

Z:\DEPMAN\PROJECTS\324-001 CRANSTON STREET RESIDENTIAL\AUTOCAD DRAWINGS\324-001-HST1.DWG PLOTTED: 4/7/2023

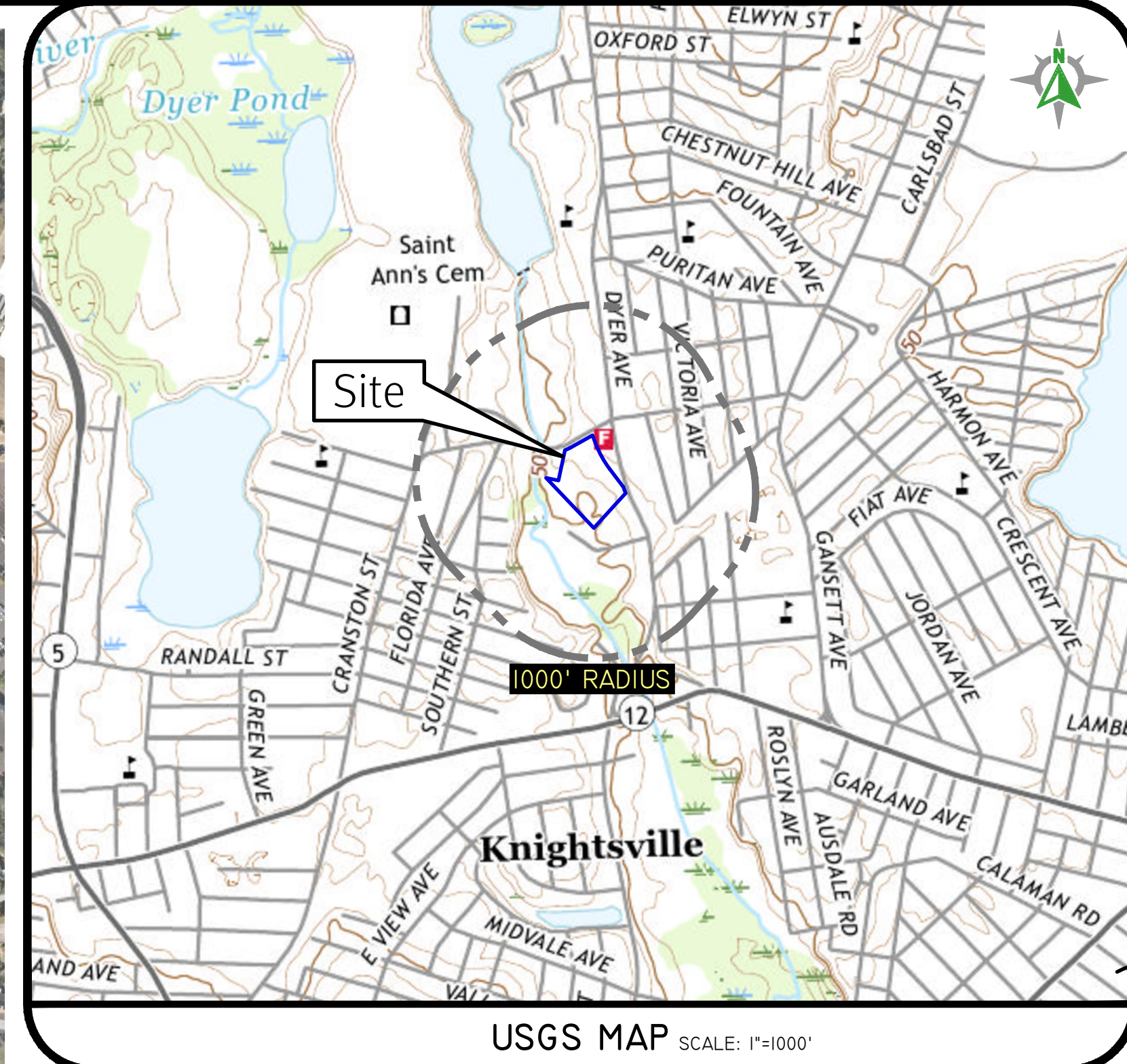


PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 09-22-2022.
SCALE: 1"=300'
0 150' 300' 600'

