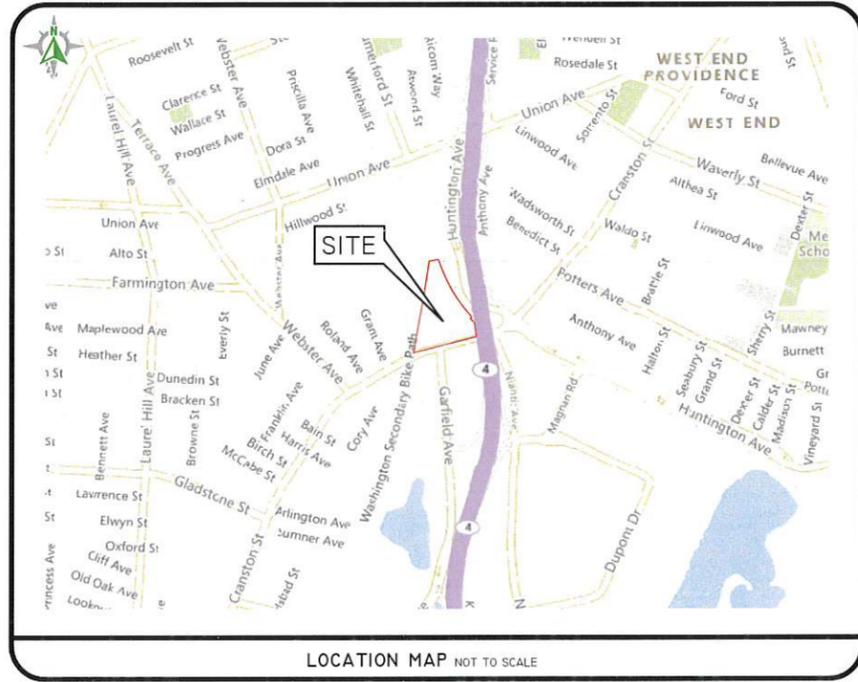


MASTER PLAN SUBMISSION

777 CRANSTON STREET

CRANSTON, RHODE ISLAND

ASSESSOR'S PLAT 7 LOT 1



SHEET LIST TABLE

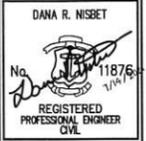
- 1 COVER SHEET
- 2 AERIAL HALF MILE RADIUS
- 3 BOUNDARY & TOPOGRAPHIC SURVEY
- 4 EXISTING CONDITIONS PLAN
- 5 SITE PLAN

Z:\09\00\PROJECTS\24-000 CRANSTON STREET\777\AUTOCAD DRAWINGS\24-000-001-STR.DWG PLAT 01 1/27/2021



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

Boston · Providence · Newport



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NO.	DATE	DESCRIPTION	BY	DESIGN BY
1	02/27/2021	REGISTERED PLAN SUBMISSION		

