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April 16, 2026

Cranston Planning Commission
c/o Beth Ashman, Planning Director
869 Park Avenue
Cranston, RI 02910

Re: 20 Goddard Drive Warehouse
20 Goddard Drive, AP No. 13 Lot No.39

Dear Ms. Ashman:

On behalf of Goddard Drive, LLC, the new owner of the property at 20 Goddard Drive in Cranston, I am writing to request a reinstatement of the Preliminary Plan approval for the major land development project at 20 Goddard Drive.

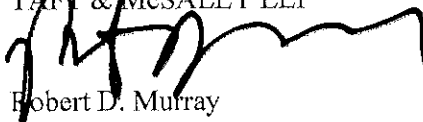
This request is made pursuant to Section XIII (B) entitled "Reinstatement of Applications." The preliminary plan decision was recorded on February 7, 2024. I would request that the reinstatement and preliminary plan approval be extended to February 7, 2027, to allow for a final plan submission under the subdivision regulations.

Please note that since the approval of the Preliminary Plan the former state prison building has been razed. The final approval of this major land development project:

- (a.) will be consistent with the Comprehensive Plan, and with the prior approval including all conditions attached thereto;
- (b.) the regulations are substantially the same as they were at the time of original approval;
- (c.) the zoning of the subdivision parcel is substantially the same as it was at the time of the original approval;
- (d.) physical conditions on the subdivision parcel are substantially the same as they were at the time of the original approval; and
- (e.) any applicable state or federal regulations are substantially the same as they were at the time of the original approval.

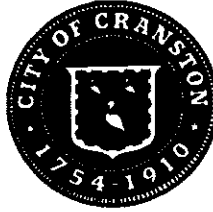
If possible, please place this matter on the Planning Commission agenda for May 5, 2026, for timely consideration of this request. If you require any additional information, please feel free to contact me. Thank you for your time and consideration.

Very truly yours,
TAFT & McSALLY LLP



Robert D. Murray

RDM/mk



Kenneth J. Hopkins
Mayor

Michael E. Smith
President

Jason M. Pezzullo, AICP
Planning Director

Richard A. Bernardo, P.E.
James Donahue
Steven Frias
Kathleen Lanphear
Ann Marie Maccarone
Robert Coupe
Frank Ritz
Thomas Zidelis

CITY PLAN COMMISSION

Cranston City Hall
869 Park Avenue, Cranston, RI 02910

February 7, 2024

20 Goddard, LLC
10 Greene Street
Providence, RI 02903

DECISION LETTER

"20 Goddard Drive Warehouse"
Major Land Development – Preliminary Plan
20 Goddard Drive, AP 13, Lot 39

Dear Property Owner:

On October 4, 2022, the City Plan Commission reviewed your Preliminary Plan submittal for the above referenced Major Land Development for conformance with the required standards set forth in RIGL Section 45-23-60, as well as the City of Cranston's Subdivision and Land Development Regulations.

Upon motion made by Mr. Bernardo and seconded by Mr. Donahue, the Plan Commission unanimously voted (9-0) to adopt the Findings of Fact denoted below and **approve** this Preliminary Plan - Major Land Development Application, subject to the conditions following the findings.

Findings of Fact:

RIGL § 45-23-60. Procedure – Required findings. (a)(1) states, "The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies."

1. The City Plan Commission determined that the proposed project would be consistent with the Comprehensive Plan as part of its approval of the Master Plan.
2. The Comprehensive Plan – FLUM designates the property as *Government/Institutional*, but a Comprehensive Plan amendment is NOT required because the zoning governs the permissible uses and because of a change in ownership and use of the site.
3. The proposal is consistent with Land Use Goal (LUG)-4, "*Ensure that sufficient land is properly zoned and provided with adequate infrastructure to provide for the City's future industrial development needs.*"
4. The proposal is consistent with Land Use Policy (LUP)-4.2, "*Protect the capacity and integrity of roads, sewers and water systems serving the Howard and Western Cranston Industrial Parks, in order to preserve these areas as resources for long-term industrial development*" (p. 8). This



project will comply with the sewer and water system permitting process and acts to fulfill the industrial development goals of the city.

5. The proposal is consistent with Land Use Goal (LUG)-5, "Ensure that redevelopment of major sites for economic development incorporates the protection of environment and neighborhood character" (p. 8) This project solidifies the industrial nature of the area and has no anticipated environmental impacts.
6. The proposal is consistent with the "Rhode Island Comprehensive Planning and Land Use Regulation Act Goal: To promote an economic climate which increases quality job opportunities and overall economic well-being of each municipality and the state" (p. 11) which is incorporated into the Comprehensive Plan Economic Development Goals. Reducing prisons and creating jobs certainly speaks to the overarching goal, as well as the following Economic Development Goals:
 - EDG-1A Preserve and increase employment opportunities for Cranston residents.
 - EDG-1B Maintain and increase the quality of job opportunities – in terms of wages, skill requirements, and working conditions – available to Cranston residents.
 - EDG-2 Attract capital into the Cranston area and expand the City's economic base.
 - EDG-3 Add to the City's taxable property base by constructing industrial and commercial structures which are properly designed and sited in keeping with environmental, planning and design considerations.
 - EDG-4 Revitalize underused areas of the city for uses that are in keeping with the needs and values of the community.
 - EDP-4.1 Continue the City's active role in seeking the redevelopment of major industrial and institutional sites for economic development.

RIGL § 45-23-60. Procedure – Required findings. (a)(2) states, "The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance."

1. The proposal is complaint with the allowed uses and zoning regulations in the M-2 zoning district. No relief or waivers are required.

*RIGL § 45-23-60. Procedure – Required findings. (a)(3) states, "There will be no significant negative environmental impacts from the proposed development as shown on the **final** plan, with all required conditions for approval." (emphasis added)*

1. No evidences have been received to indicated that there are environmental concerns on the subject site.
2. "Environmental Protection Note" #2 states that "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."
3. No habitats will be impacted, and no significant tree removal is required.
4. The project is located within Zone "X" (areas outside the 0.2% annual floodplain) on the F.E.M.A. Flood Insurance Rate Map.
5. There are no wetlands on site.



6. The Rhode Island Natural Heritage Survey maps indicate that the project is not within a natural heritage area.
7. The RI Historic Preservation and Heritage Commission has reviewed the property and concluded that it to have low sensitivity for archaeological resources.
8. The project has received a WQC/STW and RISPES Permit from the RI Department of Environmental Management.
9. The DPRC has reviewed the proposed grading, drainage, landscaping and erosion control for this project and has found the measures proposed to be adequate and has approved this project. The project received a DPR approval on August 3, 2022.

RIGL § 45-23-60. Procedure – Required findings. (a)(4) states, “The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.”

1. The proposed Major Land Development does not propose any new lots or subdivision.

RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, “All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.”

1. The subject property has adequate and permanent physical access to a public right-of-way through conforming lot frontage on Goddard Drive. The proposed access points have been reviewed by the city's Bureau of Traffic Safety and has been reviewed as part of the development plan review process. Access have been determined to be adequate.

Conditions of Approval

1. Prior to the issuance of any certificate of occupancy, the applicant shall repave Goddard Drive curb-to-curb along portions where there has been disturbance related to utility connection.
2. The water and sewer lines shall be capped when the prison is demolished.
3. The Stormwater Management System Operation and Maintenance Plan shall be recorded in the Land Evidence.
4. Final Plans shall be processed administratively.

If you have any questions or require further assistance, please do not hesitate to contact me.

Sincerely,

Jason M. Pezzullo, MCP, MPA, AICP
Planning Director/Administrative Officer

PROJECT NARRATIVE

for:

20 Goddard Drive Warehouse

20 Goddard Drive
Cranston, Rhode Island 02920
Assessor's Plat 13, Lot 39

prepared for:

20 Goddard LLC
10 Greene Street
Providence, Rhode Island 02903

prepared by:



Garofalo & Associates, Inc.
85 Corliss Street, Providence, RI 02940
Tel.: (401).273.6000; Fax: (401).273.1000

PN 7287-00

July 2022
(rev. 2022-07-21)



I. PROJECT SUMMARY

Garofalo and Associates, Inc. has prepared this Project Narrative in support of a Land Development project submission to the City of Cranston for a proposed development at an existing industrial property along Goddard Drive. This narrative also provides methodology used to evaluate the proposed stormwater management system to comply with the current edition of the *RI Stormwater Design and Installations Standards Manual (RISDISM)*.

The 16.84-acre project parcel area is situated at 20 Goddard Drive, which is identified as the City of Cranston Tax Assessor’s Plat 13, Lot 39. Goddard Drive abuts the site to the west, Kenney Drive abuts the site to the east, and existing industrial properties abut the site to the north and south. Route 95 lies east of Kenney Drive, with the Pawtuxet River running between.

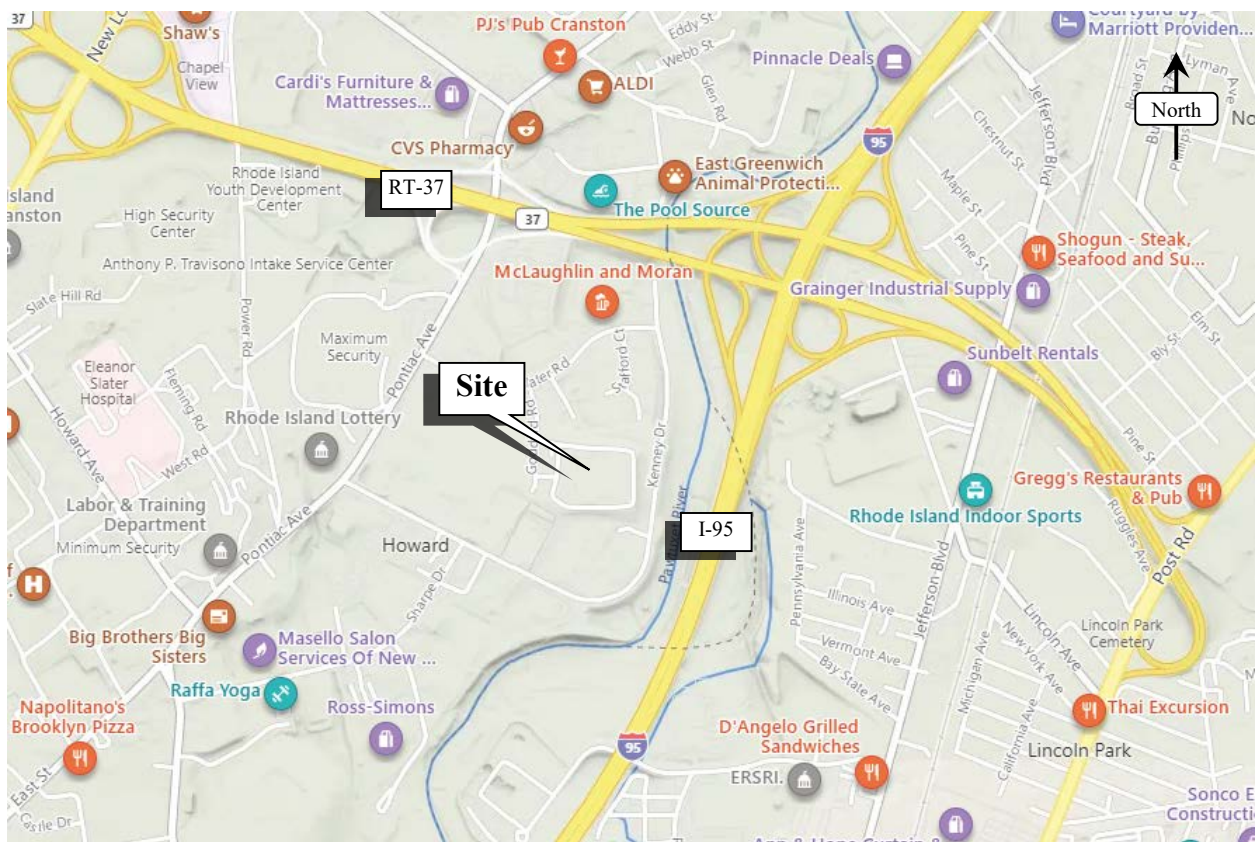


Figure 1. Locus Map

The proposed development primarily involves the construction of an industrial warehouse on the site of the (former) Department of Corrections Medium Security Facility. The warehouse will be located within the same general footprint of the existing correctional facility, with parking fields located to the north and



storage/loading areas to the south. The warehouse is estimated to have a 210,000 GSF footprint with loading and storage truck bays and 295 employee parking space; however, the final configuration is expected vary somewhat based on end user requirements. The proposed design will maintain site access from Goddard Drive. The project will include all associated pedestrian safety features, walkways, landscaping, lighting and other amenities.



II. SITE CONDITIONS

2.1 Site Characteristics

The site is located along the southern portion of Goddard Drive within an industrial district of Cranston, RI. The site is developed by the former Donald Price Correctional Facility, and includes approximately 4.17-acres of impervious cover throughout the developed areas. Approximately 5.84-acres of undeveloped grassed and wooded areas are also present within northern, eastern and southern site areas. These wooded areas generally slope steeply down and away from the existing access roadway that encompasses the correctional facility and exercise yard.



Figure 2. Aerial Image



2.2 Soils

The *Soil Survey of Rhode Island* prepared by the US Department of Agriculture, Soil Conservation Service depicts the underlying soils of the site to be well-draining and favorable for development. The site is almost entirely comprised of Udorthents-Urban land complex, with a small area of Pootatuck fine sandy loam within the northeastern corner of the property. The Hydrologic Soil Group classifications for Udorthents-Urban land complex and Pootatuck fine sandy loam are ‘A’ and ‘B’, respectively.

Map Unit Symbol	Map Unit Name	Hydrologic Soil Group
UD	Udorthents-Urban land complex	A
Pp	Pootatuck fine sandy loam	B

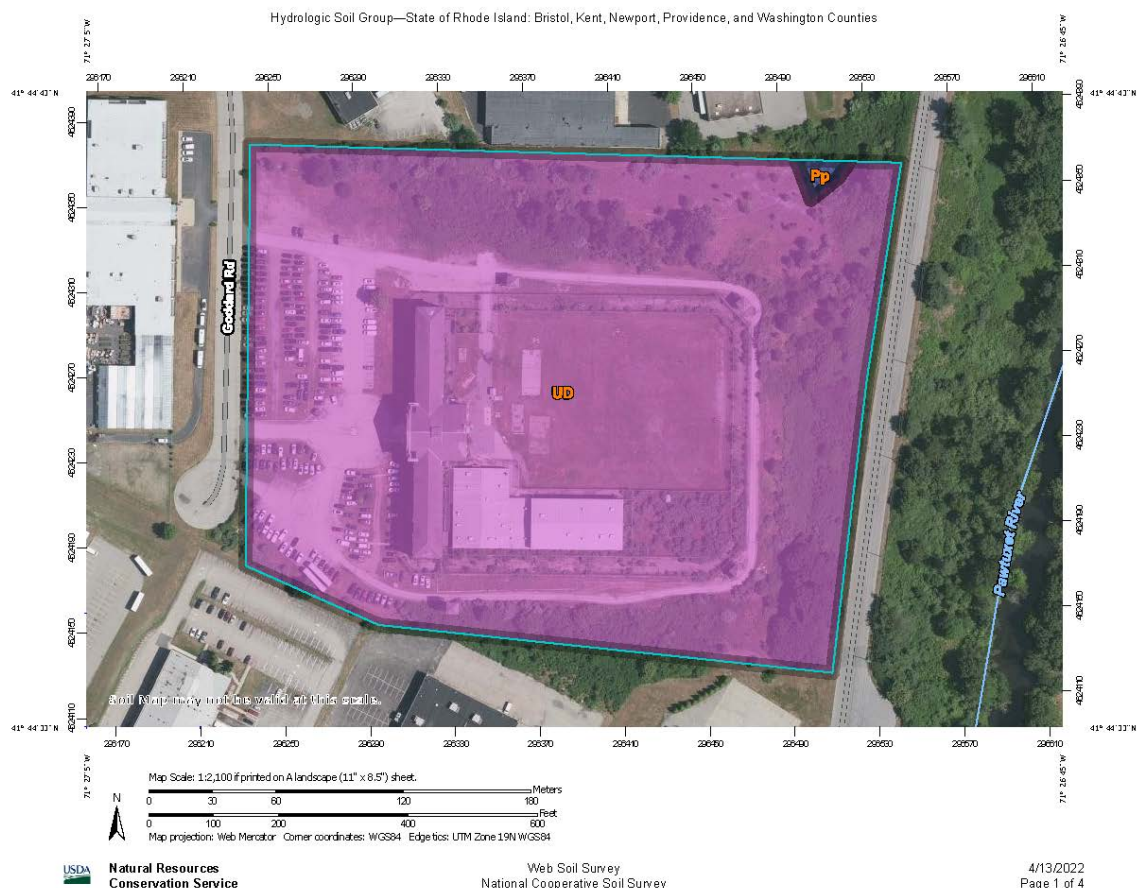


Figure 3. NRCS Soils Map



2.3 FEMA

The project area 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, Providence County, Rhode Island, Community Panel No. 44007C0427H having an effective date of October 2, 2015.

National Flood Hazard Layer FIRMette

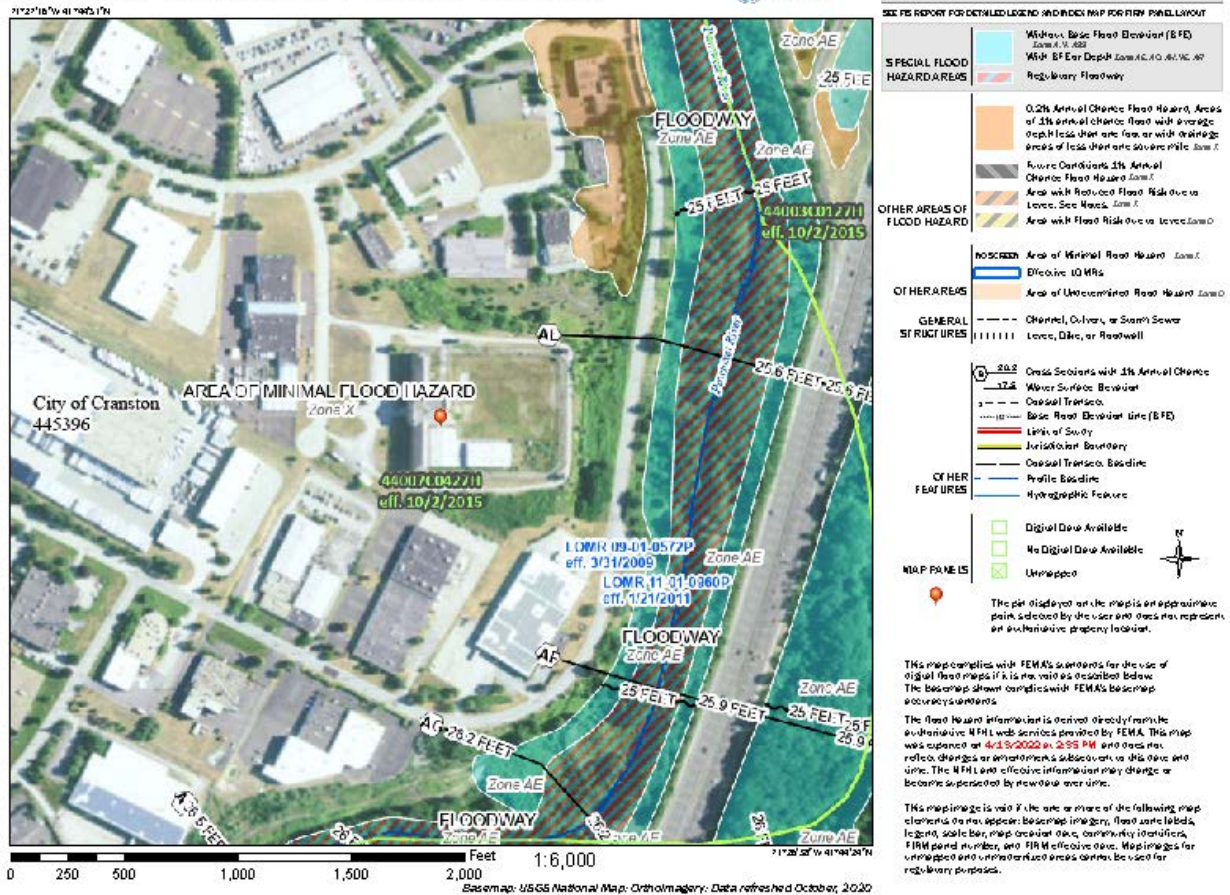


Figure 4. FEMA Flood Map

2.4 Natural Resource Inventory

The project site is not documented by the Rhode Island Natural Heritage Survey or the Rhode Island Department of Environmental Management (RIDEM) Geographic Information System (GIS) Mapping as being within a natural heritage area.

2.5 Wetlands

The project lies outside of any regulated wetland resource areas.



II. PROPOSED DEVELOPMENT

3.1 Project Summary

The proposed development improvements primarily involve the construction of an industrial warehouse. Access will continue to be provided through entrances along the eastern side of Goddard Drive. The central site access will be removed, and the northern and southern site entrances will each be reconstructed in close proximity to their existing locations. An employee parking field will be located along the northern side of the warehouse to be accessed from the northern site entrance. The extent of parking initially constructed may be phased depending on final tenant needs. Warehouse truck loading and storage facilities along with an additional row of parking spaces will be located along the southern side of the building, with access provided from the southern entrance. Circulation between the northern parking field and southern loading/storage area will be provided along the eastern face of the warehouse.

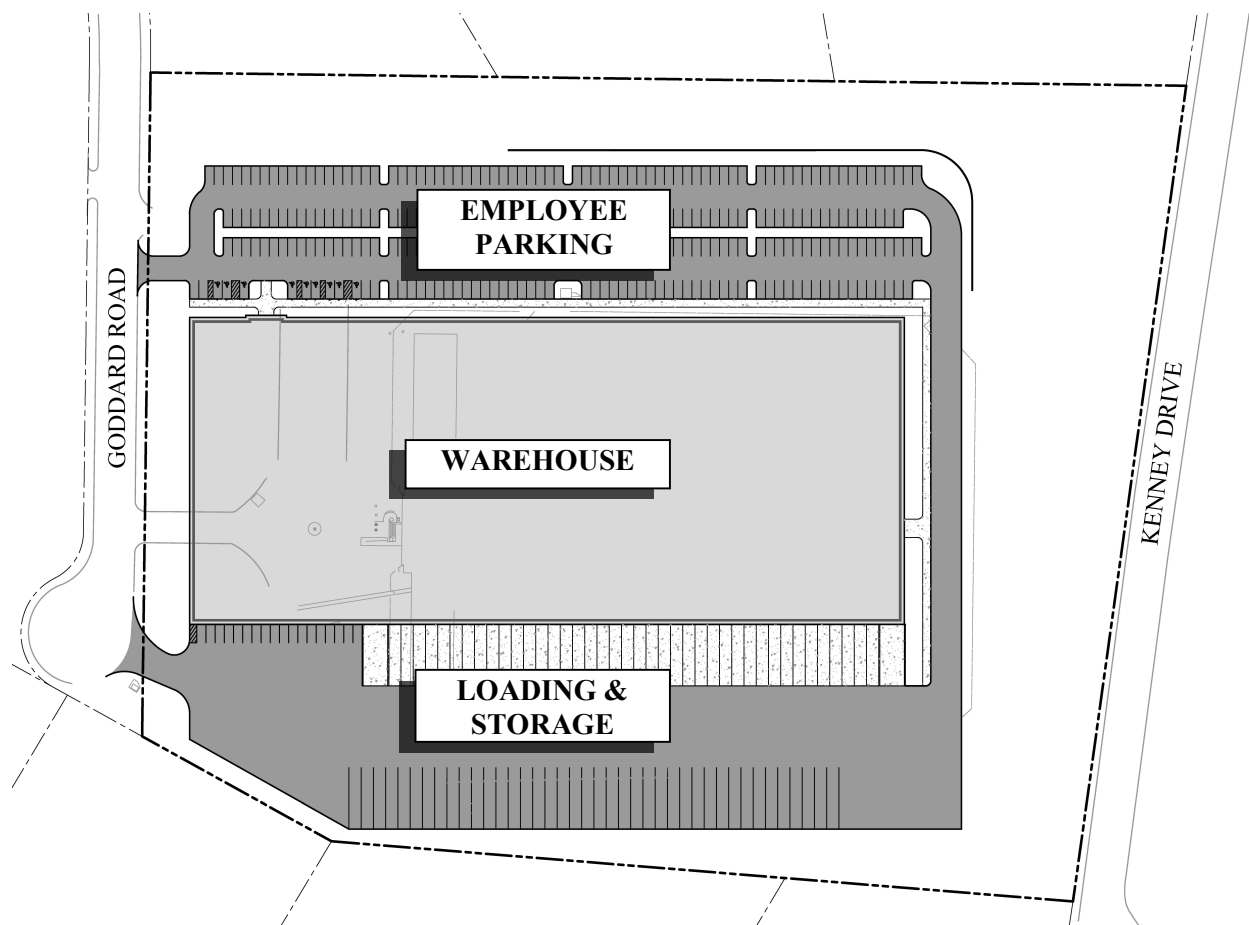


Figure 5. Development Schematic



The development will provide landscaping improvements, and will include associated pedestrian features, walkways, lighting and other amenities. Easements are not anticipated to be required for the project, nor do any easements presently exist at the property.

Although the final tenant has not been determined at this time, once the program requirements are established the applicant will explore the feasibility of incorporating solar energy systems on the roofs of the proposed building and/or in parking areas. Similarly, accommodations for electric vehicle charging stations are anticipated to be incorporated into the project when they can be fully integrated with the final user.

Steep topography is present within certain areas of the property, with slopes reaching as high as thirty-percent within undeveloped northern and eastern site areas. However, the warehouse, loading/storage areas, and roughly half of the northern parking field is proposed within the existing developed areas that are generally mild in grade. The remaining portion of the northern parking field falls within one of the undeveloped and steeply-sloped wooded areas in the northeastern site area. A retaining wall is proposed to accommodate this portion of the northern parking field.

3.2 Utilities

The proposed warehouse will connect to the existing water, gas and gravity sewer systems available within Goddard Drive.

3.3 Traffic

No adverse impacts from the proposed traffic and parking conditions are anticipated. The project provides safe circulation and onsite parking in accordance with City ordinances and provides safe access to the site for the general public, employee and emergency vehicles. A traffic impact analysis is included under separate cover to provide a complete discussion of existing and proposed traffic conditions.



III. STORMWATER MANAGEMENT & EROSION CONTROL

Permanent stormwater management measures are proposed to fully mitigate the impacts to stormwater runoff from the proposed project, and will comply with the City of Cranston Stormwater Ordinances and the Stormwater Management Standard and Performance Criteria of the RI Stormwater Design and Installation Standards Manual (RISDISM) using various low-impact development (LID) techniques and best management practices (BMP's).

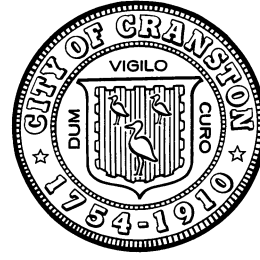
Specifically, stormwater runoff from the proposed development will be collected by a closed drainage system and conveyed to a series of surface treatment and runoff control facilities located within the eastern portion of the site. This system will be sized to provide and exceed the required water quality treatment, recharge and runoff control volumes for the 2-, 5-, 10-, 25- and 100-year storm events. Further, the proposed BMP(s) will be designed and sized to fully address the documented lead and bacterial impairments of the Pawtuxet River (in compliance with RIDEM guidance document '[Water Quality Goals and Pollutant Loading Analysis Guidance for Discharges to Impaired Waters](#)').

