

FILE NO. _____

**CRANSTON, RHODE ISLAND
APPLICATION FOR DEVELOPMENT PLAN REVIEW**

<u>PROJECT NAME:</u> 846 OAKLAWN AVE CDP	
<u>ADDRESS:</u> 846 OAKLAWN AVE	
<u>ASSESSOR'S PLAT(s):</u> 15	<u>LOT(s):</u> 361
<u>ZONING:</u> C-3	<u>AREA:</u> 15473sq

<u>OWNER:</u> DOMAIN RENTAL LLC	
<u>ADDRESS:</u> 800 OAKLAWN AVE CRANSTON RI	<u>PHONE #:</u>
<u>APPLICANT:</u> (if different)	
<u>ADDRESS:</u>	<u>PHONE #:</u>
<u>ATTORNEY</u>	<u>PHONE #:</u>
<u>ENGINEER:</u> RICHARD PASTORIE P.E.	<u>PHONE #:</u> 401 885 7255
<u>SURVEYOR:</u> NABIL RASHID TCS	<u>PHONE #:</u> 401 821 0095
<u>LANDSCAPE ARCHITECT:</u> N/A	<u>PHONE #:</u>

PROJECT DESCRIPTION:

SEE ATTACHED

Change of use from residential to commercial
of an existing structure in the C-3 zone.

Requesting waiver under 45-23-50.b.

DOCUMENTS SUBMITTED:

SITE PLANS EXISTING + PROPOSED, HYDROCAD REPORTS,
SURVEY, SOIL EVALUATIONS

SIGNATURE OF OWNER (s)

DATE

2/12/2025

SIGNATURE OF APPLICANT (s)

