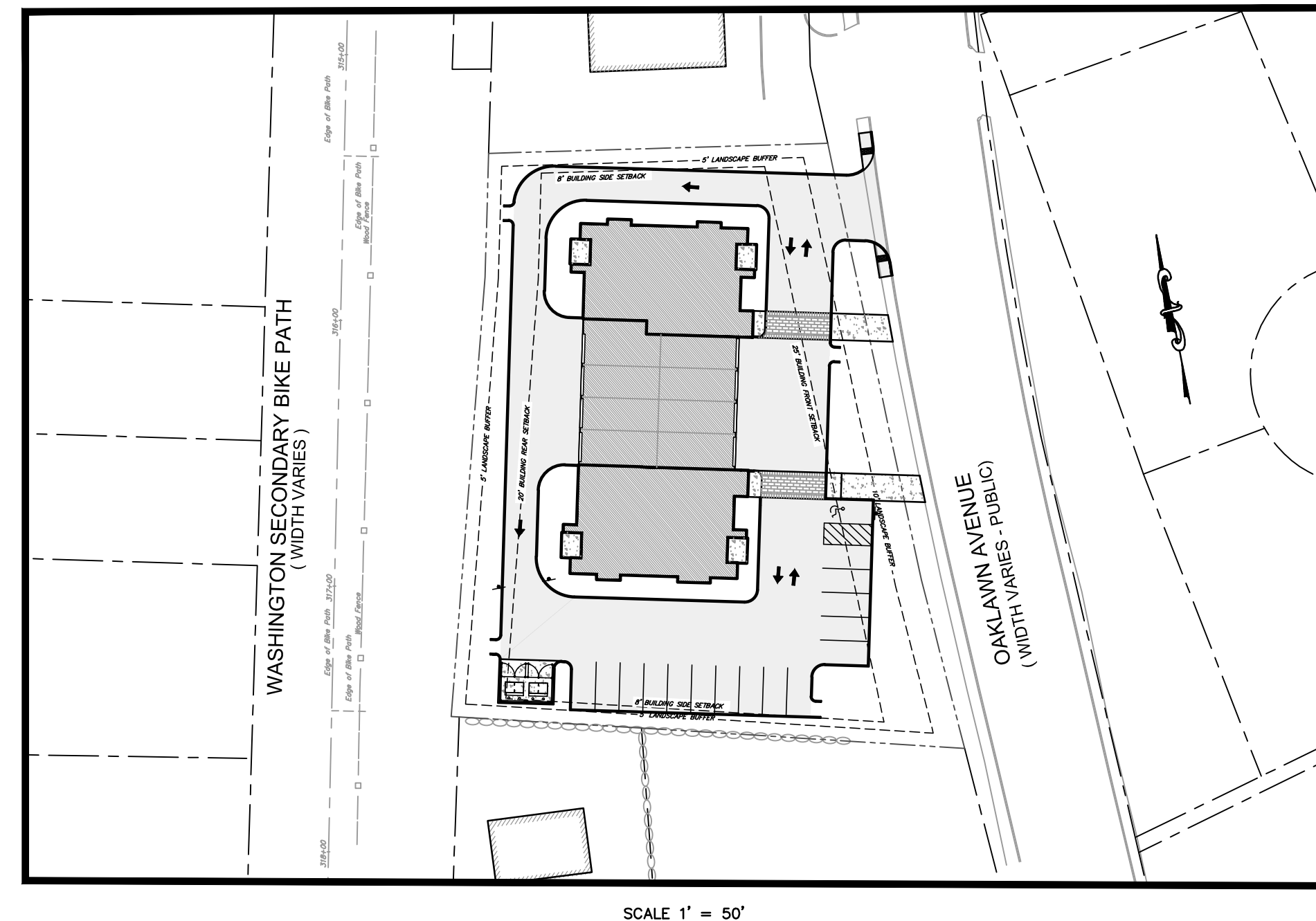
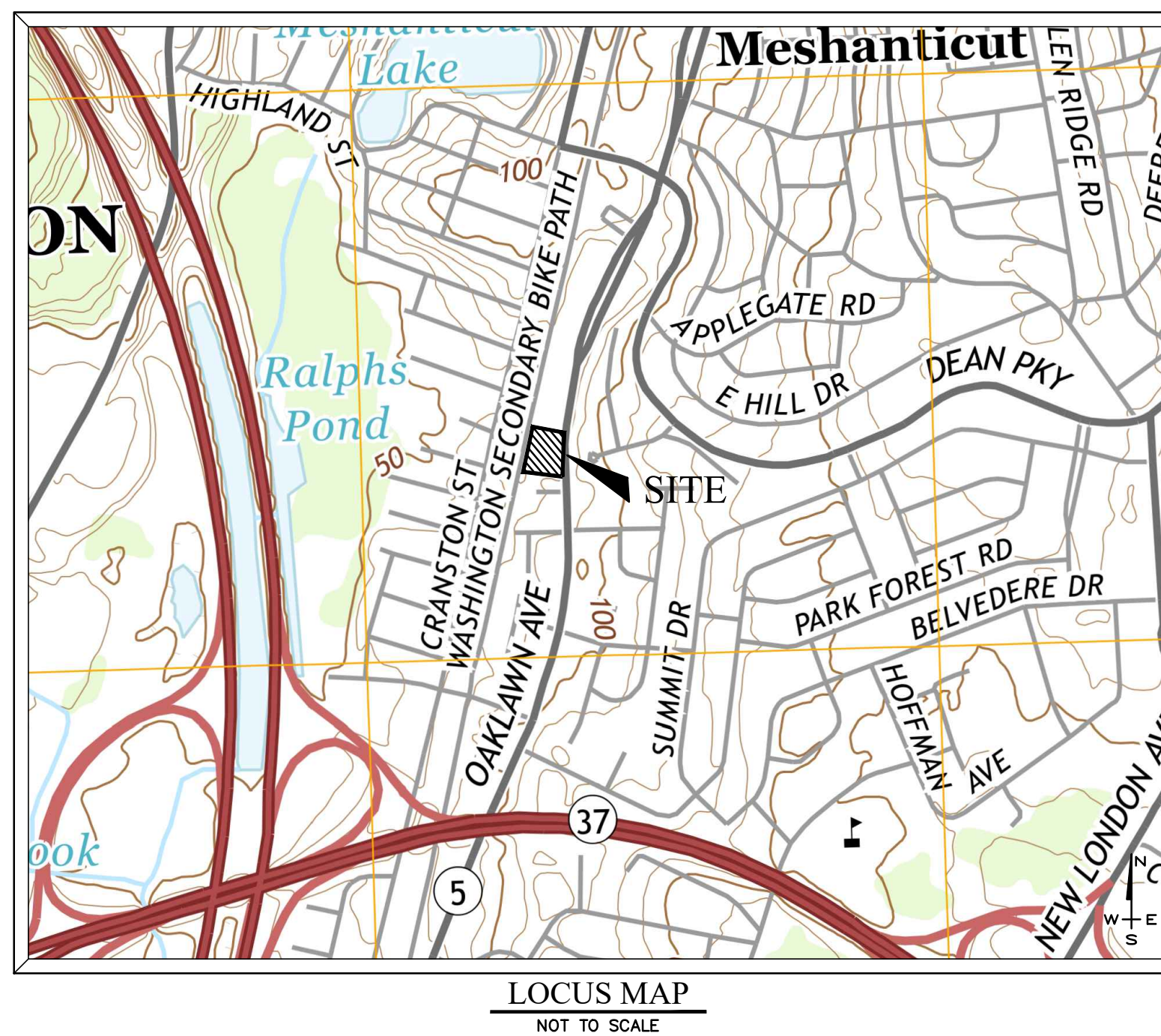


