

Z:\DEPARTMENT\PROJECTS\3071-001 PARK AVENUE 661 LEGION DEVELOPMENT\DRAWINGS\3071-001-HSTR.DWG PLOTTER: 4/29/2022



**DEVELOPMENT DATA:**

TOTAL SITE AREA:	1.93+ ACRES
TOTAL NUMBER OF BUILDINGS:	1
TOTAL LOT AREA:	69 + RETAIL 1.93+ ACRES
TOTAL OPEN SPACE:	0.36+ ACRES

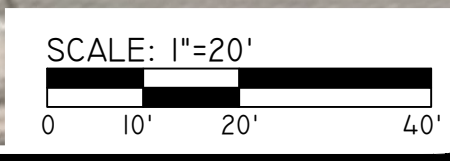
**DIMENSIONAL REGULATIONS:**

CURRENT ZONING:	COMMERCIAL C3 - GENERAL BUSINESS
PROPOSED ZONING:	COMMERCIAL C3 WITH SPECIAL CONDITIONS
MINIMUM LOT AREA:	REQUIRED 6,000 SF PROVIDED 84,029 SF
MINIMUM FRONTAGE AND LOT WIDTH:	60'
MINIMUM FRONT AND CORNER SIDE YARD:	0'
MINIMUM SIDE YARD:	0'
MINIMUM REAR YARD:	20'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT COVERAGE:	100%
MINIMUM LANDSCAPE AREA:	15%
TOTAL IMPERVIOUS SURFACE:	80.5% (67,634 SF)

**PARKING REGULATIONS:**

PARKING USE:	RETAIL
PARKING REQUIREMENT:	1 SPACES PER 300 SF (GFA)
BUILDING SQUARE FOOTAGE FOR RETAIL:	5,132 SF
REQUIRED PARKING CALCULATIONS:	5,132 / 300 = 17.1 = 17 SPACES
ADA PARKING REQUIRED:	1 SPACE (VAN ACCESSIBLE)
PARKING USE:	MULTI-FAMILY DWELLING
PARKING REQUIREMENT:	2 SPACES PER DWELLING UNIT
PROPOSED PARKING REQUIREMENT:	1.25 SPACE PER DWELLING UNIT AND ZERO SPACES FOR COMMERCIAL USE (PER ORDINANCE 4-22-05)
NUMBER OF DWELLING UNITS:	69 UNITS
REQUIRED PARKING CALCULATIONS:	69 X 1.25 = 86.25 = 87 SPACES
ADA PARKING REQUIRED:	4 SPACES (1 VAN ACCESSIBLE)
PROPOSED TOTAL REQUIRED PARKING:	87 SPACES
TOTAL PARKING SPACES PROVIDED:	100 SPACES
ADA PARKING REQUIREMENT:	5 SPACES (2 VAN ACCESSIBLE)
ADA PARKING INCLUDED IN TOTAL SPACES:	6 SPACES (2 VAN ACCESSIBLE)

- GENERAL NOTES:**
- THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE.
  - THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
  - THE DRAINAGE SYSTEM WILL MEET THE CITY OF CRANSTON SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
  - DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.
  - ELECTRIC VEHICLE (EV) CHARGING STATIONS MAY BE CONSIDERED WITH THE PROJECT. ADDITIONAL DETAILS WILL BE PROVIDED AT PRELIMINARY PLAN STAGE.
  - PROPOSED PERIMETER FENCING AT A HEIGHT OF 6'-8" TALL MAY BE CONSIDERED WITH THE PROJECT. ADDITIONAL DETAILS WILL BE PROVIDED AT PRELIMINARY PLAN STAGE.
  - PROPOSED SITE LIGHTING TO MEET THE CITY LIGHTING ORDINANCES WITH CUTOFF SHIELDS AND WILL BE DARK SKY COMPLIANT. ADDITIONAL DETAILS WILL BE PROVIDED AT PRELIMINARY PLAN STAGE.
  - SIDEWALKS WILL BE INSTALLED AND/OR REPLACED AS NECESSARY. ADDITIONAL DETAILS WILL BE PROVIDED AT PRELIMINARY PLAN STAGE.



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 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

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NO.	DATE	DESCRIPTION	S.E.H.	J.W.S.
1	06-27-2022	MASTER PLAN SUBMISSION		
2	07-20-2022	REVISION PLAN		
3	07-20-2022	DESCRIPTION		

DESIGN BY: J.W.S.

**SITE PLAN**

**661 PROJECT**  
 ASSESSOR'S PLAT 3-3 LOT 289, 291, 1695 & 1696  
 CRANSTON, RHODE ISLAND

PREPARED FOR:  
**LEGION DEVELOPMENT, INC.**  
 661 PARK AVENUE, CRANSTON, RHODE ISLAND 02910  
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