This project is classified as a 'Construction Activity' as described in the General Permit for the Rhode Island Discharge Elimination System (RIPDES). A Soil Erosion and Sediment Control (SESC) Plan will therefore be developed for the project meeting RIPDES requirements and City Ordinances for Discharge Associated with Construction Activity. The purpose of this SESC Plan is to define the appropriate practices and specific soil erosion and sedimentation controls that must be employed during construction. The project will not be considered complete until all disturbed areas have been satisfactorily stabilized, any soil erosion that has occurred has been repaired, and all temporary control measures have been removed from the site.

Coverage under the RIPDES Multi-Sector General Permit for Stormwater Discharge Associated with Industrial Actability is anticipated for the use, and specifically the loading bays and outdoor materials storage area(s). However, additional information regarding the specific tenant operations is required for a coverage determination, and with respect to if the project qualifies for a "No Exposure Exemption". Therefore, as the specifics of the final user become defined, additional coordination with the RIPDES division will occur. Based on those conditions a Permit or No Exposure Certification Exclusion will be obtained prior to any regulated yaw/activity discharging runoff from the site.



City Planning Department



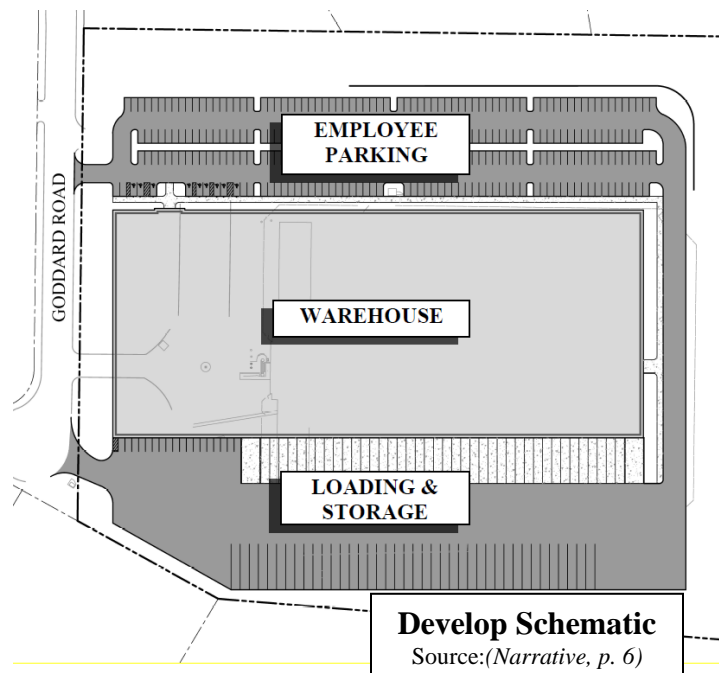
Memo

To: Cranston City Plan Commission
From: Jason M. Pezzullo, MCP, MPA, AICP – Planning Director
Date: September 29, 2022
Re: “20 Goddard Drive Warehouse” - Major Land Development - Preliminary Plan

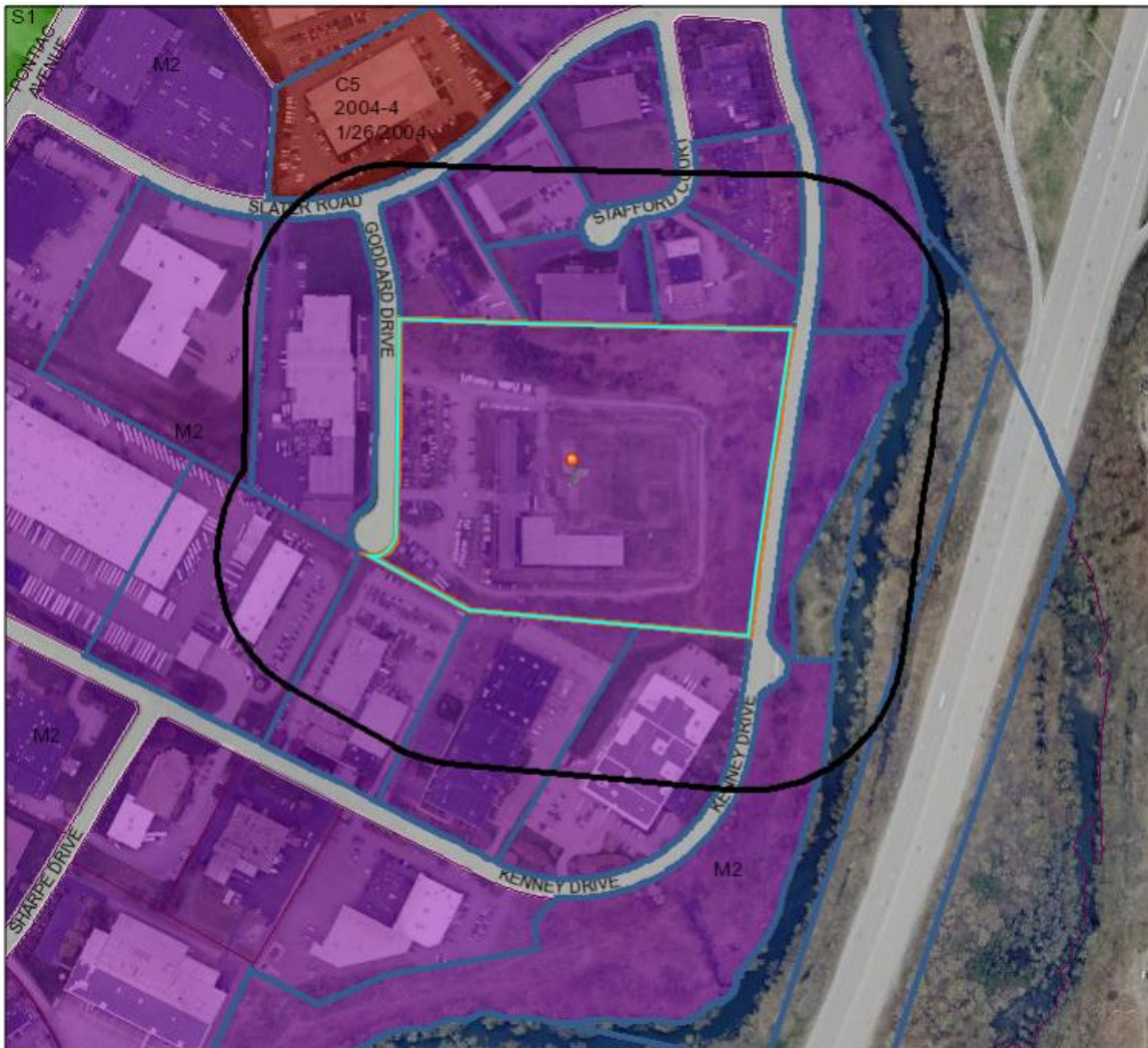
Owner/App: 20 Goddard, LLC
Location: 20 Goddard Drive, AP 13, Lot 39
Zone: M-2 (General Industry)
FLU: Government/Institutional

I. Proposal Summary

- The applicant seeks to raze the former Donald Price Correction Facility on the 16.84-acre parcel and construct one (1) industrial warehouse building approximately 210,000 ft².
- A tenant is not known at this time, but the project proposes the construction of a warehouse which is use allowed by-right in the M-2 zoning district.
- The warehouse is being proposed will be located relatively central to the parcel with 295 employee parking spaces mainly to the north and storage/loading areas to the south of the building.
- Ingress/egress will continue to be from Goddard Drive, but the central access will be removed and replaced by one northern and one southern access point. There is no proposed access to Kenney Drive to the east.
- The project will be serviced by public water and sewer.
- Stormwater is to be collected by a closed drainage system and treated on the eastern portion of the site.
- Landscaping, pedestrian features, lighting and other amenities are proposed.
- The Comprehensive Plan – FLUM designates the property as *Government/Institutional*, but a Comprehensive Plan amendment is NOT required because the zoning governs the permissible uses.



ZONING MAP

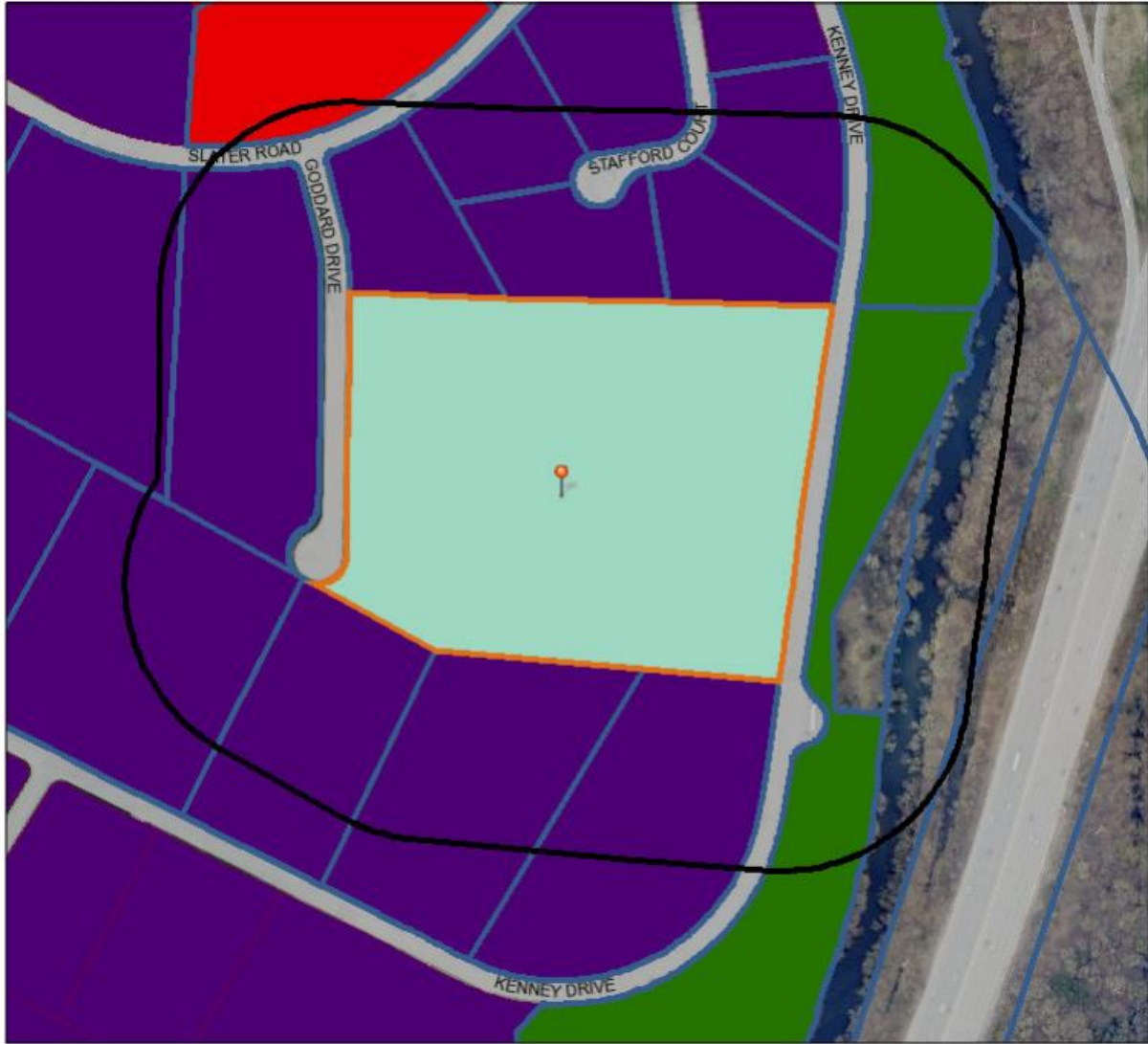


This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.



City of Cranston

FUTURE LAND USE MAP



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City of Cranston

NEIGHBORHOOD AERIAL (400 ft. radius in black)



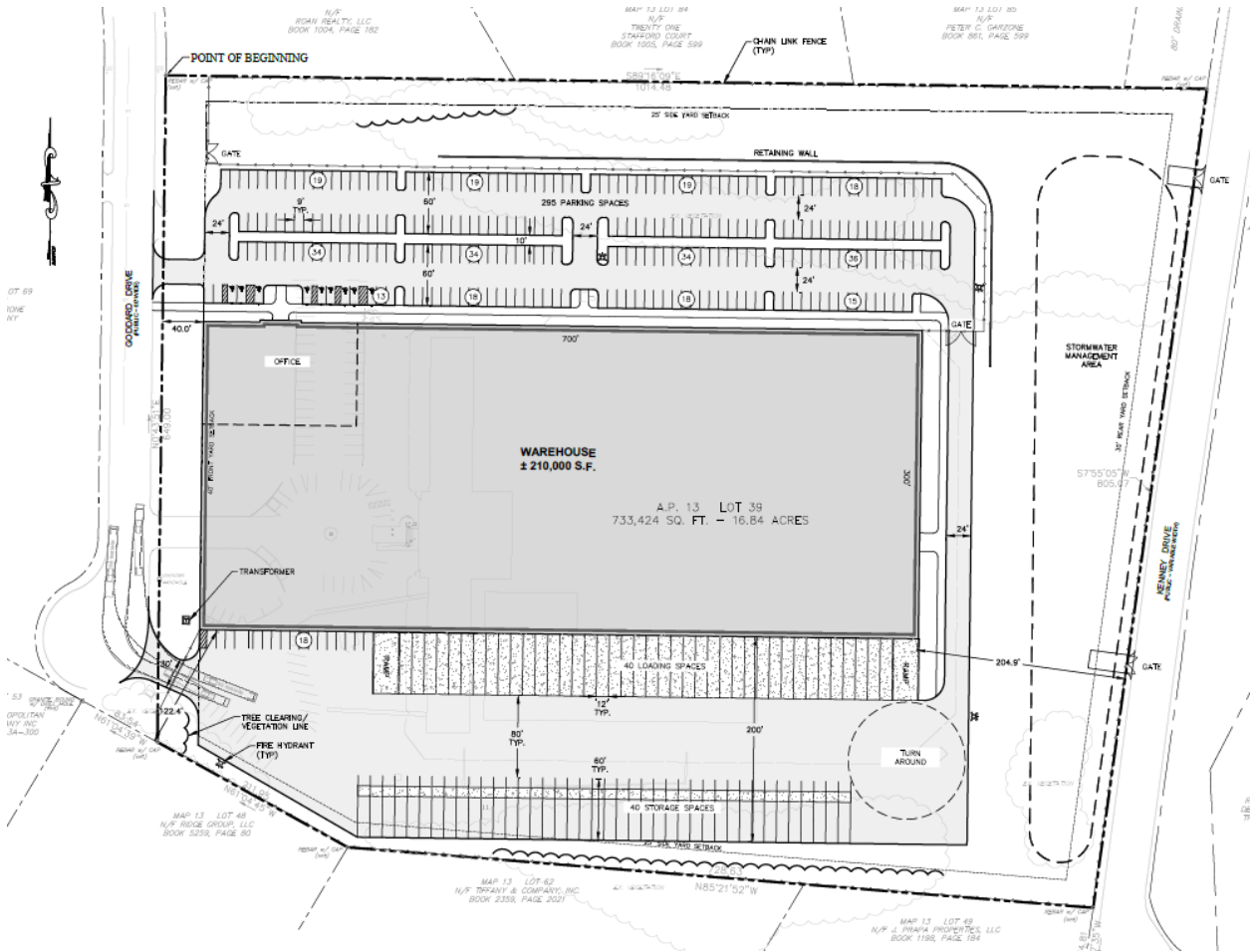
3-D AERIAL (facing east)



STREET VIEW (Goddard Dr facing east)



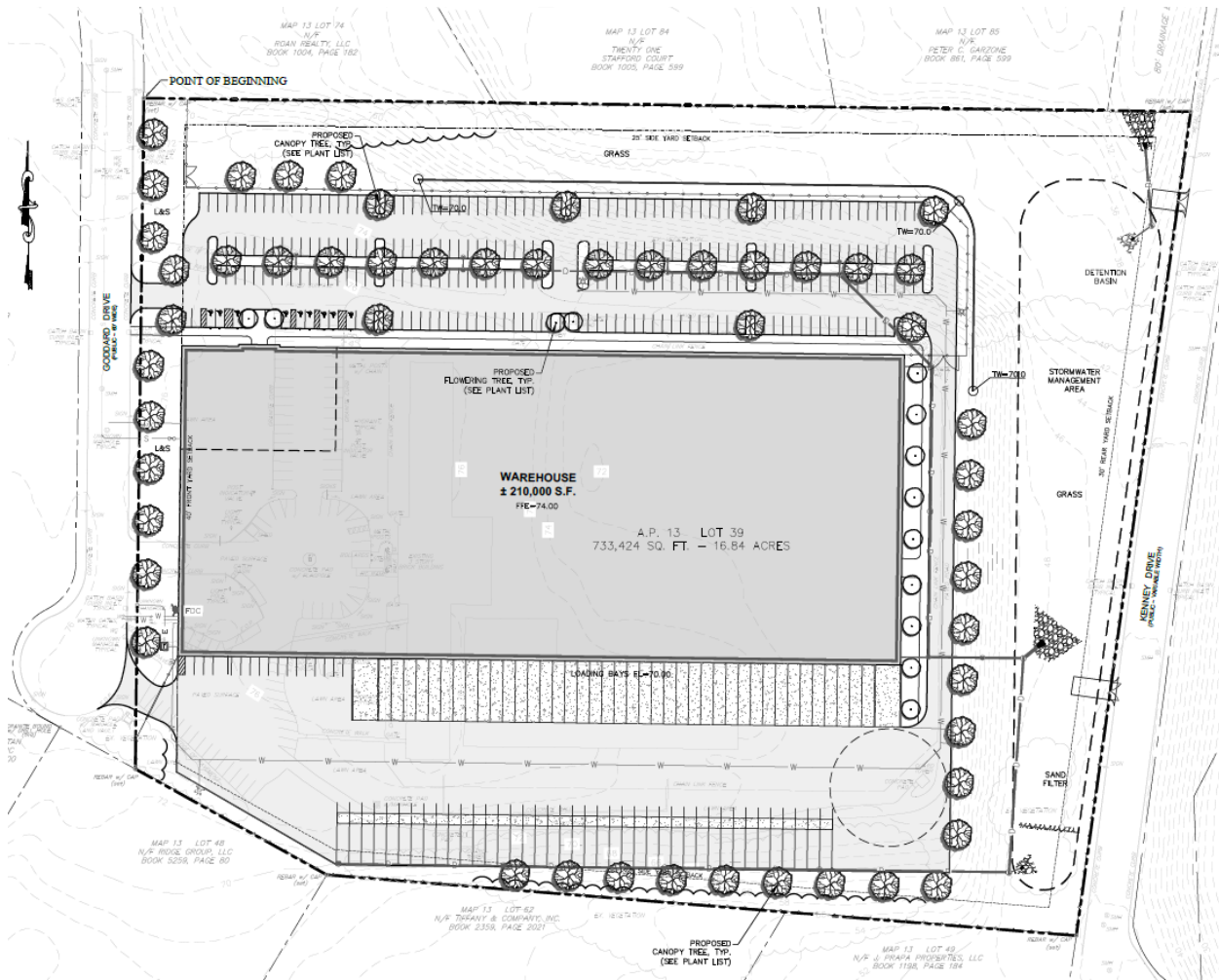
SITE PLAN



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

LANDSCAPE PLAN



PLANT LIST:

CANOPY TREES				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
AR	ACER RUBRUM 'SUNSET' RED SUNSET SWAMP MAPLE	23	2'-2.5' CAL	
NS	NISSA SYLVATICA BLACK TUPELO	9	2'-2.5' CAL	
QP	QUERCUS PAUSTRIS PIN OAK	12	2'-2.5' CAL	
TC	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	22	2'-2.5' CAL	

FLOWERING TREES				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
FV	FRUNUS YEDENSIS YOSHINO CHERRY	6	7'-8' CLUMP	
AC	AMELANCHER CANADENSIS SHADBLOW SERVICEBERRY	7	7'-8' CLUMP	

EVERGREEN/ DECIUOUS SHRUBS				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
AD	AZALEA DELAWARE VALLEY WHITE WHITE AZALEA	10	# 3 CONTAINER	
BS	BUXUS SEMPERVIRENS 'VARDAR VALLEY' VARDAR VALLEY BOXWOOD	16	# 3 CONTAINER	
CS	CORNUS SERICEA 'KELEY' REDWING DOGWOOD NELSON	10	# 2 CONTAINER	
IS	ILEX GLABRA 'COMPACTA' COMPACT HICKBERRY	23	# 3 CONTAINER	
HI	HAYAMENUS INTERMEDIA 'RUBY GLOW' RUBY GLOW WITCHHAZEL	4	# 5 CONTAINER	
HM	HYDRANGEA M. 'ENDLESS SUMMER' ENDLESS SUMMER HYDRANGEA	12	# 3 CONTAINER	
RR	ROSA RADCON 'KNOCK OUT PINK' PINK KNOCK OUT ROSE	15	# 2 CONTAINER	
SH	SARCOCODON HOOKERIANA SWEET BOX	14	# 2 CONTAINER	

PERENNIALS/GROUNDCOVERS/ VINES				
KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
HF	HOSTA FIRE AND ICE FIRE AND ICE HOSTA	12	#2 CONTAINER	
HS	HEVEROCALUS STELLA DE ORO STELLA DE ORO DAYLILY	54	#2 CONTAINER	
NF	NEFETA FAASSENII WALKERS LOW WALKERS LOW CATMINT	20	#2 CONTAINER	
RH	REBECKIA HIITA BLACK EYED SUSAN	16	#2 CONTAINER	
VM	VINCA MINOR BOWLER COMMON PERIWINKLE	37	PLANT *	S.P.C.
SS	SCHIZACHYRIUM SCOPARIUM THE BLUES LITTLE BLUESTEM	14	#2 CONTAINER	

II. Documents which are part of the Preliminary Plan Application

1. Preliminary Plan application with letter of submission by Robert Murray;
2. Application filing fees;
3. Plan set entitled "20 Goddard Drive Warehouse," prepared by Samuel S. Hemenway, PE and Samuel A. White, PLS of Garofalo & Associates, Inc. signed and stamped with a date of July 18, 2022;
4. Preliminary Plan checklist;
5. Preliminary Plan Narrative by Garofalo & Associates, Inc, as revised July 7, 2022;
6. 100' radius map, list of abutters;
7. An affidavit confirming notice to abutters was sent on September 9, 2022 signed by Robert D. Murray, Esq.;
8. Master Plan decision letter dated June 10, 2022;
9. Development Plan Review Approval letter dated August 4, 2022
10. Letter regarding sewer availability signed by Edward Tally, Environmental Program Manager of the City of Cranston dated May 13, 2022;
11. Letter regarding water availability from Providence Water dated May 11, 2022;
12. WQC/STW and RISPES Permit from the RI Department of Environmental Management dated August 12, 2022;
13. RI Historic Preservation and Heritage Commission Letter dated May 25, 2022;
14. Project Narrative and Stormwater Management Report for 20 Goddard Drive prepared by Garofalo & Associated dated May, 2022 (revised July 18, 2022)
15. Soil Erosion and Sediment Control Plan for 20 Goddard Drive prepared by Garofalo & Associated dated May 25, 2022

16. Stormwater Management System Operation and Maintenance Plan 20 Goddard Drive Warehouse prepared by Garofalo & Associated dated May, 2022
17. Certificate of Municipal Leans issued August 24 2022.

III. Surrounding land use and context

Analysis using Geographic Information System (GIS) and other resources indicates that:

1. The subject parcel is located in southeastern Cranston in the Howard Industrial Park just west of Route 95 and south of Route 37, with frontage on Goddard Drive and Kenney Drive;
2. The land uses east of Pontiac Ave are all industrial with the sole exception of the Tasca car dealership and Tasca Truck Center which were rezoned to C-5 in 1998 and 2004, respectively. The Pastore Complex is located on the west side of Pontiac Ave;
3. There are no wetlands or other significant natural features on the subject property;
4. The property is free of any regulated floodplains or historic/cultural districts [see letter from RI Historic Preservation and Heritage Commission];
5. The 2018 Natural Heritage Map does not show any known rare species located on or near the site;
6. The site has minimal topography in the western and central portions of the site but considerable slopes in the northern, southern and eastern edges of the site. A retaining wall is proposed to the north/northeast of the parking area.

IV. Staff / Agency Comments

Pursuant to RIGL 45-23-41 A3, these plans were distributed for comment to the Public Works Department, Engineering Division, Bureau of Traffic Safety, Building and Inspections Department, Conservation Commission and the Fire Department.

- The Fire Department provided no additional comment than that were made a DPR.
- Public Works has requested that the water and sewer lines be capped when the prison is demolished and that the Stormwater Management System Operation and Maintenance Plan be recorded in the Land Evidence.

V. Interests of Others

- There was a pre-application held at the Plan Commission meeting on May 3, 2022. No public comments were received.
- A Public Informational Meeting was held by the Plan Commission on June 7, 2022 on a Master Plan application for this project no public comments were received at the meeting.
- A Public Meeting was held by the Development Plan Review Committee [DPRC] on August 3, 2022 on a DPR application for this project no public comments were received at the meeting.
- An e-mail from Cornelis J. de Boer, AIA, with a RIHA historical analysis attached, inquiring as to

- if applicants considered reusing the existing complex as a warehouse,
- if the environmental impacts created by demolition have been considered and
- if decorative material can be salvaged.

Staff would note that the Department is in receipt of a letter from the RI Historic Preservation and Heritage Commission stating that it considers “this property to have low sensitivity for archaeological resources and do not recommend a survey be conducted prior to the development of these lots.”

VI. Planning Analysis

The following observations indicate the relatively straightforward nature of the “20 Goddard Drive Warehouse” Major Land Development Preliminary Plan application:

- No zoning map change or Comprehensive Plan amendments are proposed or required;
- No zoning relief or waivers are proposed or required;
- The subject site is located within the Howard Industrial Park and there are no residential uses in the area;
- Conforming industrial uses are intended. Deviation from conforming uses would be fully subject to city review process and regulations; and
- The site is located near highway access to Route 95 and Route 37, minimizing potential traffic impacts on local roads.

Staff offers the following analysis by category:

Land Uses & Zoning:

1. The intended warehousing use is a by-right use under the existing M-2 zoning. The project narrative, submitted with this application, states “The proposed development the construction of an industrial warehouse on the site of the (former) Department of Corrections Medium Security Facility.”
2. An end user is unknown as of this application, but one is not required at the Preliminary Plan phase. Staff is confident that the proposal meets the requirements for a Preliminary Plan level of review. The city and staff have all the tools necessary to review for compliance with all City requirements as tenant(s) are identified.
3. The proposal is compliant with all M-2 zoning requirements.
4. The abutting land uses are all industrial. Any allowed use in M-2 should be compatible with the surrounding uses in the industrial park.

Traffic Impacts:

1. The applicant provided a traffic study by BETA Group, LLC as part of the Master Plan application for this project. The study was noted in the Department's Master Plan Report and noted at the Public Informational Meeting. The study concludes, *"The proposed warehouse facility project was determined to have adequate and safe access to a public street, and will not have an adverse impact on public safety and welfare in the study area"*
2. The City's Traffic and Safety Bureau has reviewed the proposal and concurs with the findings of the traffic impact study including evaluation/improvements at the Pontiac/Kenney traffic signal.

