

# CRANSTON SELF STORAGE

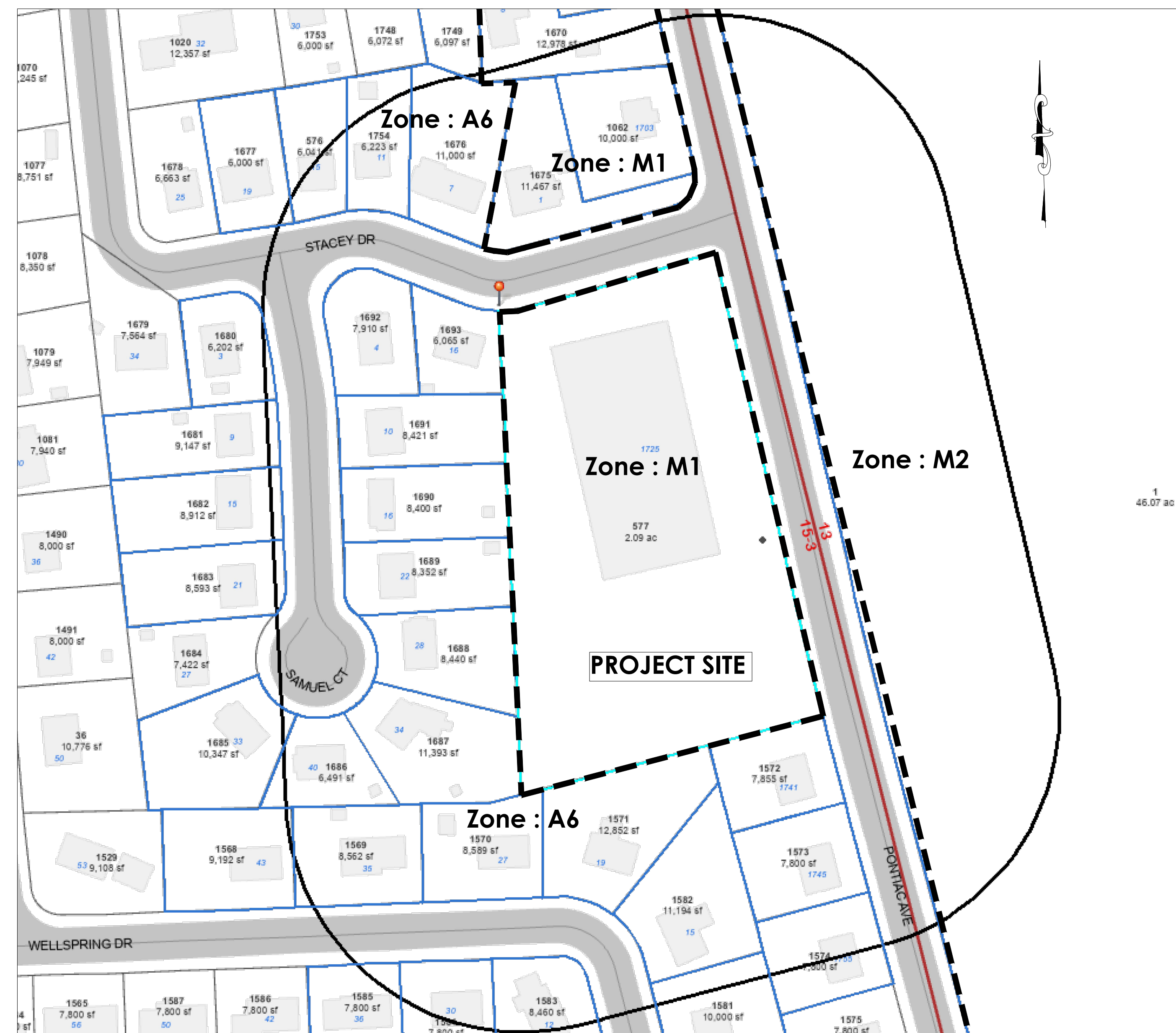
## SITE PLAN MODIFICATION

1727 PONTIAC AVENUE  
CRANSTON, RHODE ISLAND

OWNER:  
**1727 PONTIAC DRIVE, LLC.**  
30 EXTRUSION DRIVE  
STONINGTON, CONNECTICUT 06379  
CJ BARDY  
(203) 554-0536 TELEPHONE

APPLICANT  
**PDS Engineering & Construction, Inc.**  
107 OLD WINDSOR ROAD  
BLOOMFIELD, CONNECTICUT  
(860) 242-8586 TELEPHONE

APPLICATION SET DATED : 7-21-2023  
4,000 SF BUILDING APPLICATION SET DATED : 11-7-2023



Property Owners Within 200 Feet

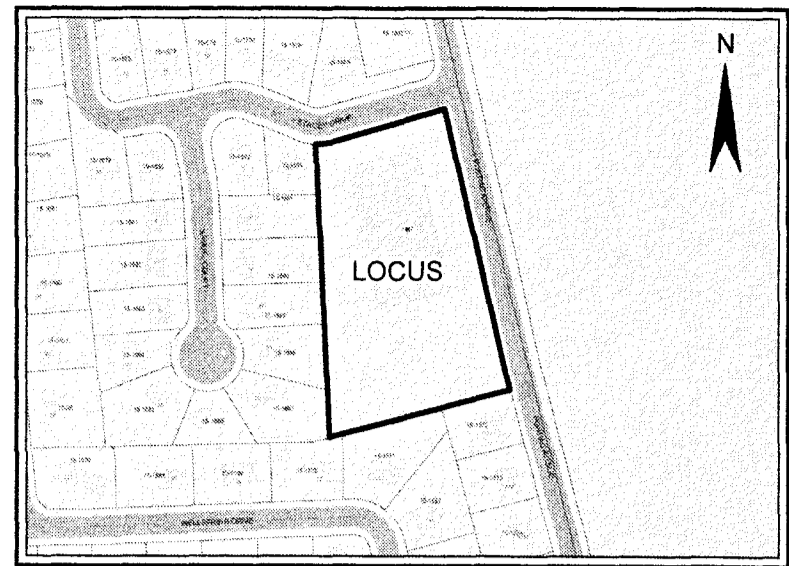
GIS_ID	PropertyID	Location	Zoning	Owner1	Owner2	StreetAddress1	City	State
15-1581	15-1581-0	9 WELLSRING DRIVE	A6	JESSICA L KIRKWOOD		9 WELLSRING DRIVE	CRANSTON	RI
15-1577	15-1577-0	1725 PONTIAC AVENUE	M1	MIAMI REALTY LLC		1725 PONTIAC AVENUE	CRANSTON	RI
15-1574	15-1574-0	1741 PONTIAC AVENUE	A6	MITCHELL CERRICO		1741 PONTIAC AVE	CRANSTON	RI
15-1584	15-1584-0	30 WELLSRING DRIVE	A6	PATRICIA M FITZGERALD LIFE ESTATE		30 WELLSRING DR	CRANSTON	RI
15-1688	15-1688-0	28 SAMUEL COURT	A6	MONETTE Y CORBITT		28 SAMUEL COURT	CRANSTON	RI
15-1002	15-1002-0	1703 PONTIAC AVENUE	M1	ANDREW J SMITH TRUSTEE		PO BOX 20301	CRANSTON	RI
15-1573	15-1573-0	1745 PONTIAC AVENUE	A6	LUCY SPUERKEL TRUSTEE		1745 PONTIAC AVENUE	CRANSTON	RI
15-1689	15-1689-0	22 SAMUEL COURT	A6	DANIEL REYES		22 SAMUEL COURT	CRANSTON	RI
13-1	13-1-0	1690 PONTIAC AVENUE	M2	PONTIAC RECLAMATION LP		535 ATWOOD AVE STE 1	CRANSTON	RI
15-1676	15-1676-0	7 STACEY DRIVE	A6	ALAN JASWELL	ELIZABETH A JASWELL CO-TRUSTEES	7 STACEY DRIVE	CRANSTON	RI
15-1687	15-1687-0	34 SAMUEL COURT	A6	SHAWN MASTERSON		34 SAMUEL CT	CRANSTON	RI
15-1686	15-1686-0	40 SAMUEL COURT	A6	JASON TETREAULT	CHRISTINE TETREAULT JT	40 SAMUEL CT	CRANSTON	RI
15-1690	15-1690-0	16 SAMUEL COURT	A6	NICHOLAS J BARONE	KRISTIE A BOOTH JT	16 SAMUEL CT	CRANSTON	RI
15-1754	15-1754-0	11 STACEY DRIVE	A6	BONNIE K KORETSKY		11 STACEY DRIVE	CRANSTON	RI
15-1585	15-1585-0	36 WELLSRING DRIVE	A6	THOMAS WILBY	LORRAINE G WILBY T/E	36 WELLSRING DRIVE	CRANSTON	RI
15-1675	15-1675-0	1 STACEY DRIVE	M1	SHINBEY VUE		1 STACEY DRIVE	CRANSTON	RI
15-1685	15-1685-0	33 SAMUEL COURT	A6	KAYLA MARIE FLYNN	GABRIELLE ELIZABETH FLYNN T/E	33 SAMUEL CT	CRANSTON	RI
15-1693	15-1693-0	16 STACEY DRIVE	A6	JOHN M RICHER		16 STACEY DR	CRANSTON	RI
15-1569	15-1569-0	35 WELLSRING DRIVE	A6	EDWARD MCCONNELL	ISABEL MCCONNELL T/E	35 WELLSRING DRIVE	CRANSTON	RI
15-1574	15-1574-0	1755 PONTIAC AVENUE	A6	ARSEL K ELDRISI		1755 PONTIAC AVE	CRANSTON	RI
15-1582	15-1582-0	15 WELLSRING DRIVE	A6	RICKY A LAPRADE		15 WELLSRING DRIVE	CRANSTON	RI
15-1749	15-1749-0	28 MAYFIELD AVENUE	A6	SUSAN A VARGAS T/E		28 MAYFIELD AVE	CRANSTON	RI
15-1691	15-1691-0	10 SAMUEL COURT	A6	FRANK R TAMEO	PAMELA TAMEO T/E	10 SAMUEL CT	CRANSTON	RI
15-1677	15-1677-0	19 STACEY DRIVE	A6	PATRYCIA SKIBA		19 STACEY DR	CRANSTON	RI
15-1681	15-1681-0	9 SAMUEL COURT	A6	VINCENT T CAPPELLI	LISA A CAPPELLI T/E	9 SAMUEL COURT	CRANSTON	RI
15-1583	15-1583-0	12 WELLSRING DRIVE	A6	KERRI M BAKALAKIS		12 WELLSRING DR	CRANSTON	RI
15-1683	15-1683-0	21 SAMUEL COURT	A6	MICHAEL SMITH LIFE ESTATE		21 SAMUEL COURT	CRANSTON	RI
15-576	15-576-0	15 STACEY DRIVE	A6	JOAN NUÑES		15 STACEY DR	CRANSTON	RI
15-1570	15-1570-0	27 WELLSRING DRIVE	A6	STEPHEN CESERETTI	CAROL A CESERETTI JT	27 WELLSRING DRIVE	CRANSTON	RI
15-1571	15-1571-0	19 WELLSRING DRIVE	A6	MICHAEL J SKALKO	MARY P HENNIGAN-SHALKO T/E	19 WELLSRING DRIVE	CRANSTON	RI
15-1670	15-1670-0	9 MAYFIELD AVENUE	M1	JAMES THORNEY		9 MAYFIELD AVENUE	CRANSTON	RI
15-1680	15-1680-0	3 SAMUEL COURT	A6	ENG CHUNG SAO		3 SAMUEL COURT	CRANSTON	RI
15-1568	15-1568-0	43 WELLSRING DRIVE	A6	CAROL A RODI		43 WELLSRING DR	CRANSTON	RI
15-1682	15-1682-0	15 SAMUEL COURT	A6	SONG LAO	CHENDA LAO T/E	15 SAMUEL CT	CRANSTON	RI
15-1692	15-1692-0	4 SAMUEL COURT	A6	DAVID C MARTIN	AMANDA L MARTIN T/E	4 SAMUEL COURT	CRANSTON	RI

