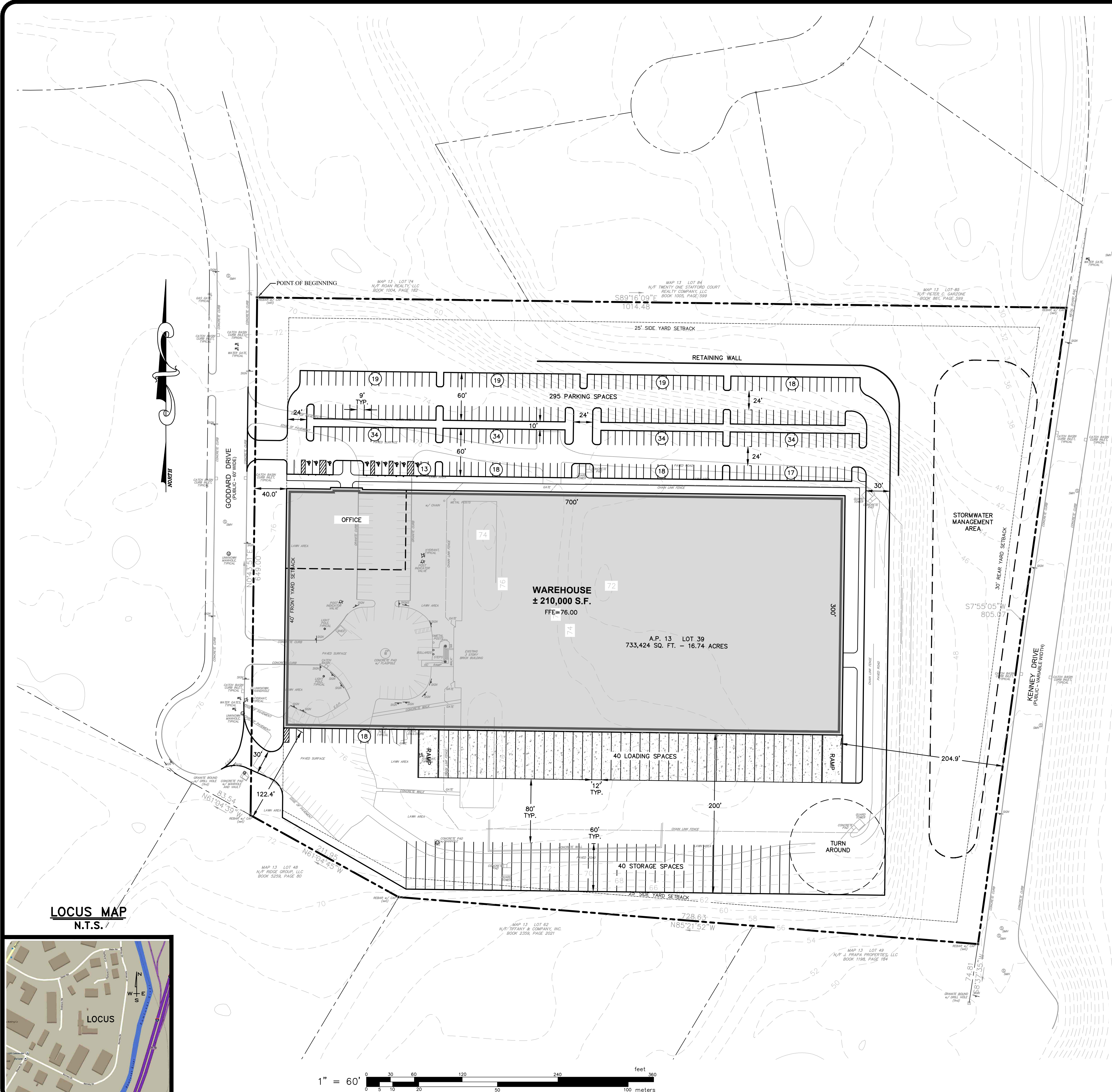
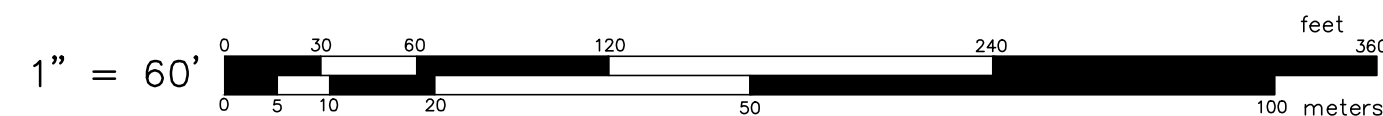
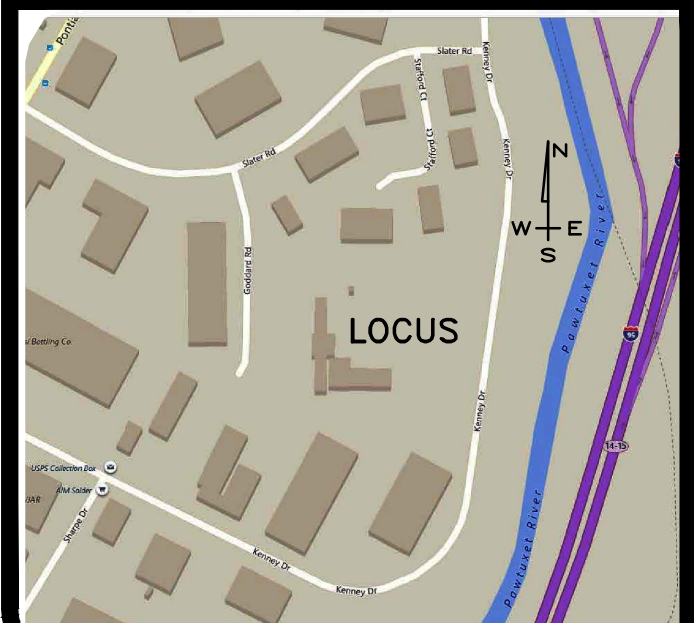


