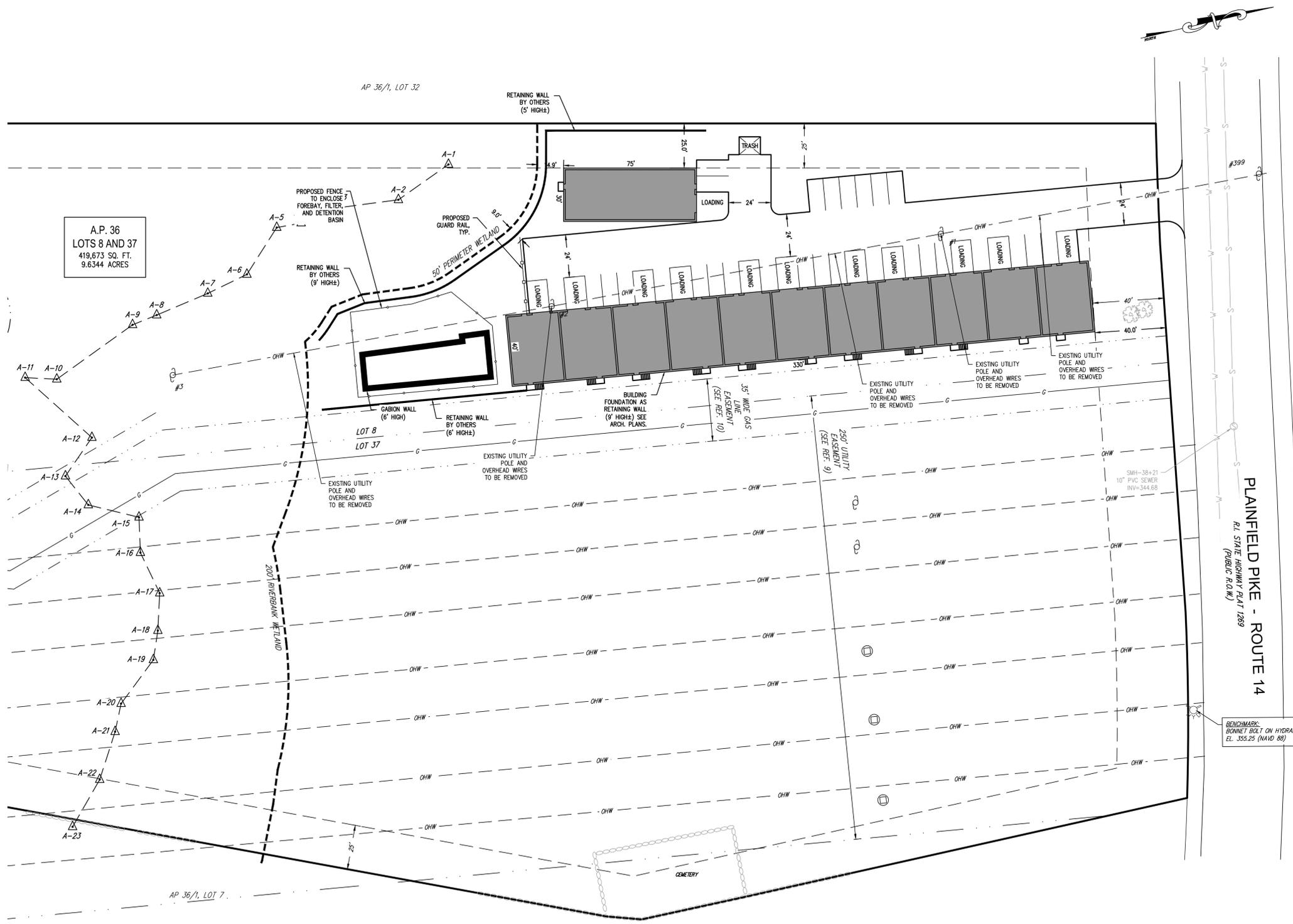


ZONING:

ZONE: INDUSTRIAL M-2 (GENERAL INDUSTRY)	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	60,000 S.F.	419,670 S.F. ±	419,670 S.F. ±
MINIMUM LOT WIDTH AND FRONTAGE	200 FT.	379.1 FT.	379.1 FT.
MINIMUM FRONT YARD SETBACK	40 FT.	656.5 FT.	40.0 FT.
MINIMUM REAR YARD SETBACK	30 FT.	263.0 FT.	589.9 FT.
MINIMUM SIDE YARD SETBACK	25 FT.	188.9 FT.	25.0 FT.
MAXIMUM LOT COVERAGE	60%	0.5%	3.9%
MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.

NOTES:

1. SITE CONTRACTOR IS RESPONSIBLE FOR BRINGING UTILITIES WITHIN 5 FEET OF THE BUILDING.
2. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS OF UTILITY CONNECTIONS.
3. PROPERTY LINE, EASEMENTS, AND WETLAND EDGE HAVE BEEN OBTAINED FROM REFERENCE 1.



LEGEND:

	SUBJECT LOT LINE
	ABUTTING LOT LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	FLAGGED WETLAND EDGE
	WETLAND SETBACK
	EXISTING BUILDING
	EXISTING EDGE OF PAVEMENT
	EXISTING GAS LINE
	EXISTING SEWER LINE
	EXISTING OVERHEAD WIRE
	EXISTING UTILITY POLE
	EXISTING UTILITY POLE AND OVERHEAD WIRES TO BE REMOVED
	PROPOSED BUILDING
	PROPOSED EDGE OF PAVEMENT
	PROPOSED RETAINING WALL
	PROPOSED FENCE (RI STD. 31.2.0)



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SITE LAYOUT PLAN
PROPOSED COMMERCIAL CONDOMINIUMS

AP 36, LOTS 8 AND 37
 PLAINFIELD PIKE
 CRANSTON, RI

PREPARED FOR:
HAUS 001, LLC

SCALE: 1" = 30'
 JUNE 2022

Drawn By: BJC
 Checked By: JCH
 Sheet

3
 of 11

FILE NO: 22.393.705

PERMIT SET
 NOT FOR CONSTRUCTION

OWNER:
 AP 36, LOTS 8 & 37
 DENIS & MARIA PEDROSO
 132 HARVARD STREET
 CRANSTON, RI 02920

APPLICANT:
 HAUS 001, LLC
 81 GRESTY DRIVE
 CRANSTON, RI 02921

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