

PRE-APPLICATION SUBMISSION

PLAINFIELD PIKE

1890 PLAINFIELD PIKE
 CRANSTON, RHODE ISLAND
 ASSESSOR'S PLAT 37 LOT 14



SHEET LIST TABLE

- 1 COVER SHEET
- 2 AERIAL AND HALF MILE RADIUS
- 3 EXISTING CONDITIONS PLAN
- 4 SITE LAYOUT PLAN

Z:\DEPT\PROJECTS\2625-09\PLAINFIELD PIKE APARTMENTS\AUTOCAD DRAWINGS\2625-09\CVAR.DWG PLOTTED: 7/12/2022

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

BRANDON D. CARR

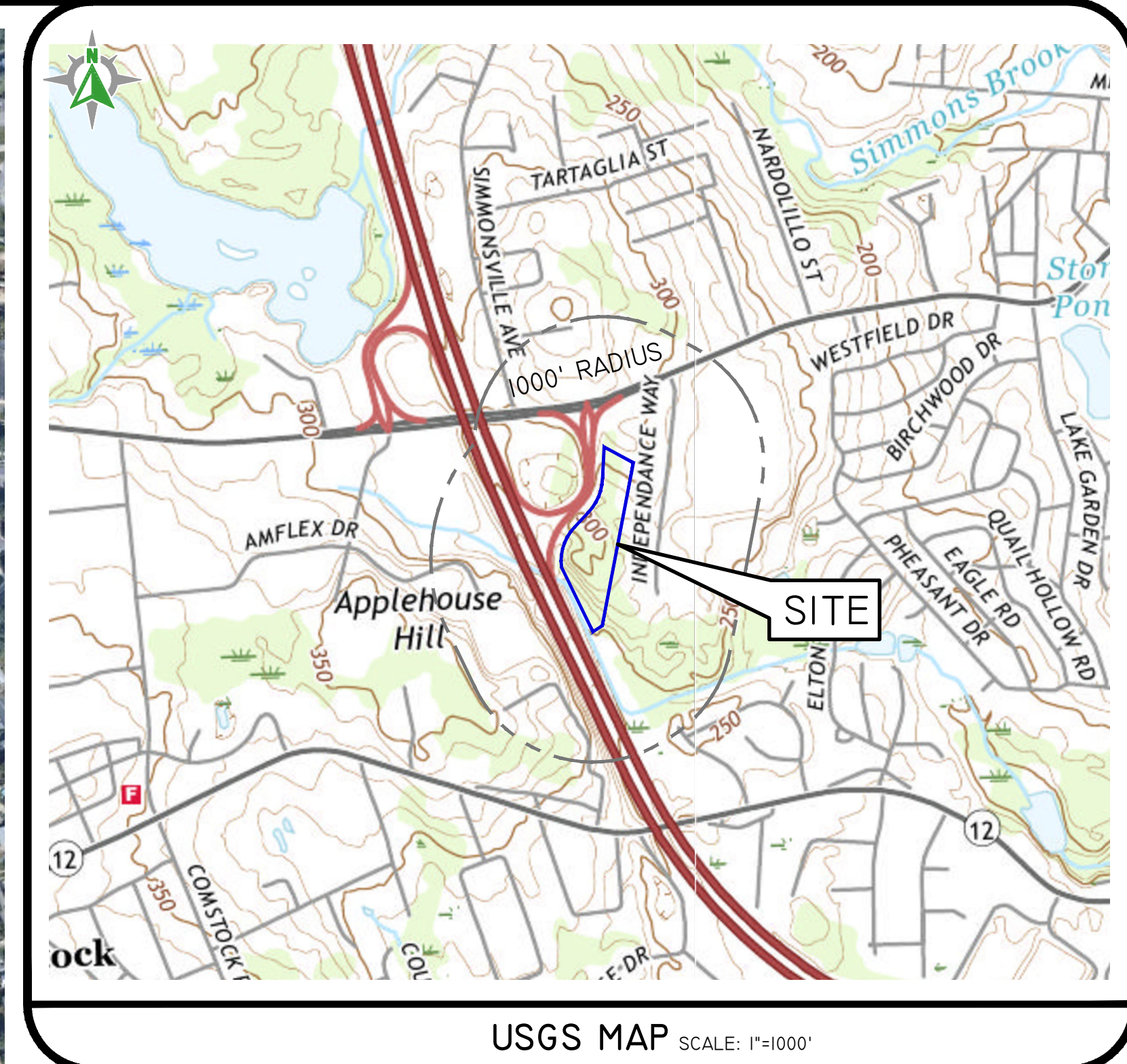
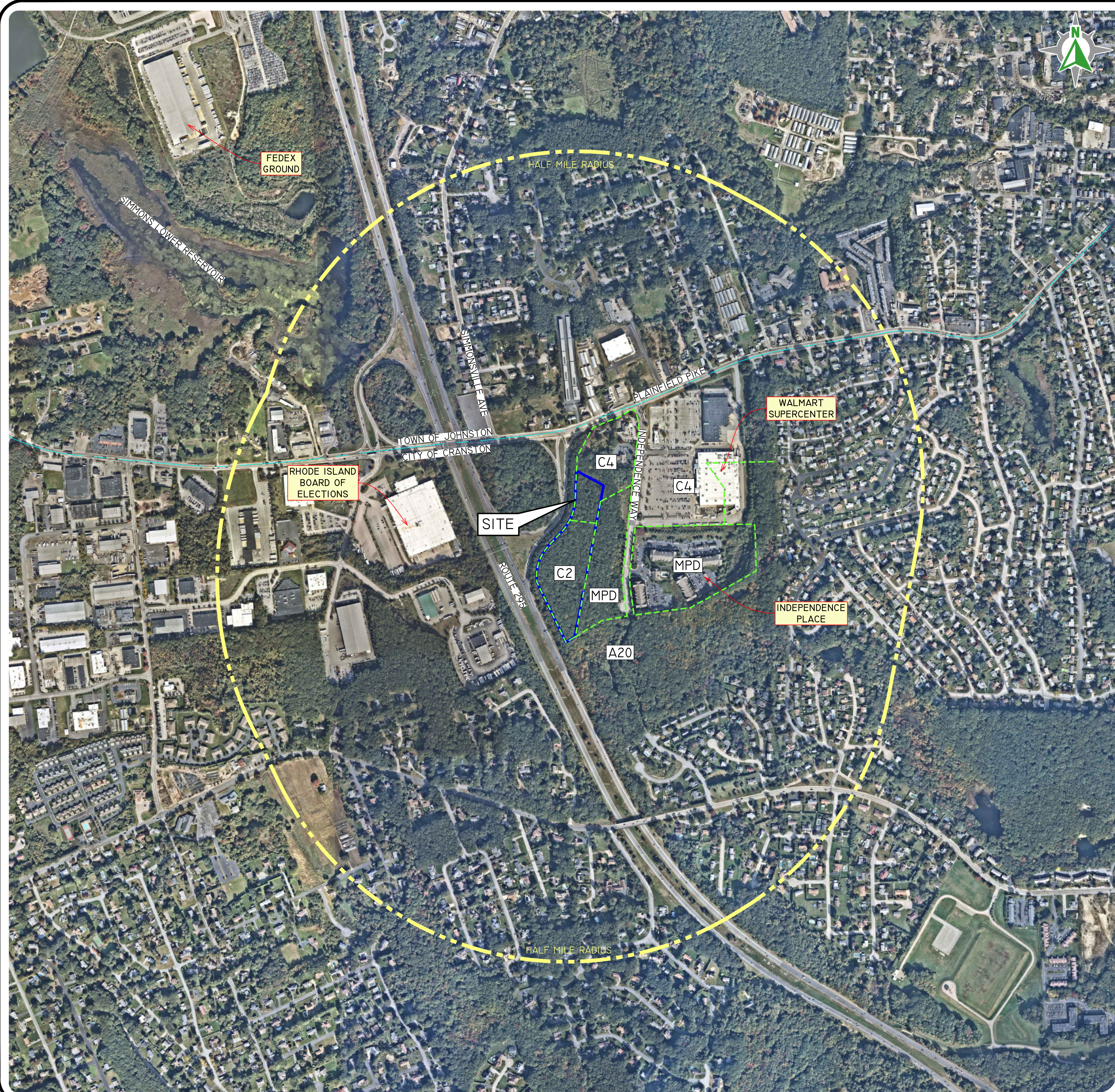
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NO.	DATE	DESCRIPTION	BY
1	06/29/2022	PRE-APPLICATION SUBMISSION	K.P.R.
2			B.T.
			DESIGN BY: B.D.C.
DRAWN BY: K.P.R.			

