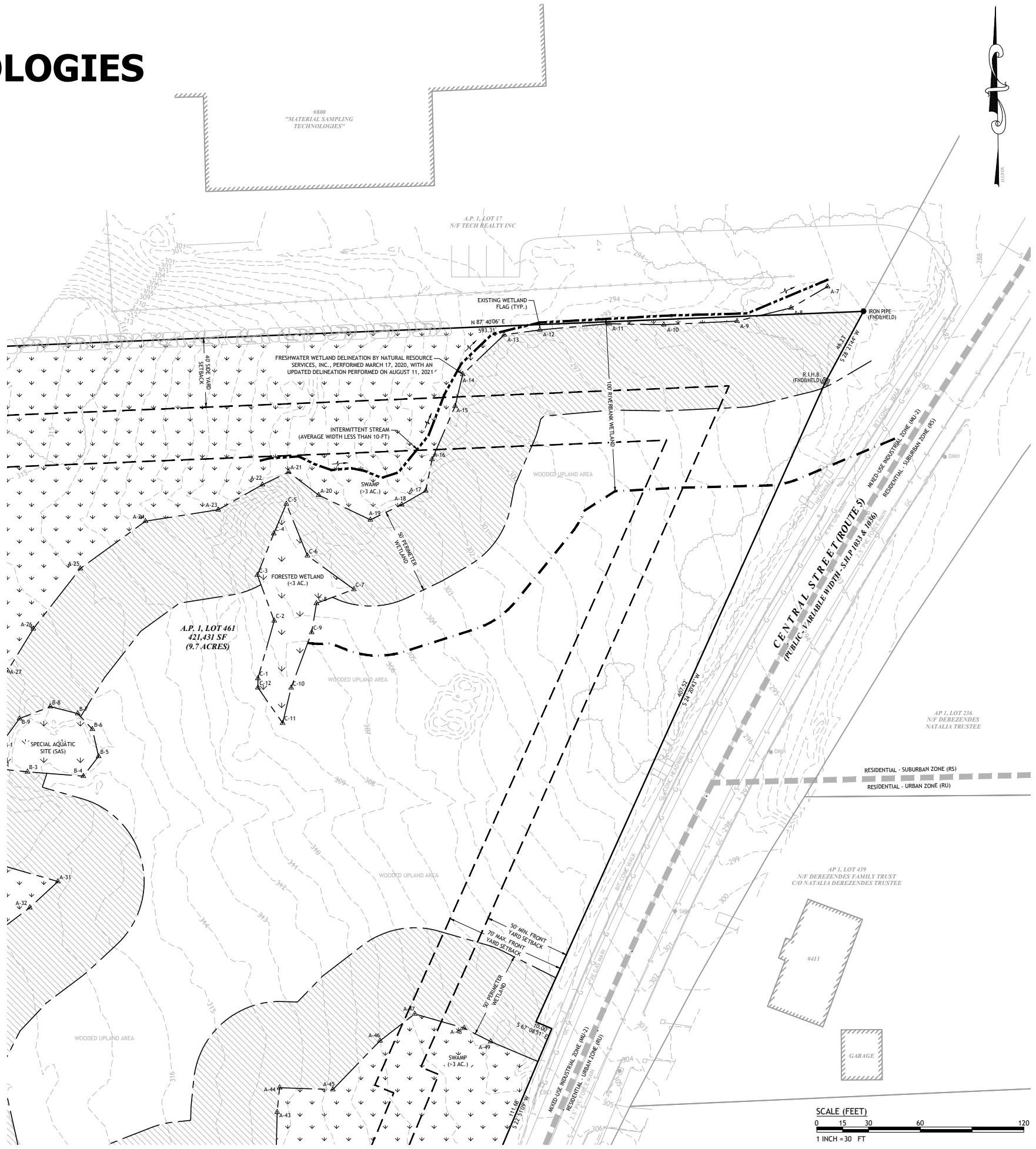
- EXISTING CONDITIONS PRESENTED ON THIS PLAN WERE OBTAINED FROM A CLASS I BOUNDARY AND CLASS III TOPOGRAPHIC SURVEY COMPLETED BY DOUGLAS DESIGN GROUP, 101 PLAIN STREET, PROVIDENCE RI IN FEBRUARY 2022. ADDITIONAL RESOURCES: THE TOWN OF NORTH SMITHFIELD GEOGRAPHIC INFORMATION SYSTEM DATABASE, THE RHODE ISLAND GEOGRAPHIC INFORMATION DATABASE, AND THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RESOURCE MAPPING DATABASE.
- THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
- THIS SITE LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON THE FIRM MAPS FOR THE TOWN OF NORTH SMITHFIELD, COMMUNITY PANEL NO. 44007C0065G, EFFECTIVE MARCH 2, 2009.
- SOILS EXISTING ON THE SITE CONSISTS OF UDORIENTS-URBAN LAND COMPLEX (UD), URBAN LAND (Ur), AND CANTON AND CHARLTON FINE SANDY LOAMS. 3-8% SLOPES (CdB). CdB SOILS ARE GENERALLY WELL-DRAINED, WITH A DEPTH TO THE SEASONAL HIGH GROUNDWATER TABLE OF GREATER THAN 80-INCHES, BELONGING TO HYDROLOGIC SOIL GROUP B.
- THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE BRANCH RIVER WATERSHED (RIDEM INVENTORY #010900040608). THERE ARE NO EXTRAORDINARY OR UNUSUAL FEATURES ON THE SUBJECT SITE. THERE ARE NO HISTORIC AREAS, CEMETERIES OR FOUNDATIONS LOCATED WITHIN THE SUBJECT SITE.
- WETLANDS ON THE SITE WERE FIELD DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN AUGUST 2021.