# MASTER PLAN SUBMISSION

FOR:

## RESIDENCES AT OAKLAWN AVE

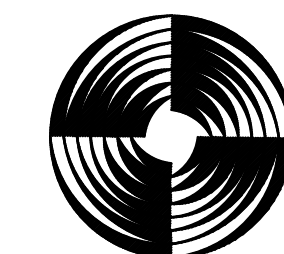
ASSESSOR PLAT 17-3, LOT 670  
SITUATED ON:  
OAKLAWN AVENUE  
CRANSTON, RHODE ISLAND 02920



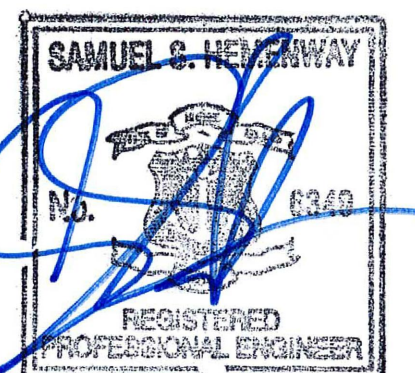
SHEET INDEX	LAST REVISED
COVER SHEET	
ECS EXISTING CONDITIONS PLAN	
G-1 AERIAL MAP	
MP-1 SITE LAYOUT PLAN	
MP-2 GRADING, DRAINAGE & UTILITIES PLAN	
MP-3 LANDSCAPE CONCEPT PLAN	

PREPARED FOR:  
AMALGAMATED FINANCIAL EQUITIES I LLC  
1414 ATWOOD AVENUE  
JOHNSTON, RI 02919

JOB NO. 7006-00  
DATE: AUGUST, 2022



PREPARED BY:  
**GAROFALO**  
GAROFALO & ASSOCIATES, INC.  
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS  
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS  
85 CORLISS STREET - P.O. BOX 6145  
PROVIDENCE, RHODE ISLAND 02940  
(401) 273-6000





L:\2006-00 439 Oaklawn Avenue (Greene) - Cranston, RI\dwg\01-Current\2006-00-MP.dwg 10/31/2022 byjgong 09:59

PARCEL DATA
A.P. 17-3, LOT 670 N/F AMALGAMATED FINANCIAL EQUITIES I LLC OAKLAWN AVENUE (ROUTE 5) LOT AREA: 34,743 S.F.± OR 0.80 ACRES±

ZONING DATA
A-8 DISTRICT MIN. LOT SIZE: 8,000 SF. MAX. LOT COVERAGE: 30% MIN. FRONTAGE: 80' SETBACKS MIN. FRONT YARD: 25' MIN. SIDE YARD: 10' MIN. REAR YARD: 20' MAX. BLDG. HEIGHT: 35'  * PLEASE REFER TO ZONING REGS. FOR ADDITIONAL INFORMATION.

STREET INDEX
THIS SITE IS LOCATED ON THE FOLLOWING STREETS: OAKLAWN AVENUE EZEKIEL STREET

#### NOTES:

- 1.) THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CRANSTON, RHODE ISLAND, PROVIDENCE COUNTY, COMMUNITY PANEL NO. 44007C03136, HAVING AN EFFECTIVE DATE OF MARCH 2, 2009.
- 2.) HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD 83  
VERTICAL DATUM: NAVD 88\*  
\* DATUM WAS DERIVED BY OBSERVED GPS, VARIATIONS BETWEEN LOCAL BENCHMARKS MAY APPLY.
- 3.) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION @ 1-888-344-7233)
- 4.) ORIGINAL SURVEY COMPLETED JAN. 20, 2016.

