

LOCUS MAP (NOT TO SCALE)



STATE WIDE MAP



# MASTER PLANS FOR PROPOSED WAREHOUSE BUILDING AND SITE IMPROVEMENTS

## THE **BECK** COMPANIES

### AP 5, LOT 360

### 20 PROVIDENCE PIKE (RI ROUTE 5)

### NORTH SMITHFIELD, RHODE ISLAND

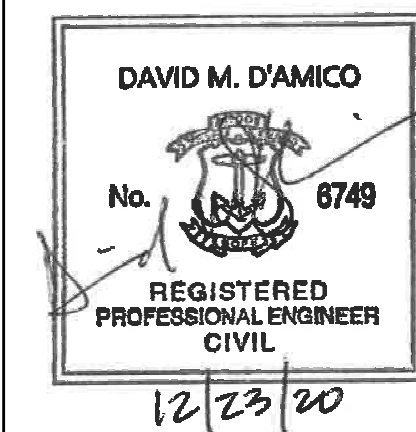
### ZONING DISTRICT - M (MANUFACTURING)

#### PROJECT TEAM

**OWNER/  
APPLICANT:** K & B PROPERTIES, LLC  
C/O MR. KEN BECK  
20 PROVIDENCE PIKE  
NORTH SMITHFIELD, RI 02896  
PHONE: (401) 727-6792  
FAX: (401) 432-7425

**CIVIL:** D'AMICO ENGINEERING TECHNOLOGY, INC.  
2080 MINERAL SPRING AVE.  
NORTH PROVIDENCE, RI 02911  
PHONE: (401) 622-1470  
FAX: (401) 353-1190

**SURVEYOR:** CANAVAN & ASSOCIATES, INC.  
480 WASHINGTON HIGHWAY  
SMITHFIELD, RI 02917  
PHONE: (401) 232-1990  
FAX: (401) 232-1994



**PROPOSED WAREHOUSE BUILDING  
AND SITE IMPROVEMENTS  
20 PROVIDENCE PIKE (RI ROUTE 5)  
NORTH SMITHFIELD, RHODE ISLAND  
AP 5, LOT 360**

REVISIONS:	
NO.	DATE - DESCRIPTION

DESIGNED BY: DMD  
DRAWN BY:  
CHECKED BY: DMD  
DATE: DEC. 2020  
PROJECT NO: 20-0009-01

#### INDEX OF DRAWINGS

SHEET NO.	PLAN
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMO PLAN
3	SITE PLAN
4	GRADING, DRAINAGE AND UTILITY PLAN

MASTER PLAN - NOT FOR CONSTRUCTION

**COVER SHEET**

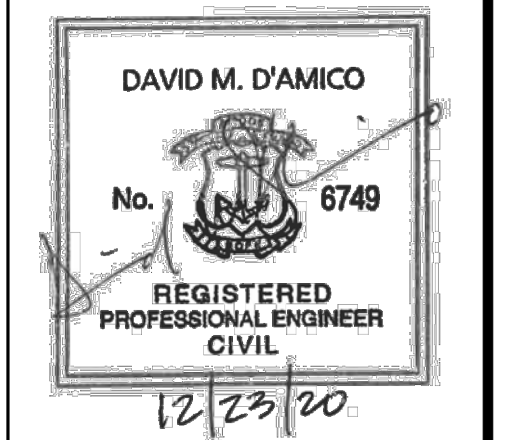
**SHEET 1 OF 4**



CLASS I PROPERTY LINE AND III  
TOPOGRAPHIC SURVEY CONDUCTED BY:

**CANAVAN  
& Associates, Inc.**  
Land Surveying  
CONSTRUCTION - LAND - COMMERCIAL - RESIDENTIAL  
450 George Washington Highway  
Smithfield, R.I. 02917  
P=(401)232-1990 F=(401)232-1994

**DETEC.**  
DAMICO ENGINEERING TECHNOLOGY, INC.  
Civil - Transportation - Land Use  
2080 Mineral Spring Ave., North Providence, RI 02911  
(401) 622-4470 (401) 353-1190 fax www.damicoengineering.com



**PROPOSED WAREHOUSE BUILDING  
AND SITE IMPROVEMENTS  
20 PROVIDENCE PIKE (RI ROUTE 5)  
NORTH SMITHFIELD, RHODE ISLAND  
AP 5, LOT 360**

REVISIONS:

