

MASTER PLAN SUBMISSION

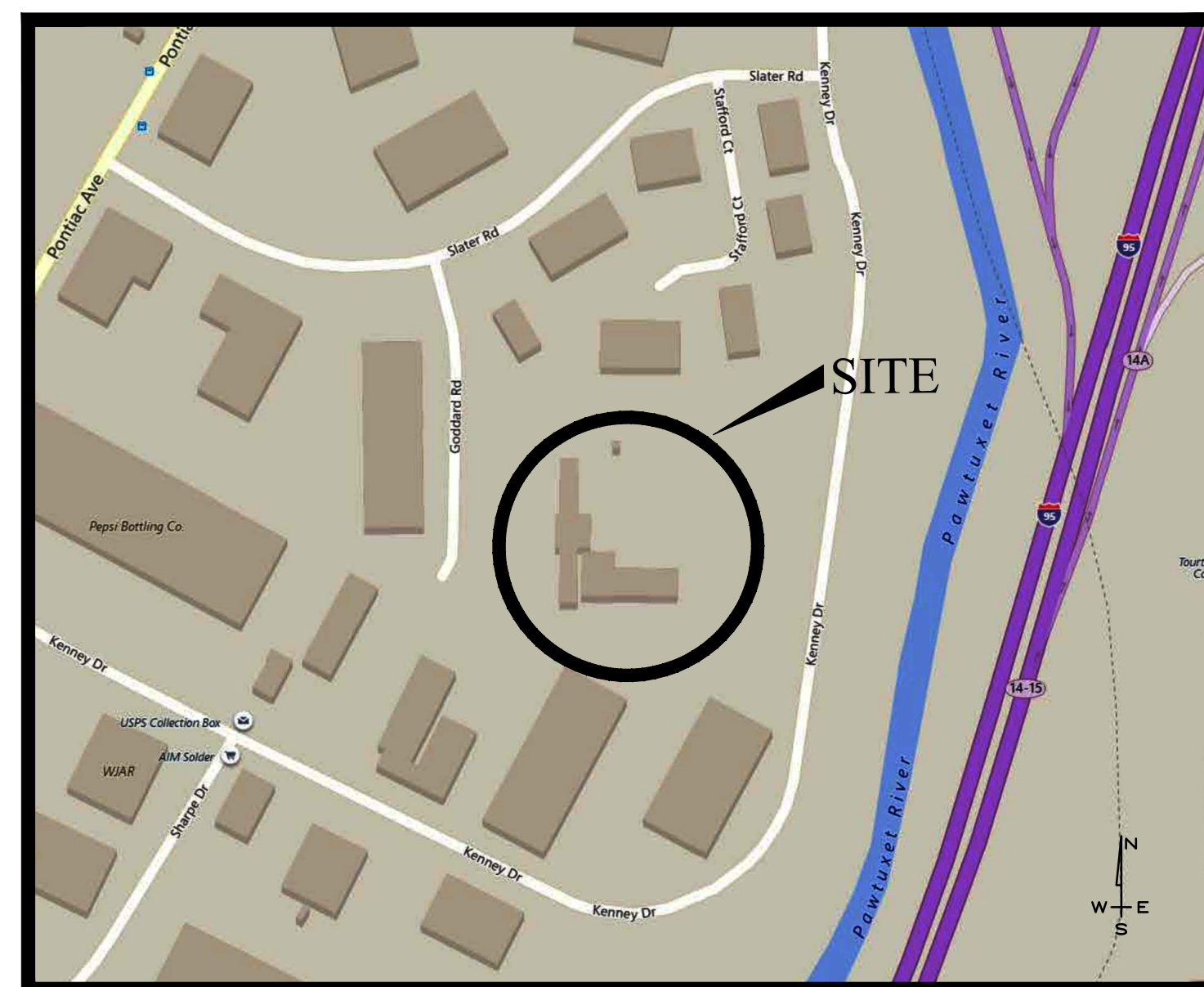
# SITE PLANS

FOR

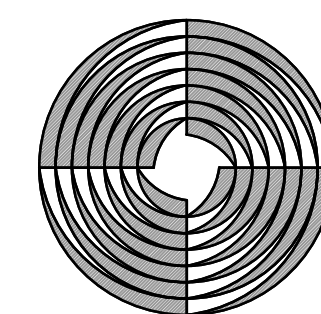
# 20 GODDARD DRIVE WAREHOUSE

A.P. 13, LOT 39  
20 GODDARD DRIVE  
CRANSTON, RI 02920

PREPARED FOR:  
20 GODDARD LLC  
10 GREENE STREET  
PROVIDENCE, RI 02903



LOCUS MAP  
NOT TO SCALE

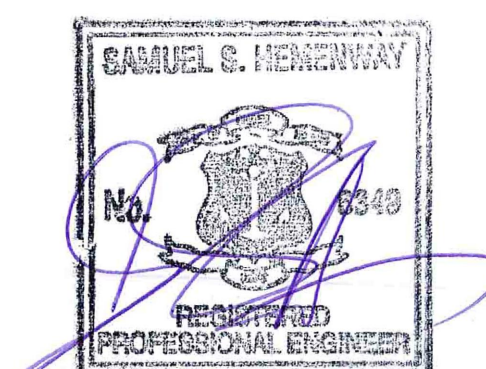


PREPARED BY:  
**GAROFALO**  
GAROFALO & ASSOCIATES, INC.  
CIVIL & STRUCTURAL ENGINEERS \ SURVEYORS  
LAND PLANNERS \ ENVIRONMENTAL SCIENTISTS  
85 CORLISS STREET  
P.O. BOX 6145  
PROVIDENCE, RI 02940  
(PH) 401-273-6000 (FX) 401-273-1000