DATE

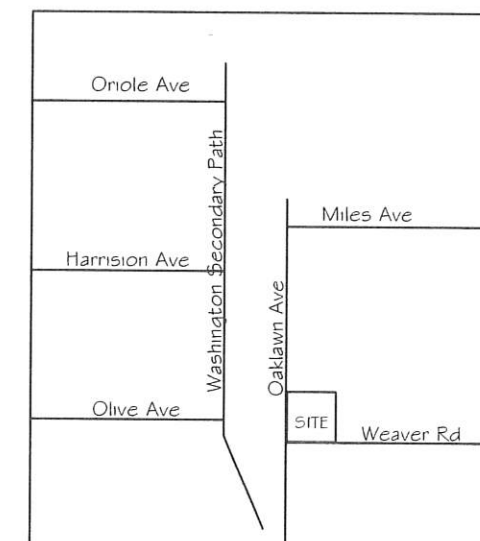
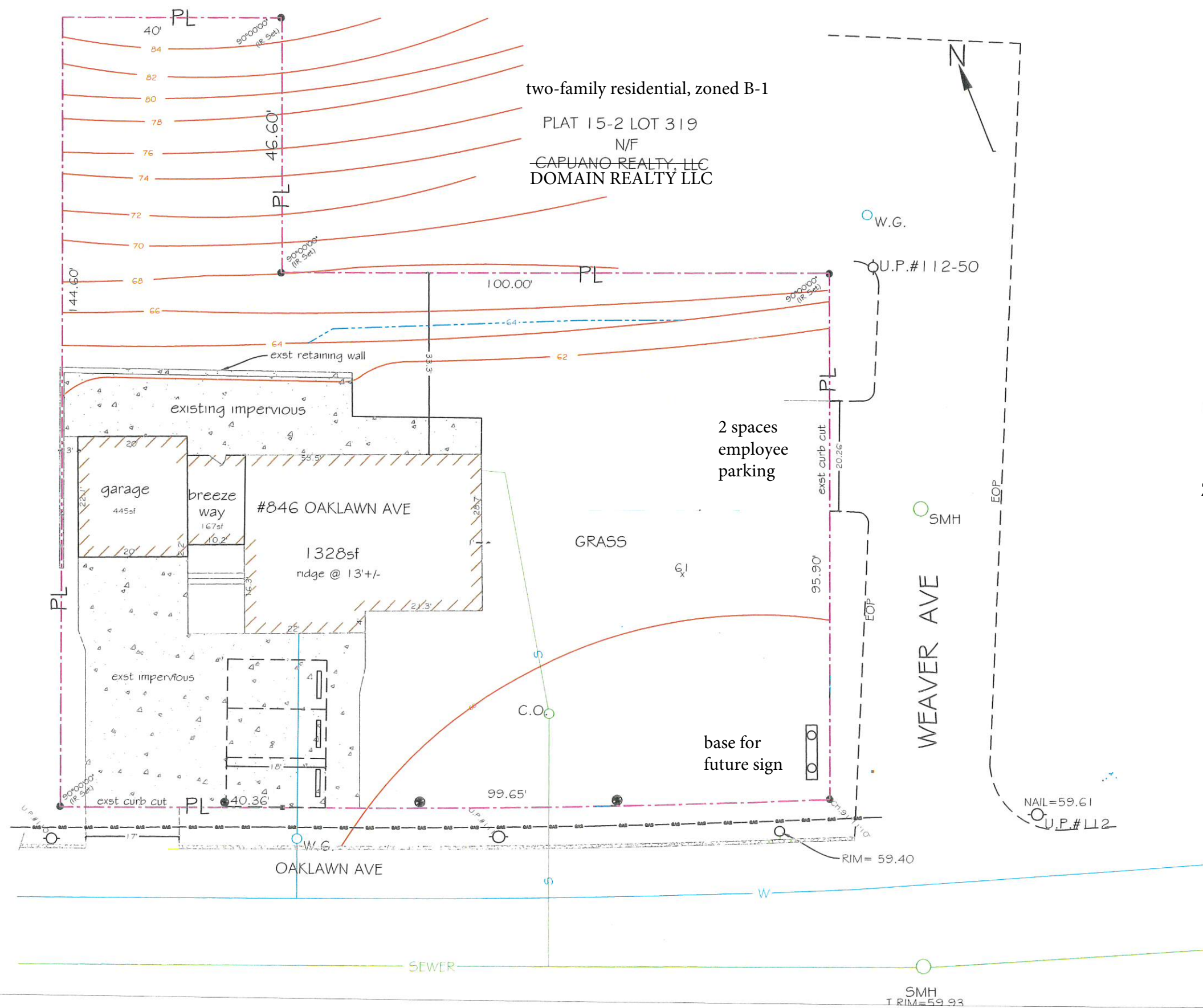
Jason's 822-0000 - 750-3222

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**CRANSTON, RHODE ISLAND
DEVELOPMENT PLAN REVIEW
SUBMISSION CHECK LIST**

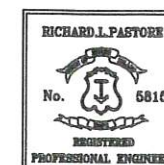
PROJECT DATA	Project Name: 846 OAKLAWN AVE CDP		
	Address: 846 OAKLAWN AVE		
	Assessor's plat(s): 15	Lot(s): 361	
	Owner(s)/Applicant: DOMINION REALTY LLC 800 OAKLAWN AVE CRANSTON RI		
	Engineer: RICHARD PASTOR F.E. TEP ENGINEERING INC		
SUBMISSION REQUIREMENTS		✓ DEPARTMENT COMMENTS	
	6 copies of the Application including plans.	✓	
	1 electronic copy of the Application including all plans and documents submitted.	✓	
	Filing fee of \$500 plus \$20 per acre for each full acre in the Development.	✓	
	Identification of all permits required from state or federal agencies prior to commencement of construction.	NA	
	Municipal lien certificate showing that all taxes are current.	✓	PREVIOUSLY SUBMITTED TO J. PERULLO
	List of the owners of all land within 200' of the perimeter of the parcel that is being reviewed.	✓	CITY INDICATED THEY WOULD ASSIGNABLE SAME
PLAN REQUIREMENTS	Set of stamped envelopes addressed to the abutters in the order which they appear on said list.	✓	
	Locus map referencing the Development to the surrounding area, streets and zoning district boundaries w/in 500'.	✓	
	Name of the Development, north arrow, scale, assessor's plat and lot number, bench mark and datum, the dates of plans and revisions and signature blocks on all plans to be endorsed.	✓	
	Name and address of the owner of record, applicant and professionals preparing the plan.	✓	
	Assessor's plat and lot number and names of all owners of land abutting the Development.	✓	
	Zoning district boundaries and all the data necessary to show compliance with Zoning.	✓	
	Parcel area and boundaries; existing/proposed streets, lot lines, easements and public areas.	✓	
	Distances to the nearest street intersections and fire hydrants measured along the ROW lines.	✓	
	Existing/proposed grading at 2' contours where slopes are less than 15% and at 5' contours where slopes are 15% or more. Elevations shall be referenced to the City's datum.	✓	
	Environmental features including soils, rock outcroppings, wooded areas, trees 8" caliper and above, watercourses, water bodies, wetlands, floodplains [showing base flood elevation].	✓	
Location, dimensions, GFA, floor plans and heights of existing/proposed buildings, equipment and other structures such as walls, fences, culverts and bridges. Buildings and structures to be removed shall be indicated by dashed lines.	✓		

