

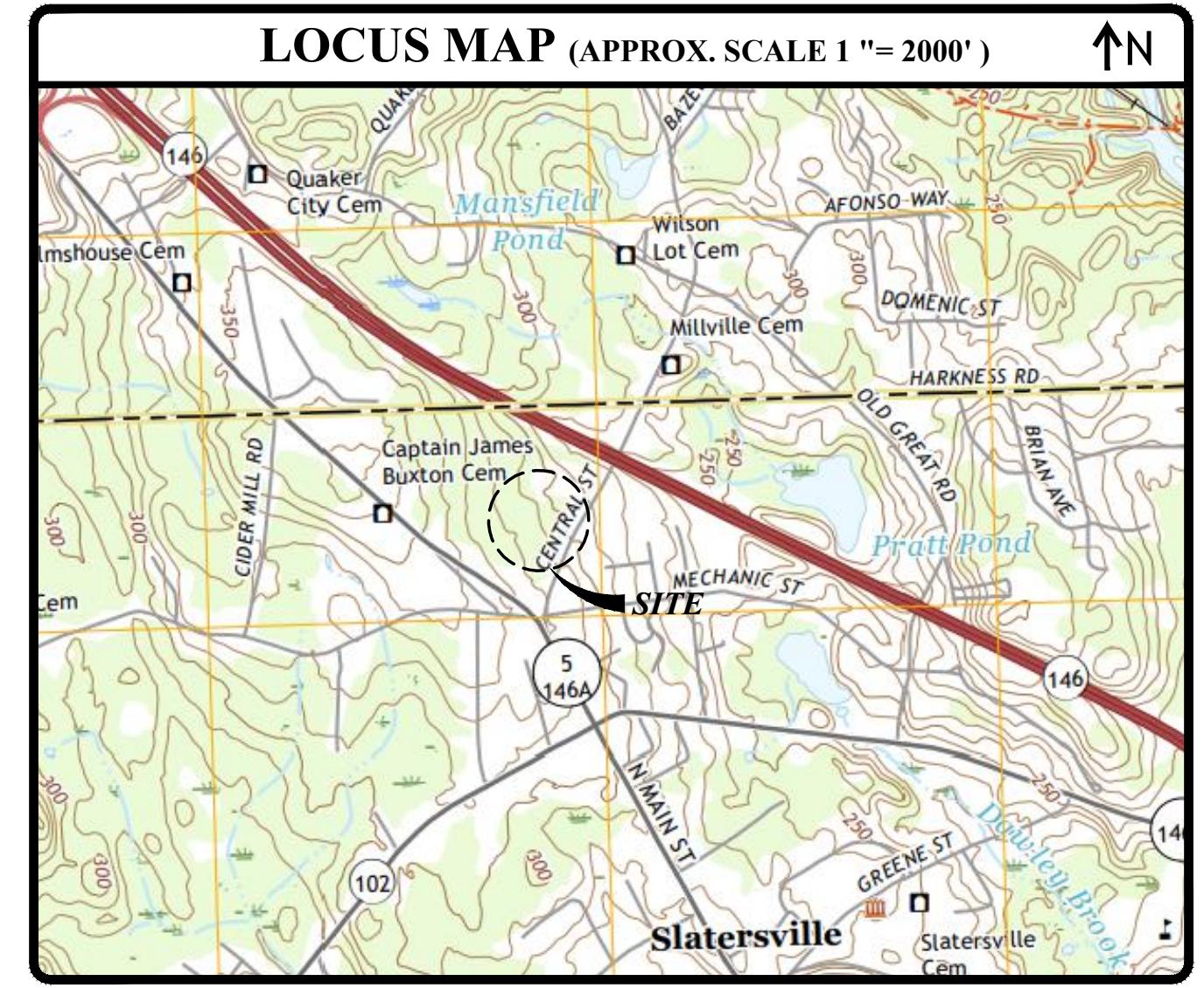
MASTER PLAN FILING for

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

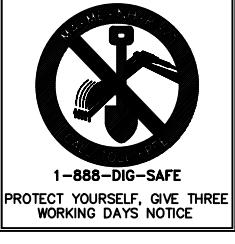
WETLAND BIOLOGIST
NATURAL RESOURCE SERVICES, INC.
180 TINKHAM LANE
HARRISVILLE, RI 02830
PHONE: 401-568-7390

