

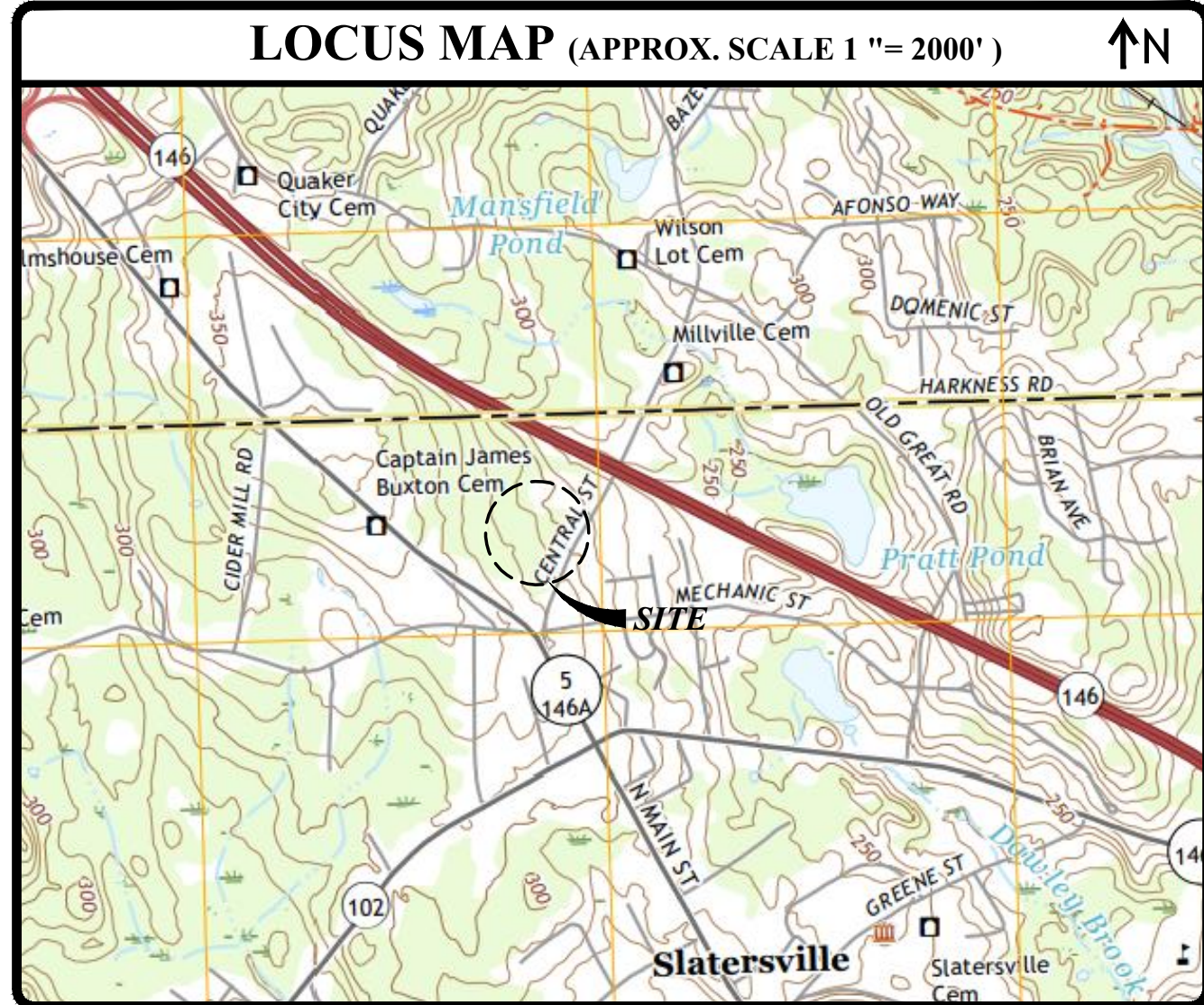
MASTER PLAN FILING for

MATERIAL SAMPLING TECHNOLOGIES

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



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



OWNER/APPLICANT	ENGINEER	LAND SURVEYOR	WETLAND BIOLOGIST
TECH REALTY LLC 272 FERRIS AVE RUMFORD, RI 02916	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 (401) 944-1300 PHONE WWW.JOECASALI.COM	DOUGLAS DESIGN GROUP 101 PLAIN STREET (BAY TOWER) LOWER LEVEL, SUITE C PROVIDENCE, RI 02917 PHONE: 774-284-0085	NATURAL RESOURCE SERVICES, INC. 180 TINKHAM LANE HARRISVILLE, RI 02830 PHONE: 401-568-7390