KEY MAP  
N.T.S.

### SHEET INDEX

CIVIL ENGINEERING:		TITLE SHEET
		EXISTING CONDITION SITE SURVEY
C-100		SITE LAYOUT PLAN / ZONING DATA
C-101		SITE GRADING & UTILITY PLAN
C-102		EROSION & SEDIMENTATION CONTROL PLAN
C-103		SITE DETAILS
C-104		LANDSCAPE PLAN
ARCHITECTURAL:		
	A-1	PROPOSED 2000 SF BUILDING ELEVATIONS (2 typ)

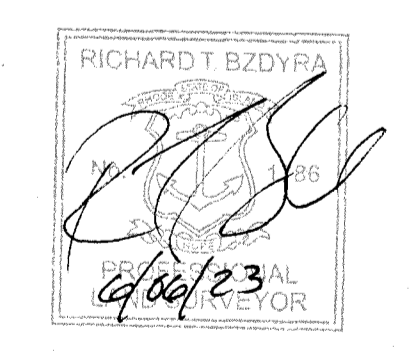
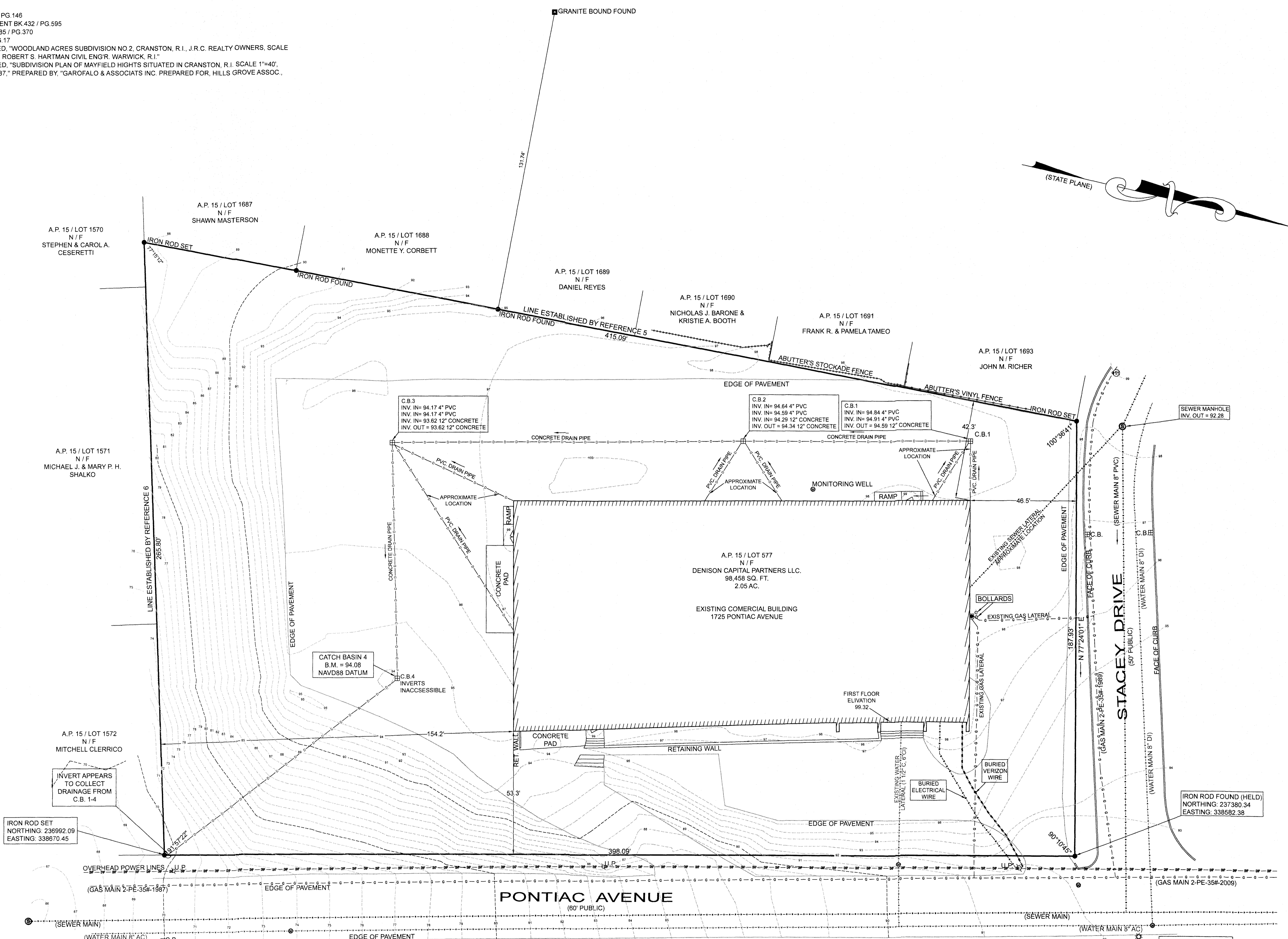
**REFERENCE:**  
 1. DEED BK 3683 / PG. 146  
 2. SEWER EASEMENT BK 432 / PG. 595  
 3. EASEMENT BK. 85 / PG. 370  
 4. ENG. BK. 31 / PG. 17  
 5. PC. 468 ENTITLED, "WOODLAND ACRES SUBDIVISION NO. 2, CRANSTON, R.I., J.R.C. REALTY OWNERS, SCALE 1"=60', JUNE 1964, ROBERT S. HARTMAN CIVIL ENGR. WARWICK, R.I."  
 6. PC. 571 ENTITLED, "SUBDIVISION PLAN OF MAYFIELD HIGHTS SITUATED IN CRANSTON, R.I. SCALE 1"=40', DATE NOV. 27, 1987," PREPARED BY "GAROFALO & ASSOCIATES INC. PREPARED FOR, HILLS GROVE ASSOC., INC."



**LOCUS MAP**  
NOT TO SCALE

**ZONING DISTRICT M-1**

MINIMUM LOT AREA	30,000 S.F.
MINIMUM LOT FRONTAGE	150 FT.
MINIMUM SETBACKS:	
FRONT	40 FT.
SIDE	20 FT.
REAR	30 FT.
MAXIMUM LOT COVERAGE	60%
MAXIMUM BUILDING HEIGHT	35 FT.



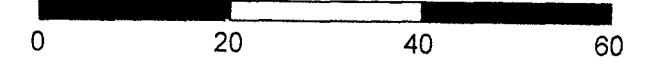
**BOUNDARY STAKE-OUT SURVEY**

A.P. 15 / LOT 577  
 1727 PONTIAC AVENUE  
 CRANSTON, R.I. 02920  
 SCALE: 1"=20' DATE: APRIL 28, 2023  
 REVISED: JUNE 6, 2023

PREPARED FOR:  
**DENISON CAPITAL PARTNERS LLC.**  
 30 EXTRUSION DRIVE  
 STONINGTON, CT 06379

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
 1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
 PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10499 / DWG. NO. 10499 - (ZTDS)  
 GRAPHIC SCALE: 1" = 20'