COVER SHEET
PLAINFIELD PIKE
 ASSESSOR'S PLAT 37 LOT 14
 CRANSTON, RHODE ISLAND
 PREPARED FOR:
AR BUILDING COMPANY
 310 SEVEN FIELD BLVD, SUITE 350 SEVEN FIELDS, PENNSYLVANIA 16044
 TEL 724-741-7237

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USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 10/12/2021.
SCALE: 1"=400'
0 200' 400' 800'

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REGISTERED PROFESSIONAL ENGINEER CIVIL
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NO.	DATE	DESCRIPTION	BY:	DESIGN BY:
1	06/22/2022	DESIGN/LOCATION SUBMISSION	K.P.R.	B.D.C.
2				

DRAWN BY: K.P.R.

AERIAL AND HALF MILE RADIUS
PLAINFIELD PIKE
ASSESSOR'S PLAT 37 LOT 14
CRANSTON, RHODE ISLAND
PREPARED FOR:
AR BUILDING COMPANY
310 SEVEN FIELD BLVD., SUITE 350 SEVEN FIELDS, PENNSYLVANIA 16044
TEL 724-741-7207
DE JOB NO: XXXXXXXX COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

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GENERAL NOTES:

1. THE SITE IS LOCATED ON THE CITY OF CRANSTON ASSESSOR'S PLAT 37 LOT 14.
2. THE SITE IS APPROXIMATELY 8.53± ACRES AND IS ZONED C2 AND C4.
3. THE OWNER OF AP 37 LOT 14 IS: JG HOLDING COMPANY LLC
406 WEST REACH DR
JAMESTOWN, RI 02835
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0292H, MAP REVISED OCTOBER 2, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
 - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
5. THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
6. 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.

EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- - - ASSESSOR'S LINE
- ▨ BUILDING
- ▨ BRUSHLINE
- ~ TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL
- - - 2 - - - MINOR CONTOUR LINE
- - - 10 - - - MAJOR CONTOUR LINE
- - - SOILS LINES
- - - 200' JURISDICTIONAL AREA
- - - 100' JURISDICTIONAL AREA
- - - 25' BUFFER ZONE
- - - 100' BUFFER ZONE
- - - 75' BUFFER ZONE
- - - ZONE LINE
- - - ZONE X
- - - ZONE X
- - - STREAM
- ▲ B1 ▲ B2 WETLAND LINE & FLAG
- ↑ GWS ↓ GROUNDWATER OVERLAY
- ↑ GWS ↓ GROUNDWATER RECHARGE AREA
- ↑ GWS ↓ GROUNDWATER RESERVOIR
- ↑ NHA ↓ NATURAL HERITAGE
- ↑ CWP ↓ COMMUNITY WELLHEAD PROTECTION
- ↑ NCWP ↓ 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	PERCENT
C2C CANTON AND CHARLTON FINE SANDY LOAMS, VERY ROCKY, 3 TO 15 PERCENT SLOPES	
RC RAINFALL SILT LOAM	
NC4 NARRAGANSETT EXTREMELY STONY SILT LOAM, 3 TO 15 PERCENT SLOPES	
UD UDORTHERTS-URBAN LAND COMPLEX	