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
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Boston • Providence • Newport

DAWD A. RUSSO
No. 14355
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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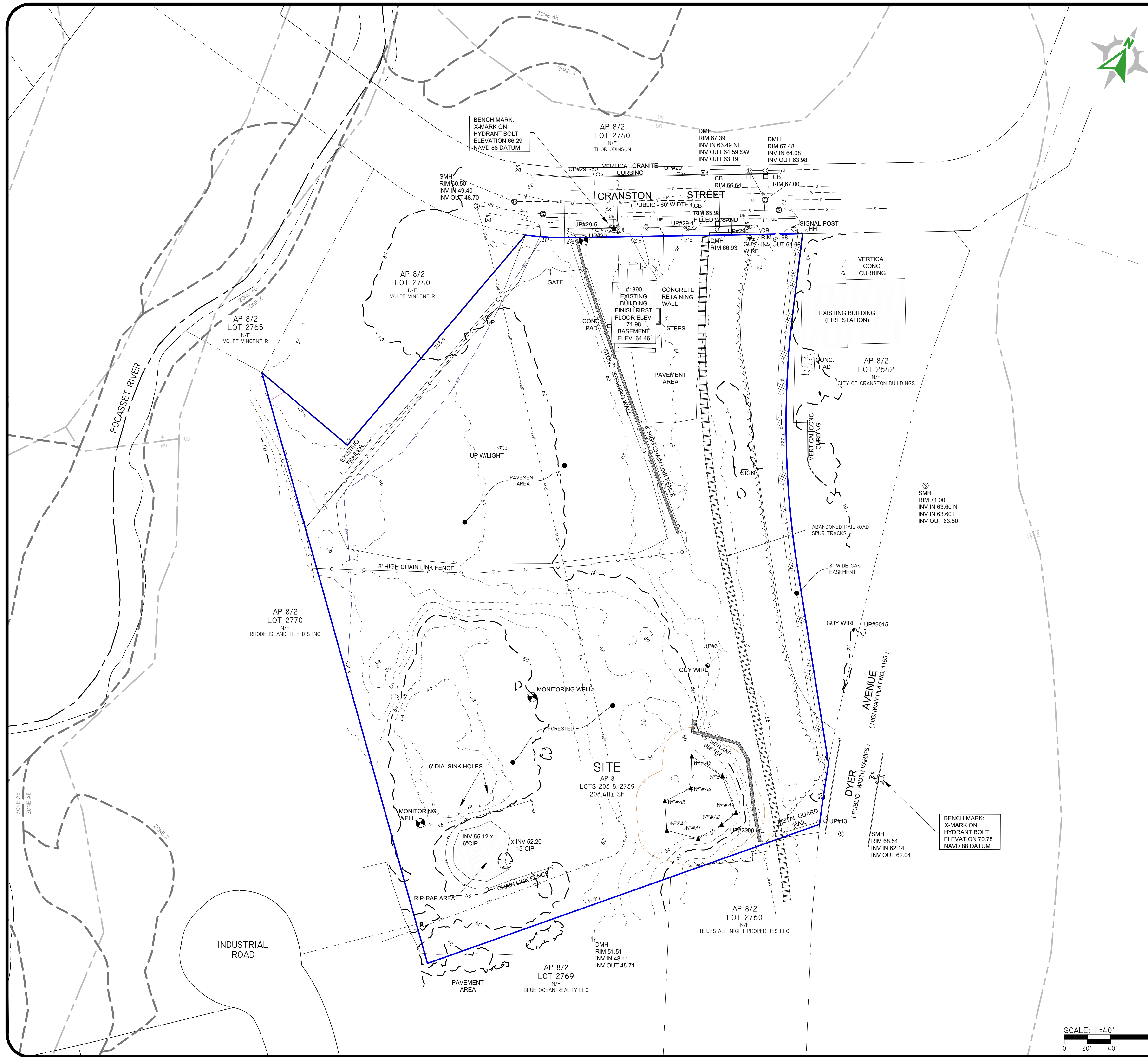
NO.	DATE	DESCRIPTION	DESIGNED BY	DRAWN BY
1	09-22-2022	PRELIMINARY SUBMISSION	J.A.R.	J.A.R.
2				