Off-Street Parking:

1. The site plan shows 295 parking spaces, 40 loading areas and 40 trailer storage spaces. The off street parking requirement in Code Section 17.64.010.(1)(21) is *"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."* Review for compliance with the requirements can only be conducted when an end user and further information is supplied to the city. However, it is more likely that the parking is conservatively estimated rather than insufficient. Table Note #3 on the site plan states, *"A portion of the parking shown may be reserved as future expansion based on final tenant requirements."*
2. Proposed parking for the project was part of a Development Plan Review application. The DPRC found parking to be adequate and approved the project. The project received a DPR approval on August 3, 2022.

Environmental/Cultural Impacts:

1. The site was previously developed as a state corrections facility. There is no reason to believe that there are environmental concerns on the subject site.
2. "Environmental Protection Note" #2 states that "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."
3. No habitats will be impacted and no tree removal is required.
4. The project is located within Zone "X" (areas outside the 0.2% annual floodplain) on the F.E.M.A. Flood Insurance Rate Map.
5. There are no wetlands on site.
6. The Rhode Island Natural Heritage Survey maps indicate that the project is not within a natural heritage area.
7. RI Historic Preservation and Heritage Commission has reviewed the property and concluded that it to have "low sensitivity for archaeological resources...."
8. Proposed grading, drainage and erosion control for the project was part of a

Development Plan Review application. The DPRC found the proposed activities to be adequate and approved the project. The project received a DPR approval on August 3, 2022.

Landscaping & Buffering:

1. The applicant has provided a landscape plan which indicates that more than 15% of the site is landscaped, meeting or exceeding the City's requirement.
9. Proposed landscaping for the project was part of a Development Plan Review application. The DPRC found proposed landscaping to be adequate and approved the project. The project received a DPR approval on August 3, 2022.

Economic Impacts:

1. The number of jobs created is unknown at this time;
2. Tax revenue estimates are not available at this time, but it should be noted that the previous use exempt from local taxes so any private use of the set will increase the tax benefit of this property.

Utilities:

1. The subject site has available public water and sewer.

Easements:

1. There are no existing or proposed easements on site.

Sidewalks:

1. No sidewalks are proposed, and no sidewalks are required. No waivers are needed.
2. There are no sidewalks on Goddard Drive.

Comprehensive Plan Analysis:

1. The City Plan Commission determined that the proposed project would be consistent with the Comprehensive Plan as part of its approval of the Master Plan.
2. The Comprehensive Plan – FLUM designates the property as *Government/Institutional*, but a Comprehensive Plan amendment is NOT required because the zoning governs the permissible uses.
3. The site was designated as *Government/Institutional* because, when the Comprehensive Plan was adopted, the property was owned by the State of Rhode Island and was used as a prison. Subsequent to adoption of the Comprehensive Plan, the State has declared the site surplus and sold the site to a private developer. A land use classification of *Government/Institutional* is effectively defunct.

4. The City Plan Commission determined that the proposed project would be consistent with the Comprehensive Plan as part of its approval of the Master Plan.
5. Staff finds this proposal to be consistent with Land Use Goal (LUG)-4, “*Ensure that sufficient land is properly zoned and provided with adequate infrastructure to provide for the City’s future industrial development needs.*” This contributes to the reason why staff would NOT recommend the property be rezoned to be consistent with the FLUM.
6. Staff finds this proposal to be consistent with Land Use Policy (LUP)-4.2, “*Protect the capacity and integrity of roads, sewers and water systems serving the Howard and Western Cranston Industrial Parks, in order to preserve these areas as resources for long-term industrial development*” (p. 8). This project will comply with the sewer and water system permitting process and acts to fulfill the industrial development goals of the city.
7. Staff finds this proposal to be consistent with Land Use Goal (LUG)-5, “*Ensure that redevelopment of major sites for economic development incorporates the protection of environment and neighborhood character*” (p. 8) This project solidifies the industrial nature of the area and has no anticipated environmental impacts.
8. Staff finds this proposal to be consistent with the “*Rhode Island Comprehensive Planning and Land Use Regulation Act Goal: To promote an economic climate which increases quality job opportunities and overall economic well-being of each municipality and the state*” (p. 11) which is incorporated into the Comprehensive Plan Economic Development Goals. Reducing prisons and creating jobs certainly speaks to the overarching goal, as well as the following Economic Development Goals:
 - EDG-1A Preserve and increase employment opportunities for Cranston residents.
 - EDG-1B Maintain and increase the quality of job opportunities – in terms of wages, skill requirements, and working conditions – available to Cranston residents.
 - EDG-2 Attract capital into the Cranston area and expand the City’s economic base.
 - EDG-3 Add to the City’s taxable property base by constructing industrial and commercial structures which are properly designed and sited in keeping with environmental, planning and design considerations.
 - EDG-4 Revitalize underused areas of the City for uses that are in keeping with the needs and values of the community.
 - EDP-4.1 Continue the City’s active role in seeking the redevelopment of major industrial and institutional sites for economic development.

Conclusion:

1. This application is a “by-right” use under zoning and is consistent with the Comprehensive Plan goals and policies.
2. Staff is supportive about the economic and fiscal impacts of this proposal. The transfer of the property from the State to private ownership will generate new industrial tax base at a critical time;

3. Staff does **not** make negative findings on the traffic impacts of the proposal.
4. The site is adequately serviced by utilities [water, sewer and electricity].
5. Details about the parking, landscaping, lighting and drainage are included as part of the Preliminary Plan Application and are adequately addressed. In addition, details about the parking, landscaping, lighting and drainage have been reviewed by the DPRC as part of the development plan review process and the DPRC has found them to be adequate and has approved the project.

VII. Findings of Fact

An orderly, thorough and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 100' radius have been notified via certified mail with return requested, a display ad was published in the Cranston Herald and the meeting agenda has been properly posted.

Staff has reviewed this Preliminary Plan application for conformance with required standards set forth in RIGL Section 45-23-60, as well as the City of Cranston's Subdivision and Land Development Regulations and finds as follows:

RIGL § 45-23-60. Procedure – Required findings. (a)(1) states, “The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies.”

1. The City Plan Commission determined that the proposed project would be consistent with the Comprehensive Plan as part of its approval of the Master Plan.
2. The Comprehensive Plan – FLUM designates the property as *Government/Institutional*, but a Comprehensive Plan amendment is NOT required because the zoning governs the permissible uses and because of a change in ownership and use of the site.
3. The proposal is consistent with Land Use Goal (LUG)-4, “*Ensure that sufficient land is properly zoned and provided with adequate infrastructure to provide for the City’s future industrial development needs.*”
4. The proposal is consistent with Land Use Policy (LUP)-4.2, “*Protect the capacity and integrity of roads, sewers and water systems serving the Howard and Western Cranston Industrial Parks, in order to preserve these areas as resources for long-term industrial development*” (p. 8). This project will comply with the sewer and water system permitting process and acts to fulfill the industrial development goals of the city.
5. The proposal is consistent with Land Use Goal (LUG)-5, “*Ensure that redevelopment of major sites for economic development incorporates the protection of environment and neighborhood character*” (p. 8) This project solidifies the industrial nature of the area and has no anticipated environmental impacts.
6. The proposal is consistent with the “*Rhode Island Comprehensive Planning and Land Use Regulation Act Goal: To promote an economic climate which increases quality job opportunities and overall economic well-being of each municipality and the state*” (p. 11) which is incorporated into the Comprehensive Plan Economic Development Goals. Reducing prisons and creating jobs certainly speaks to the overarching goal, as well as the following Economic Development Goals:

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- EDG-3 Add to the City’s taxable property base by constructing industrial and commercial structures which are properly designed and sited in keeping with environmental, planning and design considerations.
- EDG-4 Revitalize underused areas of the city for uses that are in keeping with the needs and values of the community.
- EDP-4.1 Continue the City’s active role in seeking the redevelopment of major industrial and institutional sites for economic development.

RIGL § 45-23-60. Procedure – Required findings. (a)(2) states, “The proposed development is in compliance with the standards and provisions of the municipality’s zoning ordinance.”

1. The proposal is compliant with the allowed uses and zoning regulations in the M-2 zoning district. No relief or waivers are required.

RIGL § 45-23-60. Procedure – Required findings. (a)(3) states, “There will be no significant negative environmental impacts from the proposed development as shown on the plan, with all required conditions for approval.”

1. No evidences have been received to indicated that there are environmental concerns on the subject site.
2. “Environmental Protection Note” #2 states that “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.”
3. No habitats will be impacted, and no significant tree removal is required.
4. The project is located within Zone “X” (areas outside the 0.2% annual floodplain) on the F.E.M.A. Flood Insurance Rate Map.
5. There are no wetlands on site.
6. The Rhode Island Natural Heritage Survey maps indicate that the project is not within a natural heritage area.
7. The RI Historic Preservation and Heritage Commission has reviewed the property and concluded that it to have low sensitivity for archaeological resources.
8. The project has received a WQC/STW and RISPES Permit from the RI Department of Environmental Management.
9. The DPRC has reviewed the proposed grading, drainage, landscaping and erosion control for this project and has found the measures proposed to be adequate and has approved this project. The project received a DPR approval on August 3, 2022.

RIGL § 45-23-60. Procedure – Required findings. (a)(4) states, “The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.”

1. The proposed Major Land Development does not propose any new lots or subdivision.

RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, “All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.”

1. The subject property has adequate and permanent physical access to a public right-of-way through conforming lot frontage on Goddard Drive. The proposed access points have been reviewed by the city’s Bureau of Traffic Safety and has been reviewed as part of the development plan review process. Access have been determined to be adequate.

VIII. Recommendation

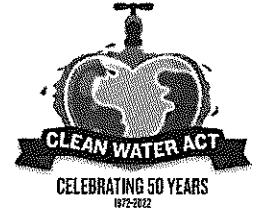
Staff finds this proposal consistent with the standards for required Findings of Fact set forth in RIGL Section 45-23-60, the Comprehensive Plan, and the City of Cranston’s Subdivision and Land Development Regulations. Therefore, staff recommend that the City Plan Commission adopt the Findings of Fact documented above and **approve** the Preliminary Plan submittal, subject to the following conditions:

IX. Recommended Conditions of Approval

1. Prior to the issuance of any certificate of occupancy, the applicant shall repave Goddard Drive curb to curb along the portion where the property has frontage.
2. The water and sewer lines shall be capped when the prison is demolished.
3. The Stormwater Management System Operation and Maintenance Plan shall be recorded in the Land Evidence.
4. Final Plans shall be processed administratively.



RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
235 Promenade Street, Providence, Rhode Island 02908



August 12, 2022

Ricard Baccari II
20 Goddard, LLC
10 Greene Street
Providence, RI 02903

RE: WQC/STW File No. 22-083; RIPDES File No. RIR102365
Proposed 20 Goddard Drive Warehouse
20 Goddard Drive
Assessor's Plat 13, Lot 39
Cranston, RI

Dear Mr. Baccari:

The Rhode Island Department of Environmental Management Office of Water Resources (RIDEM OWR) has reviewed the above-referenced project for compliance with the Rhode Island Pollutant Discharge Elimination System Construction General Permit (CGP). The purpose of the project is to remove and dispose existing institutional building and adjacent parking areas and construct and maintain a 210,000 gross square foot warehouse building with loading and storage truck bays (located on the south side of the building), parking areas, closed drainage system, and stormwater management practices. The loading and storage areas may include some future land uses of higher potential pollutant loads (LUHPPLs). The loading and storage areas will have its water quality volume (first one-inch of runoff) directed to a lined and sub-drained sand filter with sediment forebay. The sub-drain outflow from this practice will subsequently discharge to a large infiltration / detention basin with forebay along with the other runoff flow from the site. This basin will have a surface discharge to an existing drainage swale flowing north along adjacent Kenney Drive. The proposed project will be served by municipal sewer and public water service. The work is as further described in your application and detailed on site plans consisting of 12 sheets as prepared by Samuel S. Hemenway, P.E. of Garofalo & Associates, Inc., received by RIDEM OWR on 7/19/2022.

This letter serves as your permit/authorization to discharge for the above-referenced project, provided that you comply with the application materials, the CGP and the following conditions:

- 1) You must submit the Notice of Start of Construction Form prior to commencement of any permitted site alterations or construction activity. The Start of Construction Form can be found on the Stormwater Construction Permitting website.
- 2) Prior to construction, you must erect or post a sign resistant to the weather and at least twelve (12) inches wide and eighteen (18) inches long, which identifies the initials "DEM" and the application number(s) assigned to this permit. The sign must be posted in a conspicuous location near the site access and maintained until the project is complete.

- 3) A copy of this permit, any inspection records, and a signed and updated SESC Plan, must be kept at the site at all times until the project is complete. Copies of this permit must be made available for review by any RIDEM or City/Town representative upon request. Electronic versions of required documents that are readily accessible from the construction site are acceptable.
- 4) All fill material shall be clean and free of matter that could cause pollution of the waters of the State.
- 5) The stormwater collection and treatment system approved herein is for the discharge of stormwater only. Any other discharge is prohibited.
- 6) Any alterations, additions or modifications to the stormwater system from that approved herein, including permanent closure, must be reviewed and approved by RIDEM OWR prior to implementation.
- 7) You must submit the Notice of Termination Form upon completion of the project and final site stabilization. The Notice of Termination Form can be found on the Stormwater Construction Permitting website.
- 8) You are responsible for the long-term inspection, cleaning and maintenance of the stormwater collection and treatment system to ensure proper performance of all components until documentation is provided to indicate that this responsibility has been assumed by another entity. Long-term operation and maintenance is to be as described in the Post-Construction Operation and Maintenance Plan entitled "Stormwater Management System Operation and Maintenance Plan for: 20 Goddard Drive Warehouse, Assessor's Plat 13, Lot 39, 20 Goddard Drive, Cranston, Rhode Island; Owner Applicant: 20 Goddard LLC, 10 Greene Street, Providence, Rhode Island 02903", dated Revised June 23, 2022, dated received 7/06/2022, prepared by Garofalo & Associates, Inc., 85 Corliss Street, Providence, RI 02940.
- 9) The future inclusion of any land uses involving higher potential pollutant loads (LUHPPLs), such as uses where exposure of potentially pollutant-causing substances to the precipitation is involved may require approval by the RIDEM RIPDES Program of an MSGP (Multi-Sector General Permit). This approval must be obtained if necessary.

This permit is not transferable to any person except after written notice to the Director, in the form of a Permit Transfer Form available on the RIDEM Stormwater Construction Permitting website.

RIDEM's Rules and Regulations Governing the Establishment of Various Fees require that RIPDES CGP permit holders pay an Annual Fee of \$100.00. An invoice will be sent to the owner on record in May/June of each year if the construction was still active as of December 31st of the previous year. The owner will be responsible for the Annual Fee until the construction activity has been completed, the site has been properly stabilized, and a completed Notice of Termination (NOT) has been received.

Your authorization to discharge **expires at midnight, on September 25, 2025**. If construction has not been completed by that date, there will be measures in place for you to reauthorize.

You are required to adhere to all above terms and conditions and carry out this project in compliance with the CGP at all times. Issuance of this permit does not bar RIDEM, nor any of its various Divisions, from initiating any investigation and/or enforcement actions that it may deem necessary for violations of this permit or of any and all applicable statutes, regulations and/or permits.

This permit has the full force and effect of a permit issued by the Director. This permit does not relieve your obligation to obtain any other applicable local, state and federal permits prior to commencing construction and does not relieve you of any duties owed to adjacent landowners with respect to changes in drainage. RIDEM assumes no responsibilities for damages resulting from faulty design or construction.

If you have any questions regarding the contents of the permit, you may contact me at nicholas.pisani@dem.ri.gov or (401) 222-4700, extension 2777423.

Sincerely,

Nicholas A. Pisani P.E.

Nicholas A. Pisani, P.E., Environmental Engineer IV
Stormwater Engineering and 401 Permitting
Office of Water Resources
Rhode Island Department of Environmental Management

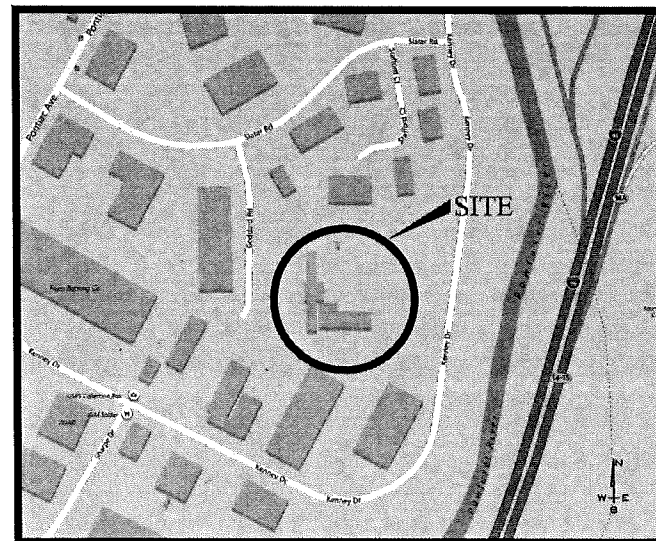
cc: Samuel S. Hemenway, PE, Garofalo & Associates, Inc.
Margarita Chatterton, PE, RIDEM RIPDES Program

PRELIMINARY/ DPR SUBMISSION

SITE PLANS

FOR

20 GODDARD DRIVE WAREHOUSE



LOCUS MAP
NOT TO SCALE

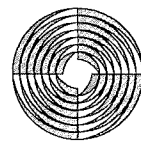
A.P. 13, LOT 39
20 GODDARD DRIVE
CRANSTON, RI 02920

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

PLAN SHEET LEGEND

SHEET	PLAN TITLE	LATEST REVISION
	COVER SHEET	
G-1	AERIAL PLAN	
C-1	GENERAL NOTES & LEGEND	
C-2	DEMOLITION PLAN	
C-3	SITE LAYOUT PLAN	
C-4	GRADING & UTILITIES PLAN	
C-5	SOIL EROSION & SEDIMENTS CONTROL PLAN	
C-6	CONSTRUCTION DETAILS - 1	
C-7	CONSTRUCTION DETAILS - 2	
C-8	CONSTRUCTION DETAILS - 3	
C-9	CONSTRUCTION DETAILS - 4	
C-10	CONSTRUCTION DETAILS - 5	
C-11	CONSTRUCTION DETAILS - 6	
L-1	LANDSCAPE PLAN	
L-2	LANDSCAPE DETAILS	
	REFERENCE PLANS	
ECS	LIGHTING PLAN	
	EXISTING CONDITIONS PLAN	

PREPARED BY:

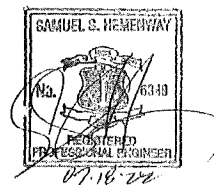


GAROFALO

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

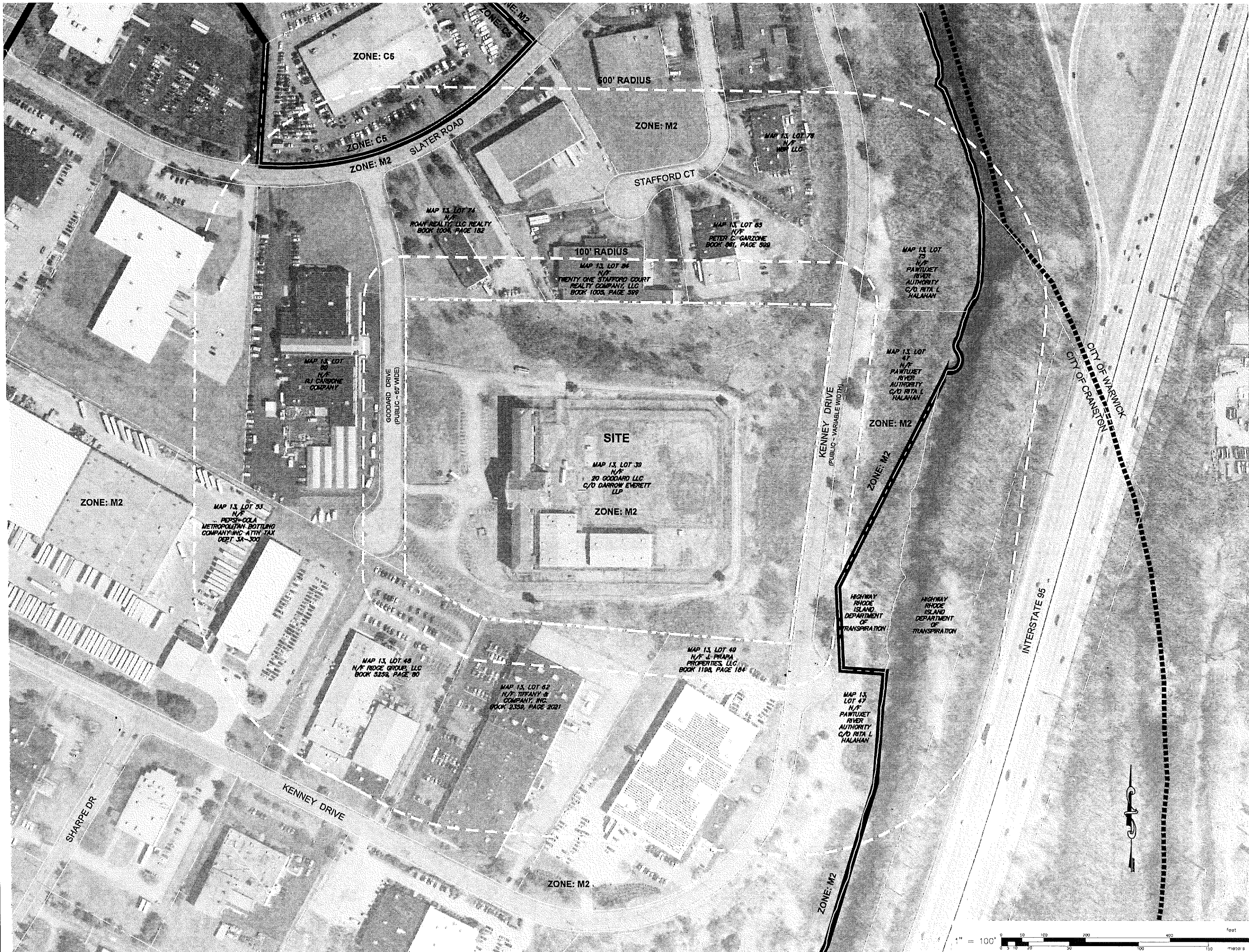
DATED:

JULY, 2022



JOB NO.7287-00
1 OF 13 SHEETS

L:\2022-00 Goddard Warehouse (Churchill & Burns) - Cranston, RI\01-CURRENT\2022-00-Map.dwg 07/16/2022 10:45:15 AM



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

ISSUED FOR
PERMIT ONLY

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

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

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These drawings are the property of
Garofalo & Associates, Inc. and
prepared for the owner. For this
project at this site and are not to
be used for any other project
location or owner without written
consent of this owner or one of its
directors.

JOB NO. 7287.00	DRAWN BY KYY
DWG. NO. 7188.00-Aerial Map.dwg	CHECK BY SHH
SCALE: AS SHOWN	APPROVED SHH
	DATE: JULY 08, 2022

SHEET

G1

2 OF 13 SHEETS

GENERAL CONSTRUCTION NOTES:

1. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE TRAILER AT ALL TIMES. DEVIATIONS OR CHANGES WILL NOT BE ALLOWED UNLESS BY WRITTEN APPROVAL FROM THE ENGINEER.
2. SITEWORK CONSTRUCTION SHALL NOT COMMENCE UNTIL ALL APPROVALS HAVE BEEN SECURED. REQUIRED PERMITS/APPROVALS FOR THE PROJECT INCLUDE BUT NOT LIMITED TO THE FOLLOWING: DEMOLITION PERMITS, SITE PLAN APPROVAL BY THE CITY OF CRANSTON, RIDEM STORMWATER CONSTRUCTION PERMIT AND WATER QUALITY CERTIFICATION, CRANSTON SEWER AND VEOLIA WATER NORTH AMERICA CONNECTION PERMIT, PROVIDENCE WATER SUPPLY BOARD CONNECTION PERMIT, CRANSTON MAJOR LAND DEVELOPMENT PERMIT, AND CRANSTON ZONING VARIANCE.
3. THE CONTRACTOR MUST RETAIN THE SERVICES OF A REGISTERED LAND SURVEYOR IN THE STATE OF RHODE ISLAND TO LAYOUT ON THE GROUND ALL NEW ELEMENTS OF WORK. IF ANY WORK IS INSTALLED PRIOR TO THE ABOVE REQUIREMENT AND IF ANY WORK IS NOT SATISFACTORY TO THE ENGINEER, THE CONTRACTOR MUST REPLACE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING, INSTALLING OR PROCEEDING WITH WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER NECESSARY MEASURES NEEDED TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING UNDERGROUND UTILITIES AND FACILITIES ON THE DRAWINGS; HOWEVER, THE INFORMATION SHOWN IS FOR THE CONTRACTORS CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION, VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIALS. THE CONTRACTOR MUST CONTACT THE LOCAL UTILITY COMPANIES FOR EXACT LOCATION OF UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE START OF ANY WORK. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.
6. THE CONTRACTOR MUST NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITIES IN THE AREA OF PROPOSED CONSTRUCTION OR EXCAVATION AT LEAST THREE WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION, EXCAVATION OR BLASTING. ALL WATER, SEWER, GAS AND ALL OTHER UTILITIES MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
7. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR THE CITY OF CRANSTON AND THE STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION, THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, AS AMENDED, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF, AS IF ATTACHED HERETO.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY PAVEMENT, DRIVEWAYS, SIDEWALKS, WALL, CURBS, ETC. DAMAGED DURING CONSTRUCTION WITH MATCHING MATERIALS.
9. THE CONTRACTOR AGREES THAT HE WILL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE PROJECT SITE CONDITIONS THROUGHOUT CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONJUNCTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
10. ALL MATERIALS USED FOR CONSTRUCTION MUST BE NEW AND FREE OF DEFECTS. USED OR SALVAGED MATERIAL WILL NOT BE ALLOWED UNLESS WRITTEN APPROVAL FROM THE OWNER IS OBTAINED BY THE CONTRACTOR.
11. AT ALL TIMES THE CONTRACTOR MUST MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS. (I.E. IN TIMES OF RAIN OR SNOW, ROADS MUST BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC.). WIDTH OF EMERGENCY VEHICLE ACCESS MUST BE A MINIMUM OF 20 FEET WIDE. ACCESS TO BUILDINGS THAT HAVE A FIRE SPRINKLER SYSTEM OR STANDPIPE MUST BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION (FDC). NFPA 1141 3-1.
12. NECESSARY BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC MUST BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR.
13. HIGH INTENSITY LIGHTING FACILITIES MUST BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC. (REFER TO ELECTRICAL SITE PLANS PREPARED BY OTHERS FOR DETAILS.)
14. ALL RI HIGHWAY BOUNDS AND PERMANENT SURVEY MARKERS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
15. ALL WORK WITHIN THE STATE HIGHWAY RIGHT-OF-WAY SHALL CONFORM TO RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, INCLUDING ALL REVISIONS AND THE RI STANDARD DETAILS.
16. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009 INCLUDING ALL REVISIONS.
17. REFER TO ARCHITECTURAL, STRUCTURAL, AND MECHANICAL PLANS FOR ALL BUILDING INFORMATION.
18. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

GENERAL DRAINAGE & GRADING NOTES:

1. ALL IMPROVEMENTS INDICATED HEREON MUST COMPLY WITH THE 'AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINE (ADAAG)'. NOTE THAT THE DETAIL CONTAINED WITHIN THIS PLAN MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ADAAG REQUIREMENTS, BUT THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS THESE STANDARDS.
2. ALL GRATES AND COVERS IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 3" ABOVE FINISH GRADE.
3. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
4. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH NOTES AND SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND ALL LOCAL AUTHORITIES & UTILITY COMPANIES TO VERIFY LOCATIONS OF UTILITIES WITHIN THE AREA 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES. LOCATION AND DEPTHS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY, LOCATE AND PROTECT EXISTING UTILITIES IN THE FIELD WHETHER OR NOT SHOWN ON THE DRAWINGS.
2. ALL WORK SHALL BE IN COMPLETE ACCORDANCE WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER. THE CONTRACTOR SHALL REFER TO THE PROVIDENCE WATER SUPPLY BOARD & REGULATIONS FOR THE SERVICE INSTALLATION & EXTENSION REQUIREMENTS OF WATER LINES.
3. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBANCE OF CURBING, PAVING AND COMPACTED SUBGRADE. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER & ALL LOCAL UTILITY COMPANIES 48 HOURS BEFORE EACH PHASE OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS DISCOVERED IN THE PLANS.
4. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREA. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
5. THE CONTRACTOR SHALL REMOVE ANY ABANDONED FOUNDATIONS, UTILITY STRUCTURES, BURIED DEBRIS ETC. WHICH INTERFERE WITH THE INSTALLATION OF THE UTILITY WORK. ALL SUCH STRUCTURES SHALL BE COMPLETELY REMOVED AND THE EXCAVATED AREA SHALL BE BACKFILLED WITH COMPACTED GRAVEL IN 6" LIFTS TO 95% COMPACTION TO 6" BELOW THE BOTTOM OF THE UTILITY AND PIPE.
6. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THE THEORETICAL MAXIMUM DRY DENSITY (ASTM D998). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED ONE FOOT IN COMPACTED FILL THICKNESS. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF PROJECT APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL PIPING LAYOUT INDICATED ON THESE PLANS IS DIAGRAMMATIC ONLY AND DOES NOT SHOW ALL THE REQUIRED FITTINGS FOR PROPER ALIGNMENT. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED FITTINGS TO OBTAIN PROPER ALIGNMENT AND FOR EXISTING UTILITY CONNECTIONS BASED UPON FIELD CONDITIONS.
8. IF DURING EXCAVATION THE TRENCH WIDTH EXCEEDS THE SUM OF THE PIPE O.D. PLUS 2'-0", PLACE AND COMPACT THE FILL TO 12" ABOVE THE PIPE AND RE-EXCAVATE TO GRADE.
9. PROPOSED WATER PIPING SHALL BE CLASS 52 DOUBLE CEMENT LINED DUCTILE IRON PIPE WITH TYRUST JOINTS. ALL BENDS, TEES ETC. SHALL BE JOINT RESTRAINED BY THE USE OF CONCRETE THROUST BLOCKS AND "WEG-ALLUG" GATE VALVES SHALL BE CAST IRON BODY BRONZE MOUNTED, COMPLETE WITH ROAD BOX AND SHALL CONFORM TO THE CITY OF CRANSTON WATER DIVISION REGULATIONS, STANDARDS AND SPECIFICATIONS. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF CRANSTON WATER DIVISION REGULATIONS, STANDARDS AND SPECIFICATIONS. NOTIFICATION SHALL BE PROVIDED TO SAID AUTHORITIES AT LEAST 72 HOURS PRIOR TO INITIATING CONSTRUCTION. WATER SERVICE PIPING SIZE SHOWN IS APPROXIMATE ONLY AND SHALL BE SIZED AND VERIFIED BY A LICENSED FIRE PROTECTION ENGINEER AND OR LICENSED PLUMBING ENGINEER.
10. ALL FIRE AND PLUMBING FIXTURES MUST CONFORM TO LOCAL SPECIFICATIONS AND AS STIPULATED BY THE LOCAL FIRE MARSHALL AND/OR THE BUILDING OFFICIAL.
11. ALL SANITARY SEWER MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE INSTALLATION AND TESTING OF SANITARY SEWERS SHALL CONFORM TO THE CRANSTON SEWER DEPARTMENT AND VEOLIA WATER NORTH AMERICA REGULATIONS STANDARDS AND SPECIFICATIONS. ALL SEWER SYSTEM COMPONENTS MUST BE TESTED, CLEANED AND AS-BUILT INFORMATION MUST BE SUBMITTED TO THE CITY OF CRANSTON AND APPROVED, PRIOR TO ISSUANCE OF A PERMIT TO CONNECT TO PUBLIC SEWER SYSTEM.
12. SANITARY SEWER MAINS AND SERVICES SHALL BE SDR-35 (ASTM D-3034) PVC SEWER PIPE WITH PUSH ON RUBBER RING JOINTS UNLESS NOTED OTHERWISE. WHERE BUILDING SERVICES ARE INDICATED, THEY SHALL BE CONSTRUCTED AT A CONTINUOUS GRADE NOT LESS THAN 1/4" PER FOOT (0.02 FT/FT). CLEANOUTS SHALL BE INSTALLED AT BUILDING FACE (REFER TO PLUMBING PLANS FOR ALL WORK WITHIN 5' OF THE BUILDING). NEOPRENE COUPLINGS WITH STAINLESS STEEL BAND AND SHEER RINGS SHALL BE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES. SEE DETAIL SHEETS FOR ADDITIONAL NOTES AND REQUIREMENTS. SEWER LINES SHALL BE INSTALLED AT A MINIMUM 10 FOOT HORIZONTAL SEPARATION FROM ANY PROPOSED OR EXISTING WATER LINE. SEWER CONNECTION TO THE PROPERTY LINE SHALL BE PERFORMED BY THE CRANSTON SEWER DEPARTMENT AND PAID FOR BY THE OWNER. THE CONTRACTOR SHALL INSTALL CLEANOUTS AT THE BUILDING FACE. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH W.S.A. REQUIREMENTS.
13. WHENEVER SEWER LINES MUST CROSS WATER LINES, THE SEWER SHALL BE INSTALLED SO THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHERE 18 INCH VERTICAL SEPARATION & 10 FOOT HORIZONTAL SEPARATION CAN NOT BE MET AT WATER AND SEWER CROSSINGS, THE SEWER PIPE SHALL BE ENCASED IN EITHER DUCTILE IRON OR #900 BLUE BRUTE PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF CROSSING.
14. WHENEVER NEW SEWER LINES CONNECT TO EXISTING SEWER MANHOLES THE CONTRACTOR SHALL REBUILD THE EXISTING SEWER MANHOLE CHANNEL TO ACCOMMODATE THE NEW CONNECTION.
15. STORM DRAINS 12" AND OVER SHALL BE SMOOTH INTERIOR WALL AND EXTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE CAPABLE OF WITHSTANDING (H-20) LOAD UNLESS NOTED OTHERWISE. PIPE SHALL BE JOINED USING BELL & SPIGOT JOINTS MEETING OR EXCEEDING ASTM F2648. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS SHALL MEET OR EXCEED ASTM F477. HDPE PIPE SHALL BE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS INC. (ADS), HANCOR PIPE OR LANE PIPE. WHERE INDICATED ON DRAWINGS REINFORCED CONCRETE PIPE (RCP) PIPE SHALL BE CLASS III RCP WITH "O" RING GASKET JOINTS. ROOF DRAINS SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED OR APPROVED. ROOF DRAINS SHALL BE SLOPED AT 0.01 FT/FT MINIMUM SLOPE. ALL STORM DRAINAGE PIPING SHALL BE LAID ON A SMOOTH CONTINUOUS GRADE WITH NO VISIBLE BENDS AT THE JOINTS.
16. GAS SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE UTILITY INSTALLATIONS AS REQUIRED TO ENSURE ADEQUATE GAS SERVICE IS PROVIDED AND SHALL BE RESPONSIBLE FOR ALL INSTALLATION PROCEDURES (TRENCHING, LAYING PIPE, ETC.) AS IS REQUIRED BY THE GAS COMPANY FOR COMPLETE AND IN PLACE CONSTRUCTION.
17. ELECTRIC SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS. ELECTRIC SERVICE AND TRANSFORMER PAD SHALL CONFORM TO THE REQUIREMENTS OF THE ELECTRIC COMPANY. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE ELECTRIC SERVICE IS PROVIDED AND SHALL BE RESPONSIBLE FOR ALL INSTALLATION PROCEDURES (TRENCHING, LAYING PIPE, ETC.) AS IS REQUIRED BY THE ELECTRIC COMPANY FOR COMPLETE AND IN PLACE CONSTRUCTION. REFER TO ELECTRICAL DRAWINGS FOR DETAILS ON ALL UNDERGROUND ELECTRIC.
18. TELEPHONE SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE UTILITY SERVICE IS PROVIDED AND SHALL BE RESPONSIBLE FOR ALL INSTALLATION PROCEDURES (TRENCHING, LAYING PIPE ETC.) AS IS REQUIRED BY THE LOCAL UTILITY CO. FOR COMPLETE AND IN PLACE CONSTRUCTION. REFER TO ELECTRICAL DRAWINGS FOR ALL UNDERGROUND ELECTRIC.
19. SITE LIGHTING ELEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE A PHOTOMETRICS PLAN TO THE CITY OF CRANSTON PRIOR TO CONSTRUCTION. THE PLAN SHALL MEET THE APPLICATIONS OF THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE INSTALLATION OF LIGHT POLE BASES IN LOCATIONS INDICATED. REFER TO SITE LIGHTING PLANS FOR INSTALLATION REQUIREMENTS.
20. WHENEVER UTILITIES ARE TO BE INSTALLED WITHIN THE CITY OF CRANSTON PUBLIC OR PRIVATE RIGHT-OF-WAYS, THE TRENCH MUST BE BACKFILLED WITH FLOWABLE FILL. ALL AREAS OF ROADWAY PAVEMENT & WALKWAYS DISTURBED DURING CONSTRUCTION SHALL BE RE-PAVED PER LOCAL CITY/TOWN AND STATE STANDARDS AND SPECIFICATIONS.

STORMWATER SYSTEM MAINTENANCE NOTES:

THE DRAINAGE SYSTEMS ARE TO BE MONITORED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD BY THE CONTRACTOR. UPON COMPLETION OF THE PROJECT THE CONTRACTOR MUST DO A FINAL FULL MAINTENANCE & CLEAN UP OF THE STORMWATER MANAGEMENT SYSTEM AND THE SITE. UPON COMPLETION OF THE CONTRACTOR'S FINAL MAINTENANCE & CLEAN UP OF THE PROJECT, MONITORING OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER.

CONSTRUCTION MONITORING/MAINTENANCE PROCEDURES SHALL BE AS FOLLOWS: (RESPONSIBILITY OF CONTRACTOR)

1. SILT BARRIER: MONITOR SILT BARRIER ON A WEEKLY BASIS AND AFTER EVERY RAIN STORM EVENT AND REPAIR OR REPLACE ANY DAMAGED AREAS IMMEDIATELY. IMMEDIATELY CLEAN THE SILT BARRIER IF SIX INCHES OR MORE OF SEDIMENT HAS ACCUMULATED ON THE HAYBALE & SILT BARRIER.
2. PAVED AREAS: PARKING LOTS, PUBLIC & PRIVATE ROADWAYS AND GUTTERS SHALL BE SWEEPED CLEAN OF ALL SEDIMENT & DEBRIS. SWEEPING & REMOVAL OF DEBRIS SHALL BE PERFORMED ON A WEEKLY BASIS AT A MINIMUM.
3. CATCH BASINS: ALL CATCH BASINS SHALL BE INSTALLED AS DETAILED AND INSPECTED AFTER EVERY RAIN STORM EVENT. IMMEDIATELY CLEAN THE CATCH BASIN SUMP IF TWO FEET OR MORE OF SEDIMENT HAS ACCUMULATED WITHIN THE CATCH BASIN.
4. DRAIN MANHOLES: DRAIN MANHOLES SHALL BE INSTALLED AS DETAILED AND INSPECTED AFTER EVERY RAIN STORM EVENT. IMMEDIATELY CLEAN THE DRAIN MANHOLE IF ANY SEDIMENT HAS ACCUMULATED WITHIN THE DRAIN MANHOLE.
5. STORMWATER BMPs: NO CONSTRUCTION RUNOFF SHALL BE DIRECTED TO STORMWATER BMPs UNTIL UP-GRADIENT AREAS ARE STABILIZED.

POST CONSTRUCTION MONITORING/MAINTENANCE PROCEDURES SHALL BE AS FOLLOWS: (RESPONSIBILITY OF OWNER)

1. PAVED AREAS: PARKING LOTS, ROADS AND ALL ACCESS WAYS AND GUTTERS MUST BE SWEEPED CLEAN OF ALL SEDIMENT AND DEBRIS ON BI-ANNUAL BASIS IN SPRING AND FALL OF EACH YEAR. OR AS NECESSARY.
2. CATCH BASINS: ALL CATCH BASINS MUST BE INSPECTED AND MAINTAINED ON A BI-ANNUAL BASIS IN MARCH AND OCTOBER OF EACH YEAR. CATCH BASINS MUST BE INSPECTED TO ENSURE THEY HAVE ADEQUATE SUMP CAPACITY, FRAMES AND GRATES ARE NOT DAMAGED, AND ANY OIL/WATER SEPARATING DEVICES ARE IN PLACE. CATCH BASIN SUMPS ARE TO BE CLEANED OUT DURING BI-ANNUAL INSPECTIONS IN MARCH AND OCTOBER OF EACH YEAR. IMMEDIATELY CLEAN THE CATCH BASIN SUMP IF TWO FEET OR MORE OF SEDIMENT HAS ACCUMULATED WITHIN THE CATCH BASIN.
3. DRAIN MANHOLES: ALL DRAIN MANHOLES MUST BE INSPECTED AND MAINTAINED ON A BI-ANNUAL BASIS IN MARCH AND OCTOBER OF EACH YEAR. DRAIN MANHOLES MUST BE INSPECTED TO ENSURE FRAMES AND COVERS ARE NOT DAMAGED AND NO BLOCKAGES HAVE OCCURRED WITHIN THE MANHOLE. DRAIN MANHOLES ARE TO BE CLEANED OUT DURING BI-ANNUAL INSPECTIONS IN MARCH AND OCTOBER OF EACH YEAR. IMMEDIATELY CLEAN THE DRAIN MANHOLE IF ANY SEDIMENT HAS ACCUMULATED WITHIN THE DRAIN MANHOLE.
4. STORMWATER MANAGEMENT FACILITIES -- REFER TO OPERATIONS AND MAINTENANCE PLAN UNDER SEPARATE COVER. (NOTE: A LEGALLY ENFORCEABLE MAINTENANCE AGREEMENT SHALL BE EXECUTED IF THE PROPERTY OWNER IS NOT THE PARTY RESPONSIBLE FOR BMP MAINTENANCE AS PRESCRIBED)

INFILTRATION AREA CONSTRUCTION PROTECTION

FOR THE LONG-TERM FUNCTION OF THE INFILTRATING SYSTEMS, CARE MUST BE TAKEN IN THIS AREA DURING CONSTRUCTION. THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM BEST MANAGEMENT PRACTICES (BMP'S):

1. CONSTRUCTION EQUIPMENT, VEHICULAR TRAFFIC, PARKING OF VEHICLES, AND STOCKPILING OF CONSTRUCTION AND EARTH MATERIALS SHALL BE OUTSIDE THE LIMITS OF THE INFILTRATION AREA UNTIL INSTALLATION IS COMPLETED. THE SUBGRADE BENEATH THE SYSTEM SHALL NOT BE COMPACTED.
2. EXCAVATION FOR CONSTRUCTION OF THE INFILTRATION AREAS SHALL BE PERFORMED MANUALLY OR BY HYDRAULIC EXCAVATOR OR SOME OTHER SIMILAR MEANS TO ENSURE THAT THE EQUIPMENT IS NOT IN DIRECT CONTACT WITH THE NATURAL INFILTRATION EARTH MATERIAL AND DOES NOT CAUSE COMPACTION OF THE MATERIAL.
3. THE CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AND EROSION CONTROLS AROUND THE PERIMETER OF THE INFILTRATION AREA TO PREVENT THE USE OF THIS AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE INFILTRATION CAPABILITIES OF THE AREA. THIS FENCING MAY BE REMOVED FOR BACKFILLING AND FINAL CONSTRUCTION.

ENVIRONMENTAL PROTECTION NOTES:

1. 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.
2. 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:

1. 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.
2. A. HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD 83
B. THE EXISTING CONTOURS INDICATED HEREIN IS PREPARED FROM GIS INFORMATION ONLY.

SITE PLAN LEGEND (RIDOT):

BGP	BITUMINOUS CONCRETE PAVEMENT	9.9.0	CONSTRUCTION ENTRANCE
CM	CUT AND MATCH PAVEMENT	20.1.0	PAVEMENT MARKINGS ARROWS & 'ONLY'
LSD	LIMIT OF DISTURBANCE	43.3.0	WHEELCHAIR RAMP
4"	4" LOAM AND SEEDING, TYPE 2	48.1.0	DETECTABLE WARNING SYSTEM
SACK	SILT SACK INVERT PROTECTION	4"W	4-INCH WHITE PAVEMENT MARKINGS
7.1.0	PRECAST CONCRETE CURB	12"W	12-INCH WHITE PAVEMENT MARKINGS
9.2.0	SILT FENCE		

SITE LEGEND

EXISTING	NEW	DESCRIPTION
		CENTERLINE (LAYOUT)
		STORM DRAIN
		ELECTRIC (UNDERGROUND)
		FIRE SERVICE
		FOOTING DRAIN
		GAS
		OVERHEAD WIRE
		PROPERTY LINE
		SANITARY SEWER
		SITE LIGHTING SERVICE
		TELEPHONE
		WATER
		CONTOUR
		SPOT GRADE
		SPOT GRADE (BOT. OF CURB)
		SPOT GRADE (TOP OF CURB)
		SPOT GRADE (BOT. OF WALL)
		SPOT GRADE (TOP OF WALL)
		BITUMINOUS CONC. CURB
		CAPE COD BERM
		PRECAST CONC. CURB
		PRECAST SLOPED MOUNT. CURB
		SLOPED GRANITE CURB
		VERTICAL GRANITE CURB
		CHAINLINK FENCE (CLF)
		STOCKADE FENCE (STKIF)
		BORING LOCATION
		CATCH BASIN
		DOUBLE GRADE CATCH BASIN
		CONCRETE THROUST BLOCK
		DRAIN MANHOLE
		FLARED END STRUCTURE
		SEWER MANHOLE
		WATER SERVICE
		UTILITY POLE
		FIRE HYDRANT
		GATE VALVE AND CURB BOX
		HANDICAP SYMBOL (PRKG. SPACE)
		SIGN
		WETLAND
		SOIL EVALUATION LOCATION
		TEST PIT LOCATION
		FIRE DEPARTMENT CONNECTION
		POST INDICATOR VALVE (PIV)
		ELECTRIC MANHOLE (EMH)
		TELEPHONE MANHOLE (TMH)
		TRANSFORMER PAD
		GENERATOR PAD
		GROUND CLEANOUT
		SIGHT LIGHT POLE
		TRAFFIC FLOW DIRECTION
		LIMIT OF DISTURBANCE
		CONTINUOUS ROW OF SILT SOCKS
		PAVEMENT SAWCUT & MATCH TO EXISTING
		RIDOT STD DETAIL REFERENCE

ABBREVIATIONS

CI	CAST IRON PIPE
CLDI	CEMENT LINED DUCTILE IRON PIPE
CLF	CHAINLINK FENCE
CTE	POINT OF CONNECTION TO EXISTING
DJ	DUCTILE IRON PIPE
ESHWT	ESTIMATED SEASONAL HIGH WATER TABLE
ETR	EXISTING TO REMAIN
EX	EXISTING
FBI	FURNISH AND INSTALL
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV.	INVERT ELEVATION
MTE	MATCH TO EXISTING
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VF	VERIFY IN FIELD
WQS	WATER QUALITY STRUCTURE

GENERAL NOTES & LEGEND

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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GAROFALO

GAROFALO & ASSOCIATES, INC.
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LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

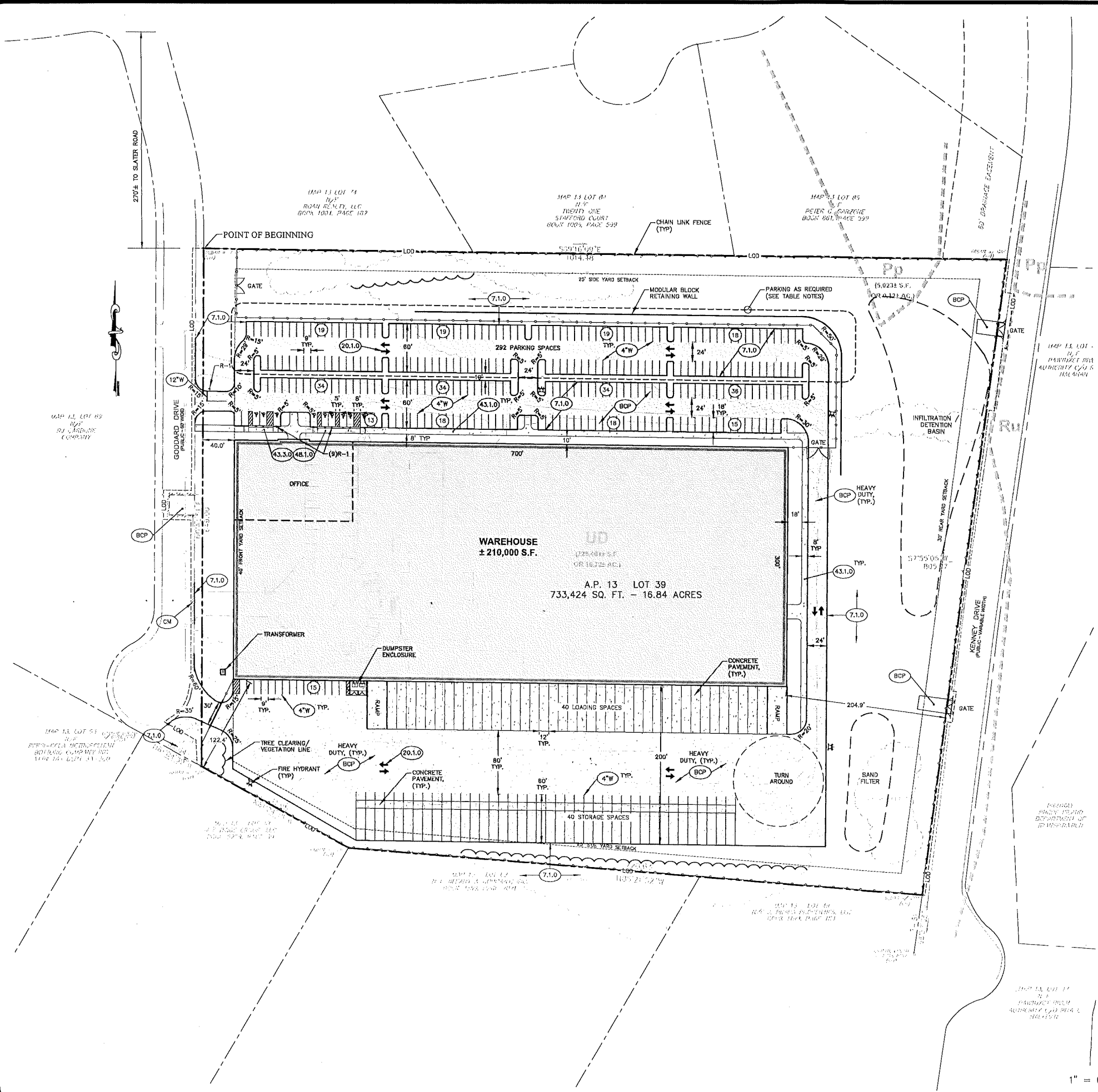
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SCALE: AS SHOWN	APPROVED SHH
	DATE: JULY 08, 2022

SHEET
C-1
3 OF 13 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	80,000 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)	292 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 (17,64,010.121): *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.

SHEET NOTE:

- SEE SHEET C-1 FOR NOTES & LEGEND.

SOIL LEGEND

U(1) UPRIGHTMENTS - URBAN LAND COMPLEX
P(1) PONTIAC FINE SANDY LOAM



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

ISSUED FOR PERMIT ONLY

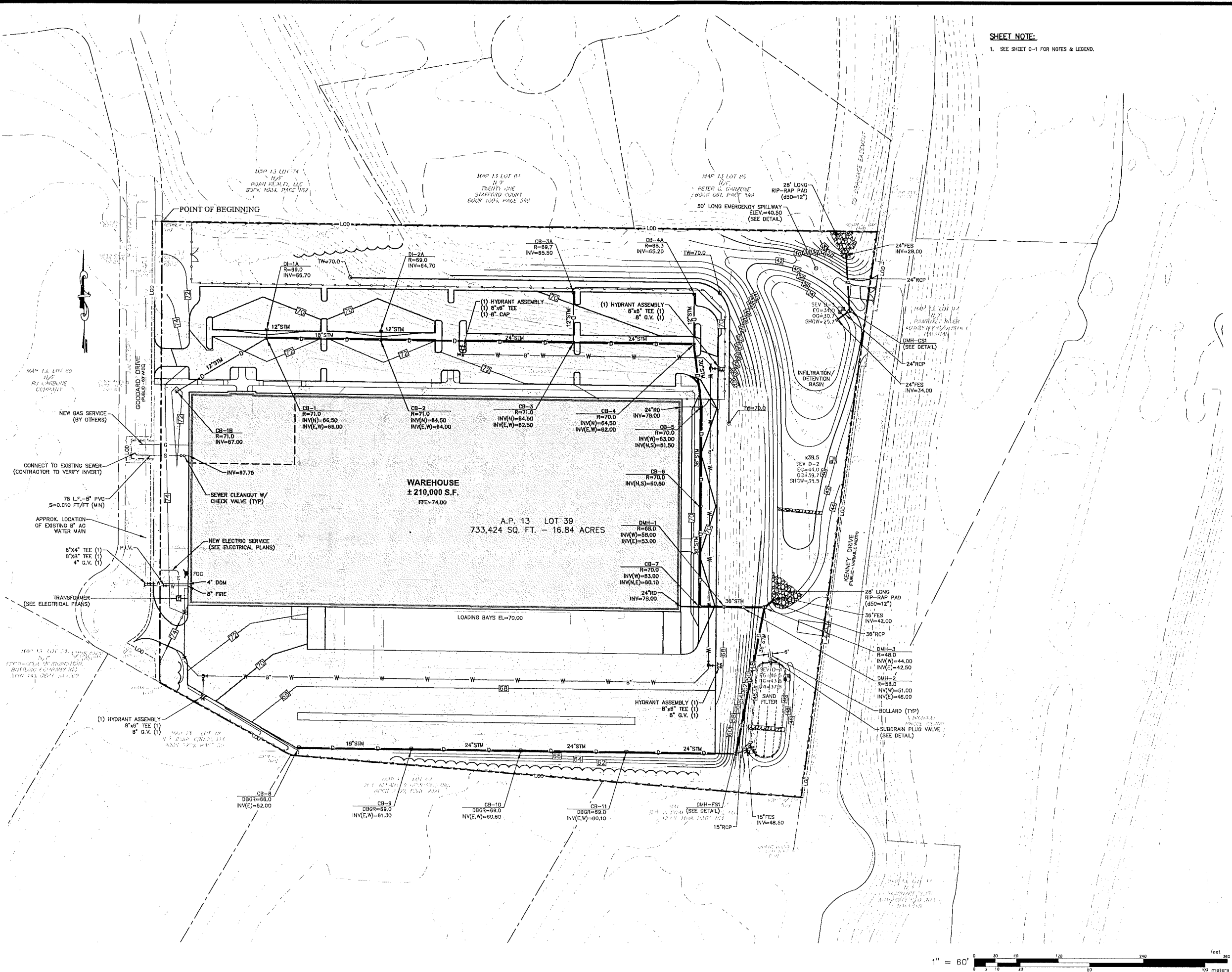
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C-3
 SHEET
 5 OF 13 SHEETS

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SHEET NOTE:
1. SEE SHEET C-1 FOR NOTES & LEGEND.