GENERAL NOTES:

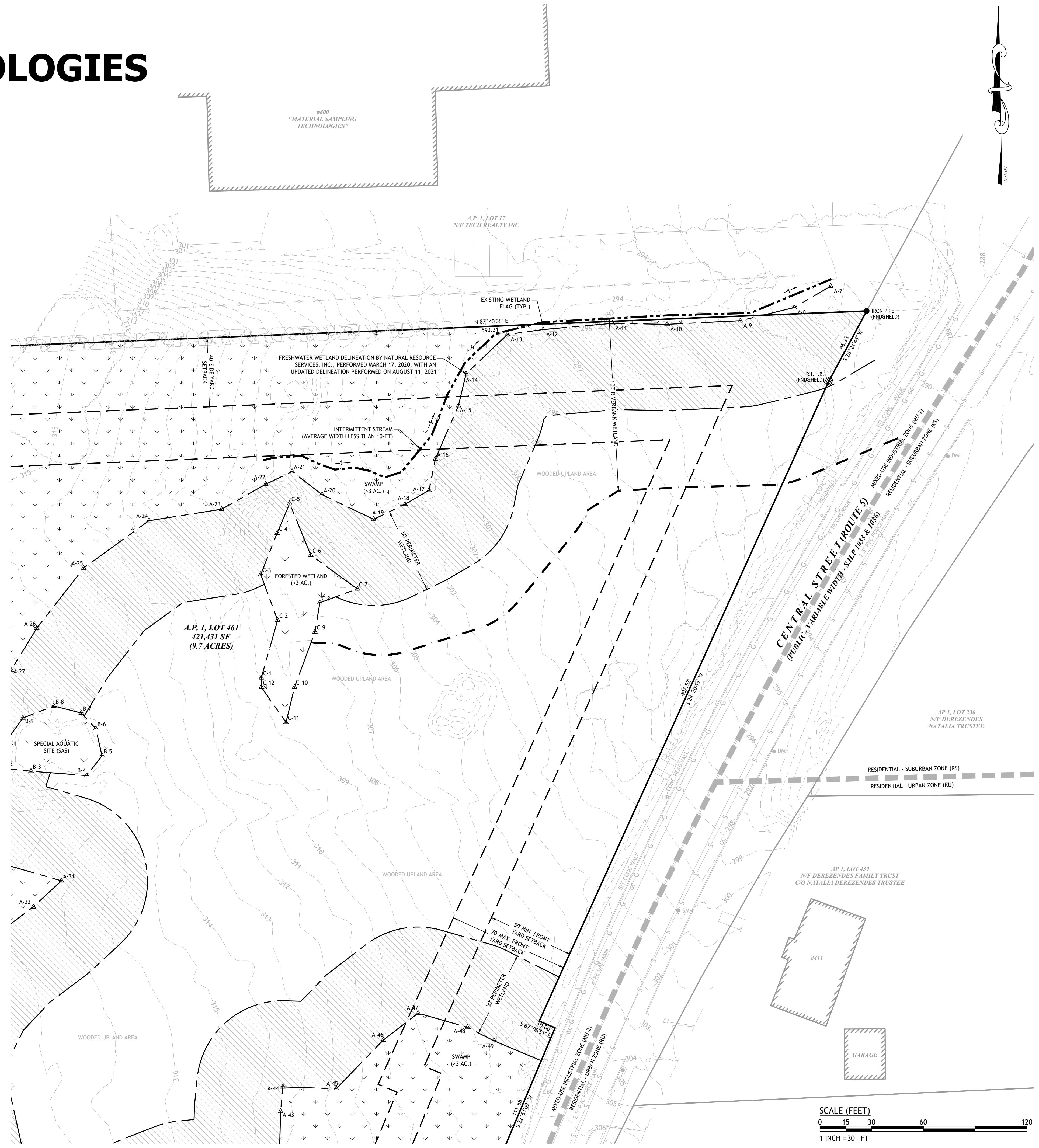
- EXISTING CONDITIONS PRESENTED ON THIS PLAN WERE OBTAINED FROM A CLASS I BOUNDARY AND CLASS III TOPOGRAPHIC SURVEY COMPLETED BY DOUGLAS DESIGN GROUP, 101 PLAIN STREET, PROVIDENCE RI IN FEBRUARY 2022. ADDITIONAL RESOURCES: THE TOWN OF NORTH SMITHFIELD GEOGRAPHIC INFORMATION SYSTEM DATABASE, THE RHODE 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	NA
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 ACCURATE. USE LOCATION TO BE DETERMINED BY APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION
CALL AT DIG-SAFE 1-888-DIG-SAFE (1-888-344-7233)