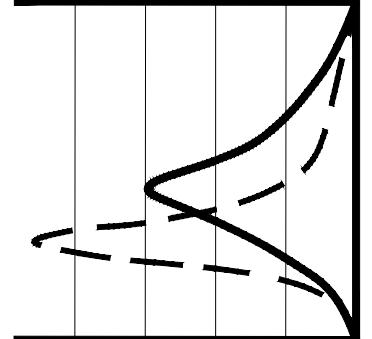
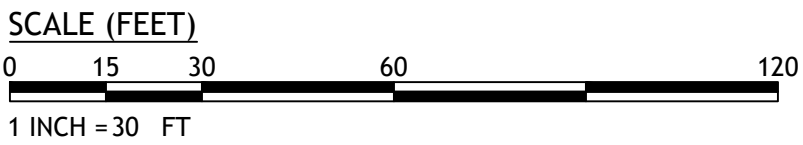
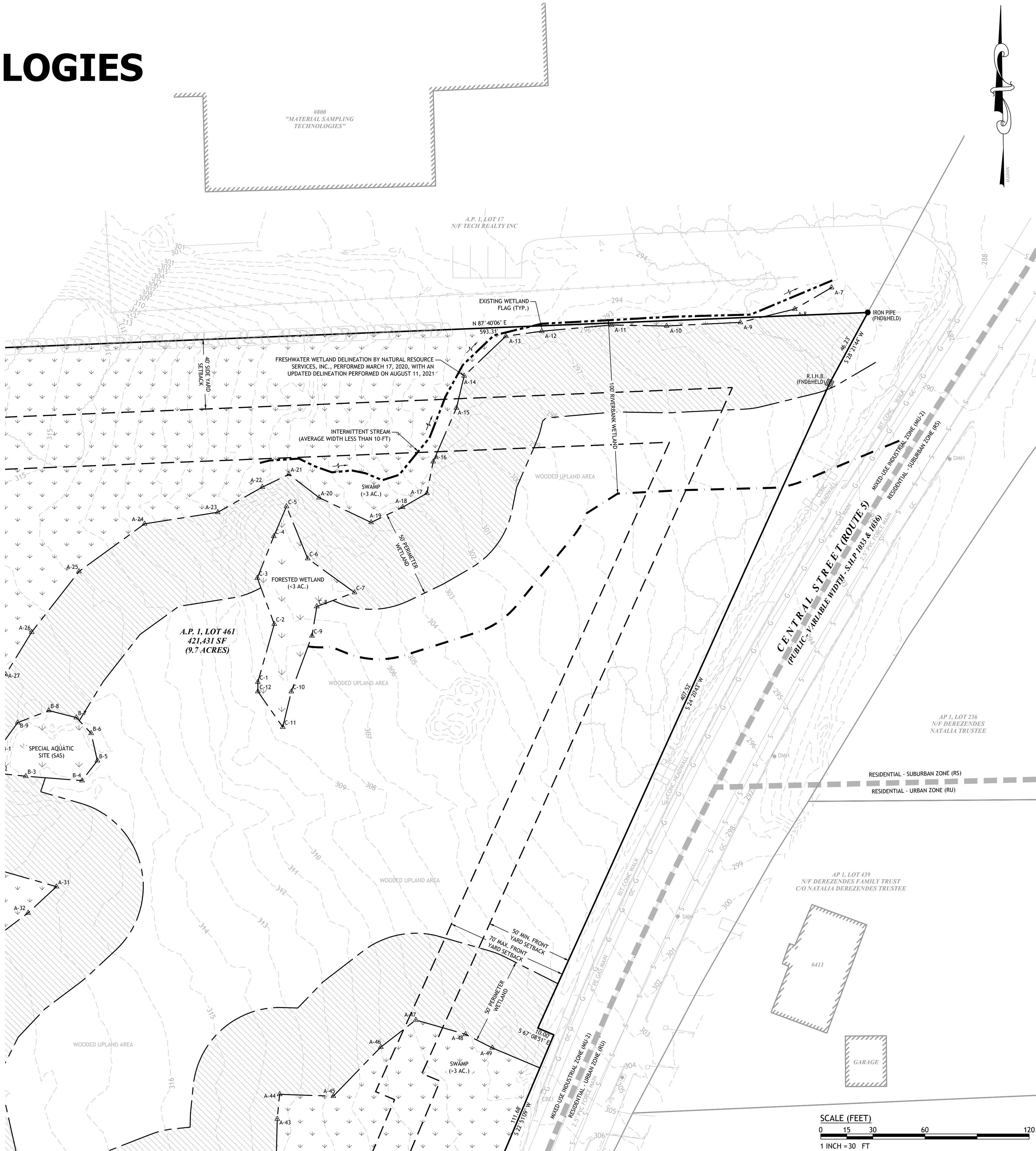
- GENERAL NOTES:
- EXISTING CONDITIONS PRESENTED ON THIS PLAN WERE OBTAINED FROM A CLASS I BOUNDARY AND CLASS III TOPOGRAPHIC SURVEY COMPLETED BY DOUGLAS DESIGN GROUP, 101 PLAIN STREET, PROVIDENCE RI IN FEBRUARY 2022. ADDITIONAL RESOURCES: THE TOWN OF NORTH SMITHFIELD GEOGRAPHIC INFORMATION SYSTEM DATABASE, 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. 44007C065G, EFFECTIVE MARCH 2, 2009.
 - SOILS EXISTING ON THE SITE CONSISTS OF UDORTHERTS-URBAN LAND COMPLEX (UD), URBAN LAND (U₁), AND CANTON AND CHARLTON FINE SANDY LOAMS, 3-8% SLOPES (C₈). C₈ 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%

