

PRELIMINARY/FINAL PLAN SUBMISSION FOR A PROPOSED

9,000 SQ. FT. BUILDING SERVICING



**125 INDUSTRIAL DRIVE
NORTH SMITHFIELD, RHODE ISLAND
AP 5, LOT 425**

ZONING DISTRICT: MANUFACTURING (M)

APPROVALS:

MASTER PLAN: TOWN OF NORTH SMITHFIELD PLANNING BOARD (JUNE 8, 2023)

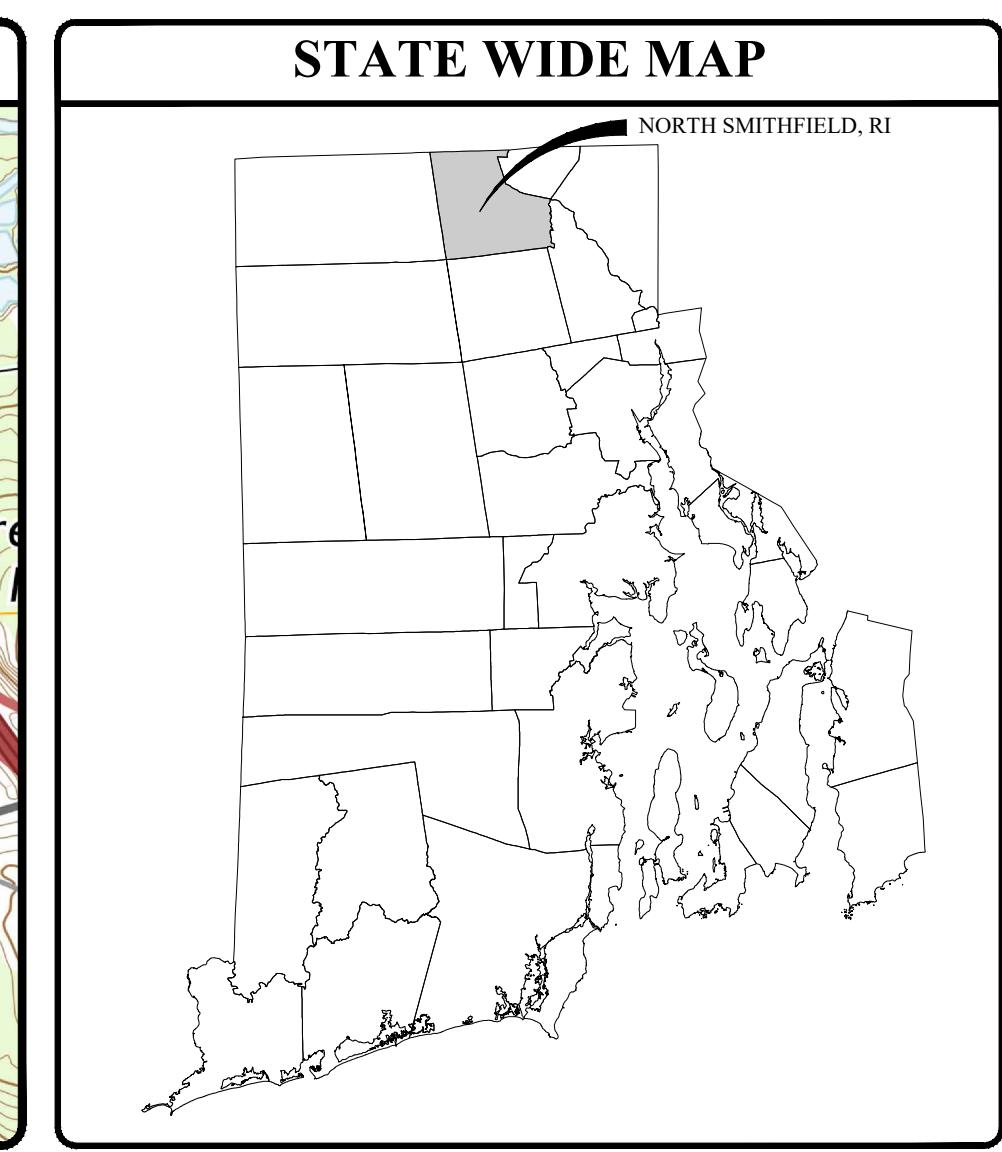
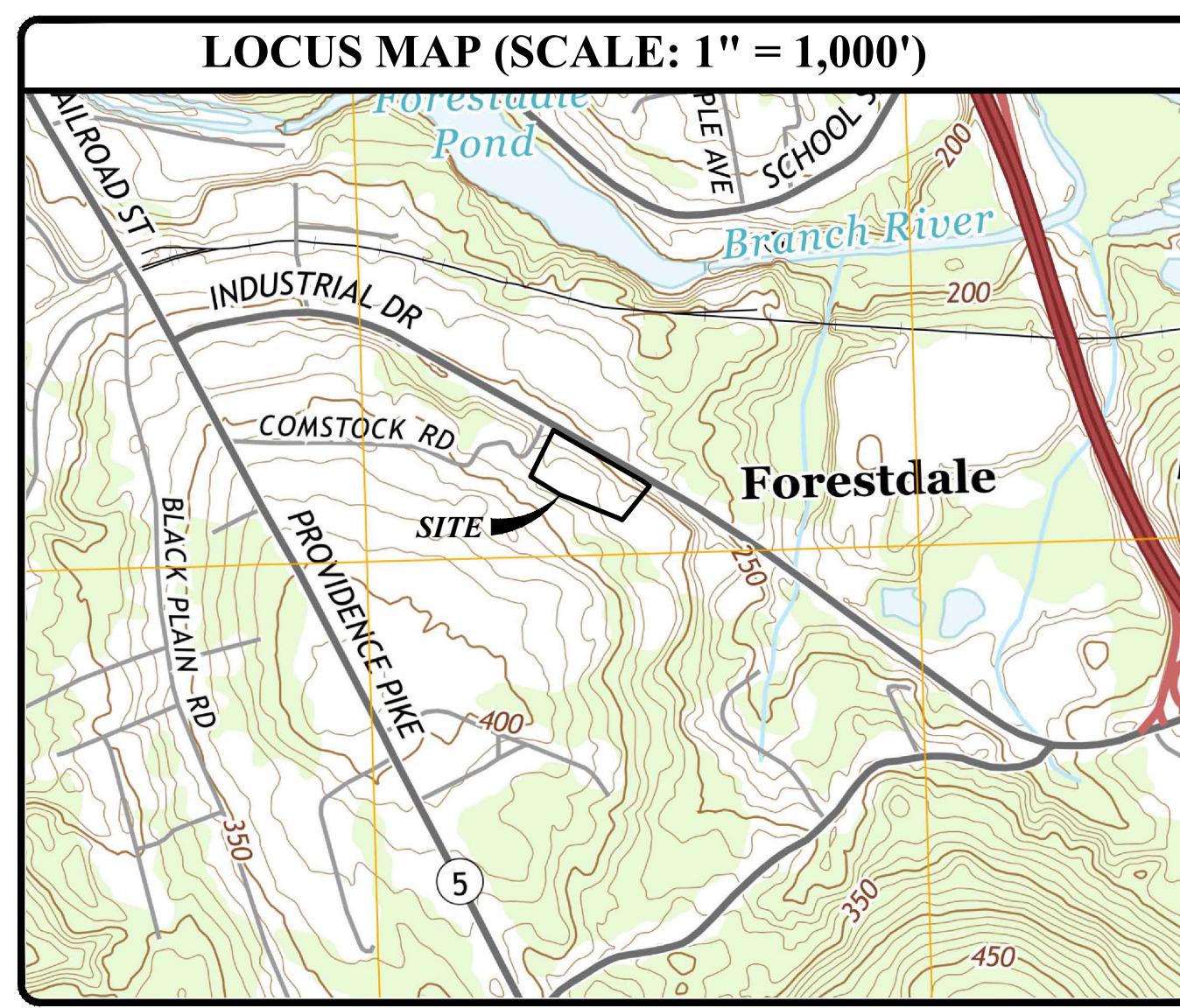
RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - WQC/STW FILE NO. 23-106 & UIC FILE NO. 001720 (OCTOBER 12, 2023)

RHODE ISLAND DEPARTMENT OF TRANSPORTATION - PHYSICAL ALTERATION PERMIT NO. 23-96 (NOVEMBER 8, 2023)

FILINGS:

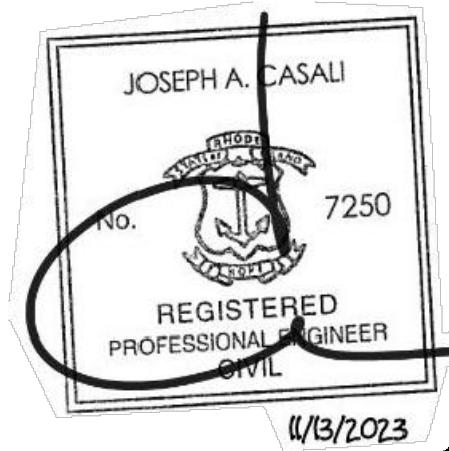
PRELIMINARY PLAN: TOWN OF NORTH SMITHFIELD PLANNING BOARD

PROJECT TEAM	
OWNER/APPLICANT:	JARVIS PROPERTIES LLC d/b/a NEW ENGLAND TRUCK SOLUTIONS, INC. 125 INDUSTRIAL DRIVE NORTH SMITHFIELD, RI 02896
CIVIL ENGINEER:	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 PHONE: 401-944-1300 JOECASALI.COM
ARCHITECT:	CASTELLONE ARCHITECTURE LLC 792 GREAT ROAD LINCOLN, RI 02865
LAND SURVEYOR:	OCEAN STATE PLANNERS INC. 1255 OAKLAWN AVE. CRANSTON, RI 02920



INDEX OF DRAWINGS	
REVISIONS:	
NO. DATE	DESCRIPTION
1	09/11/23 RIDEM RTC
2	10/04/23 RIDOT RTC
DESIGNED BY:	DRD
DRAWN BY:	SD
CHECKED BY:	JAC
DATE:	NOV. 2023
PROJECT NO.:	23-01
PRELIMINARY/FINAL PLAN SUBMISSION	
COVER SHEET	
SHEET 1 OF 9	

