

FIRST FLOOR PLAN-NORTH
1/8" = 1'-0"

SPECIFIC PLAN KEY NOTES
1. CONCRETE LANDING

castellone
architecture
792 great road
lincoln, ri 02865
401-465-9861

NEW DETAILING BUILDING

NEW ENGLAND TRUCK SOLUTIONS
125 INDUSTRIAL DRIVE
NORTH SMITHFIELD, RI 02896

DRAWN BY: PAC
DATE: MAR, 2023
REVISIONS:
MAR 6, 2023 - BOOTH DIMS

OWNERSHIP OF DOCUMENTS
THESE DOCUMENTS HAVE BEEN
PREPARED BY CASTELLONE
ARCHITECTURE, LLC AS
A PROFESSIONAL SERVICE
SPECIFICALLY FOR THE
PROJECT DESCRIBED ABOVE.
ANY PORTION OF THESE
DOCUMENTS REPRODUCED
WITHOUT WRITTEN APPROVAL OF
CASTELLONE ARCHITECTURE,
LLC IS PROHIBITED.

DRAWING NAME:

FLOOR PLAN

DRAWING NO:

A1-1

PRE-APPLICATION and MASTER PLAN FILING for a PROPOSED

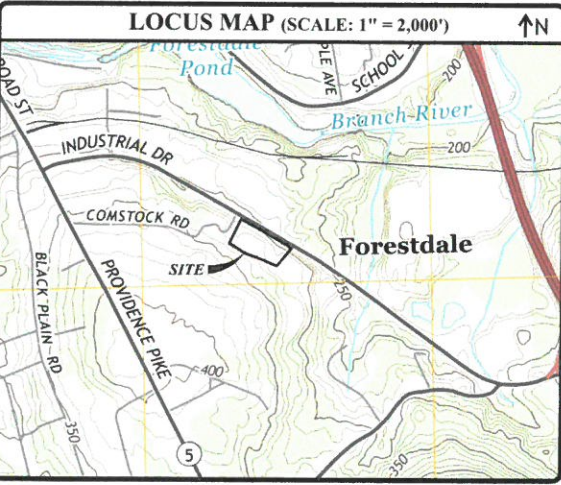
9,000 SQ. FT. BUILDING SERVICING



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

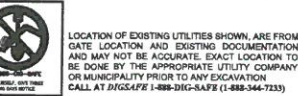
ZONING DISTRICT: MANUFACTURING (M)

OWNER/APPLICANT	ARCHITECT
JARVIS PROPERTIES LLC ATTN: MR. JASON JARVIS 125 INDUSTRIAL DRIVE NORTH SMITHFIELD, RI 02896 PHONE: 401-659-0020	CASTELLONE ARCHITECTURE 792 GREAT ROAD LINCOLN, RI 02865 PHONE: 401-465-9861
CIVIL ENGINEER	SURVEYOR
JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 PHONE: 401-944-1300 FAX: 401-944-1313	OCEAN STATE PLANNERS, INC. 1255 OAKLAWN AVENUE CRANSTON, RI 02920 PHONE: 401-463-9696



GENERAL NOTES:

- THIS PLAN IS BASED ON A CLASS I AND CLASS III BOUNDARY STAKE-OUT SURVEY COMPLETED BY OCEANS STATE PLANNERS, 1255 OAKLAWN AVENUE, CRANSTON, RI IN FEBRUARY 2023. ADDITIONAL SUPPLEMENTAL EXISTING CONDITIONS SURVEY COMPLETED BY JOE CASALI ENGINEERING, INC., 300 POST ROAD, WARWICK, RI 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.
- THE ENTIRE PROJECT AREA LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEMA MAP FOR THE TOWN OF NORTH SMITHFIELD, RHODE ISLAND, MAP NUMBER 44007C0152G, EFFECTIVE DATE MARCH 02, 2009.
- EXISTING SOILS ON THE SITE HAVE BEEN CLASSIFIED PRIMARILY AS CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 8 PERCENT SLOPES, VERY STONY (CH), CANTON AND CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES, VERY STONY (CHC), CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES, VERY STONY (CKC) AND HINCKLEY LOAMY SAND, 15 TO 25 PERCENT SLOPES (HND).
- THERE ARE NO KNOWN WETLANDS ON, OR IMMEDIATELY ADJACENT, TO THE PROPERTY. THE SITE IS LOCATED WITHIN THE BRANCH RIVER WATERSHED (RIDEM INVENTORY NO. 10900030204). THERE ARE NO KNOWN EXISTING PUBLIC RECREATION OR CULTURAL RESOURCES LOCATED WITHIN THE SUBJECT SITE.
- THE SITE IS LOCATED WITHIN A NON-COMMUNITY WELLHEAD PROTECTION AREA. THE SITE LIES WITHIN THE GAA/GA GROUNDWATER CLASSIFICATION ZONES. IN ADDITION, THIS SITE LIES WITHIN THE TOWN OF NORTH SMITHFIELD'S WATER SUPPLY PROTECTION OVERLAY DISTRICT. HOWEVER, BASED ON THE TOWN'S OFFICIAL MAP OF THE OVERLAY DISTRICT, THE SUBJECT PARCEL IS CONSIDERED AN "EXISTING EXEMPT INDUSTRIAL/COMMERCIAL AREA" AND THEREFORE IS EXEMPT FROM OVERLAY DISTRICT REQUIREMENTS.
- THE SITE IS ENCUMBERED BY A 20-FT-WIDE EASEMENT IN FAVOR OF AT&T COMMUNICATIONS. A SEWER EASEMENT FORMERLY BIFURCATED THE SITE (AS SHOWN ON THE SURVEY PLAN, REFERENCE 1); HOWEVER, THIS EASEMENT HAS BEEN TERMINATED.



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

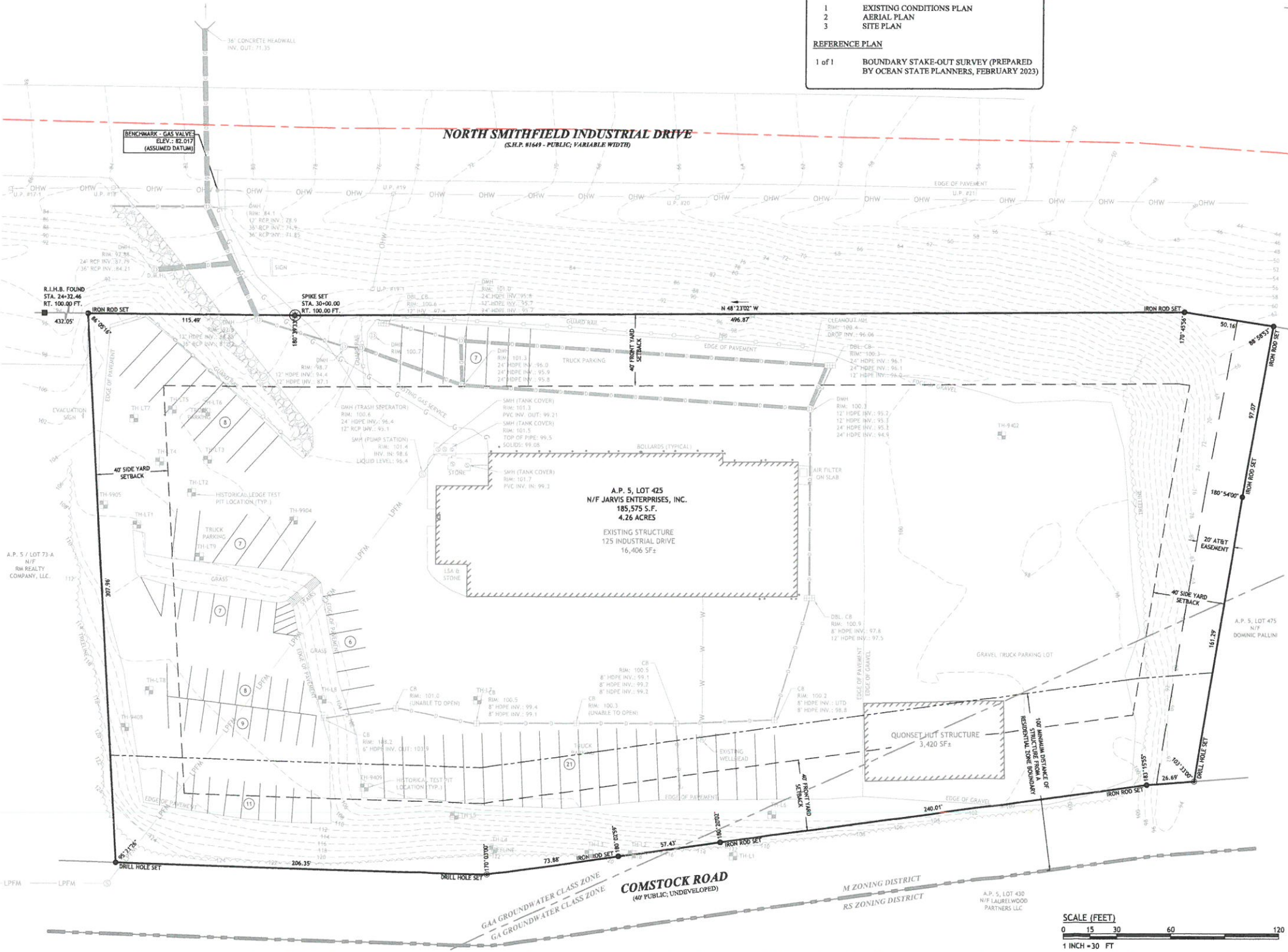
LEGEND:

PROPERTY LINE	EXISTING SEWER LINE
ABUTTING PROPERTY LINE	SEWER LINE
EXISTING CONTOUR	EXISTING SEWER MANHOLE
CONTOUR	SEWER MANHOLE
EXISTING FENCE	EXISTING WATER LINE
EXISTING CURB	WATER LINE
CURB	LIMIT OF DISTURBANCE
GUARD RAIL	EXISTING WATER GATE
EXISTING DRAIN LINE	WATER GATE
DRAIN LINE	EXISTING GAS LINE
EXISTING DRAINAGE MANHOLE	GAS LINE
DRAINAGE MANHOLE	EXISTING UTILITY POLE
EXISTING CATCH BASIN	UTILITY POLE
CATCH BASIN	N/F
	NOW OR FORMERLY

INDEX OF DRAWINGS

SHEET NO.	PLAN
1	EXISTING CONDITIONS PLAN
2	AERIAL PLAN
3	SITE PLAN

REFERENCE PLAN
1 of 1 BOUNDARY STAKE-OUT SURVEY (PREPARED BY OCEAN STATE PLANNERS, FEBRUARY 2023)



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

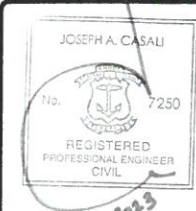
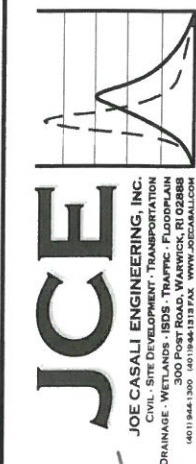
REVISIONS:	
NO.	DATE. DESCRIPTION
DESIGNED BY:	DRD
DRAWN BY:	JAS/SEP
CHECKED BY:	JAC
DATE:	MARCH 2023
PROJECT NO:	23-01

DESIGNED BY: DRD
DRAWN BY: JAS/SEP
CHECKED BY: JAC
DATE: MARCH 2023
PROJECT NO: 23-01

PRELIMINARY, NOT FOR CONSTRUCTION

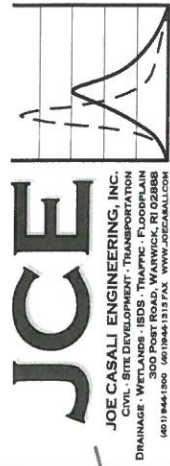
EXISTING CONDITIONS PLAN

SHEET 1 OF 3



AERIAL NOTE:

1. AERIAL SHOWN ON THIS SHEET WAS OBTAINED FROM APPS.NEARMAP.COM AND REPRESENTS CONDITIONS ON, OR AROUND, SEPTEMBER 9, 2022.



