

# TACO, INC.

## CRANSTON, RHODE ISLAND

### MANUFACTURING AND WAREHOUSING FACILITY 35 CARLSBAD STREET

#### ISSUED FOR ZONING AMENDMENT

1/25/2023



Woodard  
& Curran  
CONSULTANT

SEAL SEAL

NOTES: ---

ISSUE DATE:  
1/25/2023 ZONING AMENDMENT

REVISIONS:  
DATE DESCRIPTION

FOR ALL ABBREVIATIONS, SYMBOLS LEGENDS,  
AND GENERAL NOTES SEE SHEET C-000

KEY PLAN

SCALE: AS NOTED

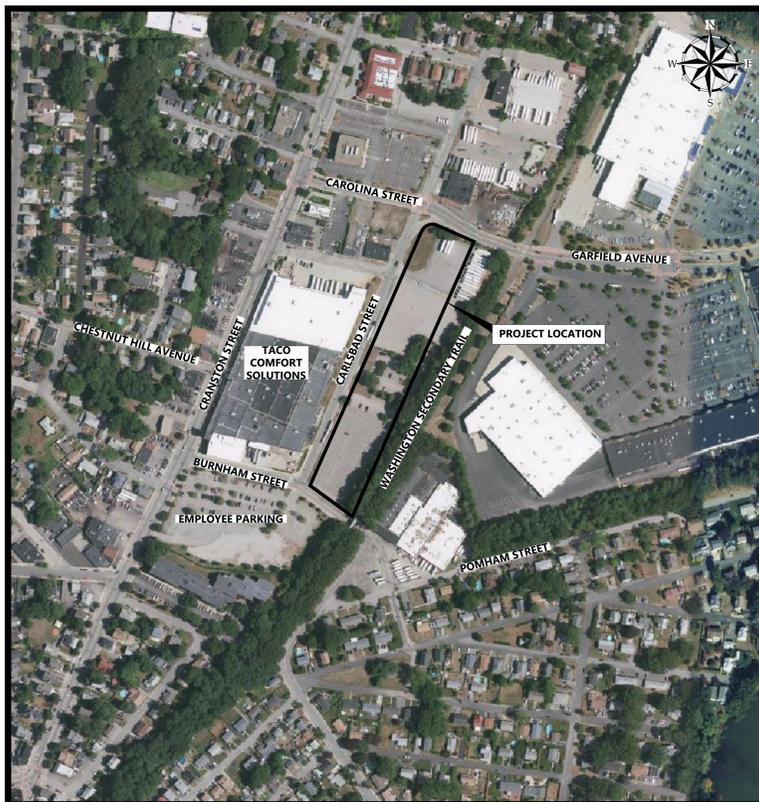


NEW INDUSTRIAL  
MANUFACTURING AND  
WAREHOUSING FACILITY  
FOR TACO  
COMFORT SOLUTIONS, INC.  
35 CARLSBAD STREET, CRANSTON, RI 02920