GRADING & UTILITIES
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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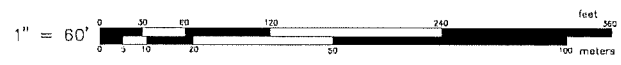
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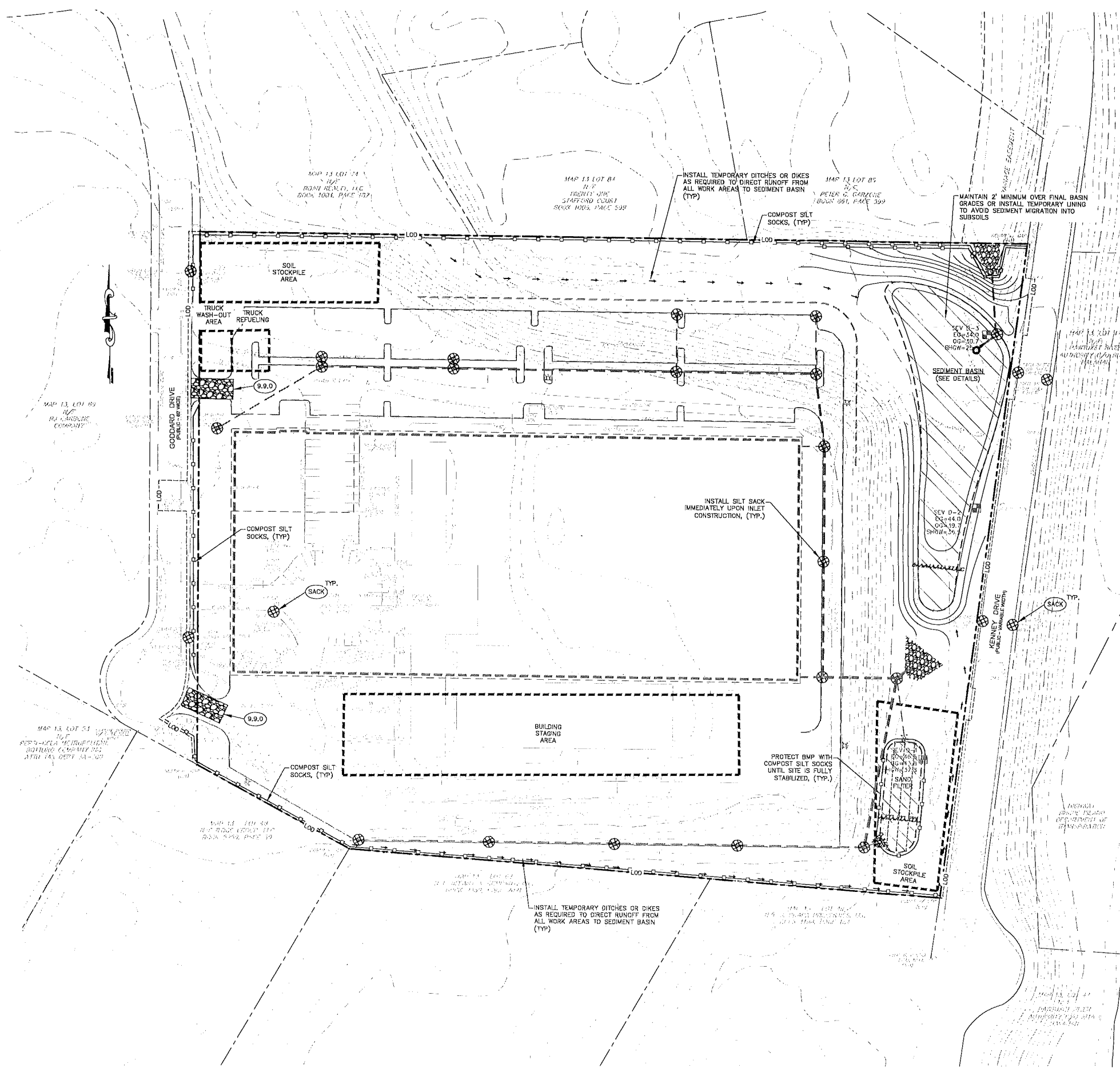
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SHEET
C-4
6 OF 13 SHEETS



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EROSION CONTROL & SOIL STABILIZATION PROGRAM:

1. DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME.
2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
3. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
4. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
5. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
6. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
7. THE SEED MIX SHALL BE INOCULATED WITHIN TWENTY FOUR (24) HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
8. THE DESIGN MIX FOR TEMPORARY EROSION CONTROL AND SOIL STABILIZATION SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
CREeping RED RESCUE	70
ASTORIA BENTGRASS	5
BIRDFOOT TREFOIL	15
PERENNIAL RYEGRASS	10

APPLICATION RATE 100 LBS/ACRE
LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
9. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR, AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
10. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
12. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR FLOOD PLAINS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED AND COMPLETELY ENCLOSED WITH A CONTINUOUS LINE OF STAKED HAYBALES AND/OR SILT FENCE. (SEE DETAIL)
13. ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.

SEQUENCE AND STAGING OF LAND DISTURBING ACTIVITIES:

1. SURVEY AND STAKE THE DRAINAGE STRUCTURES, LIMIT OF WORK AND SEDIMENTATION BARRIERS.
2. PLACE SEDIMENTATION BARRIERS (SILT SOCK) AS SHOWN ON THE PLANS AND STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
3. INSTALL TEMPORARY SEDIMENT BASIN. REFER TO CONSTRUCTION DETAIL SHEET C-5 FOR FULL INSTALLATION PROCEDURE AND INSPECTION AND MAINTENANCE REQUIREMENTS.
4. INSTALL TEMPORARY DIVISIONS AS REQUIRED TO DIRECT RUNOFF TO SEDIMENT BASIN.
5. BEGIN GRADING AND DRAINAGE WORK (CLEARING AND GRUBBING, EXCAVATING AND GRADING, ETC.). TOP SOIL TO BE STRIPPED AND STOCKPILED IN APPROVED AREAS. THE STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIER AND COVERED OR TEMPORARILY SEEDED.
6. COMPLETE SITE GRADING.
7. INSTALL BMPs IN ACCORDANCE WITH PLANS. SEDIMENT CONTROLS SHALL BE MAINTAINED AT THE BMP STRUCTURES UNTIL THE BINDER COURSE OF PAVEMENT IS INSTALLED AND DISTURBED AREAS ARE STABILIZED WITH VEGETATION.
8. COMPLETE LANDSCAPING AND PERMANENT STABILIZATION. SWEEP THE ROADWAY AREAS TO REMOVE ALL SEDIMENTS.
9. FLUSH AND/OR REPAIR DRAINAGE AREAS AS NEEDED.
10. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS.

SEDIMENTATION CONTROL PROGRAM:

1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY SEDIMENTS FROM ENTERING THE STATE HIGHWAY OR ADJOINING PROPERTIES.
2. BANKS OR SLOPES OVER 5% SHALL BE SEEDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH A HAY, STRAW OR FIBER MULCH.
3. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
5. CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.
6. ADDITIONAL SILT SOCKS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.

SOIL EROSION & SEDIMENTS CONTROL PLAN
FOR
A.P. 13, LOT 39
SITUATED AT
20 GODDARD DRIVE
CRANSTON, RHODE ISLAND
PREPARED FOR
20 GODDARD LLC

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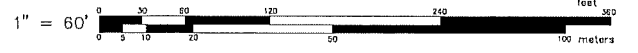
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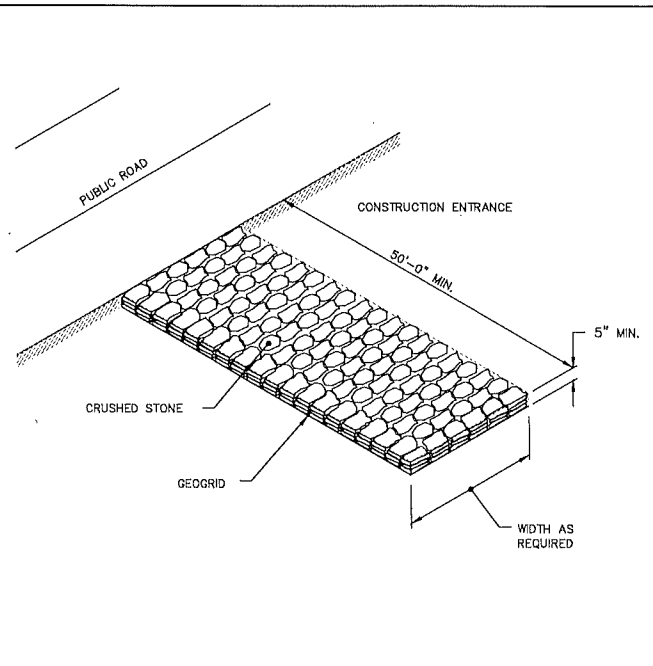
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SHEET
C-5
7 OF 13 SHEETS





NOTE:
SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

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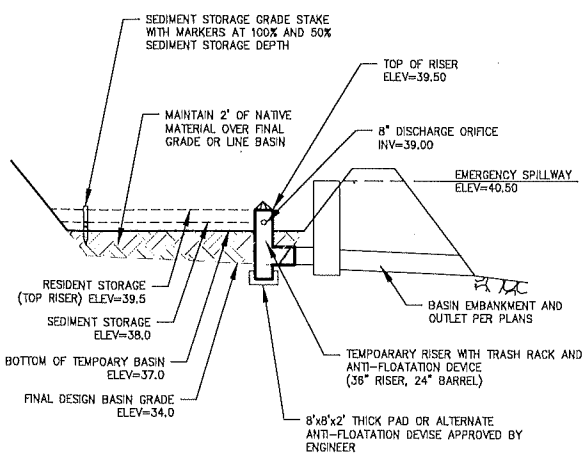
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CONSTRUCTION ACCESS

JUNE 15, 1998
ISSUE DATE

R.I. STANDARD 9.9.0

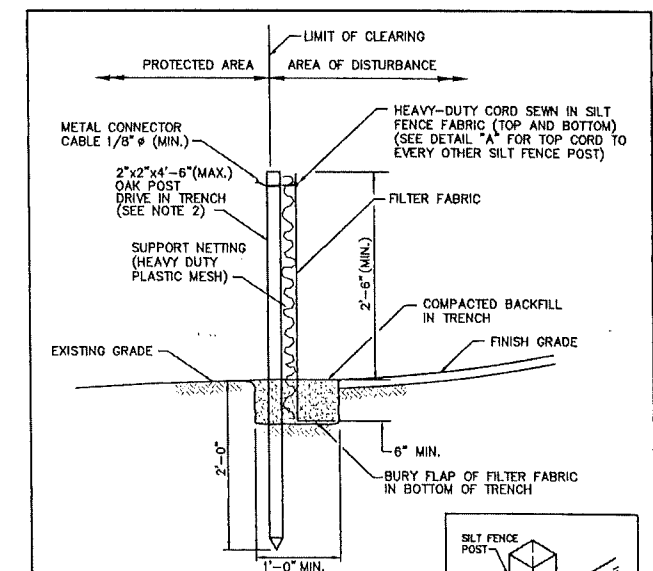
- INSTALLATION NOTES:**
- CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
 - REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE INCHES AND OTHER DEBRIS.
 - EXCAVATE THE OUTLET APRON/PAD AREA FIRST, TO USE AS A SEDIMENT TRAP DURING CONSTRUCTION OF THE BASIN.
 - EXCAVATE SEDIMENT STORAGE VOLUME/AREA AND CONSTRUCT THE EMBANKMENT AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS
 - SEE FINAL INSTALLATION DETAILS FOR EMBANKMENT CORE REQUIREMENTS.
 - MAINTAIN 2' NATIVE MATERIAL ABOVE FINAL GRADES. INSTALL LINER IF 2' IS NOT MAINTAINED.
 - AREAS ON WHICH FILL IS TO BE PLACED MUST BE SCARIFIED PROPER TO PLACEMENT OF FILL.
 - FILL MUST BE CLEAN MINERAL SOIL, FREE OF ROOTS, WOODY VEGETATION, STUMPS, SOD OVER-SIZED STONES, MAN MADE MATERIALS, OR OTHER PERISHABLE OR MATERIAL DEEMED UNSUITABLE BY THE GEOTECHNICAL ENGINEER.
 - FILL TO BE PLACED IN 6"-8" CONTINUOUS LAYERS AND COMPACTED UNTIL 95% STANDARD PROCTOR IS ACHIEVED.
 - DISCHARGE BARREL TO BE PLACED ON FIRM, EVEN FOUNDATION. INSTALL TEMPORARY SEDIMENT BASIN RISER IN-LIEU OF FLARED END.
 - A MINIMUM OF 2' OF FILL MUST BE HAND-COMPACTED OVER THE BARREL BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
 - CONSTRUCT EARTHEN EMBANKMENT PER BASIN DETAILS AND SPECIFICATIONS, INCLUDING THE BASIN EARTHEN EMBANKMENT DETAIL (IMPERVIOUS CORE).
 - EMBANKMENT MUST BE CONSTRUCTED 10" HIGHER THAN THE DESIGN TOP OF BASIN ELEVATION TO ALLOW FOR SETTLEMENT.
 - STABILIZE ALL DISTURBED AREAS (EXCEPT THE LOWER ONE-HALF OF SEDIMENT BASIN) AS SOON AS GRADING IS COMPLETE, USING NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES BY NEW ENGLAND WETLAND PLANTS, INC. (OR APPROVED EQUAL).



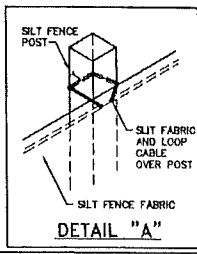
- INSPECTION AND MAINTENANCE NOTES:**
- INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF THE SEDIMENT STORAGE DEPTH. THIS WILL BE THE "CLEANOUT LEVEL". REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO ONE-HALF THE SEDIMENT STORAGE DEPTH AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS. DEWATER IF NECESSARY. DEWATERING DEVICE MUST DRAIN WATER FROM THE TOP OF STANDING WATER, NOT BOTTOM.
 - DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA AS DESIGNATED BY THE GEOTECHNICAL ENGINEER.
 - INSPECT THE BASIN AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCH OR GREATER.
 - CHECK EMBANKMENT, EMERGENCY SPILLWAY AND AND OUTLET FOR EROSION DAMAGE.
 - CHECK EMBANKMENT FOR: SETTLEMENT, SEEPAGE, OR SLUMPING ALONG THE TOW OR AROUND PIPE. LOOK FOR SIGNS OF PIPING. REPAIR IMMEDIATELY.
 - REMOVE TRASH AND OTHER DEBRIS FROM DISCHARGE BARREL, EMERGENCY SPILLWAY AND POOL AREA.
 - INSPECT, REPAIR AND MAINTAIN RIPRAP OUTLET PAD.
 - INSPECT VEGETATION; RESEED AND/OR REMULCH IF NECESSARY.
 - AFTER ALL SEDIMENT-PRODUCING AREAS HAVE BEEN STABILIZED, INSPECTED AND APPROVED, REMOVE THE SEDIMENT BASIN, RESTORE AREA TO DESIGN GRADE AND STABILIZE IN ACCORDANCE WITH LANDSCAPE PLAN/COVER AS SHOWN ON APPLICABLE PLANS.

- NOTES:**
- SEDIMENT BASINS MUST MEET OR EXCEED ALL REQUIREMENTS FOR SEDIMENT BASINS AS DETAILED IN THE RI SOIL AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).
 - IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN SAFETY OF SEDIMENT BASIN TO PROTECT HUMANS AND ANIMALS
 - BASIN SHALL BE FENCED IMMEDIATELY AFTER CONSTRUCTION.
 - SEDIMENTS SHALL BE REMOVED WHEN THEY ACCUMULATE TO 1/2 THE STORAGE DEPTH. REFER TO INSPECTION AND MAINTENANCE NOTES (THIS SHEET).

TEMPORARY SEDIMENT BASIN
N.T.S.



- NOTES:**
- SHALL BE IN ACCORDANCE WITH SECTION 208 OF THE R.I. STANDARD SPECIFICATIONS.
 - 2"x2"x4'-6"(MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0"(MAX.) O.C. IN WETLAND AREAS AND 4'-0"(MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
 - 1"x1"x4'-6"(MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
 - SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

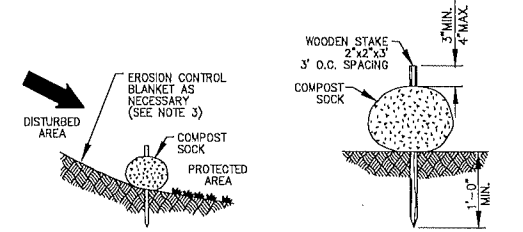


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SILT FENCE DETAIL

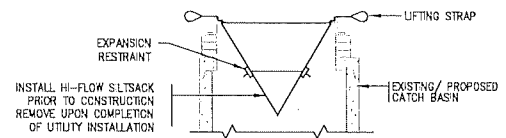
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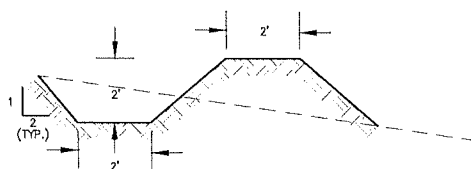


- NOTES:**
- COMPOST SOCK SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. COMPOST SOCK SHALL BE A MINIMUM OF 8" IN DIAMETER.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
 - WHEN PLACING COMPOST SOCK ON SLOPES, USE EROSION CONTROL BLANKET IF SPECIFIED ON PLANS.
 - ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
 - REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
 - NO STAKES ARE REQUIRED WHERE COMPOST SOCK IS INSTALLED ON PAVEMENT.

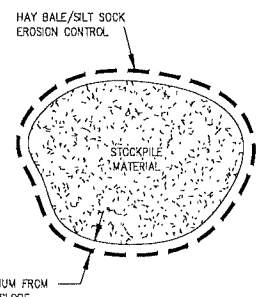
COMPOST SILT SOCK DETAIL
N.T.S.



SILTSACK® AT CATCH BASIN DETAIL
N.T.S.



TEMPORARY DITCH/DIKE
N.T.S.



STOCKPILE DETAIL
N.T.S.

CONSTRUCTION DETAILS - 1
FOR
A.P. 13, LOT 39
SITUATED AT
20 GODDARD DRIVE
CRANSTON, RHODE ISLAND
PREPARED FOR
20 GODDARD LLC

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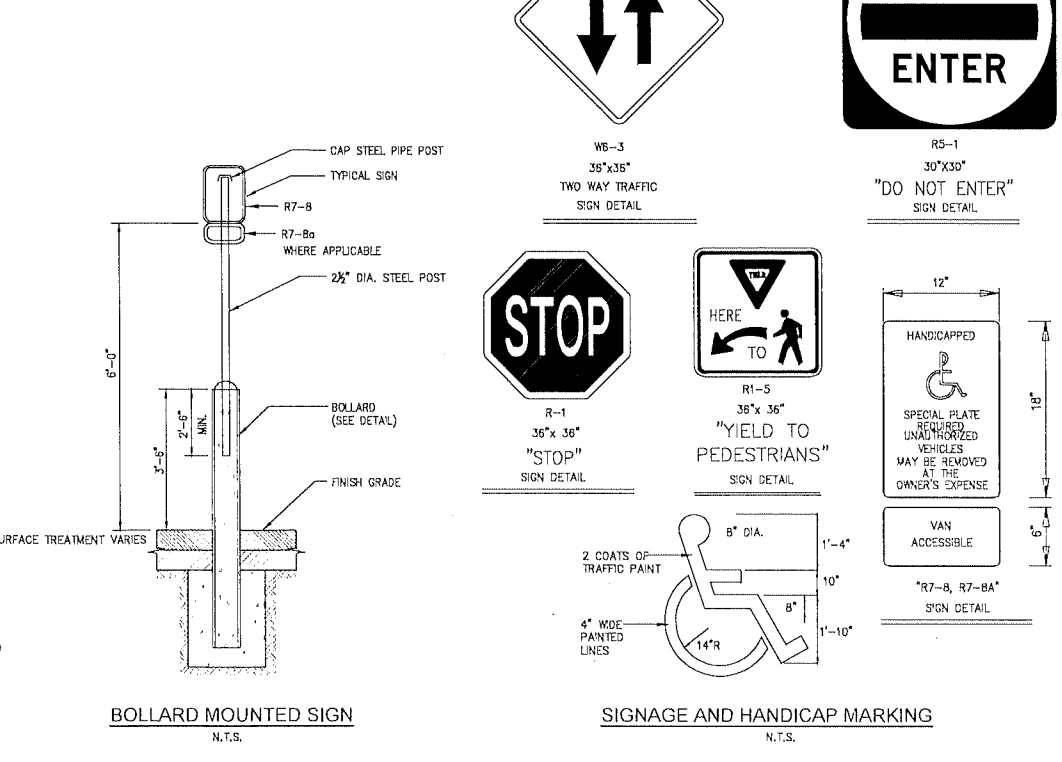
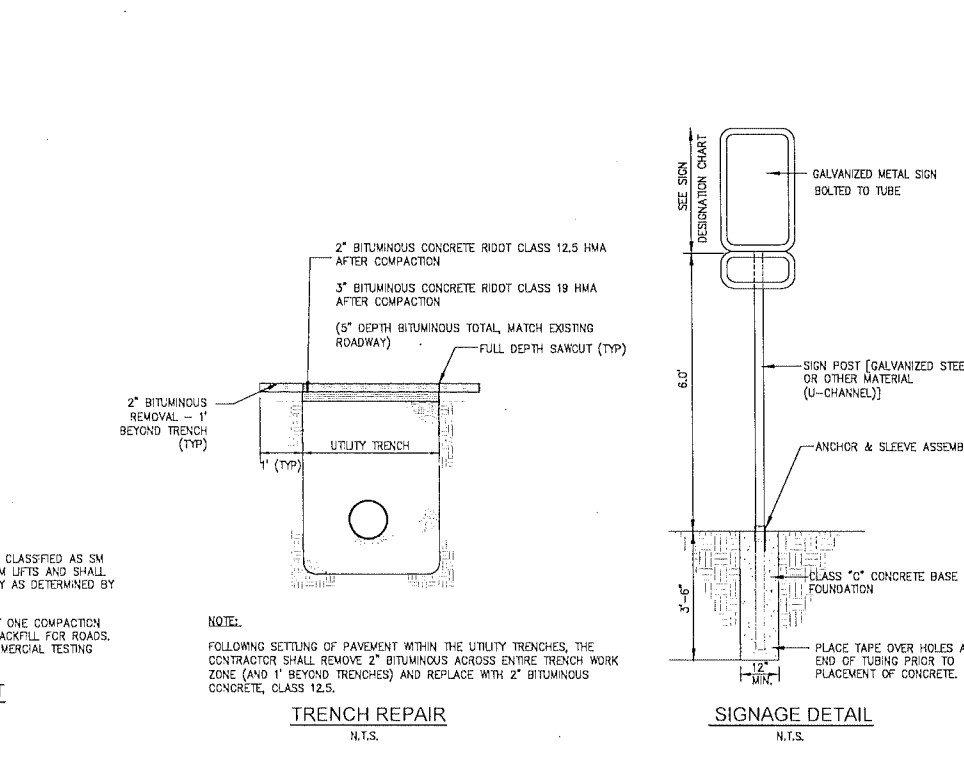
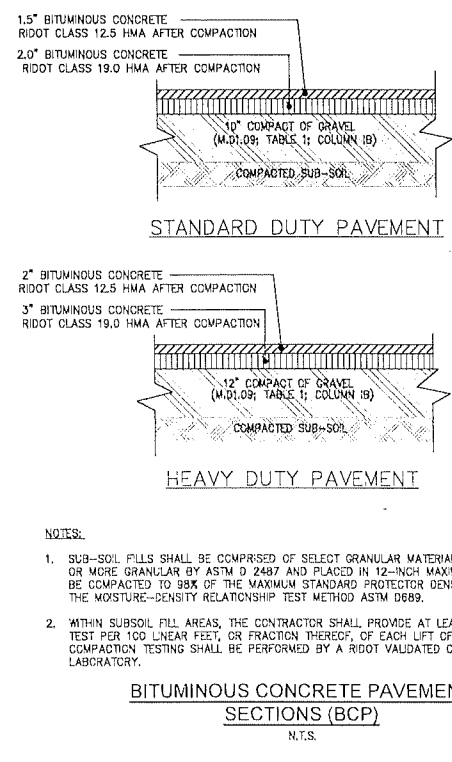
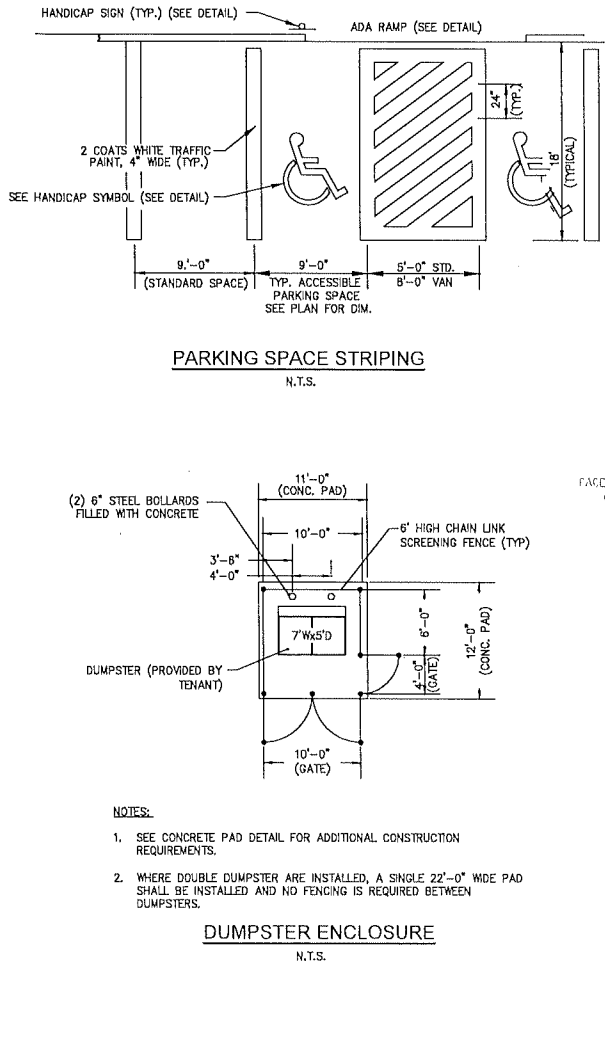
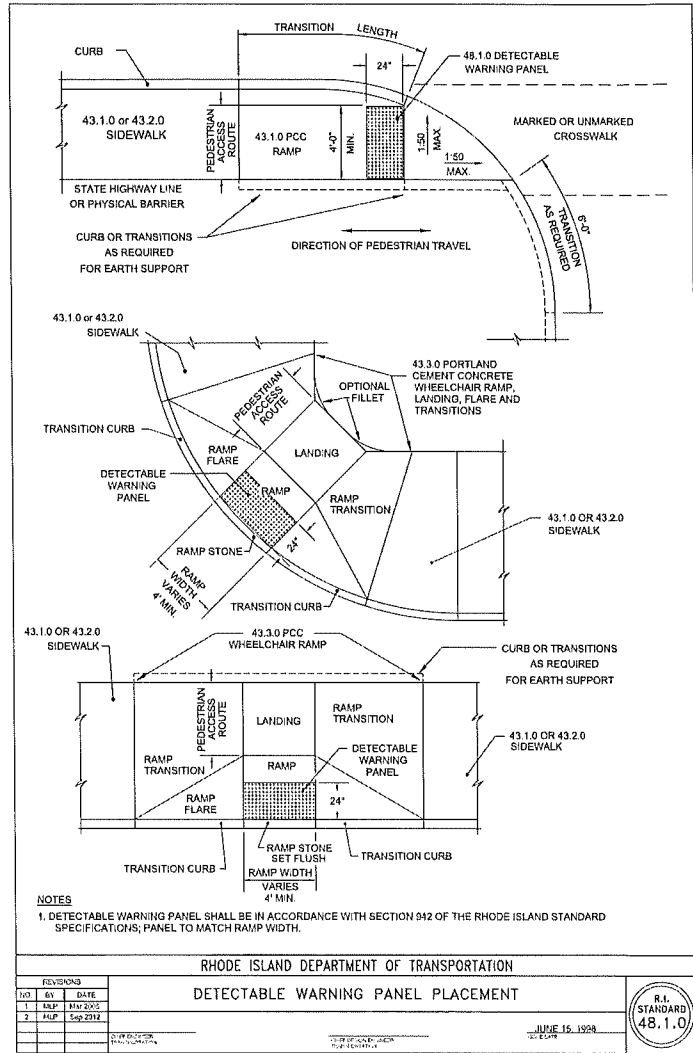
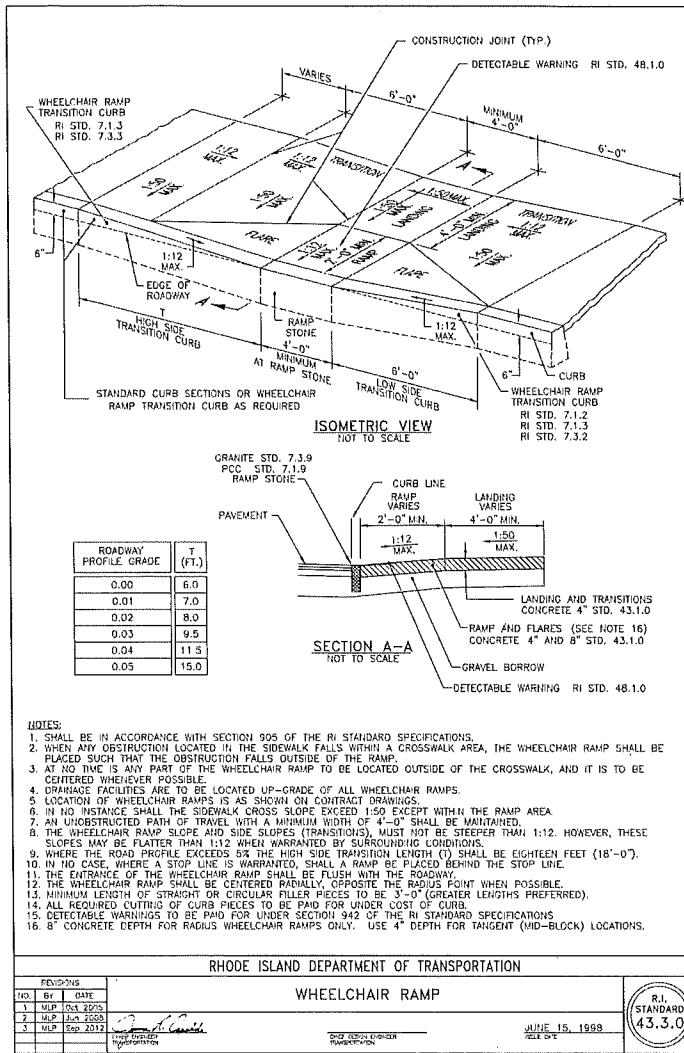
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C-6

