

MAY 15 2020

CITY OF PROVIDENCE
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

Variance – Use *
Variance – Dimensional*
Special Use Permit **

* Attach Appendix A to apply for a Use or Dimensional Variances

**Attach Appendix B to apply for a Special Use Permit

Applicant: The Narragansett Electric Company
d/b/a National Grid
E-mail amy.willoughby@nationalgrid.com
Phone _____
Home/Office

Address 280 Melrose Street
Zip Code 02907
401-258-5410
Mobile (Cell)

Owner: Same as applicant.

E-mail _____
Phone _____
Home/Office

Address _____
Zip Code _____

Mobile (Cell)

Lessee: _____

E-mail _____
Phone: _____
Home/Office

Address _____
Zip Code _____

Mobile (Cell)

Does the proposal require review by any of the following (check each):

- _____ Downtown Design Review Committee
- _____ I-195 Redevelopment District Commission
- _____ Capital Center Commission
- _____ Historic District Commission

1. **Location of Property:**

280 Melrose Street, Providence, Rhode Island. This application is for proposed work to be performed in the employee parking lot portion of the property.

Street Address

2. **Zoning District(s):**

M-1 Light Industrial District

Special purpose or overlay district(s):

Historic District - Providence Landmark District

3a. **Date owner purchased the Property:**

See attached property deeds

3b. **Month/year of lessee's occupancy:**

Not applicable

3. Dimensions of each lot:

Lot # 194 Frontage 1,300 LF depth 600 LF Total area 683,691 sq. ft.
 Lot # _____ Frontage _____ depth _____ Total area _____ sq. ft.
 Lot # _____ Frontage _____ depth _____ Total area _____ sq. ft.

4. Size of each structure located on the Property:

Existing Structure	Total Gross Square Footage	Footprint (square feet)	Height (feet)	Floors
Office/Connector Building	28,299	9,433	44	3
Light Stores	81,666	27,222	44	3
Extension Building	12,760	12,760	14	1
Heavy Stores	22,287	22,287	30	1
Garage	62,036	40,646	35	1
Boiler House	2,535	2,535	24	1
Line House	3,293	3,293	17	1

5. Size of proposed structure(s): Total gross square footage: There are no proposed structures.
 Footprint _____ Height _____ Floors _____

Responses for questions 6a. through 9 are specific to the employee parking lot.

6a. Existing Lot coverage: (include all buildings, decks, etc.) 108,400 impervious square feet

6b. Proposed Lot coverage: (include new construction) 101,900 impervious square feet

7a. Present Use of Property (each lot/structure):

Employee parking lot. See attached photo log for recent photos of the employee parking lot.

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:

Employee parking lot

8. Proposed Use of Property (each lot/structure):

Employee parking lot

9. Number of Current Parking Spaces: 312

10. Describe the proposed construction or alterations (each lot/structure):

The applicant proposes removal of contaminated asphalt, installing an engineered remedial cap (as required by RIDEM and USEPA), installation of stormwater management systems consisting of landscaped infiltration swales, and the installation of new striping, guardrail, select new fencing, and new parking lot lighting.

11. Are there outstanding violations concerning the Property under any of the following:

None Zoning Ordinance
None RI State Building Code
None Providence Housing Code

12. List all Sections of the Zoning Ordinance from which relief is sought and description of each section:

1505(A-F) Interior parking lot landscaping. See attached Landscaping Calculations for details.
1302(I)(3) Barbed wire fences.
2004.C.5 Nonconforming fence lines along lot lines shall be brought into conformance when reconstructed.

13. Explain the changes proposed for the Property.

The proposed changes to the employee parking lot include installation of stormwater management systems consisting of landscaped infiltration swales, and the installation of new striping, guardrail, select new perimeter fencing with three (3) strands of barbed wire, and new parking lot lighting. The installation of new striping will result in 8 additional parking spaces in the employee parking lot. The installation of landscaped infiltration swales will decrease the amount of impervious surface in the employee parking lot. See attached plan for details.

The undersigned acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

The undersigned further acknowledge(s) that the statements herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. Owner(s)/Applicant(s) are jointly responsible with their attorneys for any false statements.

Owner(s):

Amy Willoughby

Type Name

Signature

Amy A
Willoughby

Type Name

Signature

Applicant(s):

Same as Owner

Type Name

Signature

Amy A
Willoughby

Type Name

Signature

All requirements listed and described in the Instruction Sheet must be met or this application will not be considered complete.

APPENDIX A

APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(c) requires that the Applicant for a variance demonstrate:

- (1) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(16);
- (2) That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;
- (3) That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based;
- (4) That the relief to be granted is the least relief necessary; and
- (5) (a) For a **use variance**: That the land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance;
(b) For a **dimensional variance**, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience.

Please provide the following information:

1. What is the specific hardship from which the applicant seeks relief?

Our proposed reconstruction of the employee parking lot will not be able to meet all of the fencing and landscaping requirements of the Zoning Ordinance.

2. Specify any and all unique characteristics of the land or structure that cause the hardship?

The employee parking lot must continue to accommodate a high volume of employees daily, as well as additional volume during critical storm restoration efforts. the layout of the parking lot must facilitate snow removal during critical storm restoration efforts and maximize space for parking. Additionally, there have been security issues at the Site and specifically in the employee parking lot.

3. (a) Is the hardship caused by an economic disability? Yes _____ No X _____

(b) Is the hardship caused by a physical disability? Yes _____ No X _____

(c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.?

Yes _____ No _____

4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?

Yes _____ No X _____

If "yes," describe any and all such prior action(s), and state the month/year taken.

5. **State any and all facts to support your position that the applicant is not seeking the variance(s) primarily in order to obtain greater financial gain.**

The current use of the employee parking lot will not change. The employee parking lot must provide safe, secure, and sufficient parking for employees, especially during critical storm restoration efforts.

6. **State any and all facts that support your position that you are seeking the least relief necessary to lessen or eliminate the hardship (for example, why there are no viable alternatives to your proposed plan).**

The landscaping requirements of the Zoning Ordinance are being met to the extent possible. Perimeter landscaping with trees will be installed in the employee parking lot. Due to the critical nature of the facility and recent security issues, a secure parking area that is an efficient use of space is integral to facility operations.

7. **If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district.**

Not applicable.

8. **If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience.**

If a variance from the landscaping requirements is not granted, 32 interior landscaped islands covering a minimum 8,030 square feet and at least 11 additional trees would be required in the employee parking lot. The addition of landscaped islands and trees in the employee parking lot would reduce capacity considerably. A reduction in parking spaces is not feasible due to the need to have employees on property especially during critical storm restoration efforts. Additionally, interior landscaping would impede snow removal during critical storm restoration efforts.

If a variance from the fencing requirements is not granted, barbed wire would not be reinstalled on perimeter fencing in the employee parking lot. Currently, perimeter fencing at the Site has three strands of barbed wire. Due to the critical nature of the facility and security issues, a secure parking area for employees is considered integral to Site operations. Three strands of barbed wire installed on perimeter fencing is necessary in order to maintain a secure parking area.