requesting under 45-23-50.b



LOCUS

Zone: C-3



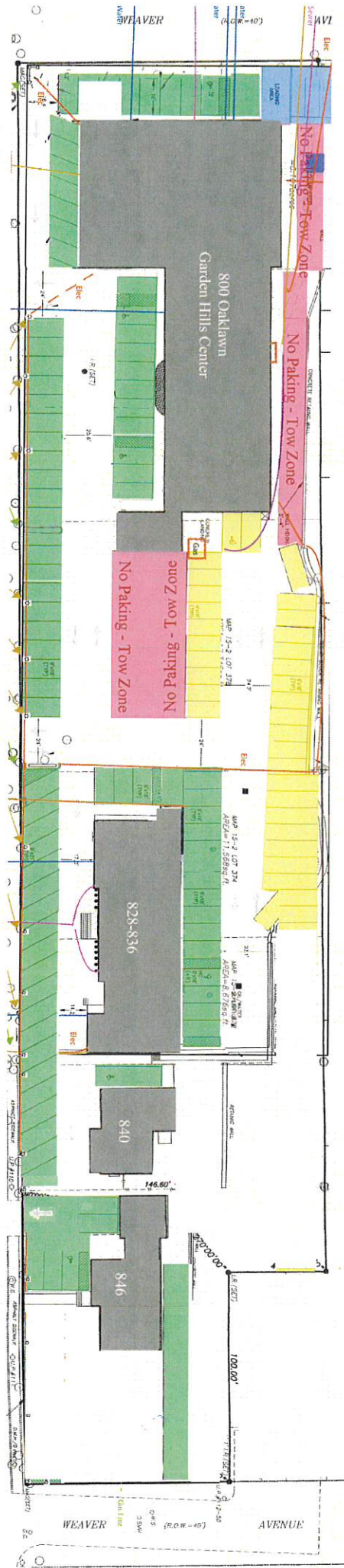
Domain Realty LLC 800 Oaklawn Ave. Cranston, RI 02920	Plat/Lot: 15/361	REVISIONS
		2/11/2025
EXISTING CONDITIONS LAND DEVELOPMENT PLAN 846 OAKLAWN AVE CRANSTON, RI 02920		
RF Engineering, Inc. 121 Suffolk Drive North Kingstown, RI 02852 855-7255	Scale - 1"=20' Sheet - 1	1/26/23

PLAT 15 LOT 368
 N/F
 DOMAIN REALTY

No changes from existing conditions except addition of access ramp at front door.

No changes from existing conditions except addition of access ramp at front door.





The applicant, Domain Realty LLC, owns the commercial properties from 800 to 846 Oaklawn Avenue on the east side of the street.

The parking lot circulation is marked as a one-way loop entering in the middle of the block and exiting in front of 846 Oaklawn.

846 Oaklawn does not have its own dumpster and will dispose of refuse in the dumpster located behind 836 Oaklawn.