



City of Cranston
Zoning Board of Review
May 10, 2023

Chairman of the Board
Christopher E. Buonanno

Members

Joy Montanaro (Vice-Chair)

Paula McFarland

Dean Perdikakis

Carlos Zambrano

Craig Norcliffe (1st Alternate)

Vacant (2nd Alternate)

Frank Corrao III (3rd Alternate)

Vacant (4th Alternate)

► **Ward 3**

► **GARFIELD AVE FOODS, LLC. (OWN) and LAMAR CENTRAL OUTDOOR, LLC (APP)** have filed an application for special permit to modify an existing double-sided billboard to an electronic double-sided billboard at **110 Garfield Avenue**, A.P. 7, lots 2561-62, 2593-97, and 3768, area 29,091 sf. zoned M2. Applicant seeks relief per Sections 17.92.010 Variance; 17.72.010 (7) Signs. 17.92.020 Special Permit; 17.20.120 Schedule of Intensity Regulations;

► Application filed 2/8/2023. Dylan Conley, Esq.

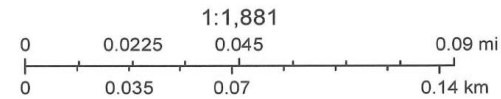


110 Garfield Ave 400' Radius Plat 7 Lot 2596 etc



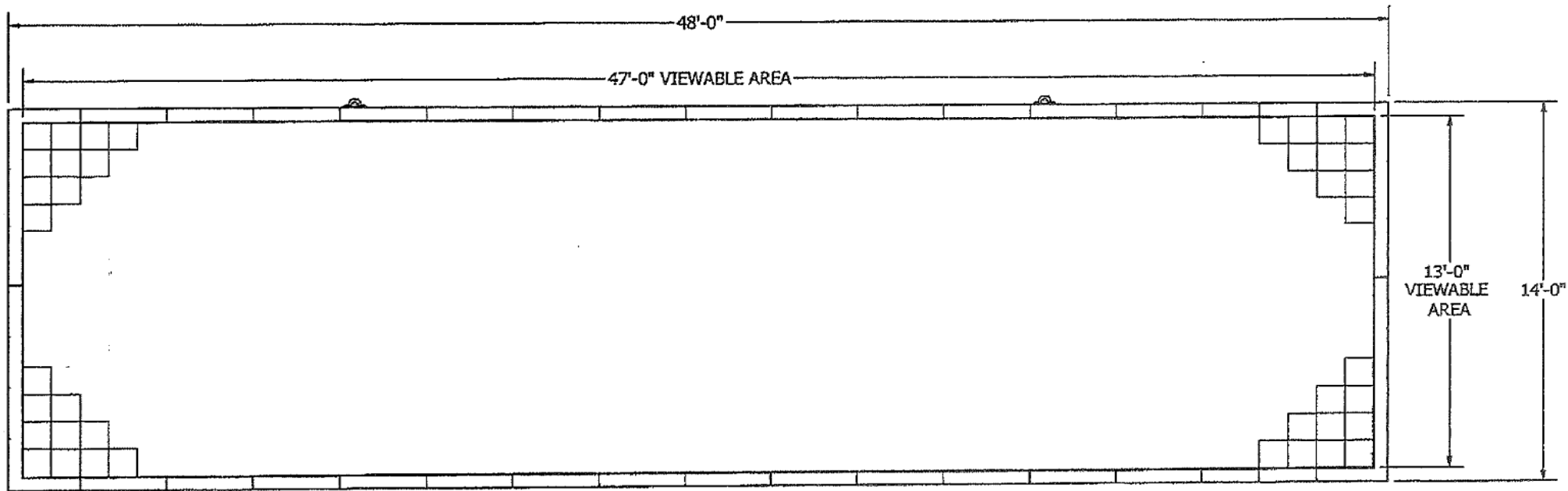
11/1/2022, 8:49:27 AM

Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names	Zoning			A6		C4		S1
—	Cranston Boundary	none		B1		C5		Other
⋮	Parcels	A80		B2		M1		
▬	Buildings	A20		C1		M2		
▬	Zoning Dimensions	A12		C2		EI		



City of Cranston





REVISION	SHEET	LINEAR TOLERANCES	ANGULAR TOLERANCES	THIRD ANGLE PROJECTION	CRISS REF.	DESCRIPTION
1	1 OF 5	XX..... = ± 1/16" XX..... = ± .0450" XXX..... = ± .0300" XXXX..... = ± .0150" XXXXX..... = ± .0050"	X°..... = ± 3° XX°..... = ± 1° XXX°..... = ± .5°		LAMAR REV 4	VIEWING AREA, 14' x 48', REAR SERVICE
		<small>ALL DIMENSIONS ARE U.S. DIMENSIONAL UNITS, UNLESS OTHERWISE SPECIFIED. STANDARD TOLERANCES APPLY TO ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED. TOLERANCES DO NOT APPLY TO EDGEWELD DIMENSIONS.</small>			DATE CREATED 7/28/2014 CMC PROGRAM	DRAWN T. Cates MATERIAL PART NUMBER 990-0002 - A
<small>VAULT LOCATION: Design2 Digk Part Numbers\990-0002.lgr</small>						



► **Ward 6**

► **HASSAN HASABA (OWN/APP)** has applied for permission to subdivide a lot, leaving an existing single-family dwelling with reduced side and rear setbacks at **189 Kearney Street, Parcel B**, A.P. 10, lots 316 and 317, area 8,091 s.f., zoned A8. Applicant seeks relief per 17.92.010-Variances; Section 17.20.120- Schedule of Intensity Regulations.

► Application filed 1/24/23. Robert D. Murray, Esq.

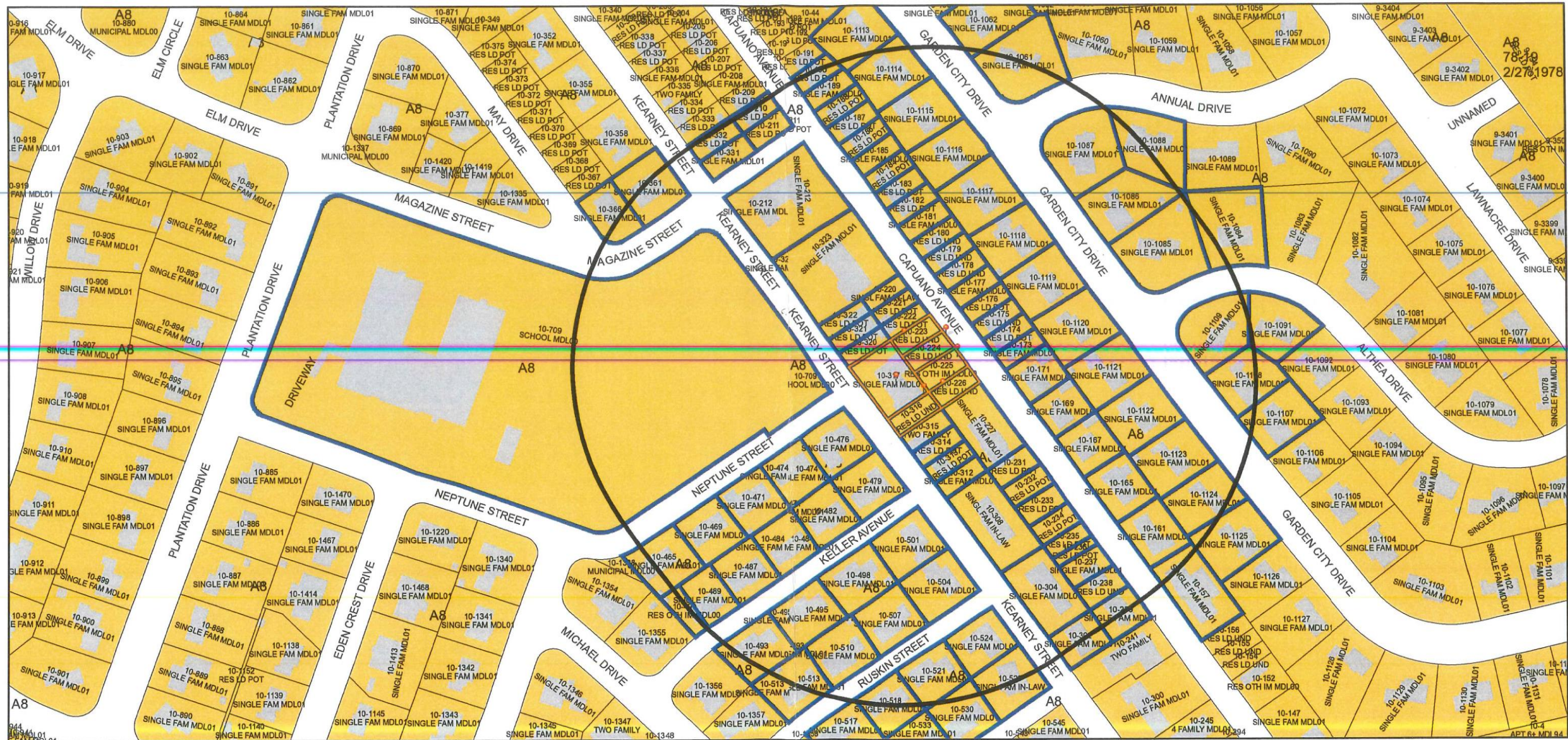
► **Ward 6**

► **HASSAN HASABA (OWN/APP)** has applied for permission to subdivide a lot, and to build a new single-family dwelling on an under-sized lot at **0 Capuano Avenue, Parcel A**, A.P. 10, lots 223, 224, 225, and 226, area 7,869 s.f., zoned A8. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.

► Application filed 1/24/23. Robert D. Murray, Esq.