APPENDIX B

APPLICATION(S) FOR SPECIAL USE PERMIT

1. Identify the section(s) of the Ordinance that provides for the special use permit.

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property.

3. State all facts that demonstrate that the proposed special use will not significantly devalue neighboring property.

4. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community.

**IF THE APPLICANT IS AN EDUCATIONAL OR HEALTH CARE INSTITUTION,
COMPLETE PAGES 10 AND 11 BELOW**

HEALTH CARE INSTITUTIONS OR EDUCATIONAL FACILITIES ONLY

5. Date on which you last filed an Institutional Master Plan (“IMP”) with the City:

Date on which the City issued final approval of your most recent IMP:

6. Specify the manner in which the proposed use conforms with your IMP.

7.a. Identify all dimensional requirements that apply to the proposed institutional use (you may refer to sections of the Ordinance).

b. Does the proposed use comply with all the dimensional requirements listed above?

_____ Yes _____ No

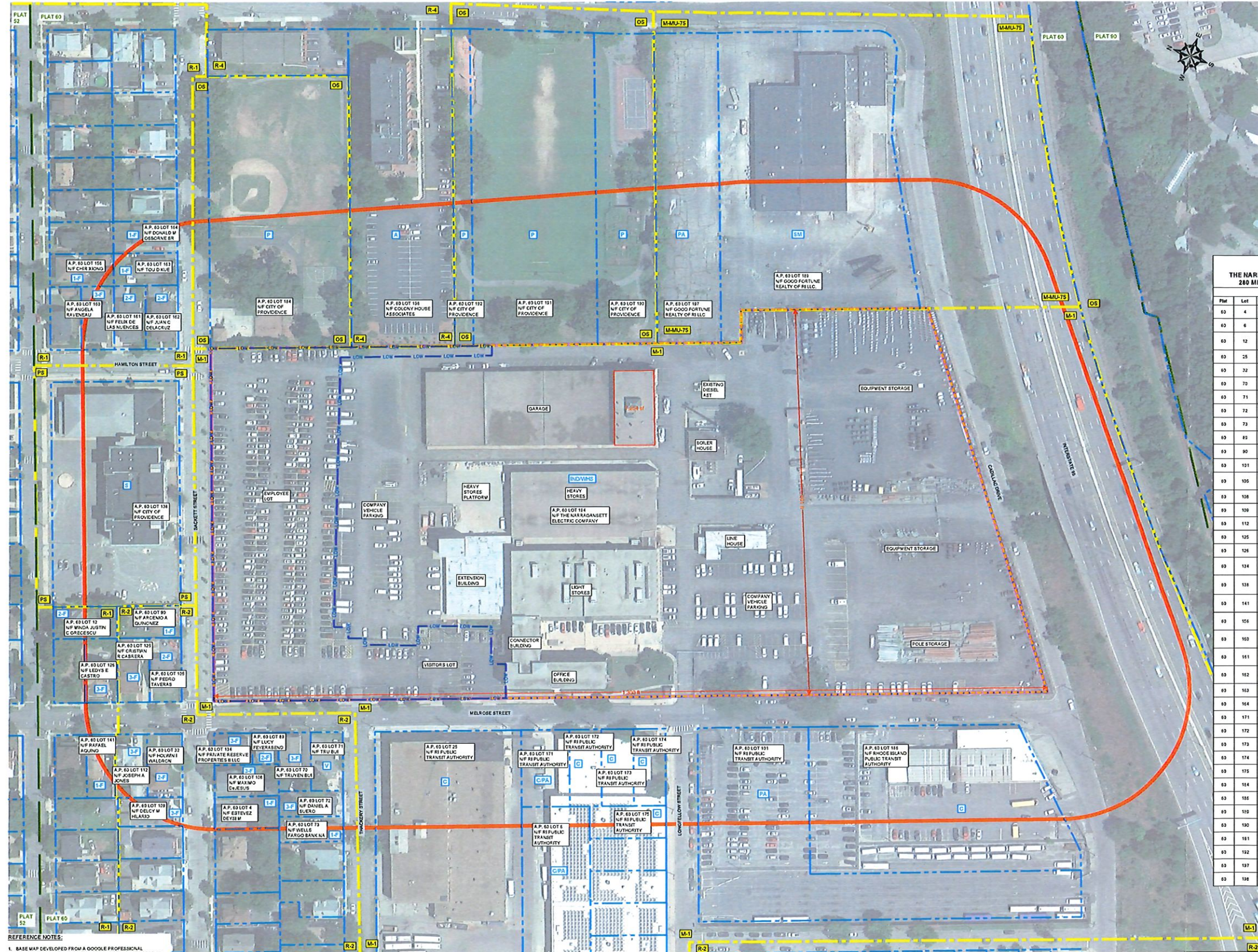
c. If your answer to subsection b is “no,” state why the special use cannot be established without a dimensional variance.

8. Identify the sections of the Ordinance that govern parking for the proposed use.

Describe the manner in which the institution is providing for parking for the proposed use. (or attach proposed parking plan).

9. State why the proposed use cannot be located on your existing property within an institutional district in which the use is permitted.

10. State facts to support that the proposed use is in conformance with the objectives of the Comprehensive Plan. Include references to the specific objectives of the Plan.



- LEGEND**
- PROPERTY LINES
 - 200 MELROSE STREET SITE
 - LIMIT OF WORK
 - ZONE BOUNDARY
 - TAX ASSESSORS PLAT BOUNDARY
 - 200 FOOT RADIUS FROM THE 200 MELROSE STREET SITE
 - HISTORIC DISTRICT - PROVIDENCE LANOWAK DISTRICT

- PROPERTY USE KEY**
- 1 SINGLE FAMILY
 - 2 2 FAMILY
 - 3 3 FAMILY
 - 4 APARTMENT COMPLEX
 - 5 COMMERCIAL
 - 6 INDUSTRIAL/WAREHOUSE
 - 7 PARKING AREA
 - 8 SCHOOL
 - 9 SUPERMARKET
 - 0 VACANT LAND

SUBJECT PARCEL:
A.P. 60 LOT 114
THE NARRAGANSETT ELECTRIC COMPANY DB/A NATIONAL GRID
200 MELROSE STREET, PROVIDENCE, RHODE ISLAND 02907