PROJECT NUMBER: 2022-077  
DRAWN BY: KCC  
REVIEWED BY: JG

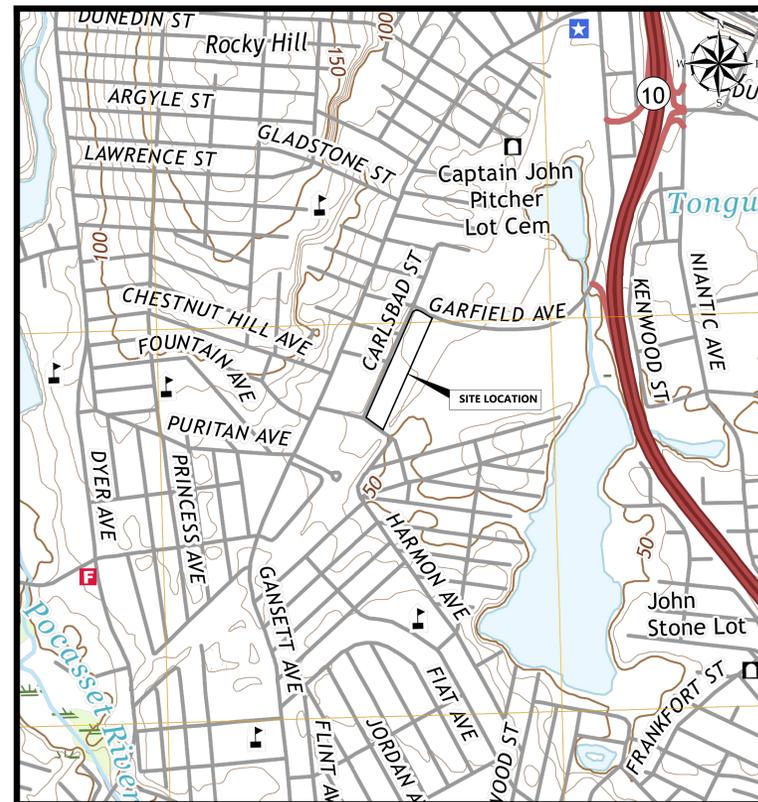
COVER

DRAWING #: G-000



PROJECT AERIAL MAP

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
GENERAL	
G-000	COVER
CIVIL	
C-100	EXISTING CONDITIONS PLAN
C-200	LAYOUT AND MATERIALS PLAN
C-201	TRUCK TURNING PLAN
LANDSCAPE	
L-100	LANDSCAPE PLAN