#### PLAN REFERENCES:

1. ALTA /ACSM LAND TITLE SURVEY PLAN A.P. 17-3 LOTS 1951 & 1999 385 OAKLAWN AVENUE CRANSTON, R.I. BY WATERMAN ENGINEERING CO. SCALE 1"=30' DATED NOV. 15, 2012.
2. RHODE ISLAND STATE HIGHWAY PLAT 616.
3. THE CHARLES WALKER PLAT REPLAT OF LOTS 1 THROUGH 7 INCLUSIVE AN ADMINISTRATIVE SUBDIVISION BY W.P. SKOROPSKI A.P. 17-3 LOTS 1343, 1346, 1347 & 1379 DATED JAN. 30, 2007 PC 756 MAP 600.
4. PLAT OF HOUSE LOTS CRANSTON, R.I. BELONGING TO CHARLES WALKER SURVEYED AND PLATTED BY F.E. WATERMAN JAN. 1895 PC 135A.
5. WASHINGTON SECONDARY BIKE PATH.

#### LEGEND & ABBREVIATIONS

—U—	UNKNOWN UTILITY LINE	○ <sup>UP</sup>	UTILITY POLE
—E—	ELECTRIC LINE	○ <sup>GUY</sup>	GUY POLE
—S—	SEWER LINE	○	SINGLE POST SIGN
—W—	WATER LINE	○ <sup>LP</sup>	LIGHT POST
—G—	GAS LINE	CONC.	CONCRETE
—D—	DRAINAGE LINE	BIT.	BITUMINOUS
---	LOCUS PROPERTY LINE	N/F	NOW/FORMERLY
---	ASSESSOR LINE	A.P.	ASSESSOR'S PLAN
---	GUARD RAIL	INV.	INVERT
---	CHAIN LINK FENCE	CLF	CHAIN LINK FENCE
---	TREE LINE	SQ. FT.	SQUARE FEET
○ <sup>UMH</sup>	UNKNOWN MANHOLE	AC.	ACRES
○ <sup>SMH</sup>	SEWER MANHOLE	x164.5	SPOT GRADE ELEVATION
○ <sup>DMH</sup>	DRAIN MANHOLE	PVC	POLYVINYL CHLORIDE
○ <sup>EMH</sup>	ELECTRIC MANHOLE	CPP	CORRUGATED PLASTIC PIPE
○ <sup>EHH</sup>	ELECTRIC HANDHOLE	PE	POLYETHYLENE
○ <sup>WHM</sup>	WATER MANHOLE	HDPE	HIGH-DENSITY POLYETHYLENE
□ <sup>CB</sup>	CATCH BASIN	RCP	REINFORCED CONCRETE PIPE

#### CERTIFICATION:

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 BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY  
COMPREHENSIVE BOUNDARY SURVEY  
DATA ACCUMULATION SURVEY  
TOPOGRAPHY

MEASUREMENT SPECIFICATION  
CLASS I  
CLASS III  
CLASS T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE A TOPOGRAPHIC AND PERIMETER SURVEY OF ASSESSOR'S PLAT 17-3 LOT 670 IN CRANSTON, RHODE ISLAND.

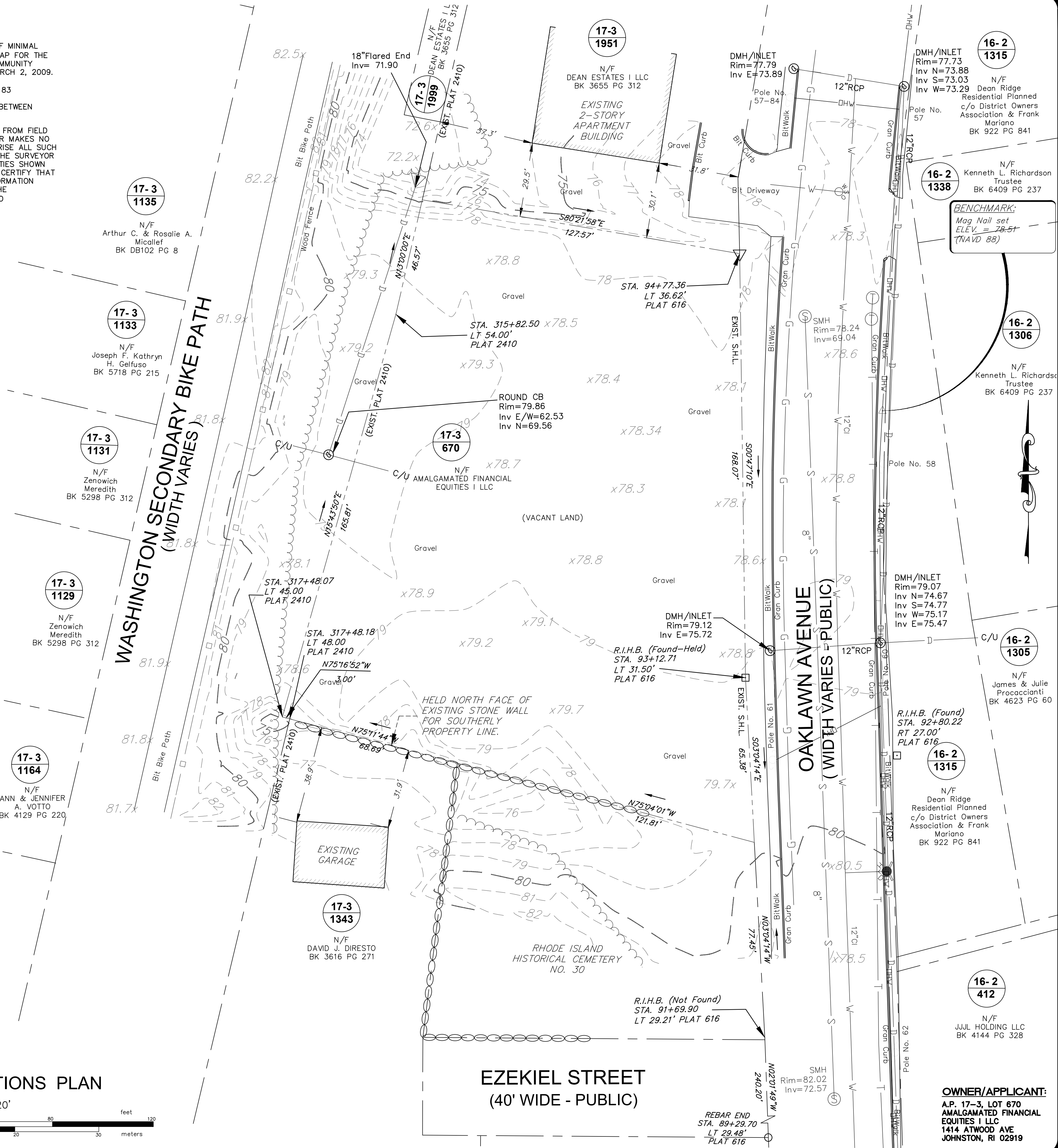
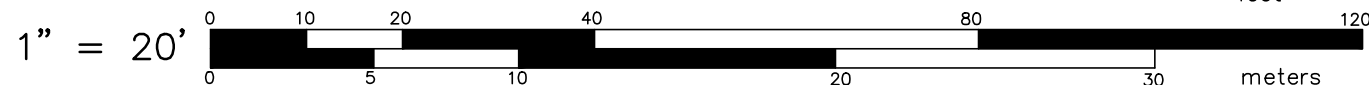
BY: Samuel A. White, Jr.  
SAMUEL A. WHITE LICENSE NO. 1787  
LS A59-COA