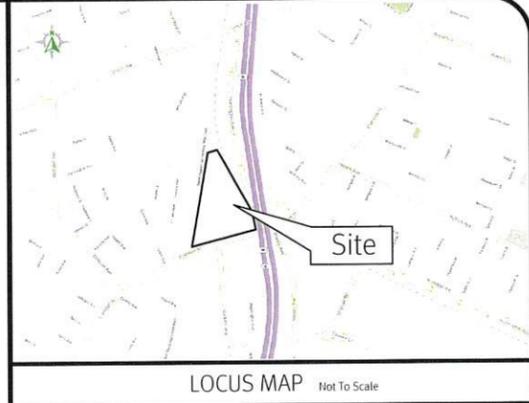
COVER SHEET
777 CRANSTON STREET
ASSESSOR'S PLAT 7 LOT 1
CRANSTON, RHODE ISLAND

PREPARED FOR:
TROLLEY BARN ASSOCIATES LLC
C/O FIRST HARTFORD REALTY CORP
P.O. BOX 1676, HARTFORD, CT 06145



LEGEND

- WATER LINE
- SEWER LINE
- SEWER FORCE MAIN
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- DRAINAGE LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- PROPERTY LINE
- ASSESSOR'S LINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL
- DEED BOOK/PAGE
- ASSESSOR'S PLAT
- HANDICAPPED
- NOW OR FORMERLY
- LANDSCAPING
- RECORD
- CHORD ANGLE
- NAIL/SPIKE
- DRILL HOLE
- IRON ROD/PIPE
- BOUND
- SIGN POST
- SEWER MANHOLE
- SEWER CLEANOUT
- HYDRANT
- IRRIGATION VALVE
- UNKNOWN MANHOLE
- BOLLARD
- SOIL EVALUATION
- CATCH BASIN
- DOUBLE CATCH BASIN
- WATER VALVE
- GAS VALVE
- WETLAND FLAG
- DRAINAGE MANHOLE
- FLARED END SECTION
- GUY POLE
- ELECTRIC MANHOLE
- UTILITY/POWER POLE
- WELL
- MONITORING WELL
- BENCH MARK
- TREE



LOCUS MAP Not To Scale

GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 7-2, LOT 1 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 1291, PAGE 56 IS TROLLEY BARN ASSOCIATES, LLC.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44-007C0321H, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED M2 BASED ON THE CITY OF CRANSTON'S GIS MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND/OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON APRIL 2, 2021. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC (RTK) OBSERVATIONS.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.

UTILITY NOTES

1. ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN CHASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT THE DIG SITE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
3. PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND/OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
4. DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
5. UTILITY PLAN REFERENCES:
 - 5.1. WATER INFORMATION OBTAINED FROM CITY OF CRANSTON'S GIS MAP
 - 5.2. SEWER INFORMATION OBTAINED FROM CITY OF CRANSTON'S SEWER AS-BUILTS.
 - 5.3. GAS INFORMATION OBTAINED FROM NATIONAL GRID GIS MAP.

LIST OF POSSIBLE ENCROACHMENTS:

- CHAIN LINK FENCE OVER PROPERTY LINE ONTO ROADWAY

PLAN REFERENCES:

1. RHODE ISLAND HIGHWAY PLAT 108
2. RHODE ISLAND HIGHWAY PLAT 240
3. RHODE ISLAND HIGHWAY PLAT 243
4. RHODE ISLAND HIGHWAY PLAT 2562

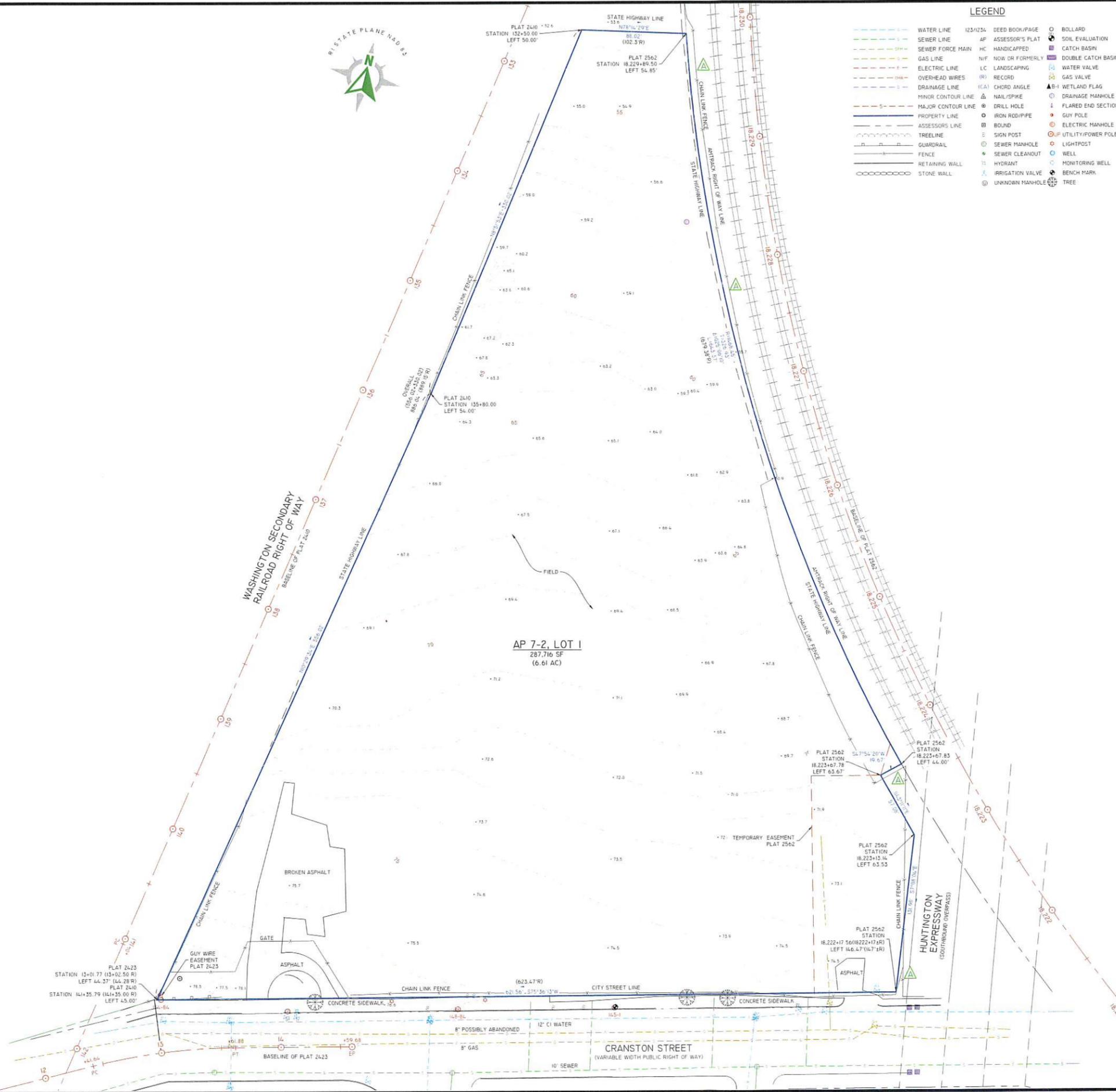
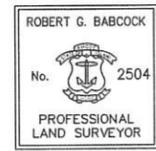
SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY CLASS 1
- TOPOGRAPHIC SURVEY CLASS 1-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY

Robert G. Babcock
 ROBERT G. BABCOCK, RIPLS #2504, CDA #LS.000460 5/4/21



DiPrete Engineering

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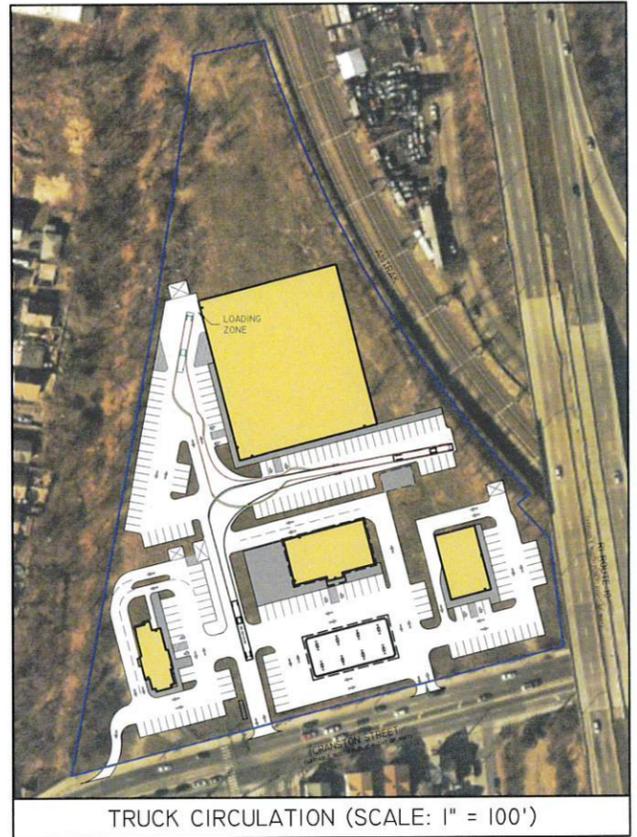
Boston • Providence • Newport

BOUNDARY & TOPOGRAPHIC SURVEY

777 Cranston Street

Prepared for
Trolley Barn Associates LLC
 c/o First Hartford Realty Corp
 P.O. Box 2270, Manchester, CT 06045

DE: 06/18/2021 09:28:00 Copyright 2021 by DiPrete Engineering Associates, Inc.