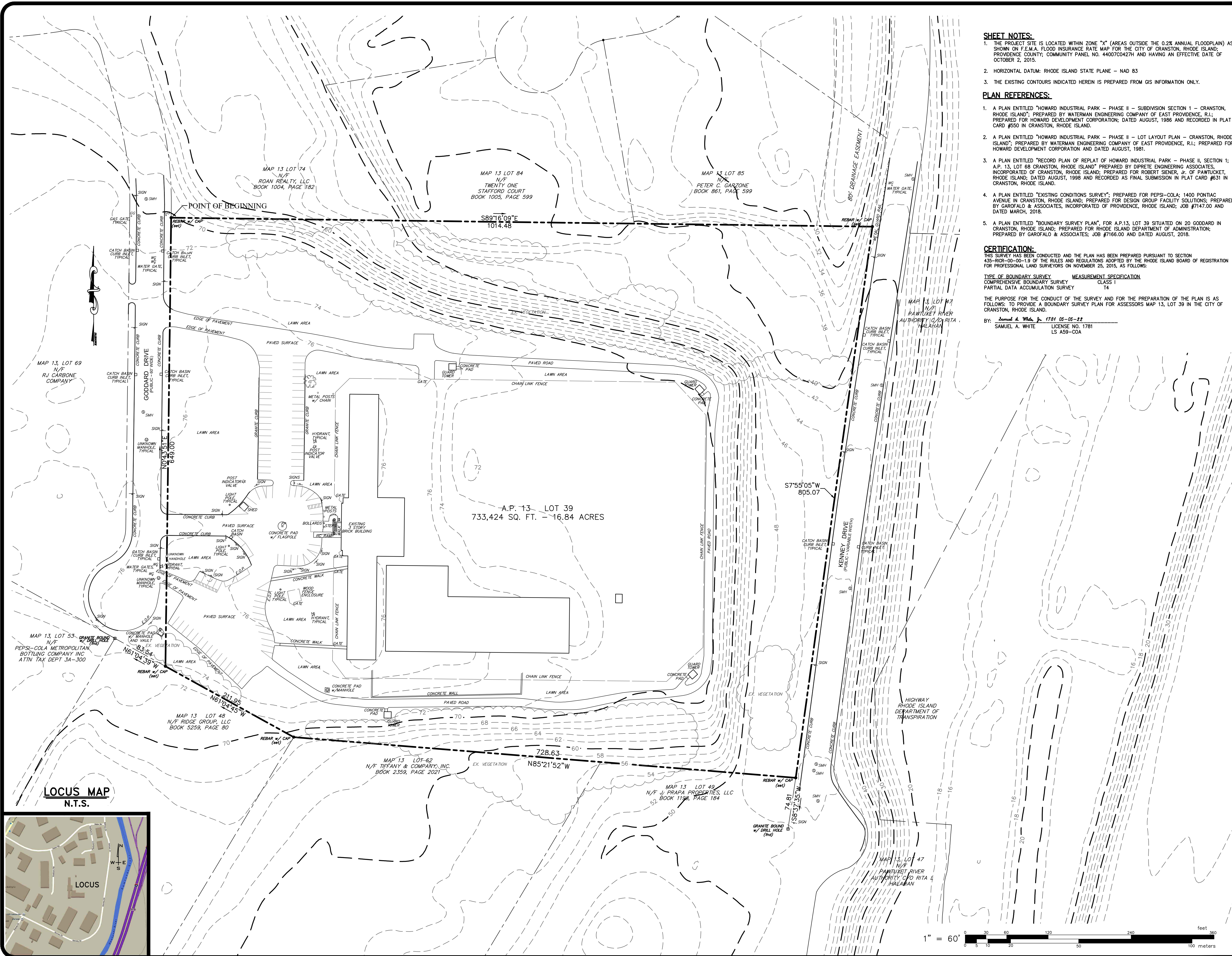
DATED:  
MAY, 2022

**PLAN SHEET LEGEND**

SHEET	PLAN TITLE	LATEST REVISION
ECS	COVER SHEET	-
G1	EXISTING CONDITIONS PLAN	
MP-1	AERIAL MAP	
MP-2	SITE LAYOUT PLAN	
MP-2	GRADING & UTILITIES PLAN	
MP-3	LANDSCAPE CONCEPT	



JOB NO.7287-00  
1 OF 6 SHEETS



**SHEET NOTES:**

1. THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CRANSTON, RHODE ISLAND; PROVIDENCE COUNTY; COMMUNITY PANEL NO. 44007C0427H AND HAVING AN EFFECTIVE DATE OF OCTOBER 2, 2015.
2. HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD 83
3. THE EXISTING CONTOURS INDICATED HEREIN IS PREPARED FROM GIS INFORMATION ONLY.

**PLAN REFERENCES:**

1. A PLAN ENTITLED "HOWARD INDUSTRIAL PARK - PHASE II - SUBDIVISION SECTION 1 - CRANSTON, RHODE ISLAND"; PREPARED BY WATERMAN ENGINEERING COMPANY OF EAST PROVIDENCE, R.I.; PREPARED FOR HOWARD DEVELOPMENT CORPORATION; DATED AUGUST, 1986 AND RECORDED IN PLAT CARD #550 IN CRANSTON, RHODE ISLAND.
2. A PLAN ENTITLED "HOWARD INDUSTRIAL PARK - PHASE II - LOT LAYOUT PLAN - CRANSTON, RHODE ISLAND"; PREPARED BY WATERMAN ENGINEERING COMPANY OF EAST PROVIDENCE, R.I.; PREPARED FOR HOWARD DEVELOPMENT CORPORATION AND DATED AUGUST, 1981.
3. A PLAN ENTITLED "RECORD PLAN OF REPLAT OF HOWARD INDUSTRIAL PARK - PHASE II, SECTION 1; A.P. 13, LOT 88 CRANSTON, RHODE ISLAND"; PREPARED FOR DIPRETE ENGINEERING ASSOCIATES, INCORPORATED OF CRANSTON, RHODE ISLAND; PREPARED FOR ROBERT SIENER, JR. OF PAWTUCKET, RHODE ISLAND, DATED AUGUST, 1998 AND RECORDED AS FINAL SUBMISSION IN PLAT CARD #631 IN CRANSTON, RHODE ISLAND.
4. A PLAN ENTITLED "EXISTING CONDITIONS SURVEY"; PREPARED FOR PEPSI-COLA; 1400 PONTIAC AVENUE IN CRANSTON, RHODE ISLAND; PREPARED FOR DESIGN GROUP FACILITY SOLUTIONS; PREPARED BY GAROFALO & ASSOCIATES, INCORPORATED OF PROVIDENCE, RHODE ISLAND; JOB #7147.00 AND DATED MARCH, 2018.
5. A PLAN ENTITLED "BOUNDARY SURVEY PLAN", FOR A.P.13, LOT 39 SITUATED ON 20 GODDARD IN CRANSTON, RHODE ISLAND; PREPARED FOR RHODE ISLAND DEPARTMENT OF ADMINISTRATION; PREPARED BY GAROFALO & ASSOCIATES; JOB #7166.00 AND DATED AUGUST, 2018.

**CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RIG-00-19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

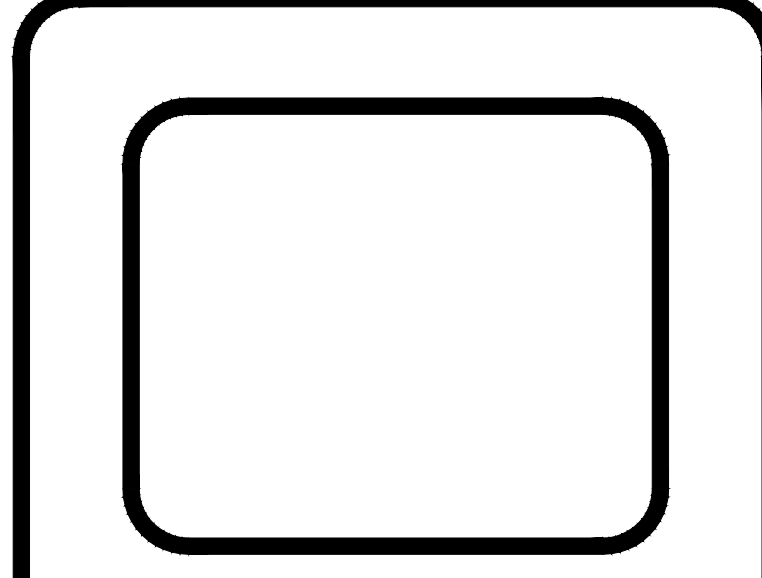
TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
PARTIAL DATA ACCUMULATION SURVEY	T4

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE A BOUNDARY SURVEY PLAN FOR ASSESSORS MAP 13, LOT 39 IN THE CITY OF CRANSTON, RHODE ISLAND.

BY: Samuel A. White, Jr. 1781 05-05-22  
 SAMUEL A. WHITE LICENSE NO. 1781  
 LS A59-00A

EXISTING CONDITIONS PLAN  
 FOR  
 A.P. 13, LOT 39  
 SITUATED ON  
 20 GODDARD DRIVE  
 CRANSTON, RHODE ISLAND  
 PREPARED FOR  
 20 GODDARD LLC