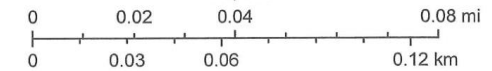
189 Kearney St 400' Radius Plat 10 Lots 223-226, 316-317



1/20/2023, 11:48:09 AM

1:1,693

Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names		Zoning		A6		C4		S1
		Cranston Boundary	none			C5		Other
		Parcels	A80			M1		
		Buildings	A20			M2		
Zoning Dimensions		A12		C2		EI		



City of Cranston

REFERENCE:
 1. DEED BK 5571 PG 7
 2. DEED BK 4380 PG 330
 3. DEED BK 1287 PG 56
 4. RECORD LOTS 105, 106, 107, 108, 198, 200 & 201 ON "EDEN CREST CRANSTON, R.I. OWNED BY J.W. WILBUR MARCH 2, 1902, A.L. ELIOT SURVEYOR, BOSTON, MASS" P.C. 320
 5. ZONING VARIANCE APPLICATION RECORD ID: 1281568
 6. ZONING VARIANCE APPLICATION RECORD ID: 1282053

NOTE:
 1. FEMA ZONE X / MAP 44097C0314H / DATED: 10-02-2015
 2. LOT 316 PREVIOUSLY WAS MERGED WITH LOT 317
 3. ALL ABUTTERS ARE LOCATED ON THE "EDEN CREST" PLAT (SEE REF. #3)
 4. ALL LOTS ARE COMPRISED OF ENTIRELY BUILDABLE UPLAND.
 5. NO PROPOSED EASEMENTS ON SITE
 6. NO KNOWN CEMETARIES OR NOR ABUTTING SITE
 7. SITE IS NOT WITHIN A NATURAL HERITAGE AREA
 8. NO KNOWN ENVIRONMENTAL HAZARDS ON SITE.

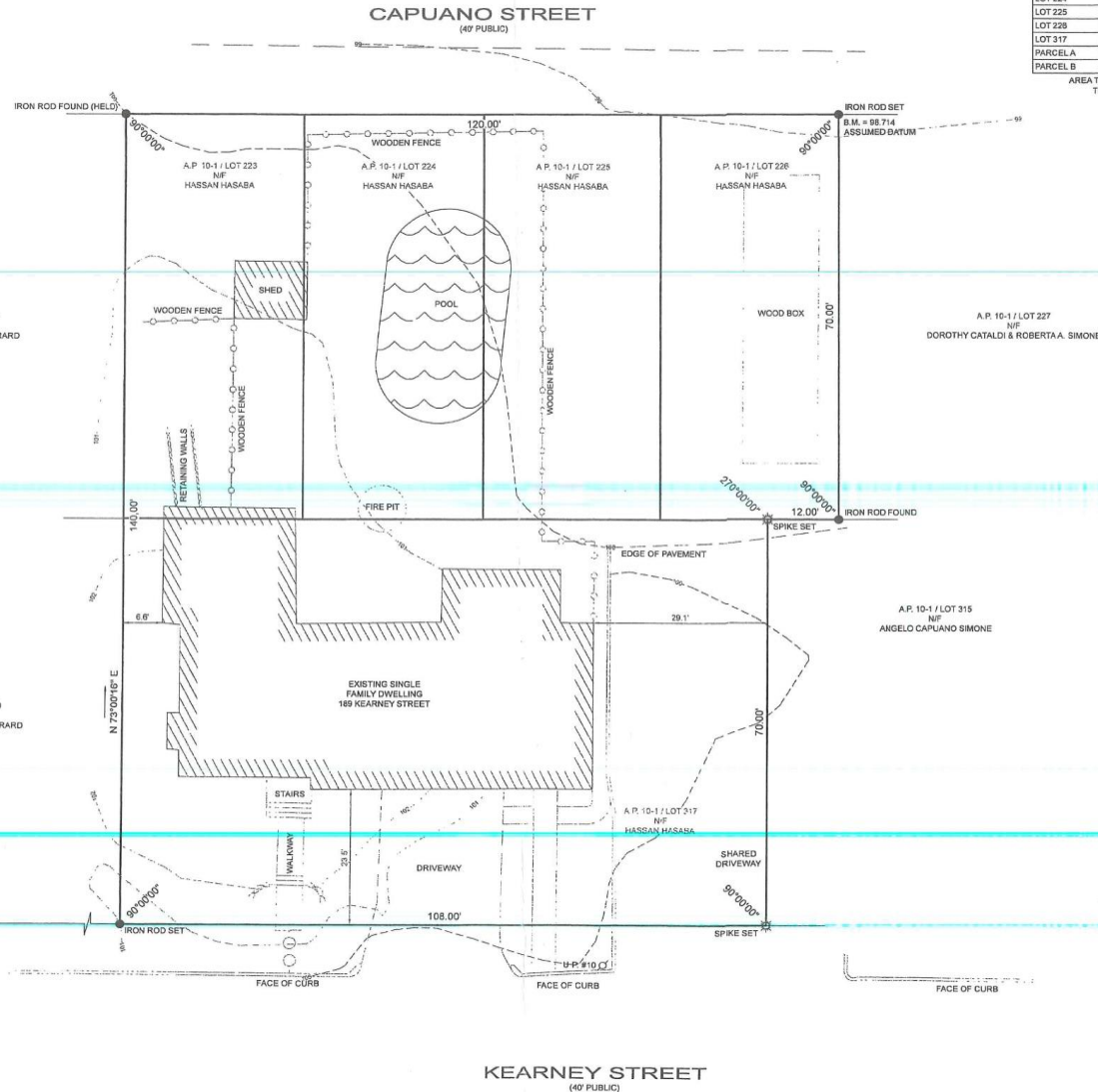
**AVERAGE ALIGNMENT (PARCELA)
 LOT 226-227: 16.70 FT.
 LOT 227: 16.90 FT.
 LOT 228: 21.72 FT.
 AVERAGE: 18.44 FT**

A.P. 10-1 / LOT	OLD AREA	NEW AREA
LOT 223	2,100 S.F. (0.05 AC.)	0 S.F. (0 AC.)
LOT 224	2,100 S.F. (0.05 AC.)	0 S.F. (0 AC.)
LOT 225	2,100 S.F. (0.05 AC.)	0 S.F. (0 AC.)
LOT 226	2,100 S.F. (0.05 AC.)	0 S.F. (0 AC.)
LOT 317	7,860 S.F. (0.17 AC.)	0 S.F. (0 AC.)
PARCELA	0 S.F. (0 AC.)	7,860 S.F. (0.18 AC.)
PARCELA B	0 S.F. (0 AC.)	8,091 S.F. (0.19 AC.)
AREA TO BE CONVEYED = 15,960 S.F. (0.37 AC.)		
TOTAL AREA = 15,960 S.F. (0.37 AC.)		



LOCUS MAP
 NOT TO SCALE
ZONING DISTRICT A-8
 MINIMUM LOT AREA: 8,000 S.F.
 MINIMUM LOT FRONTAGE: 60 FT.
 MINIMUM SETBACKS: FRONT: 25 FT.
 SIDE: 10 FT.
 REAR: 20 FT.
 MAXIMUM STRUCTURE HEIGHT: 35 FT.
 MAXIMUM LOT COVERAGE: 30%

LEGEND
 AP ASSESSOR'S PLAT
 N/F NOW OR FORMERLY
 ● IRON ROD
 ⊙ DRILL HOLE
 ⊛ GIN SPIKE / MAG NAIL
 ⊠ GRANITE BOUND
 ⊕ UTILITY POLE



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 PRINCIPAL STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:
 TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MAP COMPLETION SURVEY: CLASS IV

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH AND MARK BOUNDARY LINES AND TO MOVE PROPERTY LINE BETWEEN LOTS 317 AND 315
 BY: [Signature] DATE: 1/09/23
 RICHARD J. GODYRA, P.L.S. LICENSE #1782 CGA #LS-862

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 COMBINATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

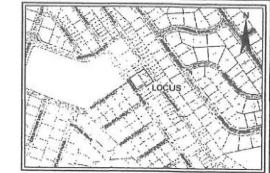
**CAPUANO STREET
 KEARNEY STREET
 STREET INDEX**

EXISTING CONDITIONS
 REPLAT OF LOTS 105, 106, 107, 108, 198, 199, 200 & 201 ON "EDEN CREST" PLAT
 MINOR LAND SUBDIVISION
 PRELIMINARY PLAN
 A.P. 10-1 / LOT 223, 224, 225, 226 & 317
 189 KEARNEY STREET
 CRANSTON, R.I. 02920
 SCALE: 1"=10' DATE: DECEMBER 28, 2022
 PREPARED FOR:
 HASSAN HASABA
 189 KEARNEY STREET
 CRANSTON, R.I. 02920
 PREPARED BY:
 OCEAN STATE PLANNERS, INC.
 1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
 PHONE: (401) 483-9696 info@osplanners.com
 JOB NO. 10394 / DWG. NO. 10394 - Prelim. - (AJB)
 SHEET 1 OF 5
 GRAPHIC SCALE: 1"=10'

- REFERENCE:
- DEED BK 6571 PG 7
 - DEED BK 4230 PG 330
 - DEED BK 1287 PG 58
 - RECORD LOTS 105, 106, 107, 108, 198, 199, 200 & 201 ON "EDEN CREST" CRANSTON, R.I. OWNED BY J.W. WILBUR MARCH 2, 1902. A.L. ELIOT SURVEYOR, BOSTON, MASS." P.G. 320
 - ZONING VARIANCE APPLICATION RECORD ID: 1281588
 - ZONING VARIANCE APPLICATION RECORD ID: 1282053