ZONING CRITERIA (SECTION 12.11)	REQUIRED	EXISTING
ZONING DISTRICT	MU-2	MU-2
MAXIMUM HEIGHT	75-FT	NA
MIN./MAX. FRONT YARD SETBACK	50 FT / 70 FT	40 FT / 70 FT
MIN./MAX. SIDE YARD SETBACK	40 FT / 70 FT	NA
MIN./MAX. REAR YARD SETBACK	40 FT / 70 FT	NA
SITE COVERAGE	40%	0%

INDEX OF DRAWINGS	
SHEET NO.	PLAN
1	EXISTING CONDITIONS
2	CONCEPTUAL SITE PLAN
3	SITE CONTEXT MAP
REFERENCE PLANS	
1 of 1	EXISTING CONDITIONS SURVEY PLAN (PREPARED BY DOUGLAS DESIGN GROUP, FEBRUARY 2022, 2 SHEETS)



LOCATION OF EXISTING UTILITIES SHOWN ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE THE EXACT LOCATION TO BE DUG BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION
CALL AT DIG-SAFE 1-888-DIG-SAFE (1-888-344-7233)



MATERIAL SAMPLING TECHNOLOGIES
CENTRAL STREET
NORTH SMITHFIELD, RHODE ISLAND
AP 1, LOT 461

REVISIONS:

NO. DATE. DESCRIPTION

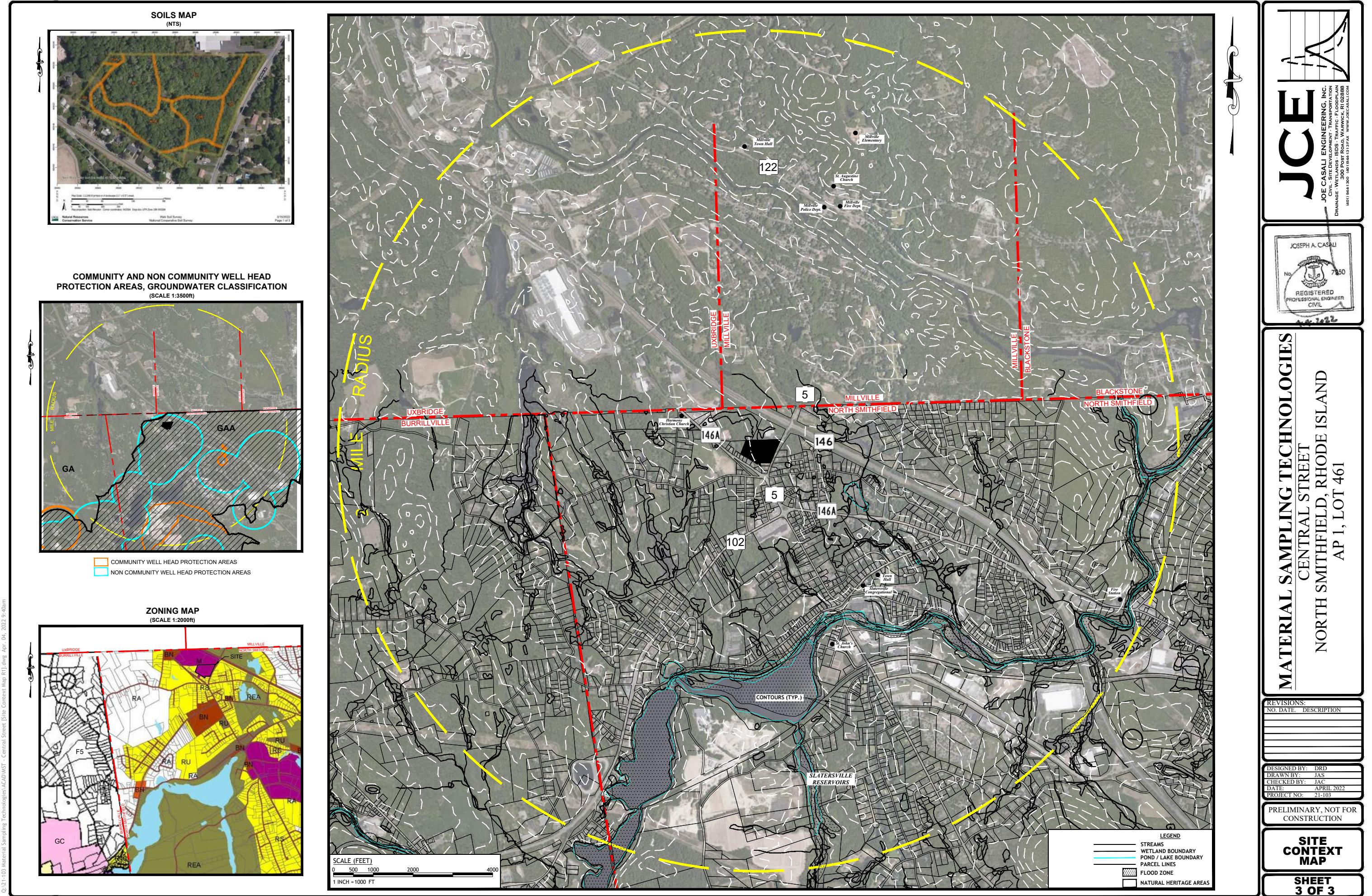
DESIGNED BY: DRD
DRAWN BY: JAS
CHECKED BY: JAC
DATE: APRIL 2022
PROJECT NO: 21-103