**PROPOSED 9,000 SF COMMERCIAL BUILDING
NEW ENGLAND TRUCK SOLUTIONS
125 INDUSTRIAL DRIVE
NORTH SMITHFIELD, RHODE ISLAND
AP 5, LOT 425**



JCE
JOE CASALI ENGINEERING, INC.
CIVIL, SITE, DEVELOPMENT, TRANSPORTATION,
DRAINAGE, WATER, SEWER, WASTE WATER
300 POST ROAD, WARWICK, RI 02888
(401)944-1300 (401)944-1313 FAX: www.joeccasali.com

GENERAL NOTES:

- CONTRACTOR SHALL NOTIFY "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE EXCAVATING.
- CLASS I PROPERTY LINE AND CLASS III TOPOGRAPHIC SURVEY PROVIDED BY OCEAN STATE PLANNERS, 1255 OAKLAWN AVENUE, CRANSTON, RI 02920 IN FEBRUARY 2023.
- 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 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.
- THE ENTIRE PROJECT SITE LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FIRM MAP FOR THE TOWN OF NORTH SMITHFIELD, RHODE ISLAND, MAP NUMBER 44007C0152G, EFFECTIVE DATE MARCH 2, 2009.
- THE SITE IS LOCATED WITHIN DEM GROUNDWATER CLASSIFICATION GAA - "GROUNDWATER RESOURCES KNOWN OR PRESUMED TO BE SUITABLE FOR DRINKING WITHOUT TREATMENT." THIS DESIGNATION PLACES THE PROPOSED SITE WITHIN THE NORTH SMITHFIELD GROUNDWATER AQUIFER OVERLAY DISTRICT. HOWEVER, SUBJECT SITE IS EXEMPT FROM THE REQUIREMENTS OF THE GROUNDWATER AQUIFER OVERLAY DISTRICT.
- BASED ON RIDEM MAPPING, THE SITE IS LOCATED WITHIN A NON-COMMUNITY WELLHEAD PROTECTION AREA. THERE ARE NO HIGH HAZARD AREAS ON THE PROJECT SITE.
- SOILS EXISTING ON THE SITE CONSIST OF CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 8 PERCENT SLOPES (CHB), CANTON AND CHARLTON FINE SANDY LOAMS, 15% SLOPES (CHC), CANTON AND CHARLTON FINE SANDY LOAMS, 3-15% SLOPES (CKC) AND HINCKLEY LOAMY SAND, 15 TO 25% SLOPES (HKS). CANTON SOILS CONSIST OF COARSE-LOAMY OVER SANDY MELT-OUT TILL DERIVED FROM GNEISS, GRANITE, AND/OR SCHIST. THESE SOILS ARE WELL DRAINED WITH A LOW RUNOFF CLASS AND BELONG TO HYDROLOGIC SOIL GROUP B. HKS SOILS CONSIST OF SANDY AND GRAVELLY GLACIOFLUVIAL DEPOSITS DERIVED FROM GNEISS AND/OR GRANITE AND/OR SCHIST. THESE SOILS ARE EXCESSIVELY DRAINED WITH A LOW RUNOFF CLASS AND BELONG TO HYDROLOGIC SOIL GROUP A.
- TEST PIT EVALUATIONS WERE CONDUCTED BY JOE CASALI ENGINEERING, INC. IN APRIL 2023. SOIL EVALUATION LOGS AND ESTIMATED SEASONAL HIGH GROUND WATER ELEVATIONS, ARE PROVIDED ON THE DETAIL SHEETS.
- THERE IS A 20-FOOT-WIDE AT&T COMMUNICATION EASEMENT ALONG THE EASTERN PROPERTY LINE OF SUBJECT PROPERTY.
- TELEPHONE, ELECTRIC, WATER, AND GAS SERVICES ARE ALL AVAILABLE FROM WITHIN INDUSTRIAL DRIVE. THE EXISTING NETS FACILITY IS NOT TIED INTO THE PUBLIC WATER SYSTEM; RATHER, AN ON-SITE WELL PROVIDES DOMESTIC WATER TO THE FACILITY. NETS IS CONNECTED TO THE PUBLIC SEWER SYSTEM WITHIN THE UNIMPROVED PORTION OF COMSTOCK ROAD TO THE SOUTH.

SITE NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING (R&D) OF ALL MATERIALS INDICATED ON THE PLANS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICAN WITH DISABILITIES ACT AND WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, WHICHEVER IS MORE STRINGENT.
- STOCKPILES OF EARTH MATERIALS SHALL NOT BE LOCATED ADJACENT TO DRAINAGE STRUCTURES.
- ALL DISTURBED AREAS OUTSIDE OF THE PAVED AREAS WILL RECEIVE A MINIMUM OF 6" OF LOAM AND SEED.
- THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN, AND PRIOR TO THE CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE OF RHODE ISLAND TO SET AND VERIFY ALL LINES AND GRADES. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEMS FOUND WHICH DO NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEERS ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SURVEY LAYOUT SERVICES FOR THE WORK AND SHALL SUBMIT "AS-BUILT" DRAWINGS OF ALL WORK, WHICH SHALL BE STAMPED AND CERTIFIED BY A RHODE ISLAND REGISTERED PROFESSIONAL LAND SURVEYOR.
- ANY ITEM OF WORK NOT SPECIFICALLY INDICATED ON THE PLANS BUT IS REQUIRED FOR THE COMPLETE CONSTRUCTION OF THE PROJECT WILL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND INCLUDED IN THE CONTRACT BID PRICE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SITE CONDITIONS.
- REFER TO ARCHITECTURAL PLANS, STRUCTURAL PLANS, PLUMBING PLANS, FIRE PROTECTION PLANS, AND ELECTRICAL PLANS, FOR ACTUAL SIZE OF THE PROPOSED BUILDING AND WORK WITHIN 5 FEET OF THE PROPOSED BUILDING.
- WHERE NECESSARY TO REMOVE CURBS, CATCH BASINS OR DRAINS TO COMPLETE WORK, THE CONTRACTOR SHALL REPLACE SUCH ITEMS TO THE SATISFACTION OF THE TOWN OF NORTH SMITHFIELD AT NO ADDITIONAL COST TO THE OWNER.
- ANY EXISTING PIPE OR UTILITY DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL RESTORE TO ITS ORIGINAL CONDITION OR REPLACE TREES, SHRUBS, FENCES, SIGNS, GUARDRAILS, DRIVEWAYS, SIDEWALKS AND ANY OTHER OBJECT AFFECTED BY THIS OPERATION, UNLESS OTHERWISE NOTED ON THE SITE PLANS.
- THE TOPS OF ALL VALVE BOXES AND CURB BOXES SHALL BE FLUSH WITH GROUND OR PAVEMENT SURFACE LEVEL AND PLUMB, UNLESS OTHERWISE DIRECTED.
- ROADWAYS SHALL BE LEFT PASSABLE AT ALL TIMES. CLOSURE OF ROADWAY IS NOT PERMITTED.
- WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES.
- ALL LEDGE TO BE REMOVED BY MECHANICAL MEANS TO THE MAXIMUM EXTENT PRACTICABLE. SHOULD CONTRACTORS PROPOSE TO BLAST LEDGE, A PERMIT MUST BE OBTAINED BY THE STATE FIRE MARSHAL'S OFFICE. PRE-BLAST SURVEYS MAY BE REQUIRED TO ENSURE NO ADVERSE EFFECTS TO ABUTTING PROPERTIES.
- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN THE DRY. THE CONTRACTOR SHALL PROVIDE, OPERATE AND MAINTAIN ALL PUMPS, DRAINS, WET POINTS, SCREENS, OR OTHER FACILITIES NECESSARY TO CONTROL, COLLECT AND DISPOSE OF ALL SURFACE AND SUBSURFACE WATER ENCOUNTERED IN THE PERFORMANCE OF THE WORK.
- REFER TO PLUMBING PLANS FOR CONTINUATION OF ALL UTILITIES WITHIN 5' (FIVE) FEET OF THE BUILDING.
- ALL WORK TO BE DONE WITHIN THE STATE HIGHWAY RIGHT-OF-WAY (ROW) SHALL CONFORM TO THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2022 EDITION WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE RI STANDARD DETAILS, 1998 EDITION (AMENDED JUNE 2019) WITH ALL REVISIONS.
- ALL SITE WORK, INCLUDING BUT NOT LIMITED TO, BITUMINOUS PAVEMENT, SOIL AND AGGREGATE MATERIALS, DRAINAGE STRUCTURES, CURBING, SIDEWALK, LANDSCAPING, SAW CUTTING, ETC. SHALL CONFORM TO THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2022 EDITION WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE RI STANDARD DETAILS, 1998 EDITION (AMENDED JUNE 2019) WITH ALL REVISIONS.