NO.	REVISION	BY	DATE



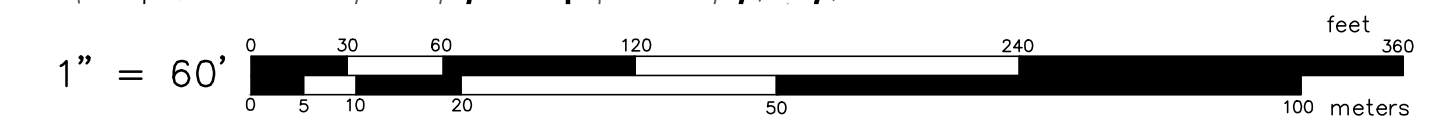
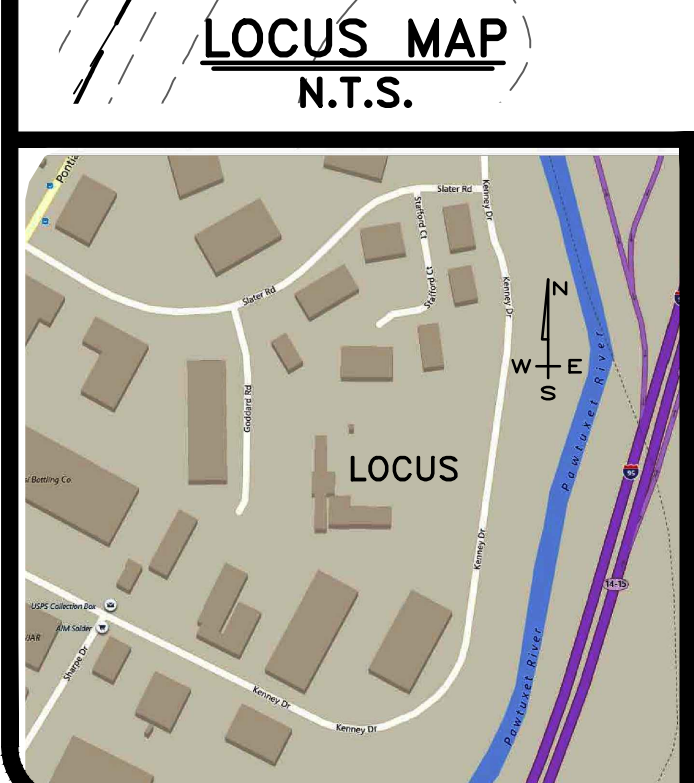
**GAROFALO**  
 GAROFALO & ASSOCIATES, INC.  
 CIVIL & STRUCTURAL ENGINEERS/SURVEYORS  
 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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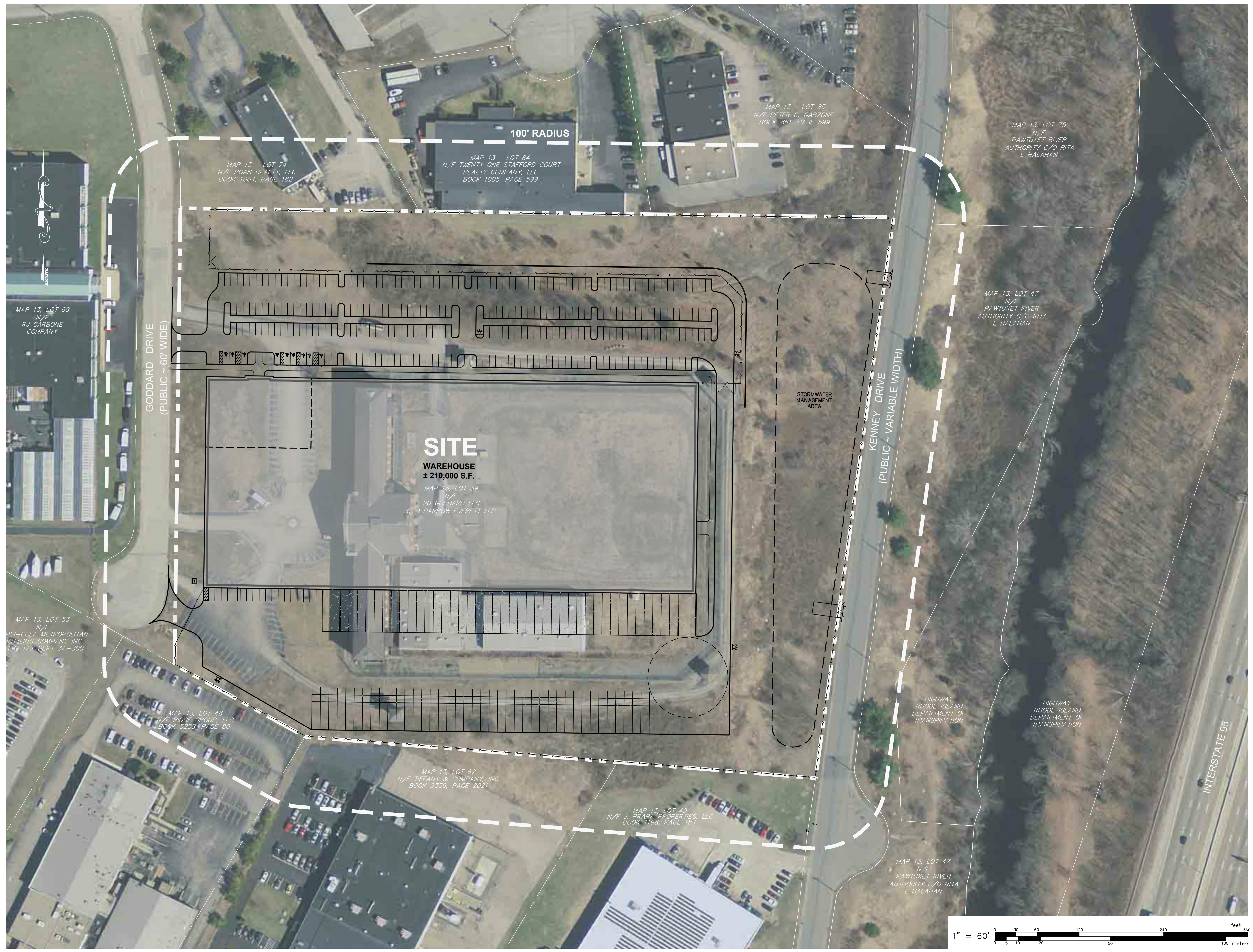
85 CORLISS STREET  
 P.O. BOX 6145  
 PROVIDENCE, R.I. 02940  
 TEL. 401-273-6000

JOB NO. 7287.00	DRAWN BY DRD
DWG. NO. 7287.00-ECS.dwg	CALCS BY SAW
SCALE: 1"=60'	APPROVED SAW
	DATE: APRIL 2022

SHEET  
**ECS**  
 2 OF 6 SHEETS

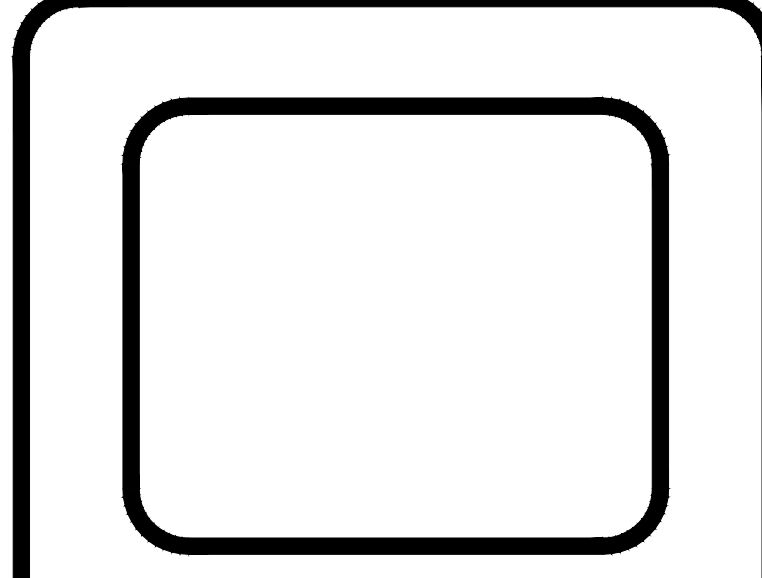


L:\2287-00\_Goddard Warehouse (Churchill & Banks) - Cranston, RI\Map\7287-00-Aerial Map.dwg 05/06/2022 kyryang 16:19



**AERIAL MAP**  
 FOR  
**A.P. 13, LOT 39**  
 SITUATED AT  
**20 GODDARD DRIVE**  
**CRANSTON, RHODE ISLAND**  
 PREPARED FOR  
**20 GODDARD LLC**

NO.	REVISION	BY	DATE



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**CIVIL & STRUCTURAL ENGINEERS/SURVEYORS**  
**LAND PLANNERS/ENVIRONMENTAL SCIENTISTS**