#### LOCUS MAP N.T.S.



#### EXISTING CONDITIONS PLAN

SCALE 1" = 20'



#### OWNER/APPLICANT:

A.P. 17-3, LOT 670  
AMALGAMATED FINANCIAL  
EQUITIES I LLC  
1414 ATWOOD AVE  
JOHNSTON, RI 02919

#### EXISTING CONDITIONS WITH TOPOGRAPHY PROPERTY SURVEY

FOR  
A.P. 17-3 LOT 670

SITUATED ON

OAKLAWN AVENUE  
CRANSTON, RHODE ISLAND

PREPARED FOR  
AMALGAMATED FINANCIAL EQUITIES I LLC

#### GAROFALO

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directors.

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P.O. BOX 6145  
PROVIDENCE, RI 02940  
TEL. 401-273-6000

JOB NO.  
7006  
DWG. NO.  
7006-00

DRAWN BY M.J.H.

CALCS BY S.A.W.

SCALE:  
1"=20'

APPROVED S.A.W.

DATE:  
JANUARY 20, 2016

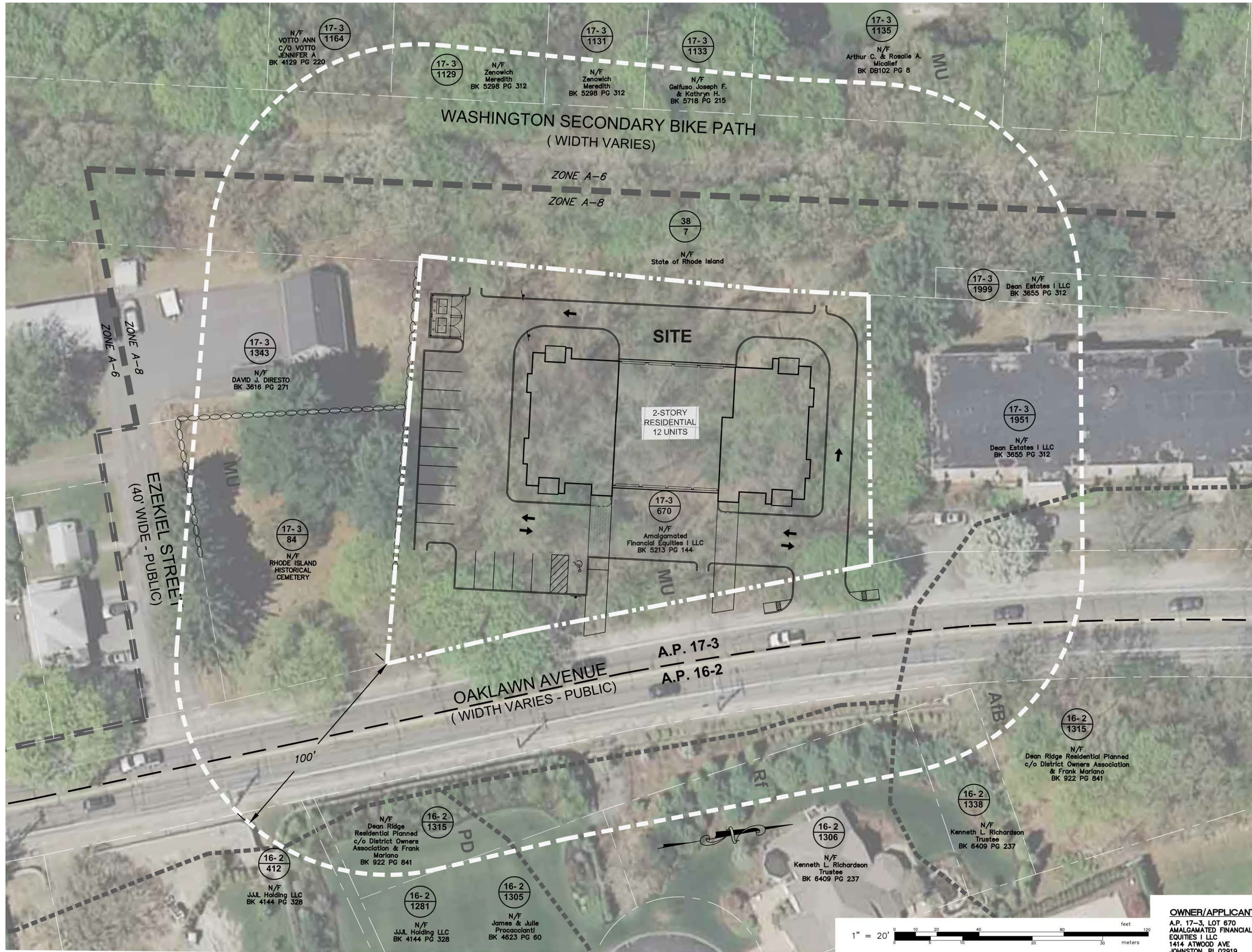
SHEET

# ECS

2 OF 6 SHEETS



L:\2008-00 439 Oaklawn Avenue (Greene) - Cranston, RI\dwg\01-Current\2006-00-MP-Vicinity & 100' Radius Map.dwg 10/27/2022 kyngang 0949



OWNER/APPLICANT:  
A.P. 17-3, LOT 670  
AMALGAMATED FINANCIAL  
EQUITIES I LLC  
1414 ATWOOD AVE  
JOHNSTON, RI 02919

AERIAL MAP  
FOR  
A.P. 17-3 LOT 670  
SITUATED ON  
OAKLAWN AVENUE  
CRANSTON, RHODE ISLAND  
PREPARED FOR  
AMALGAMATED FINANCIAL  
EQUITIES I LLC

NO.	REVISION	BY	DATE