LIST OF BUTTERS WITHIN 200' OF SUBJECT PARCEL

Plat	Lot	Owner	Meeting Address	Street Address
60	4	Deyn M Estvez	156 Sackett Street, Providence, Rhode Island 02907	156 Sackett Street
60	6	RI Public Transit Authority	255 Melrose Street, Providence, Rhode Island 02907	776 Elmwood Avenue
60	12	Wanda Juth C Onecubo	188 Warrington Street, Providence, Rhode Island 02907	188 Warrington Street
60	25	RI Public Transit Authority	255 Melrose Street, Providence, Rhode Island 02907	750 Elmwood Avenue
60	32	Helen Land Brande T Watson	225 Melrose Street, Providence, Rhode Island 02907	225 Melrose Street
60	70	Bui Tuyen	87 Whipple Avenue, Cranston, Rhode Island 02922	237 Melrose Street
60	71	Bui Tuy	237 Melrose Street, Providence, Rhode Island 02907	241 Melrose Street
60	72	Daniel A Euro	90 Dean Street, Providence, Rhode Island 02907	8 Thackeray Street
60	73	Wells Fargo Bank NA	3476 Stateview Boulevard, Fort Mill, South Carolina 29716	15 Thackeray Street
60	85	Lucy Fyfeband	233 Melrose Street, Providence, Rhode Island 02907	233 Melrose Street
60	90	Arcano A Quinnet and Carmen R Velazquez Nunez	171 Sackett Street, Providence, Rhode Island 02907	171 Sackett Street
60	101	RI Public Transit Authority	255 Melrose Street, Providence, Rhode Island 02907	251 Melrose Street
60	105	Pablo Tenivas	126 Resence Avenue, Providence, Rhode Island 02907	224 Melrose Street
60	108	Warrio De Jesus	190 Sackett Street, Providence, Rhode Island 02907	190 Sackett Street
60	109	Dely M Hilaro	185 Sackett Street, Providence, Rhode Island 02907	185 Sackett Street
60	112	Joseph A Jones	210 Melrose Street, Providence, Rhode Island 02907	210 Melrose Street
60	125	Cristan R Cabera	220 Melrose Street, Providence, Rhode Island 02907	220 Melrose Street
60	126	Ledy E Castro	214 Melrose Street, Providence, Rhode Island 02907	214 Melrose Street
60	134	Private Reserve Properties II LLC	59 Elmwood Avenue, Providence, Rhode Island 02907	185 Sackett Street
60	138	City of Providence	400 Mal A Sakalidon Esq 400 Resence Avenue, Providence, Rhode Island 02907	170 Warrington Street
60	141	Rafael Aquino	23 Van Buren Street, Providence, Rhode Island 02907	215 Melrose Street
60	156	Chi Jang	146 Warrington Street, Providence, Rhode Island 02907	146 Warrington Street
60	160	Angela Raveau	278 Hamilton Street, Providence, Rhode Island 02907	278 Hamilton Street
60	161	Fabi De Las Nueces	284 Hamilton Street Unit 2, Providence, Rhode Island 02907	282 Hamilton Street
60	162	Juan C and Margat Celoruz	288 Hamilton Street, Providence, Rhode Island 02907	288 Hamilton Street
60	163	Tou D and Lee M Kue	447 Doric Avenue, Cranston, Rhode Island 02910	120 Sackett Street
60	164	Donald M Osborne Sr.	132 Sackett Street, Providence, Rhode Island 02907	125 Sackett Street
60	171	RI Public Transit Authority	255 Melrose Street, Providence, Rhode Island 02907	271 Melrose Street
60	172	RI Public Transit Authority	255 Melrose Street, Providence, Rhode Island 02907	277 Melrose Street
60	173	RI Public Transit Authority	255 Melrose Street, Providence, Rhode Island 02907	281 Melrose Street
60	174	RI Public Transit Authority	255 Melrose Street, Providence, Rhode Island 02907	287 Melrose Street
60	175	RI Public Transit Authority	255 Melrose Street, Providence, Rhode Island 02907	113 Longfellow Street
60	184	City of Providence and Providence School	25 Dorance Street, Providence, Rhode Island 02923	110 Sackett Street
60	186	RI Public Transit Authority	255 Melrose Street, Providence, Rhode Island 02907	330 Melrose Street
60	189	Good Fortune Realty of RI LLC	56-51 Wapsett Avenue, Wapsett, New York 11778	101 Cadillac Drive
60	190	City of Providence	25 Dorance Street, Providence, Rhode Island 02903	27 Cadillac Drive
60	191	City of Providence	25 Dorance Street, Providence, Rhode Island 02903	7 Cadillac Drive
60	192	City of Providence	25 Dorance Street, Providence, Rhode Island 02903	5 Cadillac Drive
60	193	Good Fortune Realty of RI LLC	56-51 Wapsett Avenue, Wapsett, New York 11778	43 Cadillac Drive
60	198	Stanford Cobury 20 Ventures LP	1891 Avenue of the Stars, Los Angeles, California 90067	200 Napapa Street

REFERENCE NOTES:

- BASE MAP DEVELOPED FROM A GOOGLE PROFESSIONAL ELECTRONIC MAP FILE, DIGITAL AERIAL OR PHOTOGRAPHY WAS PUBLISHED ON AUGUST 2016.
- PARCEL AND STREET DATA OBTAINED FROM THE PROVIDENCE RHODE ISLAND ONLINE ASSESSMENT DATABASE. PARCELS OF REAL ESTATE ASSESSED AS OF APRIL 23, 2016. GIS DATA ARE FOR PLANNING PURPOSES ONLY. THE DATA DOES NOT REPRESENT A LEGALLY RECORDED PLAN, DEED, SURVEY, OR ENGINEERING SCHEMATIC, AND ARE NOT INTENDED TO BE USED AS SUCH.
- PROPERTY LINES AND LOT INFORMATION ESTABLISHED FROM INFORMATION PROVIDED ON A PLAN TITLED "TOPOGRAPHIC AND PROPERTY SURVEY FOR ASSESSORS PLAT 60 LOT 114 DATED JANUARY 2018. ORIGINAL SCALE 1"=40'. DEVELOPED BY GAROFALO ASSOCIATES, INC.
- SITE BOUNDARIES ARE APPROXIMATE.



FOR PERMITTING ONLY

APPROVED: _____

EXPEDITED EMPLOYEE PARKING LOT
200 MELROSE STREET
PROVIDENCE, RHODE ISLAND

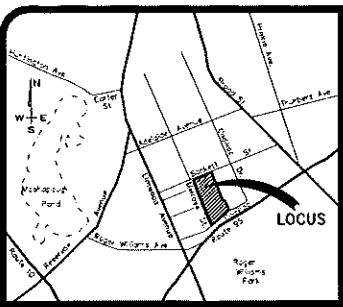
CITY OF PROVIDENCE APPLICATION FOR ZONING DIMENSIONAL VARIANCE 200' RADIUS MAP

PREPARED BY: **OSMA Developmental, Inc. Engineers and Scientists**
 www.osma.com

DESIGNED BY: **EM** DRAWN BY: **SK** CHECKED BY: **JC** DRAWING NO.: **1**

DATE: **MAY 4 2020** PROJECT NO.: **6319** SCALE: **AS NOTED** REVISION NO.: **1** SHEET NO. OF 1

nationalgrid



PARCEL DATA	
A.P. 60, LOT 194	N/F
THE HARRAGANSETT ELECTRIC COMPANY	
DEED BK. 1150 / PG. 906	
DEED BK. 617 / PG. 442	
DEED BK. 615 / PG. 106	
DEED BK. 596 / PG. 298	
#266 MELROSE STREET	
LOT AREA:	
683,691± S.F. or 15.70± Ac.	