DRAINAGE SYSTEM NOTES:

- THE PROPOSED DRAINAGE LINES SHALL BE ADS N-12 HDPE PIPE OR AN APPROVED EQUAL UNLESS OTHERWISE NOTED ON THE SITE PLANS.
- ALL RIM ELEVATIONS SHOWN ARE APPROXIMATE AND ARE TO BE SET FLUSH WITH FINAL GRADES.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

- THE COMPOST SICK LINE / SILT FENCE LINE ILLUSTRATED ON THESE PLANS SHALL SERVE AS THE STRICT LIMIT OF DISTURBANCE FOR THE PROJECT.
- THE LIMITS OF CLEARING, GRADING, AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THESE LIMITS, AS DEPICTED ON THE PLAN SHALL BE TOTALLY UNDISTURBED, TO REMAIN IN NATURAL CONDITION.
- ALL CATCH BASINS AND CULVERTS SHALL BE PROTECTED WITH EITHER SILT SACK SEDIMENT TRAPS OR STAKED HAYBALES (R.I. STD. 9.8.0) DURING CONSTRUCTION ACTIVITIES. ALL PROPOSED STORM WATER DISCHARGE AREAS SHALL BE LINED WITH A RIPRAP SPLASH PAD AND PROTECTED WITH STAKED HAYBALE OUTLET PROTECTION (R.I. STD. 9.1.0), OR STAKED HAYBALE WITH SILT FENCE (R.I. STD. 9.3.0) OUTLET PROTECTION (STAKED HAYBALE OR STAKED HAYBALE WITH SILT FENCE) SHALL ALSO BE INSTALLED AT ALL EXISTING STORMWATER DISCHARGE LOCATIONS WHERE DISTRIBUTING PIPES, CATCH BASINS, AND MANHOLES ARE TO BE CLEARED AND FLUSHED.
- ALL DISTURBED SLOPES EITHER NEWLY CREATED OR CURRENTLY EXPOSED SHALL BE SEDED, PROTECTED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REGULARLY CHECK ALL SEDED AREAS TO ENSURE THAT A GOOD STAND IS MAINTAINED. STEEP SLOPE PROTECTION IS TO BE UTILIZED ON ALL SLOPES GREATER THAN 15% IN ACCORDANCE WITH THE PRACTICES LISTED IN THE "RHODE ISLAND SOIL EROSION AND SEDIMENTATION HANDBOOK" (UPDATED 2016): SECTION FOUR: EROSION CONTROL MEASURES: SLOPE PROTECTION.
- ALL SILT FENCE, TEMPORARY TREATMENT (HAY, STRAW, ETC.) AND TEMPORARY EROSION PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
- STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS. THEY SHALL HAVE SIDE SLOPES OF NO GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEDED AND/OR STABILIZED PER CONTRACT SPECIFICATIONS.
- THE SILT FENCE SHALL BE CHECKED BY THE CONTRACTOR ON A WEEKLY BASIS AND AFTER EACH STORM FOR UNDERMINING OR DETERIORATION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SILT FENCE AS NEEDED. THE CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE DEVICE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROLS ON THE PROJECT SITE FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE RESIDENT ENGINEER WITH REGARD TO INSTALLATION, MAINTENANCE, AND REPAIR OF ALL SOIL EROSION AND SEDIMENTATION CONTROLS ON THE PROJECT SITE. TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS (HAYBALES, SILT FENCE, ETC.) SHALL BE MAINTAINED UNTIL ALL EXPOSED SOILS ARE SATISFACTORILY STABILIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR RESEEDING ALL AREAS THAT DO NOT DEVELOP WITHIN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION.
- ALL REFERENCED SOIL EROSION AND SEDIMENTATION CONTROLS INCLUDING MATERIALS USED, APPLICATION RATES AND THE INSTALLATION PROCEDURES SHALL BE PERFORMED PER THE "RHODE ISLAND SOIL EROSION AND SEDIMENTATION HANDBOOK", UPDATED 2016.

BMP MAINTENANCE SCHEDULE:

- ALL MAINTENANCE (INCLUDING CLEANING) REQUIRED DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL INCLUDE:
 - MEASURES NEEDED TO ENSURE THE PROPER OPERATION OF THE STORMWATER RUNOFF (DRAINAGE) AND WATER QUALITY CONTROL SYSTEMS TO INCLUDE INSPECTION, CLEANING AND REPAIRS ALL PIPES, INTAKE AND DISCHARGE STRUCTURES, CATCH BASIN SUMPS, AND MANHOLES.
 - INSPECTION OF ALL SLOPES, BERMS, AND OTHER CONTROL STRUCTURES FOR STRUCTURAL INTEGRITY/STABILITY AND EVIDENCE OF SOIL EROSION PROCESSES, AND MAINTENANCE OF THESE STRUCTURES IF NECESSARY. INSPECTIONS SHALL BE PERFORMED FOLLOWING ALL RAIN EVENTS OF 1/2 INCH RAINFALL OR MORE IN A 24-HOUR PERIOD, OR BI-MONTHLY IF NO RAINFALL EVENT OCCURS.
- UPON COMPLETION OF THE PROJECT CONSTRUCTION, AND PRIOR TO VACATING THE SITE, THE CONTRACTOR SHALL CONDUCT A FINAL INSPECTION AND CLEANING OF THE DRAINAGE SYSTEM AND ALL ASSOCIATED STRUCTURES.
- ALL INSTALLATION, CLEANING, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL FOLLOW AT LEAST THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION MINIMUM STANDARDS, SECTION 212 AND SECTION 708. WHERE APPROPRIATE, PROCEDURES REGARDING THE DRAINAGE INSTALLATION, CLEANING, INSPECTION, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM SHALL BE FOLLOWED AS OUTLINED IN THE "RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL" (RIDEM/RICRMIC, AMENDED 2015).
- AFTER CONSTRUCTION, STORMWATER BMP'S SHALL BE INSPECTED AND MAINTAINED BY THE OWNER AS FOLLOWS:
 - ROOF DRAIN LEADERS
 - PERFORM ROUTINE ROOF INSPECTIONS QUARTERLY.
 - KEEP ROOFS CLEAN AND FREE OF DEBRIS.
 - KEEP ROOF DRAINAGE SYSTEMS CLEAR.
 - UNDERGROUND INFILTRATION SYSTEM
 - INFILTRATION SYSTEMS SHALL BE INSPECTED ON A BI-ANNUAL BASIS TO ENSURE PROPER FUNCTIONS. INSPECTION PORTS SHALL BE USED TO VERIFY THAT THE SYSTEMS ARE DRAINING WITHIN 72 HOURS. IF THE SYSTEM FAILS TO DRAIN WITHIN 72-HOURS, THE SYSTEM SHALL BE CLEANED OR REPLACED AS NECESSARY.
 - THE INFILTRATION SYSTEM SHALL BE INSPECTED BI-ANNUALLY FOR SEDIMENT ACCUMULATIONS. IF THE SYSTEM HAS ACCUMULATED 3 INCHES OF SEDIMENT, THE SEDIMENT SHALL BE REMOVED BY FLUSHING FROM THE SYSTEM WITH HIGH PRESSURE WATER JETS AND AND VACUUMING THE SEDIMENT AND DEBRIS THROUGH THE ACCESS PORTS. ALL SEDIMENT REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS.

LOAMING & SEEDING NOTES:

SEEDING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH SECTION L.02 SEEDING OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA), AND SHALL ALSO CONFORM TO THE FOLLOWING:

- AFTER ROUGH GRADING IS COMPLETED, ALL DISTURBED AREAS AND AREAS LABELED AS LOAM AND SEED ARE TO BE BROUGHT TO AN ELEVATION OF 6" BELOW THE PROPOSED FINISHED GRADE. SCARIFY THE SUBGRADE TO A DEPTH OF 12" WITH THE TEETH OF A BACKHOE OR A POWER RAKE TO RESULT IN AN UNCOMPACTED SUBSOIL. 6" OF GOOD QUALITY TOPSOIL IS TO BE APPLIED AND RAKED TO FINISHED GRADE.
- THE TOPSOIL IS TO BE GOOD QUALITY LOAM, FERTILE AND FREE OF WEEDS, STICKS AND STONES OVER 3/4" IN SIZE AND OTHERWISE COMPLYING WITH SECTION M.18.01 OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, 2010 EDITION (WITH LATEST ADDENDA).
- PRIOR TO SEEDING OR SODDING, FERTILIZE WITH 10-10-10 OR EQUIVALENT ANALYSIS. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE IN SLOW RELEASE FORM. INCORPORATE THE FERTILIZER INTO THE TOP 1-2" OF THE PLANTING SOIL. APPLY AT A RATE OF 8 LBS. PER 1000 SQUARE FEET.
- APPLY LIME AT A RATE OF ONE TON PER ACRE AND UNIFORMLY INCORPORATE INTO THE TOP 1-2" OF TOPSOIL.
- SEEDING

AFTER THE SEED BED IS PREPARED, SEED IS TO BE BROADCAST EVENLY OVER THE SURFACE AND WORKED INTO THE TOP 1" OF SOIL. SEED SHALL BE APPROVED URI #2 OR APPROVED EQUAL. APPLY AT A RATE OF 4.5 LBS. PER 1000 SQUARE FEET OR AS OTHERWISE DIRECTED BY THE MANUFACTURER.

URI #2 IMPROVED SEED MIX, % BY WEIGHT:

 - 40% CREEPING RED FESCUE
 - 20% IMPROVED PERENNIAL RYEGRASS
 - 20% IMPROVED KENTUCKY BLUEGRASS
 - 20% KENTUCKY BLUEGRASS

RECOMMENDED SEEDING DATES ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15. AT THE CONTRACTORS DISCRETION, SEED MAY BE APPLIED BY HYDROSEEDING RATHER THAN THE METHOD DESCRIBED ABOVE.

LEGEND:

REVISIONS:

NO. DATE	DESCRIPTION
1	09/11/23 RIDEM RTC
2	10/04/23 RIDOT RTC

DESIGNED BY: DRD
DRAWN BY: SD
CHECKED BY: JAC
DATE: NOV. 2023
PROJECT NO.: 23-01

PRELIMINARY/FINAL PLAN SUBMISSION

GENERAL NOTES AND LEGEND

SHEET 2 OF 9

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NEW ENGLAND TRUCK SOLUTIONS
125 INDUSTRIAL DRIVE
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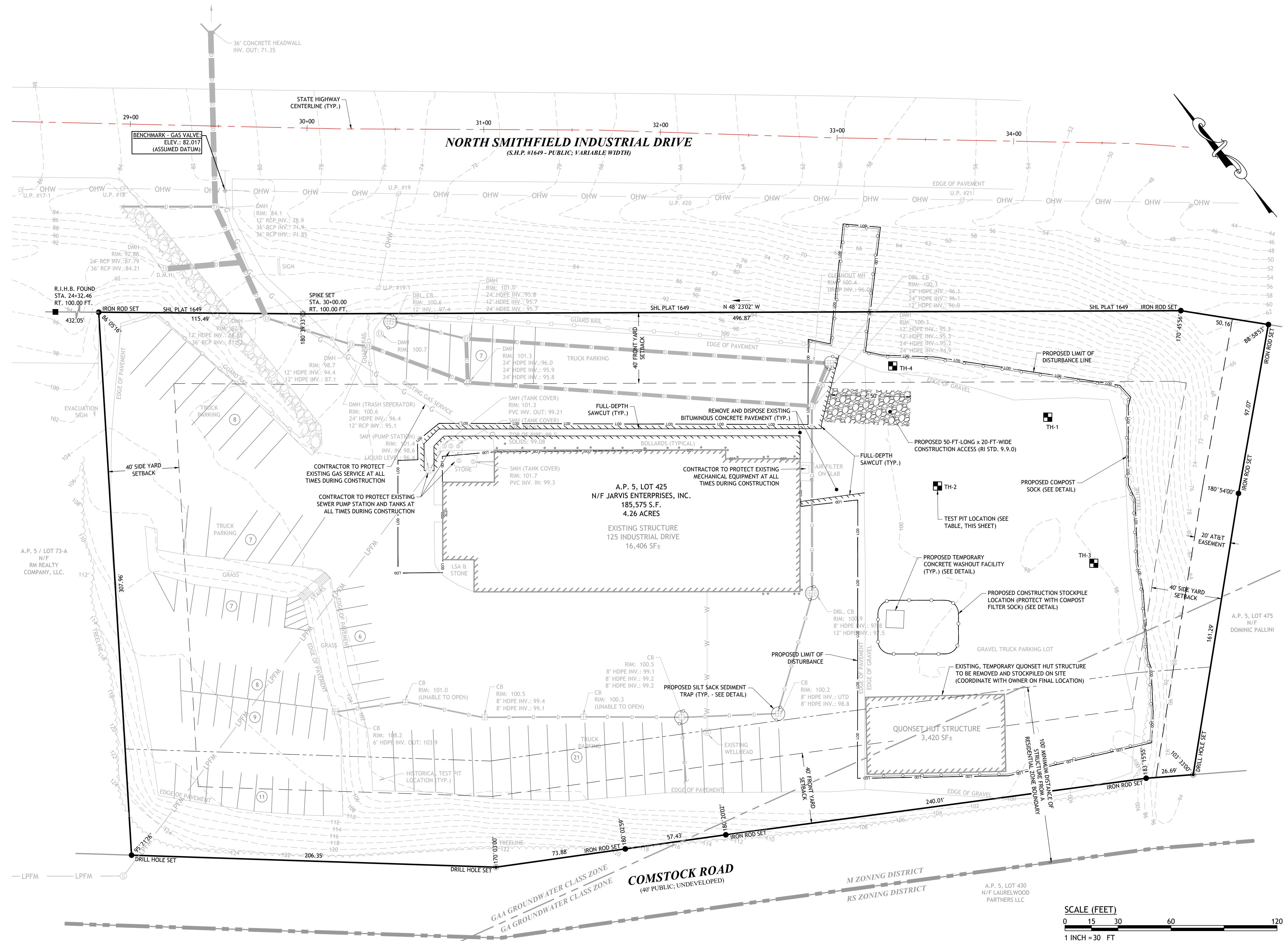
JOE CASALI ENGINEERING, INC.
 CIVIL SITE DEVELOPMENT TRANSFER DR
 301 Post Road, Warwick, RI 02886
 (401)344-1300 (401)344-1300
 www.jecasali.com

Q12-F01 NE Truck Solutions CAD15 Industrial Drive (Prelim/Final) J-008 Nov 13, 2023 11:26am

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
 1-888-344-7233

SOIL EVALUATION TEST HOLE DATA			
TH ID	GROUND ELEV.	SHGWT DEPTH / EL.	LEDGE DEPTH / EL.
TH-1	99.0	NE	NE
TH-2	100.0	NE	36" / 97.0
TH-3	98.0	NE	66" / 92.5
TH-4	100.0	NE	NE

NOTE: NE = NOT ENCOUNTERED



ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	M	M	M
MIN. DISTANCE OF STRUCTURE TO RES. ZONE	100 FT	54.5 FT ⁽²⁾	154.8 FT
MINIMUM FRONT YARD DEPTH	40 FT	14.5 FT ⁽²⁾	51.6 FT
MINIMUM REAR YARD DEPTH	40 FT	NA	64.6 FT
MINIMUM SIDE YARD DEPTH	35 FT	106.3 FT	<35 FT
MAXIMUM MAIN STRUCTURE HEIGHT	20 FT	<35 FT	<35 FT
MAXIMUM ACCESSORY STRUCTURE HEIGHT	1.00	NA	NA
MAXIMUM FLOOR AREA RATIO ⁽¹⁾	0.107 ⁽³⁾	0.137 ⁽⁴⁾	0.137 ⁽⁴⁾

NOTE(S):

1. FLOOR AREA RATIO SHALL BE MEASURED AS: TOTAL FLOOR AREA OF A STRUCTURE (EXCLUDING BASEMENT) DIVIDED BY THE TOTAL LOT AREA.
2. PRE-EXISTING, NON-CONFORMING CONDITION.
3. FLOOR AREA RATIO CALCULATED AS 13,766 SF (MAIN BLDG, FIRST FLOOR) + 2,640 SF (MAIN BLDG, 2ND FLOOR OFFICE) + 3,420 QUONSET HUT / 185,575 SF = 0.107.
4. FLOOR AREA RATIO CALCULATED AS 13,766 SF (MAIN BLDG, FIRST FLOOR) + 2,640 SF (MAIN BLDG, 2ND FLOOR OFFICE) + 9,000 SF (PROPOSED BLDG) / 185,575 SF = 0.137.

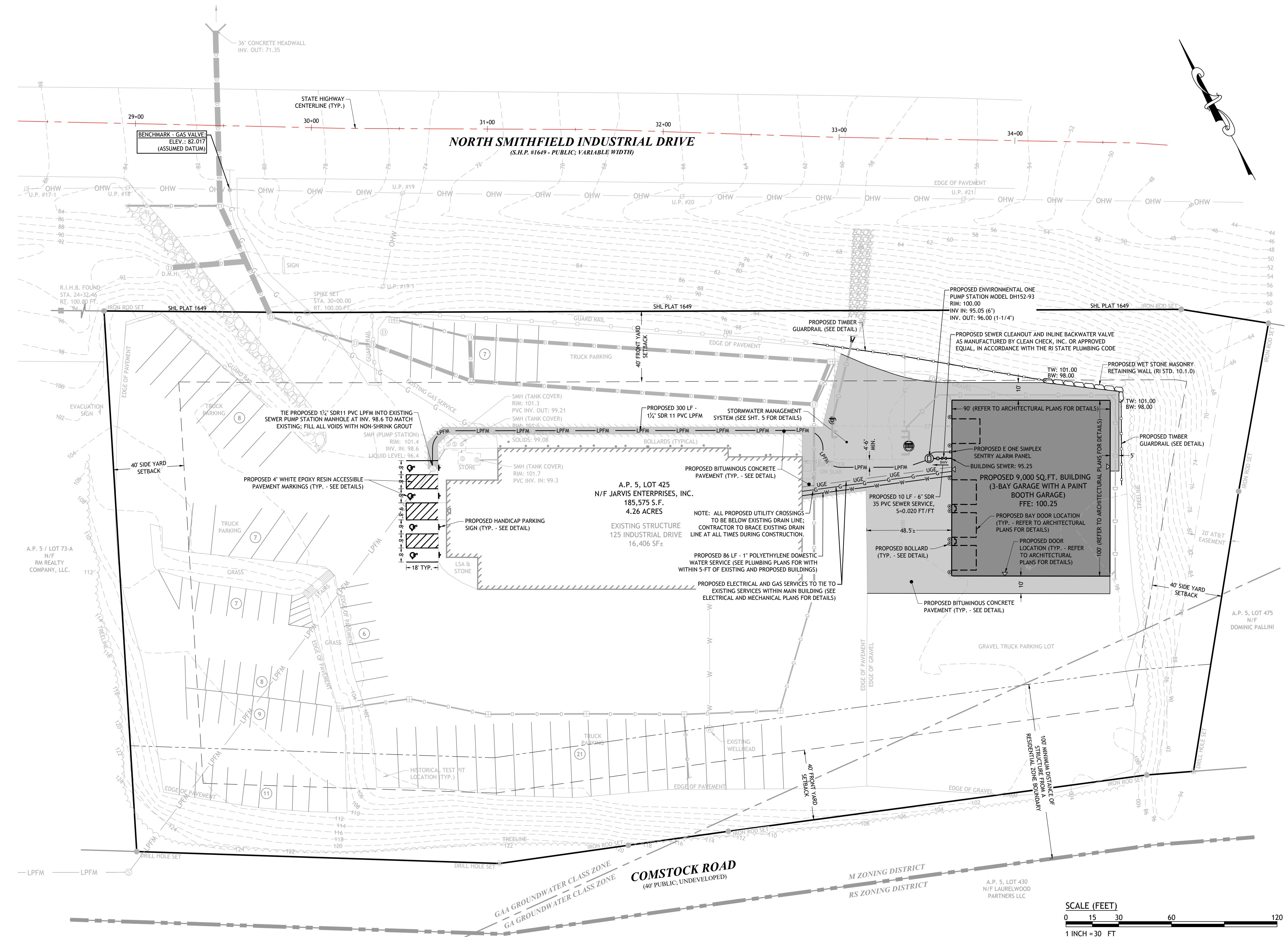
PARKING REQUIREMENTS			
Per section 6.15 - Off-Street Parking Requirements of the North Smithfield Zoning Ordinance:			
USE: RETAIL AND SERVICE BUSINESS 20,000 SF OR MORE			
REQUIRED: THREE (3) PARKING SPACES PER 1,000 SF OF USE FLOOR AREA			
EXISTING BUILDING TO REMAIN FLOOR AREA: 16,406 SQ. FT. PROPOSED BUILDING FLOOR AREA: 9,000 SQ. FT. TOTAL FLOOR AREA = 25,406 SQ. FT.			
PARKING REQUIRED = 25,406 SQ. FT. / 1,000 SQ. FT. * 3 = 76 SPACES			
REQUIRED: 76 SPACES (INC. 4 ADA) EXISTING = 88 SPACES (INC. 4 NEW ADA SPACES)			

