

**CRANSTON, RHODE ISLAND
APPLICATION FOR DEVELOPMENT PLAN REVIEW**

<u>PROJECT NAME:</u> New Industrial Manufacturing and Warehousing Facility for Taco Comfort Solutions, Inc.	
<u>ADDRESS:</u> 35 Carlsbad Street Cranston, RI	
<u>ASSESSOR'S PLAT(s):</u> 7	<u>LOT(s):</u> 3141, 3744
<u>ZONING:</u> M-2	<u>AREA:</u> 5.05 Acres

<u>OWNER:</u> Taco Comfort Solutions, Inc.	
<u>ADDRESS:</u> 1160 Cranston St. Cranston, RI	<u>PHONE #:</u> (401) 942-8000
<u>APPLICANT:</u> (if different)	
<u>ADDRESS:</u>	<u>PHONE #:</u>
<u>ATTORNEY</u> Ursillo, Teitz & Ritch, Ltd.	<u>PHONE #:</u> (401) 861-8200
<u>ENGINEER:</u> Woodard & Curran, Inc.	<u>PHONE #:</u> (401) 273-1007
<u>SURVEYOR:</u> Crossman Engineering	<u>PHONE #:</u> (401) 738-5660
<u>LANDSCAPE ARCHITECT:</u> Diane C. Soule & Associates, ASLA	<u>PHONE #:</u> (401) 231-0736

PROJECT DESCRIPTION:
The Project includes a New Industrial Manufacturing and Warehousing Facility to be located at 35 Carlsbad Street, Cranston, Rhode Island for Taco Comfort Solutions, Inc. The proposed manufacturing and warehousing facility will be located within existing Lots 3141 and 3744 on Assessor's Plat 7, bound by Carolina St, Carlsbad St, Burnham Ave and the Washington Secondary Bike Path.

The proposed project Site is currently used by Taco Comfort Solutions, Inc. to serve as employee parking and truck and trailer storage. The proposed project includes but is not limited to; a new 97,860-square foot (SF) manufacturing and warehousing facility, parking lots, loading/shipping dock, drainage system, water service connections, sewer service connections, natural gas service connections and landscaping.

The Project includes the installation of a closed conduit drainage system to collect stormwater within the Site. The stormwater will be directed to two underground infiltration chamber systems with outlet control structures connecting to the City of Cranston MS4 within Carlsbad Street and Burnham Avenue.

DOCUMENTS SUBMITTED:

Civil & Electric Site Plans	RIDEM Approval Letter
Stormwater Report	Sewer Availability Letter
Stormwater O&M Manual	Traffic Impact Report
Building and Site Renderings	Geotech Report
200' Abutters Plan & List	Zoning Approval



SIGNATURE OF OWNER (s)

6/12/2024

DATE



SIGNATURE OF APPLICANCT (s)

6/12/2024

DATE