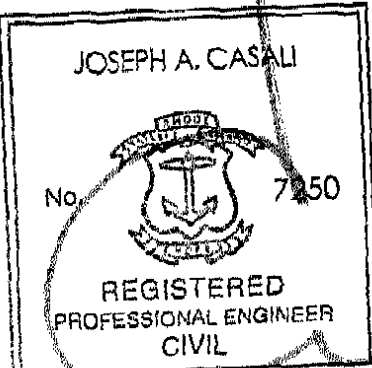
INDEX OF DRAWINGS	
SHEET NO.	PLAN
1	EXISTING CONDITIONS
2	CONCEPTUAL SITE PLAN
3	SITE CONTEXT MAP
REFERENCE PLANS	
1 of 1	EXISTING CONDITIONS SURVEY PLAN (PREPARED BY DOUGLAS DESIGN GROUP, FEBRUARY 2022, 2 SHEETS)



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



JOE CASALI ENGINEERING, INC.
CIVIL ENGINEERING, SURVEYING, LANDSCAPE ARCHITECTURE
1000 WEST MAIN STREET, SUITE 100
WARWICK, RI 02888
(401) 944-1300 (401) 944-1313 FAX WWW.JOECASALI.COM



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

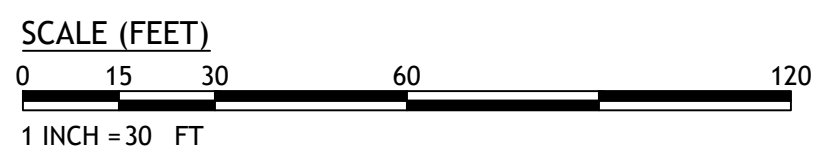
NOTES:

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

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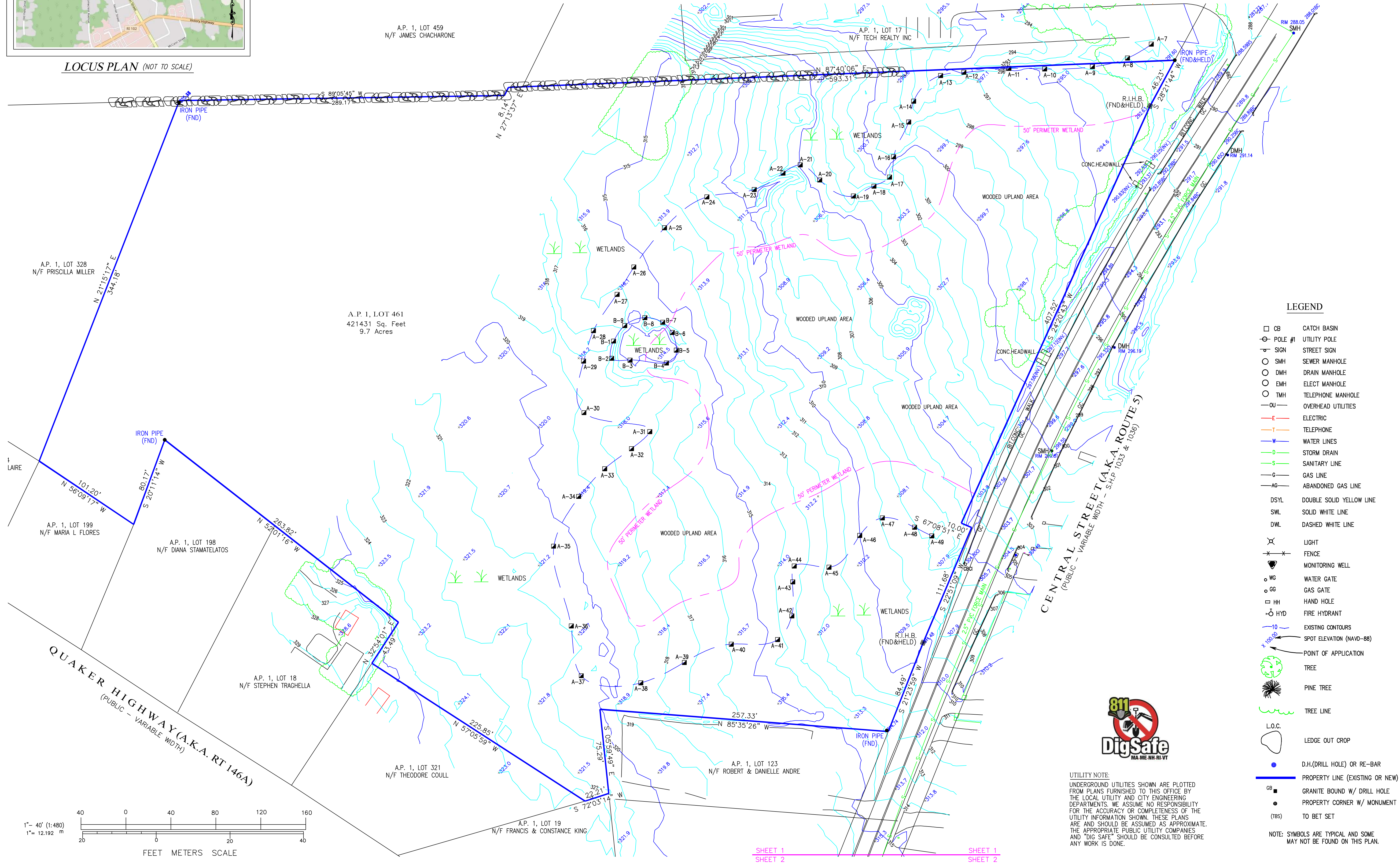
LANDSCAPE STATEMENT:
A LANDSCAPE PLAN WILL BE PREPARED BY AN REGISTERED LANDSCAPE ARCHITECT AND WILL CONFORM TO SECTION 12 OF THE TOWN OF NORTH SMITHFIELD ZONING ORDINANCE. LANDSCAPE PLANS AND PLANTING DETAILS WILL BE PROVIDED DURING THE PRELIMINARY PLAN STAGE OF REVIEW.