8 OF 13 SHEETS



CONSTRUCTION DETAILS - 2
FOR
A.P. 13, LOT 39
SITUATED AT
20 GODDARD DRIVE
CRANSTON, RHODE ISLAND
PREPARED FOR
20 GODDARD LLC

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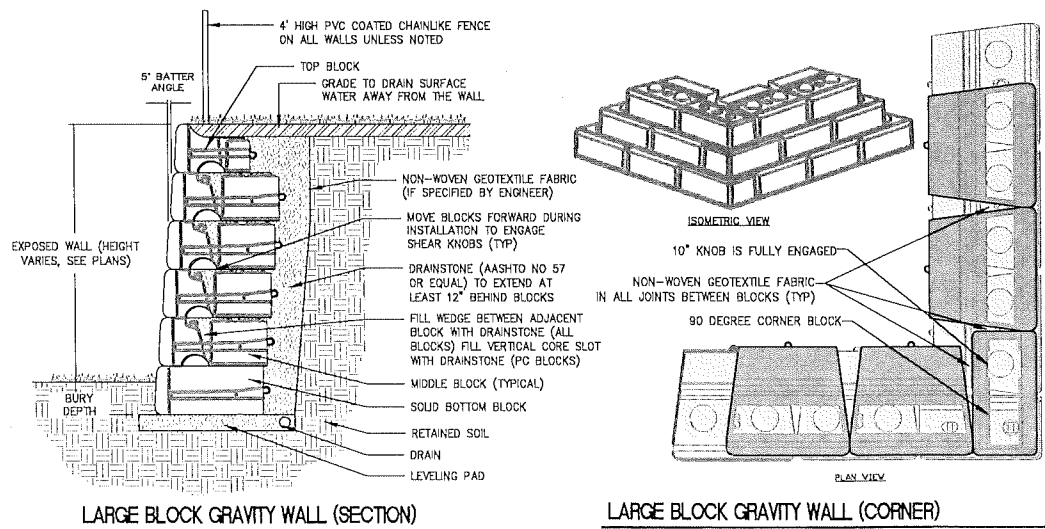
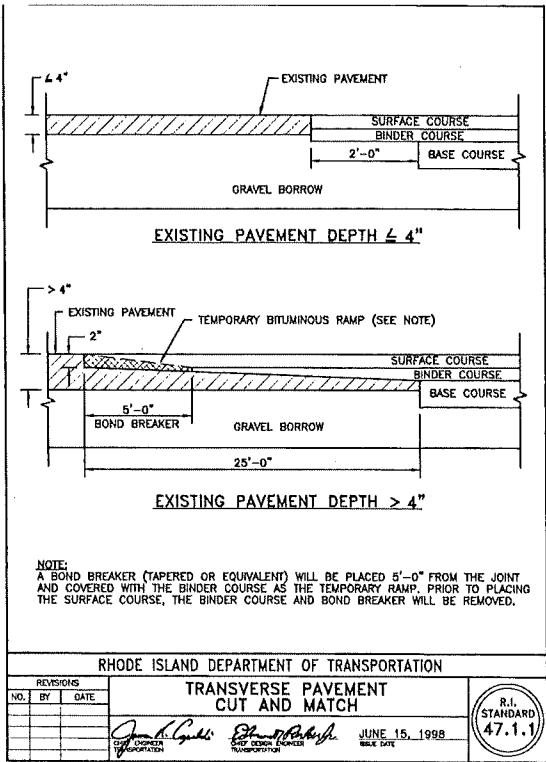
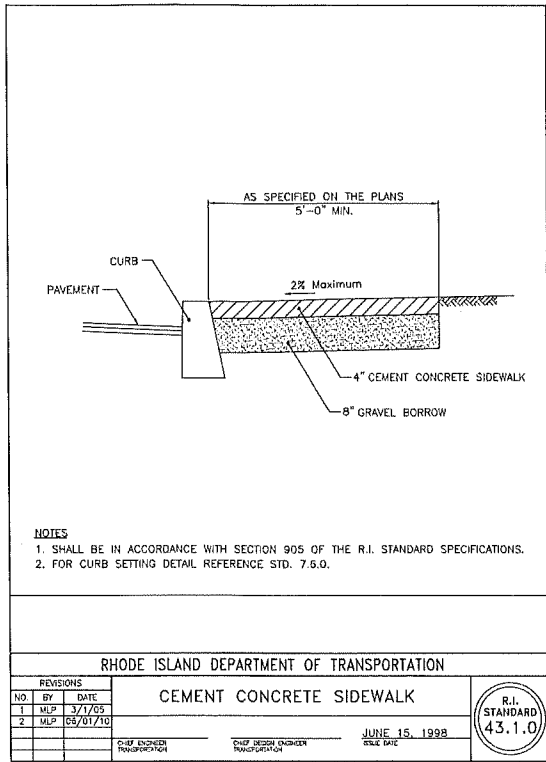
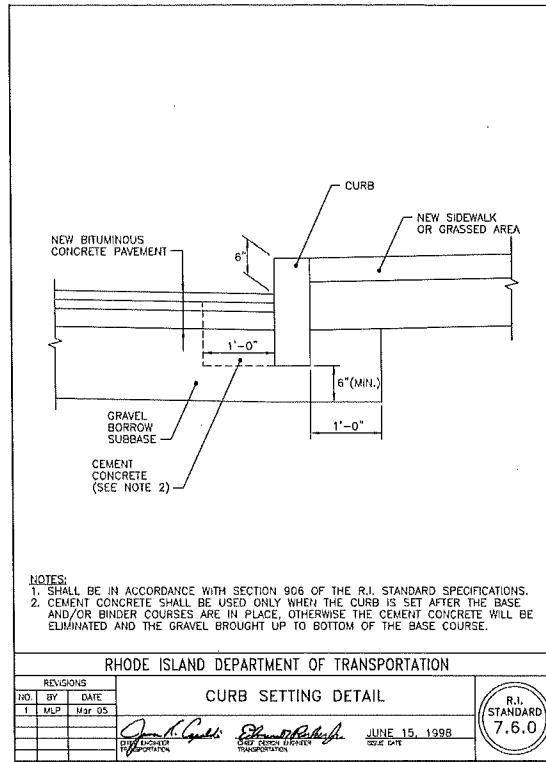
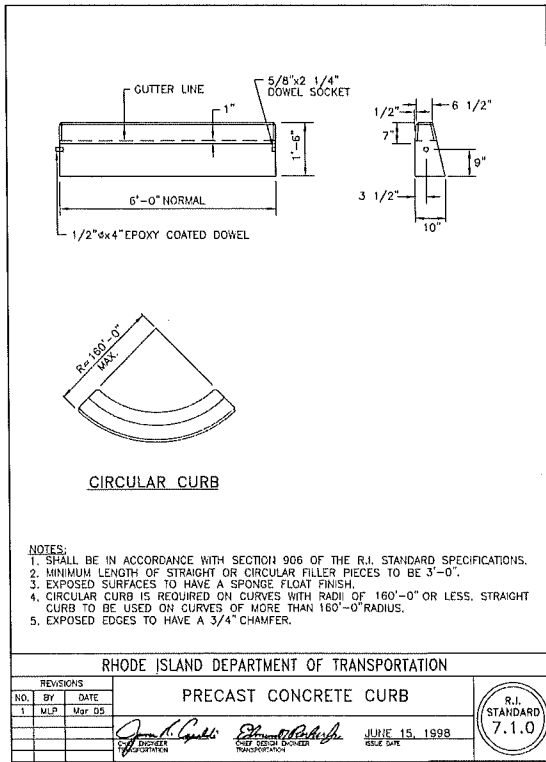
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9 OF 13 SHEETS

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NOTES:

1. DETAILS INDICATED HEREON ARE FOR TYPICAL MODULAR BLOCK INSTALLATION, THE CONTRACTOR SHALL SUBMIT DETAIL STAMPED SHOP DRAWINGS FOR FINAL WALL CONSTRUCTION.
2. BASIS OF DESIGN: REDI-ROCK POSITIVE CONNECTION (PC) SYSTEM, "LIMESTONE".

LARGE BLOCK RETAINING WALL
 N.T.S.

CONSTRUCTION DETAILS - 3
 FOR
 A.P. 13, LOT 39
 SITUATED AT
 20 GODDARD DRIVE
 CRANSTON, RHODE ISLAND
 PREPARED FOR
 20 GODDARD LLC

NO.	REVISION	BY	DATE

RHODE ISLAND DEPARTMENT OF TRANSPORTATION
 JUN 15, 1998

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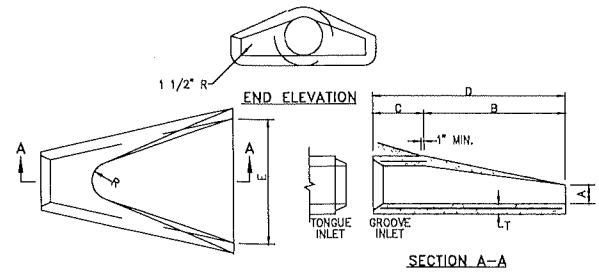
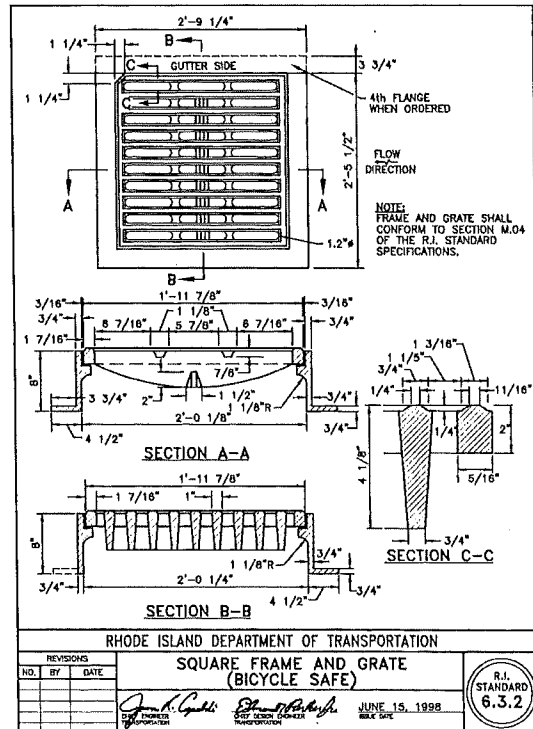
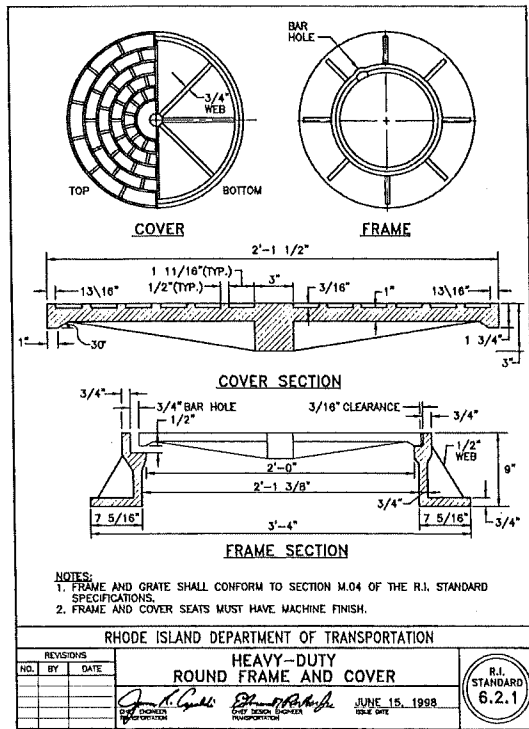
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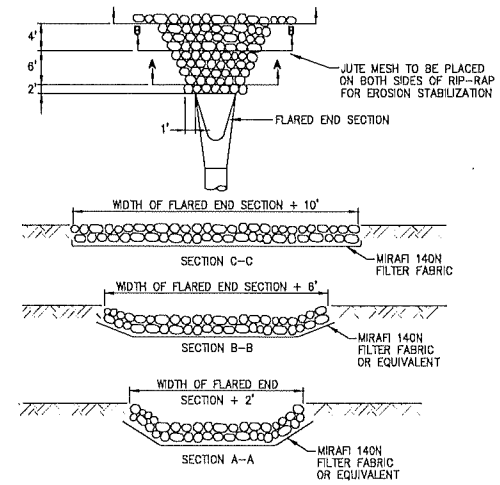
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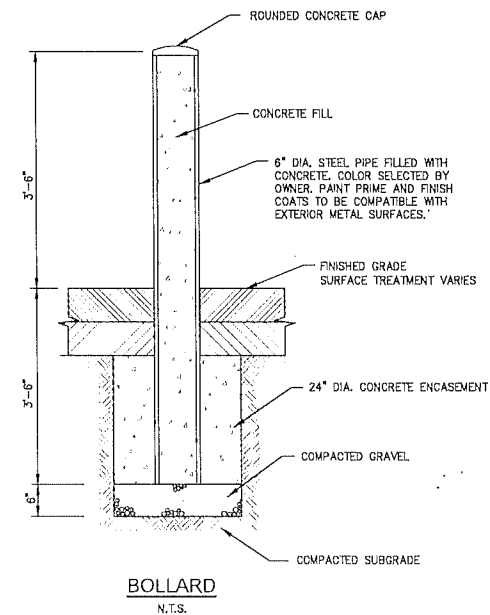
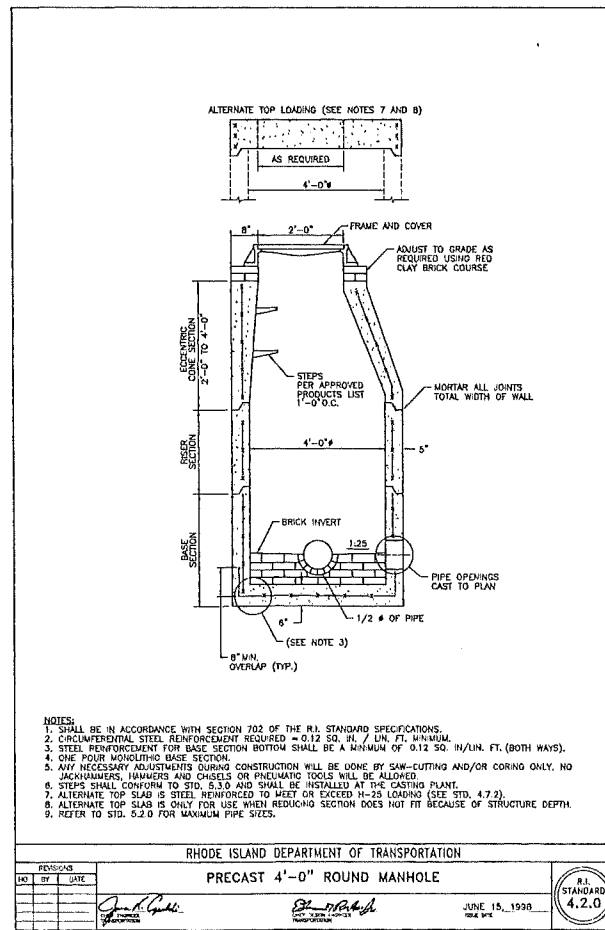
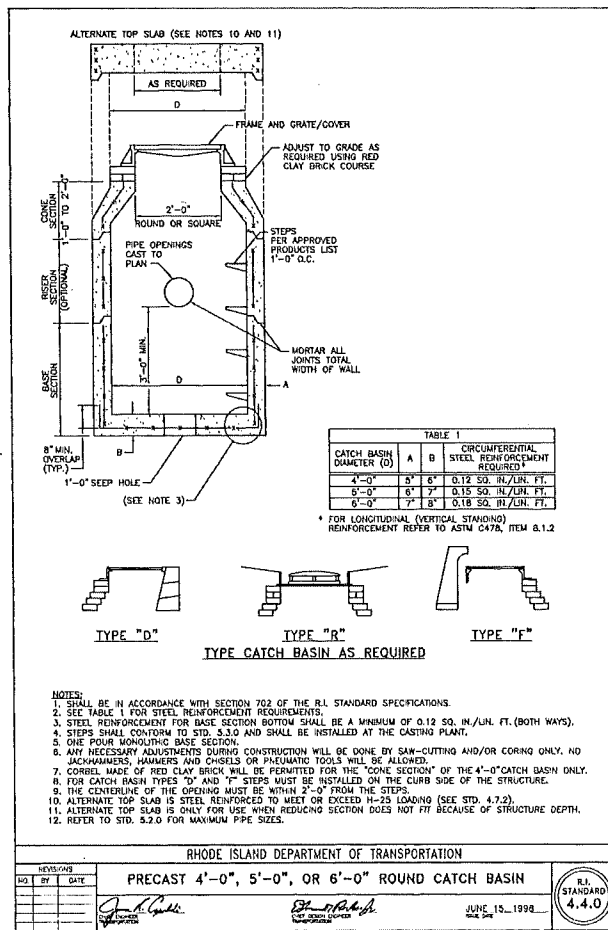


DIMENSIONS								REINFORCEMENT
DIA.	A	B	C	D	E	R	T	ONE LAYER REINFORCEMENT IN CENTER OF WALL MIN. AREA OF EACH WAY (SQ. IN./FT.)
1'-0"	4"	2'-0"	4'-0 7/8"	6'-0 7/8"	2'-0"	9"	2"	0.048
1'-3"	8"	2'-3"	3'-10"	6'-1"	2'-6"	11"	2 1/4"	0.054
1'-6"	9"	2'-3"	3'-10"	6'-1"	3'-0"	12"	2 1/2"	0.060
2'-0"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	1'-2"	3"	0.072
2'-6"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	5'-0"	1'-3"	3 1/2"	0.084
3'-0"	1'-3"	5'-3"	2'-10 3/4"	6'-1 3/4"	6'-0"	1'-8"	4"	0.096
3'-6"	1'-9"	5'-3"	2'-11"	6'-2"	6'-6"	1'-10"	4 1/2"	0.108
4'-0"	2'-0"	6'-0"	2'-2"	6'-2"	7'-0"	1'-10"	5"	0.120
4'-6"	2'-3"	5'-5"	2'-11"	6'-4"	7'-0"	2'-0"	5 1/2"	0.132
5'-0"	2'-6"	5'-0"	3'-3"	6'-3"	8'-0"	2'-0"	6"	0.144

NOTE: SHALL BE IN ACCORDANCE WITH SECTION 701 OF THE R.I. STANDARD SPECIFICATIONS.



- NOTES:
- UNLESS OTHERWISE SPECIFIED, CLASS "C" RIP-RAP IS TO BE USED FOR ALL FLARED ENDS.
 - DIMENSIONS MAY BE MODIFIED BY ENGINEER TO MEET FIELD CONDITIONS.
 - UNLESS OTHERWISE SPECIFIED, DUMPED RIP-RAP SHALL BE USED.
 - USE ONLY SECTION A-A FOR ROOF DRAINS.



CONSTRUCTION DETAILS - 4
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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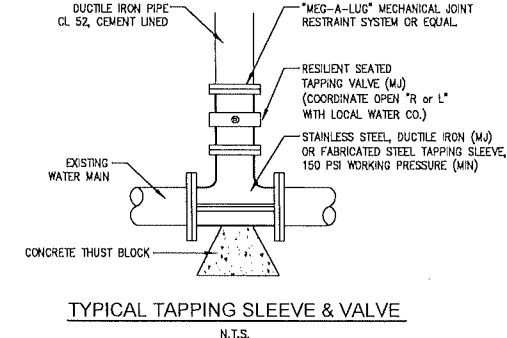
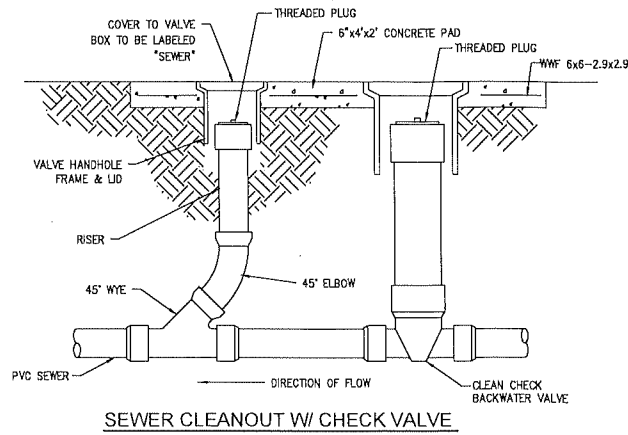
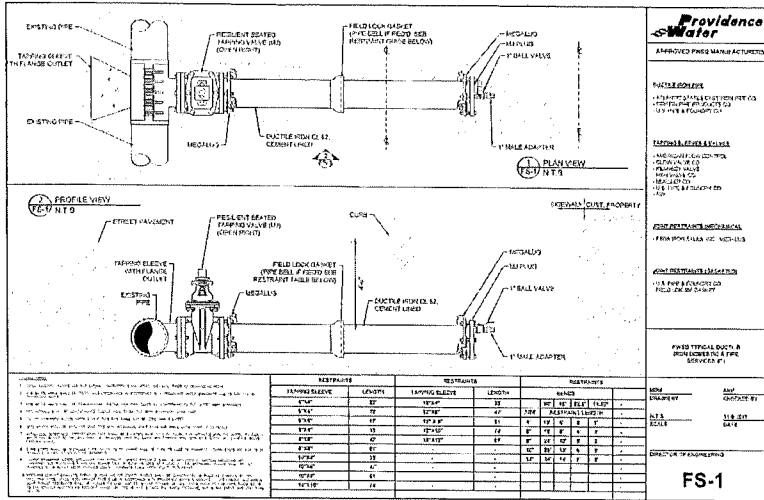
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TEL. 401-273-6000

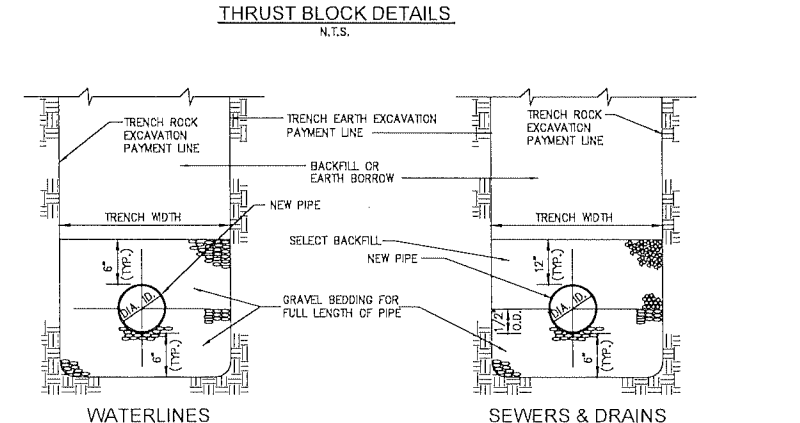
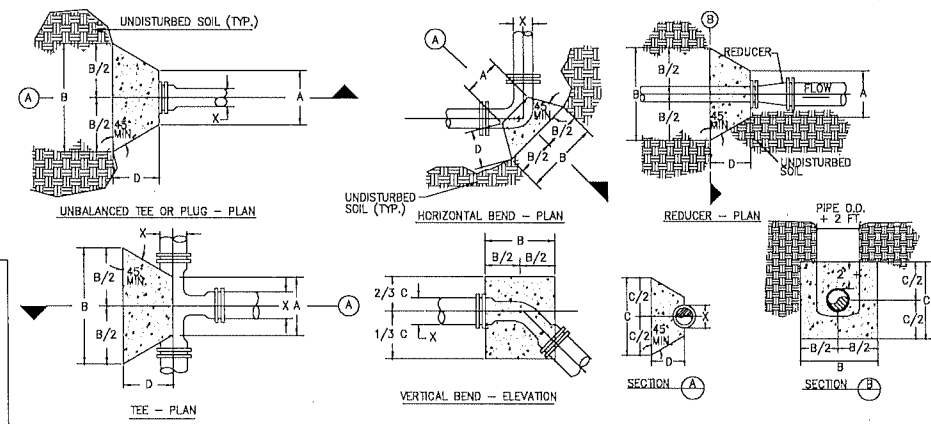
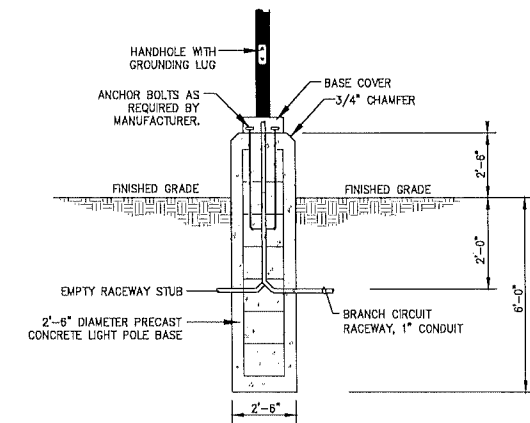
JOB NO. 7287.00	DRAWN BY KYY
DWG. NO. 7287.00-Details	CHECK BY SHH
SCALE: AS SHOWN	APPROVED SHH
	DATE: JULY 08, 2022