L:\7287-00\_Goddard Warehouse (Churchill & Bose) - Cranston, RI.dwg | 7287.00-Bose\_PA.dwg, 04/14/2022, 11:58



**LOCUS MAP**  
N.T.S.



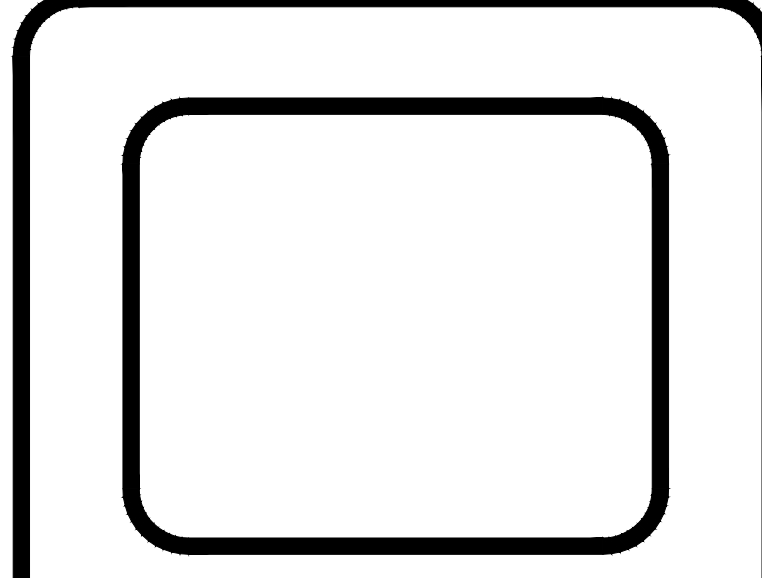
DEVELOPMENT SUMMARY			
ASSESSORS MAP 13, LOT 39			
ZONING: INDUSTRIAL M-2 (M2)			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
<b>SITE DATA</b>			
LOT AREA	60,000 S.F.	733,424 S.F. (± 16.74 Ac.)	733,424 S.F. (± 16.74 Ac.)
<b>DIMENSIONAL REQUIREMENTS</b>			
FRONTAGE	200'	649'	SAME
FRONT YARD	40'	>40'	±40.0'
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'
<b>LANDSCAPE REQUIREMENTS</b>			
LANDSCAPE REQUIRED		PROPOSED	
15 PERCENT OF DEVELOP PARCEL		>15%	
<b>PARKING REQUIREMENTS</b>			
PARKING REQUIRED		PROPOSED	
ESTABLISHMENTS PROCESSING: 1 SP FOR EACH EMPLOYEE OR 1 SP FOR EACH FOUR EMPLOYEES AT MAX. EMPLOYMENT (2)		295 SPACES (3)	
<b>LOADING REQUIREMENTS</b>			
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 (17.64.01.21): "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.

- 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.

**PRE - APPLICATION PLAN**  
FOR  
**20 GODDARD DRIVE**  
(A.P. 13, LOT 39)  
**CRANSTON, RHODE ISLAND**  
PREPARED FOR  
**20 GODDARD LLC**

NO.	REVISION	BY	DATE



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

Corofalo & Associates ©  
These drawings are the property of the engineer/surveyor and have been prepared for the specific project. No part of this drawing shall be used for any other purpose, location or owner without written consent of this owner or one of its directors.

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

JOB NO. 7287.00	DRAWN BY KYY
DWG. NO. 7287.00-Bose_PA.dwg	CHECK BY SHH
SCALE: 1"=60'	APPROVED SHH
SHEET	DATE: APRIL, 2022

**1**

OF 1 SHEET