STREET INDEX	
MELROSE STREET	
SACKETT STREET	
CADILLAC DRIVE	

LOCUS MAP
N.T.S.

PLAN REFERENCES:

- "MAP OF LAND IN ELMWOOD, MADE FOR JOSEPH J. COOKE", BY JOHN HOWE, MAY 1872, PLAT CARD 284.
- "PLAT OF ROGER WILLIAMS AVENUE IN TWO SHEETS FROM ELMWOOD AVE. TO MELROSE STREET", NOV. 21, 1958, STREET LINE PLAN NO. 062200, DRAWER 88 SHEET D-4.
- "PLAT OF SACKETT STREET FROM MELROSE ST. TO EMERSON ST.", JAN. 21, 1926, STREET LINE PLAN NO. 052032, DRAWER 33 SHEET A22.
- "PLAT OF MELROSE STREET FROM ADELAIDE AVE. TO ROGER WILLIAMS AVE. IN THREE SHEETS", SEPT. 10, 1890, STREET LINE PLAN NO. 016888, DRAWER 85 SHEET A-82,83,84.
- "PLAT OF ROGER WILLIAMS AVE. EXTENSION FROM MELROSE STREET TO EARLY STREET", JULY 1959, STREET LINE PLAN NO. 063358, DRAWER 89.
- "PLAT OF ROGER WILLIAMS AVE. FROM ELMWOOD AVE. TO MELROSE ST.", NOV. 21, 1958, STREET LINE PLAN NO. 062199, DRAWER 88 SHEET 3.
- "SACKETT STREET FROM MELROSE TO EMERSON", DRAWER 73 SHEET A21.
- "PLAT OF NIAGARA STREET FROM SACKETT ST. TO SOUTH LINE OF DETROIT AVE.", MAY 15, 1930, STREET LINE PLAN NO. 053777, DRAWER 89 SHEET C46.
- STATE FREEWAY PLAT NO. 1247, SH 1-3 OF 3, JAN. 1962, ON FILE IN DEPT. OF TRANSPORTATION PLAN ROOM.
- A MAP OF LAND LOCATED IN THE CITY OF PROVIDENCE, RHODE ISLAND, BELONGING TO "THE ONE TWENTY ONE CORPORATION", DEC. 1967, PLAT BK. 46, PG. 2.
- STATE FREEWAY PLAT NO. 1249, SHEET 1-5 OF 5, ON FILE IN DEPT. OF TRANSPORTATION PLAN ROOM.
- PARTITION PLAN OF LANDS BELONGING TO THE ESTATE OF JOSEPH J. COOKE, REC'D. AUG. 1884, PLAT CARD 420.
- STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS TO THE ONE TWENTY ONE CORPORATION, OCT. 1, 1968, PLAT NO. 1709, SHEET 1 OF 1, ON FILE IN DEPT. OF TRANSPORTATION PLAN ROOM.
- TOPOGRAPHIC PLAN PREPARED FOR HERB CHAMBERS CADILLAC, ASSESSOR'S PLAT 60, LOTS 189 AND 197, CADILLAC DRIVE, PROVIDENCE, R.I., APRIL 1991, NOT ON FILE.

NOTES:

- THE PARCEL SHOWN HEREON IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND, PANEL NO. 316 OF 451, MAP NUMBER 4400700316G, EFFECTIVE DATE: MARCH 2, 2009. ALSO, A PORTION OF THIS SITE IS LOCATED IN ZONE "A" WITH NO DEFINED ELEVATION.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION @ 1-888-344-7233)
- DATUM - VERTICAL: NAVD 88
HORIZONTAL: NAD 83
- REFERENCE POINTS FOR THIS PROJECT ARE DISK'S PRO 13 AND PRO 14
- THE ON THE GROUND FIELD SURVEY WAS PERFORMED BY GAROFALO & ASSOCIATES, INC. BETWEEN JANUARY 18, 2010 AND JANUARY 31, 2018.
- AFTER FURTHER VIEW OF THE DEED DESCRIPTION AND RECORDED PLANS, GAROFALO & ASSOCIATES FINES NO MENTION OF ANY EASEMENTS WITHIN THE SURVEYED AREA (SACKETT STREET, MELROSE STREET, ROGER WILLIAMS AVENUE & CADILLAC DRIVE).

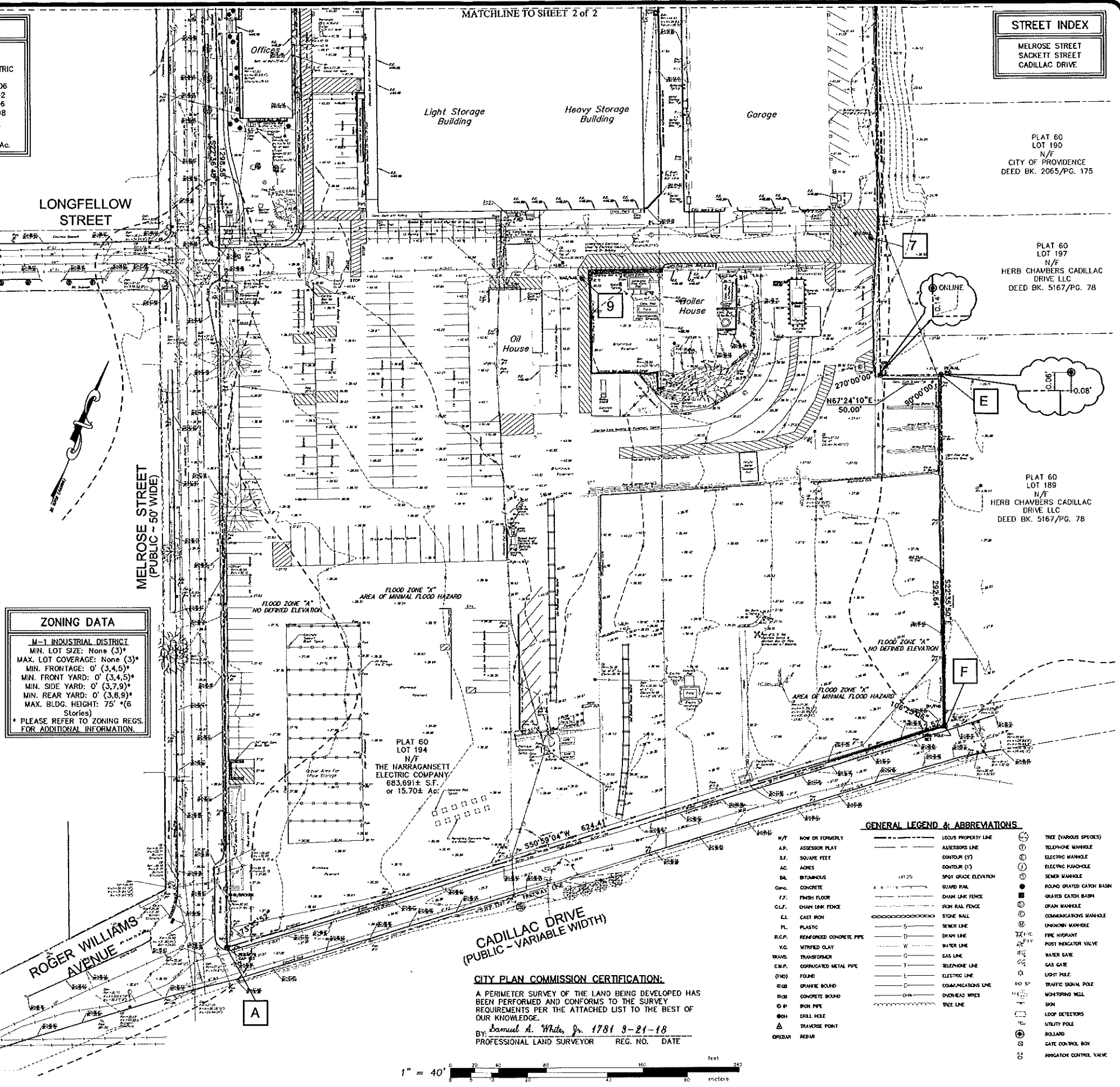
CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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	MEASUREMENT SPECIFICATION CLASS I
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACQUISITION SURVEY (TOPOGRAPHIC (MANUAL))	CLASS III T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE AN EXISTING CONDITIONS PLAN WITH TOPOGRAPHY AND A PROPERTY SURVEY FOR DESIGN. LOT 194 ON ASSESSOR'S MAP 60 CITY OF PROVIDENCE, R.I.