ZONING CRITERIA (SECTION 12.11)	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	MU-2	MU-2	MU-2
MAXIMUM BUILDING HEIGHT	75 FT	NA	75 FT
MIN. /MAX. FRONT YARD SETBACK	50 FT/70 FT	NA	100 FT ⁽⁴⁾
MIN. /MAX. SIDE YARD SETBACK	40 FT/70 FT	NA	100 FT ⁽⁴⁾
MIN. /MAX. REAR YARD SETBACK	40 FT/70 FT	NA	490 FT ⁽⁴⁾
MAXIMUM SITE COVERAGE	40%	0%	5.6%

NOTES:

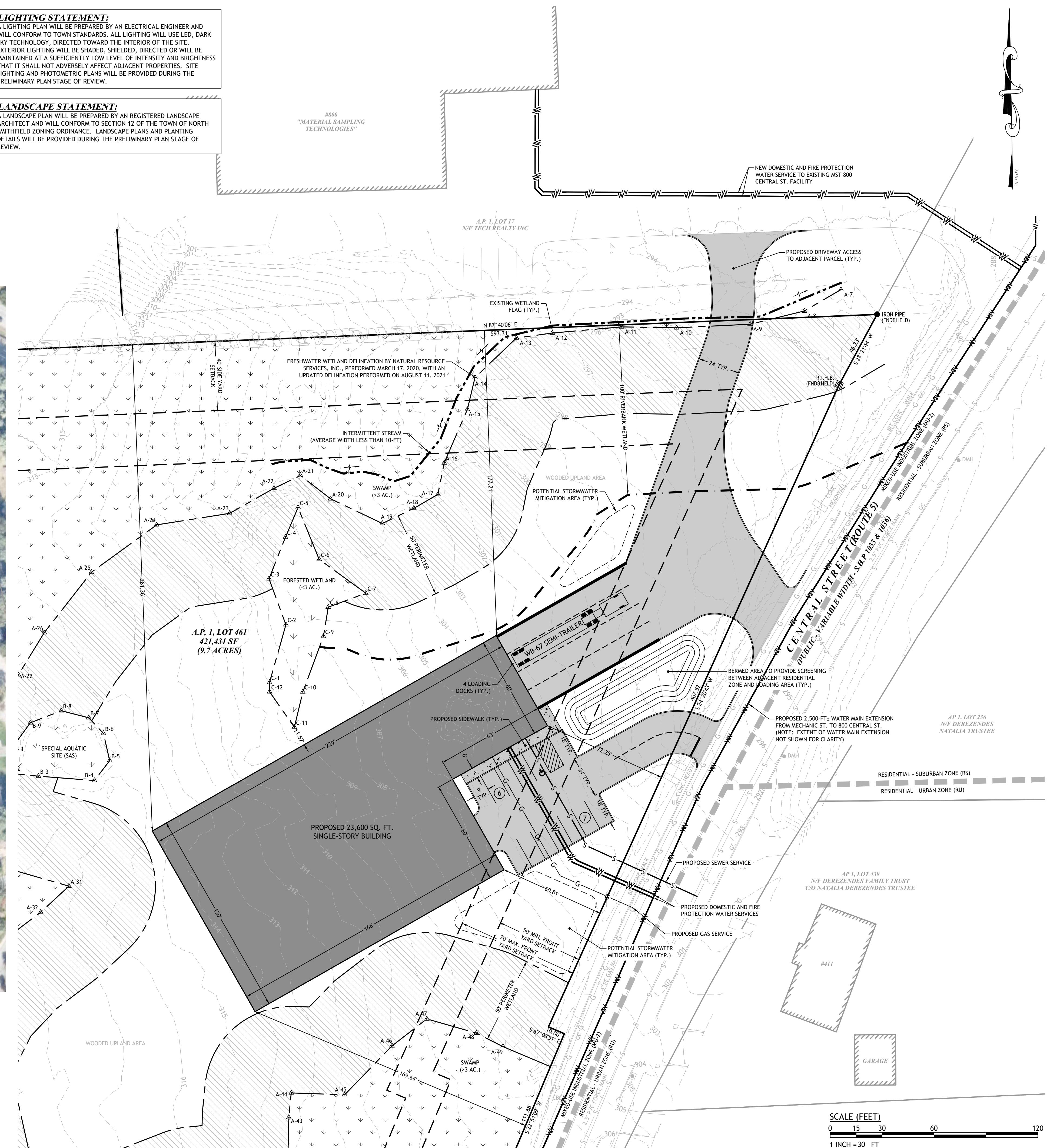
1. THE PROPOSED USE, LIGHT INDUSTRIAL, IS ALLOWED BY-RIGHT IN THE MU-2 ZONE (SECTION 5.4.10.5).
2. THE SUBJECT PARCEL IS IDENTIFIED AS "EXEMPT EXISTING INDUSTRIAL/COMMERCIAL AREAS" ON THE NORTH SMITHFIELD GROUNDWATER AQUIFER PROTECTION OVERLAY DISTRICT MAP (2012).
3. AS PER SECTION 6.12.3(7), THIS SITE IS EXEMPT FROM THE REQUIREMENTS OF THE "STRUCTURE AND IMPERVIOUS SURFACE" SETBACK REQUIREMENTS FROM WETLANDS, AS THE SITE LIES WITHIN THE MU-2 ZONE.
4. DIMENSIONAL RELIEF REQUIRED FROM ZONING BOARD OF REVIEW.
5. SIGNAGE TO BE IN ACCORDANCE WITH SECTION 6.17 OF THE ZONING ORDINANCE.