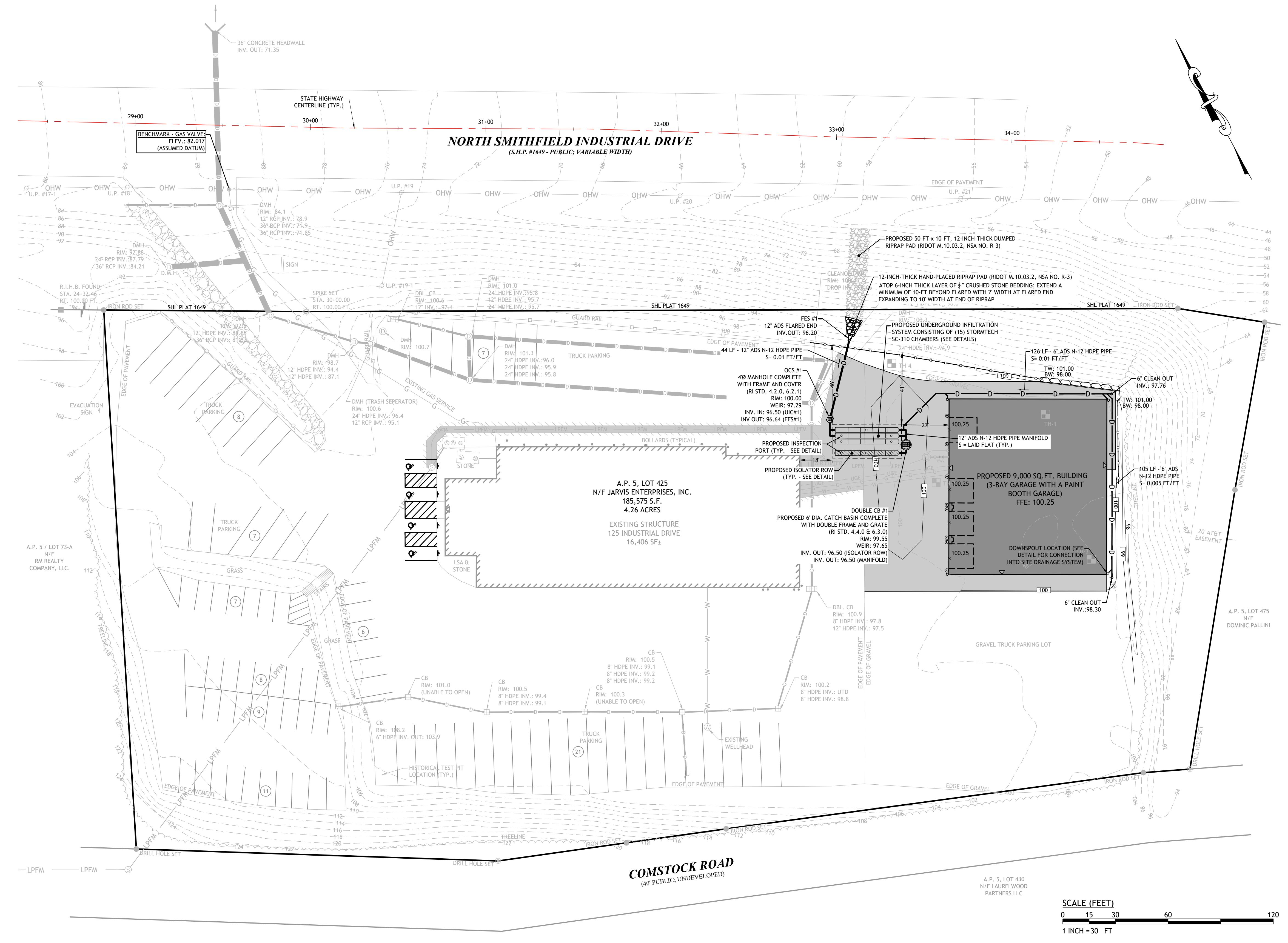
DRAINAGE STATEMENT:
THE PROPOSED DRAINAGE PATTERNS WILL COMPLETELY MIMIC THOSE OF THE EXISTING CONDITIONS. THERE WILL BE NO INCREASE IN STORMWATER RUNOFF RATES OR VOLUMES TO THE STATE HIGHWAY RIGHT-OF-WAY. REDUCTIONS IN PEAK STORMWATER RUNOFF RATES AND TOTAL STORMWATER RUNOFF VOLUMES ARE PROPOSED. REFER TO THE SITE'S STORMWATER MANAGEMENT REPORT, PREPARED BY JOE CASALI ENGINEERING, INC., DATED JULY 2023 FOR ADDITIONAL DETAILS.

TRAFFIC STATEMENT:
THE PROJECT CONSIDERS THE REPLACEMENT OF THE EXISTING QUONSET HUT AND THE RELOCATION OF THE PAINT BOOTH FROM THE EXISTING BUILDING TO THE NEW BUILDING. THE PROJECT PROPOSES NO INCREASE IN STAFFING AND/OR CUSTOMER VISITS TO THE EXISTING/PROPOSED SITE. THEREFORE, THERE ARE NO ANTICIPATED INCREASES IN TRIP GENERATION TO OR FROM THE SITE AND THERE ARE NO TRAFFIC IMPACTS ANTICIPATED AS PART OF THIS PROJECT.

NOTES:

1. ALL WORK TO BE DONE WITHIN THE STATE HIGHWAY RIGHT-OF-WAY (ROW) SHALL CONFORM TO THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2022 EDITION WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE RI STANDARD DETAILS, 1998 EDITION (AMENDED JUNE 2019) WITH ALL REVISIONS.
2. UTILITY WORK IS SHOWN AS REFERENCE. ANY AND ALL UTILITY WORK WITHIN THE STATE HIGHWAY RIGHT-OF-WAY MUST BE APPLIED FOR BY THE CONTRACTOR UNDER A SEPARATE UTILITY PERMIT APPLICATION WITH THE RI DEPARTMENT OF TRANSPORTATION'S DIVISION OF MAINTENANCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION.
4. ALL TRAFFIC CONTROLS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION, INCLUDING ALL REVISIONS.





**PROPOSED 9,000 SF COMMERCIAL BUILDING
NEW ENGLAND TRUCK SOLUTIONS**

NEW ENGLAND TRUCK SOLUTIONS
125 INDUSTRIAL DRIVE
NORTH SMITHFIELD, RHODE ISLAND
AP 5 LOT 425

ONS:
E. DESCRIPTION
23 RIDEM RTC
23 RIDOT RTC

BY: DRD
BY: SD
BY: JAC
NOV. 2023

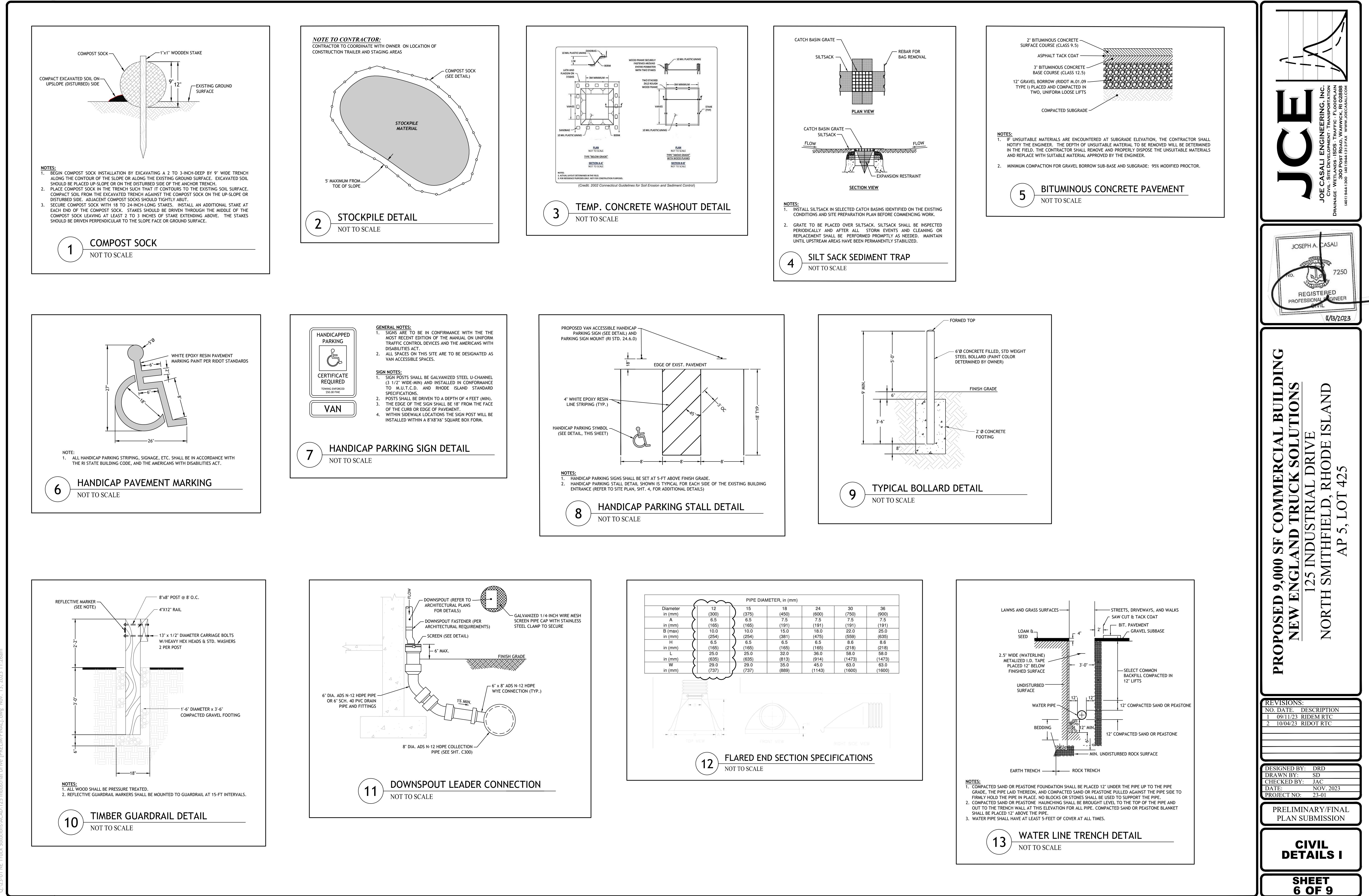
IMINARY/FINAL IN SUBMISSION

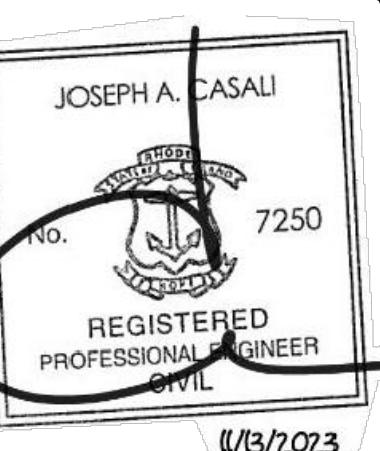
TRADING & RAINAGE PLAN

SHEET 5 OF 9

JOE CASALI ENGINEERING, INC.
CIVIL • SITE DEVELOPMENT • TRANSPORTATION
WATERFRONT MAINTENANCE • WETLANDS • ISDS • TRAFFIC • FLOODPLAIN
300 POST ROAD, WARWICK, RI 02888