DIMENSIONAL REGULATIONS:

CURRENT ZONING:	M2	DRIVE IN	GAS
MINIMUM LOT AREA:	60,000 SF	40,000 SF	12,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'	200'	120'
MINIMUM FRONT AND CORNER SIDE YARD:	40'	40'	40'
MINIMUM SIDE YARD:	25'	20'	10'
MINIMUM REAR YARD:	30'	20'	10'
MAXIMUM STRUCTURE HEIGHT:	35'	20'	10'
MAXIMUM LOT COVERAGE:	60%		

GAS PUMP ISLANDS PERMITTED IN FRONT SETBACK: MIN 15' FROM ANY PROPERTY LINE.

PROPOSED ZONING:	C5	DRIVE IN	GAS
MINIMUM LOT AREA:	10,000 SF	40,000 SF	12,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	80'	200'	120'
MINIMUM FRONT AND CORNER SIDE YARD:	30'	40'	40'
MINIMUM SIDE YARD:	8'	20'	10'
MINIMUM REAR YARD:	20'	20'	10'
MAXIMUM STRUCTURE HEIGHT:	25'	20'	10'
MAXIMUM LOT COVERAGE:	60%		

GAS PUMP ISLANDS PERMITTED IN FRONT SETBACK: MIN 15' FROM ANY PROPERTY LINE.

PARKING REGULATIONS:

PARKING USE:	RETAIL - 5,000 SF
PARKING REQUIREMENT:	1 SPACE PER 200 SF GFA
GROSS FLOOR AREA PROPOSED:	5,500 SF - GAS/CONVENIENCE
PARKING CALCULATION:	5,500 / 200 = 27.5 + 28 SPACES
PARKING SPACES PROVIDED:	28 SPACES (2 HANDICAP)
PARKING USE:	OFFICE - BANK:
PARKING REQUIREMENT:	1 SPACE PER 1,000 SF GFA
GROSS FLOOR AREA PROPOSED:	4,000 SF - OFFICE (BANK)
PARKING CALCULATION:	4,000 / 1000 = 4 SPACES
PARKING SPACES PROVIDED:	33 SPACES (2 HANDICAP)
PARKING USE:	RESTAURANT:
PARKING REQUIREMENT:	1 SPACE PER 3 SEATS
SEAT PROPOSED:	48 SEATS
PARKING CALCULATION:	48 / 3 = 16 SPACES
PARKING SPACES PROVIDED:	33 SPACES (2 HANDICAP)
PARKING USE:	RETAIL:
PARKING REQUIREMENT:	1 SPACE PER 200 SF GFA
GROSS FLOOR AREA PROPOSED:	7,000 SF
PARKING CALCULATION:	7,000 / 200 = 35 SPACES
PARKING SPACES PROVIDED:	35 SPACES
PARKING USE:	WAREHOUSE/STORAGE:
PARKING REQUIREMENT:	1 SPACE PER EMPLOYEE
EMPLOYEES PROPOSED:	20 SF
PARKING CALCULATION:	20 SPACES
PARKING SPACES PROVIDED:	20 SPACES
PARKING REQUIRED:	55 SPACES (2 HANDICAP)
PARKING SPACES PROVIDED:	90 SPACES (6 HANDICAP)
TOTAL REQUIRED PARKING SPACES:	103 SPACES
TOTAL PARKING SPACES PROVIDED:	180 SPACES (6 HANDICAP)

GENERAL NOTES:

1. THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES.
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 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.

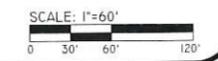
REGULATORY RELIEF REQUIRED:

1. THE APPLICANT HAS SUBMITTED A PETITION SEEKING TO CHANGE THE PROPERTY'S ZONING DESIGNATION FROM M2 TO C5, WITH CERTAIN USE AND SIGNAGE RELATED CONDITIONS.

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

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



DiPrete Engineering

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DANA R. NISBET
REGISTERED PROFESSIONAL ENGINEER
CIVIL

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NO.	DATE	DESCRIPTION	BY
1		DESIGN	S.E.H.

SITE PLAN
777 CRANSTON STREET
CRANSTON, RHODE ISLAND
PREPARED FOR:
TROLLEY BARN ASSOCIATES LLC
ASSESSORS PLAT 7 LOT 1
P.O. Box 1270, MANCHESTER, CT 06045