

CONCEPTUAL SITE PLANS for a PROPOSED

# SELF-STORAGE FACILITY

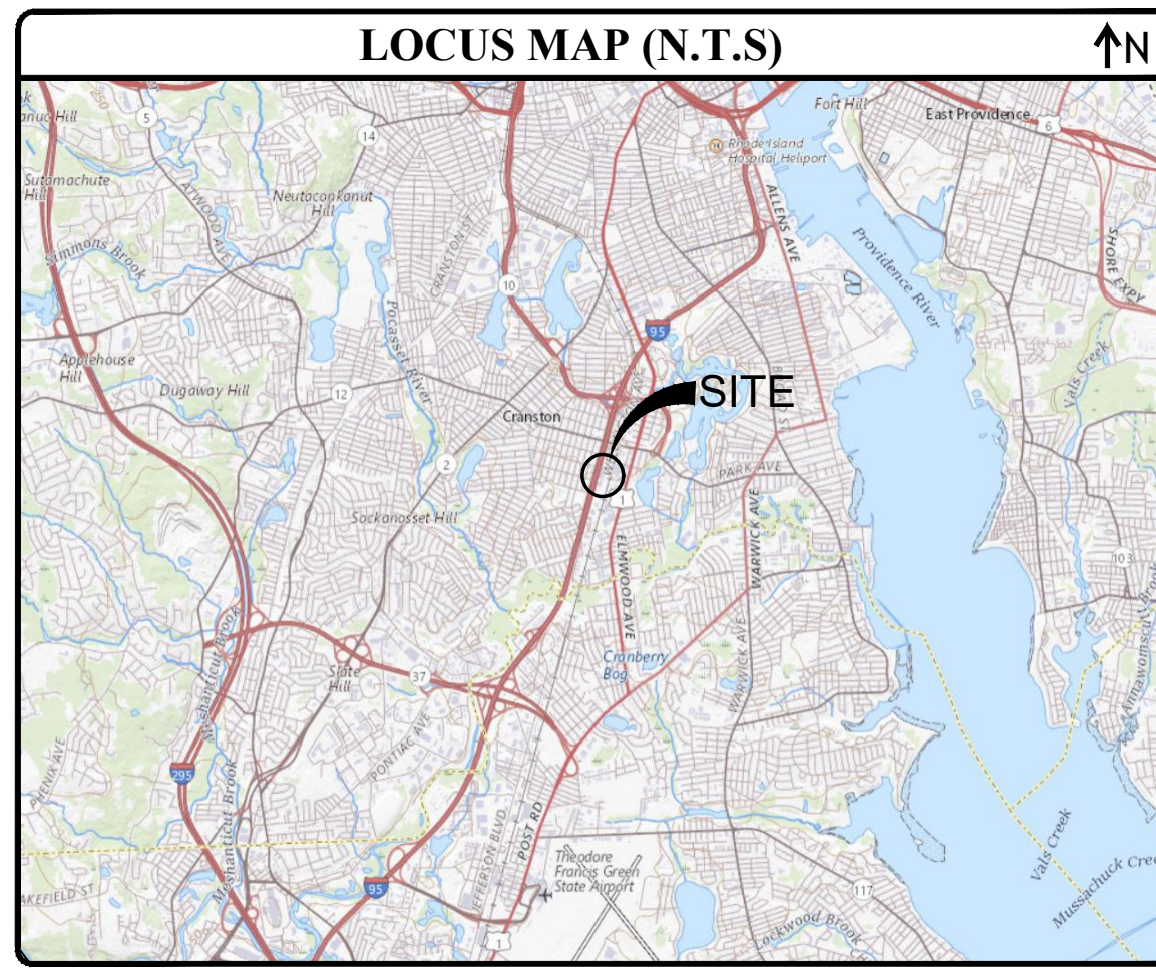
530-532 WELLINGTON AVENUE  
CRANSTON, RHODE ISLAND  
AP 3, LOT 107

ZONING DISTRICT: INDUSTRIAL M-2

**ZONING DIMENSIONAL REQUIREMENTS:**

ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	M-2	M-2
MINIMUM LOT AREA	60,000 SF	237,000 SF
MINIMUM FRONTAGE	200 FT	249 FT
MINIMUM LOT WIDTH	200 FT	249 FT
MINIMUM FRONT YARD	40 FT	0 FT <sup>(2)</sup>
MINIMUM SIDE YARD	25 FT	42.6 FT
MINIMUM REAR YARD	30 FT	NA
MAXIMUM BUILDING HEIGHT	35 FT	45.1 FT <sup>(2)</sup>
MAXIMUM LOT COVERAGE	60%	43.8%

NOTES:  
1. THE PROPOSED USE - SELF-STORAGE - IS ALLOWED BY RIGHT IN THE M-2 ZONE.  
2. PRE-EXISTING, NON-CONFORMING CONDITION.

