0 Western Industrial Drive
Cranston, RI

In Accordance with the City of Cranston
Zoning Ordinance and Land Development and Subdivision Regulations

PROJECT NARRATIVE

To Accompany Application for Minor Land Development
Plat 36, Lot 1708
Located at 0 Western Industrial Drive
Cranston, Rhode Island

Applicant

AMT Partners, LLC
P.O. Box 22001
Cranston, RI 02920

Development Team

Owner & Applicant

Owner
Daniels Way Realty, LLC
2000 Chapel View Bldv.
Suite 500, Cranston, RI 02920

Applicant
AMT Partners, LLC
P.O. Box 22001
Cranston, RI 02920

Legal Counsel
Mancini Carter, PC
John O. Mancini, Esq.
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Engineering
Millstone, LLC
250 Centerville Road, Building E-12

Development Introduction

The Applicant, AMT Partners, LLC ("Applicant") proposes this minor land development plan on the subject parcel identified currently as the City of Cranston Tax Assessor's Plat 36, Lot 1708, and further identified as 0 Western Industrial Drive, Cranston, RI 02921 (the "Property"). The Application ("Application") proposes development of two (2) trucking terminal buildings, each totaling 10,000 sq. ft. each.

Site Description & Proposal

The Property is situated on Western Industrial Drive, and is currently a vacant lot. The Property is located in the M-1 Zoning District, and proposes a "trucking terminal" use for the buildings, which is a permissible use in the zoning district. The Property consists of 3.24 acres. There exists a Consent Agreement for this Property with the Rhode Island Department of Environmental Management ("RI DEM") which provides an identified approved fifty-foot (50') limit of disturbance and wetland protection area to the eastern border of the Property. As such, no further permits from RI DEM are required to develop this Property as provided in the Consent Agreement.

The northern most building proposes eighteen (18) total parking spaces, while the building to the south proposes five (5) total parking spaces. Each building will have separate entrances both fronting on Western Industrial Drive.

The proposal does not require any zoning relief as it is currently proposed and as it is shown on the site plan submitted with this Narrative.