SITE LOCATION MAP

SOURCE: USGS TOPO QUADRANGLE





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KEY PLAN

SCALE: AS NOTED  
PLAN NORTH  
TRUE NORTH

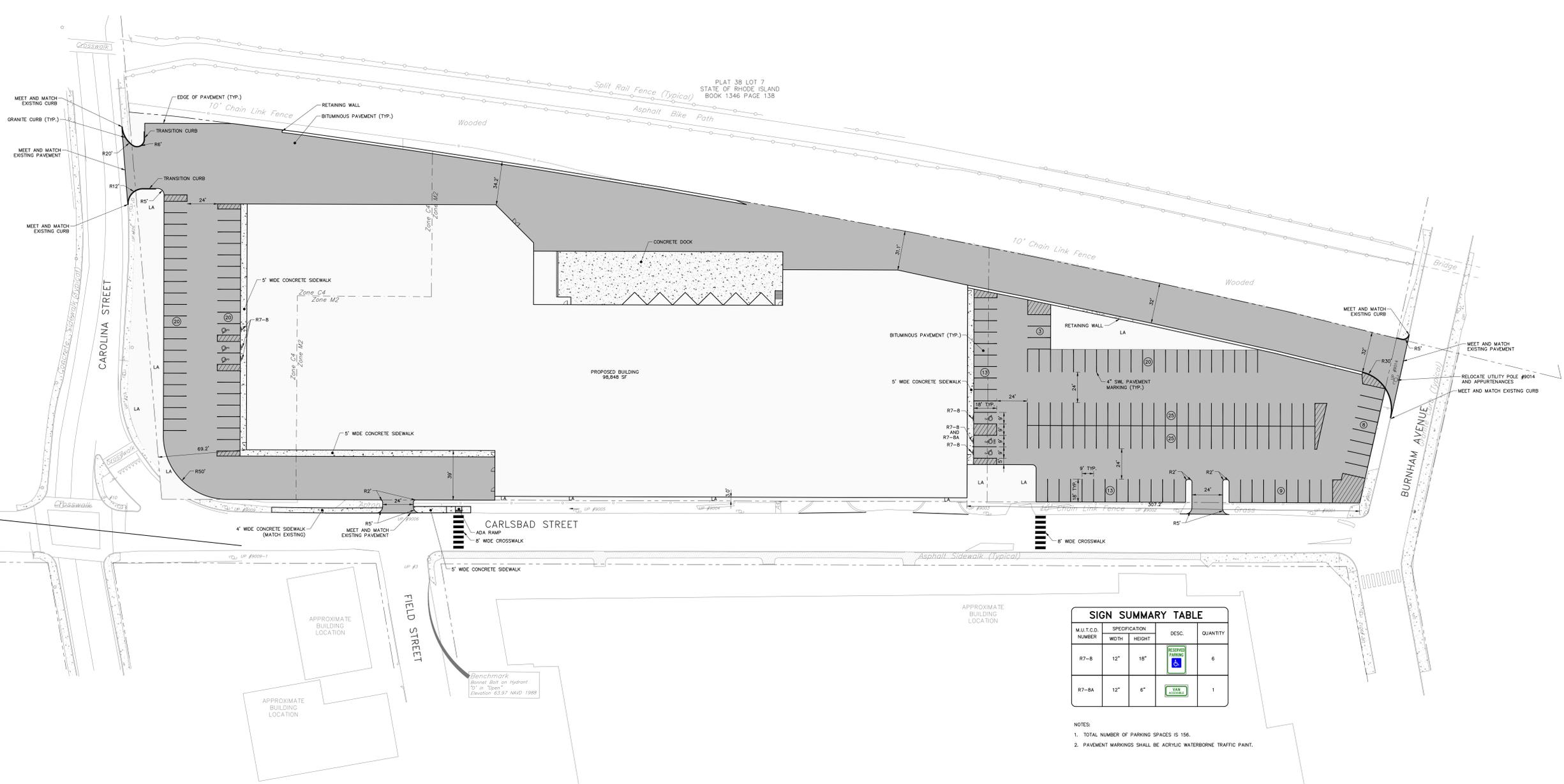


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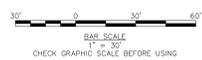
LAYOUT AND  
MATERIALS PLAN

DRAWING #: C-200



SIGN SUMMARY TABLE				
M.U.T.C.D. NUMBER	SPECIFICATION		DESC.	QUANTITY
	WIDTH	HEIGHT		
R7-B	12"	18"		6
R7-BA	12"	6"		1

- NOTES:  
1. TOTAL NUMBER OF PARKING SPACES IS 156.  
2. PAVEMENT MARKINGS SHALL BE ACRYLIC WATERBORNE TRAFFIC PAINT.





