



- STUDY PLAN NOTES:**
1. THE SITE IS LOCATED ON THE CITY OF CRANSTON ASSESSOR'S PLAT 36, LOTS 116 & 117.
 2. THE SITE IS APPROXIMATELY 1.72± ACRES AND IS ZONED C5.
 3. THE OWNER OF AP 36 LOTS 116 & 117 IS: DSD ENTERPRISES, LLC
2050 PLAINFIELD PIKE
CRANSTON, RI 02921
 4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0292H, MAP REVISED OCTOBER 2, 2015.
 5. THE SITE IS NOT WITHIN A:
GROUNDWATER PROTECTION AREA (RIDEM)
NATURAL HERITAGE AREAS (RIDEM)

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	C5 REQUIRED	PROVIDED
MINIMUM LOT AREA:	10,000 SF	74,872 SF
MINIMUM FRONTAGE AND LOT WIDTH:	80'	190'
MINIMUM FRONT YARD:	40'	99.4'
MINIMUM SIDE YARD:	10'	48.9'
MINIMUM REAR YARD:	20'	159.0'
MINIMUM PUMP SETBACK:	15'	35'
MAXIMUM STRUCTURE HEIGHT:	35'	>35'
MAXIMUM LOT COVERAGE:	60%	>60%

*REQUIREMENT FOR GASOLINE SERVICE STATIONS.

PARKING REGULATIONS:

PARKING USE:	RETAIL BUSINESS AND SERVICE ESTABLISHMENTS
PARKING REQUIREMENT:	1 SPACES PER 300 SF (GFA)
BUILDING SQUARE FOOTAGE (GFA):	5,000 SF
REQUIRED PARKING CALCULATIONS:	5,000 X 1/300 = 17 SPACES
ADA PARKING REQUIRED:	2 SPACES
ADA PARKING PROVIDED:	2 SPACES
TOTAL PARKING SPACES PROVIDED:	29 SPACES

ABBREVIATIONS:

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

CERTIFICATION NOTE:

THE EXISTING DATA COMPILED ON THIS CONCEPT/STUDY PLAN IS FROM EXISTING MAPS AND RECORDED DATA. DUE TO METHODS OF COMPILATION AND ACCURACY OF SOME MAPS USED TO COMPILE THIS PLAN, THERE MAY BE SOME DEVIATIONS FROM SAID MAPS AND/OR DATA AND THIS PLAN. THERE ARE MANY FACTORS WHICH LEAD TO THIS, INCLUDING THE ACCURACY OF SAID MAPS AND DATA, AND KNOWN SITE FEATURES SUCH AS STONE WALLS, ROADWAYS, AND BUILDINGS. THESE DEVIATIONS ARE COMMON WHEN COMPILING MAPS AND DATA FROM VARIOUS SOURCES AND CANNOT BE AVOIDED WITHOUT AN ACTUAL FIELD SURVEY AND DEED RESEARCH. THIS PLAN IS TO BE UTILIZED FOR DISCUSSION PURPOSES ONLY. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.

- DESIGN NOTES:**
1. RELIEF IS REQUESTED FROM 17.48.010 D.2. FOR THE DRIVEWAY ENTRANCE IS REQUIRED TO BE AT LEAST 20' FROM THE PROPERTY LINE.
 2. RELIEF IS REQUESTED FROM 17.84.14.0 C.6.b., AS CERTAIN AREAS OF THE SITE DO NOT PROVIDE THE 10' LANDSCAPE BUFFER AREA PARALLEL TO STREETS.

CONCEPT PLAN 03
ASSESSOR'S PLAT 36, LOTS 116 & 117
CRANSTON, RI

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DATE: 01/19/2022
DRAWN BY: RSS

DRAFT 1/19/2022

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