- NOTE:
- FEMA ZONE X / MAP 44027C0314H / DATED: 10-02-2015
 - LOT 316 PREVIOUSLY WAS MERGED WITH LOT 317
 - ALL ABUTTERS ARE LOCATED ON THE "EDEN CREST" PLAT (SEE REF. #3).
 - ALL LOTS ARE COMPRISED OF ENTIRELY BUILDABLE UPLAND
 - NO PROPOSED EASEMENTS ON SITE
 - NO KNOWN CEMETARIES OR NOR ABUTTING SITE
 - SITE IS NOT WITHIN A NATURAL HERITAGE AREA
 - NO KNOWN ENVIRONMENTAL HAZARDS ON SITE

AVERAGE ALIGNMENT:
(PARCEL A)
LOT 220-222: 19.70 FT
LOT 227: 16.50 FT
LOT 223: 21.72 FT
AVERAGE: 19.44 FT

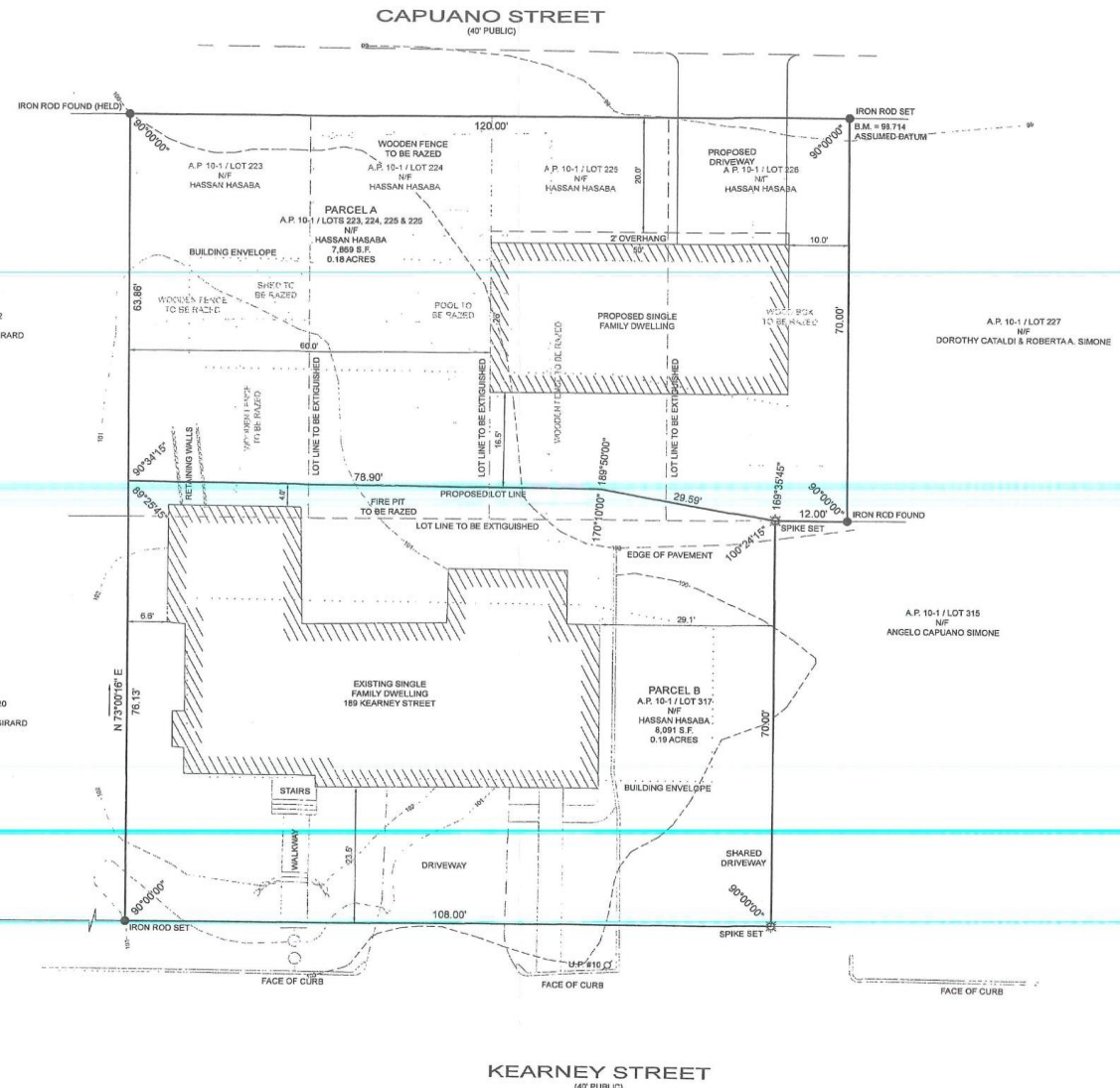


LOCUS MAP
NOT TO SCALE

ZONING DISTRICT A-8

MINIMUM LOT AREA: 8,000 S.F.
MINIMUM LOT FRONTAGE: 90 FT.
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 10 FT.
REAR: 20 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM LOT COVERAGE: 30%

- LEGEND
- AP ASSESSOR'S PLAT
 - NF NOW OR FORMERLY
 - IRON ROD
 - ⊙ DRILL HOLE
 - ⊛ GIN SPIKE / MAG NAIL
 - GRANITE BOUND
 - ⊘ UTILITY POLE



SURVEY CLASSIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 507 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2012 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 AND TO HAVE PROPERTY LINES BETWEEN LOTS 223, 224, 225, 226 AND 315

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 COMPARISON OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

DATE: 1/17/23
BY: RICHARD T. SZTYRA, P.L.S. LICENSE #1768, COA # LS-660

CAPUANO STREET
KEARNEY STREET
STREET INDEX

PROPOSED PLAN
REPLAT OF LOTS 105, 106, 107, 108, 198, 199, 200 & 201 ON "EDEN CREST" PLAT
MINOR SUBDIVISION
PRELIMINARY PLAN

A.P. 10-1 / LOT 223, 224, 225, 226 & 317
189 KEARNEY STREET
CRANSTON, R.I. 02920
SCALE: 1"=10' DATE: DECEMBER 28, 2022

PREPARED FOR:
HASSAN HASABA
189 KEARNEY STREET
CRANSTON, R.I. 02920

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
PHONE: (401) 483-9086 info@osplanners.com

JOB NO. 10394 / DWG. NO. 10394 - Prelim - (A,B)
SHEET: 2 OF 2
GRAPHIC SCALE: 1" = 10'

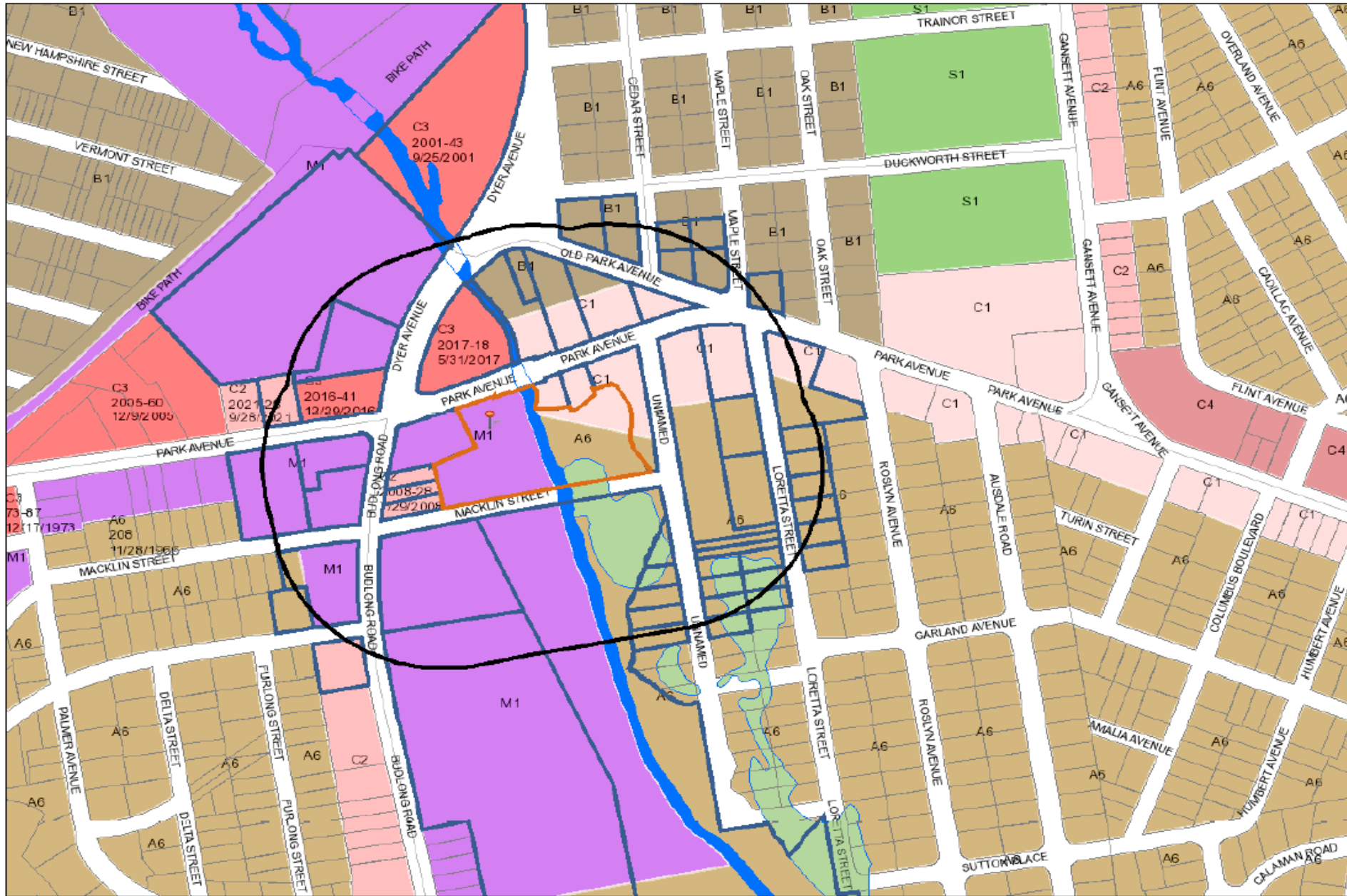
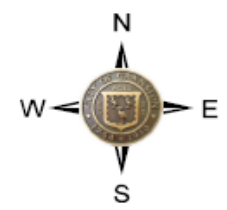


► **Ward 1**

► **OLDCASTLE APG NORTHEAST INC (OWN) and LAMAR CENTRAL OUTDOOR, LLC (APP)** has applied to convert an existing electronic billboard sign to an equal-sized standard vinyl billboard at **0 Park Avenue, A.P. 11, lot 1870**; area 2.04 ac, zoned M1. Applicant seeks relief per Sections 17.92.010 Variance; 17.72.010 (7) Signs. 17.92.020 Special Permit; 17.20.120 Schedule of Intensity Regulations;

► Application filed 2/27/2023. Dylan Conley, Esq.