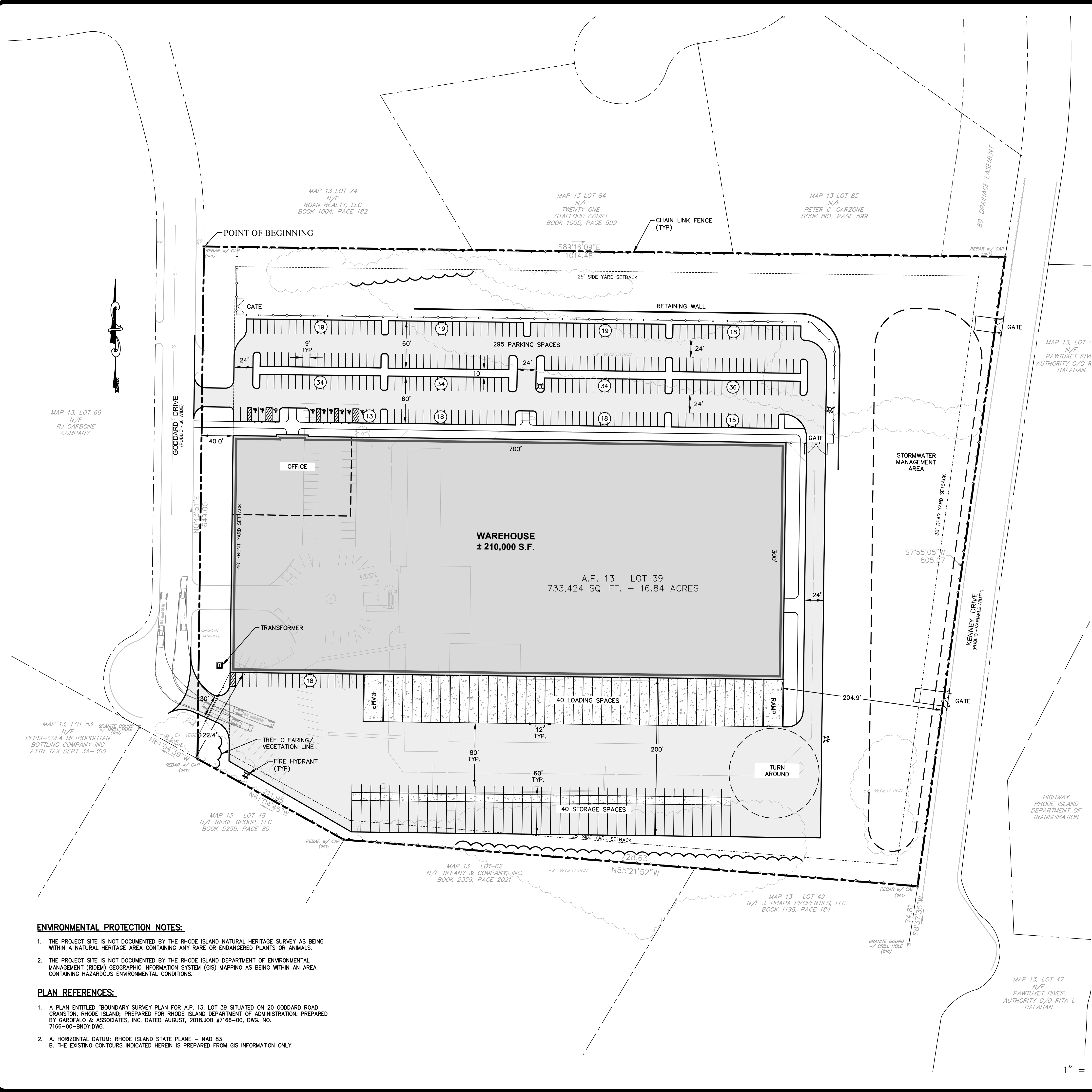
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<b>DWG. NO.</b> 7166.00-Aerial Map.dwg	<b>CHECK BY</b> SHH
<b>SCALE:</b> AS SHOWN	<b>APPROVED</b> SHH
	<b>DATE:</b> APRIL 26, 2022

**SHEET**  
G1  
 3 OF 6 SHEETS

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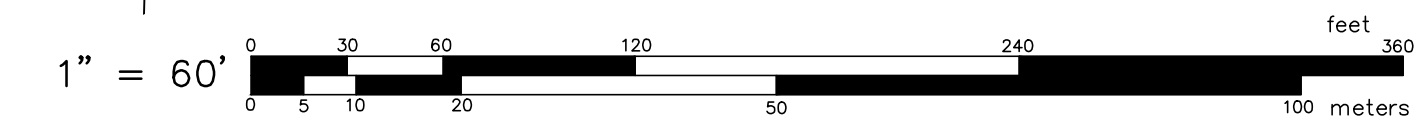


DEVELOPMENT SUMMARY			
ASSESSORS MAP 13, LOT 39			
ZONING: INDUSTRIAL M-2 (M2)			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
SITE DATA			
LOT AREA	60,000 S.F.	733,424 S.F. (± 16.74 Ac.)	733,424 S.F. (± 16.74 Ac.)
DIMENSIONAL REQUIREMENTS			
FRONTAGE	200'	649'	SAME
FRONT YARD	40'	>40'	±40.0'
REAR YARD	30'	>40'	±204.9'
SIDE YARD	25'	>25'	±122.4'
MAX. LOT COVER	60%	<60%	28.6% (1)
MAX. BLDG HEIGHT	35'	<35'	<35'
LANDSCAPE REQUIREMENTS			
LANDSCAPE REQUIRED		PROPOSED	
15 PERCENT OF DEVELOP PARCEL		>15%	
PARKING REQUIREMENTS			
PARKING REQUIRED		PROPOSED	
ESTABLISHMENTS PROCESSING: 1 SP FOR EACH EMPLOYEE OR 1 SP FOR EACH FOUR EMPLOYEES AT MAX. EMPLOYMENT (2)		295 SPACES (3)	
LOADING REQUIREMENTS			
LOADING REQUIRED		PROPOSED	
NON-RESIDENTIAL: 1 PER BUILDING		40 LOADING BASES 40 STORAGE SPACES	

- TABLE NOTES:**
- LOT COVER (STRUCTURAL):  
PROPOSED BUILDING COVERAGE: ±210,000 S.F.  
= 210,000 S.F. / 733,424 S.F. = 28.6%
  - PARKING REQUIREMENTS (17.64.010.1.21): "WHOLESALE ESTABLISHMENTS, ESTABLISHMENTS PROCESSING FOR DIRECT CONSUMPTION AND INDUSTRIAL DISTRICT USES: ONE SPACE FOR EACH EMPLOYEE-USED VEHICLE OR ONE SPACE FOR EACH FOUR EMPLOYEES EMPLOYED AT MAXIMUM EMPLOYMENT, WHICHEVER IS GREATER; PLUS SPACE FOR EVERY COMPANY OWNED AND OPERATED VEHICLE PLUS SPACES FOR CUSTOMERS' VEHICLES AS DETERMINED APPROPRIATE BY THE INSPECTOR OF BUILDINGS."
  - A PORTION OF THE PARKING SHOWN MAY BE RESERVED AS FUTURE EXPANSION BASED ON FINAL TENANT REQUIREMENTS.