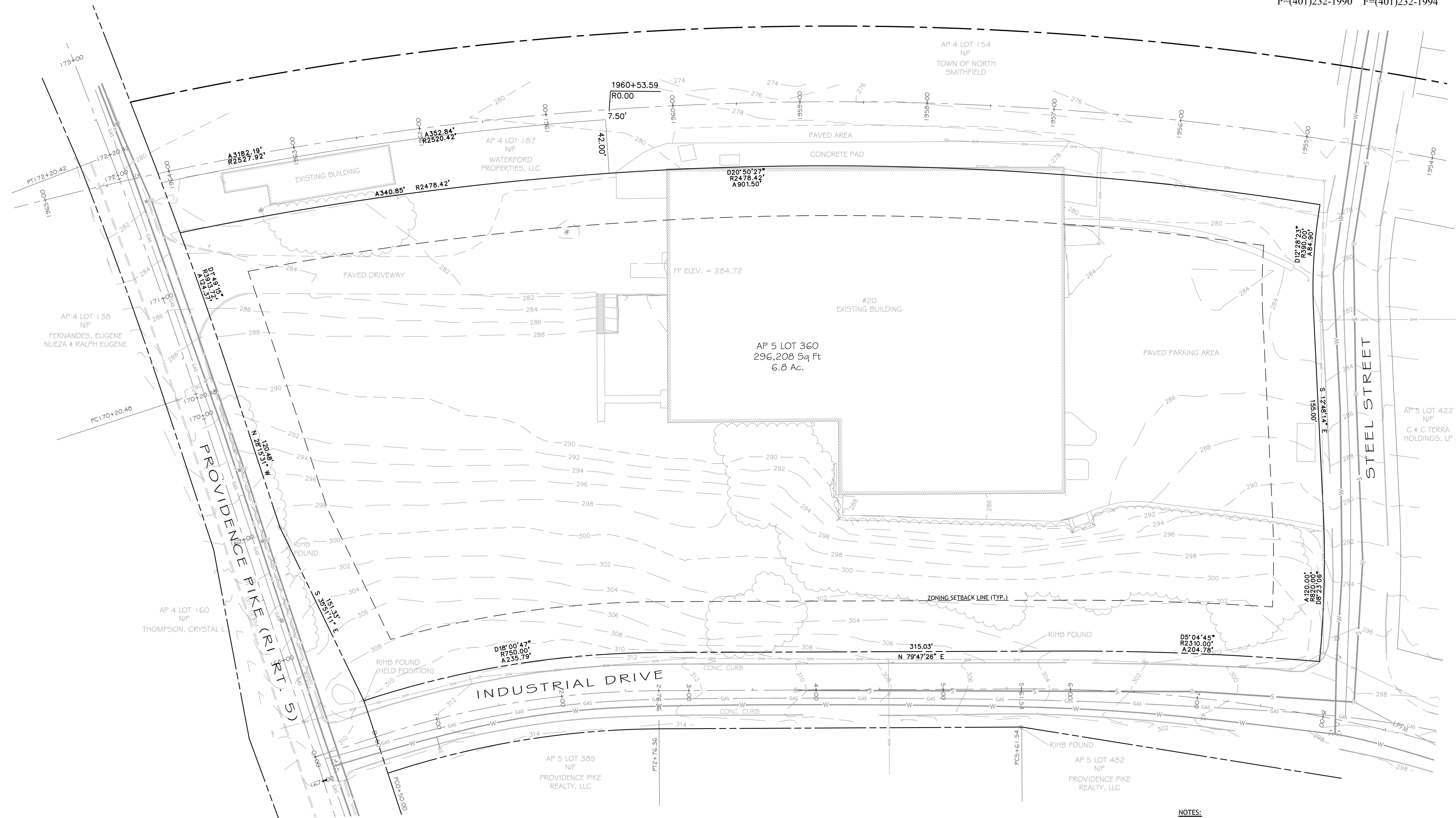
NO.	DATE	DESCRIPTION

DESIGNED BY: DMD  
DRAWN BY:  
CHECKED BY: DMD  
DATE: DEC. 2020  
PROJECT NO: 20-0009-01

MASTER PLAN - NOT FOR CONSTRUCTION

**EXISTING  
CONDITIONS  
AND  
DEMO PLAN**

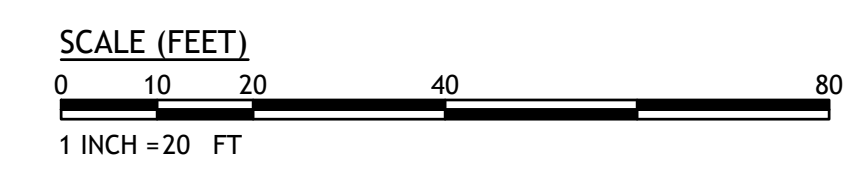
**SHEET  
2 OF 4**



**ZONING INFORMATION TABLE:**

ZONING CRITERIA	REQUIRED	EXIST. LOT 360
ZONING DISTRICT	M (MANUFACTURING)	M
MINIMUM LOT AREA	NA	296,208 SF
MINIMUM STREET FRONTAGE	NA	396.18'
MINIMUM FRONT YARD SETBACK	40'	310.2'
MINIMUM SIDE YARD SETBACK	40'	0'
MINIMUM REAR YARD SETBACK	40'	195.8'
MAXIMUM BUILDING HEIGHT	35'	< 45'
MAXIMUM GROSS FLOOR AREA RATIO	1.00	0.25

\* EXISTING NON-CONFORMING DIMENSION OF RECORD



- NOTES:**
