

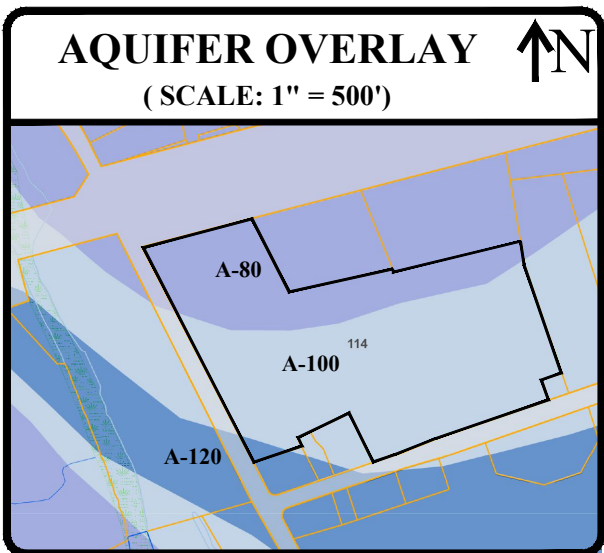
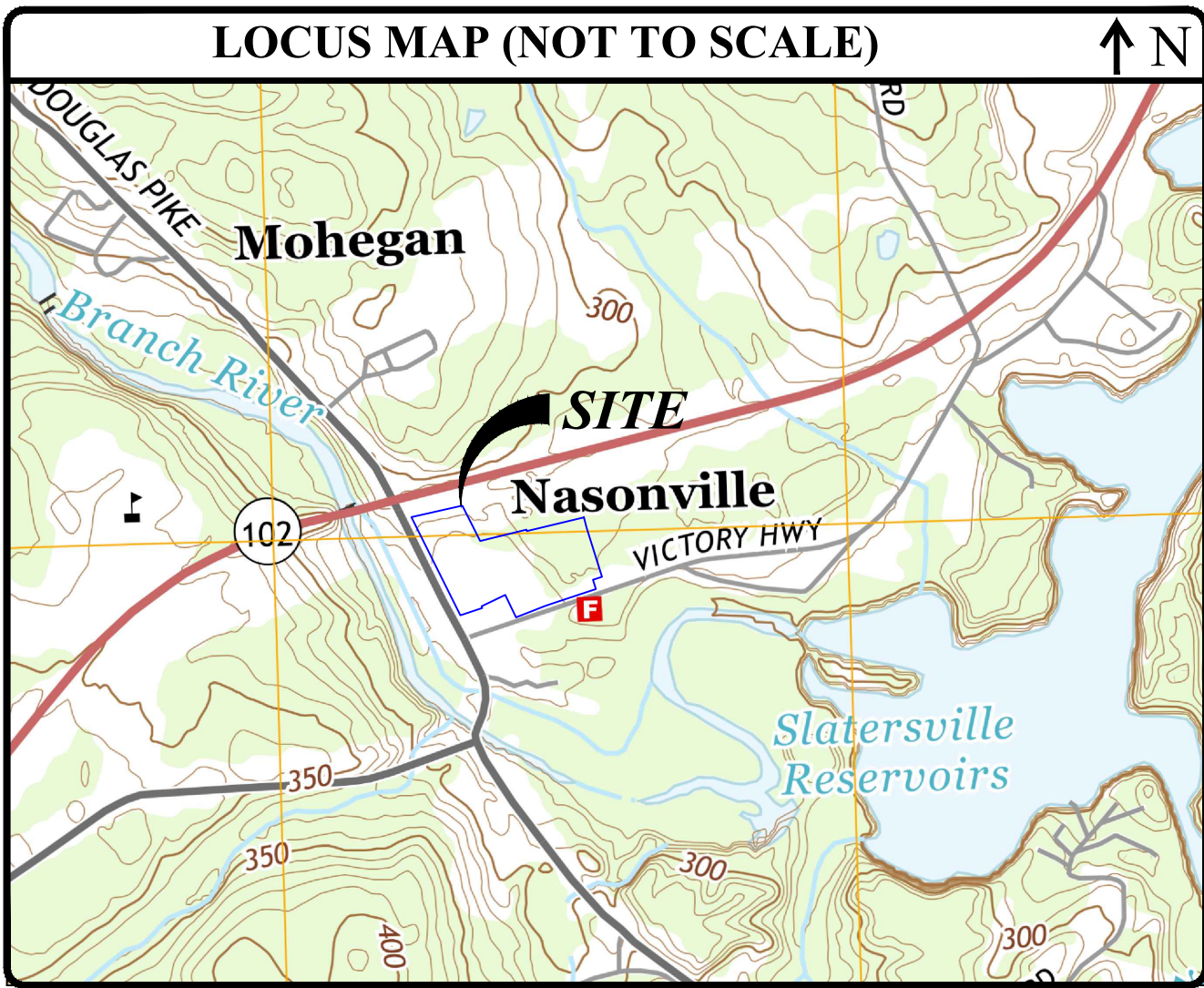
CONCEPT PLAN SUBMISSION for a MAJOR LAND DEVELOPMENT PROJECT

