

Z:\DEPARTMENT\PROJECTS\3071-001 PARK AVENUE 461 LEGION BOWL REDEVELOPMENT\DRAWINGS\3071-001-HSTR.DWG - PLOTTEE: 10/26/2023



DEVELOPMENT DATA:

TOTAL SITE AREA: 1.93± ACRES
 TOTAL NUMBER OF BUILDINGS: 1
 TOTAL NUMBER OF UNITS: 74

UNIT BREAKDOWN:
 1 BEDROOM: 64 RESIDENTIAL UNITS
 2 BEDROOMS: 10 RESIDENTIAL UNITS
 RETAIL: 2,000 SF

DIMENSIONAL REGULATIONS:

CURRENT ZONING: COMMERCIAL C3 - GENERAL BUSINESS
 MINIMUM LOT AREA: REQUIRED 6,000 SF PROVIDED 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%

* ZONING RELIEF WILL BE SOUGHT FOR ADDITIONAL BUILDING HEIGHT

PARKING REGULATIONS:

PARKING USE: RETAIL
 PARKING REQUIREMENT: 1 SPACES PER 300 SF (GFA)
 BUILDING SQUARE FOOTAGE FOR RETAIL: 2,000 SF
 REQUIRED PARKING CALCULATIONS: 2,000 X 1/300 = 7 SPACES
 ADA PARKING REQUIRED: 1 SPACE (VAN ACCESSIBLE)
 PARKING USE: MULTI-FAMILY DWELLING
 PARKING REQUIREMENT: 2 SPACES PER DWELLING UNIT
 NUMBER OF DWELLING UNITS: 74 UNITS
 REQUIRED PARKING CALCULATIONS: 74 X 2 = 148 SPACES
 ADA PARKING REQUIRED: 5 SPACES (1 VAN ACCESSIBLE)
 TOTAL REQUIRED PARKING: 155 SPACES
 TOTAL PARKING SPACES PROVIDED: 100 SPACES
 ADA PARKING REQUIREMENT: 6 SPACES (2 VAN ACCESSIBLE)
 ADA PARKING INCLUDED IN TOTAL SPACES: 6 SPACES (2 VAN ACCESSIBLE)

THIS PLAN SET IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER OF RHODE ISLAND.
 DIPRETE ENGINEERING, INC. WARRANTS THIS PLAN AS A PROFESSIONAL ENGINEER OF RHODE ISLAND. DIPRETE ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE DESIGN, METHODS, SAFETY, PRECATIONS AND REQUIREMENTS, AND OSHA DESIGN. EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OMA. PLEASE CONSULT WITH THE LOCAL UTILITY FOR SEE UTILITY NOTE ON SHEET X.

NO.	DATE	DESCRIPTION	DESIGN BY
1	10/26/2023	ISSUE FOR PERMIT PLAN	J.W.S.
2			

RENDERED SITE PLAN
LEGION BOWL REDEVELOPMENT
 ASSESSOR'S PLAT 3 LOT 1696
 CRANSTON, RHODE ISLAND
 PREPARED FOR:
LEGION DEVELOPMENT, INC.
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