BY: Samuel A. White, Jr.
SAMUEL A. WHITE LICENSE NO. 1781
LS A59-COA



ZONING DATA	
M-1 INDUSTRIAL DISTRICT	
MIN. LOT SIZE: None (3)*	
MAX. LOT COVERAGE: None (3)*	
MIN. FRONTAGE: 0' (3,4,5)*	
MIN. FRONT YARD: 0' (3,4,5)*	
MIN. SIDE YARD: 0' (3,7,9)*	
MIN. REAR YARD: 0' (3,8,9)*	
MAX. BLDG. HEIGHT: 75' (6 Stories)	
* PLEASE REFER TO ZONING REGS. FOR ADDITIONAL INFORMATION.	

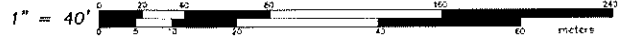
GENERAL LEGEND & ABBREVIATIONS

N/F	NOT ON FORMERLY	LOCUS PROPERTY LINE	⊙	TREE (VARIOUS SPECIES)
A.P.	ASSESSOR PLAT	ASSESSORS LINE	⊙	TELEPHONE MANHOLE
S.F.	SQUARE FEET	CONTOUR (5')	⊙	ELECTRIC MANHOLE
AC	ACRES	CONTOUR (1')	⊙	ELECTRIC MANHOLE
BL	BITUMINOUS	SPOT GRADE ELEVATION	⊙	SEWER MANHOLE
CONC.	CONCRETE	GRADE PALE	⊙	ROUND GRAVED CATCH BASIN
F.F.	FRESH FLOOR	CHAIN LINK FENCE	⊙	GRADED CATCH BASIN
C.L.F.	CHAIN LINK FENCE	IRON RAIL FENCE	⊙	IRON MANHOLE
C.I.	CAST IRON	STONE WALL	⊙	COMMUNICATIONS MANHOLE
PL	PLASTIC	SEWER LINE	⊙	UNKNOWN MANHOLE
R.C.P.	REINFORCED CONCRETE PIPE	DRAIN LINE	⊙	FIRE HYDRANT
V.C.	VITRIFIED CLAY	WATER LINE	⊙	POST INDICATOR VALVE
TRANS.	TRANSFORMER	GAS LINE	⊙	WATER GATE
C.M.P.	CORRUGATED METAL PIPE	TELEPHONE LINE	⊙	GAS GATE
(7)D	FOUND	ELECTRIC LINE	⊙	LIGHT POLE
IBB	IRON BOUND	COMMUNICATIONS LINE	⊙	TRAFFIC SIGNAL POLE
CB	CONCRETE BOARD	OVERHEAD WIRES	⊙	WATCHDOG WELL
OP	IRON PIPE	TREE LINE	⊙	SPIN
OH	DRILL HOLE			LOOP DETECTORS
⊙	TRAVEL POINT			UTILITY POLE
⊙	REBAR			BOLLARD
				GATE CONTROL BOX
				IRRIGATION CONTROL VALVE

CITY PLAN COMMISSION CERTIFICATION:

A PERIMETER SURVEY OF THE LAND BEING DEVELOPED HAS BEEN PERFORMED AND CONFORMS TO THE SURVEY REQUIREMENTS PER THE ATTACHED LIST TO THE BEST OF OUR KNOWLEDGE.

BY: Samuel A. White, Jr. 1781 3-21-18
PROFESSIONAL LAND SURVEYOR REG. NO. DATE

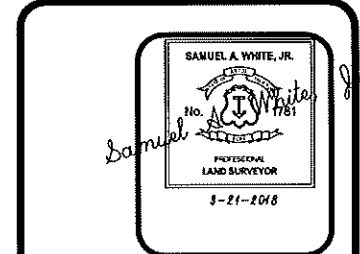


* SEE SHEET 2 OF 2 FOR HORIZONTAL AND VERTICAL CONTROL

**TOPOGRAPHIC AND
PROPERTY SURVEY**
FOR
ASSESSORS PLAT 60, LOT 194
SITUATED AT
266 MELROSE STREET
PROVIDENCE, RHODE ISLAND

NO.	REVISION	BY	DATE

Prepared for:
THE HARRAGANSETT ELECTRIC COMPANY
d/b/a
nationalgrid
LAND SURVEYING DEPARTMENT
40 SYLVAN RD.
WALTHAM, MA 02451