**SHEET
2 OF 3**



LOCUS PLAN (NOT TO SCALE)



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

ZONED: MU2

- MINIMUM DISTANCE FROM R-ZONES - 100 FT
MINIMUM LOT WIDTH - 50 FT
MINIMUM LOT DEPTH - 100 FT
MINIMUM FRONT YARD SETBACK - 40 FT
MINIMUM SIDE YARD SETBACK - 40 FT
MINIMUM YEAR YARD SETBACK - 40 FT
MAXIMUM BUILDING HEIGHT - 35 FT
MAXIMUM BUILDING HEIGHT (ACCESSORY) - 20 FT
MAXIMUM BUILDING FLOOR AREA (RATIO) - 1.00

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: III
DATA ACCUMULATION SURVEY: T-3
TOPOGRAPHIC SURVEY

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. DATE
DOUGLAS DESIGN GROUP (LS.000A354-COA)

NOT FOR CONSTRUCTION

REVISIONS:

REV	DATE	COMMENT
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3		
4		
5		

OWNER:

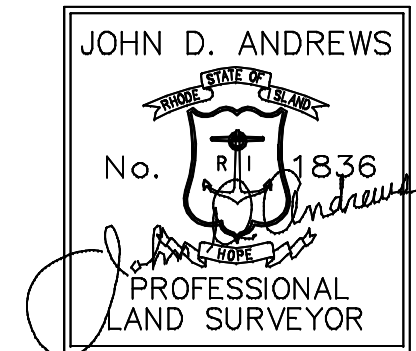
DRAWN BY:

BSA

CHECK BY:

JDA

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



JOHN D. ANDREWS, 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
101 PLAIN STREET
PROVIDENCE, RHODE ISLAND 02903
508-821-8728 774-284-0085
douglasdesigngroup@gmail.com

SHEET: 1 OF 2

COMPREHENSIVE
BOUNDARY AND
EXISTING CONDITIONS
SURVEY

DDG PROJECT #: 01.22.1739

DATE:

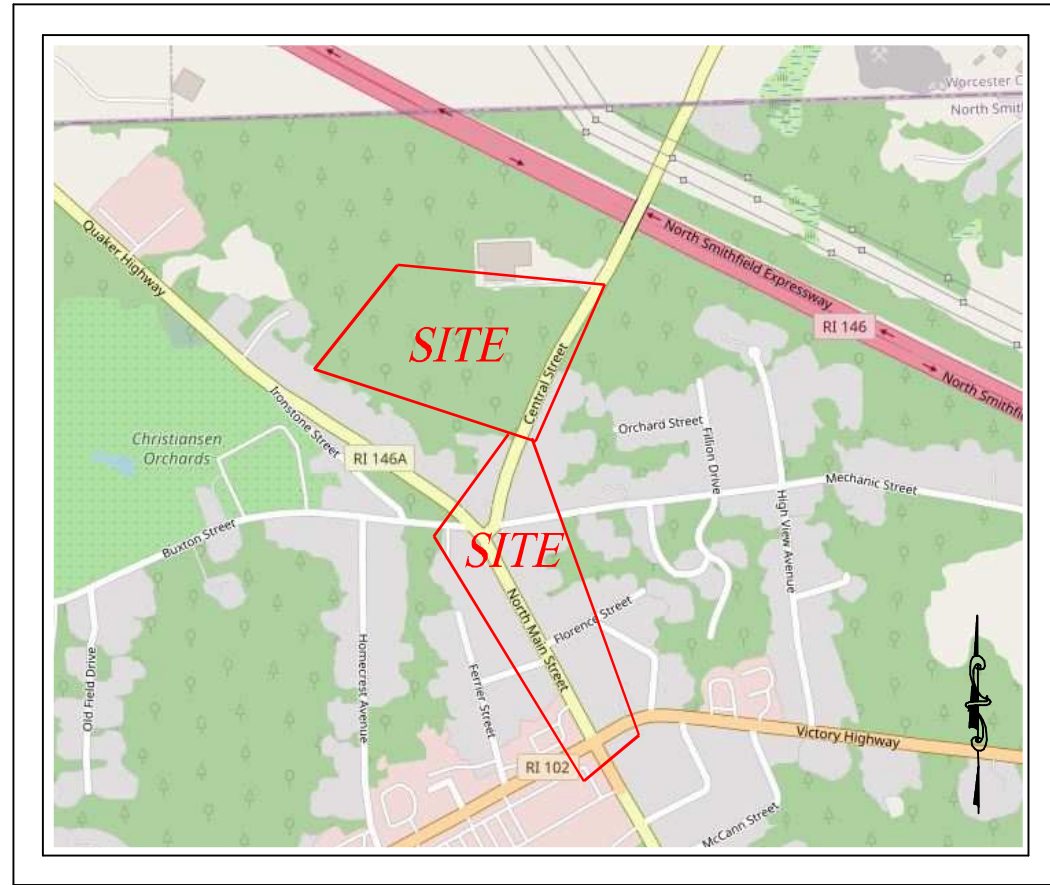
02/25/2022

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.

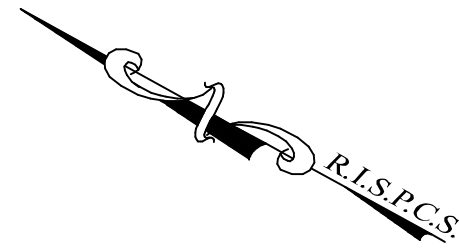


LEGEND

- CB CATCH BASIN
 - POLE #1 UTILITY POLE
 - SIGN STREET SIGN
 - SMH SEWER MANHOLE
 - DMH DRAIN MANHOLE
 - EMH ELECT MANHOLE
 - TMH TELEPHONE MANHOLE
 - OU OVERHEAD UTILITIES
 - E ELECTRIC
 - T TELEPHONE
 - W WATER LINES
 - D STORM DRAIN
 - S SANITARY LINE
 - G GAS LINE
 - AG ABANDONED GAS LINE
 - DSYL DOUBLE SOLID YELLOW LINE
 - SWL SOLID WHITE LINE
 - DWL DASHED WHITE LINE
 - LIGHT
 - FENCE
 - MONITORING WELL
 - WG WATER GATE
 - GG GAS GATE
 - HH HAND HOLE
 - HYD FIRE HYDRANT
 - EXISTING CONTOURS
 - SPOT ELEVATION (NAVD-88)
 - POINT OF APPLICATION
 - TREE
 - PINE TREE
 - TREE LINE
 - L.O.C.
 - LEDGE OUT CROP
 - D.H.(DRILL HOLE) OR RE-BAR
 - PROPERTY LINE (EXISTING OR NEW)
 - GB GRANITE BOUND W/ DRILL HOLE
 - PROPERTY CORNER W/ MONUMENT
 - (TBS) TO BET SET
- NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.



LOCUS PLAN (NOT TO SCALE)



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DATA ACCUMULATION SURVEY	III
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BY: *John D. Andrews* 1836 02/25/2022
JOHN D. ANDREWS, P.L.S. REG. NO. DATE
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OWNER:

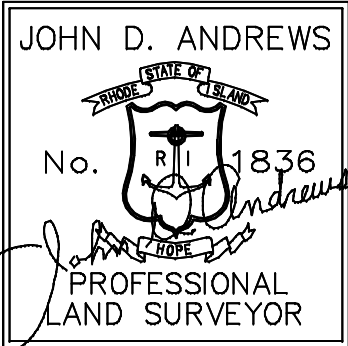
DRAWN BY:

BSA

CHECK BY:

JDA

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



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
101 PLAIN STREET
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douglasdesigngroup@gmail.com