PARKING CALCULATION		
Per Town of North Smithfield Zoning Ordinance, Section 6.15 Off-Street Parking Requirements:		
USE: INDUSTRIAL, CORPORATE OFFICES, RESEARCH, DEVELOPMENT AND WAREHOUSE USES		
REQUIRED: 2 PARKING SPACES PER 3 EMPLOYEES BASED ON LARGEST SHIFT		
LARGEST SHIFT: 6 EMPLOYEES		
6 EMPLOYEES (2 SPACES/3 EMPLOYEES) = 4 SPACES		
TOTAL PARKING SPACES REQUIRED = 4 SPACES		
PARKING SPACES PROPOSED = 13 SPACES		
ADA ACCESSIBLE PARKING SPACES REQUIRED: 1 SPACE		
ADA ACCESSIBLE PARKING SPACES PROPOSED: 1 SPACE		

LIGHTING STATEMENT:
A LIGHTING PLAN WILL BE PREPARED BY AN ELECTRICAL ENGINEER AND WILL CONFORM TO TOWN STANDARDS. ALL LIGHTING WILL USE LED, DARK SKY TECHNOLOGY, DIRECTED TOWARD THE INTERIOR OF THE SITE. EXTERIOR LIGHTING WILL BE SHADED, SHIELDED, DIRECTED OR WILL BE MAINTAINED AT A SUFFICIENTLY LOW LEVEL OF INTENSITY AND BRIGHTNESS THAT IT SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. SITE LIGHTING AND PHOTOMETRIC PLANS WILL BE PROVIDED DURING THE PRELIMINARY PLAN STAGE OF REVIEW.

LANDSCAPE STATEMENT:
A LANDSCAPE PLAN WILL BE PREPARED BY AN REGISTERED LANDSCAPE ARCHITECT AND WILL CONFORM TO SECTION 12 OF THE TOWN OF NORTH SMITHFIELD ZONING ORDINANCE. LANDSCAPE PLANS AND PLANTING DETAILS WILL BE PROVIDED DURING THE PRELIMINARY PLAN STAGE OF REVIEW.