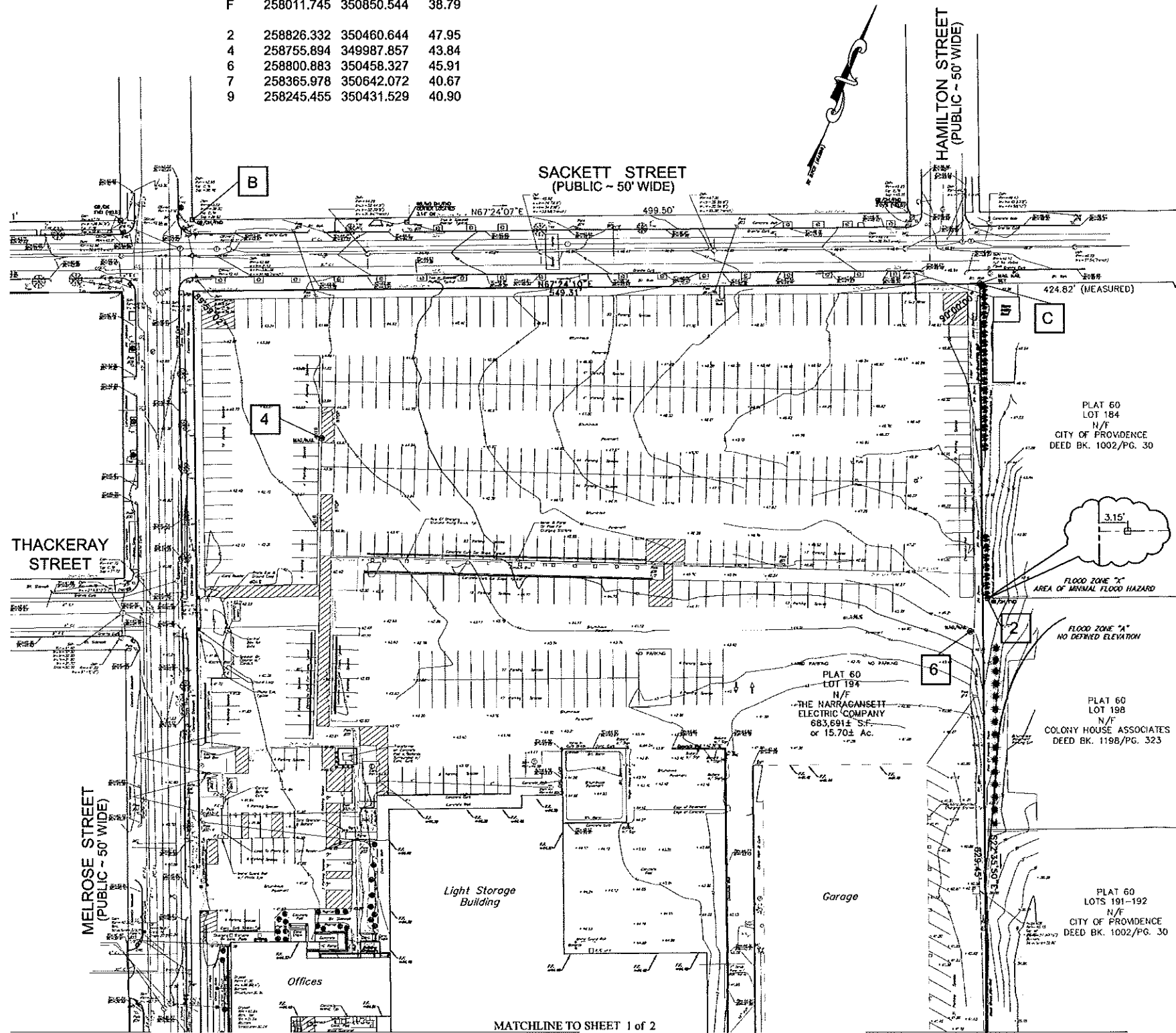
GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS
85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL: 401-275-6000

JOB NO. 6697-00
DWG. NO. 6697.01-ECS
SCALE: 1"=40'
DRAWN BY D.R.D.
CALCS BY S.A.W.
APPROVED S.A.W.
DATE: JANUARY 2018

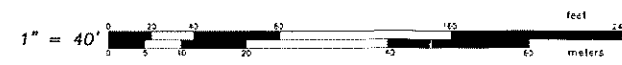
SHEET
1
OF 2 SHEETS

HORIZONTAL AND VERTICAL CONTROL

NO.	NORTH	EAST	ELEV.
A	257618.660	350365.395	36.92
B	258863.435	349846.788	43.12
C	259028.478	350373.217	50.75
E	258282.011	350738.155	37.05
F	258011.745	350850.544	38.79
2	258826.332	350460.644	47.95
4	258755.894	349987.857	43.84
6	258800.883	350458.327	45.91
7	258365.978	350642.072	40.67
9	258245.455	350431.529	40.90



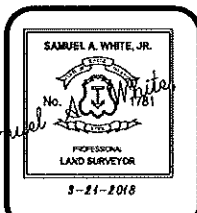
* SEE SHEET 1 OF 2 FOR NOTES, REFERENCES AND PARCEL INFORMATION



TOPOGRAPHIC AND
PROPERTY SURVEY
FOR
ASSESSORS PLAT 60, LOT 194
SITUATED AT
266 MELROSE STREET
PROVIDENCE, RHODE ISLAND

NO.	REVISION	BY	DATE

Prepared for:
THE NARRAGANSETT ELECTRIC COMPANY
d/b/a
nationalgrid
LAND SURVEYING DEPARTMENT
40 SILVAN RD.
WALTHAM, MA 02451



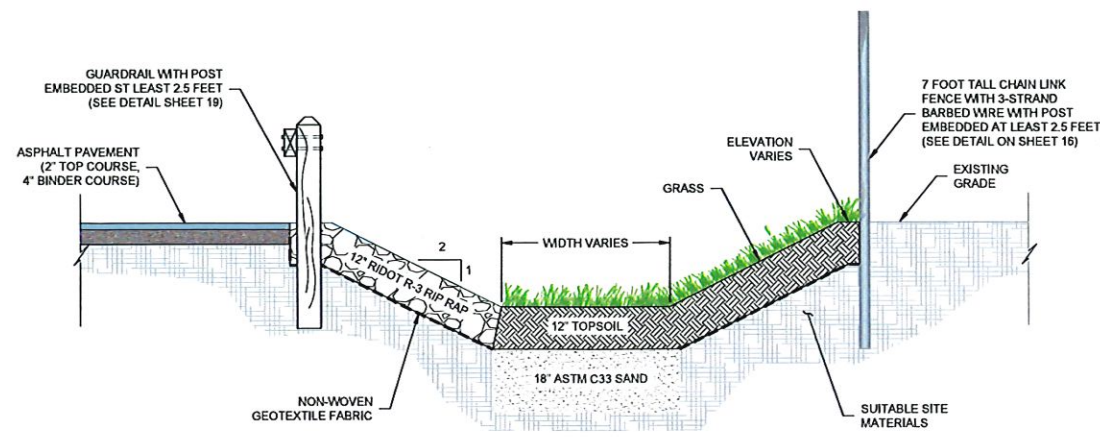
GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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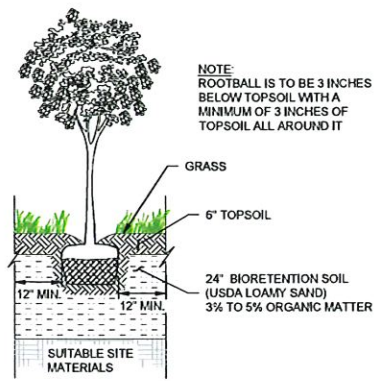
83 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL: 401-373-6000