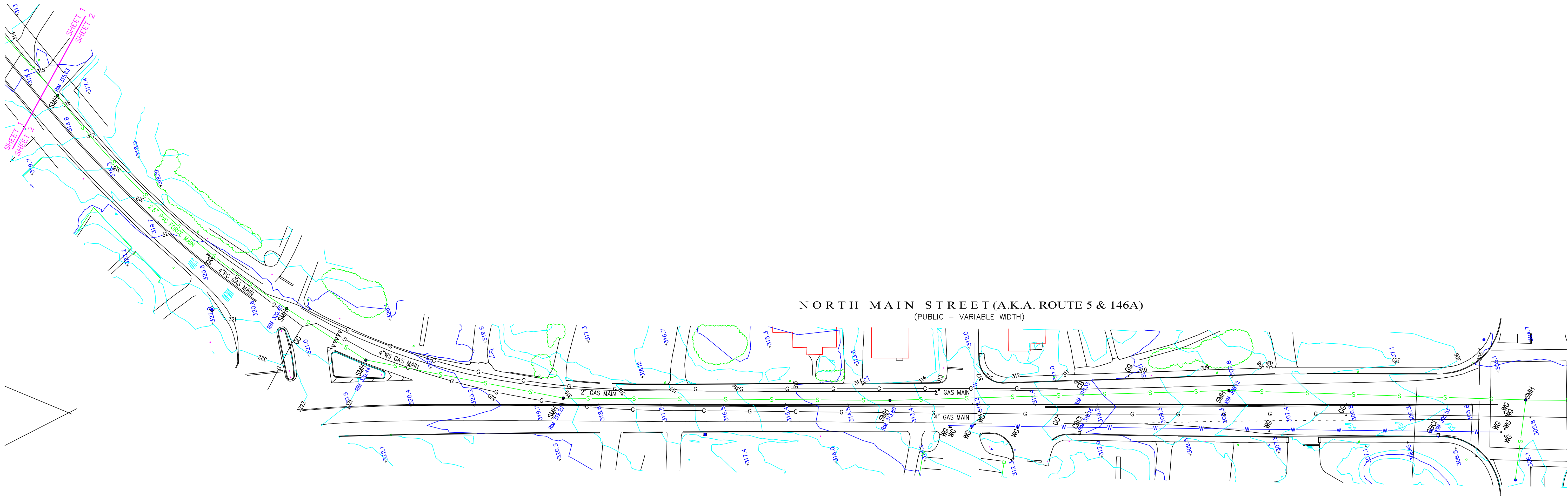
SHEET: 2 OF 2

COMPREHENSIVE BOUNDARY AND EXISTING CONDITIONS SURVEY

DDG PROJECT #: 01.22.1739

DATE:

02/25/2022



LEGEND

- | | | | |
|---------|--------------------------|---------|---------------------------------|
| OB | CATCH BASIN | WG | WATER GATE |
| POLE #1 | UTILITY POLE | GG | GAS GATE |
| SIGN | STREET SIGN | HH | HAND HOLE |
| SMH | SEWER MANHOLE | HYD | FIRE HYDRANT |
| DMH | DRAIN MANHOLE | 10 | EXISTING CONTOURS |
| EMH | ELECT MANHOLE | X 100.0 | SPOT ELEVATION (NAVD-88) |
| TMH | TELEPHONE MANHOLE | | POINT OF APPLICATION |
| OU | OVERHEAD UTILITIES | | TREE |
| E | ELECTRIC | | PINE TREE |
| T | TELEPHONE | | TREE LINE |
| W | WATER LINES | | L.O.C. |
| D | STORM DRAIN | | LEDGE OUT CROP |
| S | SANITARY LINE | | D.H.(DRILL HOLE) OR RE-BAR |
| G | GAS LINE | | PROPERTY LINE (EXISTING OR NEW) |
| AG | ABANDONED GAS LINE | | GRANITE BOUND W/ DRILL HOLE |
| DSYL | DOUBLE SOLID YELLOW LINE | | PROPERTY CORNER W/ MONUMENT |
| SWL | SOLID WHITE LINE | | TO BET SET |
| DWL | DASHED WHITE LINE | | |
| X | LIGHT | | |
| X | FENCE | | |
| | MONITORING WELL | | |

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



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