**GAROFALO**  
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JOB NO. 7006-00	DRAWN BY K.Y.Y.
DWG. NO. 7006-MP-Vicinity & Radius Map.dwg	CHECK BY S.S.H.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: AUGUST, 2022

SHEET

**G-1**

3 OF 6 SHEETS



DEVELOPMENT SUMMARY		
A.P. 17-3, LOT 670		
EX. ZONING: A - 8 - RESIDENTIAL DISTRICT		
PRO. ZONING: B - 2 - MULTI-FAMILY		
DESCRIPTION	REQUIRED	PROPOSED
SITE DATA		
LAND USE	MULTI-FAM	MULTI-FAM
MIN. LAND AREA	49,000 SF	±34,743 S.F.(1)
MIN. LOT FRONTAGE	80'	±233.45'
MIN. FRONT YARD BUILDING SETBACK	25'	±35'
MIN. SIDE YARD BUILDING SETBACK	8'	±26.5'
MIN. REAR YARD BUILDING SETBACK	20'	±36.1'
MAX. BLDG HEIGHT	35'	<35'
MAX. LOT COVERAGE (STRUCTURE)	50%	±23% (2)
PARKING REQUIREMENTS		
DESCRIPTION	REQUIRED	PROPOSED
RESIDENTIAL: 2 PER UNIT	24 SPACES	24 SPACES (3)
LANDSCAPE REQUIREMENT (TOTAL OF DEVELOPMNT)	15%	>15%

TABLE NOTES:

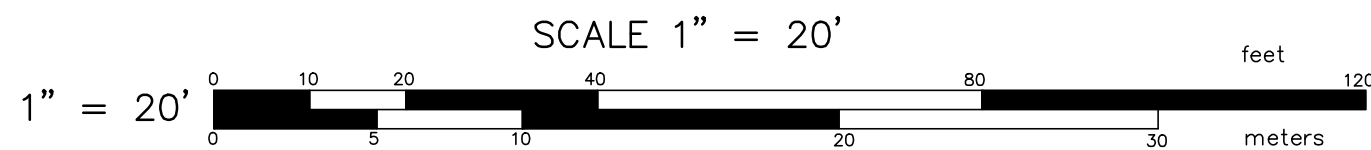
- PER SECTION 17.20.090.A.:  
MIN. LOT AREA CAL: = (1 DU) x 6,000 GSF  
+ (9 DU) x 4,000 GSF  
+ (2 DU) x 3,500 GSF  
= 49,000 GSF (REQUIRED)
- MAX. LOT COVERAGE REQUIRED: 7,895 S.F. ± (STRUCTURE) / 34,743 S.F. ± (TOTAL LOT AREA) = 23%
- PARKING INCLUDES (8) GARAGE SPACES.