(401) 944-1300 (401) 944-1313 FAX WWW.JOECASALI.COM





**PROPOSED 9,000 SF COMMERCIAL BUILDING
NEW ENGLAND TRUCK SOLUTIONS**

125 INDUSTRIAL DRIVE
NORTH SMITHFIELD, RHODE ISLAND

AP 5, LOT 425

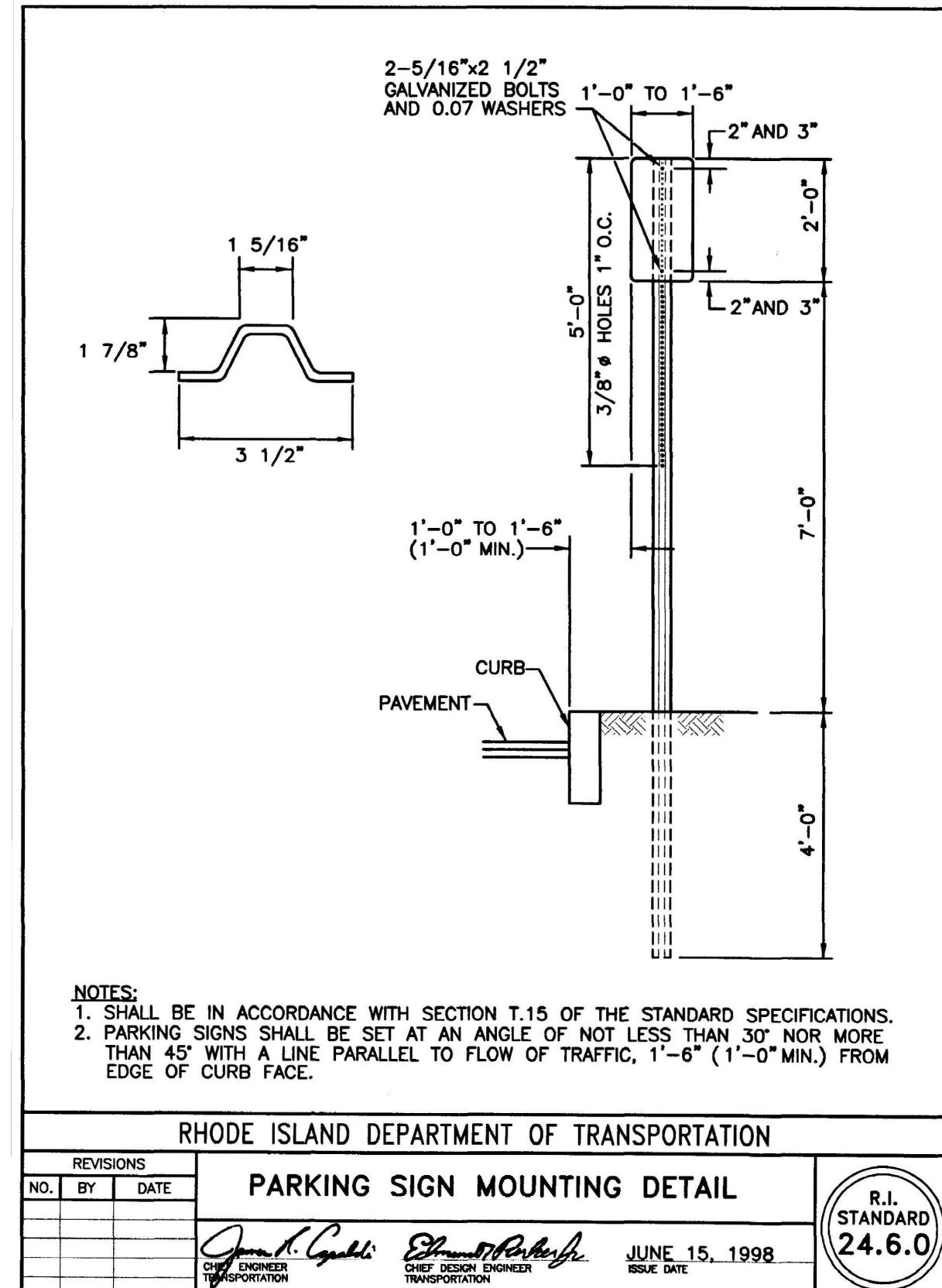