**SURVEY CLASSIFICATION:**  
 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:

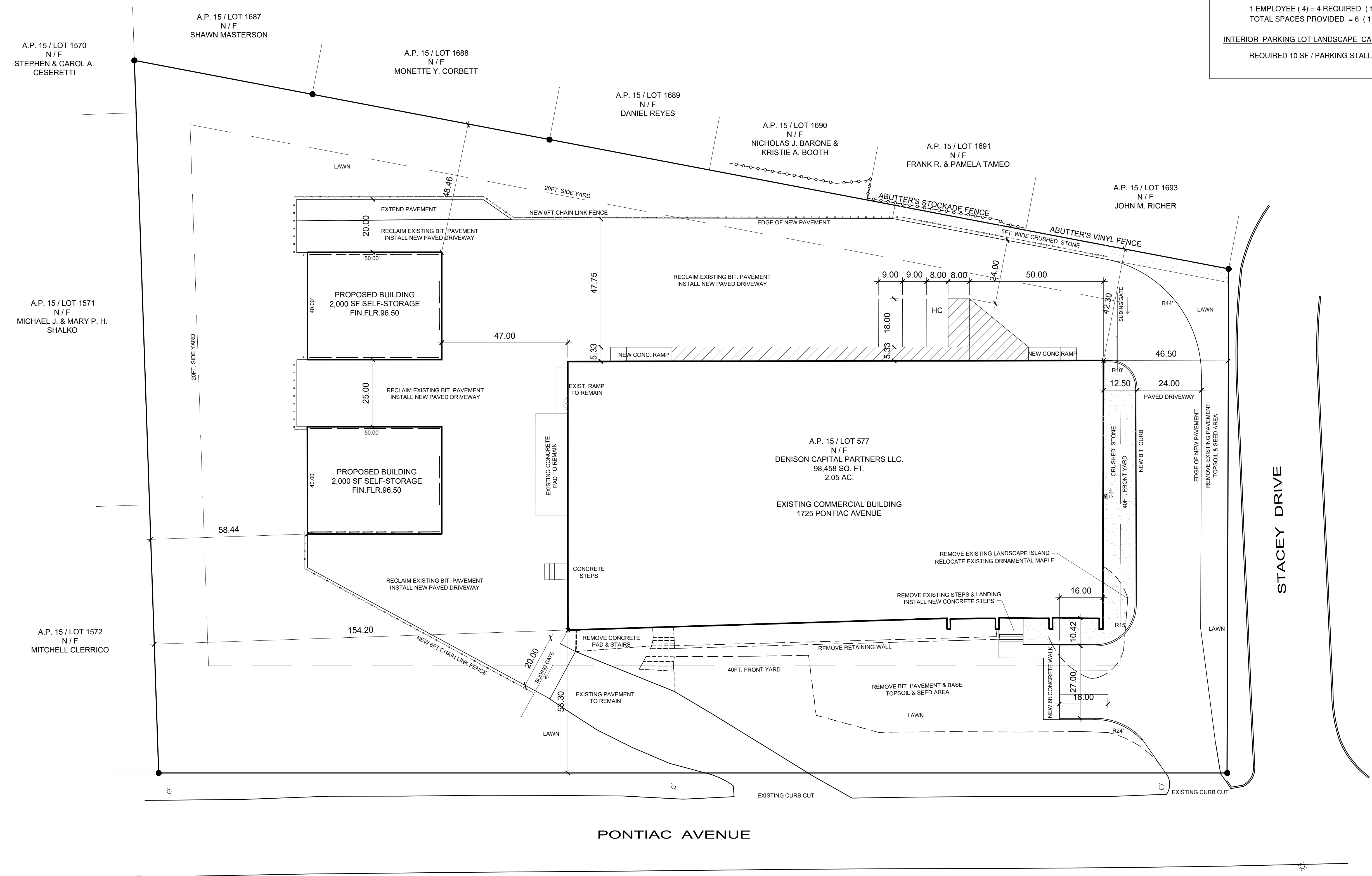
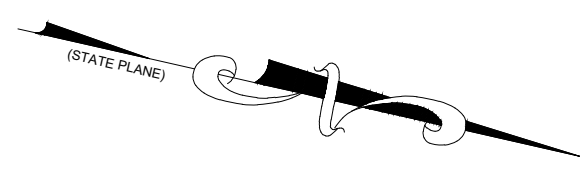
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: 6/06/23  
 RICHARD T. BZDYRA, PLS. LICENSE # 1788, CO.# LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES, THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY NOT BE ACCURATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY "DIGSAFE" AT 1-888-344-7233.



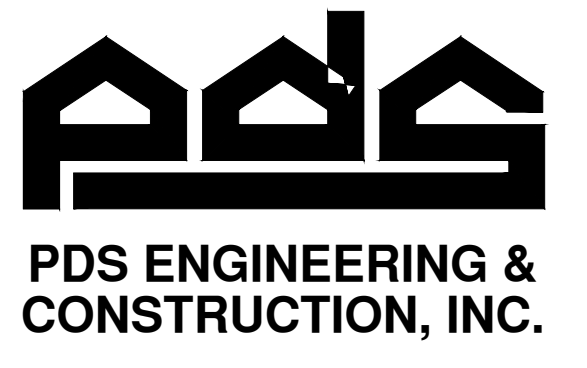
ZONING DATA TABLE		
ZONE : M-1		
	REQUIRED	PROVIDED
LOT AREA	30,000 SF	98,485 SF
LOT WIDTH	150 FT.	187.93 FT. / 398.09 FT.
FRONT YARD	40 FT.	46.50 FT. / 53.30 FT.
SIDE YARD	20 FT.	42.30 FT.
REAR YARD	30 FT.	N/A
IMPERVIOUS COVER	60%	52.95 % ( INCLUDES GRAVEL )
MAX. BUILDING HEIGHT	35 FT.	14 FT.

NO WETLAND SOILS ON SITE

PROPOSED PARKING CALCULATION :  
 1 EMPLOYEE ( 4 ) = 4 REQUIRED ( 1 ADA VAN )  
 TOTAL SPACES PROVIDED = 6 ( 1 ADA VAN )

INTERIOR PARKING LOT LANDSCAPE CALCULATION :  
 REQUIRED 10 SF / PARKING STALL = 60 SF

DATE	ISSUE
7-24-203	P&Z APPLICATION
11-7-23	PROP. 4,000 SF BUILDING.
4-2-2024	PROP. BUILDING FOOTPRINT



107 Old Windsor Road  
 Bloomfield, Connecticut 06002  
 Telephone: (860) 242-8586  
 FAX (860) 242-8587

CONSULTANTS:

PROJECT NAME:  
**CRANSTON SELF STORAGE**

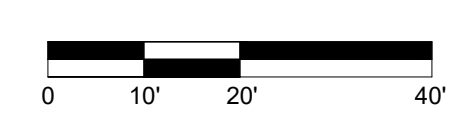
1727 PONTIAC AVENUE  
 CRANSTON, RHODE ISLAND

DRAWING TITLE:  
**SITE LAYOUT PLAN & ZONING DATA**

SEAL

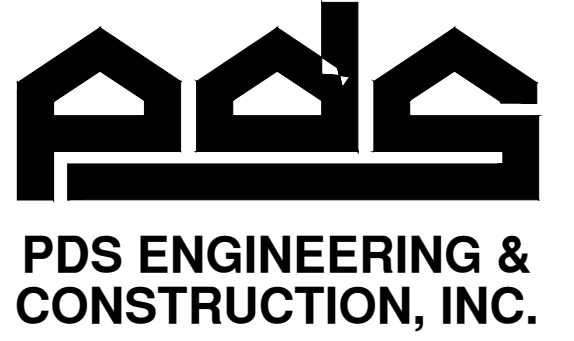
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 ARCHITECT:  
 PROJECT MGR:  
 DRAFTED BY: BF

**SITE LAYOUT PLAN**  
 1"=20 FT.



**C-100**

DATE	ISSUE
7-24-2023	P&Z APPLICATION
11-7-23	PROP. 4,000 SF BUILDING, GRADING & DRAINAGE
4-2-2024	PROP. BUILDING FOOTPRINT REV. STORM DRAINAGE



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CRANSTON, RHODE ISLAND

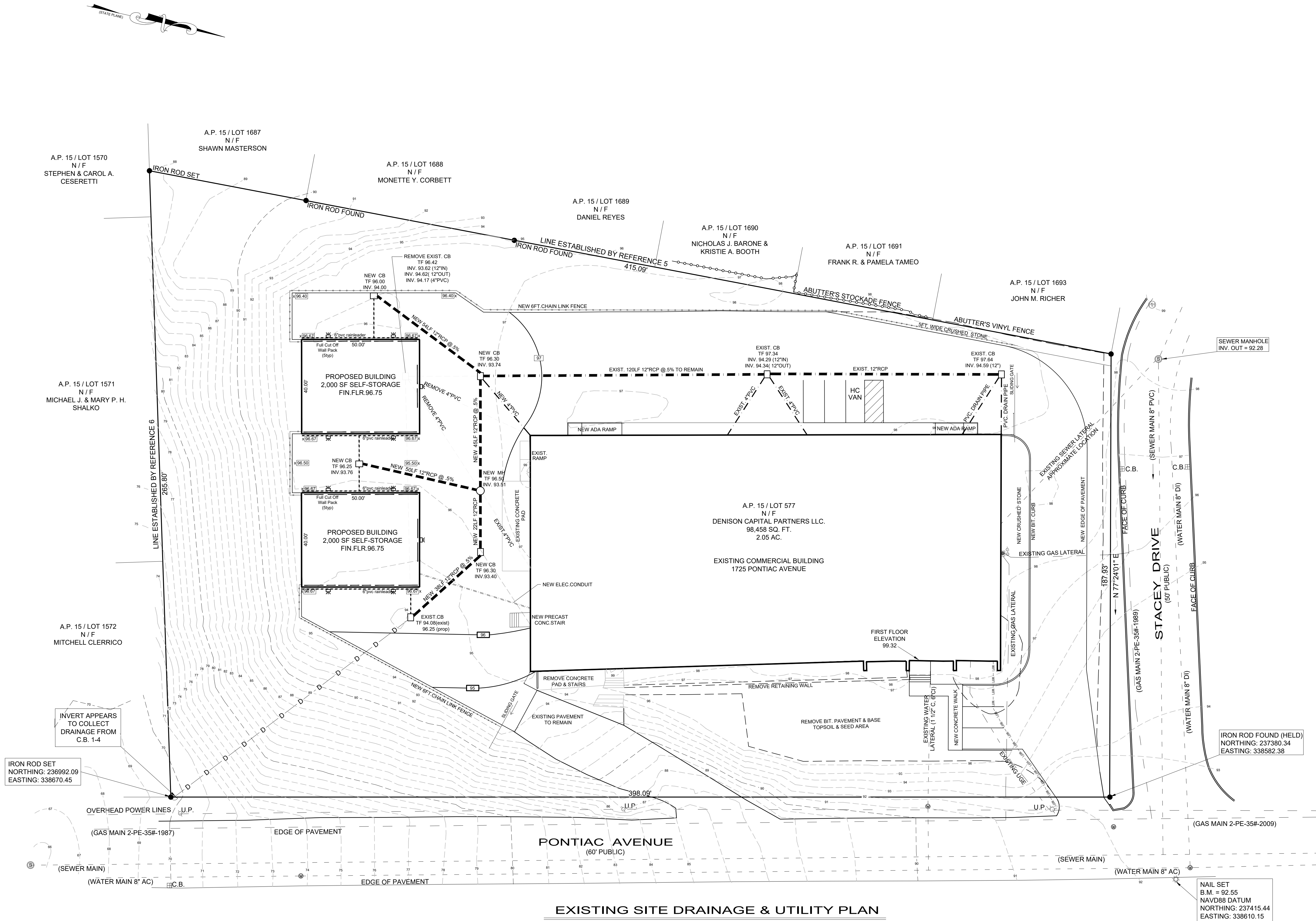
**SITE DRAINAGE & UTILITY PLAN**

PROJECT NAME:

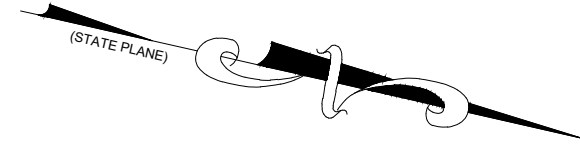
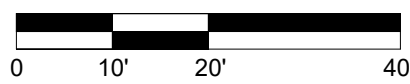
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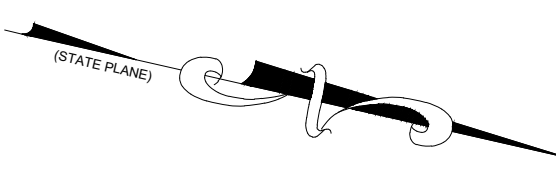
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ARCHITECT:  
PROJECT MGR:  
DRAFTED BY: FB

**C-101**



**EXISTING SITE DRAINAGE & UTILITY PLAN**  
1"=20 FT.





**EROSION CONTROL NOTES :**

LAND DISTURBANCE WILL BE KEPT TO A MINIMUM. RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE. TEMPORARY SEEDING OR PERMANENT HYDROSEEDING SHOULD TAKE PLACE IMMEDIATELY UPON COMPLETION OF GRADING. GERMINATED SEEDING WILL BE SCHEDULED DURING THE PERIOD OF APRIL 1 - JUNE 15 ; SEPTEMBER 1 - SEPTEMBER 30

EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE AND WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

HAYBALE AND SILT FENCE FILTERS WILL BE INSTALLED AS SHOWN ON THIS PLAN AS WELL AS AT ALL CULVERT OUTLETS.

ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING CONSTRUCTION PERIOD IF NECESSARY AS REQUIRED.

SEEDING DATES : APRIL THROUGH JUNE 15 AND SEPTEMBER 1 THROUGH SEPTEMBER 30.

IF SEEDING CANNOT BE DONE WITHIN SEEDING DATES, USE MULCHING MEASURES TO PROTECT SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

FERTILIZE WITH 25-0-8 @ 7.5 LBS./1000 SF. LIME ( 50 PLUS MAGNESIUM OXIDE)  
100 LBS./1000 SF.  
MULCH ( ALL SLOPES 3% OR GREATER )

USE STRAW OR HAY ( 70-90 LBS./1000 SF ) FREE OF WEEDS OR COURSE MATTER. CHEMICAL BINDERS SUCH AS PETROSET TERRATRACK HYDRO MULCH AND AEROSPRAY WILL BE USED AS RECOMMENDED BY MANUFACTURER TO ANCHOR MULCH. MULCH MUST BE INSPECTED PERIODICALLY, IN PARTICULAR, AFTER A RAINSTORM TO CHECK FOR FILL EROSION. WHERE EROSION IS SEVERE, ADDITIONAL MULCH SHOULD BE APPLIED. GRASSES SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED, WHICH IS MATURE ENOUGH TO CONTROL SOIL EROSION TO SURVIVE SEVERE WEATHER CONDITIONS.

**EROSION CONTROL NARRATIVE :**

SITE AREA : 2.05 ACRES  
AREA OF DISTURBANCE : 0.71 ACRE

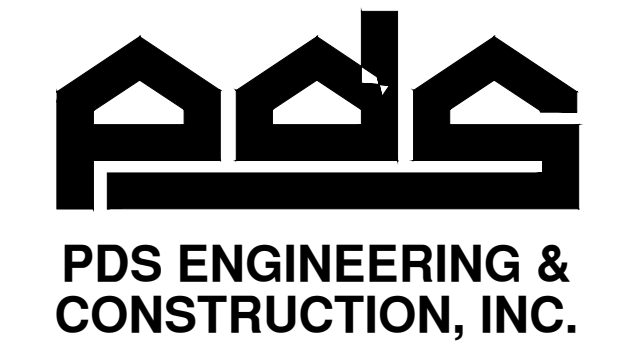
SITE DRAINAGE : EXISTING STORM SEWER SYSTEM TO REMAIN

EROSION AND SEDIMENTATION METHODS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF CRANSTON. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS.

**EROSION CONTROL AREAS OF CONCERN :**

1. SEDIMENT ENTERING EXISTING STORM SEWER SYSTEM  
CATCH BASIN INLETS TO BE PROTECTED WITH SILT SACK INLET FILTERS. THE CONTRACTOR SHALL KEEP EROSION CONTROL MEASURES IN PLACE UNTIL FINISHED PAVEMENT AND CRUSHED STONE AREAS ARE INSTALLED.
2. WIND EROSION  
WIND EROSION SHOULD NOT BE A MAJOR CONCERN ON THIS PROPERTY. IF WIND EROSION DOES OCCUR, THE SITE SHALL BE WATERED AS NEEDED TO REDUCE THE WIND EROSION.
3. INSPECTION AND MAINTENANCE OF E&S CONTROL MEASURES  
E&S CONTROLS SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND WITHIN 24 HRS. AFTER A RAINFALL EVENT OF GREATER THAN 1 INCH
4. CONSTRUCTION AND TIMING  
THE CONTRACTOR SHALL PLAN THE CONSTRUCTION ACTIVITIES TO MINIMIZE ANY EROSION AND SEDIMENTATION CONTROL PROBLEMS AND MINIMIZE THE PERIOD OF TIME THE SITE IS EXPOSED TO EROSION FORCES AND TIME THE STABILIZATION WITH PRIME SEEDING DATES.

DATE	ISSUE
7-24-2023	P&Z APPLICATION
11-7-23	PROP. 4,000 SF BUILDING
4-2-2024	PROP. BUILDING FOOTPRINT



**PDS ENGINEERING & CONSTRUCTION, INC.**

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Bloomfield, Connecticut 06002  
Telephone: (860) 242-8586  
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CONSULTANTS:

PROJECT NAME:  
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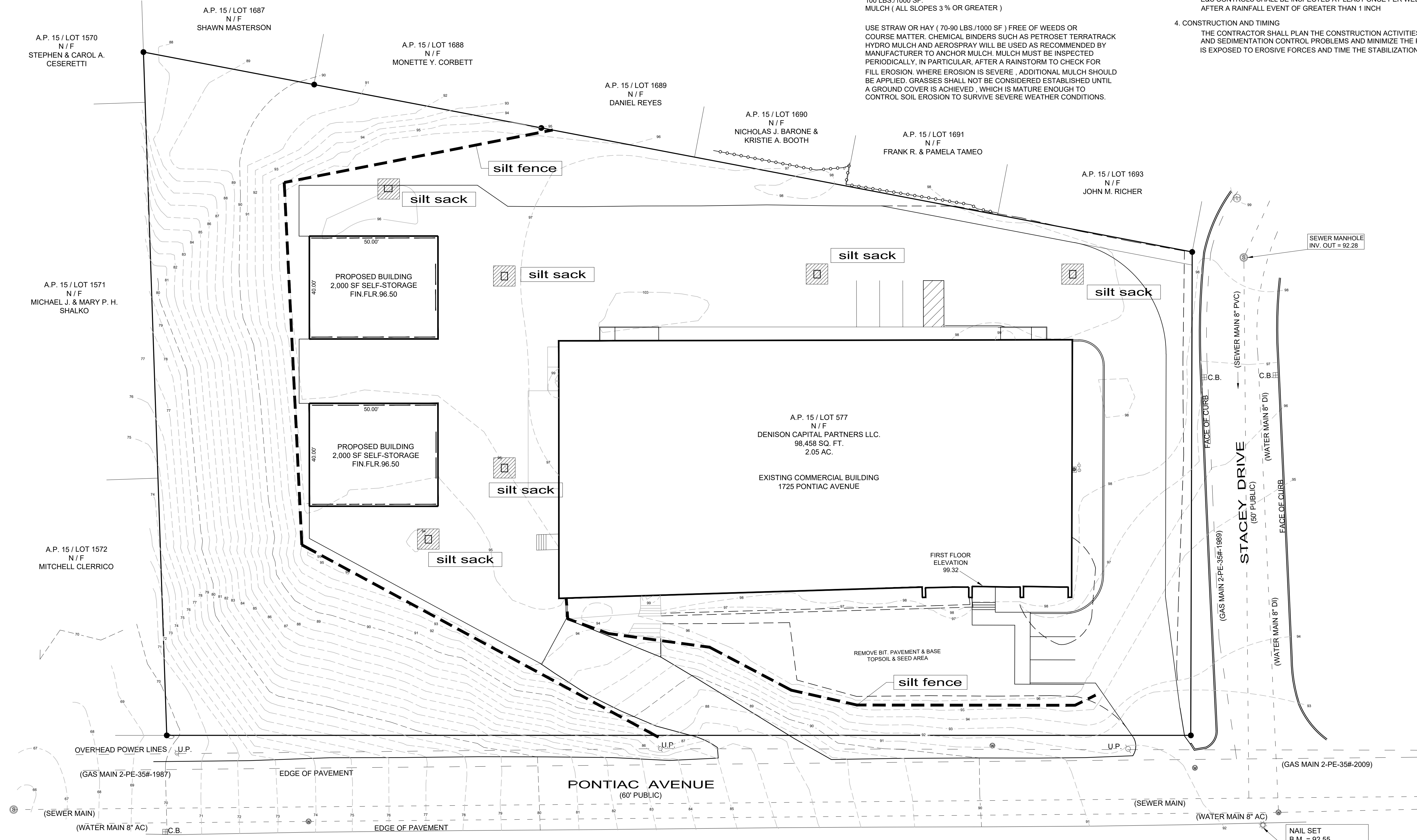
1727 PONTIAC AVENUE  
CRANSTON, RHODE ISLAND