- INFORMATION BY DETEC PROVIDED ON THIS EXISTING CONDITIONS PLAN IS TO AUGMENT THE BASE SURVEY FOR PERMITTING AND DESIGN WITH THE ADDITION OF SITE SPECIFIC FEATURES AND SITE UTILITIES TAKEN FROM RECORDS AND SITE ON-THE-GROUND MEASUREMENTS. THE PE STAMP IS AFFIXED FOR THIS INFORMATION ONLY.
  - DEMOLITION INFORMATION DEVELOPED BY DETEC.
  - BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF NORTH SMITHFIELD, COMMUNITY-PANEL NUMBER 0152G, MAP NUMBER 44007C0152G EFFECTIVE DATE MARCH 2, 2009, THE SITE IS LOCATED IN ZONE "X" AND OUTSIDE FLOOD ZONES "A, AE, AH OR AO" OTHER AREAS (AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



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 **DIGSAFE** AT **1-888-DIG-SAFE** OR **1-888-344-7233**

**PROPOSED PARKING CALCULATION(S)  
FOR NEW BUILDING:**

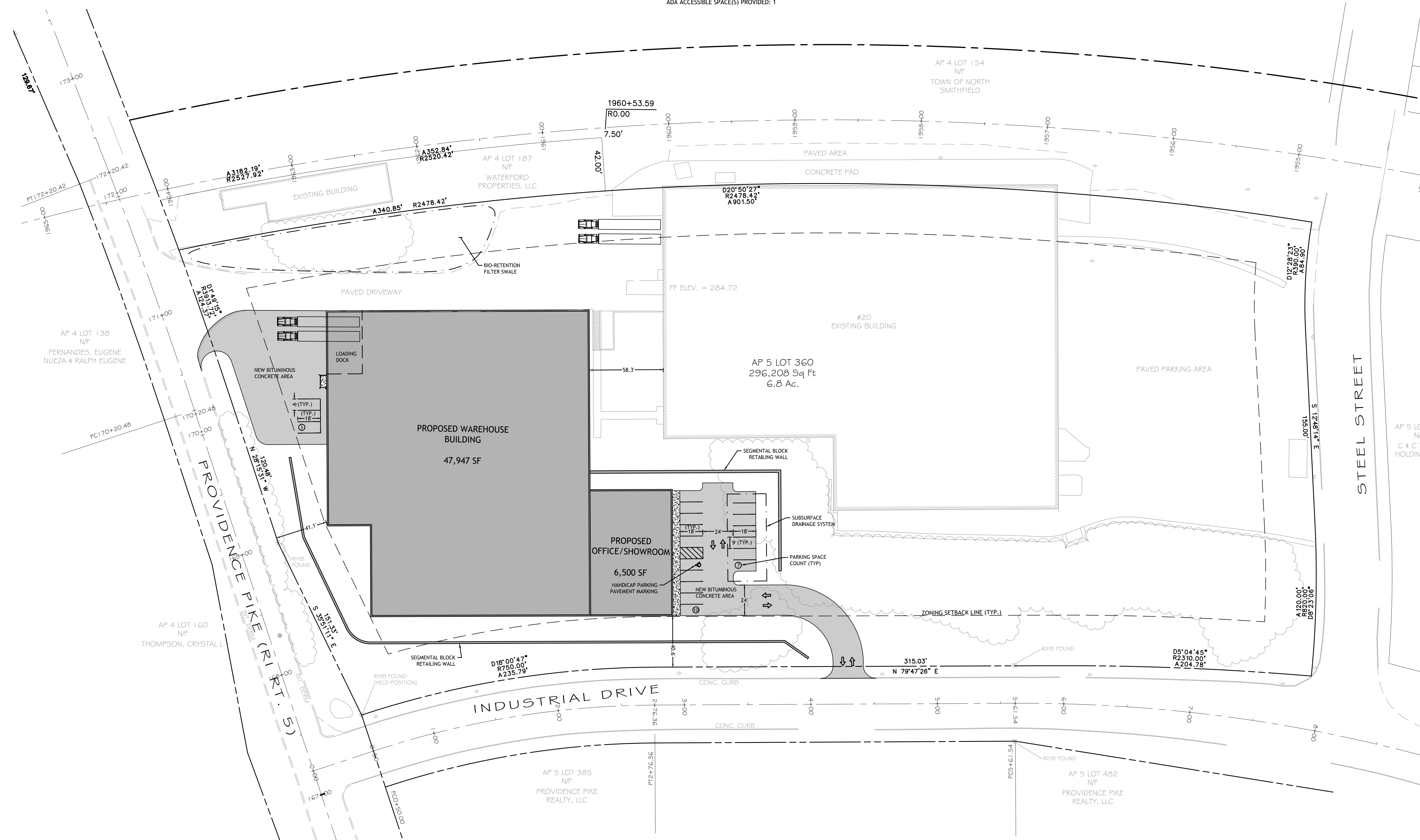
SECTION 6.15 - OFF-STREET PARKING REQUIREMENTS:

WAREHOUSE USE: TWO (2) PARKING SPACE PER THREE (3) EMPLOYEES BASED ON LARGEST SHIFT

REQUIRED PARKING (MIN.) = 2 SPACE/3 EMPLOYEES X 30 EMPLOYEES = 20 SPACES

REQUIRED: 20 SPACES  
PROVIDED: 20 SPACES

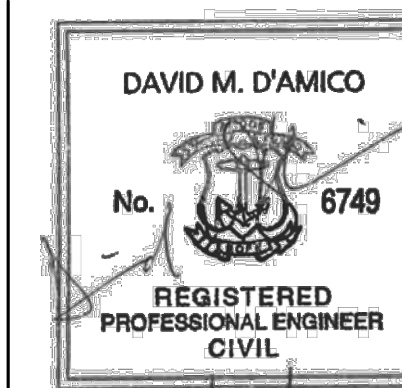
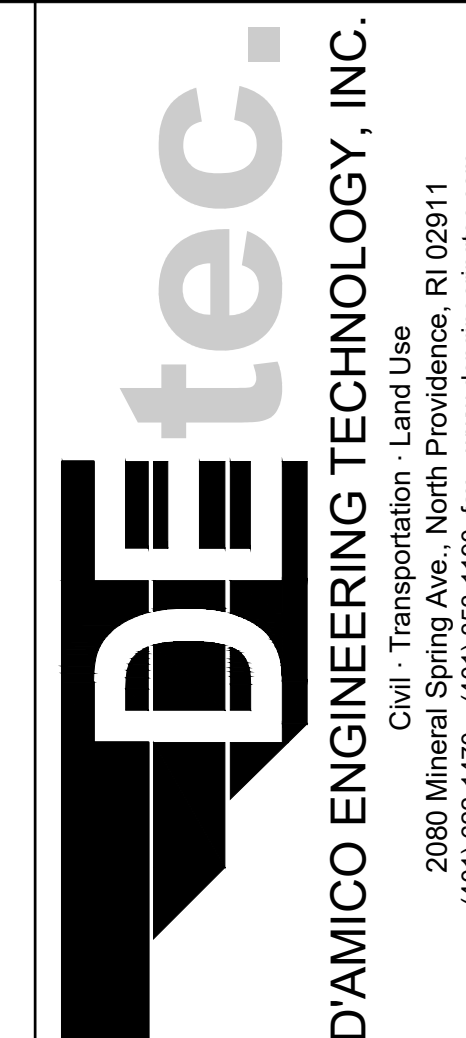
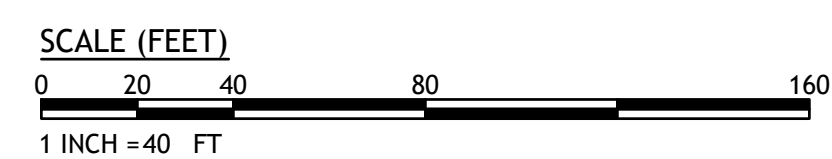
ADA ACCESSIBLE SPACE(S) REQUIRED: 1  
ADA ACCESSIBLE SPACE(S) PROVIDED: 1