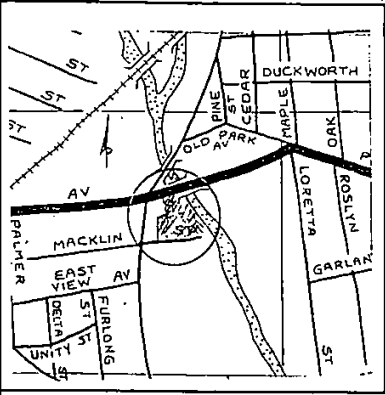




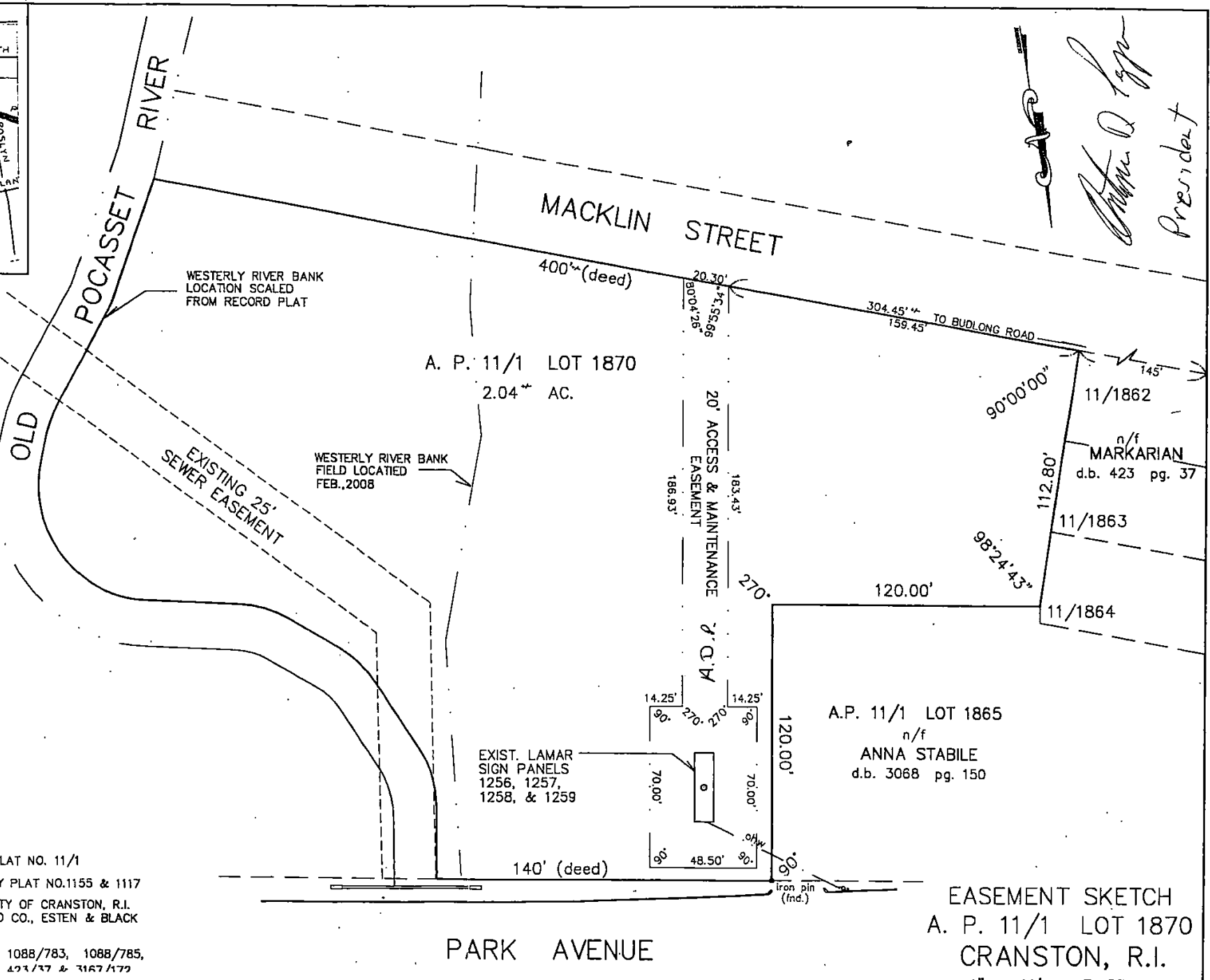
- vParcels_Buffer
- UserSelectedParcels
- Parcel sin Buffer Output
- Parcels
- Streets Names
- Cranston_Boundary
- Hydro Lines 2001
- Hydro Poly 2001
 - Stream/Water Body
 - Swamp
 - Zoning Dimensions
 - Historic Overlay District
- Zoning
 - none
 - A80
 - A20
 - A12
 - A8
 - A6
 - B1
 - B2
 - C1
 - C2
 - C3
 - C4
 - C6
 - M1
 - M2
 - E1
 - MPD
 - S1
 - Other
 - Plat Bounds

This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.





LOCATION MAP
nts



Arthur D. Lynn
 President

REFERENCES:

- 1.) CITY OF CRANSTON ASSESSORS PLAT NO. 11/1
- 2.) STATE OF RHODE ISLAND HIGHWAY PLAT NO. 1155 & 1117
- 3.) MAP OF "BUDLONG EXTENSION, CITY OF CRANSTON, R.I. BELONGING TO THE BODWELL LAND CO., ESTEN & BLACK ENGRS. , AUGUST 1917
- 4.) DEED BOOKS & PAGES 317/380, 1088/783, 1088/785, 3068/150, 423/37 & 3167/172

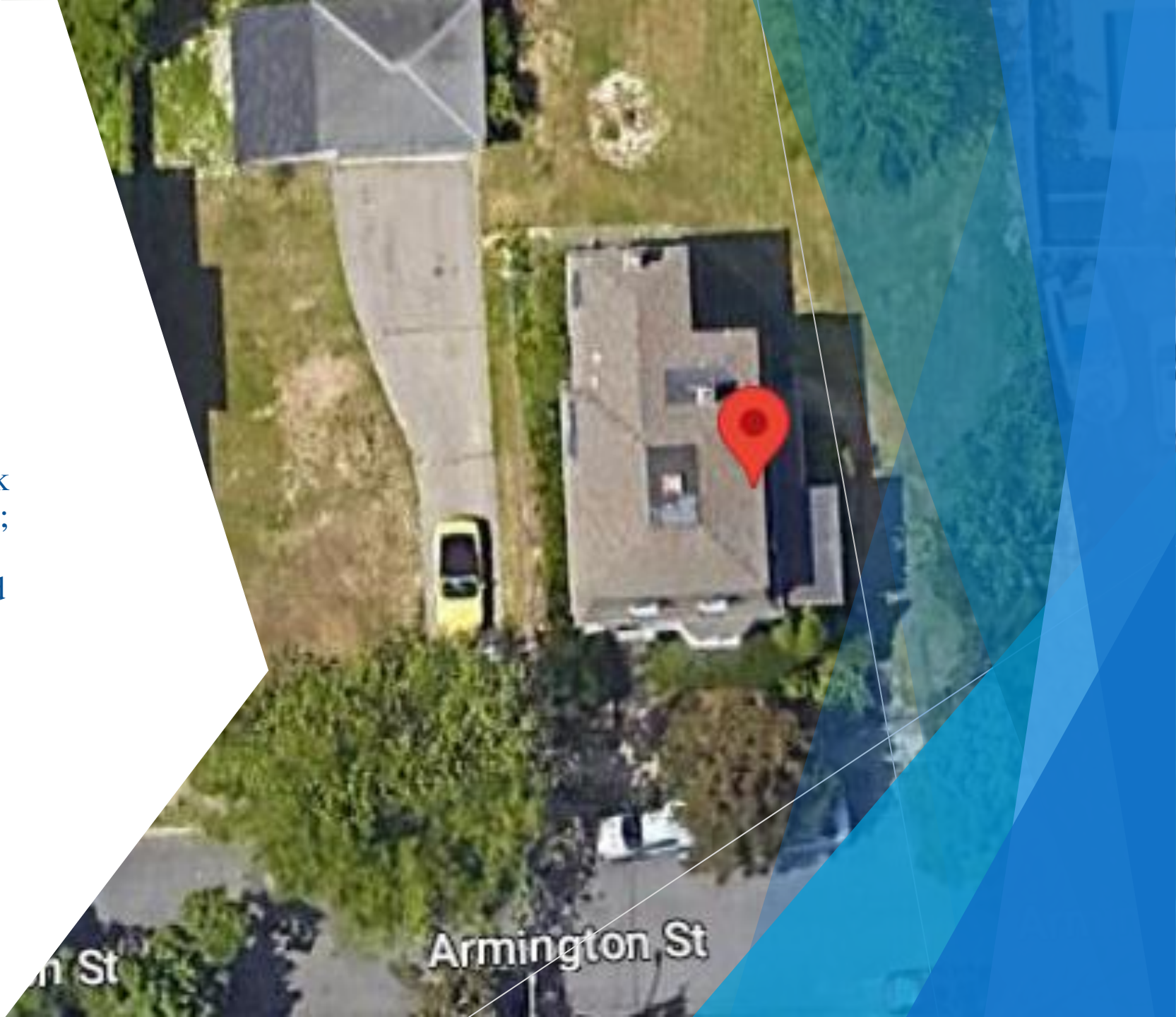
EASEMENT SKETCH
 A. P. 11/1 LOT 1870
 CRANSTON, R.I.