SITE LEGEND

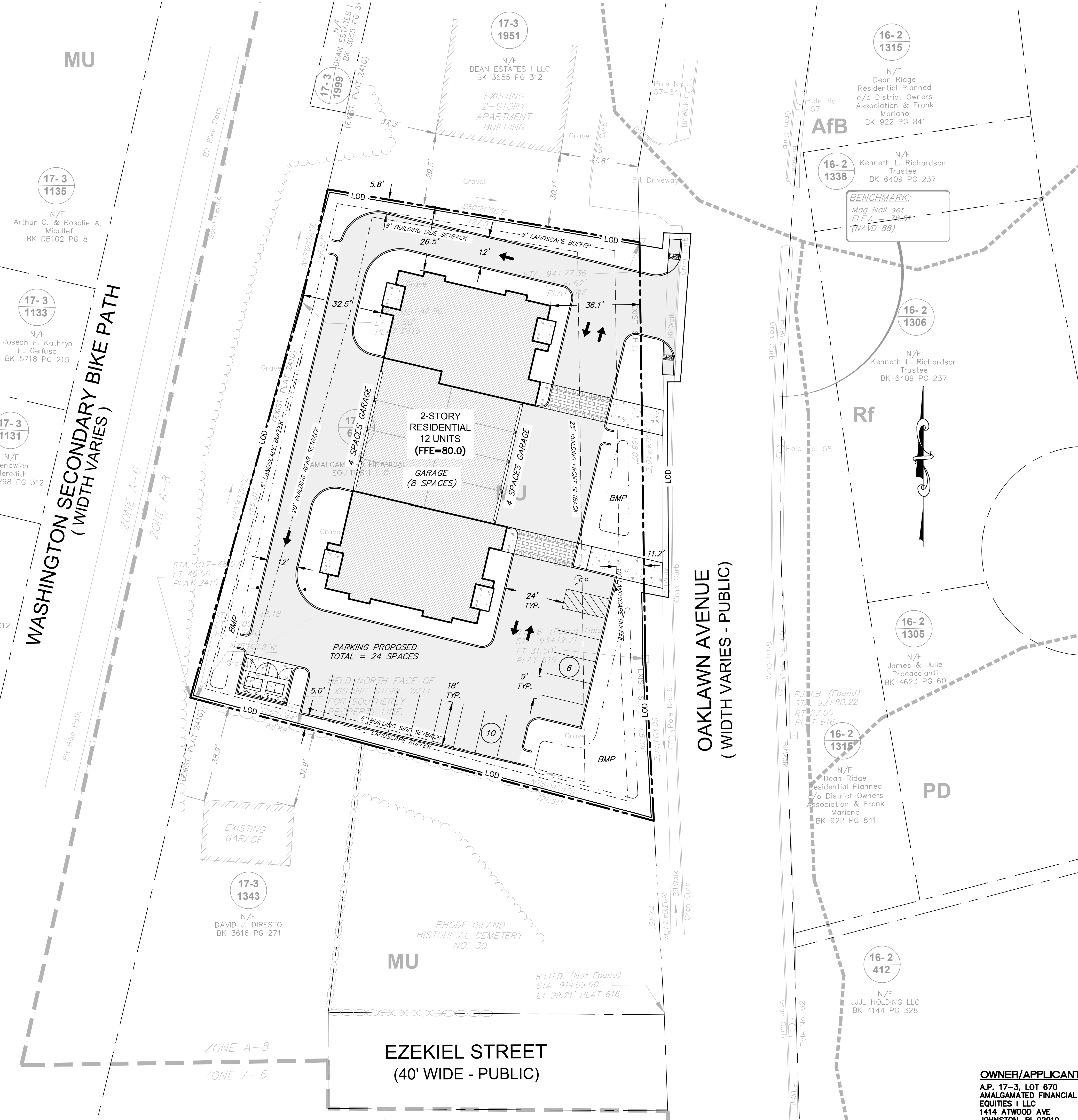
EXISTING	NEW	DESCRIPTION
		CENTERLINE (LAYOUT)
		STORM DRAIN
		ELECTRIC (UNDERGROUND)
		FOOTING DRAIN
		GAS
		OVERHEAD WIRE
		PROPERTY LINE
		SANITARY SEWER
		TELEPHONE
		WATER
		CONTOUR
		SOIL LINE
		ZONE BOUNDARIES
		PRECAST CONC. CURB
		CHAINLINK FENCE (CLF)
		CATCH BASIN
		DRAIN MANHOLE
		FLARED END STRUCTURE
		SEWER MANHOLE
		WATER SERVICE
		UTILITY POLE
		FIRE HYDRANT
		GATE VALVE AND CURB BOX
		HANDICAP SYMBOL (PRKG. SPACE)
		SIGN
		FIRE DEPARTMENT CONNECTION
		TRANSFORMER PAD
		LIMIT OF DISTURBANCE

SOIL LEGEND

MU MERRIMAC- URBAN LAND COMPLEX,  
0 TO 8 PERCENT SLOPES



WASHINGTON SECONDARY BIKE PATH  
(WIDTH VARIES)



OWNER/APPLICANT:  
A.P. 17-3, LOT 670  
AMALGAMATED FINANCIAL  
EQUITIES I LLC  
1414 ATWOOD AVE  
JOHNSTON, RI 02919

SITE LAYOUT PLAN

FOR  
A.P. 17-3 LOT 670  
SITUATED ON  
OAKLAWN AVENUE  
CRANSTON, RHODE ISLAND  
PREPARED FOR  
AMALGAMATED FINANCIAL  
EQUITIES I LLC