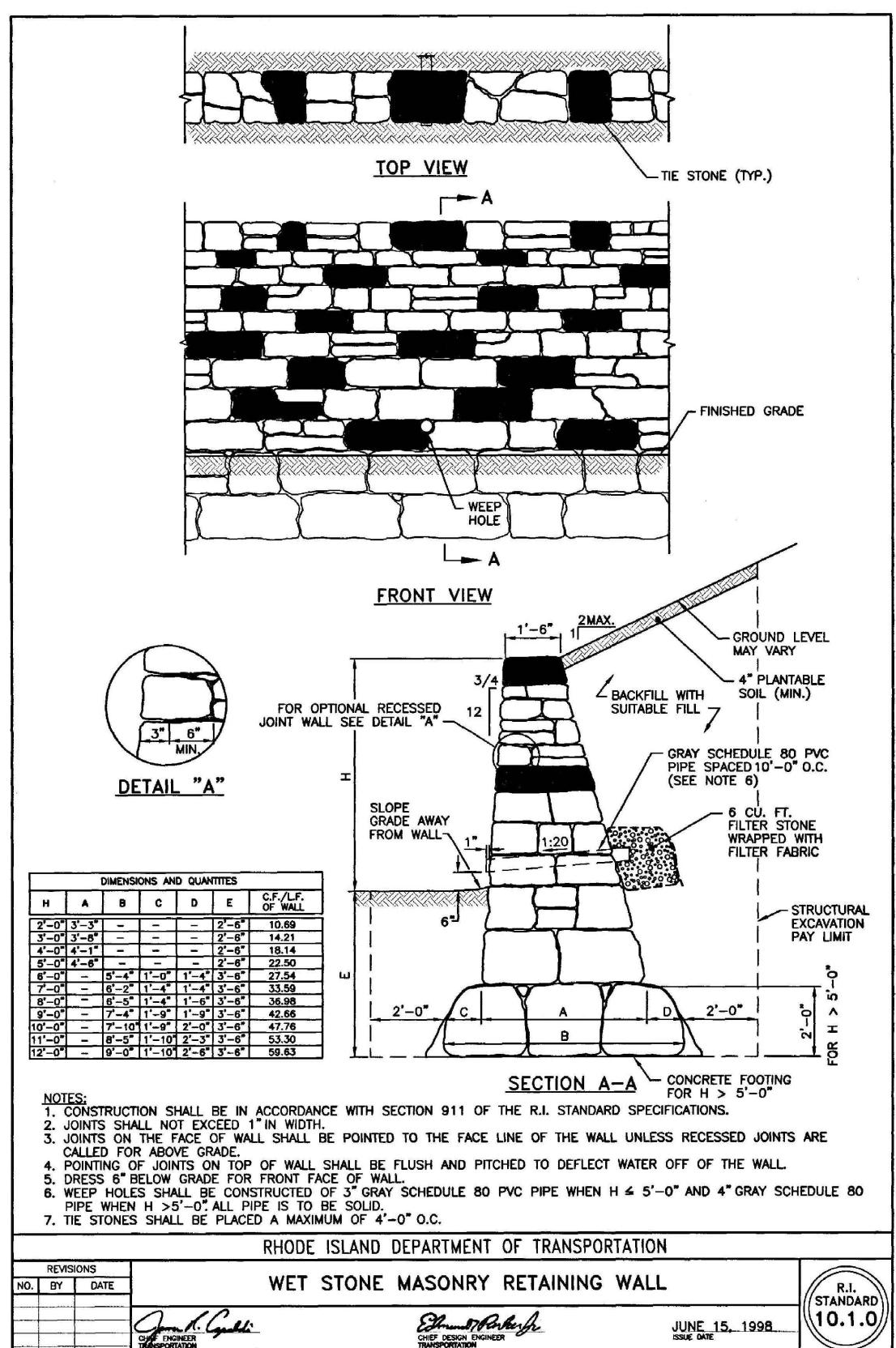
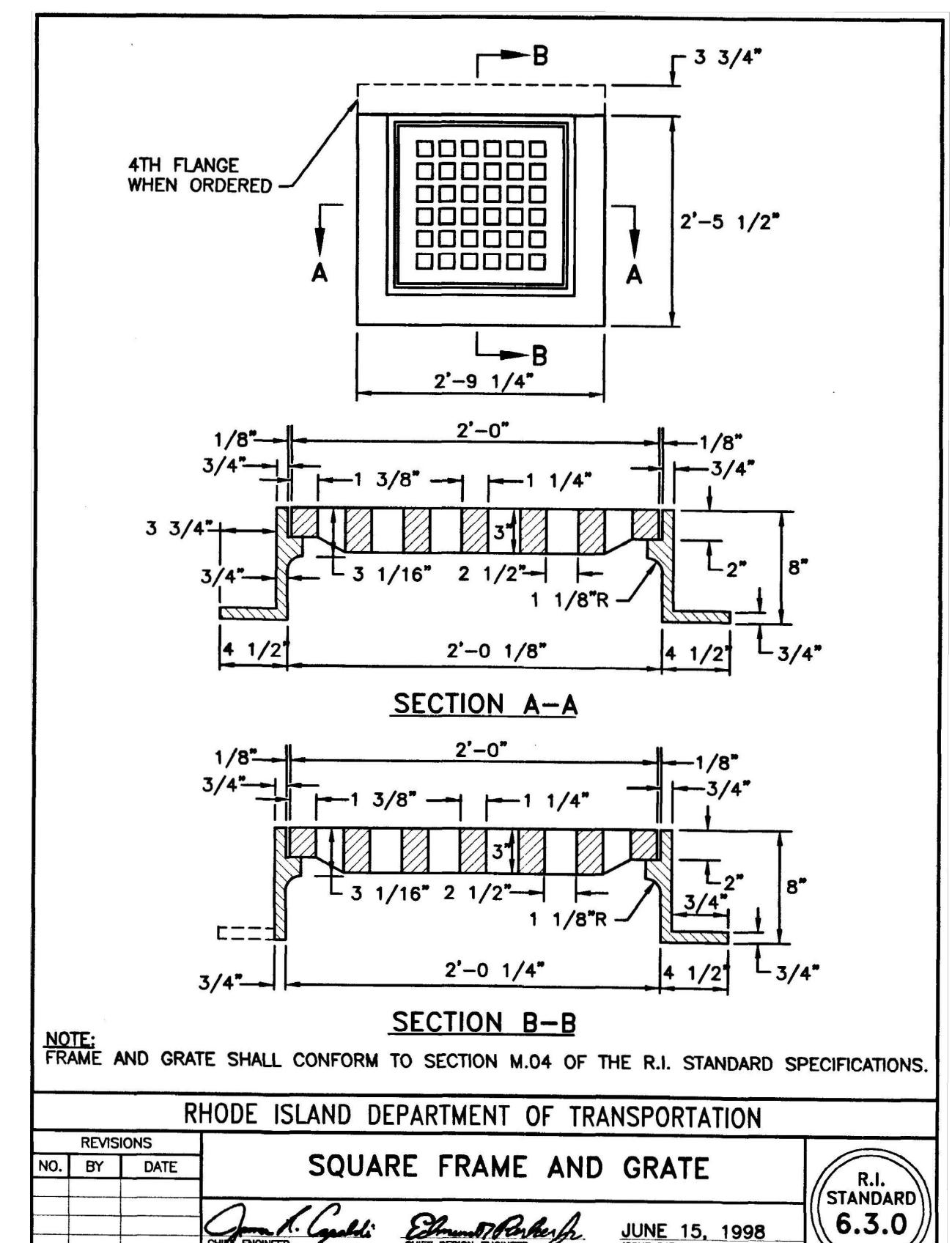
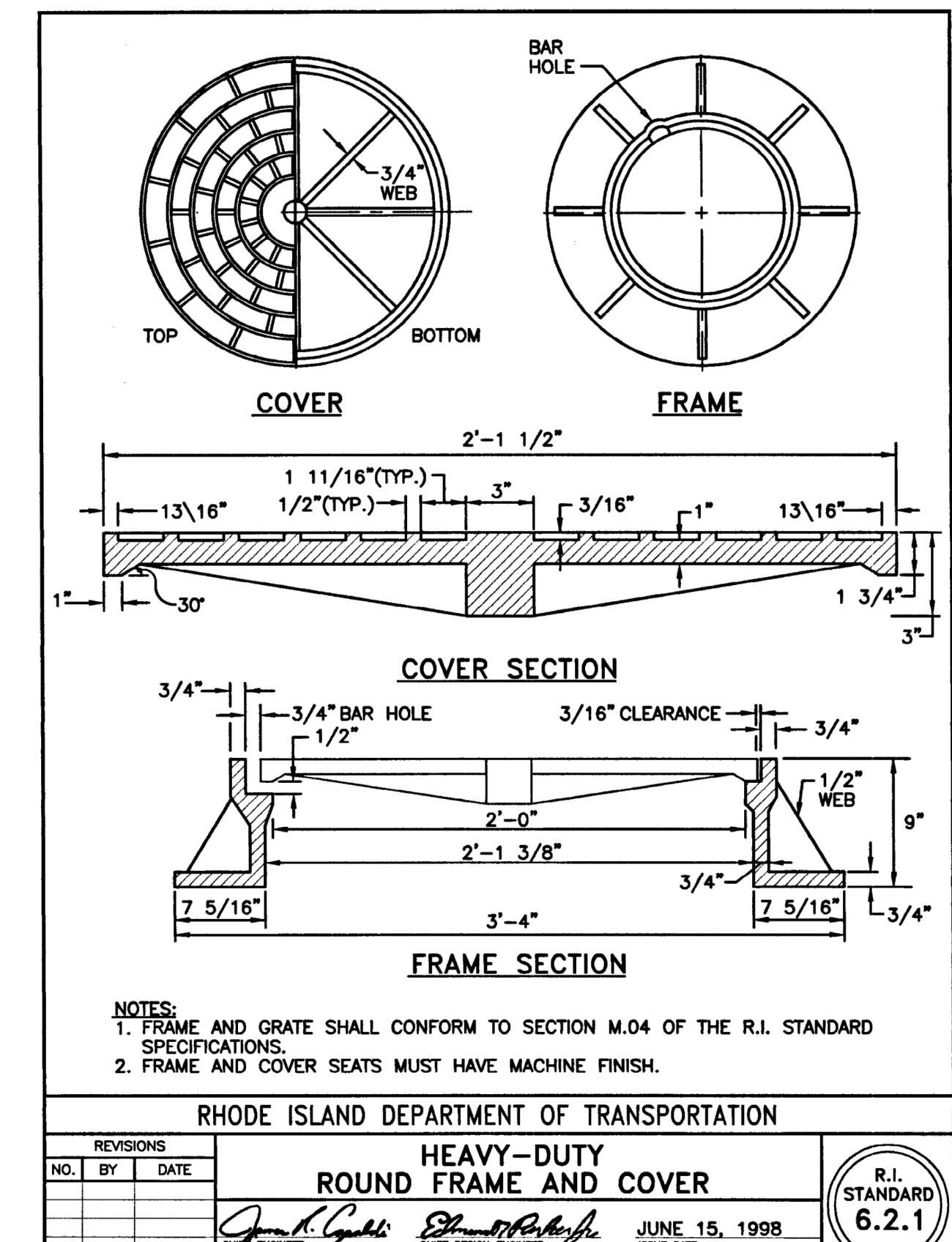
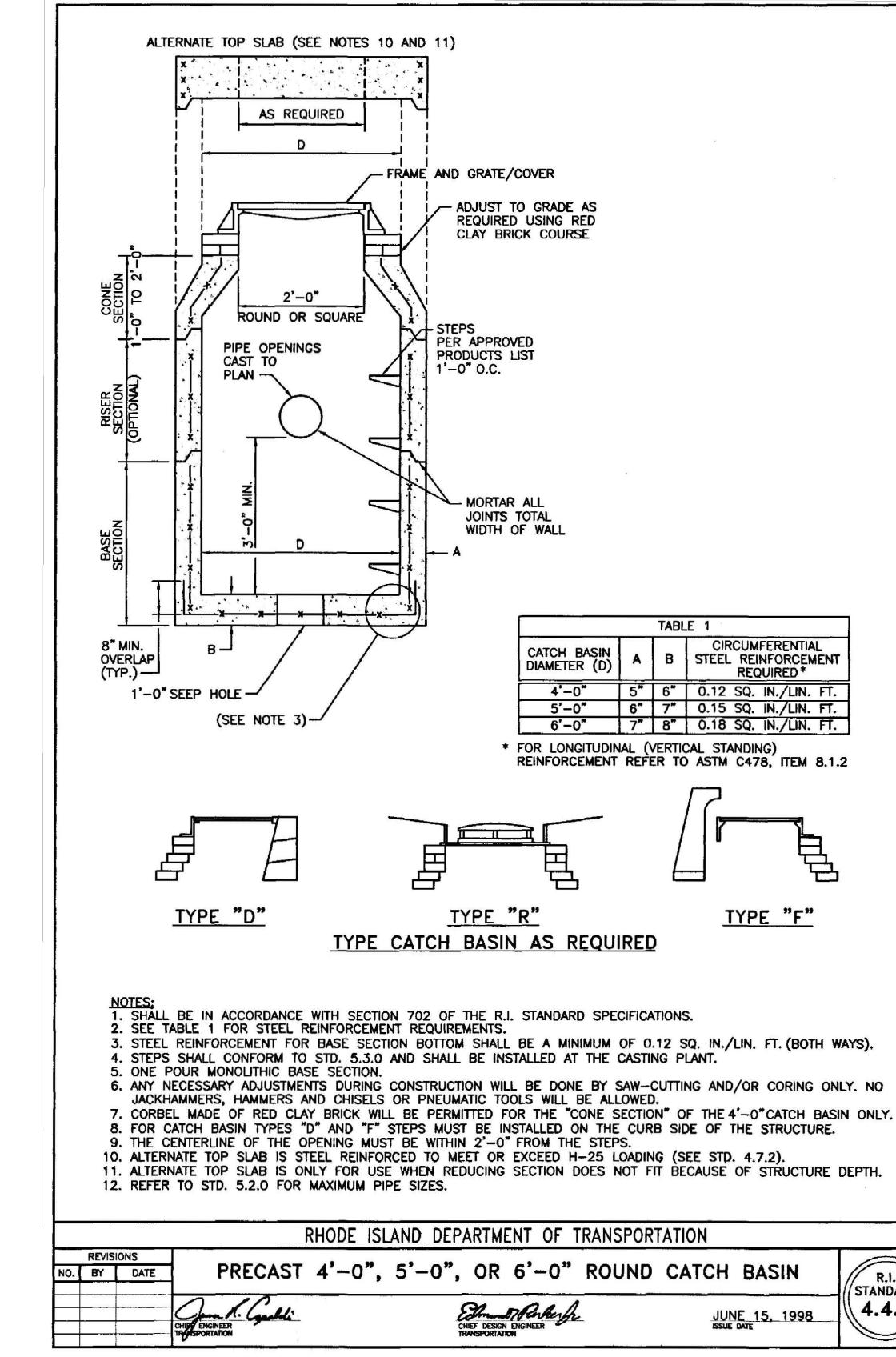
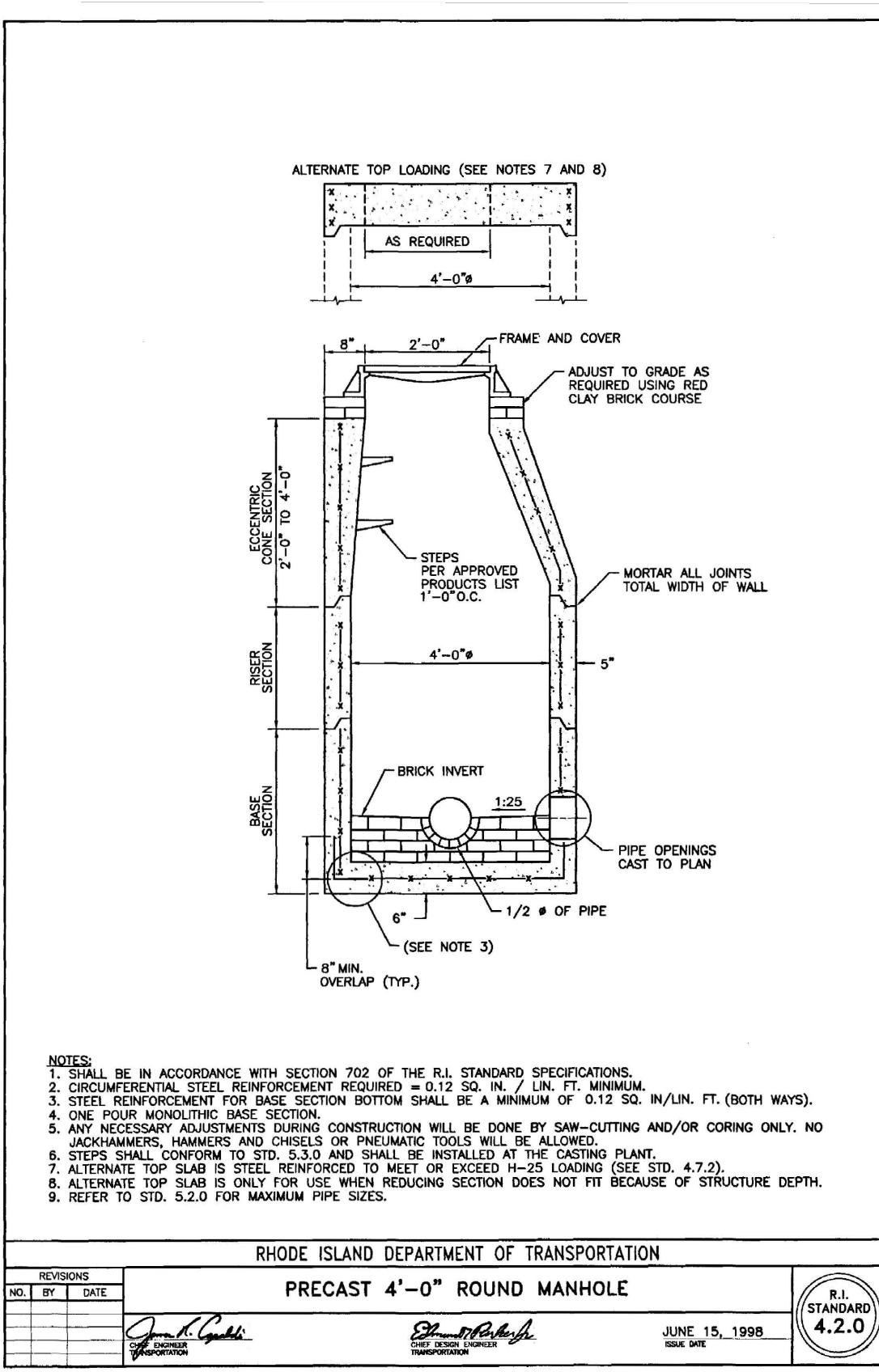
REVISIONS:
1. 09/11/23 RIDEM RTC
2. 10/04/23 RIDOT RTC