**ZONING INFORMATION TABLE:**

ZONING CRITERIA	REQUIRED	EXIST. LOT 360		PROPOSED	
		M	M	M	M
ZONING DISTRICT	M (MANUFACTURING)				
MINIMUM LOT AREA	NA	296,208 SF	296,208 SF		
MINIMUM STREET FRONTAGE	NA	396.18'	396.18'		
MINIMUM FRONT YARD SETBACK	40'	310.2'	41.1'		
MINIMUM SIDE YARD SETBACK	40'	0'	0'		
MINIMUM REAR YARD SETBACK	40'	195.8'	195.8'		
MAXIMUM BUILDING HEIGHT	35'	< 45'	< 45'		
MAXIMUM GROSS FLOOR AREA RATIO	1.00	0.25	0.43		

\* EXISTING NON-CONFORMING DIMENSION OF RECORD



**PROPOSED WAREHOUSE BUILDING  
AND SITE IMPROVEMENTS  
20 PROVIDENCE PIKE (RI ROUTE 5)  
NORTH SMITHFIELD, RHODE ISLAND  
AP 5, LOT 360**

REVISIONS:  
NO. DATE DESCRIPTION

DESIGNED BY: DMD  
DRAWN BY:  
CHECKED BY: DMD  
DATE: DEC. 2020  
PROJECT NO: 20-0009-01

MASTER PLAN - NOT FOR CONSTRUCTION

**SITE PLAN**

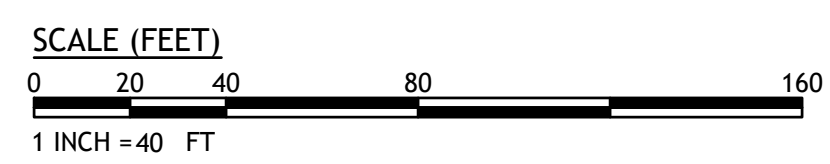
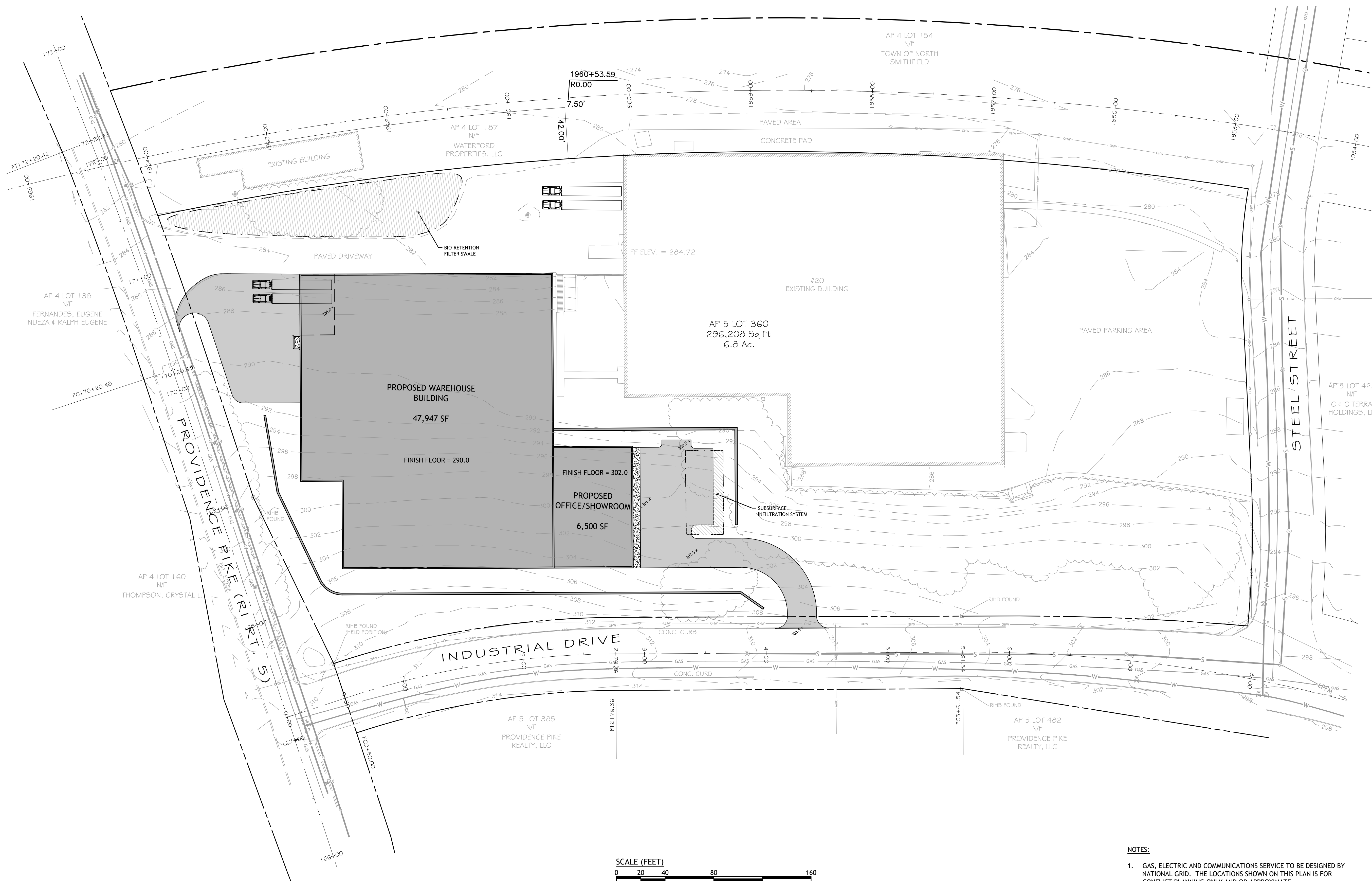
**SHEET 3 OF 4**



