



**SITE INFORMATION**

- APPLICANT:  
CRANSTON MECU  
1615 PONTIAC AVENUE  
CRANSTON, RI 02920
- OWNER:  
RICA REALTY LLC  
535 ATWOOD AVENUE STE 4  
CRANSTON, RI 02920
- PARCEL:  
MAP 15 & LOTS 1012 & 1014  
1224 OAKLAWN AVENUE  
CITY OF CRANSTON  
PROVIDENCE COUNTY, RHODE ISLAND

**ZONING ANALYSIS TABLE**

ZONING DISTRICT	COMMERCIAL: HIGHWAY BUSINESS (C-4)	N/A - NOT APPLICABLE NS - NOT SPECIFIED (V) - VARIANCE REQUESTED (W) - WAIVER REQUESTED (E) - EXIST. NON-COMFORMANCE	
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	BUILDING PERMIT, DEVELOPMENT PLAN REVIEW		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SF	24,661 SF	NO CHANGE
MIN. LOT WIDTH	120'	150'	NO CHANGE
MAX. BLDG COVERAGE	50%	N/A	10.1%
MIN. FRONT SETBACK	40'	N/A	71.9'
MIN. SIDE SETBACK	20'	N/A	28.3'
MIN. REAR SETBACK	20'	N/A	36.9'
MAX. BUILDING HEIGHT	35'	N/A	<35'
MAX. IMPER. COVERAGE	90%	98.5%	70.8%
PARKING SPACES	9	N/A	17
ACCESS. PARKING SPACES	1	N/A	2
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT COMPACT: 8 FT x 16 FT	USE/CATEGORY: BANK/BUSINESS REQUIRED PARKING: 1 SPACE FOR EACH 300 SF OF GROSS FLOOR AREA OF BUILDINGS CALCULATION: 2,500 SF / 300 SF PER SPACE = 9 SPACES		
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.) VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 2% + 1 FOR EACH 100 SPACES OVER 1,000	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

**PRELIMINARY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MAA220223.00  
DRAWN BY: CPB/MJW  
CHECKED BY: LMD  
DATE: 11/10/2022  
CAD I.D.: MAA220223.00-SPDP-0A

**PROJECT:**

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**CRANSTON MECU**

PROPOSED DEVELOPMENT

MAP: 15 LOTS: 1012 & 1014  
1224 OAKLAWN AVENUE,  
CITY OF CRANSTON,  
PROVIDENCE COUNTY,  
RHODE ISLAND

**BOHLER**

352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900

www.BohlerEngineering.com

**J.G. SWERLING**

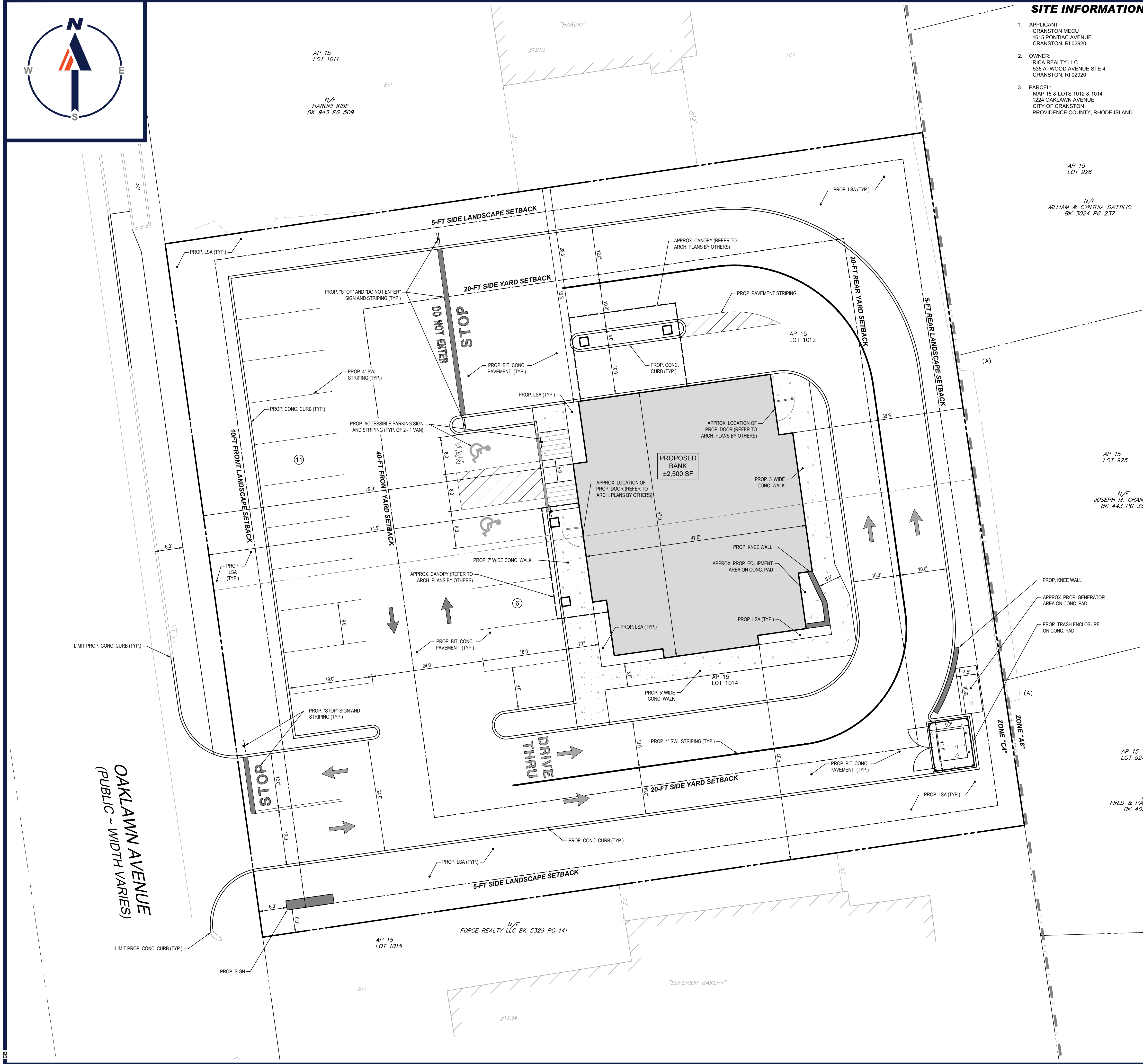
PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE No. 41697  
NEW HAMPSHIRE LICENSE No. 14695  
MAINE LICENSE No. 13819  
CONNECTICUT LICENSE No. 38785  
RHODE ISLAND LICENSE No. 11425

SHEET TITLE:

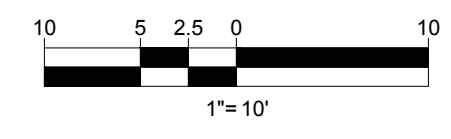
**SITE LAYOUT PLAN**

SHEET NUMBER:  
**C-301**

ORG. DATE - 11/10/2022



**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES**



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