JOB NO. 6697-00	DRAWN BY D.R.D.
DWG. NO. 6697.01-ECS	CALCS BY S.A.W.
SCALE: 1"=40'	APPROVED S.A.W.
	DATE: JANUARY 2018

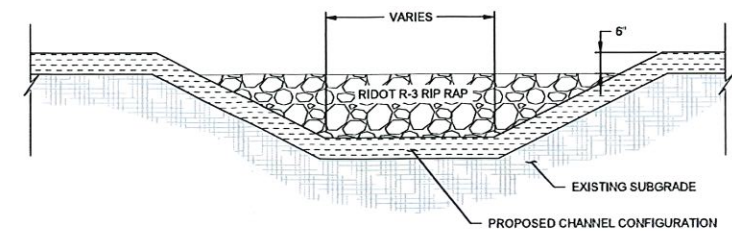
SHEET
2
OF 2 SHEETS



STORMWATER SWALE CROSS-SECTION WITH RIP RAP
NOT TO SCALE

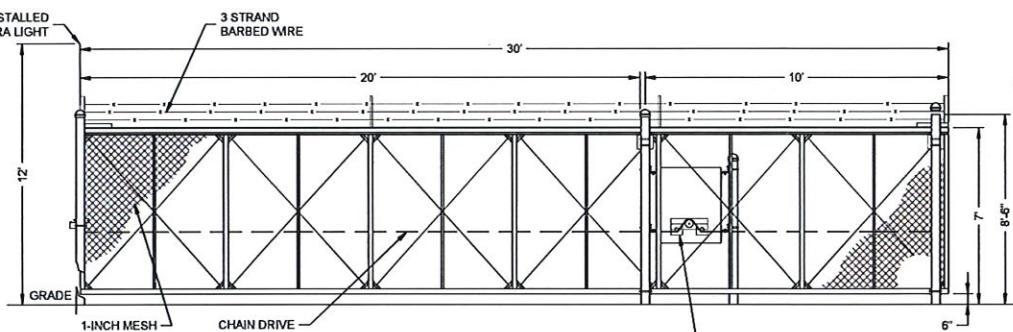


TREE PLANTING DETAIL
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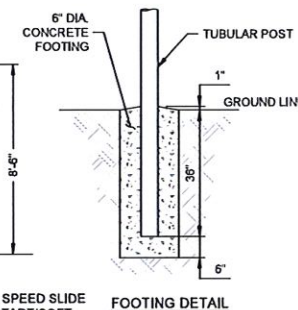


CHECK DAM CROSS-SECTION
NOT TO SCALE

CRITICAL DIMENSION CHART			
MARK	DESCRIPTION	FORMULA	DIM.
A	CLEAR OPENING	A	20'
B	COUNTERBALANCE POST SPACING C/C	(A/2)-11"	9'-1"
C	OVERALL GATE LENGTH	A x 1.5	30'
D	COUNTERBALANCE LENGTH	A x 0.5	10'
E	NOMINAL GATE HEIGHT	E	7'
F	POST HEIGHT (W/ BARB ARMS)	E + 1'-6"	8'-6"
G	FABRIC HEIGHT	E - 1'-0"	6'

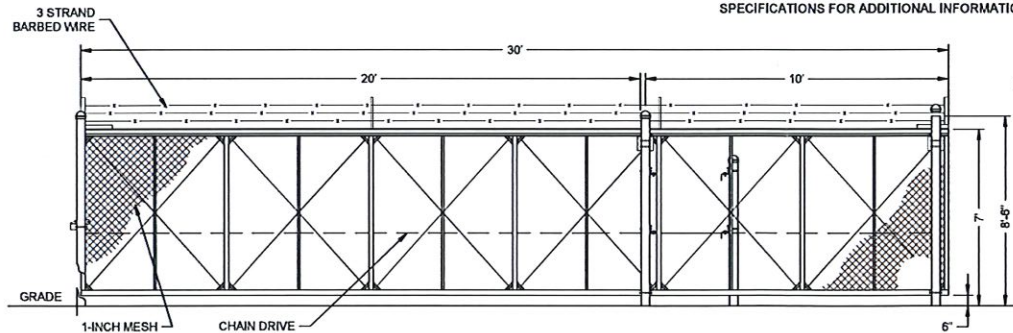


20' CHAIN LINK SLIDE GATE WITH VS2-1 OPERATOR
NOT TO SCALE

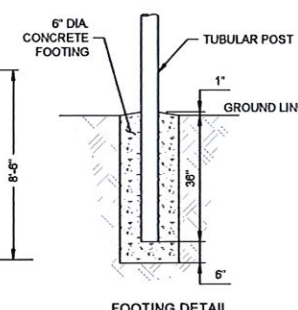


FOOTING DETAIL

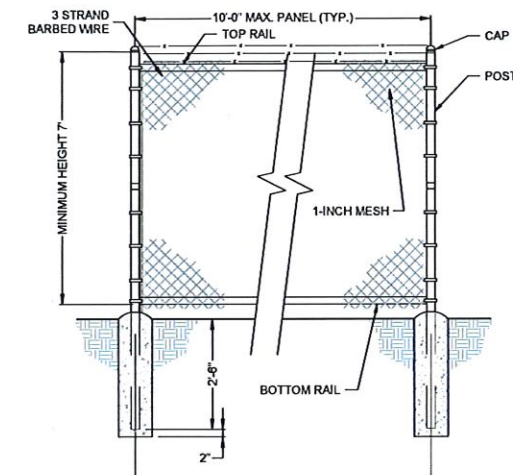
CRITICAL DIMENSION CHART			
MARK	DESCRIPTION	FORMULA	DIM.
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G	FABRIC HEIGHT	E - 1'-0"	6'



20' CHAIN LINK SLIDE GATE
NOT TO SCALE



FOOTING DETAIL



TYPICAL SECONDARY SECURITY CHAIN LINK FENCE DETAIL
NOT TO SCALE

3020 - GZA GeoEnvironmental, Inc. - GEA-19004535.DWG 12/10/2019 10:05:00 AM - LPT-CONSTRUCTION BID SET-C-18 DETAILS (1 OF 3) DWG C-17 MAY 7, 2020 12:27 PM USA THORNTON

NO.	ISSUE/DESCRIPTION	BY	DATE

APPROVED:

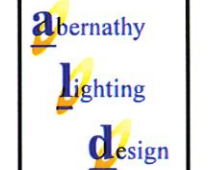
 SOPHIA D. NARKIEWICZ
 No. CC11341
 REGISTERED
 PROFESSIONAL ENGINEER
 (CIVIL)

FOR PERMITTING ONLY

EXPEDITED EMPLOYEE PARKING LOT CONSTRUCTION SET 280 MELROSE STREET PROVIDENCE, RHODE ISLAND	
DETAILS	
PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com	PREPARED FOR: nationalgrid
PROJ MGR: SN DESIGNED BY: SM DATE: MAY 8, 2020	REVIEWED BY: SR DRAWN BY: LDT PROJECT NO.: 05.0045179.00 REVISION NO.: 0
CHECKED BY: JC SCALE: AS NOTED	DRAWING 1 SHEET NO. 1 OF 1



280 Melrose Street
Employee
Parking Lot



15 Thomas Street
Suite B
N. Providence RI 02911
tel: 401 233 4412
fax: 401 233 4415
info@ald-lighting.com
www.ald-lighting.com

Documents produced by Abernathy Lighting Design are intended to convey the lighting design intent to the Contractor, who will in turn, supply any support wiring or electrical engineering required to achieve said design. These documents do NOT constitute electrical engineering or wiring construction documents.
Scales as stated herein are valid on the original drawing only. Contractor shall carefully review all dimensions and conditions shown herein and at once report to the Lighting Designer any error, inconsistency or omission they may discover.