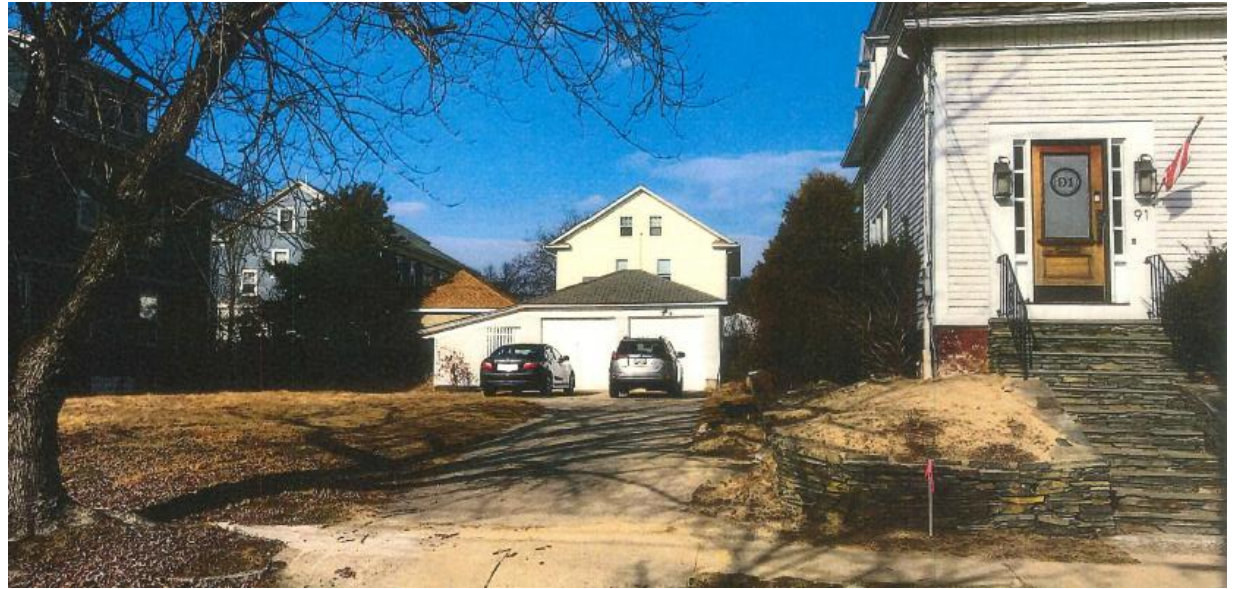


► **Ward 1**

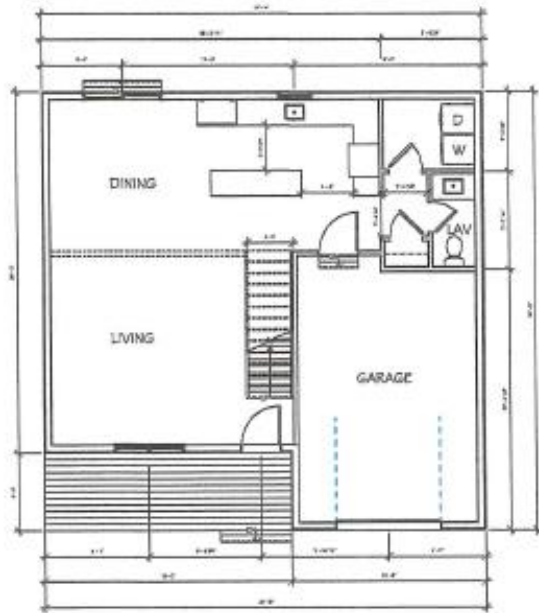
► **JOSEPH DECRISTOFARO (OWN/APP)** has applied to the Board to construct a new single-family dwelling on an under-sized lot at **0 Armington Street, A.P. 2, lot 3268**; area 5,500 sf; zoned B2. Applicant seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, Application filed 02/09/2023.

► **Robert D. Murray, Esq.**

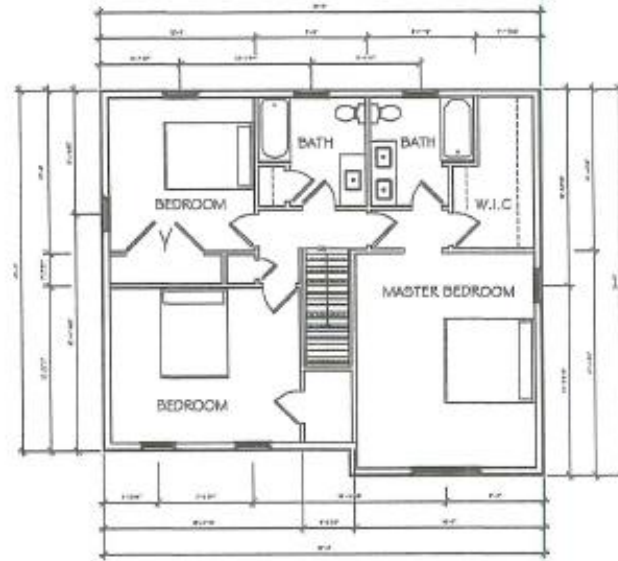








① Ground Floor

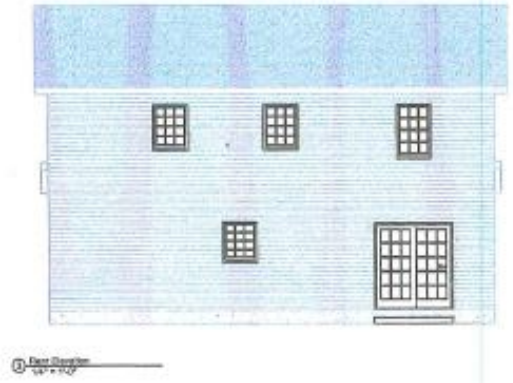
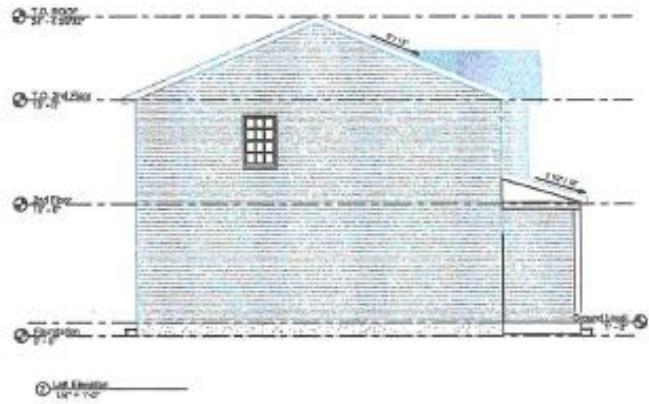


