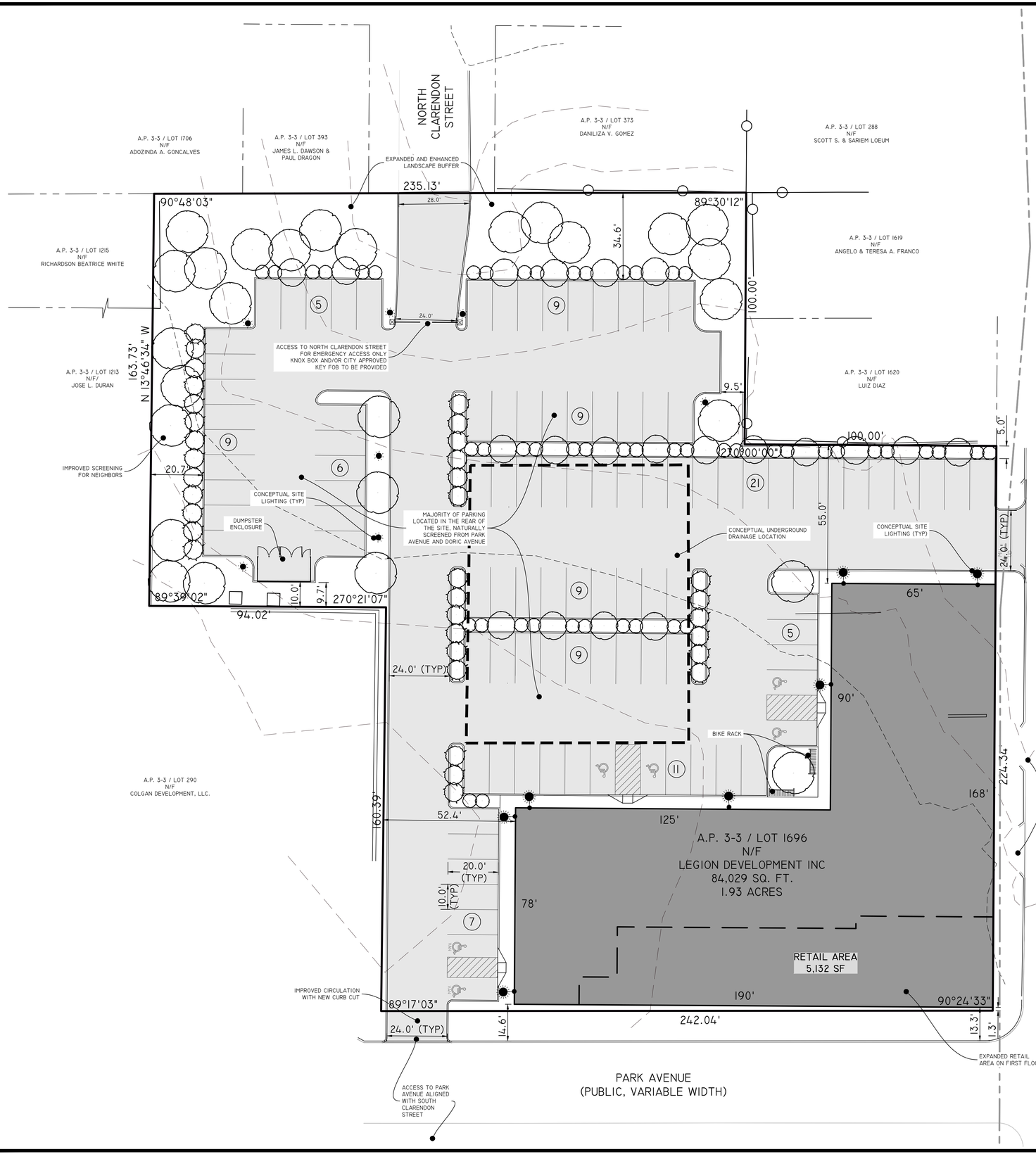

DEVELOPMENT DATA:

TOTAL SITE AREA:	1.93± ACRES
TOTAL NUMBER OF BUILDINGS:	1
TOTAL NUMBER OF UNITS:	69 + RETAIL
TOTAL LOT AREA:	1.93± ACRES
TOTAL OPEN SPACE:	0.36± ACRES