NO.	REVISION	BY	DATE

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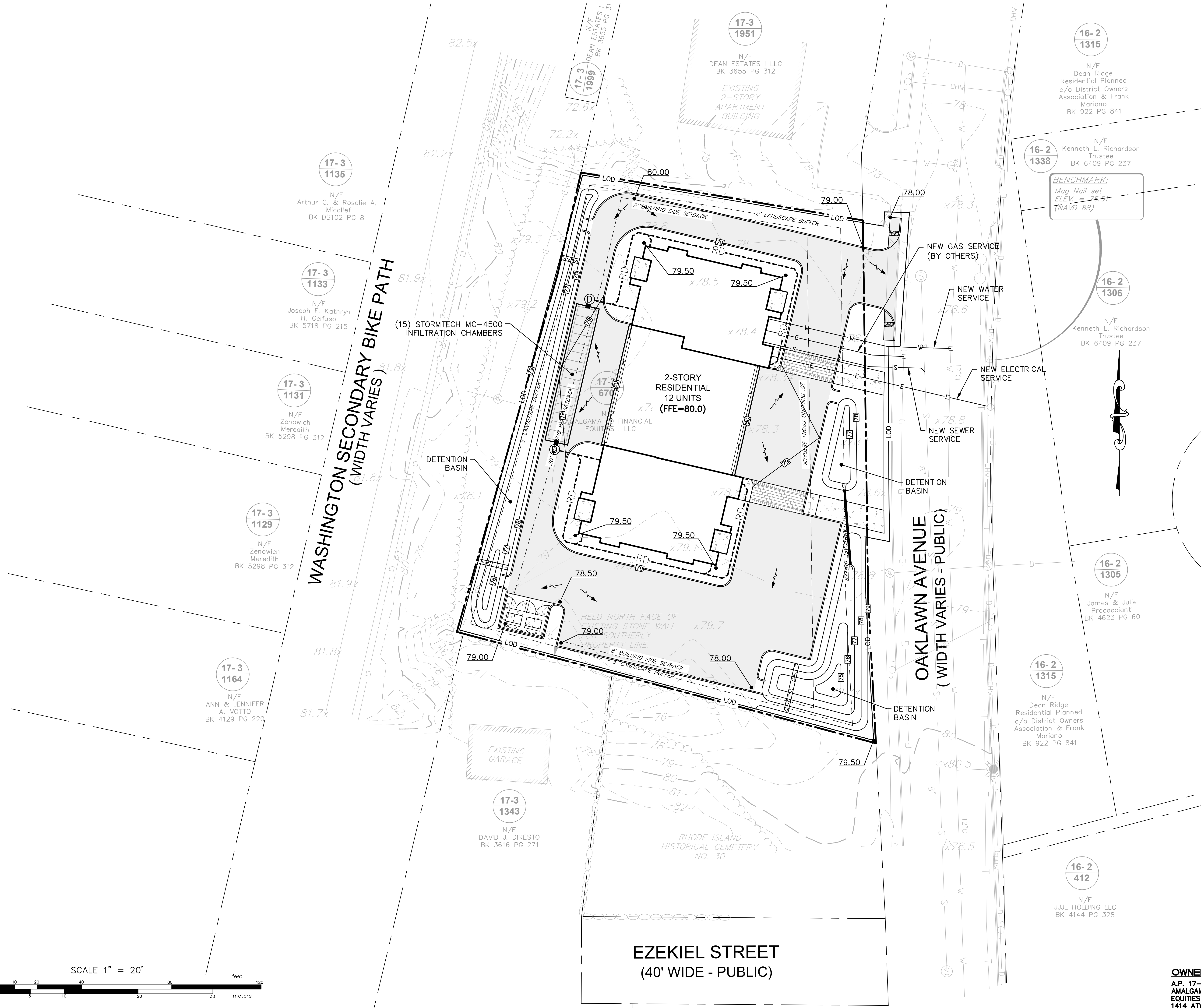
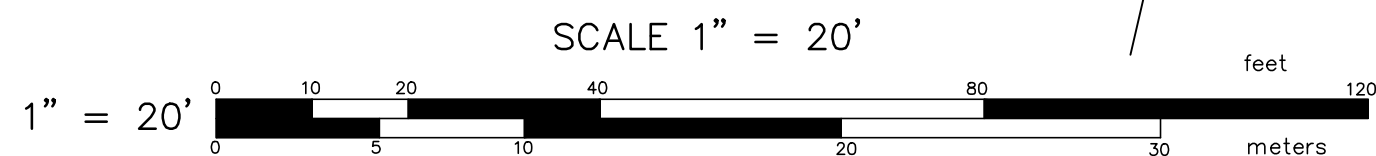
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JOB NO. 7006-00	DRAWN BY K.Y.Y.
DWG. NO. 7006-Base	CHECK BY S.B.G.
SCALE: AS SHOWN	APPROVED S.B.G.
DATE: JUNE, 2018	

SHEET  
**MP-1**  
4 OF 6 SHEETS

L:\2006-00 439 Oaklawn Avenue (Greene) - Cranston, RI.dwg\01-Current\2006-00-MP.dwg 08/30/2022 kyngyong 16:05



GRADING, DRAINAGE &  
UTILITIES PLAN  
FOR

A.P. 17-3 LOT 670

SITUATED ON

OAKLAWN AVENUE  
CRANSTON, RHODE ISLAND

PREPARED FOR  
AMALGAMATED FINANCIAL  
EQUITIES I LLC

NO.	REVISION	BY	DATE

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7006-00

DWG. NO.  
7006-Base

SCALE:  
AS SHOWN

DRAWN BY K.Y.Y.

CHECK BY S.B.G.

APPROVED S.B.G.