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KEY PLAN

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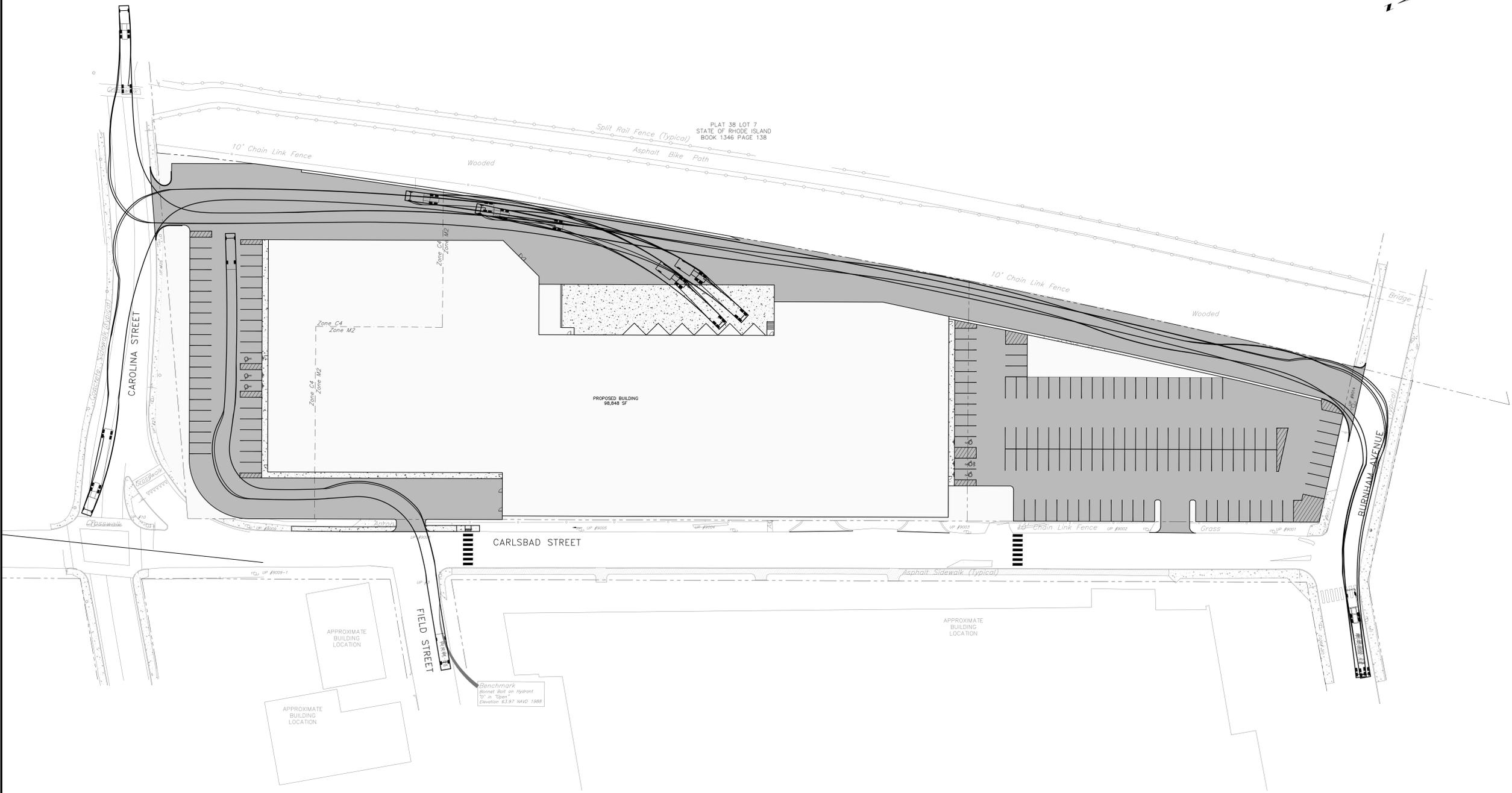
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TRUCK TURNING PLAN