AERIAL HALF-MILE RADIUS & USGS MAP
CRANSTON STREET MULTI-FAMILY
ASSESSOR'S PLAT 8 LOTS 203 & 2739
CRANSTON, RHODE ISLAND 02910

PREPARED FOR:
333 MAIN STREET, LLC
20 LIPPITT AVENUE
CRANSTON, RHODE ISLAND 02921

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GENERAL NOTES:

1. THE SITE IS LOCATED ON THE CITY OF CRANSTON ASSESSOR'S PLAT 8 LOTS 203 & 2739.
2. THE SITE IS APPROXIMATELY 4.7± ACRES AND IS ZONED INDUSTRIAL M-1 - RESTRICTED INDUSTRY.
3. THE OWNER OF AP 8 LOTS 203 & 2739 IS: N.E. DEVELOPMENT FUND I, LLC
200 LINCOLN ST. STE 302
BOSTON, MA 02111
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44097C032H MAP REVISED OCTOBER 2, 2015.
5. SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
6. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER URBAN REGION PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-15015-3.24).
7. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
8. THE BOUNDARY LINE AS SHOWN ON THE PLAN SET DEPICTS THE RESULTS OF A BOUNDARY RETRACEMENT SURVEY AS PERFORMED BY NATIONAL SURVEYORS-DEVELOPERS INC. THIS PLAN IS NOT TO BE CONSTRUED AS A BOUNDARY RETRACEMENT SURVEY PLAN AND IS NOT SUITABLE FOR RECORDING AS A SURVEY PLAN IN CONFORMANCE WITH THE RULES AND REGULATIONS AS STATED IN CHR 250 SECTION 6.00.
9. THE SITE IS NOT WITHIN A:
 - GROUNDWATER PROTECTION AREA (RIDEM)
 - NATURAL HERITAGE AREAS (RIDEM)
 - SPECIAL AREA MANAGEMENT PLAN (SAMP)
 - GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)

EXISTING LEGEND

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - ASSESSORS LINE
 - BUILDING
 - BRUSHLINE
 - TREELINE
 - GUARDRAIL
 - FENCE
 - RETAINING WALL
 - STONE WALL
 - MINOR CONTOUR LINE
 - MAJOR CONTOUR LINE
 - SOILS LINES
 - 50' PERIMETER WETLAND
 - 100' RIVERBANK WETLAND
 - 200' RIVERBANK WETLAND
 - FEMA BOUNDARY
 - STREAM
 - WETLAND LINE & FLAG
 - GROUNDWATER OVERLAY
 - GROUNDWATER RECHARGE AREA
 - GROUNDWATER RESERVOIR
 - NATURAL HERITAGE
 - COMMUNITY WELLHEAD PROTECTION
 - NON-COMMUNITY WELLHEAD PROTECTION

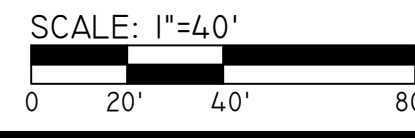
SOIL INFORMATION:

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME DESCRIPTION

UD UDORTHERTS-URBAN LAND COMPLEX

NOTE: *PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE



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DATE	DESCRIPTION	J.A.R.	B.T.
10/02/2023	PERMIT PLAN SUBMISSION		
10/02/2023	DESIGN	J.A.R.	B.T.

DESIGN BY: D.A.R.
DRAWN BY: J.A.R.