DATE:  
JUNE, 2018

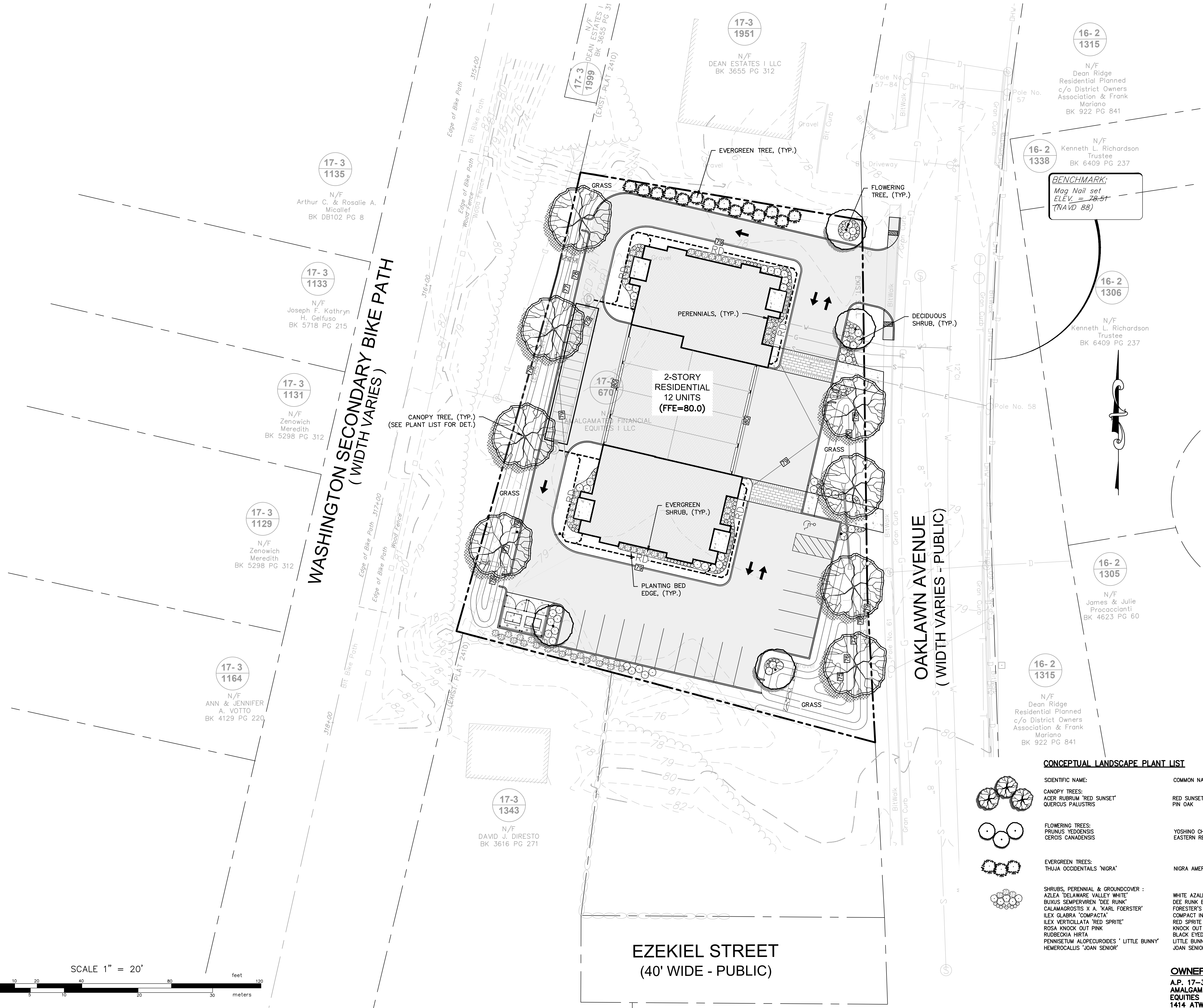
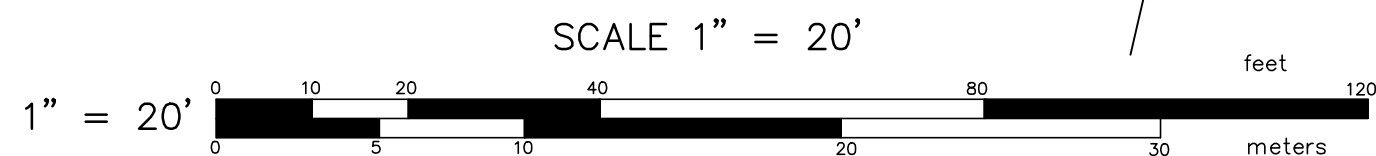
SHEET

**MP-2**

5 OF 6 SHEETS

OWNER/APPLICANT:  
A.P. 17-3, LOT 670  
AMALGAMATED FINANCIAL  
EQUITIES I LLC  
1414 ATWOOD AVE  
JOHNSTON, RI 02919





CONCEPTUAL LANDSCAPE PLANT LIST

SCIENTIFIC NAME:	COMMON NAME:
CANOPY TREES: ACER RUBRUM 'RED SUNSET' QUERCUS PALUSTRIS	RED SUNSET MAPLE PIN OAK
FLOWERING TREES: PRUNUS YEDOENSIS CERCIS CANADENSIS	YOSHINO CHERRY EASTERN REDBUD
EVERGREEN TREES: THUJA OCCIDENTALS 'NIGRA'	NIGRA AMERICAN ARBORVITAE
SHRUBS, PERENNIAL & GROUNDCOVER : AZALEA 'DELAWARE VALLEY WHITE' BUXUS SEMPERVIRENS 'DEE RUNK' CALAMAGROSTIS X A. 'KARL FOERSTER' ILEX GLABRA 'COMPACTA' ILEX VERTICILLATA 'RED SPRITE' ROSA 'KNOCK OUT PINK' RUDBECKIA HIRTA PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' HEMEROCALLIS 'JOAN SENIOR'	WHITE AZALEA DEE RUNK BOXWOOD FORESTER'S FEATHER REED GRASS COMPACT INKBERRY HOLLY RED SPRITE WINTERBERRY KNOCK OUT PINK ROSE BLACK EYED SUSAN'S LITTLE BUNNY FOUNTAIN GRASS JOAN SENIOR DAYLILY

OWNER/APPLICANT:  
A.P. 17-3, LOT 670  
AMALGAMATED FINANCIAL  
EQUITIES I LLC  
1414 ATWOOD AVE  
JOHNSTON, RI 02919

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CONCEPT LANDSCAPE PLAN

FOR  
A.P. 17-3 LOT 670  
SITUATED ON  
OAKLAWN AVENUE  
CRANSTON, RHODE ISLAND  
PREPARED FOR  
AMALGAMATED FINANCIAL  
EQUITIES I LLC

NO.	REVISION	BY	DATE

JOB NO. 7006-00	DRAWN BY K.Y.Y.
DWG. NO. 7006-Base	CHECK BY S.B.G.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: AUGUST, 2022

SHEET

MP-3