SITE LEGEND		
EXISTING	NEW	DESCRIPTION
— C —	— C —	CENTERLINE (LAYOUT)
— D —	— D —	STORM DRAIN
— E —	— E —	ELECTRIC (UNDERGROUND)
— FD —	— FD —	FOOTING DRAIN
— G —	— G —	GAS
— OHW —	— OHW —	OVERHEAD WIRE
— S —	— S —	PROPERTY LINE
— T —	— T —	SANITARY SEWER
— W —	— W —	TELEPHONE
— 64 —	— 64 —	WATER
— 64 —	— 64 —	CONTOUR
— — —	— — —	SOIL LINE
— CC —	— PCC —	PRECAST CONC. CURB
— — —	— — —	CHAINLINK FENCE (CLF)
— — —	— — —	CATCH BASIN
— — —	— — —	DRAIN MANHOLE
— — —	— — —	FLARED END STRUCTURE
— — —	— — —	SEWER MANHOLE
— — —	— — —	WATER SERVICE
— — —	— — —	UTILITY POLE
— — —	— — —	FIRE HYDRANT
— — —	— — —	GATE VALVE AND CURB BOX
— — —	— — —	HANDICAP SYMBOL (PRKG. SPACE)
— — —	— — —	SIGN
— — —	— — —	FIRE DEPARTMENT CONNECTION
— — —	— — —	TRANSFORMER PAD

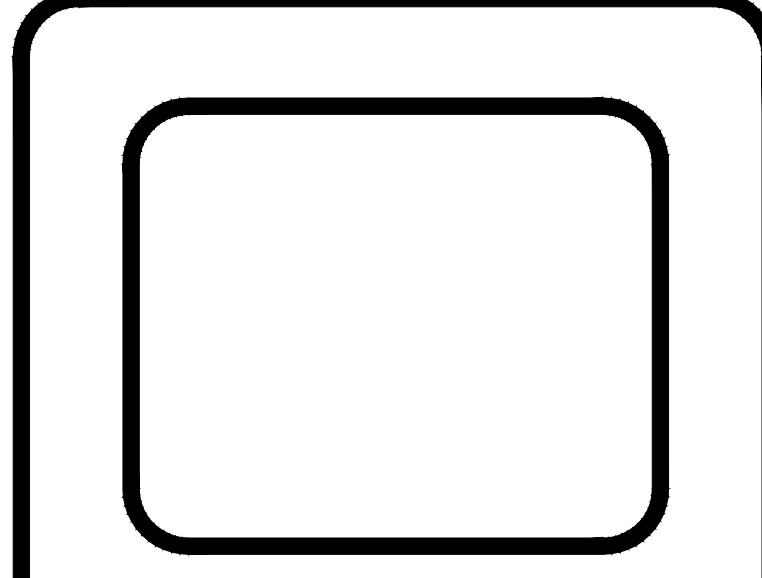
SOIL LEGEND	
UD	UDORTHTENS - URBAN LAND COMPLEX
Pp	POOTATUCK FINE SANDY LOAM



- ENVIRONMENTAL PROTECTION NOTES:**
- THE PROJECT SITE IS NOT DOCUMENTED BY THE RHODE ISLAND NATURAL HERITAGE SURVEY AS BEING WITHIN A NATURAL HERITAGE AREA CONTAINING ANY RARE OR ENDANGERED PLANTS OR ANIMALS.
  - THE PROJECT SITE IS NOT DOCUMENTED BY THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (RIDEM) GEOGRAPHIC INFORMATION SYSTEM (GIS) MAPPING AS BEING WITHIN AN AREA CONTAINING HAZARDOUS ENVIRONMENTAL CONDITIONS.
- PLAN REFERENCES:**
- A PLAN ENTITLED "BOUNDARY SURVEY PLAN FOR A.P. 13, LOT 39 SITUATED ON 20 GODDARD ROAD CRANSTON, RHODE ISLAND; PREPARED FOR RHODE ISLAND DEPARTMENT OF ADMINISTRATION. PREPARED BY GAROFALO & ASSOCIATES, INC. DATED AUGUST, 2018. JOB #7166-00, DWG. NO. 7166-00-BNDY.DWG.
  - A. HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD 83  
B. THE EXISTING CONTOURS INDICATED HEREIN IS PREPARED FROM GIS INFORMATION ONLY.

SITE LAYOUT  
FOR  
A.P. 13, LOT 39  
SITUATED AT  
20 GODDARD DRIVE  
CRANSTON, RHODE ISLAND  
PREPARED FOR  
20 GODDARD LLC