② 1st Floor

NO.	REVISION	DATE
1		
2		
3		
4		

Floor Plan

A101



DATE	3/10/21
DRAWN BY	EMMA 1/4" = 1'-0"
CHECKED BY	
A	B
C	D
E	F
G	H

Elevations

A102

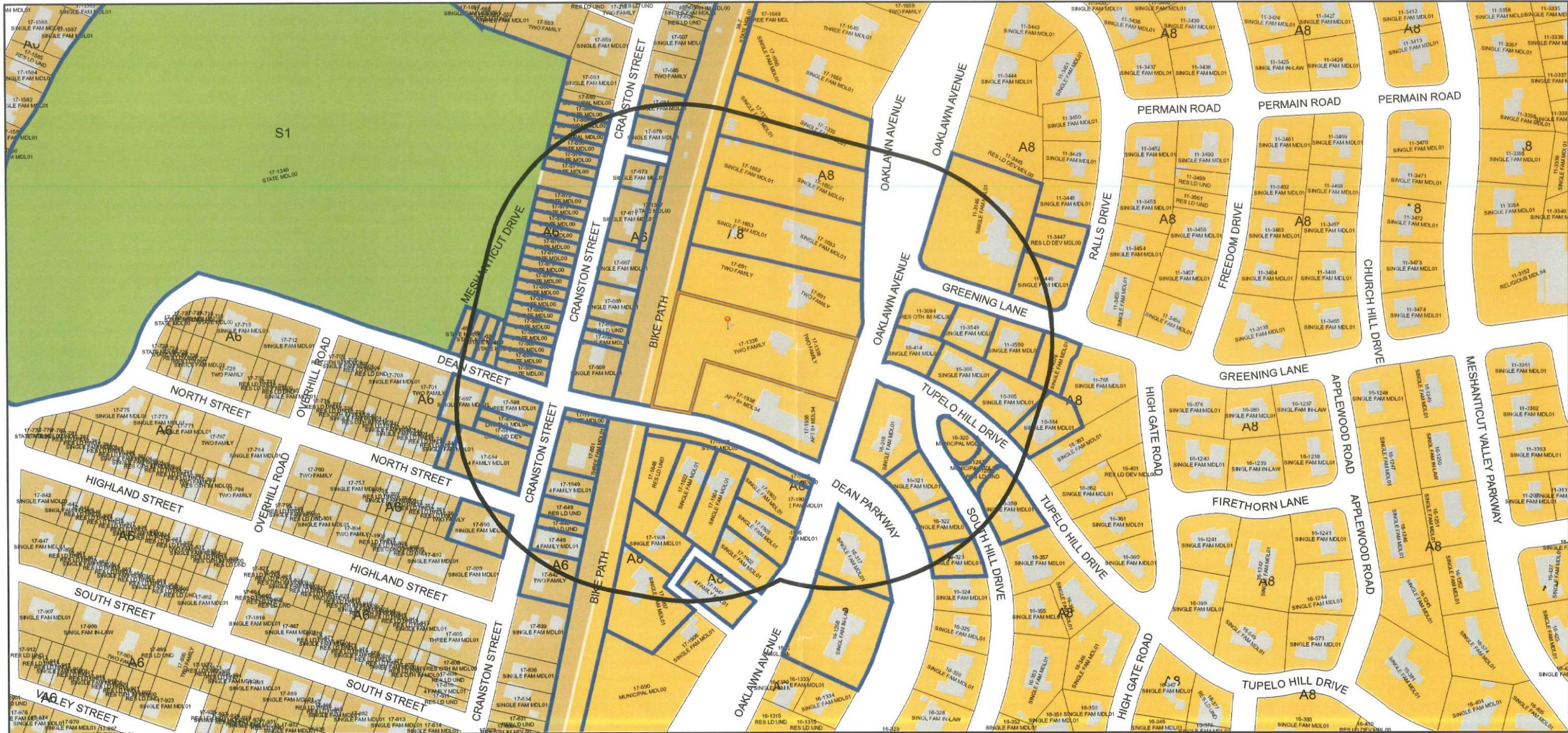
► **Ward 5**

► **SCW18, LLC (OWN/APP)**) has filed an application to subdivide an existing lot into two parcels allowing three existing accessory structures (not to be used for residential dwellings) to remain on lot 2 with reduced frontage, side and rear setbacks at **295 Oaklawn Avenue / 0 Dean Street**, A.P. 17, lot 1338, Parcel 2. Applicant seek relief per Section 17.92.010- Variances; Sections 17.60.010(A), - Accessory Uses; 17.20.120- Schedule of Intensity Regulations,.

► Application filed 03/08/2023. Mary B. Shekarchi, Esq.

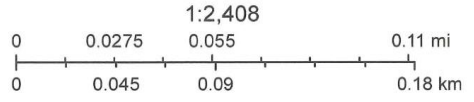


295 Oaklawn Ave 400' Radius Plat 17 Lot 1338

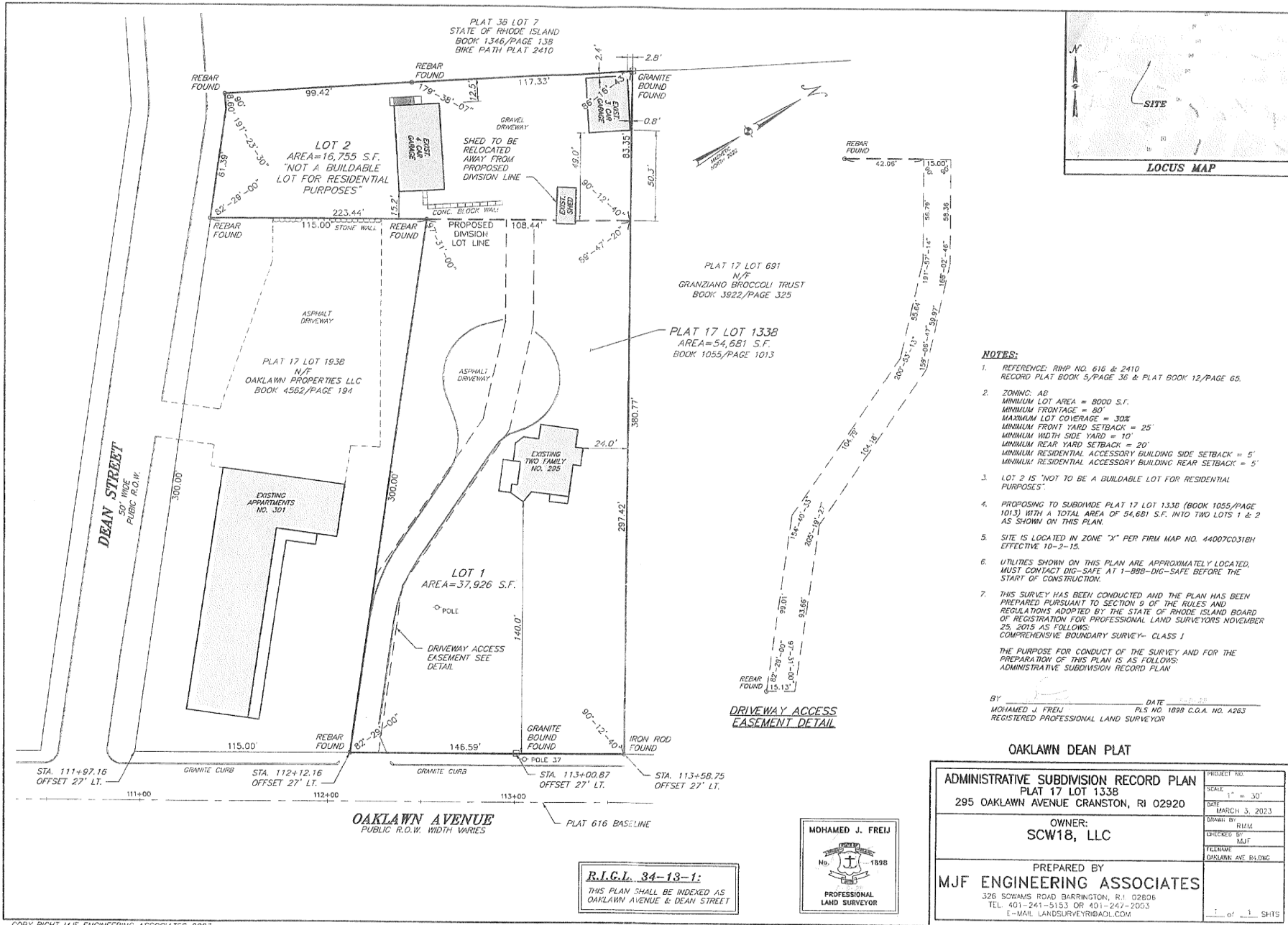


7/7/2022, 8:48:08 AM

Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names	Zoning			A6		C4		S1
—	Cranston Boundary	none		B1		C5		Other
⋮	Parcels	A80		B2		M1		
▬	Buildings	A20		C1		M2		
—	Zoning Dimensions	A12		C2		EI		



City of Cranston



NOTES:

1. REFERENCE: RHP NO. 616 & 2410
RECORD PLAT BOOK 5/PAGE 36 & PLAT BOOK 12/PAGE 65.
2. ZONING: A8
MINIMUM LOT AREA = 8000 S.F.
MINIMUM FRONTAGE = 80'
MINIMUM LOT COVERAGE = 30%
MINIMUM FRONT YARD SETBACK = 25'
MINIMUM WIDTH SIDE YARD = 10'
MINIMUM REAR YARD SETBACK = 20'
MINIMUM RESIDENTIAL ACCESSORY BUILDING SIDE SETBACK = 5'
MINIMUM RESIDENTIAL ACCESSORY BUILDING REAR SETBACK = 5'
3. LOT 2 IS "NOT TO BE A BUILDABLE LOT FOR RESIDENTIAL PURPOSES".
4. PROPOSING TO SUBDIVIDE PLAT 17 LOT 133B (BOOK 1055/PAGE 1013) WITH A TOTAL AREA OF 54,681 S.F. INTO TWO LOTS 1 & 2 AS SHOWN ON THIS PLAN.
5. SITE IS LOCATED IN ZONE "X" PER FIRM MAP NO. 44007C0318H EFFECTIVE 10-2-15.
6. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATELY LOCATED. MUST CONTACT DIG-SAFE AT 1-888-DIG-SAFE BEFORE THE START OF CONSTRUCTION.
7. THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE STATE OF RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:
COMPREHENSIVE BOUNDARY SURVEY- CLASS 1
THE PURPOSE FOR CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
ADMINISTRATIVE SUBDIVISION RECORD PLAN

R.I.C.L. 34-13-1:
THIS PLAN SHALL BE INDEXED AS
OAKLAWN AVENUE & DEAN STREET





View of Front of Property standing at end of driveway on Oaklawn Avenue.



View of Garage located South/East

► **Ward 5**

► **CARPIONATO PROPERTIES, INC; ALFRED CARPIONATO c/o CAROL DEANGELIS; WEST BAY, LLC (OWN) and WEST BAY, LLC (APP)** have filed an application to construct a multi-structure residential complex with 90 apartment units, a club house, and pool facility; allowing the club house and pool facility as accessory to the residential development and to allow the structures to exceed the allowable heights at **320 Scituate Ave. A.P. 20 Lots 2112, 2116;** area 30,4747 sf zoned A20; **0 Scituate Ave. A.P.20 Lot 2117;** area 345,430 sf, zoned B2. Applicant seeks relief per 17.92.010- Variances, sections 17.20.030- Schedule of Permitted Uses, 17.20.120- Schedule of Intensity Regulations.

► Application filed 4/3/2023. Moses Ryan, Ltd.