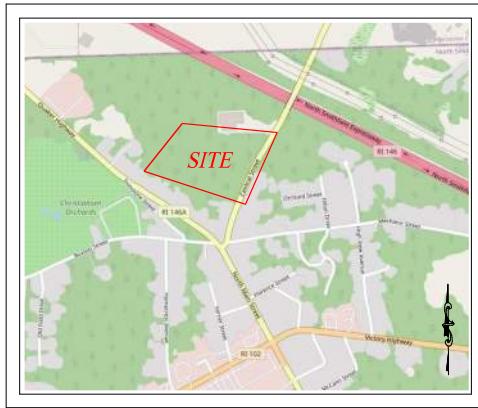
PRELIMINARY, NOT FOR CONSTRUCTION

EXISTING CONDITIONS

SHEET 1 OF 3

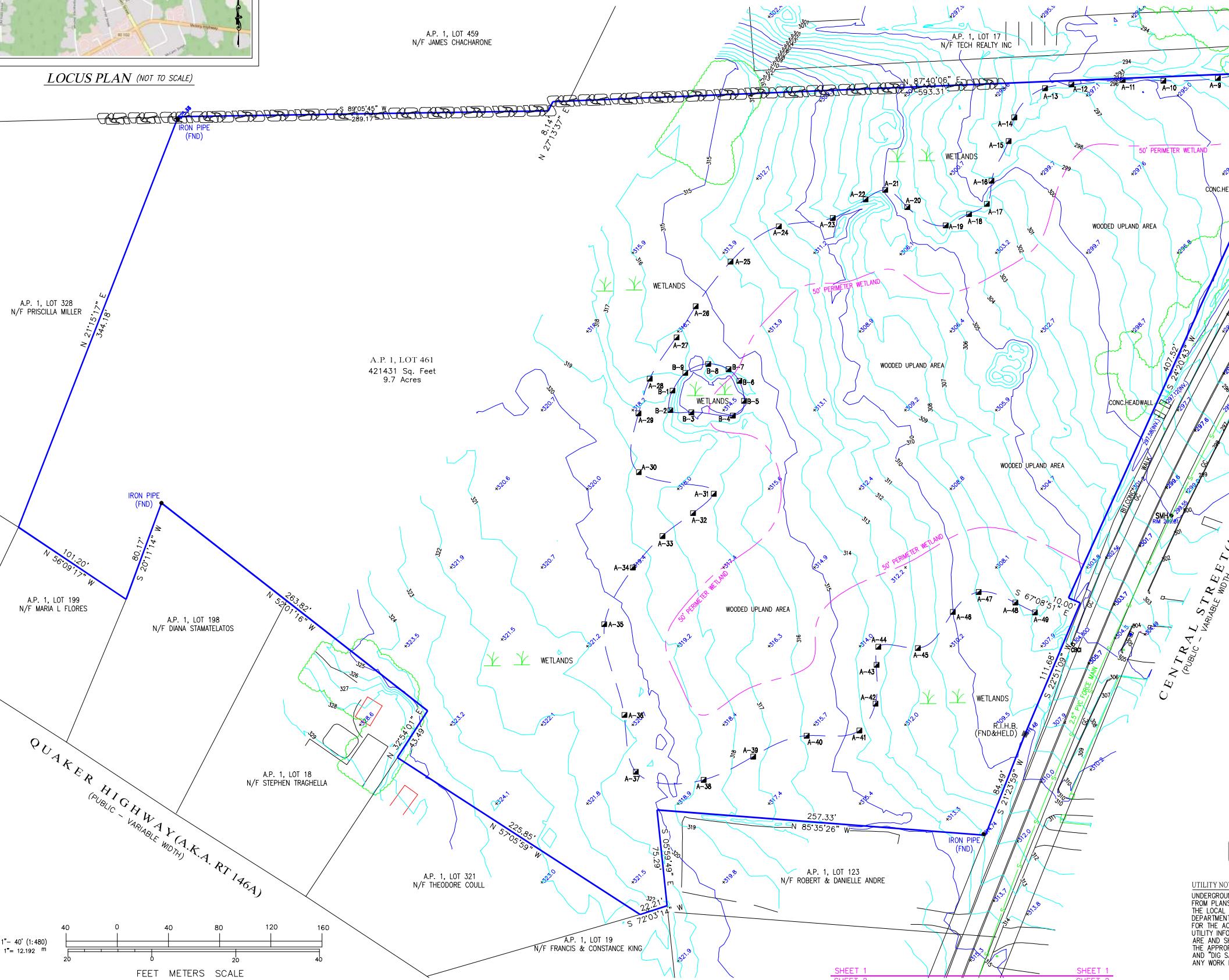
JCE
JOE CASALI ENGINEERING, INC.
CIVIL SITE DEVELOPMENT • TRANSPORTATION
DRAINAGE • WATER & SEWER • LAND
300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 FAX: (401) 944-1300
www.jecasali.com





R.I.S.P.C.S.