Schematic Design Drawings
FOR REFERENCE ONLY
These documents are not for construction

Submittal Dates
05-04-2020

Approved
 Approved as Noted
 Not Approved
By: _____ Date: _____

Drawn By: JMR
Cad File: _____

Project No. 19,150,15

Area Name: Employee Parking Lot Lighting

Sheet No.
SL-101

General Lighting Notes:

- All luminaires mount at 25'-0" AFG to top of luminaire unless otherwise noted.
- All luminaires mount to standard 5" x 5" square aluminum pole of appropriate height. Pole height must account for height of pre-cast base by others in order to ensure proper luminaire mounting height. Pole must meet all applicable local wind load requirements. Final pole specification by Contractor.
- Luminaires to be provided with Manufacturer's standard Glare Shield.
- Any variations from "Basis of Design" luminaire specification or the above indicated luminaire locations and orientations shall require Contractor to re-verify photometric compliance with the illumination and uniformity requirements of IESNA Recommended Practice RP-8-18 and the light trespass requirements of the Providence, Rhode Island Zoning Code Section 1301.



GZA
Environmental, Inc.



15 Thomas Street
Suite B
N. Providence RI 02911
tel: 401.233.4412 fax: 401.233.4415
info@aldlighting.com
www.aldlighting.com

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Scales as stated herein are valid on the original drawing only. Contractor shall carefully review all dimensions and conditions shown hereon and at once report to the Lighting Designer any error, inaccuracy or omission they may discover.

Schematic Design
Drawings

FOR REFERENCE ONLY
These documents are not for construction

Submitted Dates

05-04-2020

Approved
 Approved as Noted
 Not Approved
By: _____ Date: _____

Drawn By: JWR

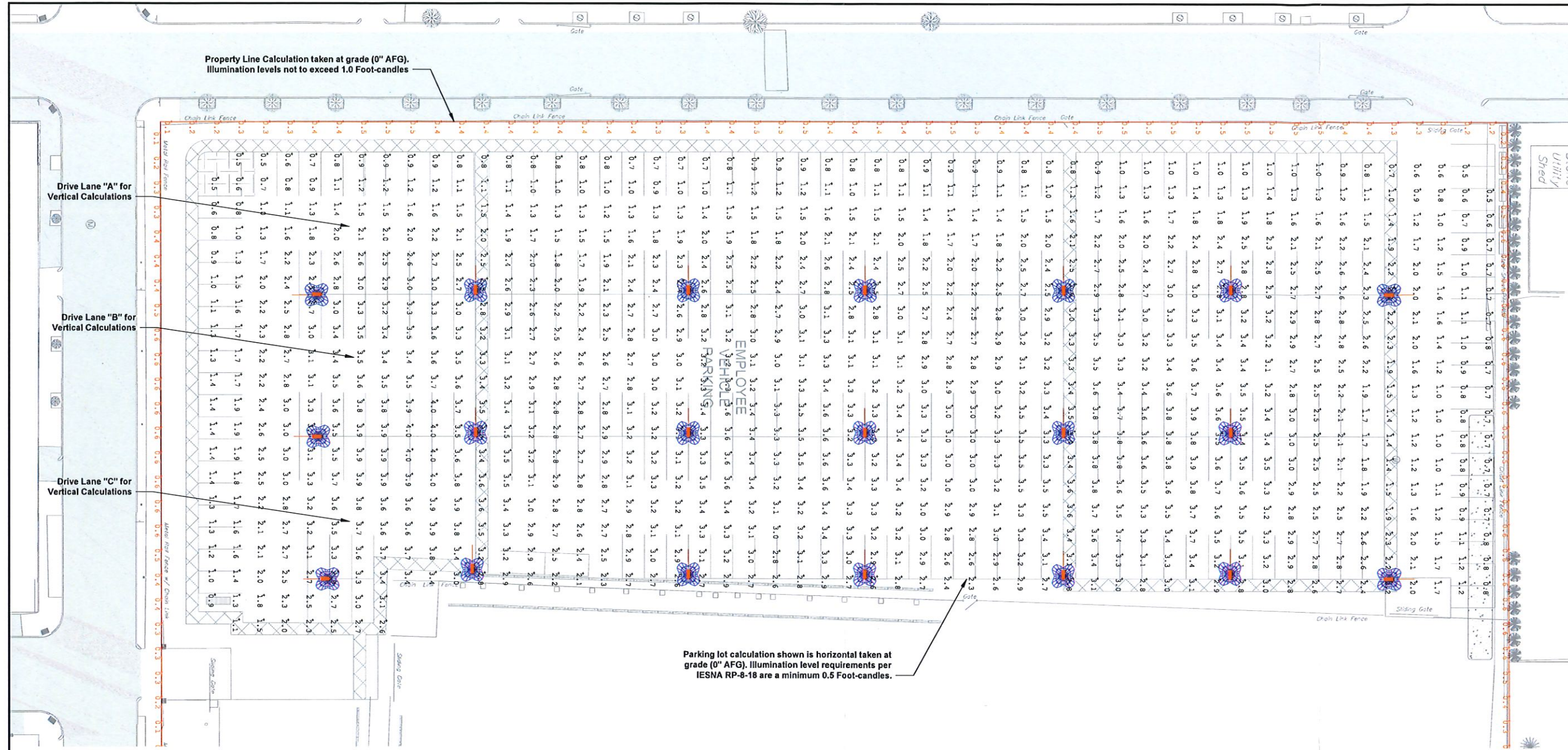
Cad File: _____

Project No. 19.150.15

Area Name: Employee Parking Lot Calcs

Sheet No.

SC-101



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
☐	20	Lithonia - DSX2 LED P1 40K T5M	SINGLE	N.A.	0.765	DSX2 LED P1 40K T5M MVOLT

Label	CalcType	Units	Avg	Max	Min	Max/Min
Employee Lot H0 Grade	Illuminance	Fc	2.47	4.0	0.5	8.00
Fed Crossing (Entry) V85' 0d	Illuminance	Fc	1.80	1.8	1.8	N.A.
Fed Crossing V85' 270d	Illuminance	Fc	0.40	1.2	0.0	N.A.
Fed Crossing V85' 90d	Illuminance	Fc	0.35	1.7	0.2	N.A.
Property Line H0 Grade	Illuminance	Fc	0.13	0.6	0.0	N.A.
V85' 270d Drive A	Illuminance	Fc	1.24	1.8	0.1	9.00
V85' 270d Drive B	Illuminance	Fc	1.91	3.1	0.2	15.50
V85' 270d Drive C	Illuminance	Fc	2.00	3.2	0.3	10.67
V85' 90d Drive A	Illuminance	Fc	1.17	1.8	0.1	9.00
V85' 90d Drive B	Illuminance	Fc	2.07	3.1	0.3	10.33
V85' 90d Drive C	Illuminance	Fc	2.15	3.3	0.3	11.00

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