WORK READY TRUCK LLC
A PROPOSED AUTOMOTIVE FACILITY

VICTORY HIGHWAY
BURRILLVILLE, RHODE ISLAND
AP 114, LOT 12

ZONING DISTRICT: GC (GENERAL COMMERCIAL DISTRICT);
A-100 AQUIFER OVERLAY/ GROUNDWATER PROTECTION;
ROUTE 102 OVERLAY DISTRICT

APPLICANT	OWNER	ENGINEER
WORK READY TRUCK LLC C/O MR. JEFF RUTKO, CFO 181 PUTNAM PIKE JOHNSTON, RI 02919	NASON SQUARE LLC 28 RIDGE ROAD NORTH SMITHFIELD, RI 02896	JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02886 (401) 944-1300 PHONE WWW.JOECASALI.COM



LEGEND:

- EXISTING PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- ZONING DISTRICT LINE
- 100' - EXISTING CONTOUR
- PROPOSED FENCE
- PROPOSED CURB
- N/F - NOW OR FORMERLY
- S - EXISTING SEWER LINE
- ⊗ - EXISTING SEWER MANHOLE

GENERAL NOTES:

- A CLASS I COMPREHENSIVE BOUNDARY SURVEY WAS COMPLETED BY TERENCE J. GREENLIEF, P.L.S. NO. 1800, P.O. BOX 188, HARMONY, RI 02829 IN JUNE 2023. AN UPDATED CLASS I PROPERTY LINE SURVEY AND CLASS III TOPOGRAPHIC SURVEY IS CURRENTLY IN PROGRESS.
- 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 PROPOSED SITE IMPROVEMENTS LIE WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BURRILLVILLE MAP NUMBER 44007C0151G, EFFECTIVE DATE MARCH 2, 2009.
- THERE ARE NO KNOWN EASEMENTS WITHIN THE SUBJECT PROPERTY.
- ACCORDING TO WEB SOIL SURVEY COMPLETED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES CONSERVATION SERVICE, EXISTING SOILS ON THE SITE HAVE BEEN CLASSIFIED AS MERRIMAC FINE SANDY LOAM (Mm) 0 TO 3 PERCENT SLOPES, AND MERRIMAC FINE SANDY LOAM (MmB) 3 TO 8 PERCENT SLOPES. THESE SOILS TYPICALLY EXHIBIT A DEPTH TO THE SEASONAL HIGH GROUNDWATER TABLE OF MORE THAN 80-INCHES AND BELONG TO HYDROLOGIC SOIL GROUP A.
- THERE ARE NO KNOWN WETLANDS ON SITE. THE SITE IS LOCATED WITHIN THE BRANCH RIVER WATERSHED (RIDEM INVENTORY NO. 010900030204).
- THE PROJECT SITE IS LOCATED IN A NON-COMMUNITY WELLHEAD PROTECTION AREA. THE PROJECT SITE IS ALSO LOCATED WITHIN BURRILLVILLE'S AQUIFER OVERLAY DISTRICT AND IS SUBJECT TO THE A-100 AQUIFER DISTRICT.