LOCUS PLAN (NOT TO SCALE)



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 MEASUREMENT / ACCURACY SPECIFICATIONS I

OTHER TYPE OF SURVEY DATA ACCUMULATION SURVEY III

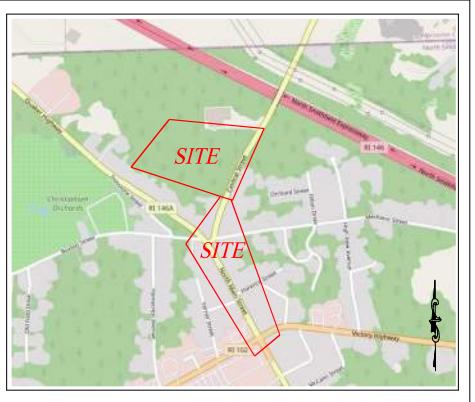
DATA ACCUMULATION SURVEY TOPOGRAPHIC SURVEY T-3

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: John D. Andrews 1836 02/25/2022
JOHN D. ANDREWS, P.L.S.
DOUGLAS DESIGN GROUP (LS.000A354-COA)

NOT FOR CONSTRUCTION



LOCUS PLAN (NOT TO SCALE)

R.I.S.P.C.S.

REFERENCES

DEEDS

A.P. 1, LOT 461: BK 900, PG 22
A.P. 1, LOT 123: BK 785, PG 182
A.P. 1, LOT 20: BK 173, PG 163
A.P. 1, LOT 19: BK 839, PG 76
A.P. 1, LOT 321: BK 622, PG 45
A.P. 1, LOT 18: BK 601, PG 150
A.P. 1, LOT 198: BK 684, PG 259
A.P. 1, LOT 199: BK 789, PG 109
A.P. 1, LOT 204: BK 265, PG 398
A.P. 1, LOT 328: BK 647, PG 173
A.P. 1, LOT 459: BK 497, PG 151
A.P. 1, LOT 17: BK 686, PG 289

PLANS

(1) PLAN ENTITLED: "ADMINISTRATIVE SUBDIVISION FOR JAMES CHACHARONE PLAT 1, LOTS 17 & 459, NORTH SMITHFIELD, RHODE ISLAND, FEBRUARY 4, 2004, REVISED: APRIL 23 & JUNE 7, 2004, SCALE: 1"=60", MARC N. NYBERG ASSOCIATES, INC." WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF NORTH SMITHFIELD IN CAB AT PAGE 94-B.
(2) PLAN ENTITLED: "PRELIMINARY / FINAL PLAT 83, 85, 87 QUAKER HIGHWAY NORTH SMITHFIELD, RHODE ISLAND, OWNED BY KATHLEEN M. STAND & NORMA J. COON, SCALE 1"=50", 06-14-04, ANDREWS SURVEY & ENGINEERING, INC." WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF NORTH SMITHFIELD IN CAB AT PAGE 95-B.
(3) STATE HIGHWAY PLATS NUMBERS 136, 363, 369, 1033, 1036 & 1329 FURNISHED TO THIS OFFICE BY THE RHODE ISLAND STATE DEPARTMENT OF TRANSPORTATION WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF

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 MEASUREMENT / ACCURACY SPECIFICATIONS I

OTHER TYPE OF SURVEY DATA ACCUMULATION SURVEY III

DATA ACCUMULATION SURVEY TOPOGRAPHIC SURVEY T-3

TOPOGRAPHIC SURVEY THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

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: John D. Andrews 1836 02/25/2022
JOHN D. ANDREWS, P.L.S. REG. NO. 1836
DOUGLAS DESIGN GROUP (LS.000A354-COA)