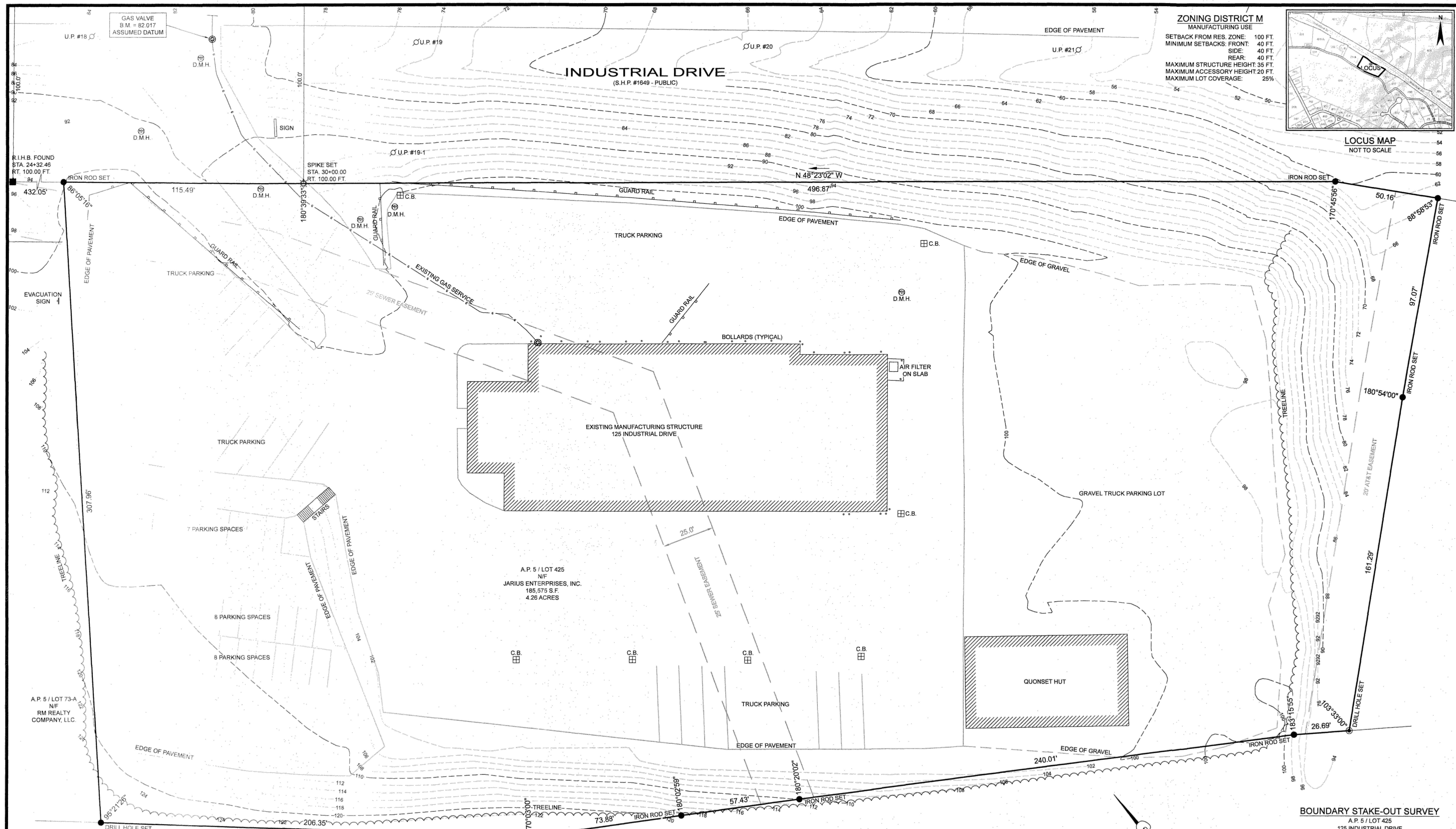
DESIGNED BY: DRD
DRAWN BY: SD
CHECKED BY: JAC
DATE: NOV. 2023
PROJECT NO: 23-01

PRELIMINARY/FINAL
PLAN SUBMISSION

**RI
STANDARD
DETAILS**

**SHEET
9 OF 9**





BOUNDARY STAKE-OUT SURVEY
A.P. 5 / LOT 425
125 INDUSTRIAL DRIVE
NORTH SMITHFIELD, RI. 02896
SCALE: 1'=20' DATE: JANUARY 31, 2023

PREPARED FOR:
JOE CASALI ENGINEERING, INC.
300 POST ROAD, WARWICK, RI. 02886
PHONE: (401) 944-1300

PREPARED BY:

OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI. 02920
PHONE: (401) 463-9896 info@osplanners.com
JOB NO. 10458 / DWG. NO. 10458 - C3 - (AJB)
GRAPHIC SCALE: 1" = 20'

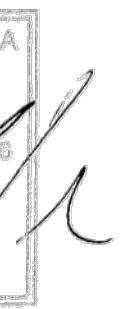
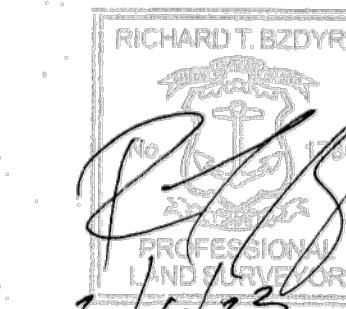
SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25 2015. AS FOLLOWS:

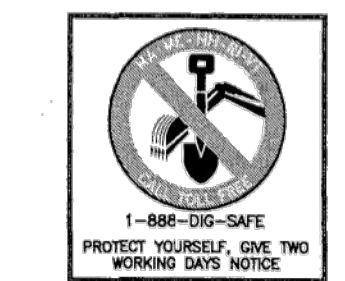
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES AND EXISTING CONDITIONS OF SITE.

BY RICHARD T. BZDRA, PLS. LICENSE #1786; COA # LS-A60
DATE: 2/6/23

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILED INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



2/6/23



THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY NOT BE ACCURATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIGSAFE" AT 1-888-344-7233.

REFERENCE:

1. DEED BK. 257 PG. 889
2. RECORD LOT A ON "PLAT NO. 1649-A BY THE DEPARTMENT OF TRANSPORTATION, DIVISION OF PUBLIC WORKS"
3. RECORD LOT 2 ON "FINAL MAJOR SUBDIVISION PLAT 5, LOTS 73A & 425 OWNED BY B & E LAND DEVELOPMENT NORTH SMITHFIELD, RHODE ISLAND APRIL 29, 1998" CAB-53A