C-201



CHECK GRAPHIC SCALE BEFORE USING

**PLANT SCHEDULE**

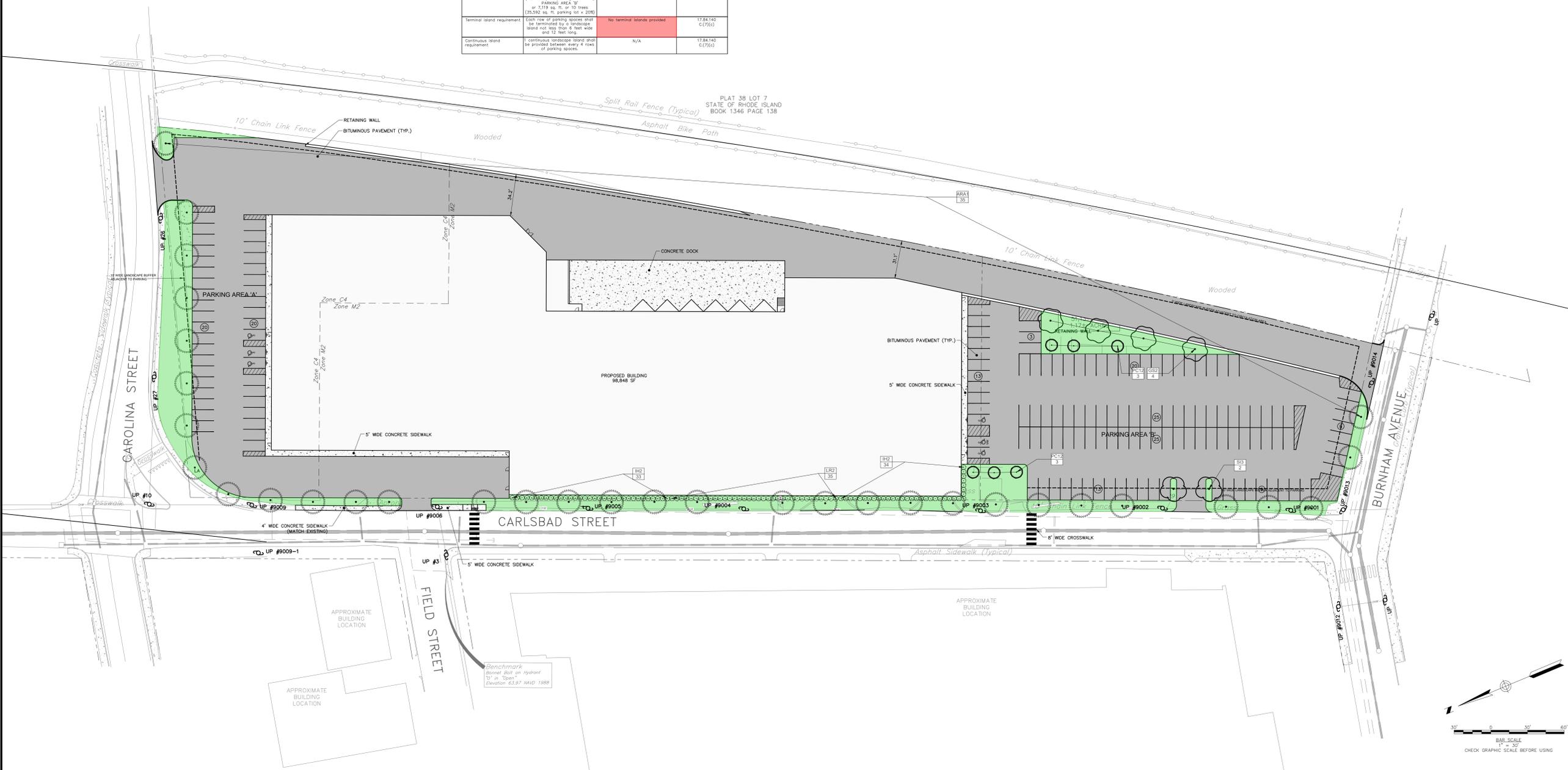
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	B&B	CALIPER
	ARA1	33	Acer rubrum 'Armstrong' / Armstrong Red Maple	B & B	2.5" Cal
	GS2	4	Gleditsia tricanthos 'Skyline' / Skyline Honey Locust	B & B	2.5" Cal
FLOWERING TREES	CODE	QTY	BOTANICAL / COMMON NAME	B&B	CALIPER
	PC12	6	Prunus sargentii 'Columnaris' / Columnar Sargent Cherry	B & B	2.5" Cal
	SIS	2	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac Single Trunk	B & B	2.5" Cal
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT/B&B	SIZE
	IH2	67	Ilex crenata 'Hoogendoorn' / Hoogendoorn Japanese Holly	3 gal	
	LR2	35	Leucotothoortanensis 'Rainbow' / Rainbow Leucototho	3 gal	

NOTE: LOAM AND SEED ALL DISTURBED AREAS.