NOT FOR CONSTRUCTION

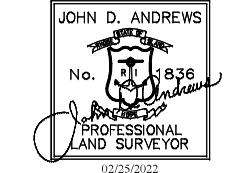
REVISIONS:

REV	DATE	COMMENT
1		
2		
3		
4		
5		

OWNER:

DRAWN BY: BSA
CHECK BY: JDA

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



PREPARED FOR:

EXISTING CONDITIONS SURVEY OF LAND

PREPARED FOR

A.P. 1, LOT 461 & CENTRAL STREET

NORTH SMITHFIELD RHODE ISLAND

Date: FEBRUARY 1, 2022

Scale: 1" = 40'

PREPARED BY:



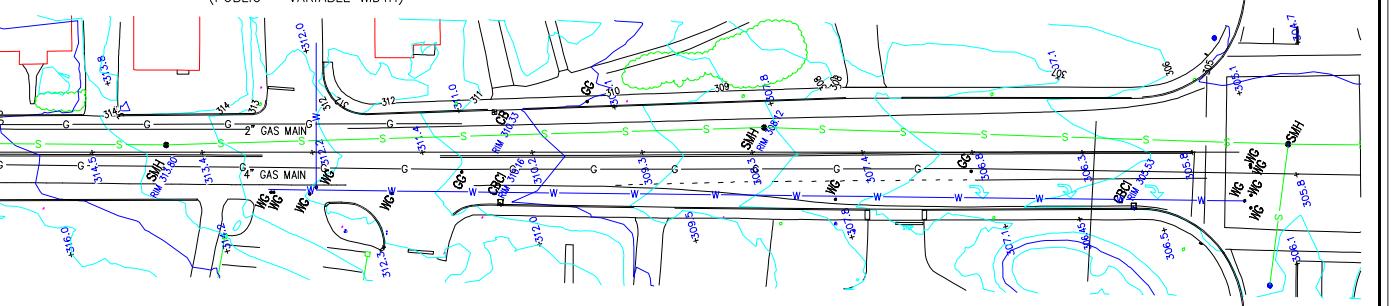
SHEET: 2 OF 2

COMPREHENSIVE BOUNDARY AND EXISTING CONDITIONS SURVEY

DDG PROJECT #: 01.22.1739

DATE: 02/25/2022

NORTH MAIN STREET (A.K.A. ROUTE 5 & 146A)
(PUBLIC - VARIABLE WIDTH)



LEGEND

<input type="checkbox"/> CB	CATCH BASIN	<input type="circle"/> WG	WATER GATE
<input type="circle"/> POLE #1	UTILITY POLE	<input type="circle"/> GG	GAS GATE
<input type="circle"/> SIGN	STREET SIGN	<input type="square"/> HH	HAND HOLE
<input type="circle"/> SMH	SEWER MANHOLE	<input type="circle"/> HYD	FIRE HYDRANT
<input type="circle"/> DMH	DRAIN MANHOLE		EXISTING CONTOURS
<input type="circle"/> EMH	ELECT MANHOLE		SPOT ELEVATION (NAVD-88)
<input type="circle"/> TMH	TELEPHONE MANHOLE		POINT OF APPLICATION
<input type="circle"/> DU	OVERHEAD UTILITIES		TREE
	ELECTRIC		PINE TREE
	TELEPHONE		TREE LINE
	WATER LINES		LEDGE OUT CROP
	STORM DRAIN		D.H.(DRILL HOLE) OR RE-BAR
	SANITARY LINE		PROPERTY LINE (EXISTING OR NEW)
	GAS LINE		GRANITE BOUND W/ DRILL HOLE
	ABANDONED GAS LINE		PROPERTY CORNER W/ MONUMENT
DSYL	DOUBLE SOLID YELLOW LINE		(TBS) TO BET SET
SWL	SOLID WHITE LINE		
DWL	DASHED WHITE LINE		
	LIGHT		
	FENCE		
	MONITORING WELL		



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.

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

1" - 40' (1:480)
1" = 12.192 m
40 0 40 80 120 160
FEET METERS SCALE