#800
"MATERIAL SAMPLING TECHNOLOGIES"



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

REVISIONS:
NO. DATE. DESCRIPTION

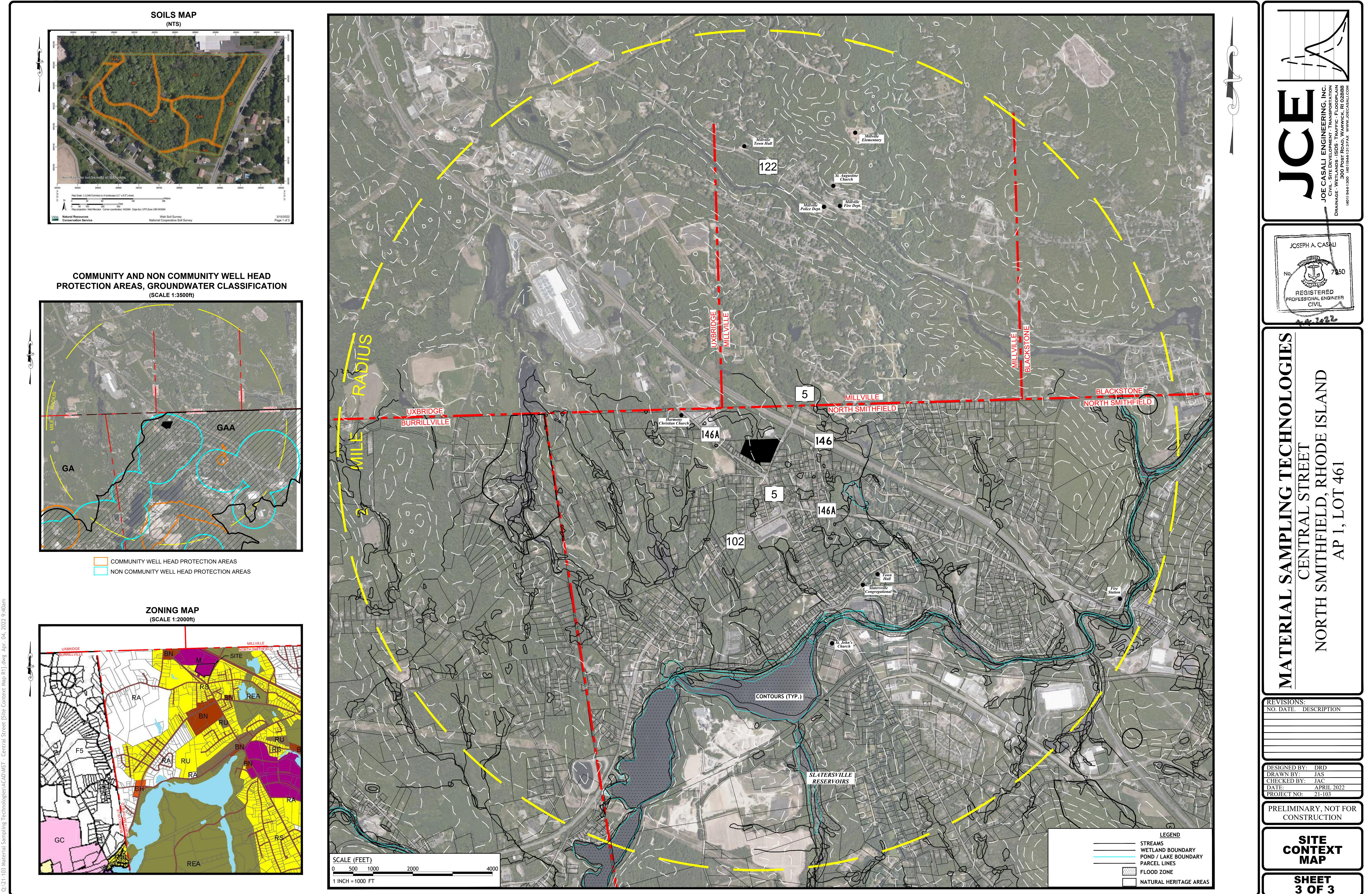
DESIGNED BY: DRD
DRAWN BY: JAS
CHECKED BY: JAC
DATE: APRIL 2022
PROJECT NO: 21-103