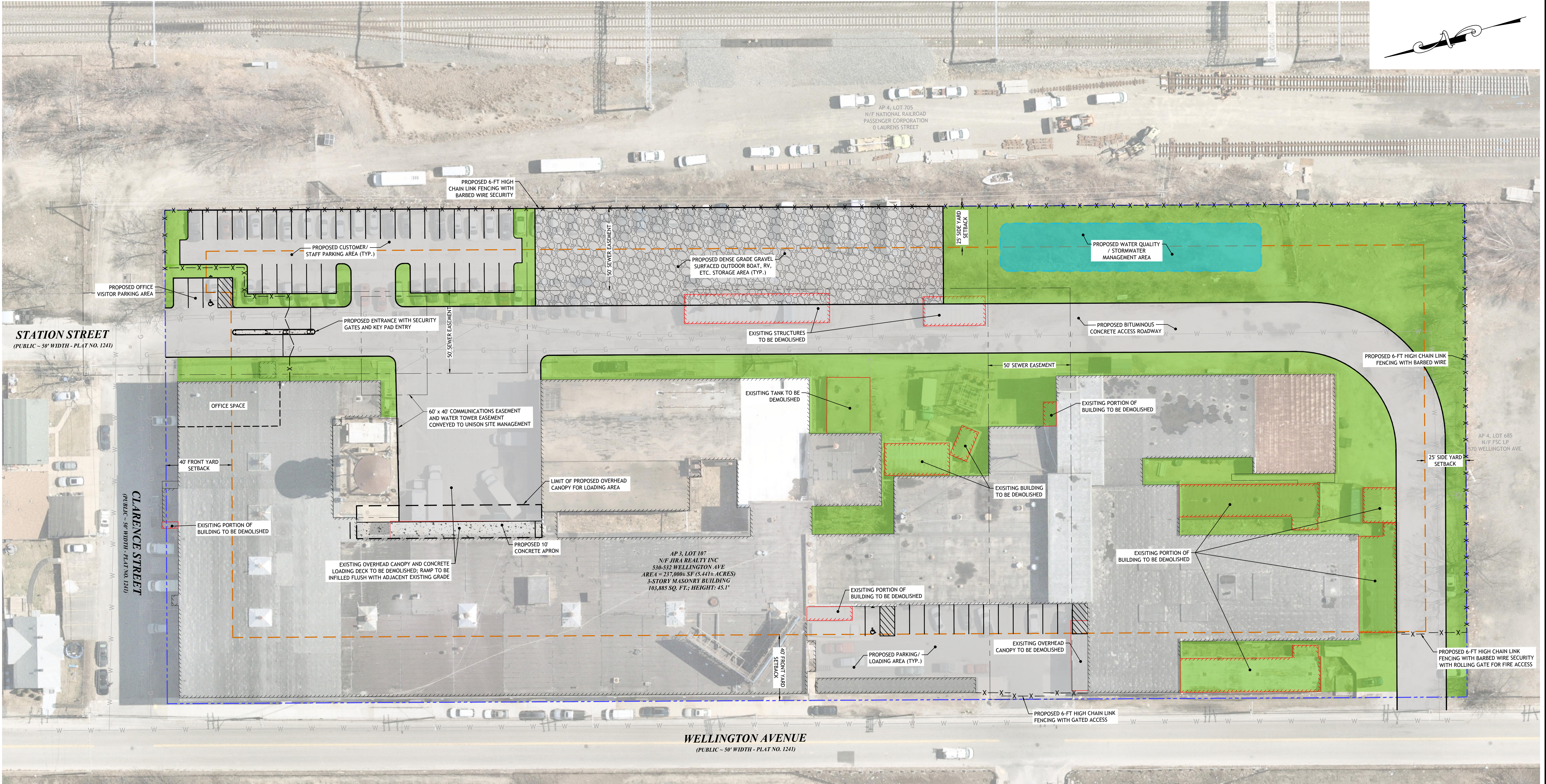


**GENERAL NOTES:**

- ALTA/NSPS LAND TITLE SURVEY COMPLETED BY GRS GROUP, 300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CA 92618 IN APRIL 2023. AERIAL IMAGERY OBTAINED FROM NEARMAP.COM, MARCH 2023. A CLASS III TOPOGRAPHIC SURVEY WILL BE REQUIRED FOR FURTHER STAGES OF PROJECT DESIGN.
- THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL UTILITY COMPANIES AND/OR TOWN STAKEHOLDERS, WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK, TO BE PERFORMED BY THE CONTRACTOR, ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
- THIS SITE LIES ENTIRELY WITHIN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND, CITY OF CRANSTON, MAP NO. 44007C0318H, MAP REVISED: OCTOBER 2, 2015, FEDERAL EMERGENCY MANAGEMENT AGENCY".
- SOILS EXISTING ON THE SITE CONSIST OF URBAN LAND (U<sub>r</sub>), THE PRIMARY COMPONENT OF WHICH IS HUMAN TRANSPORTED MATERIAL, OR FILL. U<sub>r</sub> SOILS GENERALLY REQUIRE ON-SITE ANALYSIS TO DETERMINE SUITABILITY FOR USE.
- PUBLIC WATER, SEWER, GAS AND ELECTRIC ARE AVAILABLE TO THE SITE FROM WITHIN WELLINGTON AVE.

**LEGEND:**

- EXISTING PROPERTY LINE
- - - ABUTTING PROPERTY LINE
- - - BUILDING SETBACK LINE
- - - BUILDING PHASE LINE
- - - EXISTING SPOT ELEVATION
