



VICINITY MAP  
NOT TO SCALE

- PROPOSED LEGEND**
- PROPERTY LINE/RIGHT OF WAY LINE
  - CONCRETE CURB AND GUTTER
  - PROPOSED PARKING SPACES

PROPERTY INFO		
ZONING	C4 (HIGHWAY BUSINESS)	
PROPERTY AREA	31,972 SF	0.73 ACRES
BUILDING AREA	9,848 SF	0.23 ACRES
BUILDING COVERAGE	32%	
IMPERVIOUS AREA	30,512 SF	0.70 ACRES (96%)
OPEN SPACE	1,460	0.03 ACRES (4%)
<b>SETBACKS</b>		
	BUILDING	LANDSCAPE
FRONT	TBD	10 FEET
SIDE - STREET FRONTAGE	TBD	10 FEET
REAR	TBD	5 FEET

PARKING RATIO		
	REQUIRED	PROVIDED
	1/200 SF BUILDING AREA	
STANDARD PARKING	47 SPACES	25 SPACES
ACCESSIBLE PARKING	2 SPACES	2 SPACES
TOTAL	49 SPACES	27 SPACES



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FIRESTONE COMPLETE AUTO CARE  
BRIDGESTONE RETAIL OPERATIONS  
721 RESERVOIR AVENUE  
CRANSTON, RI

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	RCH
DESIGNER	CIL
CEI PROJECT NUMBER	#####
DATE	5/2/2023
REVISION	REV-0

CONCEPTUAL SITE  
PLAN  
SHEET TITLE  
SHEET NUMBER

CSP 1.1

DRAWING LOCATION - P:\BDD0001\01\PROPOSALS\BRIDGESTONE RETAIL\CRANSTON\CRANSTON, RI - ECAC - CSP 1.DWG - SAVED BY: RRECKWY