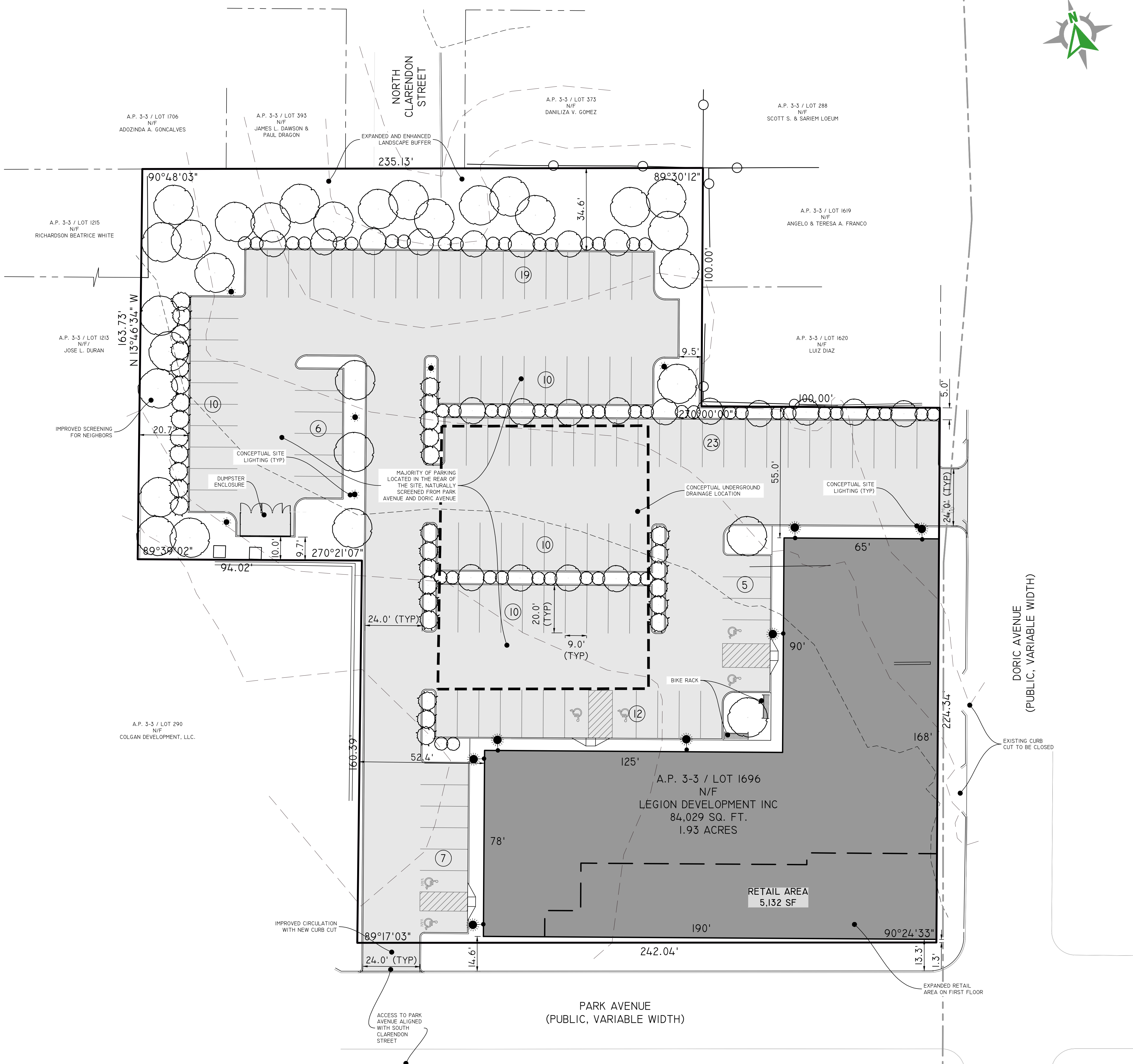


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**DEVELOPMENT DATA:**

TOTAL SITE AREA:	1.93+ ACRES
TOTAL NUMBER OF BUILDINGS:	1
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
MINIMUM LOT AREA:	REQUIRED 6,000 SF PROVIDED 84,029 SF
MINIMUM FRONT AND LOT WIDTH:	REQUIRED 60' PROVIDED 242'
MINIMUM REAR YARD:	REQUIRED 0' PROVIDED 55'
MINIMUM SIDE YARD:	REQUIRED 0' PROVIDED 52'
MINIMUM REAR YARD:	REQUIRED 20' PROVIDED 55'
MAXIMUM STRUCTURE HEIGHT:	REQUIRED 35' PROVIDED 44' (4 STORY)
MAXIMUM LOT COVERAGE:	REQUIRED 100% PROVIDED 24%
MINIMUM LANDSCAPE AREA:	REQUIRED 15% PROVIDED 19.5% (16,386 SF)
TOTAL IMPERVIOUS SURFACE:	PROVIDED 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:	112 SPACES
ADA PARKING REQUIREMENT:	5 SPACES (2 VAN ACCESSIBLE)
ADA PARKING INCLUDED IN TOTAL SPACES:	6 SPACES (2 VAN ACCESSIBLE)

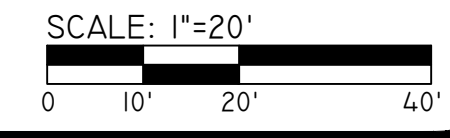
**GENERAL NOTES:**

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.

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.  
 DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.  
 THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
1	06-27-2022	MASTER PLAN - ALT. PARKING	J.W.S.	J.W.S.
2	06-27-2022	MASTER PLAN SUBMISSION	J.W.S.	J.W.S.
3	07-20-2022	REVISION PLAN	J.W.S.	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 401-777-9595  
 BE JOB NO. 3071-001 COPRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.



**DiPrete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com  
**Boston • Providence • Newport**