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- - - EXISTING STONE WALL
- - - EXISTING CURB
- - - PROPOSED CURB (STATE)
- - - CHAIN LINK FENCE
- - - EXISTING DRAIN LINE
- - - PROPOSED DRAIN LINE
- - - EXISTING DRAINAGE MANHOLE
- - - PROPOSED DRAINAGE MANHOLE
- - - EXISTING DRAIN BASIN
- - - PROPOSED CATCH BASIN
- - - EXISTING UTILITY POLE
- - - EXISTING UTILITY POLE
- - - EXISTING GAS LINE
- - - PROPOSED GAS LINE
- - - EXISTING WATER LINE
- - - PROPOSED WATER LINE
- - - EXISTING WATER GATE
- - - PROPOSED WATER GATE
- - - EXISTING SEWER LINE
- - - PROPOSED SEWER LINE
- - - EXISTING SEWER MANHOLE
- - - PROPOSED SEWER MANHOLE
- - - NOW OR FORMERLY
- - - TREELINE
- - - LIMIT OF DISTURBANCE
- - - TEST HOLE
- - - HYDRANT
- - - LAMP POLE
- - - FIRE DEPARTMENT CONTROL
- - - HANDICAP



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**PROPOSED SELF-STORAGE BUILDING**  
530-532 WELLINGTON AVENUE  
CRANSTON, RHODE ISLAND  
AP 3, LOT 107

REVISIONS:

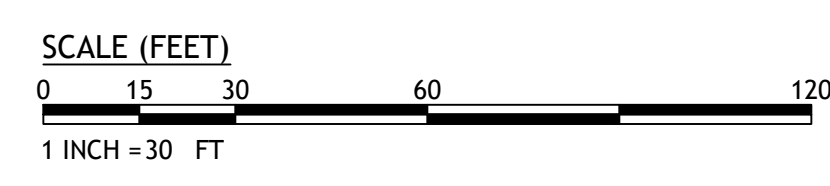
NO.	DATE	DESCRIPTION

DESIGNED BY: DRD  
DRAWN BY: JAS  
CHECKED BY: JAC  
DATE: MARCH 2024  
PROJECT NO: 24-25

PRELIMINARY, NOT FOR CONSTRUCTION

**CONCEPTUAL SITE PLAN**

**SHEET 1 OF 1**



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