NO.	REVISION	BY	DATE



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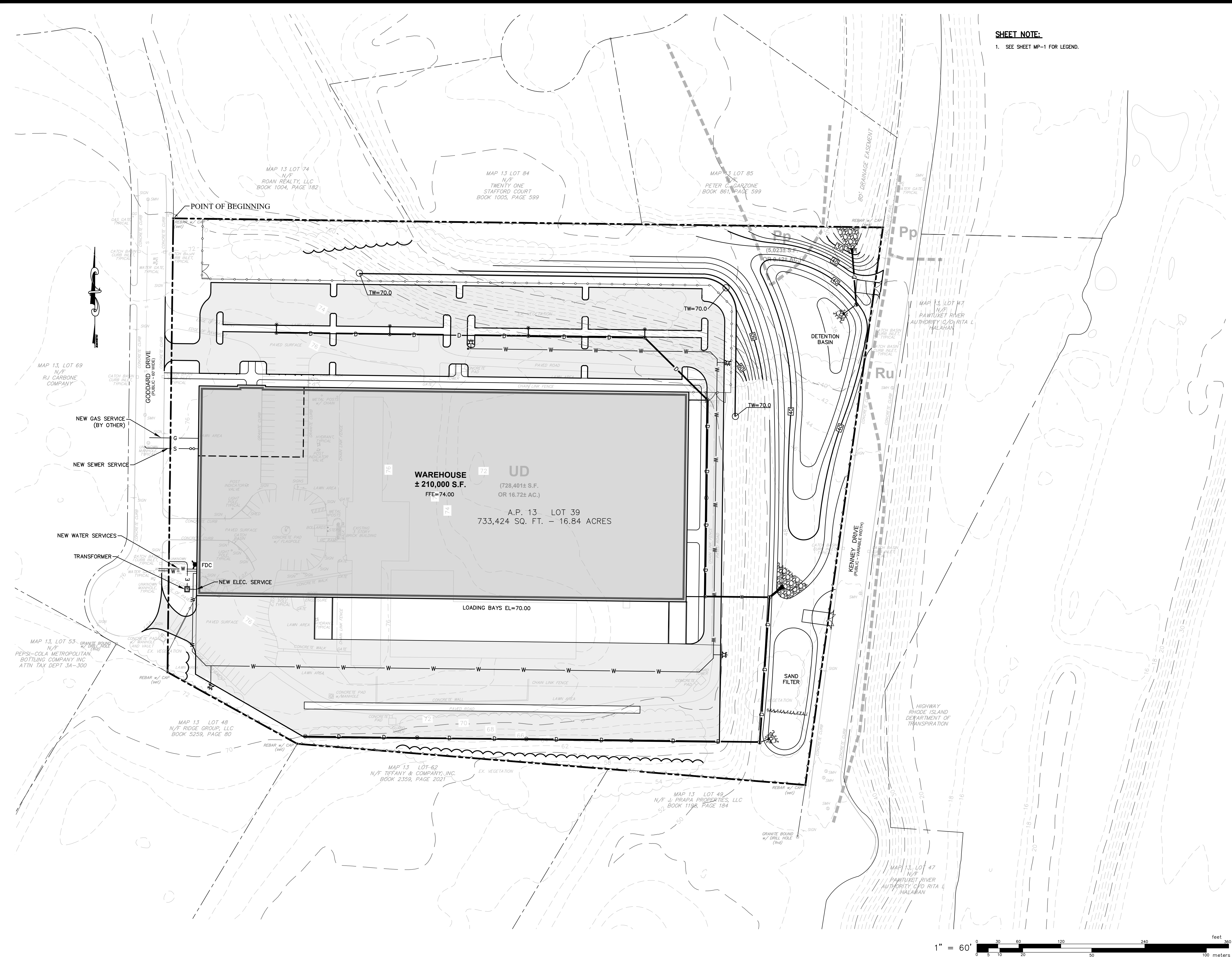
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SCALE: AS SHOWN	APPROVED SHH
	DATE: APRIL 26, 2022

SHEET  
**MP-1**  
4 OF 6 SHEETS

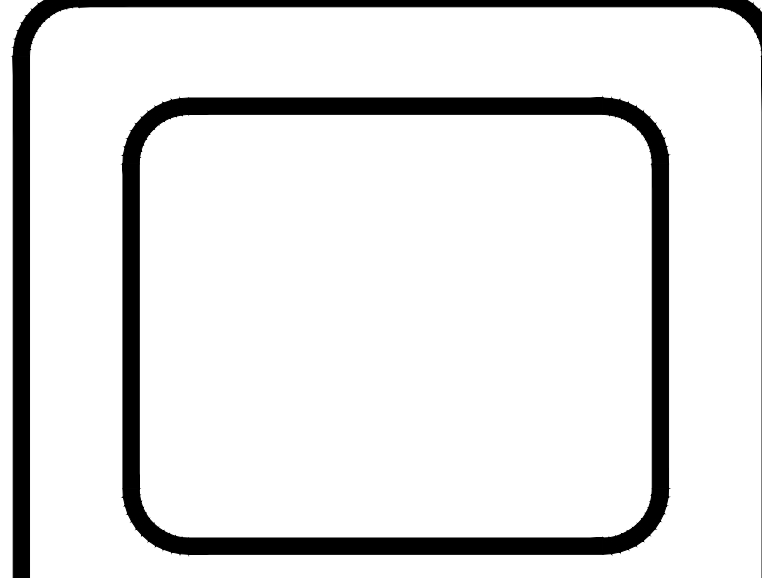
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**SHEET NOTE:**  
1. SEE SHEET MP-1 FOR LEGEND.

**GRADING & UTILITIES**  
FOR  
**A.P. 13, LOT 39**  
SITUATED AT  
**20 GODDARD DRIVE**  
CRANSTON, RHODE ISLAND  
PREPARED FOR  
**20 GODDARD LLC**