**CITY OF CRANSTON LANDSCAPING STANDARDS**

TITLE 17-ZONING Supplementary Regulations 17.83.140 Development and Landscaping Design Standards

General Requirements			
ZONING CRITERIA	REQUIRED	PROPOSED	REFERENCE
Corner lot visibility	Nothing shall be erected to impede vision between a height of 2 1/2 feet and 10 feet of a corner lot 30 feet from property boundary lines	Nothing erected to impede vision between a height of 2 1/2 feet and 10 feet of a corner lot 30 feet from property boundary lines	17.20.100 A.
Driveway visibility	Nothing shall be erected to impede vision between a height of 2 1/2 feet and 10 feet extending from either side of a driveway	Nothing erected to impede vision between a height of 2 1/2 feet and 10 feet extending from either side of a driveway	17.20.100 B.
15% of a development's parcel to be landscaped	15% minimum or 33,333 sq. ft. (222,222 sq. ft. +/- 15%)	35 (6,854 sq. ft. landscape/222,222 sq. ft. lot)	17.84.140 C.(1)(a)
Street trees along frontage	1 tree for every 35 linear feet of frontage or 36 trees (1,260 sq. ft. +/- 35)	33 trees (36 sq. ft. utility pole contacts)	17.84.140 C.(4)(b)
Deciduous tree minimum caliper	2 1/2 inch caliper	2 1/2" caliper	17.84.140 C.(6)(a)
Buffer area dimensions	Minimum 8 feet in height. Minimum 10 foot wide landscape strip along property lines parallel to a street where parking or circulation areas abut a street	No buffer along parking at street frontage 0 to 12 feet wide.	17.84.140 C.(9)(b)(i)
Buffer area dimensions	Minimum 8 feet in height. Minimum 5 foot wide landscape strip along side and rear property lines where parking and circulation areas are adjacent to abutting properties.	No buffer along rear circulation areas.	17.84.140 C.(9)(b)(i)
Buffer area dimensions	Minimum 8 feet in height. Where a more intensive use abuts a less intensive use, a 20 foot wide buffer strip may be required.	N/A	17.84.140 C.(9)(b)(i)
Parking Area Landscaping Requirements			
ZONING CRITERIA	REQUIRED	PROPOSED	REFERENCE
Landscape area required within a parking area	Minimum 10 square feet for each parking space or 1,142 sq. ft. (142 spaces +/- 10 sq. ft.)	0 sq. ft. PARKING AREA 'A' 4,056 sq. ft. PARKING AREA 'B'	17.84.140 C.(7)(a)
Parking area to be shaded by deciduous trees	Minimum of 20% parking shading (using 700 sq. ft. or 30 feet diameter area) surrounded by 100 sq. ft. of ungraded area PARKING AREA 'A' or 2,415 sq. ft. or 4 trees (12,080 sq. ft. parking lot +/- 20%) PARKING AREA 'B' or 7,119 sq. ft. or 10 trees (35,592 sq. ft. parking lot +/- 20%)	6" trees PARKING AREA 'A' 21" trees PARKING AREA 'B' *includes street trees adjacent to parking	17.84.140 C.(7)(b)
Terminal island requirement	Each row of parking spaces shall be terminated by a landscape island not less than 10 feet wide and 12 feet long.	No terminal islands provided	17.84.140 C.(7)(c)
Continuous island requirement	Continuous landscape strip shall be provided between every 4 rows of parking spaces.	N/A	17.84.140 C.(7)(c)



LANDSCAPE PLAN  
1" = 30'

**COMPASS GROUP ARCHITECTURE LLC**  
4 CAUSEWAY ROAD  
ASSONET, MA 02702  
TEL: (508) 644-8017  
CELL: (774) 244-1101  
COMPASSGROUPARCH.COM

**Woodard & Curran**  
CONSULTANT

SEAL SEAL

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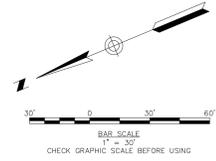
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**Taco**  
Comfort Solutions  
A Taco Family Company

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REVIEWED BY: DCS

LANDSCAPE PLAN  
DRAWING #: L-100



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