DRAWING TITLE:  
**EROSION & SEDIMENT CONTROL PLAN**

SEAL

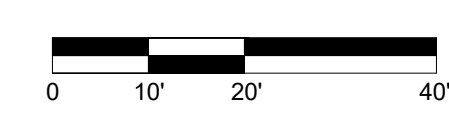
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PROJECT MGR:  
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**C-102**

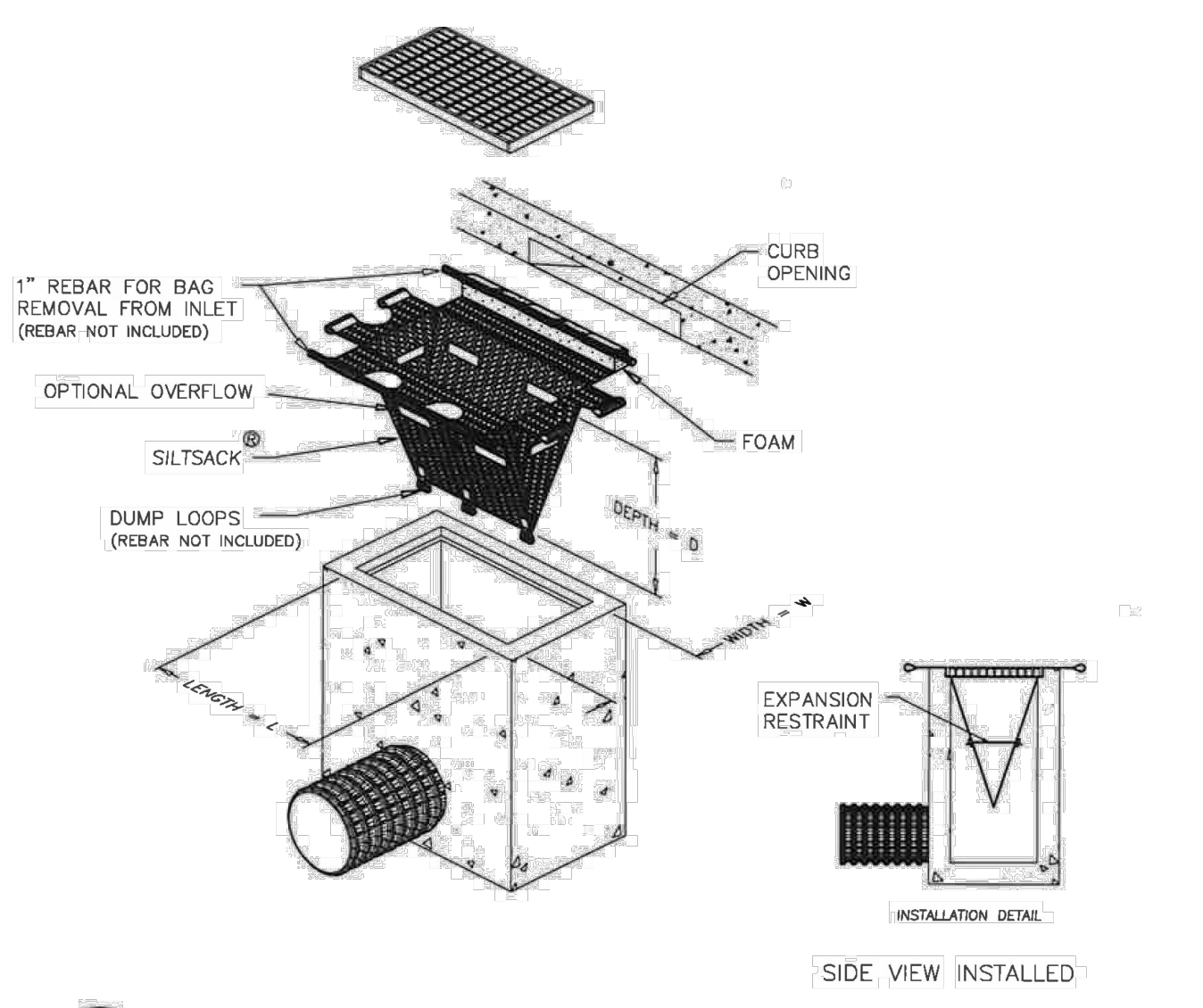
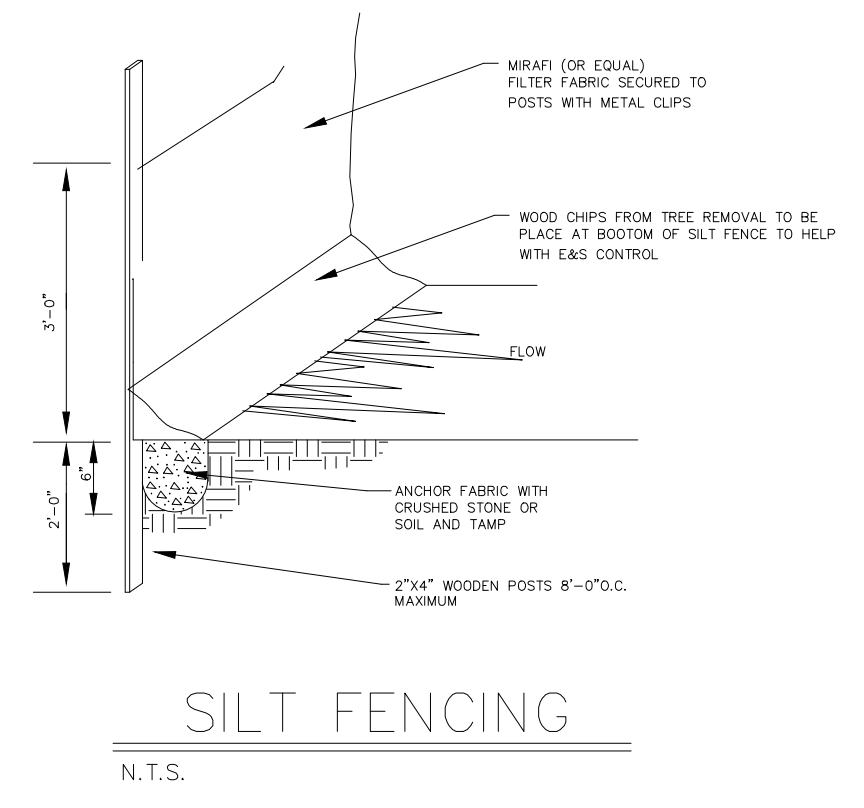
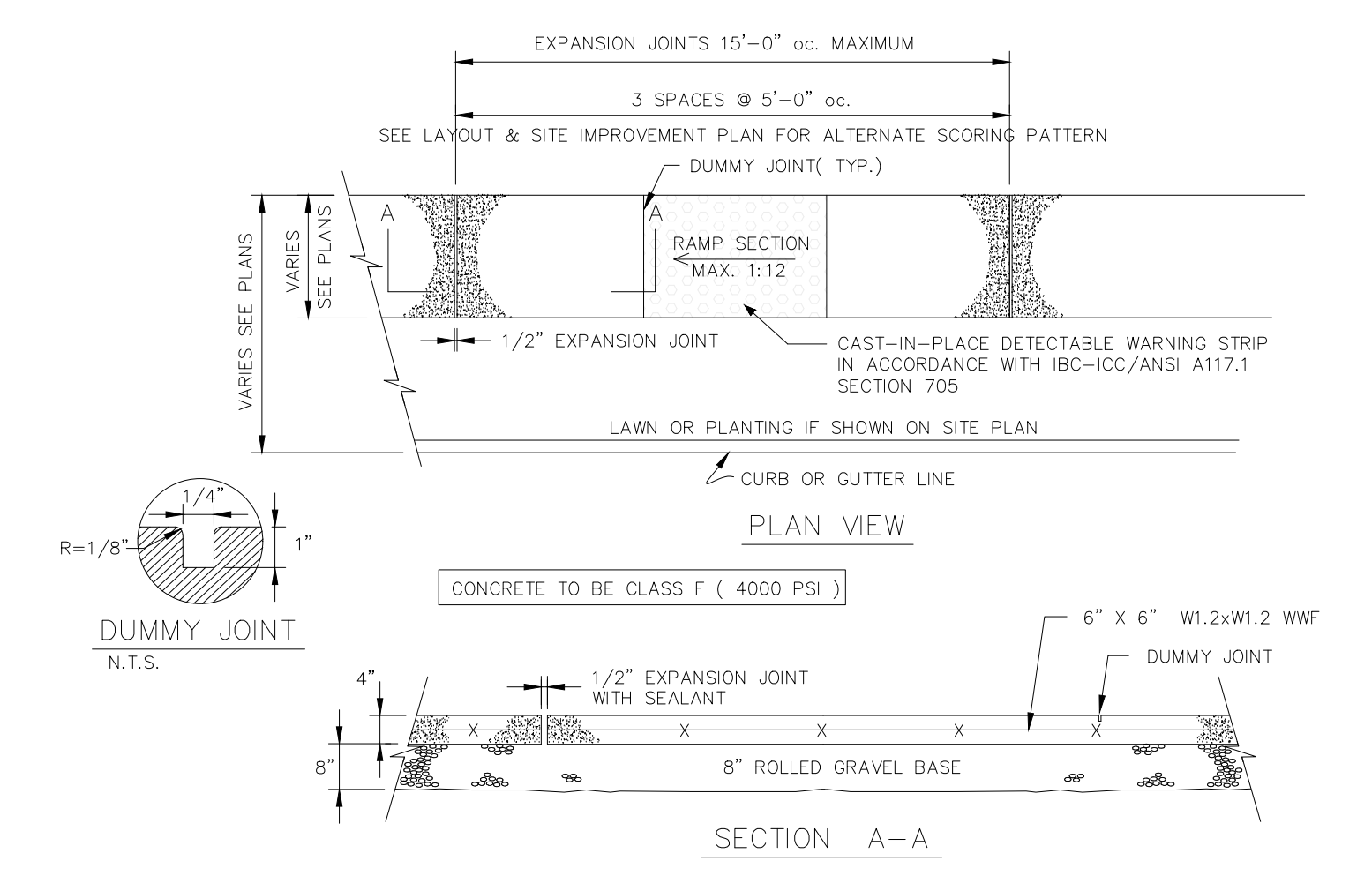
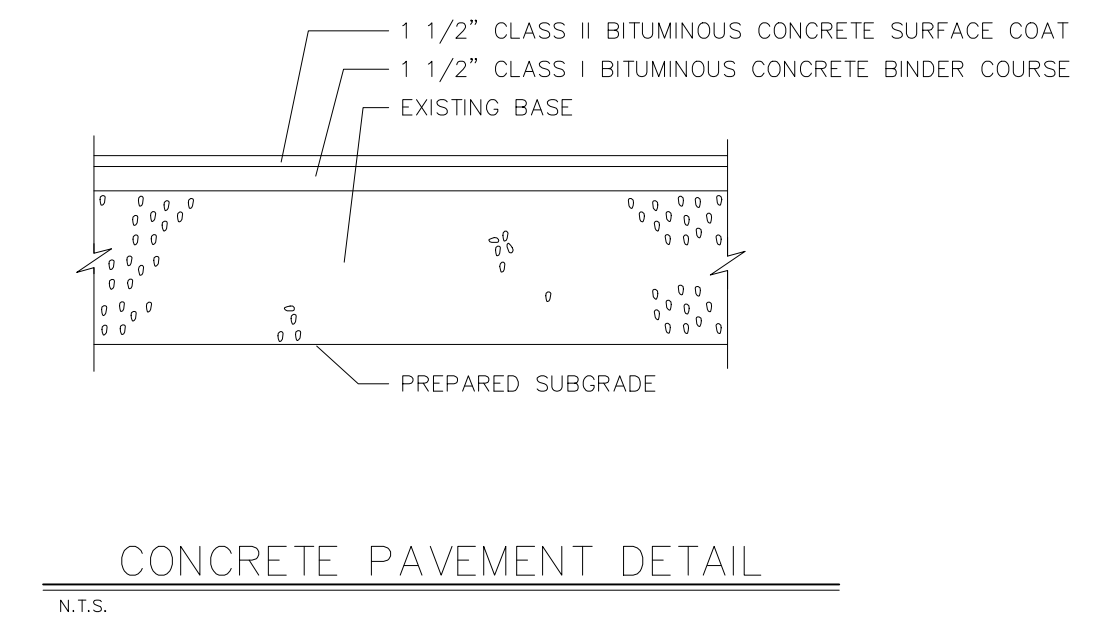
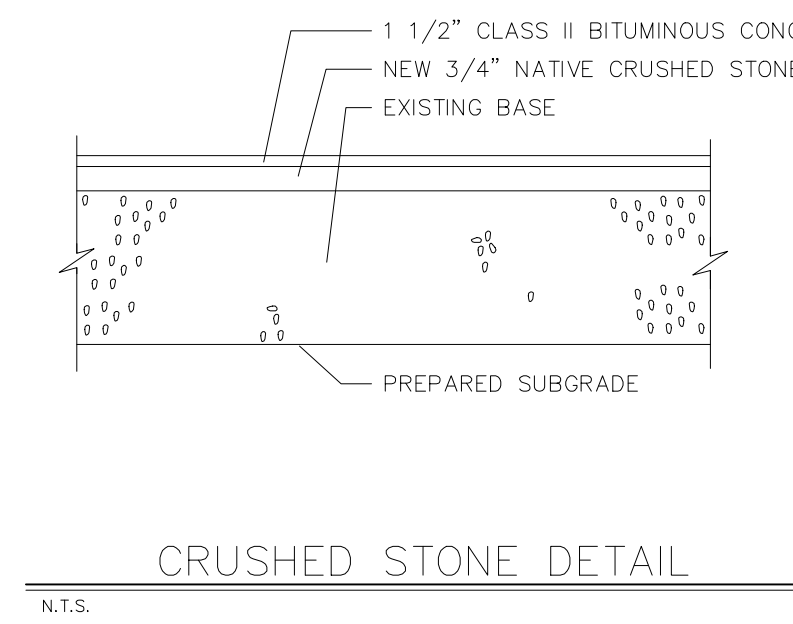
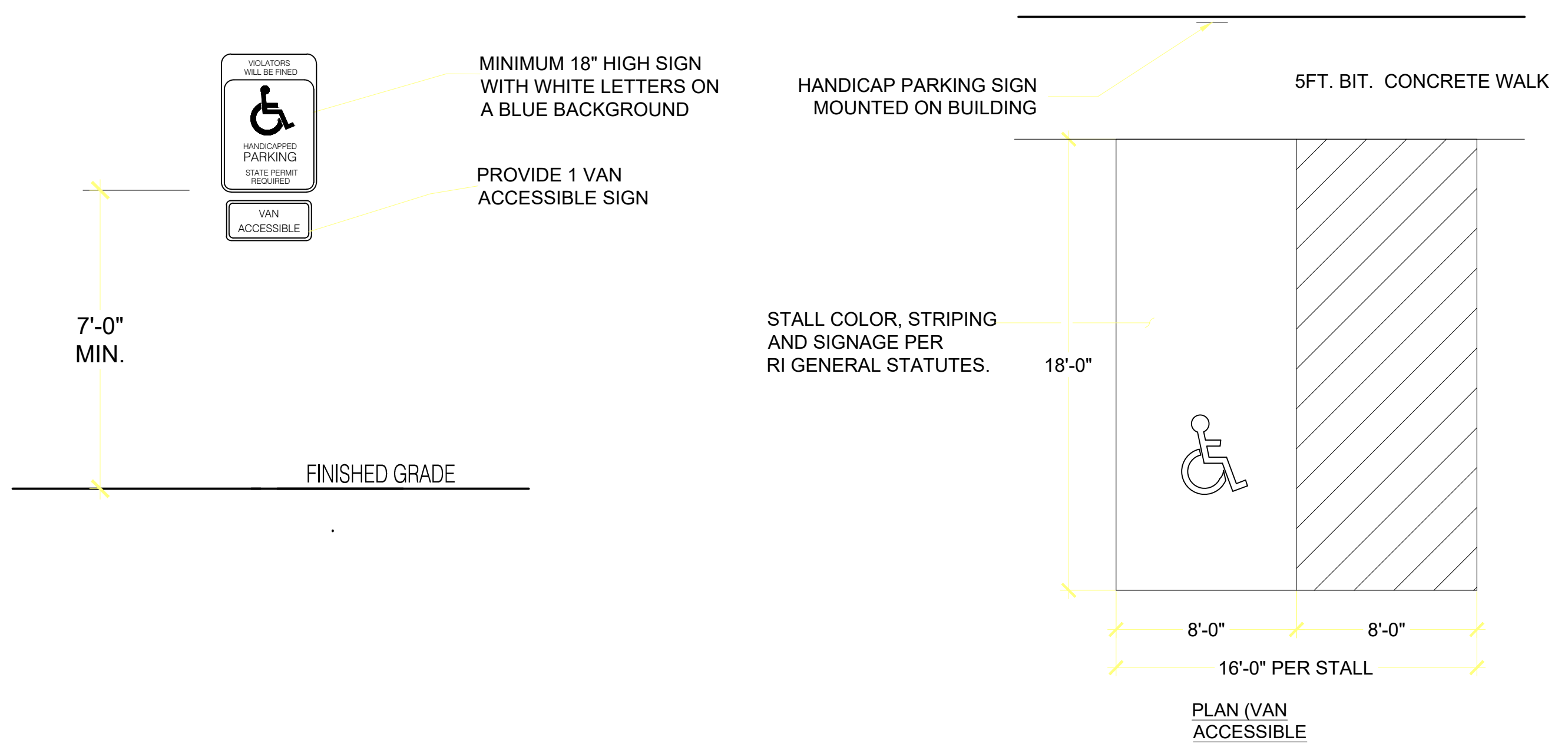