SCITUATE AVENUE (Route 12, Variable Width)

N/F
ALESSIO
CARPINIATO
ATTILIO
CAROL
DEANGELO

20/2
2121
N/F
GARY J.
&
MARK L.
TANTIMONACO

20/2
2116
N/F
CARPINIATO
PROPERTIES INC

20/2
2129
N/F
CONDO
MULTIPLE OWNERS
#400 SCITUATE
AVE

20/4
2114
N/F
CONDO
MULTIPLE OWNERS

20/4
2117
N/F
WEST
BAY LLC

20/4
2128
N/F
WEST BAY LLC
DEED BK. 963, PG. 1

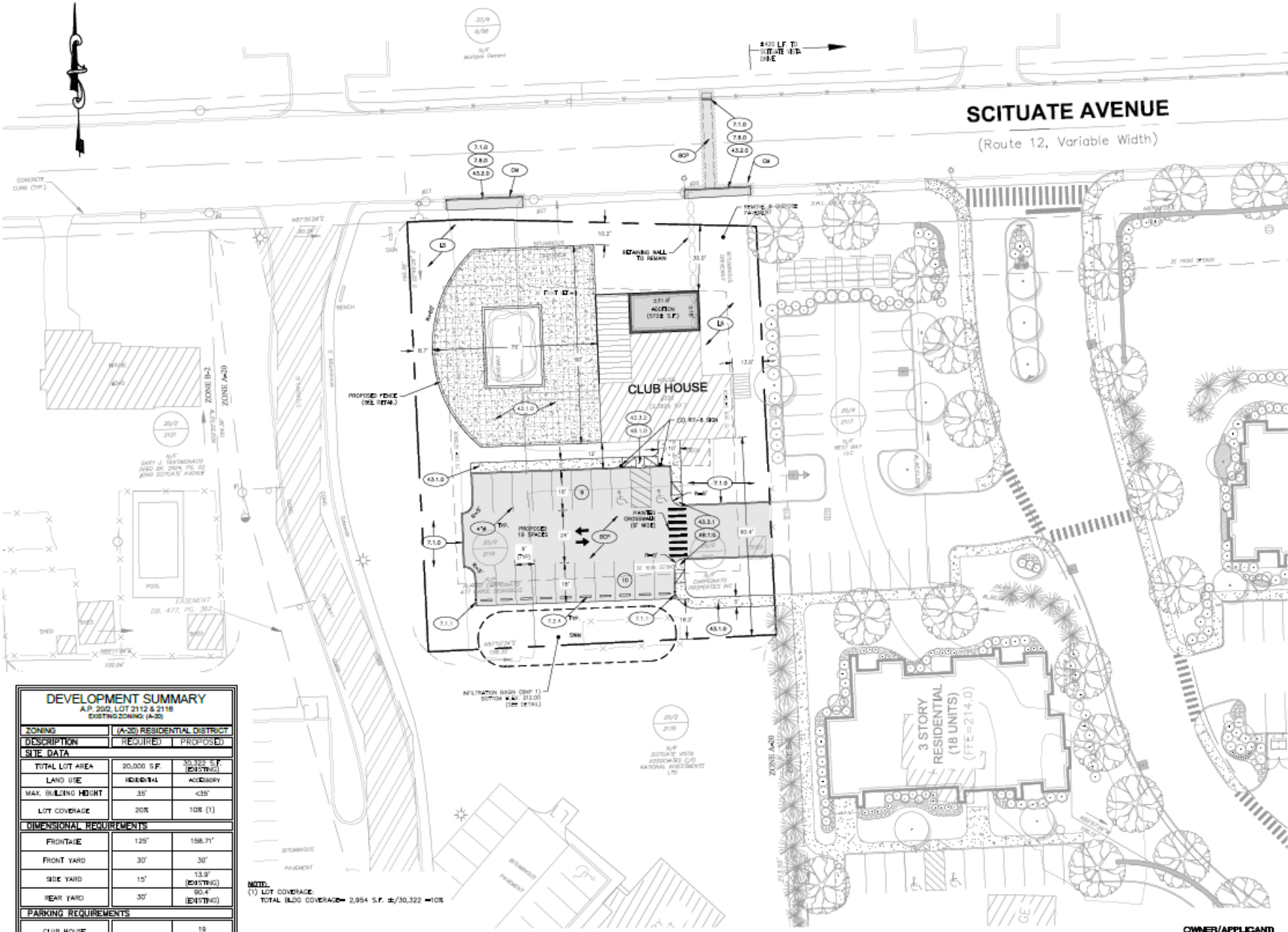
20/2
2170
N/F
SCITUATE VISTA
ASSOCIATES C/O
NATIONAL
INVESTMENTS LTD

20/2
2122
N/F
OF PROVIDENCE
EVIDENCE WATER
BK. 390, PG. 69
CITUATE AVENUE

200'

SCITUATE AVENUE

(Route 12, Variable Width)



DEVELOPMENT SUMMARY		
A.P. 20/2, LOT 2112 & 2116 EXISTING ZONING: (A-20)		
ZONING	(A-20) RESIDENTIAL DISTRICT	
DESCRIPTION	REQUIRED	PROPOSED
SITE DATA		
TOTAL LOT AREA	20,000 S.F.	30,322 S.F. (EXISTING)
LAND USE	RESIDENTIAL	RESIDENTIAL
MAX. BUILDING HEIGHT	35'	<35'
LOT COVERAGE	20%	10% (1)
DIMENSIONAL REQUIREMENTS		
FRONTAGE	125'	158.71'
FRONT YARD	30'	30'
SIDE YARD	15'	13.9' (EXISTING)
REAR YARD	30'	30' (EXISTING)
PARKING REQUIREMENTS		
CLUB HOUSE	-	19 SPACES

MOD. (1) LOT COVERAGE: TOTAL BLDG COVERAGE = 2,954 S.F. ÷ 30,322 = 10%

SITE LAYOUT PLAN
PERMITTING PLANS
 FOR
CLUB HOUSE
 SITUATED ON
 A.P. 20/2, LOTS 2112 & 2116
 SCITUATE AVENUE
 CRANSTON, RI
 PREPARED BY
WEST BAY LLC.

NO.	REVISION	BY	DATE
2	LAYOUT CHANGE	RAG	12/18/22

GAROFALO
 GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

86 CORLUS STREET
 P.O. BOX 6145
 PROVIDENCE, RI 02840
 TEL: 401-273-0400

I hereby certify that the accuracy of the information herein is based on the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Rhode Island.

JOB NO. 6856-00	DRAWN BY R.A.S.
DWG. NO. 6856-045E	CHECKED S.H.R.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: DEC 18, 2017

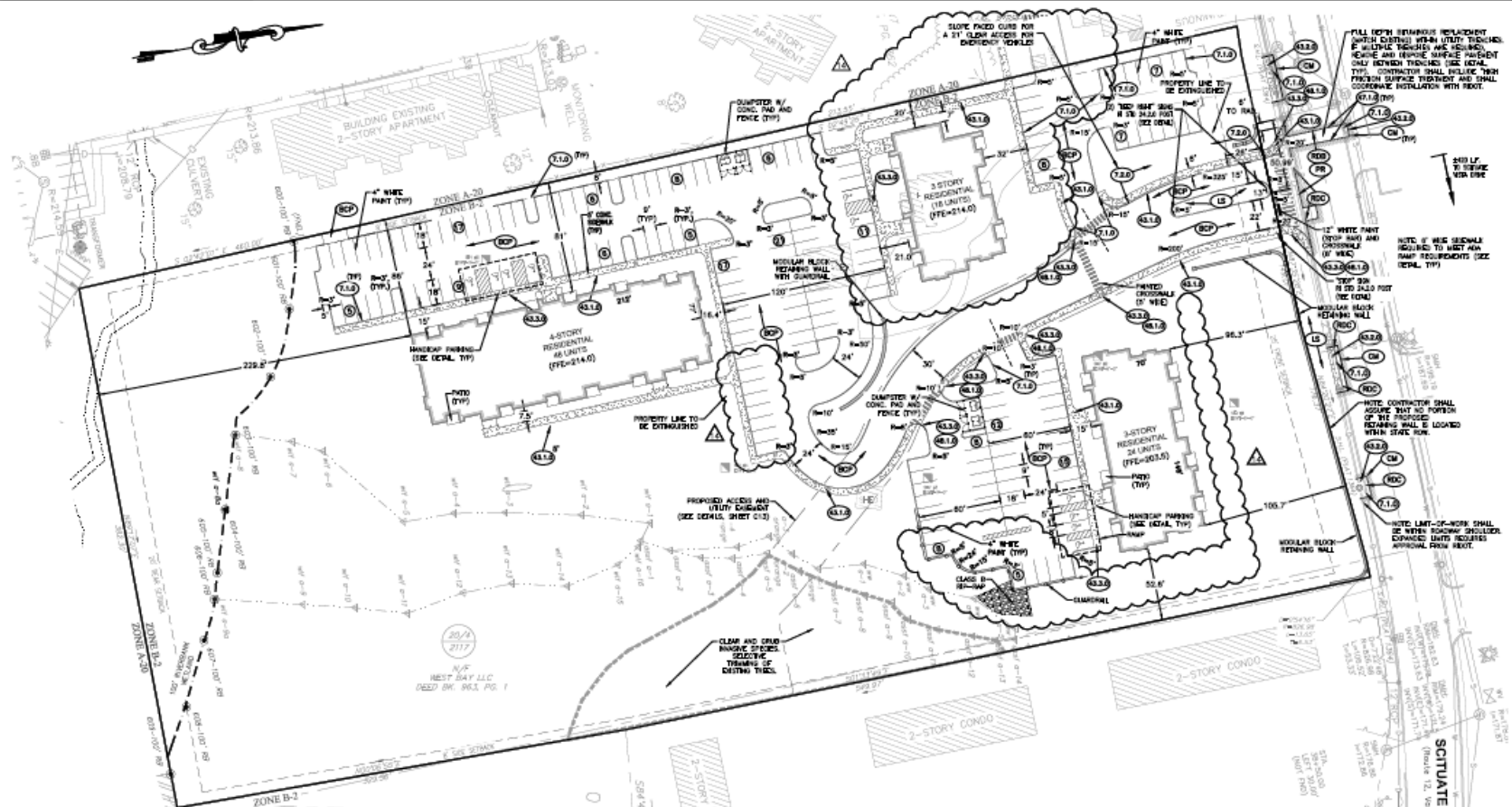
SHEET

C-2

4 OF 10 SHEETS

OWNER/APPLICANT:
 A.P. 20/2, LOTS 2112 & 2116
 WEST BAY LLC
 1414 ATWOOD AVE
 JOHNSTON, RI 02919





SITE LAYOUT PLAN
SCALE 1"=40'



