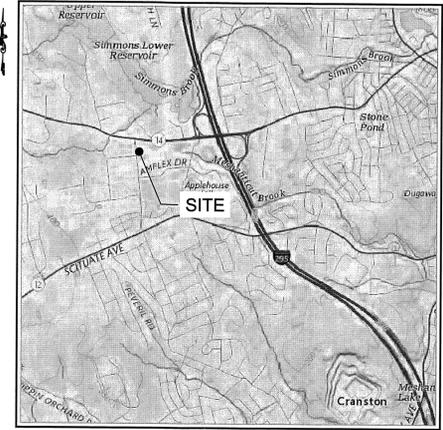


EXISTING ZONING INFORMATION:
EXISTING ZONE M-2 PER ZONING ORDINANCE 17.36.010

	REQUIRED	PROVIDED
MINIMUM LOT AREA	200,000 S.F.	95,440 S.F.
MINIMUM LOT FRONTAGE	300 FT.	331.38 FT.
MINIMUM FRONT YARD	50 FT.	54.96 FT.
MINIMUM SIDE YARD	50 FT.	34.00 FT.
MINIMUM REAR YARD	50 FT.	31.94 FT.
MAXIMUM LOT COVERAGE	40 %	23 %
MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.

PROPOSED ZONING INFORMATION:
PROPOSED ZONE C-5 PER ZONING ORDINANCE 17.20.120

	REQUIRED	PROVIDED
MINIMUM LOT AREA	10,000 S.F.	95,440 S.F.
MINIMUM LOT FRONTAGE	80 FT.	331.38 FT.
MINIMUM FRONT YARD	30 FT.	54.96 FT.
MINIMUM SIDE YARD	8 FT.	34.00 FT.
MINIMUM REAR YARD	20 FT.	31.94 FT.
MAXIMUM LOT COVERAGE	60 %	23 %
MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.



REFERENCES:

- SURVEY FOR C.G. INC. BY BOYER ASSOCIATES DATED MAY 15, 1995.
- RHODE ISLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY PLAT NO. 1269.
- RHODE ISLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY PLAT NO. 2161.
- RECORD PLAN, CITY OF CRANSTON, RHODE ISLAND PUBLIC WORKS DEPARTMENT, SEWER DIVISION, POCASETT VALLEY SEWER SYSTEM 10, SEWERS, COMSTOCK PARKWAY FROM PLAINFIELD PIKE SO. POC. 10, SHEET 47.
- STATE OF RHODE ISLAND AND CITY OF CRANSTON ON-LINE GIS INFORMATION.
- LOCUS MAP OBTAINED FROM USGS MAPPING.

FLOOD NOTE:

THIS SITE LIES ENTIRELY WITHIN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAPS (FIRM), MAP NUMBER 44007C0292H, EFFECTIVE DATE OCTOBER 2, 2015.

UTILITY NOTE:

LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 72-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-888-344-7233) A MINIMUM OF 72 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.

SITE NOTES:

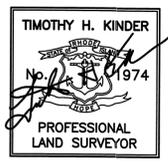
- THERE ARE NO KNOWN WETLANDS ON THE SITE.
- THE EXISTING GROUND COVER CONSISTS OF GRASS, BRUSH, WOODS, AND LANDSCAPE STOCKPILES.
- THE TOPOGRAPHY SHOWN ON THIS PLAN EXCLUDES MATERIAL STOCKPILES.
- THE PROPERTY CONSISTS OF USDA SOIL TYPES WOODBRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES (WbB) AND UDORTHERTS-URBAN LAND COMPLEX (UD).
- THE PROPERTY IS NOT WITHIN A NATURAL HERITAGE AREA PER RIGS INFORMATION.
- THE PROPOSED DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.

LEGEND:

- SUBJECT LOT LINE
- ASSESSOR'S LOT LINE
- LOT LINE TO BE REMOVED
- ASSESSOR'S PLAT AND LOT
- BUILDING SETBACK LINE
- IRON ROD FOUND
- EXISTING BUILDING
- EXISTING DRAIN LINE
- EXISTING CATCH BASIN
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- EXISTING GAS LINE
- EXISTING FENCE
- EXISTING CURB
- EXISTING WALL
- EXISTING CONCRETE SIDEWALK / PAD
- EXISTING CONTOUR
- EDGE OF VEGETATION
- PROPOSED BUILDING
- PROPOSED CURB / EDGE OF PAVEMENT
- PROPOSED PARKING LOT STRIPING
- POTENTIAL STORMWATER FACILITY
- PROJECT BENCHMARK
- IRON ROD TO BE SET

PARKING TABLE
PER ZONING ORDINANCE 17.64.010

PROPOSED USE	ORDINANCE / CALCULATION	REQUIRED	PROVIDED
RESTAURANT	1 SPACE PER 3 SEATS: 84 SEATS / 3 SEATS PER SPACE	28 SPACES	32 SPACES
RETAIL (OVER 5,000 S.F.)	1 SPACE PER 200 S.F. OF G.F.A. 7,000 S.F. / 200 S.F. PER SPACE	35 SPACES	36 SPACES
SELF STORAGE	NOT PROVIDED IN ORDINANCE	N/A	16 SPACES
TOTAL		63 SPACES	84 SPACES
DRIVE-THRU QUEUE			14 CARS



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: I

DATA ACCUMULATION SURVEY: III

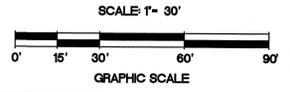
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO PROVIDE AN ACCURATE PROPERTY LINE AND EXISTING CONDITIONS SURVEY PLAN.

BY *TH Kinder* 2-9-2022
TIMOTHY H. KINDER, PLS LICENSE NO. 1974 COA. NO. A-534 DATE

OWNERS:
A.P. 36, LOT 51 JULIAN J. DEMARCO, JR. TRUSTEE AND DENNIS R. DEMARCO 164 ROCKWOOD AVENUE CRANSTON, RI 02920
A.P. 36, LOT 52 JULIAN DEMARCO, REGINA DEMARCO, DENNIS R. DEMARCO, AND ROBERT DEMARCO 164 ROCKWOOD AVENUE CRANSTON, RI 02920
A.P. 36, LOT 53 JULIAN J. DENMARCO, JR., TRUSTEE, DENNIS R. DEMARCO, AND ROBERT DEMARCO 164 ROCKWOOD AVENUE CRANSTON, RI 02920

APPLICANT:
ELIZABETH PAUL
21 STEPHANIE DRIVE
FOSTER, RI 02825



NO.	DATE	REVISION



MILLSTONE ENGINEERING, P.C.
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Middletown, Rhode Island 02842
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MASTER PLAN
COMSTOCK CROSSINGS
ASSESSOR'S PLAT 36
LOTS 51, 52 & 53
COMSTOCK PKWY.
CRANSTON, RI
PREPARED FOR:
ELIZABETH PAUL

SCALE: 1" = 30'
FEBRUARY 2022

Drawn By: BJC
Checked By: JCH/THK
Sheet

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of 1

FILE NO.: 21.448.668

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