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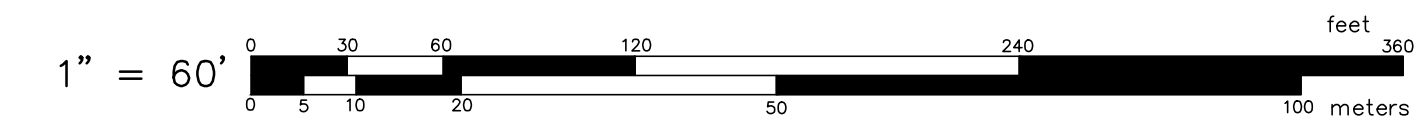
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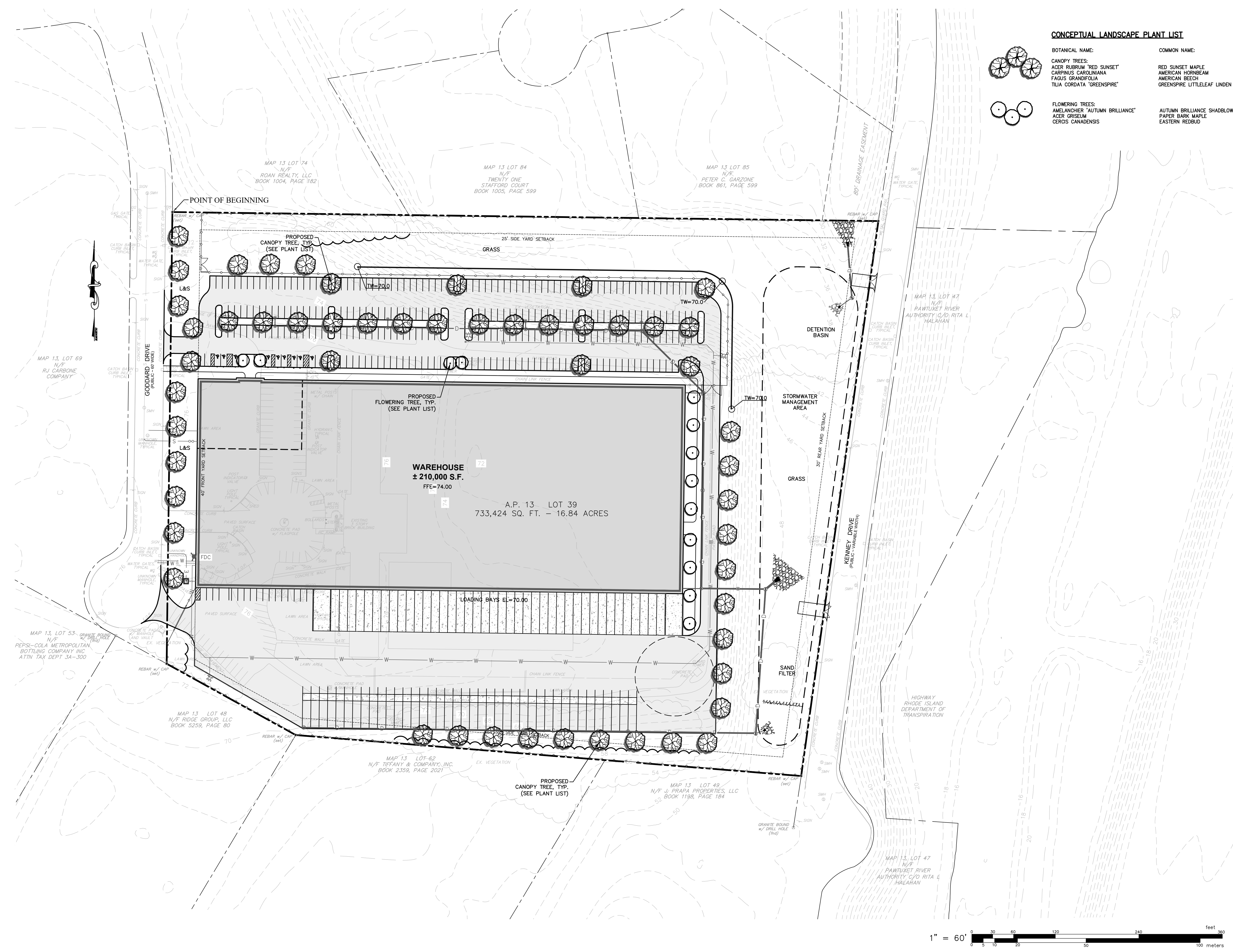
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SHEET  
**MP-2**  
5 OF 6 SHEETS



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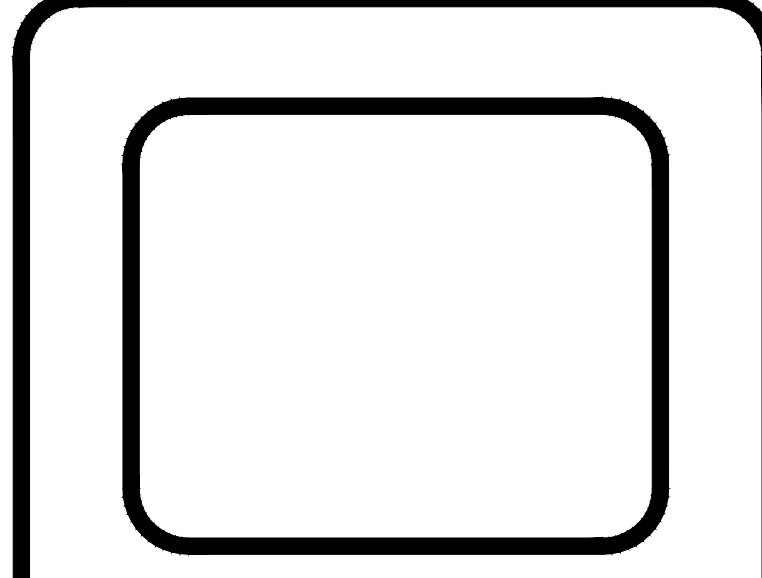


**CONCEPTUAL LANDSCAPE PLANT LIST**

BOTANICAL NAME:	COMMON NAME:
CANOPY TREES: ACER RUBRUM 'RED SUNSET' CARPINUS CAROLINIANA FAGUS GRANDIFOLIA TILIA CORDATA 'GREENSPIRE'	RED SUNSET MAPLE AMERICAN HORNBEAM AMERICAN BEECH GREENSPIRE LITTLELEAF LINDEN
FLOWERING TREES: AMELANCHIER 'AUTUMN BRILLIANCE' ACER GRiseum CERCIS CANADENSIS	AUTUMN BRILLIANCE SHADBLow PAPER BARK MAPLE EASTERN REDBUD

**LANDSCAPE CONCEPT**  
FOR  
**A.P. 13, LOT 39**  
SITUATED AT  
**20 GODDARD DRIVE**  
**CRANSTON, RHODE ISLAND**  
PREPARED FOR  
**20 GODDARD LLC**

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SHEET

**MP-3**

6 OF 6 SHEETS