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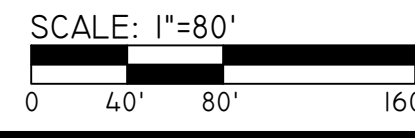
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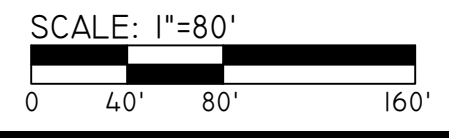
EXISTING CONDITIONS PLAN
PLAINFIELD PIKE
 ASSESSOR'S PLAT 37 LOT 14
 CRANSTON, RHODE ISLAND

PREPARED FOR:
AR BUILDING COMPANY
 310 SEVEN FIELD BLVD, SUITE 350 SEVEN FIELDS, PENNSYLVANIA 16044
 TEL 724-774-7257

DATE: 7/12/2022
 DESCRIPTION: SUBMISSION
 DRAWN BY: K. P. RE
 DESIGN BY: B.D.C.



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DEVELOPMENT DATA:

TOTAL SITE AREA:	8.53+ ACRES
TOTAL NUMBER OF BUILDINGS:	2
TOTAL NUMBER OF STUDIO UNITS:	57
TOTAL NUMBER OF 1 BEDROOM UNITS:	64
TOTAL NUMBER OF 2 BEDROOM UNITS:	59
TOTAL NUMBER OF UNITS:	180

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	C2	C4
MINIMUM LOT AREA:	6,000 SF	12,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	60'	120'
MINIMUM FRONT AND CORNER SIDE YARD:	25'	40'
MINIMUM SIDE YARD:	60'	50'
MINIMUM REAR YARD:	20'	20'
MAXIMUM BUILDING HEIGHT:	30'	35'
MAXIMUM LOT COVERAGE:	60	50

PARKING REGULATIONS:

PARKING USE:	MULTI-FAMILY
PARKING REQUIREMENT:	2 SPACES PER UNIT
ADA PARKING REQUIRED:	7 SPACES
TOTAL UNITS:	180 UNITS
REQUIRED PARKING CALCULATIONS:	180 X 2 = 360 SPACES
ADA PARKING PROVIDED:	7 SPACES
TOTAL PARKING SPACES PROVIDED:	272 SPACES (1.5 SPACES PER UNIT, 1.14 SPACES PER BEDROOM)

PER ZONING SECTION 17, 64.13 MULTI-FAMILY DWELLING STRUCTURES: FOR RESIDENTIAL STRUCTURES OR GROUPS OF STRUCTURES WITH THREE OR MORE DWELLING UNITS, TWO SPACES FOR EACH DWELLING UNIT, EXCEPTING THAT FOR MULTI-FAMILY STRUCTURES DESIGNED FOR THE ELDERLY, NINETY (90) PERCENT OR MORE OF WHOSE UNITS ARE TO BE OCCUPIED BY PERSONS AT LEAST SIXTY (60) YEARS OF AGE, THE NUMBER OF PARKING SPACES SHALL BE ONE FOR EACH DWELLING UNIT.

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 DESIGNED WILL MEET THE CITY OF CRANSTON AND RIDEM GUIDELINES WITH THE USE OF ABOVE AND UNDERGROUND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS 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.

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

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

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SITE LAYOUT PLAN
PLAINFIELD PIKE
 ASSESSOR'S PLAT 37 LOT 14
 CRANSTON, RHODE ISLAND

PREPARED FOR:
AR BUILDING COMPANY
 310 SEVEN FIELD BLVD., SUITE 350 SEVEN FIELDS, PENNSYLVANIA 16044
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