**EROSION & SEDIMENT CONTROL PLAN**

1"=20 FT.



NAIL SET  
B.M. = 92.55  
NAVD88 DATUM  
NORTHING: 237415.44  
EASTING: 338610.15



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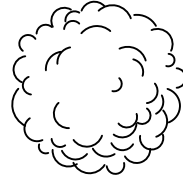


1727 PONTIAC AVENUE  
CRANSTON, RHODE ISLAND

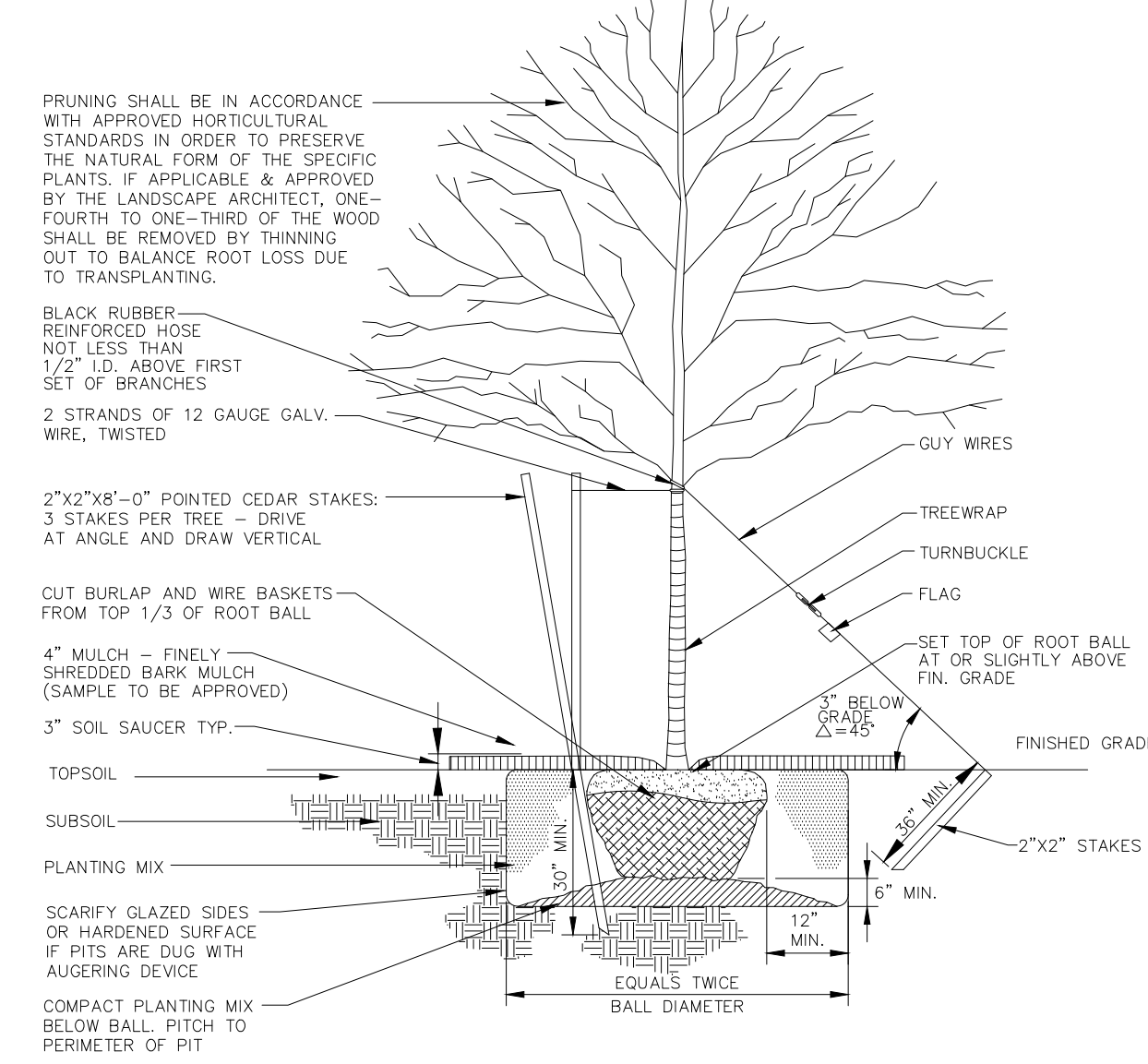
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**SITE DETAILS**

SEAL

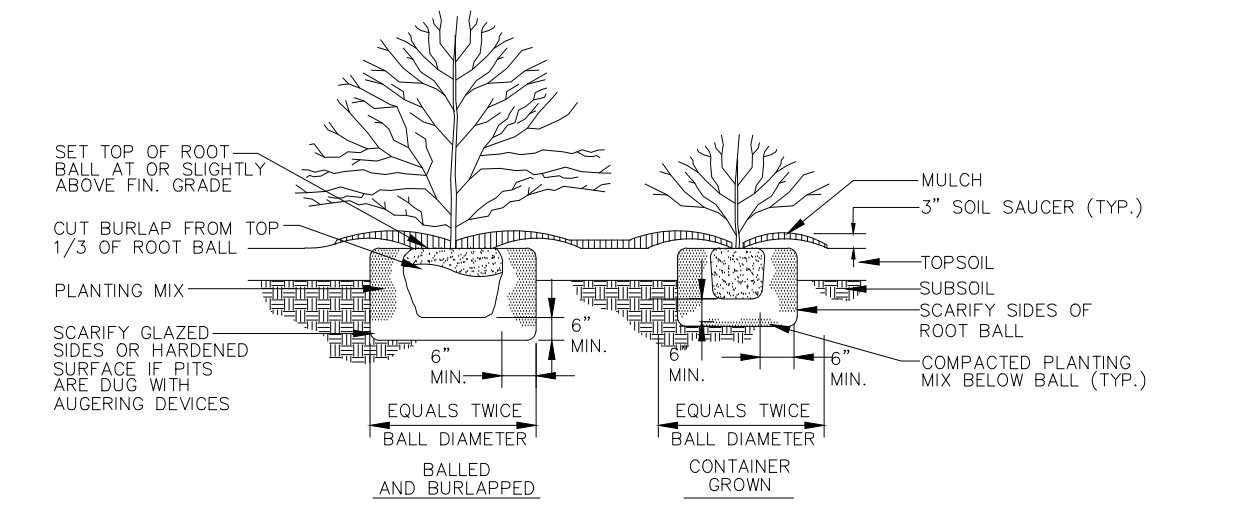
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ARCHITECT:  
PROJECT MGR:  
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LANDSCAPE SCHEDULE

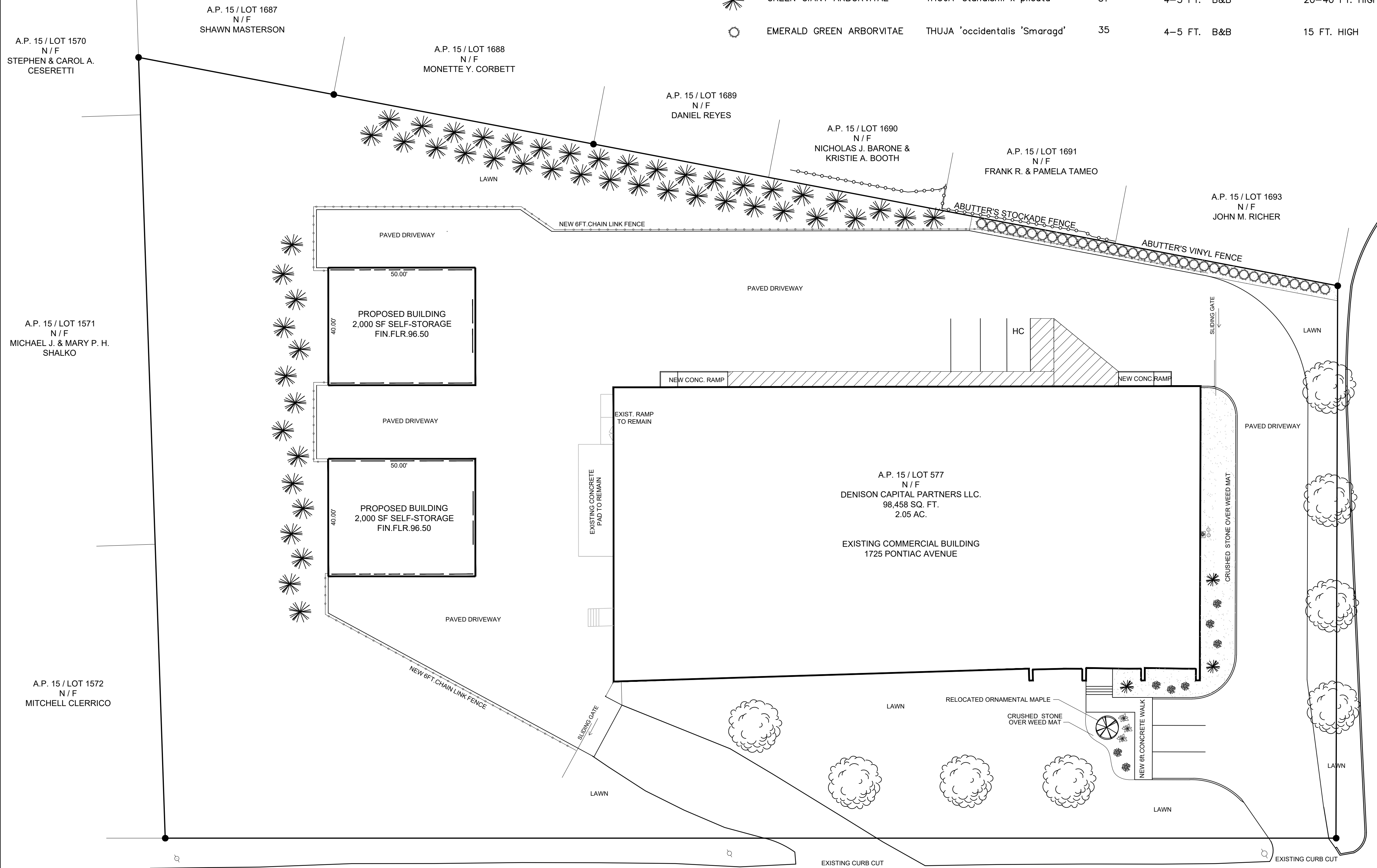
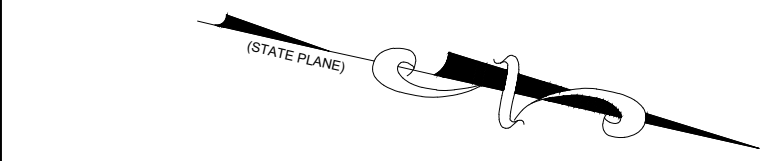
COMMON NAME	BOTANICAL NAME	QTY.	PLANTED SIZE	MATURE SIZE
 RHODODENDRON	RHODODENDRON 'PJM'	8	18-24" SPD.	4 FT.
 JAPANESE HOLLY	HOLLY 'CHESAPEAKE'	3	18-24" SPD.	5 FT.
 JAPANESE HOLLY	HOLLY 'CHESAPEAKE'	3	18-24" SPD.	5 FT.
 AUTUMN FLAME RED MAPLE	ACER rubrum 'Autumn Flame'	4	2" - 2 1/2" B&B	30-40 FT. HIGH
 GREEN GIANT ARBORVITAE	THUJA 'standishii x plicata'	51	4-5 FT. B&B	20-40 FT. HIGH
 EMERALD GREEN ARBORVITAE	THUJA 'occidentalis 'Smaragd'	35	4-5 FT. B&B	15 FT. HIGH



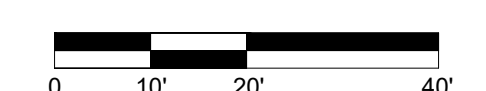
DECIDUOUS TREE PLANTING  
N.T.S. BLD-008



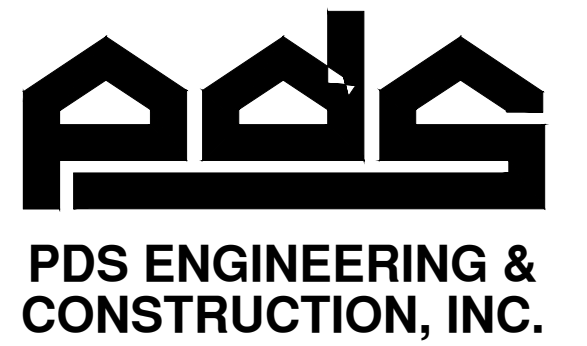
SHRUB PLANTING  
N.T.S. BLD-005



LANDSCAPE PLAN  
1"=20 FT.