SHEET
C-9
11 OF 13 SHEETS



Line Pressure = 150 PSI
Soil Pressure = 2000 PSF

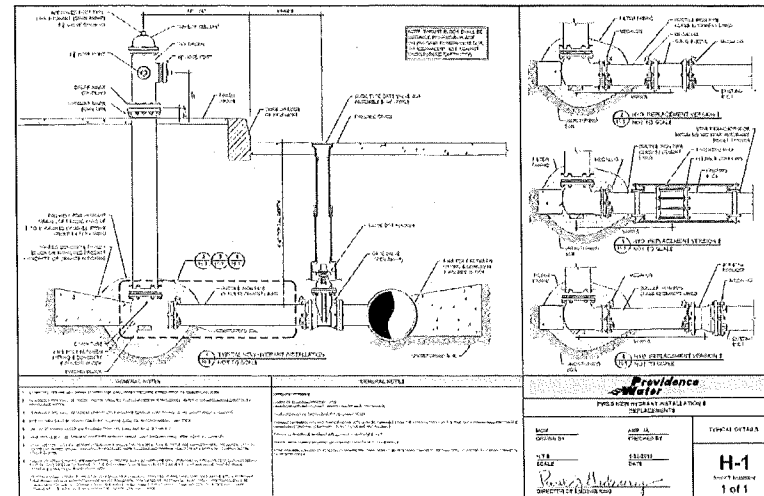
Pipe Size X	A	B	C	D	VOL. CONC.
90 DEGREE BEND					
8" 0'-10"	1'-11"	1'-11"	1'-8"	1'-0"	4.4 CF
8" 0'-10"	2'-7"	2'-7"	1'-5"	1'-0"	7.6 CF
12" 0'-10"	3'-10"	3'-10"	1'-5"	1'-0"	14.4 CF
22-1/2 DEGREE BEND					
8" 0'-10"	1'-0"	1'-0"	1'-0"	1'-0"	1.4 CF
8" 0'-10"	1'-4"	1'-4"	1'-0"	1'-0"	1.5 CF
12" 0'-10"	2'-0"	2'-0"	1'-0"	1'-0"	3.6 CF
TEE & PLUG					
8" 0'-10"	1'-8"	1'-8"	1'-3"	1'-3"	3.8 CF
8" 0'-10"	2'-2"	2'-2"	1'-3"	1'-3"	4.4 CF
12" 0'-10"	3'-3"	3'-3"	1'-3"	1'-3"	8.8 CF
45 DEGREE BEND					
8" 0'-10"	1'-8"	1'-8"	1'-0"	2.4 CF	
8" 0'-10"	1'-11"	1'-11"	1'-0"	3.4 CF	
12" 0'-10"	2'-10"	2'-10"	1'-0"	6.4 CF	
11-1/4 DEGREE BEND					
8" 0'-10"	1'-0"	1'-0"	1'-0"	0.7 CF	
8" 0'-10"	1'-0"	1'-0"	1'-0"	1.4 CF	
12" 0'-10"	1'-8"	1'-8"	1'-0"	2.8 CF	



PIPE (D.I.) TRENCH WIDTH

PIPE (D.I.)	TRENCH WIDTH
4" - 12"	DIA + 2'-0"
15" - 24"	DIA + 2'-0"
27" - 36"	DIA + 2'-0"
COVER 36"	DIA + 3'-0"

NOTES:
 1. METALLIZED 2" WIDE DETECTABLE IDENTIFICATION TAPE SHALL BE INSTALLED OVER WATER AND SEWER LINES 1" BELOW FINISH GRADE.
 2. EXISTING FOUNDATION SHALL BE REMOVED TO 2" MINIMUM BELOW PROPOSED UTILITIES AND BACKFILLED WITH SELECT BACKFILL TO 95% DENSITY.
 3. ELECTRIC/TELEPHONE/CABLE MAINS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH UTILITY COMPANY STANDARDS AND ALL APPLICABLE CODES.
 4. REFER TO "TRENCH SECTION (SEWER)" FOR ADDITIONAL SEWER TRENCH REQUIREMENTS.



AREA & ROADWAY LIGHTING
RAZAR SERIES - LED
 LOW PROFILE AREA LUMINAIRE

PROJECT NAME: _____
 PROJECT TYPE: _____

Optical Housing
 RZR has low glare optical housing (4375 lux) - 23 degree in intensity at 100 feet. LED housing is designed to provide uniform light distribution and reduce glare. The housing is made of high quality polycarbonate material and is resistant to impact and UV radiation. The housing is designed to provide a long service life and is easy to maintain.

Backlight Housing w/ Integrated Arm
 RZR has a unique backlight housing with an integrated arm. The housing is made of high quality polycarbonate material and is resistant to impact and UV radiation. The housing is designed to provide a long service life and is easy to maintain.

LED Optics
 RZR has high quality LED optics that provide uniform light distribution and reduce glare. The optics are made of high quality polycarbonate material and are resistant to impact and UV radiation. The optics are designed to provide a long service life and are easy to maintain.

LED Driver(s)
 RZR has high quality LED driver(s) that provide uniform light distribution and reduce glare. The driver(s) are made of high quality polycarbonate material and are resistant to impact and UV radiation. The driver(s) are designed to provide a long service life and are easy to maintain.

LED Emitter
 RZR has high quality LED emitter that provide uniform light distribution and reduce glare. The emitter is made of high quality polycarbonate material and is resistant to impact and UV radiation. The emitter is designed to provide a long service life and is easy to maintain.

Amber LED's
 RZR has high quality amber LED's that provide uniform light distribution and reduce glare. The LED's are made of high quality polycarbonate material and are resistant to impact and UV radiation. The LED's are designed to provide a long service life and are easy to maintain.

Finish
 RZR has a high quality finish that provides uniform light distribution and reduces glare. The finish is made of high quality polycarbonate material and is resistant to impact and UV radiation. The finish is designed to provide a long service life and is easy to maintain.

Most Arm & Backlight Housing
 RZR has a high quality most arm & backlight housing that provides uniform light distribution and reduces glare. The housing is made of high quality polycarbonate material and is resistant to impact and UV radiation. The housing is designed to provide a long service life and is easy to maintain.

UL Listed
 USA
 2192150

CONSTRUCTION DETAILS - 6
 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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DWG. NO. 7287.00-Details	CHECK BY SHH
SCALE: AS SHOWN	APPROVED SHH
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SHEET
C-11
 13 OF 13 SHEETS

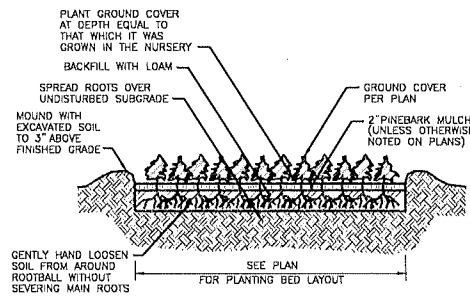
GENERAL LANDSCAPE NOTES:

- THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN CONFORMANCE WITH THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- ALL PLANT MATERIAL SHALL MEET THE AMERICAN OF NURSERYMEN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AND ITS AMENDMENTS. PLANT ONLY DURING SEASONS NORMAL TO THE PARTICULAR VARIETY. NO SUBSTITUTIONS SHALL BE ACCEPTED WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. IF THE FIRST YEAR ENDS DURING THE DORMANT PERIOD, THE GUARANTEE SHALL EXTEND TO THE START OF THE NEXT LEAFING. DURING THE ONE-YEAR GUARANTEE PERIOD THE CONTRACTOR SHALL EMPLOY ACCEPTED HORTICULTURAL PRACTICES TO KEEP THE PLANTS INSTALLED IN LIVING, HEALTHY CONDITION. FOLLOWING THE ONE-YEAR GUARANTEE PERIOD THE OWNER/OWNERS SHALL INSPECT ALL PLANT MATERIAL FOR HEALTHY ORNAMENTAL QUALITY. AT THAT TIME SHOULD ANY PLANT MATERIAL BE FOUND IN INADEQUATE HEALTH THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE THE PLANT IN KIND AND PROVIDE A ONE-YEAR GUARANTEE FOR THE REPLACEMENT PLANT.
- INSTALL ALL PLANT MATERIAL AS SHOWN IN DETAILS.
- STAKE ALL TREES OVER 5' AS SHOWN ON DETAILS. REMOVE STAKES AT THE END OF THE GUARANTEE PERIOD.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE SITE CLEAN OF MISCELLANEOUS DEBRIS THROUGHOUT THE CONSTRUCTION PERIOD. ALL WASTE MATERIAL IS TO BE DISPOSED OF IMMEDIATELY TO AN OFFSET LOCATION, UNLESS OTHERWISE INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS, AND SHALL OBTAIN ALL NECESSARY PERMITS FOR THE PROJECT.
- LAYOUT: ALL NOTES AND DIMENSIONS ARE TYPICAL UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE SQUARE (PARALLEL OR PERPENDICULAR) UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY THE OWNER/OWNER'S REPRESENTATIVE IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS AND/OR IN THE FIELD, OR ON CONDITIONS UNCOVERED IN THE WORK WHICH ARE NOT REFLECTED IN THE PLANS.
- PROTECTION OF EXISTING PLANTINGS: MAXIMUM EFFORT SHOULD BE MADE TO SAVE TREES OR OTHER PLANT SPECIMENS WHICH ARE LARGE FOR THEIR SPECIES, RARE TO THE AREA, OR OF SPECIAL HORTICULTURAL OR LANDSCAPE VALUE. CONTACT OWNER/LANDSCAPE ARCHITECT BEFORE REMOVING ANY SPECIMEN OF THIS TYPE UNLESS OTHERWISE NOTED ON THE PLANS. NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE DRIP LINE OF SHRUBS OR TREES DESIGNATED ON THE LANDSCAPE PLAN TO BE RETAINED. PROTECTIVE BARRIERS ARE TO BE INSTALLED AROUND EACH PLANT AND/OR GROUP OF PLANTS THAT ARE TO REMAIN ON THE SITE. BARRIERS SHALL NOT BE SUPPORTED BY THE PLANTS THEY ARE PROTECTING, BUT SHALL BE SELF SUPPORTING. THEY SHALL BE OF MINIMUM OF FOUR FEET (4') HIGH AND CONSTRUCTED OF A DURABLE MATERIAL, SUCH AS SNOW OR SILT FENCE, THAT WILL LAST UNTIL CONSTRUCTION IS COMPLETED.
- PRUNING: THE CONTRACTOR SHALL CAREFULLY PRUNE BRANCHES IN THE WAY OF CONSTRUCTION BY USING ONLY APPROVED METHODS AND TOOLS. THE USE OF AXES FOR TRIMMING OR SPURS FOR CLIMBING WILL NOT BE PERMITTED.
- UTILITIES: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL UTILITY DAMAGE INCLUDING DAMAGE THAT MAY OCCUR TO NEW UTILITIES. THE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE PRIOR TO COMMENCING ANY SITE CONSTRUCTION. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- DISTURBED AREAS: ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION ARE TO BE RESTORED TO ORIGINAL (OR BETTER) CONDITION BY THE CONTRACTOR BEFORE COMPLETION OF THE PROJECT, AND ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER. ALL GRASS AREAS DISTURBED DURING CONSTRUCTION SHALL BE FINE RAKED TO REMOVE STONES AND LOAMED AND SEEDED AS PER SPECIFICATIONS.
- DRAINAGE SYSTEMS: CONTRACTOR IS RESPONSIBLE FOR GENERAL CLEAN-OUT OF ALL CATCH BASINS, MANHOLES, AND/OR OTHER DRAINAGE FEATURES ON THE SITE WHICH HAVE ACCUMULATED SEDIMENT AS A RESULT OF CONSTRUCTION ACTIVITIES.

LOAM AND SEEDING

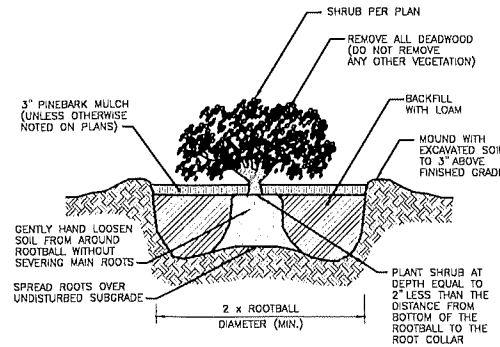
APPLICATION OF LOAM AND SEED SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

- LOAM MATERIAL TO BE FURNISHED SHALL CONSIST OF SCREENED LOOSE, FRABLE, FINE SANDY LOAM OR SANDY LOAM, AS DEFINED BY THE USDA'S SOIL CONSERVATION SERVICE IN THE SOIL SURVEY MANUAL ISSUED IN 1993, FREE OF SUBSOIL, REFUSE, STUMPS, ROOTS, ROCKS, COBBLES, STONES, BRUSH, NOXIOUS WEEDS, LITTER AND OTHER MATERIALS WHICH ARE LARGER THAN 1/2-INCH IN ANY DIMENSION AND WHICH WILL PREVENT THE FORMATION OF A SUITABLE SEED BED. ORGANIC MATTER SHALL CONSTITUTE NOT LESS THAN 5 PERCENT NOR MORE THAN 20 PERCENT OF THE LOAM AS DETERMINED BY LOSS-ON-IGNITION OF OVEN DRIED SAMPLES THAT HAVE BEEN DRAWN BY THE ENGINEER, UNLESS OTHERWISE SPECIFIED OR DIRECTED. THE LOAM SHALL HAVE AN ACIDITY RANGE OF 5.5 PH TO 7.6 PH.
- LOAM MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE RETAINED AND DISTRIBUTED WITHIN THE SITE IN ACCORDANCE WITH THE LANDSCAPE PLAN. STOCKPILED LOAM SHALL NOT BE MIXED WITH ANY SUBSOIL OR UNSUITABLE MATERIAL. ALL EXISTING LOAM REMAINS THE PROPERTY OF THE OWNER.
- LOAM SHALL BE SPREAD TO A DEPTH OF 4" IN SEEDING AREAS AND PLACED TRUE TO LINES AND GRADES SHOWN ON THE PLANS.
- THE LOAMED SURFACE SHALL BE GRADED, AND ALL ROOTS, SODS, WEEDS, COBBLES OR STONES WITH ANY DIMENSION GREATER THAN 1 INCH SHALL BE REMOVED AND LEGALLY DISPOSED OF. AFTER SHAPING AND GRADING, ALL TRUCKS AND OTHER EQUIPMENT NOT REQUIRED TO PERFORM SEEDING, MULCHING OR MOWING OPERATIONS SHALL BE EXCLUDED FROM THE LOAMED AREAS.
- LIME (GROUND OR PELLETIZED) SHALL BE APPLIED DRY AND SPREAD EVENLY OVER THE ENTIRE SURFACE TO BE SEDED, UNLESS OTHERWISE SPECIFIED, THE APPLICATION RATE SHALL BE 1 TON PER ACRE. RAKING SHALL BE COMPLETED AFTER THE FERTILIZER HAS BEEN APPLIED.
- ALL SEED DELIVERED TO THE JOB SHALL BE IN CONTAINERS LABELED IN ACCORDANCE WITH PROVISIONS OF THE RHODE ISLAND SEED ACT OF 1956 (VOLUME B, TITLE 2, CHAPTER 6) AND ITS AMENDMENTS AS PROVIDED FOR AGRICULTURAL SEED OFFERED FOR SALE. ONLY THE CURRENT YEARS SEED SHALL BE ACCEPTED.
- SEED SHALL BE APPLIED ONLY DURING THE FOLLOWING DATES:
SPRING SEEDING: MARCH 15 TO MAY 31,
FALL SEEDING: AUGUST 15 TO OCTOBER 15.
- THE CONTRACTOR SHALL WATER ALL SEEDING AREAS AND RESEED AS NECESSARY FOR A PERIOD OF 2-MONTHS OR UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED AND APPROVAL HAS BEEN MADE BY THE OWNER/LANDSCAPE ARCHITECT.



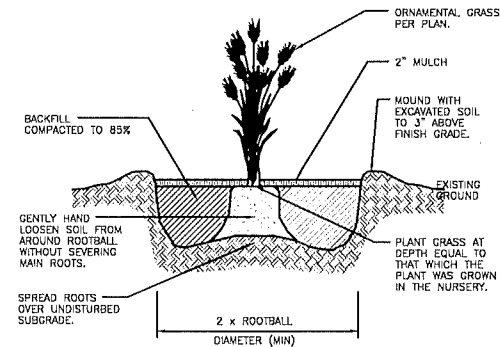
Ground Cover Planting Detail

NOT TO SCALE

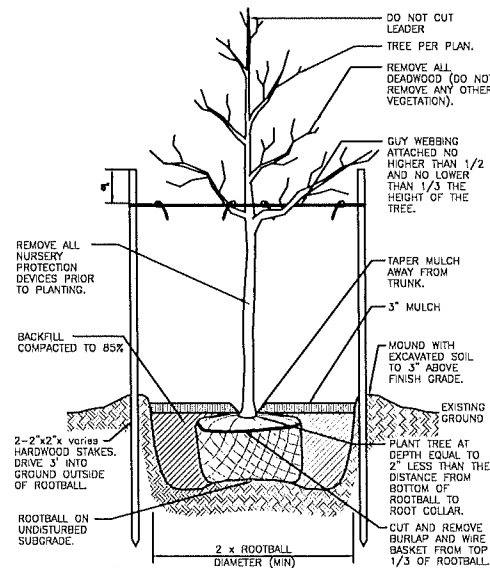


Container Grown Shrub and Perennial Planting Detail

NOT TO SCALE

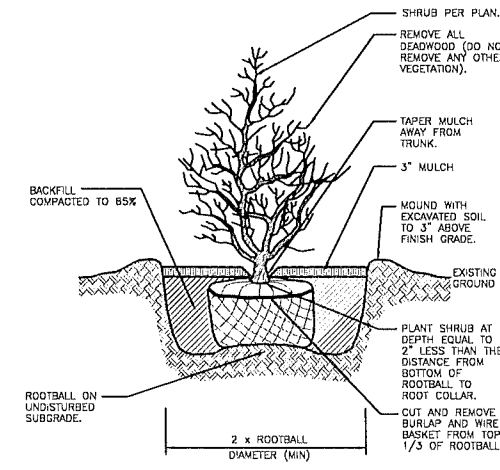


Perennial Planting Detail



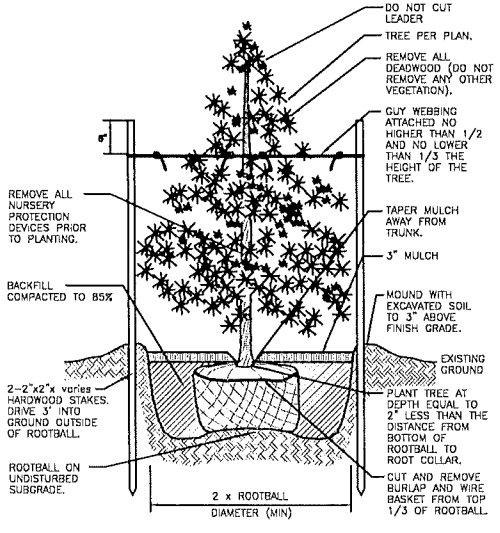
Canopy Tree Planting Detail

NOT TO SCALE



B & B Shrub Planting Detail

NOT TO SCALE



Evergreen Tree Planting Detail

NOT TO SCALE

PLANT LIST:

KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
AR	ACER RUBRUM 'BRASSIAE' RED SWAMP MAPLE	23	2'-2.5' CAL	
HT	NYSSA SILVATICA BLACK Tupelo	1	2'-2.5' CAL	
QP	QUERCUS PAU-STRIS PIN OAK	12	2'-2.5' CAL	
TC	THIA CORDATA 'GREENSPICE' GREENSPICE LITTLELEAF LINDEN	22	2'-2.5' CAL	

KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
FR	FRAXINUS PEDUNCULATA YEWBERRY CHERRY	6	7'-8' CLUMP	
AC	AVELANACEAE DANAEAE SHADBLOW SERVICEBERRY	7	7'-8' CLUMP	

KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
AD	ADONIS GERANIACEAE 'VALLEY WHITE' WHITE AZALEA	10	#3 CONTAINER	
ES	ERUKIA SEVENPERVENSIS 'VARDAR VALLEY' VARDAR VALLEY BONAWOOD	16	#3 CONTAINER	
OS	ODONDIS SERRATA 'KELSEY' REDTIP ODOONOD KELSEY	10	#3 CONTAINER	
IS	ILEX GLABRA 'CONTACTA' COMPACT HICKBERRY	23	#3 CONTAINER	
HI	HAYNARDIA INTERMEDIA 'RUBY GLOW' RUBY GLOW WITCHHAZEL	4	#3 CONTAINER	
HM	HYDRANGEA M. 'ENDLESS SUMMER' ENDLESS SUMMER HYDRANGEA	12	CONTAINER	
RR	ROSA RADON 'KNOCK OUT PINK' PINK KNOCK OUT ROSE	15	#2 CONTAINER	
SH	SARGOLLOSA 'SUGARINA' SWEET GUM	14	CONTAINER	

KEY	BOTANICAL NAME COMMON NAME	QTY.	SIZE	NOTE
HF	HORTA 'FIRE AND ICE' FIRE AND ICE HOSTA	12	CONTAINER	
PS	PEPEROMIA 'STELLA DE CRO' STELLA DE CRO DUNEY	54	CONTAINER	
WP	WEFFETA PASSENI 'WALKERS LOW' WALKERS LOW CATMINT	20	#2 CONTAINER	
RI	RHEBEXIA 'RITA' BLACK EYE SUSAN	16	#2 CONTAINER	
VM	VIRGA VIRGA 'BOWLES' COMMON PERIWINKLE	97	1141 # CONTAINER	
LS	LIPTACHNEUM 'SOCIETARIUM THE BLUE' LITTLE BLUESTEM	14	CONTAINER	

GENERAL SEEDING MIX (L&S)		
	PERCENT BY WEIGHT	PERCENT BY VOLUME
CHEWINGS FESCUE IMPROVED VARIETIES	30	85
KENTUCKY BLUEGRASS IMPROVED VARIETIES	30	90
PERENNIAL RYEGRASS IMPROVED VARIETIES	40	90

APPLICATION RATE: 200 LBS / ACRE

* QUANTITY SHOWN IS FOR NUMBER OF INDIVIDUAL PLANT REQUIRED. CONTRACTOR SHALL USE PLANTS WHEN AVAILABLE.

LANDSCAPE
DETAILS PLAN
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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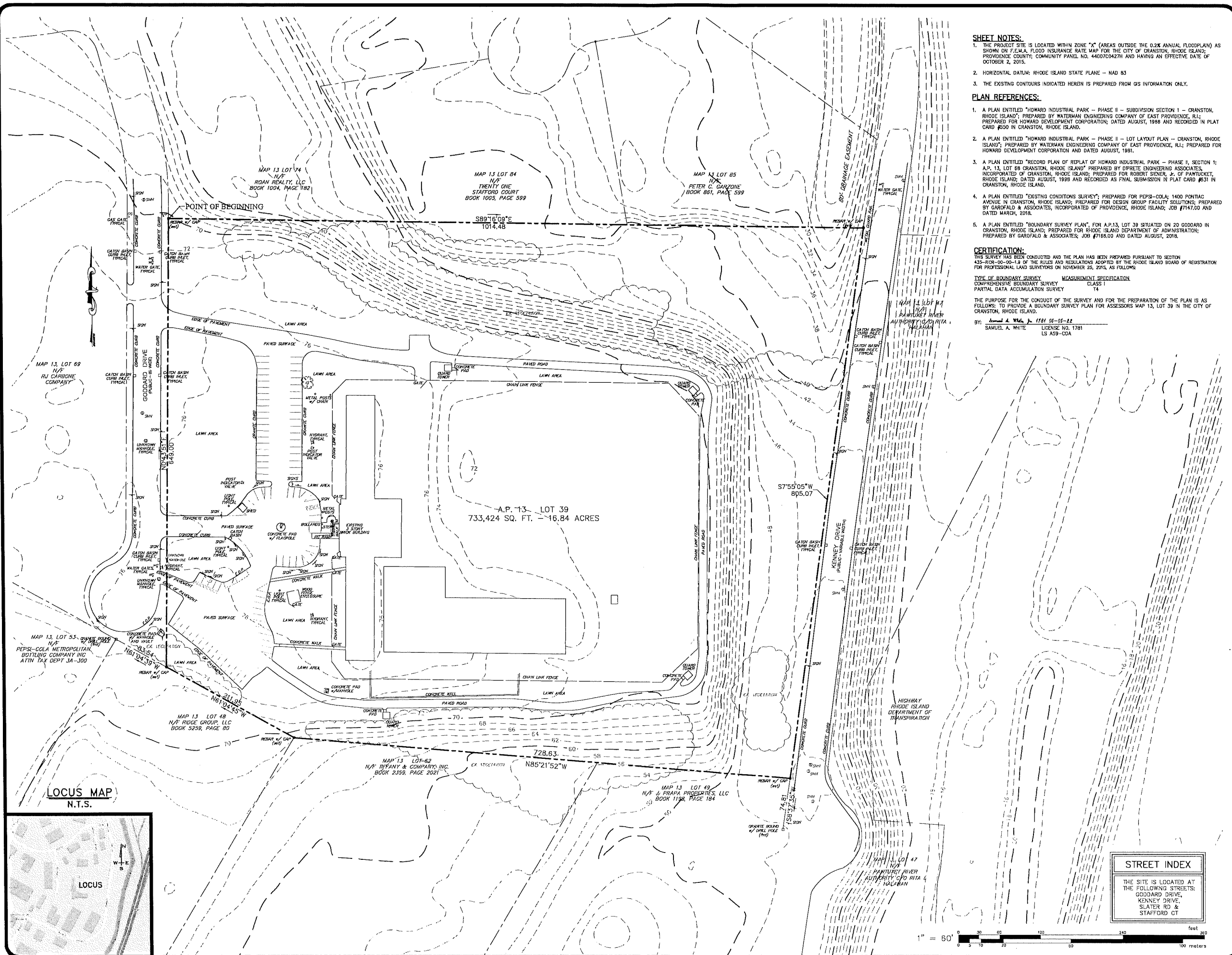
85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL: 401-275-6000

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JOB NO. 7287.00	DRAWN BY KYY
DWG. NO. 7287.00--Land.dwg	CHECK BY SHH
SCALE: AS SHOWN	APPROVED SHH
	DATE: JULY 08, 2022

SHEET
L-2
2 OF 2 SHEETS

L:\7287-00 Goddard Warehouse (Churchill & Bono) - Cranston, RI\08-2022-Land.dwg 07/19/2022 kyygms 11:49



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 QS 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, 1988 AND RECORDED IN PLAT CARD #59 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 59 CRANSTON, RHODE ISLAND" PREPARED BY D'PRITE ENGINEERING ASSOCIATES, INCORPORATED OF CRANSTON, RHODE ISLAND; PREPARED FOR ROBERT SIENER, JR., OF PANTUCKET, RHODE ISLAND; DATED AUGUST, 1988 AND RECORDED AS FINAL SUBMISSION IN PLAT CARD #31 IN CRANSTON, RHODE ISLAND.
4. A PLAN ENTITLED "EXISTING CONDITIONS SURVEY"; PREPARED FOR PEPIS-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 #7168.00 AND DATED AUGUST, 2018.

CERTIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-ROR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

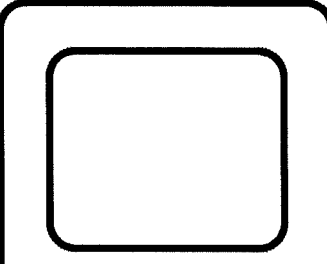
TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY CLASS 1
MEASUREMENT SPECIFICATION: PARTIAL DATA ACCUMULATION SURVEY CLASS 1

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-COA

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

85 CORLISS STREET
 P.O. BOX 5145
 PROVIDENCE, R.I. 02940
 TEL. 401-273-6000

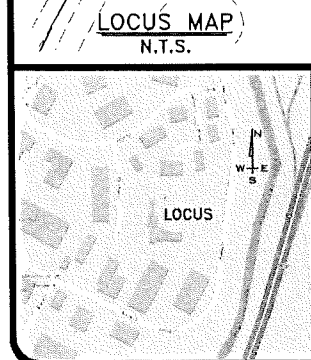
Garofalo & Associates ©
 These drawings are the property of
 Garofalo & Associates, Inc. and
 prepared for the owner. For this
 project at this site and are not to
 be used for any other project
 location or owner without written
 consent of this owner or one of its
 directors.

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

1 OF 1 SHEET



STREET INDEX
 THE SITE IS LOCATED AT THE FOLLOWING STREETS:
 GODDARD DRIVE,
 KENNEY DRIVE,
 SLATER RD &
 STAFFORD CT



Hon. Kenneth J. Hopkins
Mayor

Steven Frias
President

Robert Coupe
Vice President

Beth Ashman, MCP, AICP
Acting City Planning Director



Frank Corrao P.E.
Acting Public Works Director

Thomas Zidelis
Finance Director

Thomas Barbieri
David Exter
Kathleen Lanphear
Lisa Mancini

CITY PLAN COMMISSION
Cranston City Hall
869 Park Avenue, Cranston, RI 02910

February 19, 2025

Mr. Richard P. Baccari II
20 Goddard LLC
10 Greene Street
Providence, Rhode Island 02903

Goddard Road LLC
6 Westbelt
Wayne NJ, 07470

Re: 20 Goddard Drive, Cranston Rhode Island

Dear Mr. Baccari:

I am writing in response to a letter from Attorney Robert D. Murray dated February 13, 2025 and the status of the Preliminary Plan approval for the warehouse distribution facility for 20 Goddard Drive in Cranston (the "Property") as set forth in the decision letter dated and recorded February 7, 2024.

It is my understanding that this property could be sold with a prospective new party completing the major land development process under our subdivision regulations. The buyer is in the process of finalizing its ultimate design and plans for the Property.

Specifically, I have reviewed your approved preliminary plan and the concept plan offered by your purchaser. It is my understanding that they propose a similar warehouse facility with some modifications from your approved Preliminary Plan. Those changes include

1. The footprint of the building could increase from 210,000 square feet to approximately 233,000 square feet.
2. The new building location on the site would observe the required building setbacks.
3. The off-street parking spaces would be reduced from 392 spaces to 205 spaces.
4. The parking fields would be shifted, including in the front setback.
5. Trailer storage would be reduced and/or eliminated.
6. The proposed paving would be extended eastward approximately 10 feet.
7. Minor changes to grades will occur, but it is not anticipated to alter the approved and permitted (drainage) infrastructure.
8. The latest plan and Preliminary Plan are virtually identical as it relates to impervious areas and would not affect the design/permit conditions.

I understand that the purchaser's concept plan is still going through additional design considerations. However, based on the work shown to date I have determined that the proposed changes are "minor" in nature and can be approved by me as an Administrative Officer for the City Plan Commission. If the final design and plan remain substantively consistent with what has been shown to date, it would not be necessary to submit an amended Preliminary Plan for hearing before the Plan Commission.

A Final Plan consistent with our subdivision regulations could be submitted for review and approval administratively.

This decision is also made on the representation, the proposed changes for this project would be consistent with the plans approved under the Rhode Island Pollutant Discharge Elimination System Construction General Permit (CGP) from the Rhode Island Department of Environmental Management (WCQ/STW File No. 22-083; RIPDES File No. RIR102365) issued to 20 Goddard LLC dated August 12, 2022.

The conceptual plan shared with this office does not have specific design details for off street parking spaces, on site traffic circulation, travel aisles, building material, or access for fire department apparatus to service the building in an emergency. Prior to approval of the Final Plan, members of the Development Plan Review Committee, which serves as a technical review committee will need to review and approve your final design that addresses those site conditions and issues.

Please note the Preliminary Plan approval letter had certain conditions including:

1. Prior to the issuance of any certificate of occupancy, the applicant shall repave Goddard Drive curb to curb along portions where there has been disturbance related to utility connection.
2. The water and sewer lines shall be capped when the prison is demolished. (Note building already razed).
3. The Stormwater Management System Operation and Maintenance Plan shall be recorded in the Land Evidence.
4. Final Plans shall be processed administratively.

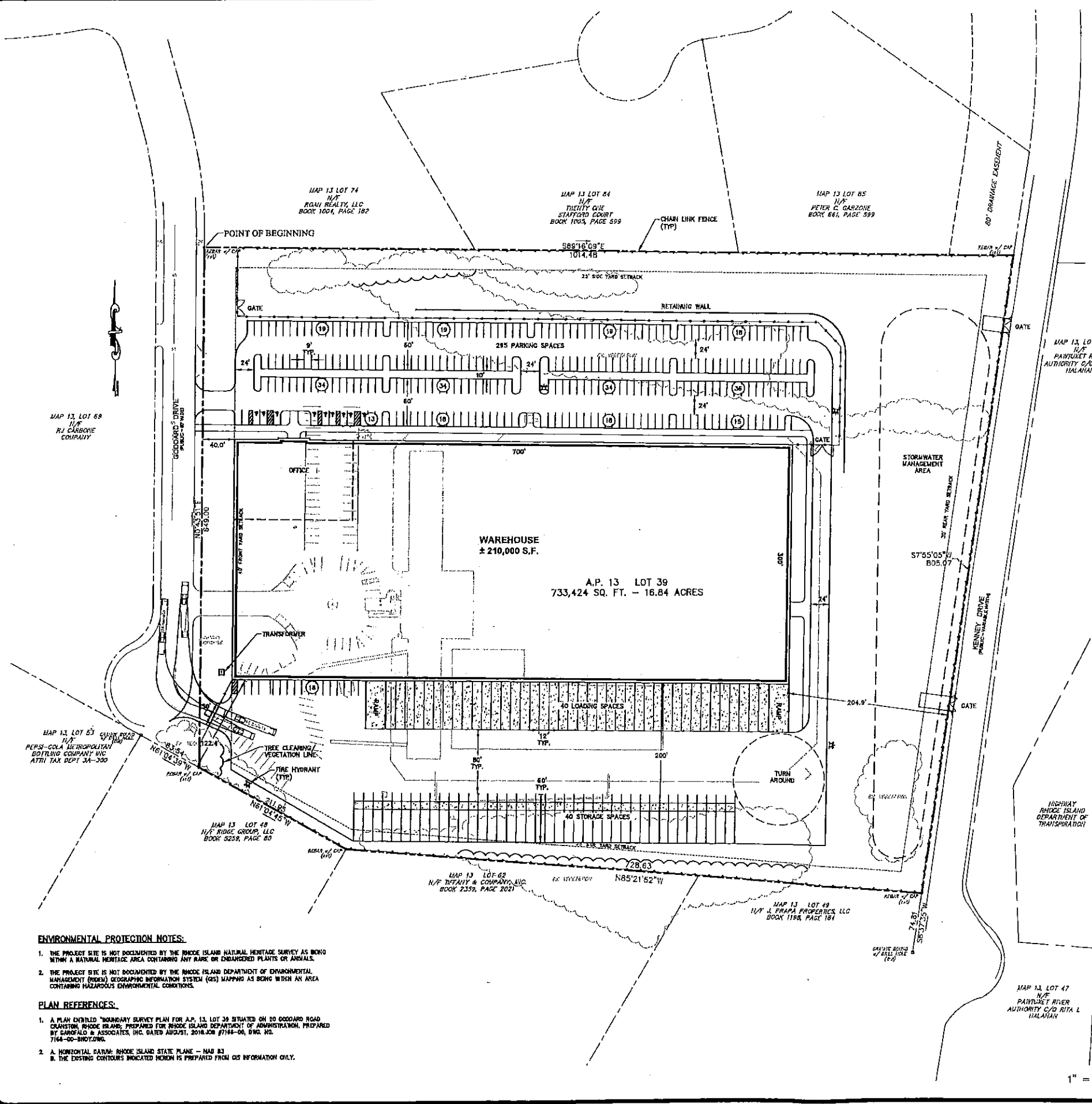
I hope that letter clarifies the future permitting path for this major land development project. The City of Cranston looks forward to the redevelopment of this former state prison site and working with the developer to bring jobs and commerce to our community.

If you have any questions, please feel free to contact me.

Respectfully yours,



Beth Ashman, MCP, AICP
Acting Planning Director
CITY OF CRANSTON



DEVELOPMENT SUMMARY
ASSESSORS MAP 13, LOT 39
ZONING: INDUSTRIAL M-2 (R12)

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'	619'	546'
FRONT YARD	40'	>40'	±40.0'
REAR YARD	30'	>40'	±204.9'
SIDE YARD	25'	>25'	±122.4'
MAX. LOT COVER	60%	<60%	26.6% (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 (17A.R.02.01.21): "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.

SITE LEGEND

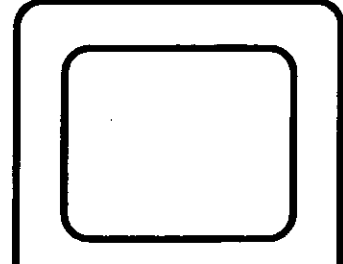
EXISTING	NEW	DESCRIPTION
C	C	CENTERLINE (LAYOUT)
D	D	STORM DRAIN
E	E	ELECTRIC (UNDERGROUND)
FD	FD	FOODING DRAIN
G	G	GAS
OHW	OHW	OVERHEAD WIRE
S	S	PROPERTY LINE
T	T	SANITARY SEWER
W	W	TELEPHONE
W	W	WATER
54	54	CONTOUR
---	---	SOIL LINE
CC	PCC	PRECAST CONC. CURB
CB	CB	CHAINLINK FENCE (CL)
DWH	DWH	CATCH BASIN
DWH	DWH	DRAIN MANHOLE
FES	FES	FLARED END STRUCTURE
SHH	SHH	SEWER MANHOLE
W	W	WATER SERVICE
U	U	UTILITY POLE
FH	FH	FIRE HYDRANT
GV	GV	GATE VALVE AND CURB BOX
H	H	HANDICAP SYMBOL (PROD. SPACE)
S	S	SIGN
FDC	FDC	FIRE DEPARTMENT CONNECTION
T	T	TRANSFORMER PAD

SOIL LEGEND

UD	UD	UDORMENTS - URBAN LAND COMPLEX
Pp	Pp	POSTALUCK FINE SANDY LOAM

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



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

88 COLLIS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL: 401-273-8000

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These drawings are the property of
the engineer/surveyor and have been
prepared under the contract for the
project stated hereon. They are to be
used for the project stated hereon
and for no other purpose. No
responsibility is assumed by the
engineer/surveyor for any error or
omission.

JOB NO. 7287.00	DRAWN BY KYY
DWG. NO. 7287.00-Base_MP.dwg	CHECK BY SHH
SCALE: AS SHOWN	APPROVED SHH
	DATE: APRIL 26, 2022

SHEET
MP-1
4 OF 6 SHEETS

- 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 (DEM)'S GEOGRAPHIC INFORMATION SYSTEMS (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 #7164-00, DWG. NO. 7164-00-BNDL000.
 - A. HORIZONTAL CURVE: RHODE ISLAND STATE PLANE - NAD 83
B. THE EXISTING CONTOURS INDICATED HEREON IS PREPARED FROM GIS INFORMATION ONLY.



THE CITY OF CRANSTON


ORDINANCE OF THE CITY COUNCIL
IN AMENDMENT OF THE 2010 COMPREHENSIVE PLAN FOR THE CITY OF CRANSTON,
2012, AS AMENDED
(20 Goddard Drive, Assessor's Plat 13, Lot 39)

No. 2024-7

Passed:
April 22, 2024


/s/ **Jessica M. Marino, Council President**

Approved:
April 24, 2024


/s/ **Kenneth J. Hopkins, Mayor**

It is ordained by the City Council of the City of Cranston as follows:

SECTION 1. That the 2010 Comprehensive Plan, as adopted by the City Council on September 24, 2012 and endorsed by the Mayor on September 25, 2012, as amended, is hereby further amended by:

A. Land Use Element, Part III. Strategies and Actions:

1. Proposed areas for Special Redevelopment Areas (Page 44):

Sites that could be appropriate as a Special Redevelopment Area (SRA) are identified below:

ADD:

20 Goddard Drive

SECTION 2. That the Future Land Use Map of the City of Cranston Comprehensive Plan and accompanying it therewith, published in 2010, as amended, is hereby further amended by:

B. Removing Plat 13, Lot 39, (also known as 20 Goddard Drive) from the "Governmental/Institutional" designation; and,

C. Adding Plat 13, Lot 39 to the "Special Redevelopment Area" designation.

SECTION 3. This Ordinance shall take effect upon its final adoption.

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Positive Endorsement



_____, Solicitor Date
4/22/24

Negative Endorsement (attach reasons)

_____, Solicitor Date

Petitioner: Owner and Applicant
20 Goddard LLC
10 Greene Street
Providence, RI 02903

Referred to Ordinance Committee: March 14, 2024

THE CITY OF CRANSTON

ORDINANCE OF THE CITY COUNCIL

IN AMENDMENT OF TITLE 17 OF THE CODE OF THE CITY OF CRANSTON,
2005, ENTITLED, "ZONING"

(20 Goddard Drive, Assessor's Plat 13, Lot 39)



202404260033170 Bk:LR6780 Pg:328
RECORDED Cranston,RI 1/8
04/26/2024 10:02:07 AM ZONE CHG ORD

*As amended in Committee 4/11/2024

No. 2024-8

Passed:

April 22, 2024



/s/ Jessica M. Marino, Council President

Approved:

April 24, 2024



/s/ Kenneth J. Hopkins, Mayor

It is ordained by the City Council of the City of Cranston as follows:

SECTION 1. Title 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (the "Zoning Ordinance"), is hereby amended:

A. The Zoning Ordinance's designation of M-2 for that certain property located at 20 Goddard Drive, and more particularly described and designated as Lot 39 on Assessor's Plat 13, (hereinafter, the "Property") is hereby changed to M-2 with the following Conditions:

1. All uses as set out in Section 17.20.030 – Schedule of Uses, in the Zoning Ordinance, under the M-2 designation shall be permitted on the Property as well as the following:

a. Retail Sales Establishment, Large Scale, as that use is set out in Section 17.20.030 – Schedule of Uses, in the Zoning Ordinance, shall be permitted with the following accessory / ancillary uses:

1. Motor Vehicle Repair and Service Establishment, Light, as that use is set out in Section 17.20.030 – Schedule of Uses, in the Zoning Ordinance, which may include tire retail sales and installation services;

2. Fuel Station, Full-Service, "members only fueling facility" as that use is set out in Section 17.20.030 – Schedule of Uses, in the Zoning Ordinance;

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- 3. Outdoor Retail, as that use is set out in Section 17.20.030 – Schedule of Uses, in the Zoning Ordinance;
- 4. Kiosk, Freestanding exterior, as that use is set out in Section 17.20.030 – Schedule of Uses, in the Zoning Ordinance; and,
 - b. Motor and Recreational Vehicle and Watercraft Sale
 - c. Commercial Recreation
 - d. Motel, hotel
- e. Performance Standards
 - a. Parking
 - i. ~~*There shall be no minimum parking requirement for these proposed uses.~~ Parking layout and circulation, which shall be designed in accordance with contemporary best management practices, (BMPs) and may include provisions for EV charging, compact vehicles, pedestrian safety, and multi-modal amenities shall be reviewed / peer reviewed, and approved by the Development Plan Review Committee and City Plan Commission.
 - b. Landscaping
 - i. ~~*There shall be no minimum landscaping requirements for the proposed uses.~~ Landscaping requirements shall be installed on-site to the greatest extent practicable. Landscape Plans, prepared by a Registered Landscape Architect and designed in accordance with contemporary best management practices, (BMPs) shall be reviewed / peer reviewed (if deemed necessary), and approved by the Development Plan Review Committee and City Plan Commission.
 - c. Signs
 - i. Total on-site signage shall not exceed 1,300 sq. ft. Signage type, (wall, canopy, directional, etc.) may be utilized by the Applicant for maximum efficiency and design for the proposed uses.
 - ii. Pylon Sign: One (1) free-standing pylon shall be permitted at the Property, which shall not exceed seventy-five (75) feet in height, and no more than two-hundred sixty (260), square feet of area, (one-hundred thirty (130) square feet per face).



202404260033170 Bk:LR6700 Pg:329
RECORDED Cranston, RI 2/8
04/26/2024 10:02:07 AM ZONE CHG ORD




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- iii. Free-standing Sign: One (1) free-standing sign shall be designed in accordance with the dimensional standards and requirements of the C-5 zoning district.
 - iv. Signage may utilize LED illumination in accordance with contemporary best management practices, (BMPs). Sign illumination during non-business hours shall be strictly prohibited.
 - v. Signage shall be reviewed and approved by the Development Plan Review Committee and City Plan Commission.
- d. Building
- i. Maximum building height shall not exceed fifty-five (55) feet. This shall not include non-habitable spaces and necessary HVAC/R equipment.
 - ii. Minimum distance of any driveway from any property line shall be five (5) feet.

SECTION 2. This Ordinance shall take effect upon its final adoption.

Positive Endorsement

Negative Endorsement (attach reasons)


 _____, Solicitor Date
 4/22/24

 _____, Solicitor Date

Petitioner: Owner and Applicant
 20 Goddard LLC
 10 Greene Street
 Providence, RI 02903

Referred to Ordinance Committee March 14, 2024



202404260033170 Bk:LR6780 Pg:331
RECORDED Cranston,RI 4/8
04/26/2024 10:02:07 AM ZONE CHG ORD

RECEIVED

24 FEB -9 PM 1:33



CITY OF CRANSTON

APPLICATION FOR CHANGE OF ZONE

Name(s) and address(es) of property owner(s): 20 Goddard LLC
10 Greene Street
Providence, RI 02903

Zoning Plat Number: 13 Lot No.(s)* 39
Street Address or Location on Street 20 Goddard Drive

*If only a portion of lot, please attach a full metes and bounds description.

Present Zoning: M-2

Zoning Requested: M-2 with conditions

Property to be used for: Retail/Commercial Uses

(listed use must be specific)

20 Goddard LLC

Date: January 19, 2024

By: [Signature]
Owner (Print and Sign)

Richard Baccari II, manager

Owner (Print and Sign)
20 Goddard LLC

By: [Signature]
Applicant (Print and Sign)

Richard Baccari II, manager
Applicant (Print and Sign)

Attorney for Owner:
Robert D. Murray, Esq.
21 Garden City Drive
Cranston, RI 02920
rdmurray@taftmcsally.com
401-946-3800

Reviewed and approved by the Planning Department: [Signature]

Kenneth J. Hopkins
Mayor

Jason M. Pezzullo, MCP, MPA, AICP
City Planning Director



202404260033170 Bk:LR6780 Pg:332
RECORDED Cranston, RI 5/8
04/26/2024 10:02:07 AM ZONE CHG ORD

Michael E. Smith
Chair

Robert Coupe
Vice-Chair

Thomas Barbieri
David Exter
Steven Frias

Kathleen Lanphear
Lisa Mancini
Justin Mateus P.E.
Thomas Zidelis

CITY PLAN COMMISSION

City Hall – 3rd Floor, Room 309
869 Park Avenue – Cranston, RI 02910

April 5, 2024

Councilor Vargas
Chair, Ordinance Committee

RE: Ordinance 2-24-03: In amendment of Title 17 of the Code of the City of Cranston, entitled "Zoning" (Section 17.08.020(A), entitled "Zoning Map") (20 Goddard Drive, Assessor's Plat 13, Lot 39)

The above-referenced Ordinance was reviewed by the City Plan Commission at its April 3, 2024, meeting in order to provide the City Council with an advisory recommendation in accordance with the provisions of RIGL §45-24-52 and §17.120.030 of the Zoning Ordinance. The Ordinance proposes to amend §17.08.020(A) (the Zoning Map) of the Zoning Ordinance by changing the zoning designation of the property located at 20 Goddard Drive, designated as Lot 39 on Assessor's Plat 13, from M-2 (General Industry) to M-2 (General Industry) with Conditions.

After review and consideration, the City Plan Commission's recommendation reads as follows:

*Due to the findings that the Amendment is generally consistent with the goals and purposes of the Comprehensive Plan; and is compatible with the general purposes of the Zoning Ordinance, upon a motion made by Mr. Zidelis, and seconded by, Mr. Mateus, the City Plan Commission voted 9-0 to forward a **positive recommendation** on Ordinance #2-24-03 to the City Council.*

The City Planning Department memo with further background information on Ordinance #2-24-03 is attached as reference.

Respectfully Submitted,

Kenneth R. Kirkland, MPA, MRP, AICP
Asst. City Planning Director / Administrative Officer

Cc: City Planning Director
File



**CITY PLANNING
DEPARTMENT**



Memorandum – Ordinance Recommendation

To: City Plan Commission
From: Kenneth R. Kirkland MPA, MRP, AICP; Asst. City Planning Director
Date: April 3, 2024
RE: Ordinance #2-24-03 – “20 Goddard Drive”
Proposed Amendment – Zoning Ordinance

Proposal:

The Proposal amends §17.08.020(A) (the Zoning Map) of the Zoning Ordinance by changing the zoning designation of the property located at 20 Goddard Drive, designated as Lot 39 on Assessor’s Plat 13, from M-2 (General Industry) to M-2 (General Industry) with Conditions.

Planning Analysis:

The Ordinance proposes, in addition to the underlying uses for the M-2 designation, an additional set of uses and associated performance standards that would be utilized during a future redevelopment of the site. The additional uses include:

1. large-scale retail sales establishment with the following ancillary (accessory) uses:
 - a. Motor vehicle repair and service establishment, light, which may include tire retail sales and installation services;
 - b. fuel station, full-service, referenced as a “members only fueling facility;”
 - c. outdoor retail;
 - d. kiosk, freestanding exterior;
2. Motor and recreational vehicle and watercraft sales;
3. commercial recreation; and,
4. motel / hotel.

Performance standards controlling site development are as follows:

1. Parking: No minimum space requirement, but layout and circulation shall be designed in accordance with contemporary best management practices, (BMPs) and may include provisions for EV charging, compact vehicles, pedestrian safety, and multi-modal amenities and shall be reviewed / peer reviewed, and approved by the Development Plan Review Committee, (DPRC) and the City Plan Commission.
2. Landscaping: No minimum landscaping square footage requirement but shall be installed on-site to the greatest extent practicable. Landscape Plans, prepared by a Registered Landscape Architect and designed in accordance with contemporary best management practices, (BMPs) shall be reviewed / peer reviewed (if deemed necessary), and approved by the Development Plan Review Committee, (DPRC) and the City Plan Commission.
3. Signage: Total shall not exceed 1,300 sq. ft. Signage type, (wall, canopy, directional, etc.) may be utilized for maximum efficiency and design for the proposed use(s).



- a. Pylon: One (1) free-standing pylon, not to exceed seventy-five (75) feet in height, and no more than two-hundred sixty (260), square feet of area, (one-hundred thirty (130) square feet per face).
 - b. Free-standing: One (1) free-standing sign in accordance with the dimensional standards and requirements of the C-5 zoning district.
4. Signage may utilize LED illumination in accordance with contemporary best management practices, (BMPs), illumination during non-business hours is strictly prohibited.
 5. Signage shall be reviewed and approved by the Development Plan Review Committee, (DPRC) and the City Plan Commission.

This Proposal is in conjunction with Ordinance 2-24-02, (Amendment to the Comprehensive Plan) who's Staff Report has a detailed discussion regarding the site's unique characteristics as surplus property, (former Men's Prison) that adds complexity and difficulty to successful redevelopment. In short, this Proposal, in conjunction with the Comprehensive Plan Amendment, enables successful redevelopment of a parcel of land that can provide commercial tax revenue for the City, where no such revenue was generated historically.

At the time of the drafting of this Report, no tenant(s) has/have been identified for this property; however, this detail is not necessarily required at this stage of review. This is the initial step in the redevelopment process, and any necessary improvements that may be required as tenant(s) are identified can be addressed in later stages of review.

Findings of Fact:

In accordance with §17.120.030 of the Zoning Ordinance:

Comprehensive Plan Analysis

§17.120.030(A) requires that the City Plan Commission include, as part of its recommendation to the City Council; a statement on the general consistency of the proposal with the Comprehensive Plan.

The Comprehensive Plan speaks to mitigating non-residential impacts on adjacent properties through regulation and design, (LUP-2.6 and EDP-5.1); expanding the tax base by constructing properly designed and sited commercial and industrial structures, (EDG-3) in areas that are suitable for those structures, (EDP-3.1) or actively redeveloping existing sites, (EDP-4.1) that are underutilized. (EDG-4); which overall, enhance the existing development process, (EDG-9 and EDP-9.1)

Based on the above, Staff finds that Ordinance 2-24-03 is consistent with the Comprehensive Plan.

Zoning Ordinance Analysis

§17.120.030(B) requires that the City Plan Commission include, as part of its recommendation to the City Council; a demonstration of recognition and consideration of each of the applicable purposes of the Zoning Ordinance.

The Proposal offers area-appropriate avenues of redevelopment, (providing for a range of uses and intensities of use appropriate to the character of the city and reflecting current and expected future needs) which are additional to the existing development methods, (providing for orderly growth and development) in a manner consistent with the Comprehensive Plan, (Promoting implementation of the Comprehensive Plan), all of which retain a degree of oversight and regulatory review, (providing for efficient review of development proposals, to clarify and expedite the zoning approval process) which itself promotes the public health, safety, morals, and general welfare of the City.



Staff finds that the Proposal adequately addresses the appropriate purposes detailed in §17.04.010.

Recommendation:

In accordance with RIGL § 45-24-52 and §17.120.030 of the Zoning Ordinance, Staff finds this Amendment generally consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general purposes of the Zoning Ordinance. Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** on the Application to the City Council.

Respectfully Submitted,

Kenneth R. Kirkland, MPA, MRP, AICP
Assistant City Planning Director

Cc: City Planning Director
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