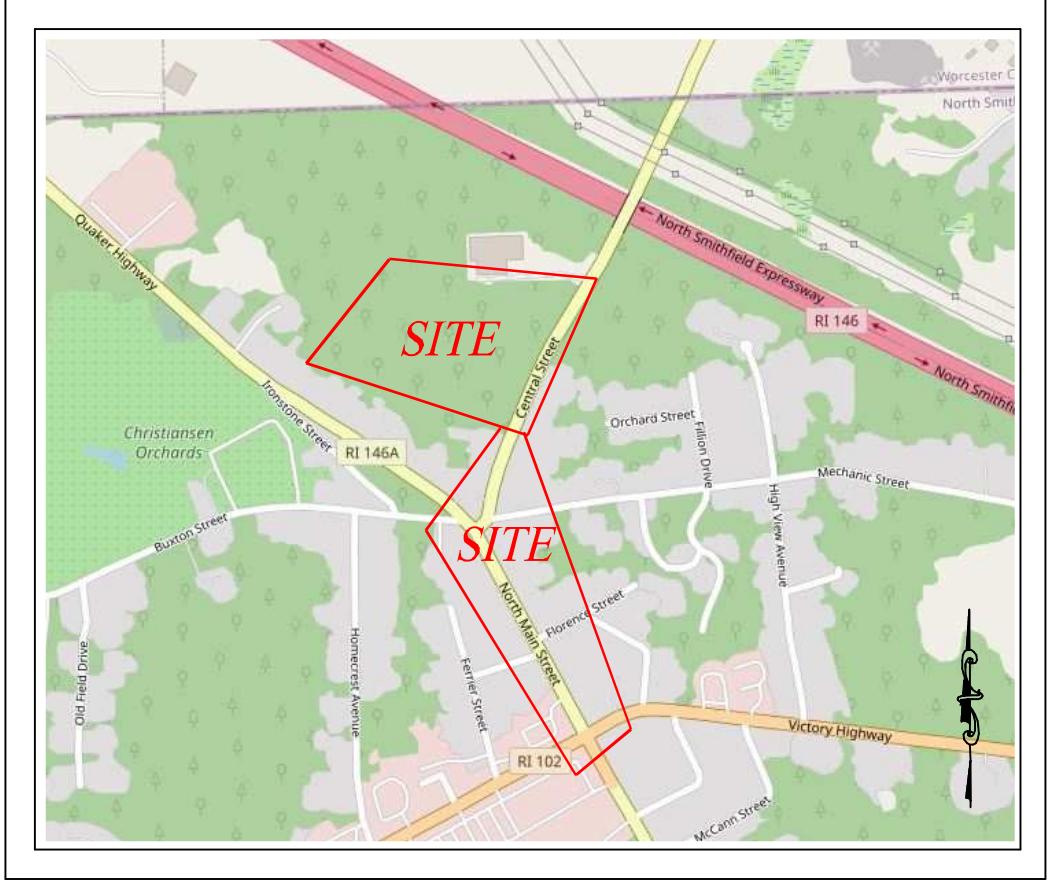
PRELIMINARY, NOT FOR CONSTRUCTION

CONCEPTUAL SITE PLAN

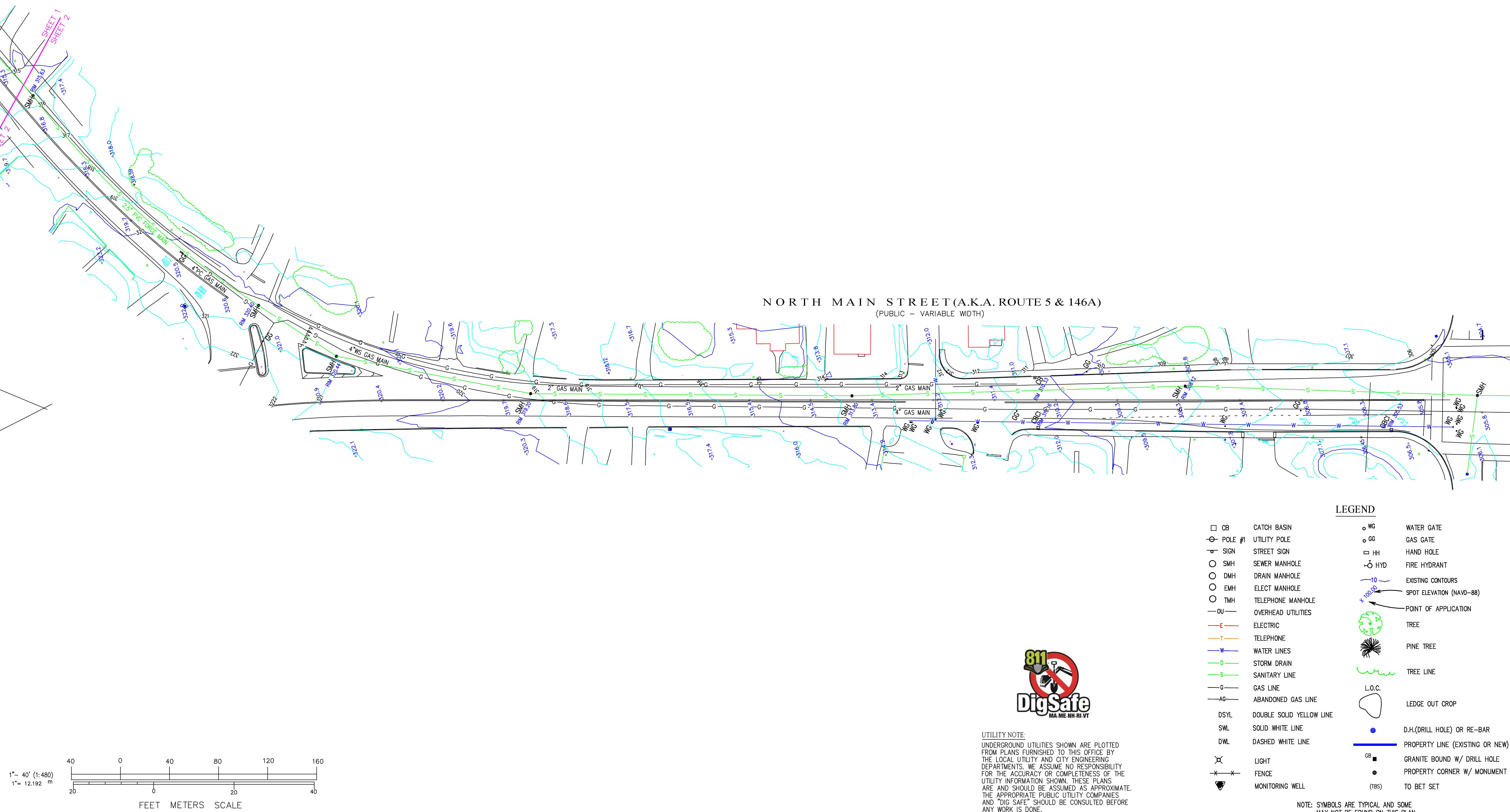
SHEET 2 OF 3

JCE
JOE CASALI ENGINEERING, INC.
CIVIL SITE DEVELOPMENT TRANSPORTATION
DRAINAGE/WATER SUPPLY AND SERVICE
301 Post Road, Warwick, RI 02888
(401)344-1313 www.jecasali.com





LOCUS PLAN (NOT TO SCALE)



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

JOHN D. ANDREWS
PROFESSIONAL LAND SURVEYOR
02/25/2022
JOHN D. ANDREWS, PLS NO. 1836

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:

Douglas
DESIGN GROUP
LAND SURVEYING • CONSULTING
BAY TOWER - LOWER LEVEL • SUITE C
100 BAY TOWER DR • PROVIDENCE, RHODE ISLAND 02903
508-821-8728 774-284-0085
douglasdesigngroup@mail.com

SHEET: 2 OF 2

COMPREHENSIVE BOUNDARY AND EXISTING CONDITIONS SURVEY

DDG PROJECT #: 01.22.1739
DATE: 02/25/2022