DEVELOPMENT SUMMARY		
ASSESSORS PLAT 204, LOT 2117		
ZONING: (B-2) BUSINESS DISTRICT		
ZONING DESCRIPTION	(B-2) BUSINESS DISTRICT REQUIRED	PROPOSED
SITE DATA		
TOTAL LOT AREA	345,449 S.F. (7.92 AC.)	345,449 S.F. (7.92 AC.)
LAND USE	MULTIFAMILY	MULTIFAMILY
MAX. BUILDING HEIGHT	35'	63'
LOT COVERAGE	50%	±1.4%
DIMENSIONAL REQUIREMENTS		
FRONT YARD	25'	96.3'
SIDE YARD	8'	20'
REAR YARD	20'	229.8'
PARKING REQUIREMENTS		
RESIDENTIAL	180	180
2 SPACES/DWELL UNIT	180	180

UNIT DENSITY REQUIREMENTS		
LAND AREA	AVAILABLE	REQUIRED
	328,447 S.F. (7.54 AC.)	1 (1)
ALLOWED		
No. DWELLING UNITS	91.8 (3)	90

- NOTES:**
- TOTAL SUITABLE LAND AREA = 17,000 S.F. (INCLAND) = 328,447 S.F. (7.54 AC.)
 - DENSITY OF CONSTRUCTION: ZONING ORDINANCE SECTION 17.20.090, IN ADDITION TO TOTAL RANGE OF PROPOSED DWELLING UNITS:
 UNIT 1: 1 UNIT = 6,000 S.F./UNIT = 3,000 S.F./UNIT
 UNIT 2-8: 8 UNITS = 4,000 S.F./UNIT = 32,000 S.F.
 UNIT 10-20: 80 UNITS = 3,500 S.F./UNIT = 280,000 S.F.
 TOTAL PROPOSED LOT AREA (75 UNITS) = 280,000 S.F.
 - BASED ON TOTAL (AVAILABLE) SUITABLE LAND AREA (REFER TO NOTE 1)

GENERAL SITE PLAN NOTES:

- THE CONTRACTOR IS REQUIRED TO CONTACT ONE-SAFE PRIOR TO COMMENCING ANY SITE CONSTRUCTION. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELocate ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL WORK WITHIN THE STATE'S ROW SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION (RIDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AUGUST 2013, WITH ALL RELEVANT STANDARD DETAILS FOR WORK WITHIN THE STATE'S ROW AND THE RHODE ISLAND STANDARD DETAILS, 1998 EDITION, WITH ALL REVISIONS.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES, WITH ALL REVISIONS.
- NO BASEMENTS ARE PROPOSED FOR THE DESIGNED STRUCTURES. REFER TO DETAIL SHEETS FOR ADDITIONAL NOTES.

SITE LAYOUT PLAN
MULTI-FAMILY DEVELOPMENT
FOR
CHAMPLIN HILLS
SITuated ON
A.P. 204, LOT 2117
SCITUATE AVENUE
CRANSTON, RI
PREPARED FOR
WEST BAY LLC.

NO.	REVISION	BY	DATE
1	ISSUE FOR PERMIT	SM	6/1/24
2	ORANGE WOODS	SM	3/28/25
3	ORANGE WOODS	SM	2/23/25
4	WESTFIELD	SM	4/23/25
5	WESTFIELD	SM	5/7/25
6	ADD LANDSCAPE PLAN	SM	6/12/25
7	ADD WOODS PANEL	SM	7/8/25
8	ADD WOODS PANEL	SM	7/25/25
9	ADD WOODS PANEL	SM	8/7/25
10	REVISION	SM	8/23/24
11	FINAL PLAN SUBMISSION	SM	8/29/24
12	ISSUE FOR CONSTRUCTION	SM	10/7/24
14	REVISION	SM	1/23/25

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LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

86 CORLISS STREET
P.O. BOX 6145
PRINCEDOME, RI 02940
TEL: 401-273-0000

SM, PE, LE, ASCE, PLS
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JOB NO. 6856-00	DRAWN BY R.J.B.
DWG. NO. 6856-000-01-01	CHECKED BY S.B.C.
SCALE: 1" = 40'	APPROVED BY S.B.C.
	DATE: MAY, 2014

SHEET
C4
OF 15 SHEETS

OWNER/APPLICANT
A.P. 204, LOT 2117
WEST BAY LLC
1414 ATMWOOD AVE
JOHNSTON, RI 02939



FRONT ELEVATION
24 UNIT BUILDING

CHAMPLIN HILLS

CRANSTON, RHODE ISLAND
WEST BAY, LLC





24 UNIT FLOOR PLAN
24 UNIT BUILDING

CHAMPLIN HILLS

CRANSTON, RHODE ISLAND
WEST BAY, LLC



100' X 100'
24 UNITS
WEST BAY, LLC





2ND FLOOR PLANS
24 UNIT BUILDING

CHAMPLIN HILLS
CRANSTON, RHODE ISLAND
WEST BAY, LLC



OF THE
ARCHITECTURE
BY THE
ARCHITECTURE
GATE
architecture
25 Green Street
Providence, Rhode Island 02903
603.439.2001



UNIT A - STUDIO

145 SQUARE FEET
 1050 SQUARE FEET
 40'00" x 30'00"



UNIT B - 1BEDROOM

175 SQUARE FEET
 1050 SQUARE FEET
 40'00" x 30'00"



UNIT C - 1BEDROOM

175 SQUARE FEET
 1050 SQUARE FEET
 40'00" x 30'00"

CHAMPLIN HILLS

CRANSTON, RHODE ISLAND
 WEST BAY, LLC



100'00" x 100'00" x 100'00"
 100'00" x 100'00" x 100'00"



200'00" x 100'00" x 100'00"
 100'00" x 100'00" x 100'00"



UNIT D-1 2 BEDROOM

1000 SQ FT
1000 SQ FT
1000 SQ FT



UNIT B-1 2 BEDROOM

1000 SQ FT
1000 SQ FT
1000 SQ FT

CHAMPLIN HILLS

CRANSTON, RHODE ISLAND

WEST BAY, LLC



1000 SQ FT
1000 SQ FT
1000 SQ FT

GATE

architects
20 Cornhill
Providence, Rhode Island 02903
(401) 853-1100



FRONT ELEVATION
48 UNIT BUILDING

CHAMPLIN HILLS

CRANSTON, RHODE ISLAND
WEST BAY, LLC



100' X 100'
PERMITTED TO BE
BUILT: 10/15/17 - 10/15/2018

GATE

architects
25 Green Street
Burlington, New Jersey 08020
908.438.2001



3rd FLOOR PLAN
3RD FLOOR BUILDING

CHAMPLIN HILLS

CRANSTON, RHODE ISLAND

WEST BAY, LLC



100% OF
REVENUE TO THE
WEST BAY ASSOCIATION LLC

GATE

architecture
2000 West
Washington Street
Providence, RI 02903



2nd-4th FLOOR PLANS
48 UNIT BUILDING

CHAMPLIN HILLS

CRANSTON, RHODE ISLAND

WEST BAY, LLC



100 WEST
BAYVIEW BLVD
WEST BAY, RHODE ISLAND 02906

GATE

architecture

25 Cow Street

Providence, Rhode Island 02903

TEL: 401.843.1000



UNIT G - 1 BEDROOM

1,450 SQ. FT.
 12'0" x 12'0" x 11'
 4'10" x 10'0" x 11'



UNIT H - 2 BEDROOM

1,800 SQ. FT.
 12'0" x 12'0" x 11'
 4'10" x 10'0" x 11'



UNIT J - 1 BEDROOM

1,450 SQ. FT.
 12'0" x 12'0" x 11'
 4'10" x 10'0" x 11'

CHAMPLIN HILLS

CRANSTON, RHODE ISLAND
 WEST BAY, LLC



100 STATE STREET, SUITE 100
 CRANSTON, RHODE ISLAND 02906



25 Green Street
 Pawtucket, Rhode Island 02860
 401.421.8800



UNIT K-1 1BEDROOM
 12'0" X 10'0" HALL BY
 10'0" X 10'0" HALL BY
 4'10" X 10'0" HALL BY



UNIT L-1 1BEDROOM
 10'0" X 10'0" HALL BY
 10'0" X 10'0" HALL BY
 4'10" X 10'0" HALL BY



UNIT M-1 1BEDROOM
 12'0" X 10'0" HALL BY
 10'0" X 10'0" HALL BY
 4'10" X 10'0" HALL BY

CHAMPLIN HILLS
 CRANSTON, RHODE ISLAND
 WEST BAY, LLC



12'0" X 10'0" HALL BY
 10'0" X 10'0" HALL BY
 4'10" X 10'0" HALL BY
GATE
 architecture
 25 Green Street
 Providence, Rhode Island 02903
 401-451-2000