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 DIG-SAFE AT 1-888-DIG-SAFE. 1-888-344-7233

ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	GC	GC	GC
MINIMUM LOT AREA	NONE	11.47 AC.	11.47 AC.
MINIMUM LOT FRONTAGE	NONE	628.77 FT	628.77 FT
MINIMUM FRONT YARD SETBACK	0 FT	N/A	601 FT±
MINIMUM CORNER YARD SETBACK	35 FT±	N/A	92 FT±
MINIMUM REAR YARD SETBACK	30 FT	N/A	102 FT±
MINIMUM SIDE YARD SETBACK	15 FT	N/A	128 FT±
MAXIMUM BUILDING COVERAGE	25%	N/A	<7.11%
MAXIMUM HEIGHT OF MAIN STRUCTURE	35 FT	N/A	<35 FT

SPECIAL USE PERMIT REQUESTED

SECTION 30-71 ZONING DISTRICT USES, 7. SERVICE BUSINESS,
7. GENERAL AUTOMOTIVE REPAIR

- NOTES:
- 55 FEET WHEN ADJACENT TO A OR R DISTRICT, OTHERWISE NO REQUIREMENT.
 - PER SECTION 30-115 - FRONTAGE ON CORNER LOTS: FOR PURPOSES OF COMPLYING WITH THE FRONT YARD SETBACK REQUIREMENTS, THE LONGER OF THE TWO STREET LINES SHALL BE INTERPRETED AS THE FRONT LOT LINE OF ANY CORNER LOT. ALL DIMENSIONAL REGULATIONS OF ARTICLE IV SHALL APPLY, EXCEPT THAT THE SIDE YARD WHICH IS ADJACENT TO A STREET SHALL HAVE A DEPTH EQUAL TO ONE-HALF THE SUM OF THE REQUIRED SIDE YARD AND FRONT YARD DEPTHS FOR THE DISTRICT.
- FRONT LOT LINE = DOUGLAS TURNPIKE
 - VICTORY HIGHWAY: 55 FT FRONT YARD SETBACK (ADJACENT TO RESIDENTIAL ZONE) + 15 FT SIDE YARD SETBACK + 70 FT / 2 = 35 FT CORNER YARD SETBACK
 - BRONCO HIGHWAY: NO FRONT YARD SETBACK REQUIRED; 15 FT SIDE YARD SETBACK UTILIZED

PARKING REQUIREMENTS

Per section 30-156. - Off-Street Parking and Loading
of the Burrillville Zoning Ordinance:

USE: ALL OTHER USES
REQUIRED: TWO SPACES FOR EVERY THREE EMPLOYEES
40 EMPLOYEES * (2 SPACES / 3 EMPLOYEES)
= 27 SPACES

REQUIRED: 27 SPACES
PROPOSED: 34 SPACES (2 ADA)

REQUIRED: 1 LOADING SPACE
PROPOSED: 1 LOADING SPACE (NOT SHOWN)



WORK READY TRUCK
VICTORY HIGHWAY
BURRILLVILLE, RHODE ISLAND
AP 114, LOT 12

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY:

DRD

DRAWN BY: MCG/SEP

CHECKED BY: JAC

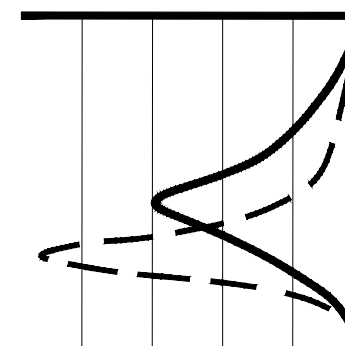
DATE: APRIL 2024

PROJECT NO: 23-43c

PRELIMINARY, NOT FOR CONSTRUCTION

CONCEPTUAL
SITE PLAN

SHEET
1 OF 1



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CIVIL ENGINEERING, SURVEYING, AND LAND DEVELOPMENT
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