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

REVISIONS:		
NO.	DATE	DESCRIPTION

DESIGNED BY:	DRD
DRAWN BY:	JAS/SEP
CHECKED BY:	JAC
DATE:	MARCH 2023
PROJECT NO:	23-01

PRELIMINARY, NOT FOR CONSTRUCTION

AERIAL PLAN

SHEET 2 OF 3

ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	M	M	M
MIN. DISTANCE OF STRUCTURE TO RES. ZONE	100 FT	54.5 FT ⁽¹⁾	154.8 FT
MINIMUM FRONT YARD DEPTH	40 FT	14.5 FT ⁽²⁾	51.6 FT
MINIMUM REAR YARD DEPTH	40 FT	NA	NA
MINIMUM SIDE YARD DEPTH	40 FT	106.3 FT	64.6 FT
MAXIMUM MAIN STRUCTURE HEIGHT	35 FT	<35 FT	<35 FT
MAXIMUM ACCESSORY STRUCTURE HEIGHT	20 FT	NA	NA
MAXIMUM FLOOR AREA RATIO ⁽³⁾	1.00	0.107 ⁽⁴⁾	0.137 ⁽⁵⁾

NOTE(S):

- FLOOR AREA RATIO SHALL BE MEASURED AS: TOTAL FLOOR AREA OF A STRUCTURE (EXCLUDING BASEMENT) DIVIDED BY THE TOTAL LOT AREA.
- PRE-EXISTING, NON-CONFORMING CONDITION.
- 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.
- 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

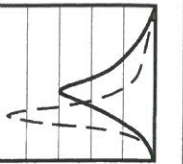
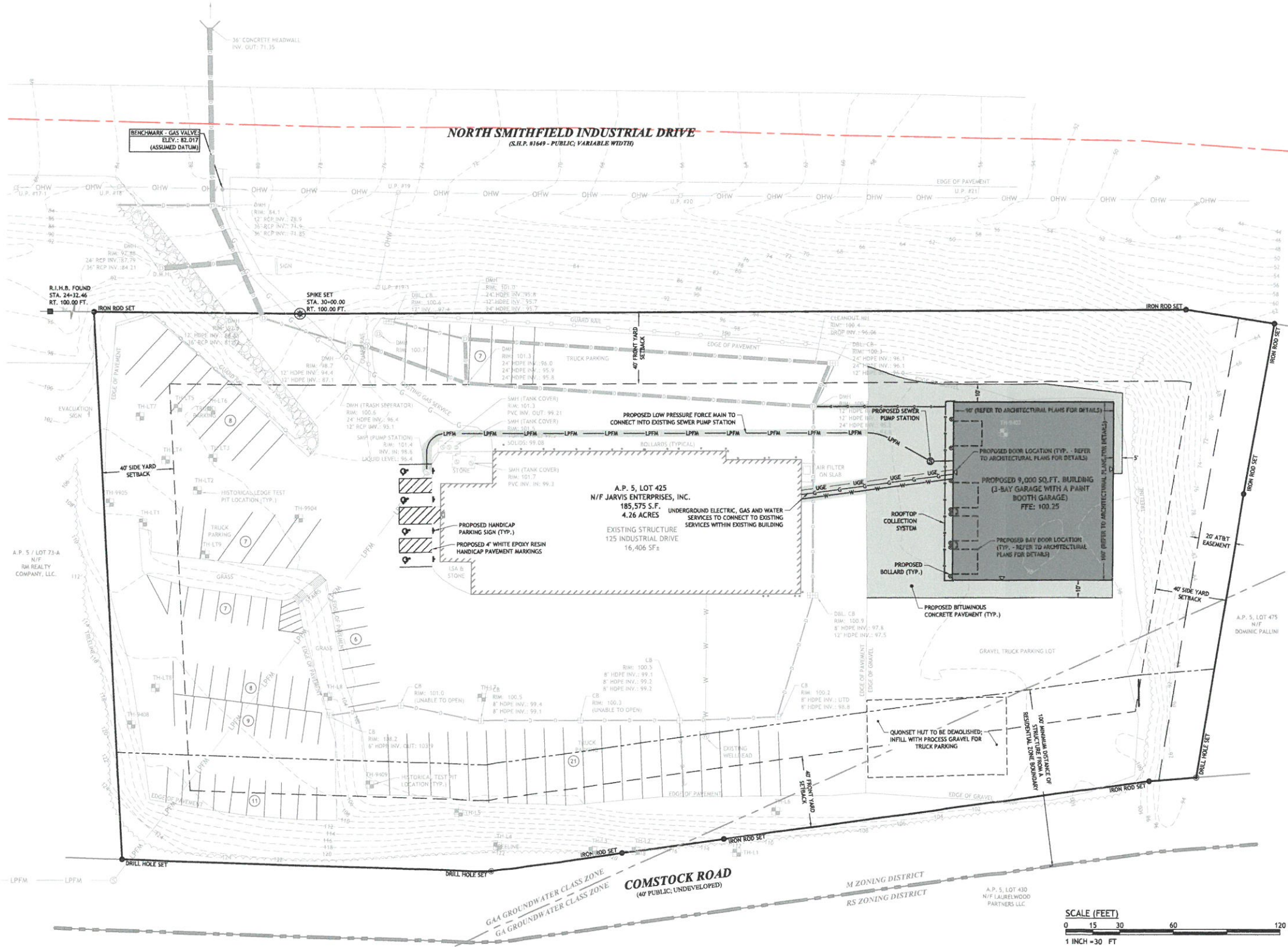
Per section 6.15 - Off-Street Parking Requirements of the North Smithfield Zoning Ordinance:

USE: RETAIL AND SERVICE BUSINESS 20,000 SF OR MORE
REQUIRED: THREE (3) PARKING SPACES PER 1,000 SF OF USE FLOOR AREA

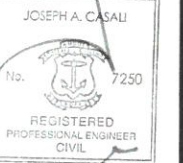
EXISTING BUILDING TO REMAIN FLOOR AREA: 16,406 SQ. FT.
PROPOSED BUILDING FLOOR AREA: 9,000 SQ. FT.
TOTAL FLOOR AREA = 25,406 SQ. FT.

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)



JOE CASALI ENGINEERING, INC.
CIVIL - SITE DEVELOPMENT - TRANSPORTATION
DRAINAGE - WETLANDS - EROSION - TRAFFIC - FLOODPLAIN
10011 844-1300 10011 844-1311 FAX 10011 844-1311 WWW.JCEONLINE.COM



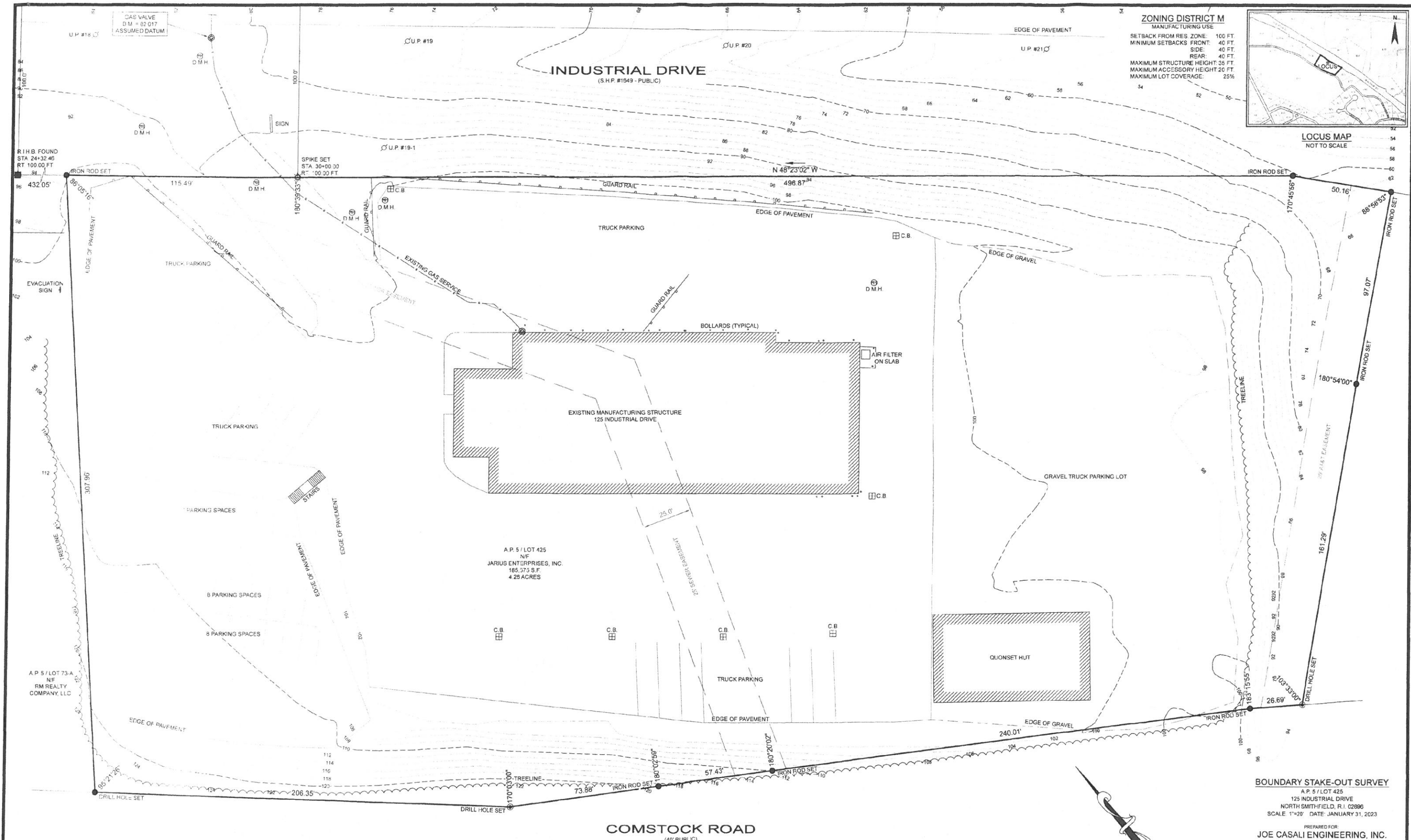
PROPOSED 9,000 SF COMMERCIAL BUILDING
NEW ENGLAND TRUCK SOLUTIONS
125 INDUSTRIAL DRIVE
NORTH SMITHFIELD, RHODE ISLAND
AP 5, LOT 425

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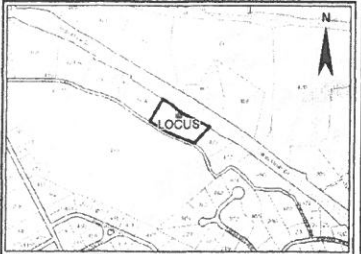
PRELIMINARY, NOT FOR CONSTRUCTION

SITE PLAN

SHEET 2 OF 3



ZONING DISTRICT M
MANUFACTURING USE
SETBACK FROM RES. ZONE: 100 FT.
MINIMUM SETBACKS: FRONT: 40 FT.
SIDE: 40 FT.
REAR: 40 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM ACCESSORY HEIGHT: 20 FT.
MAXIMUM LOT COVERAGE: 25%



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:
TYPE OF BOUNDARY SURVEY
LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY

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 ON SITE.
BY *Richard T. Bzdyra* DATE *2/6/23*
RICHARD T. BZDYRA, PLS., LICENSE #1786, COA #LS-460

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 COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

Richard T. Bzdyra
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

BOUNDARY STAKE-OUT SURVEY
A.P. 5 / LOT 425
125 INDUSTRIAL DRIVE
NORTH SMITHFIELD, R.I. 02886
SCALE 1"=20' DATE: JANUARY 31, 2023
PREPARED FOR:
JOE CASALI ENGINEERING, INC.
300 POST ROAD, WARWICK, R.I. 02888
PHONE: (401) 944-1300
PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
PHONE: (401) 463-9696 info@osplanners.com
JOB NO. 10458 / DWG. NO. 10458-C3-(AJB)
GRAPHIC SCALE 1"=20'
0 20 40 60