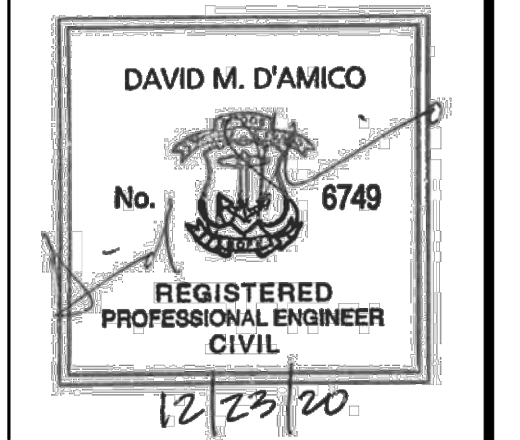
No. 20-0009, Cmsayan, Assoc., The Beck Companies/Plan20 Providence Pike MASTER SITE PLAN 12-23-20.dwg Dec. 24, 2020 10:23am



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 **DIGSAFE** AT **1-888-DIG-SAFE** PROTECT YOURSELF, GIVE 72 HOURS NOTICE. **1-888-344-7233**



- NOTES:**
- GAS, ELECTRIC AND COMMUNICATIONS SERVICE TO BE DESIGNED BY NATIONAL GRID. THE LOCATIONS SHOWN ON THIS PLAN IS FOR CONFLICT PLANNING ONLY AND OR APPROXIMATE.



**PROPOSED WAREHOUSE BUILDING AND SITE IMPROVEMENTS**  
**20 PROVIDENCE PIKE (RI ROUTE 5)**  
**NORTH SMITHFIELD, RHODE ISLAND**  
**AP 5, LOT 360**

**REVISIONS:**

NO.	DATE	DESCRIPTION

DESIGNED BY: DMD  
 DRAWN BY:  
 CHECKED BY: DMD  
 DATE: DEC. 2020  
 PROJECT NO: 20-0009-01

MASTER PLAN - NOT FOR CONSTRUCTION

**GRADING DRAINAGE AND UTILITY PLAN**

**SHEET 4 OF 4**

**DAMICO ENGINEERING TECHNOLOGY, INC.**  
 Civil - Transportation - Land Use  
 2080 Mineral Spring Ave., North Providence, RI 02911  
 (401) 622-1470 (401) 353-1190 fax www.damicoengr.com