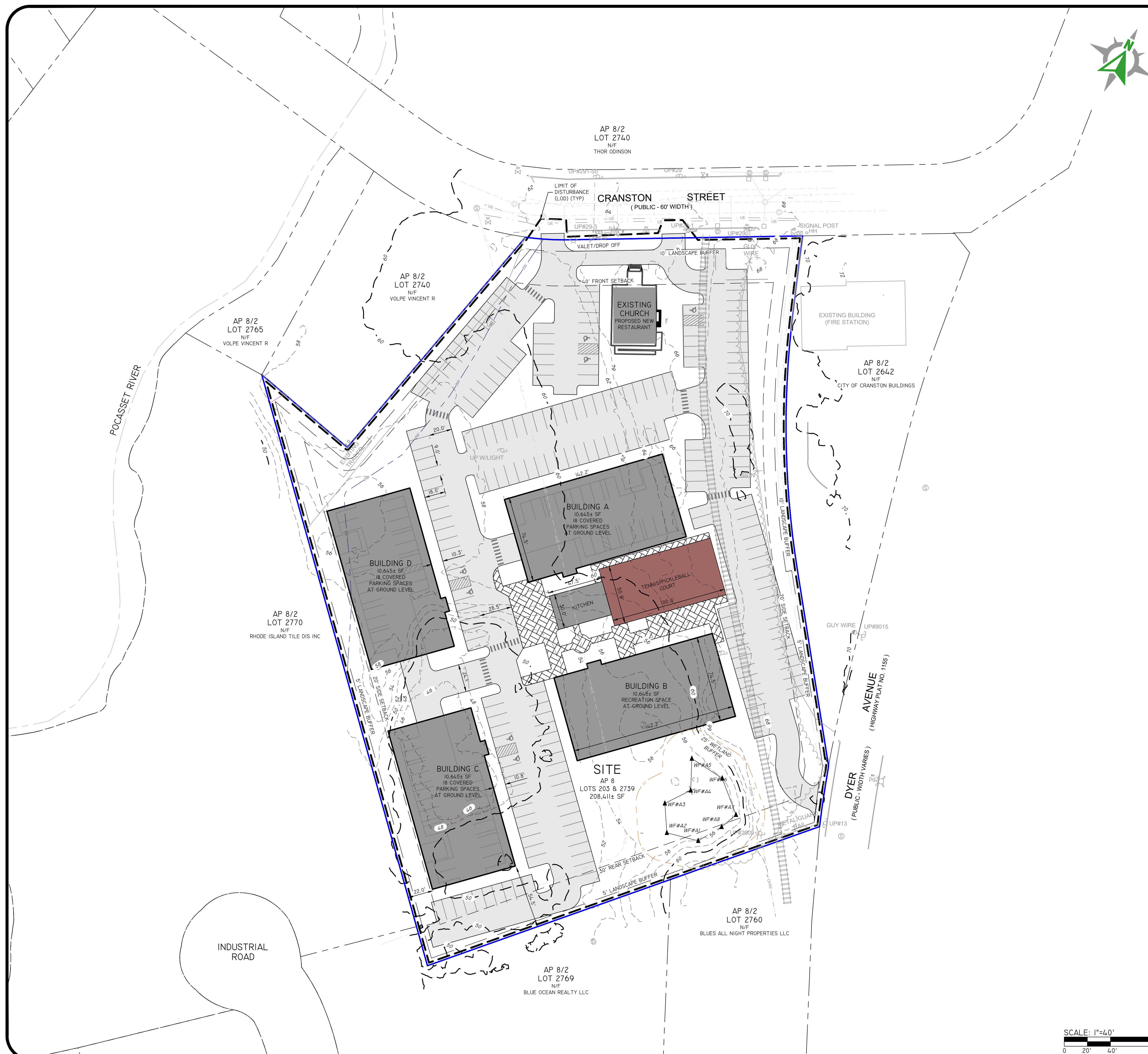
EXISTING ANALYSIS PLAN
CRANSTON STREET MULTI-FAMILY
ASSESSOR'S PLAT 8 LOTS 203 & 2739
CRANSTON, RHODE ISLAND 02910

PREPARED FOR:
333 MAIN STREET, LLC
20 LIPPITT AVENUE
CRANSTON, RHODE ISLAND 02921

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SHEET **3** OF 4

Z:\DEPT\PROJECTS\124-001 CRANSTON STREET RESIDENTIAL\AUTOCAD DRAWINGS\124-001-RES\124-001-RES.DWG PLOTTED: 4/7/2023



DIMENSIONAL REGULATIONS:

CURRENT ZONING:	M-1 * REQUIRED	C-2 REQUIRED	PROVIDED
MINIMUM LOT AREA:	30,000 SF	6,000 SF	208,411± SF
MINIMUM FRONTAGE AND LOT WIDTH:	150'	60'	221'
MINIMUM FRONT AND CORNER SIDE YARD:	40'	25'	40'
MINIMUM SIDE YARD:	20'	8'	22'
MINIMUM REAR YARD:	30'	20'	54.5'
MAXIMUM STRUCTURE HEIGHT:	35'	30'	<30'
MAXIMUM LOT COVERAGE:	60%	60%	<60%

* A ZONE CHANGE TO C-2 ZONING DISTRICT FOR THE SUBJECT PROPERTY HAS BEEN REFERRED TO THE ORDINANCE COMMITTEE BY THE CITY COUNCIL.

TOTAL SITE AREA	4.724 AC
WETLAND AREA	0.058 AC
EASEMENT AREA	0.087 AC
UPLAND AREA (EXCLUDING WETLANDS):	4.579 SF

PARKING REGULATIONS:

PARKING USE:	MULTI-FAMILY PER CITY REGULATIONS
PARKING REQUIREMENT:	FOR RESIDENTIAL STRUCTURES OR GROUPS OF STRUCTURES WITH THREE OR MORE DWELLING UNITS, TWO SPACES FOR EACH DWELLING UNIT**
ADA PARKING REQUIRED:	7 SPACES
TOTAL NUMBER OF UNITS:	156 UNITS
REQUIRED PARKING CALCULATIONS:	156 X 1.5 = 234 SPACES
ADA PARKING PROVIDED:	2 SURFACE + 6 COVERED = 8 ADA SPACES
TOTAL PARKING SPACES PROVIDED:	180 SURFACE + 54 COVERED = 234 SPACES

** PROPOSING TO PROVIDE 1.5 SPACES PER RESIDENTIAL DWELLING UNIT REGARDLESS OF AMOUNT OF BEDROOMS.

PARKING USE:	EATING AND DRINKING ESTABLISHMENT
PARKING REQUIREMENT:	1 SPACE FOR EACH 3 SEATS PROVIDED FOR PATRON USE
ADA PARKING REQUIRED:	3 SPACES
NUMBER OF SEATS:	96 SEATS
REQUIRED PARKING CALCULATIONS:	96 / 3 = 32 SPACES
ADA PARKING PROVIDED:	3 SPACES
TOTAL PARKING SPACES PROVIDED:	32 SPACES

ABBREVIATIONS:

EXISTING	EX
PROPOSED	PR
ASSESSOR'S PLAT	AP
NOW OR FORMERLY	N/F

- GENERAL NOTES:**
- THE SITE IS PROPOSED TO BE BUILT IN (1) PHASE AND UNITS ARE PROPOSED TO BE A MIX OF STUDIO, ONE-BEDROOM, TWO-BEDROOM, AND THREE-BEDROOM APARTMENT UNITS.
 - THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
 - THE DRAINAGE SYSTEM WILL BE DESIGNED TO MEET THE CITY OF CRANSTON SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND UNDERGROUND DRAINAGE SYSTEMS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
 - STORMWATER BMP AND GENERAL SITE MAINTENANCE WILL BE PROVIDED BY THE DEVELOPMENT'S MANAGEMENT.
 - DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	BUILDING SETBACKS
	RETAINING WALL
	BUILDING FOOTPRINT
	BUILDING OVERHANG
	ASPHALT PAVEMENT
	CONCRETE
	PATIO

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DATE	DESCRIPTION	DESIGN BY
12/06/2023	PERMIT PLAN SUBMISSION	J.A.R.
12/06/2023	DESCRIPTION	B.T.
		DESIGN BY: J.A.R.

SITE LAYOUT PLAN
CRANSTON STREET MULTI-FAMILY
ASSESSOR'S PLAT 8 LOTS 203 & 2739
CRANSTON, RHODE ISLAND 02910

PREPARED FOR:
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