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	COMMERCIAL C3 - GENERAL BUSINESS	
PROPOSED ZONING:	COMMERCIAL C3 WITH SPECIAL CONDITIONS	
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	6,000 SF	84,029 SF
MINIMUM FRONTAGE AND LOT WIDTH:	60'	242'
MINIMUM FRONT AND CORNER SIDE YARD:	0'	1'
MINIMUM SIDE YARD:	0'	52'
MINIMUM REAR YARD:	20'	55'
MAXIMUM STRUCTURE HEIGHT:	35'	44' (4 STORY)
MAXIMUM LOT COVERAGE:	100%	24%
MINIMUM LANDSCAPE AREA:	15%	19.5% (16,386 SF)
TOTAL IMPERVIOUS SURFACE:		80.5% (67,634 SF)

PARKING REGULATIONS:

PARKING USE:	RETAIL
PARKING REQUIREMENT:	1 SPACES PER 300 SF (GFA)
BUILDING SQUARE FOOTAGE FOR RETAIL:	5,132 SF
REQUIRED PARKING CALCULATIONS:	5,132 / 300 = 17.1 = 17 SPACES
ADA PARKING REQUIRED:	1 SPACE (VAN ACCESSIBLE)
PARKING USE:	MULTI-FAMILY DWELLING
PARKING REQUIREMENT:	2 SPACES PER DWELLING UNIT
PROPOSED PARKING REQUIREMENT:	1.25 SPACE PER DWELLING UNIT AND ZERO SPACES FOR COMMERCIAL USE (PER ORDINANCE 4-22-05)
NUMBER OF DWELLING UNITS:	69 UNITS
REQUIRED PARKING CALCULATIONS:	69 X 1.25 = 86.25 = 87 SPACES
ADA PARKING REQUIRED:	4 SPACES (1 VAN ACCESSIBLE)
PROPOSED TOTAL REQUIRED PARKING:	87 SPACES
TOTAL PARKING SPACES PROVIDED:	100 SPACES
ADA PARKING REQUIREMENT:	5 SPACES (2 VAN ACCESSIBLE)
ADA PARKING INCLUDED IN TOTAL SPACES:	6 SPACES (2 VAN ACCESSIBLE)

GENERAL NOTES:

1. THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE.
2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
3. THE DRAINAGE SYSTEM WILL MEET THE CITY OF CRANSTON SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
4. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.
5. ELECTRIC VEHICLE (EV) CHARGING STATIONS MAY BE CONSIDERED WITH THE PROJECT. ADDITIONAL DETAILS WILL BE PROVIDED AT PRELIMINARY PLAN STAGE.
6. PROPOSED PERIMETER FENCING AT A HEIGHT OF 6-8' TALL MAY BE CONSIDERED WITH THE PROJECT. ADDITIONAL DETAILS WILL BE PROVIDED AT PRELIMINARY PLAN STAGE.
7. PROPOSED SITE LIGHTING TO MEET THE CITY LIGHTING ORDINANCES WITH CUTOFF SHIELDS AND WILL BE DARK SKY COMPLIANT. ADDITIONAL DETAILS WILL BE PROVIDED AT PRELIMINARY PLAN STAGE.
8. SIDEWALKS WILL BE INSTALLED AND/OR REPLACED AS NECESSARY. ADDITIONAL DETAILS WILL BE PROVIDED AT PRELIMINARY PLAN STAGE.

SCALE: 1"=20'
0 10' 20' 40'

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Boston • Providence • Newport

ERIC M. PRIVE
No. 8662
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS AND UNTIL SIGNED AND STAMPED BY DIPRETE ENGINEERING AND A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER EMPLOYED BY DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COMPLIANCE WITH OSHA REGULATIONS IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:
1	04-27-2022	MASTER PLAN SUBMISSION	S.E.H.
0	10-20-2021	PRE-APPLICATION PLAN	J.W.S.

DRAWN BY: J.W.S. DESIGN BY: J.W.S.

SITE PLAN

661 PROJECT

ASSESSOR'S PLAT 3-3, LOT 289, 291, 1695 & 1696
CRANSTON, RHODE ISLAND

PREPARED FOR:
LEGION DEVELOPMENT, INC.
661 PARK AVENUE, CRANSTON, RHODE ISLAND 02910
TEL 401-785-9595

SHEET 1 OF 1

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Z:\DEPMAIN\PROJECTS\3371-001 PARK AVENUE 661 LEGION BOWL\AUTOCAD DRAWINGS\3371-001-MSTR.DWG Plotted: 5/2/2022