DATE	ISSUE
7-24-2023	P&Z APPLICATION
11-7-23	PROP. 4,000 SF BUILDING
4-2-2024	PROP. BUILDING FOOTPRINT



107 Old Windsor Road  
Bloomfield, Connecticut 06002  
Telephone: (860) 242-8586  
FAX (860) 242-8587

CONSULTANTS:

PROJECT NAME:  
**CRANSTON SELF STORAGE**

1727 PONTIAC AVENUE  
CRANSTON, RHODE ISLAND

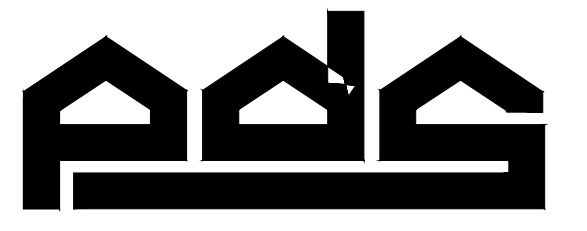
DRAWING TITLE:  
**LANDSCAPE PLAN**

SEAL

ENGINEER: FB  
ARCHITECT:  
PROJECT MGR:  
DRAFTED BY: BF

**C-104**

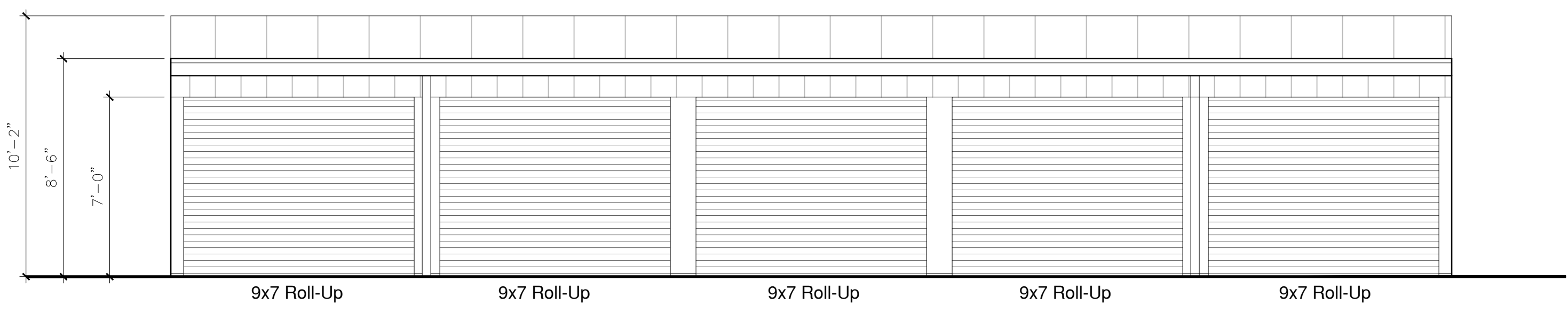
DATE	ISSUE
11-7-23	APPROVAL DRAWING
4-2-2024	BUILDING FOOTPRINT



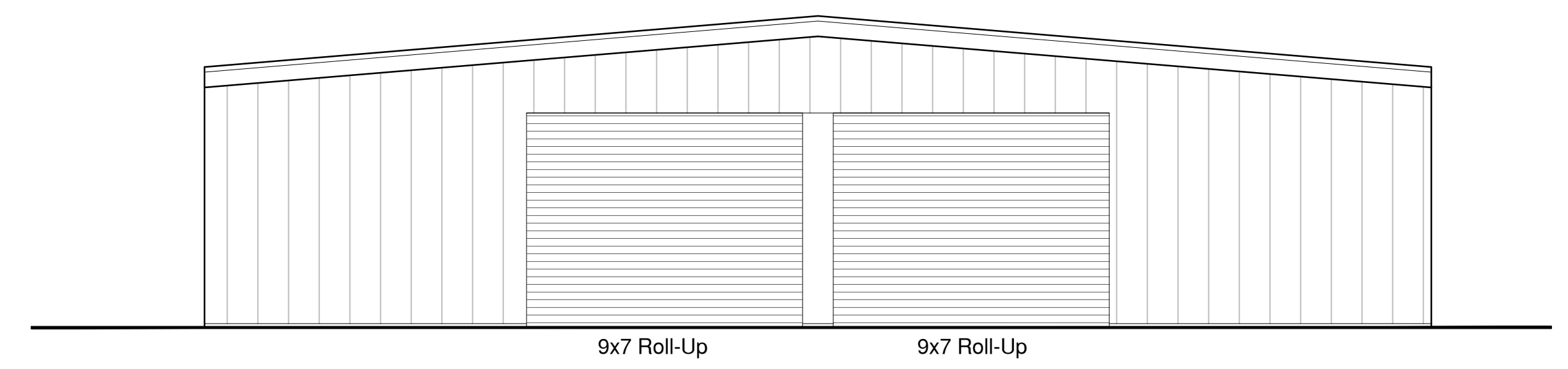
**PDS ENGINEERING & CONSTRUCTION, INC.**

107 Old Windsor Road  
Bloomfield, Connecticut 06002  
Telephone: (860) 242-8586  
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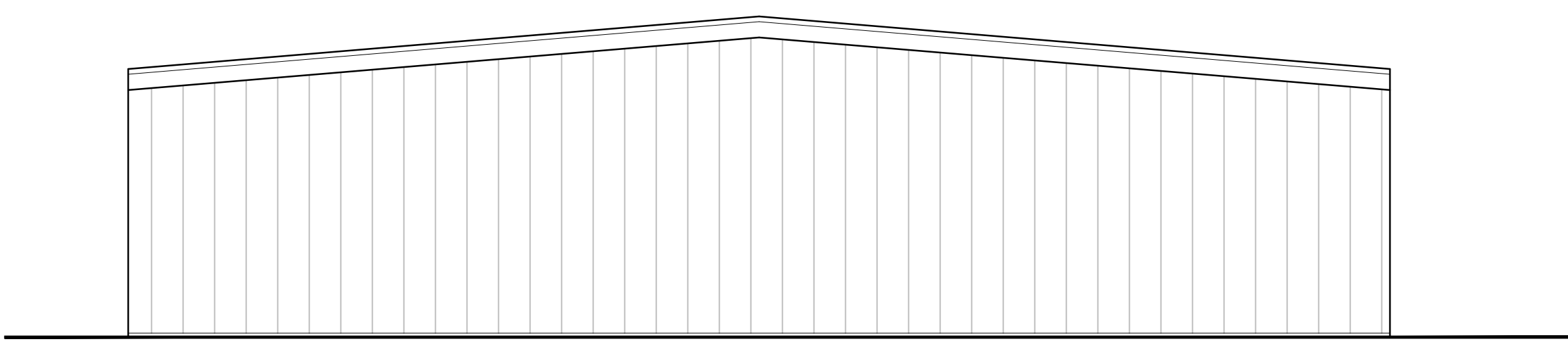
CONSULTANTS:



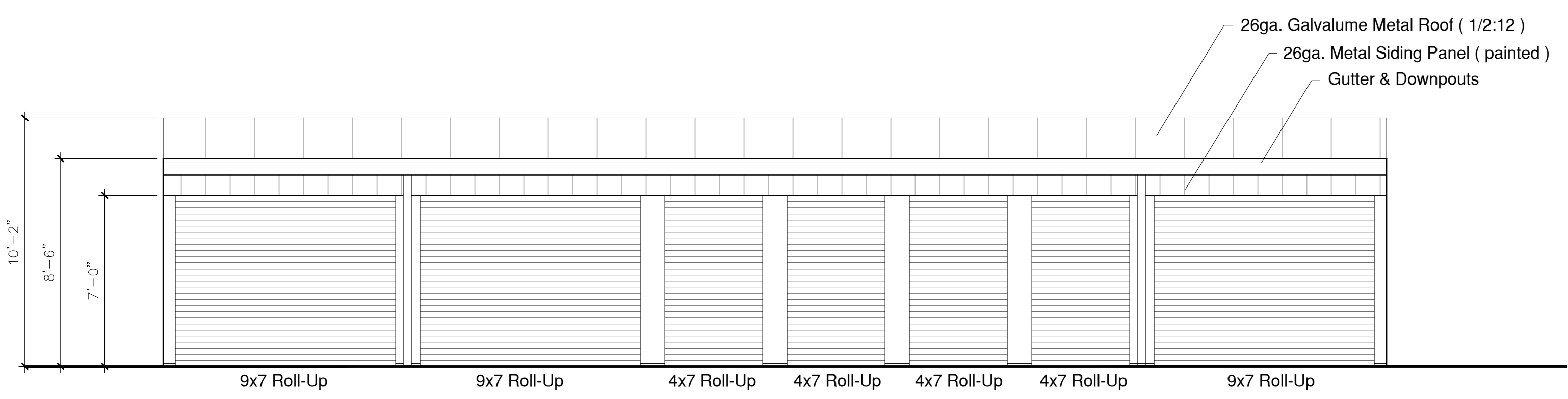
EAST ELEVATION  
1/4"=1'-0"



NORTH ELEVATION  
1/4"=1'-0"



SOUTH ELEVATION  
1/4"=1'-0"



WEST ELEVATION  
1/4"=1'-0"

PROJECT NAME:

**CRANSTON SELF STORAGE  
Proposed Storage Building #2**

1727 PONTIAC AVENUE  
CRANSTON, RHODE ISLAND

DRAWING TITLE:

**EXTERIOR ELEVATIONS  
( 2 Buildings Similar )**

SEAL

ENGINEER: FB  
ARCHITECT:  
PROJECT MGR:  
DRAFTED BY: BF

**A-1**