

City of Cranston

Zoning Board of Review

August 11, 2021

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)

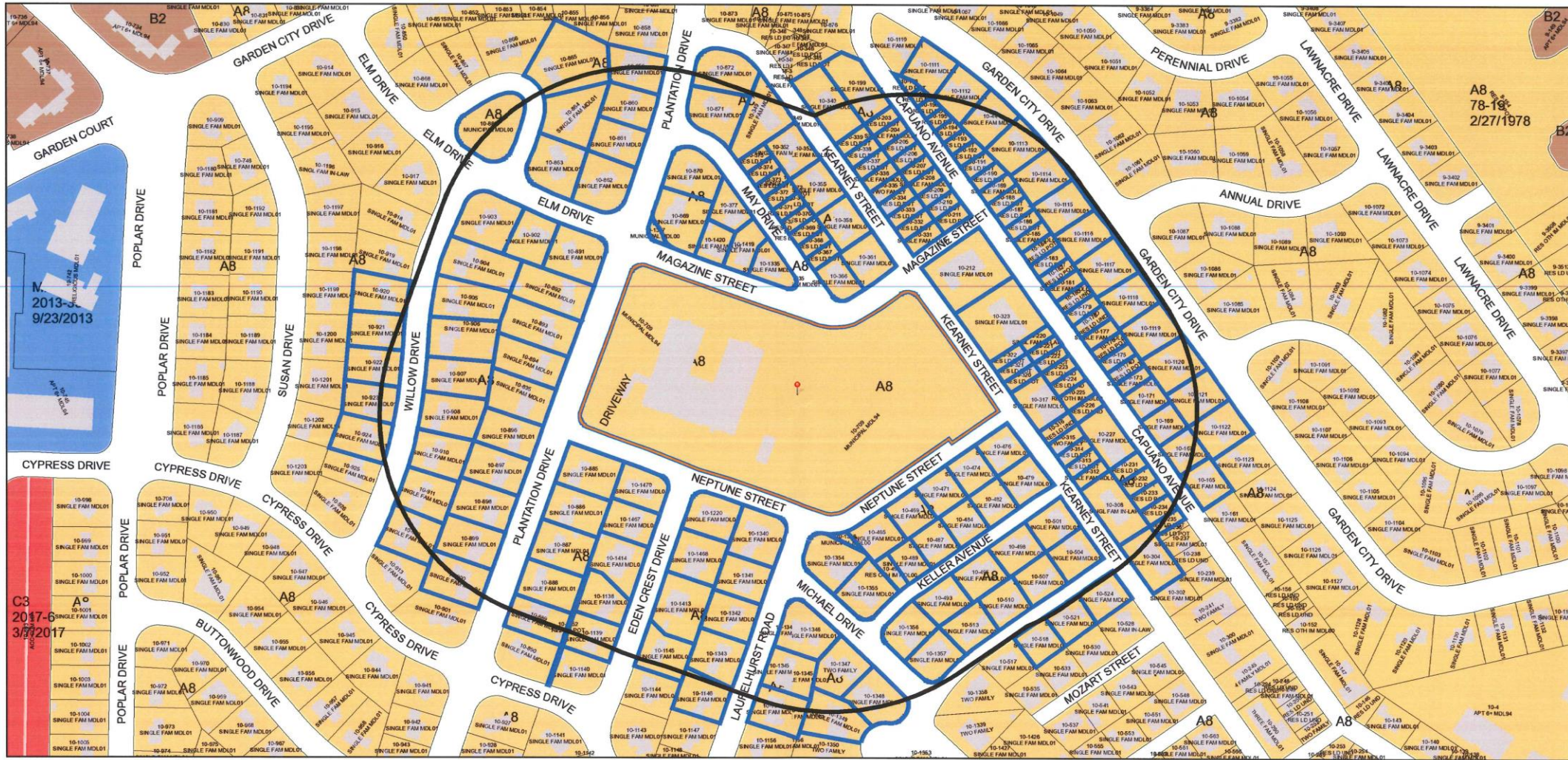
Thomas Jones (3rd Alternate)

Thomas Barbieri (4th Alternate)

Ward 6

CRANSTON PUBLIC SCHOOLS (OWN/APP) has filed an application to create a new parking lot which allows a reduced number of required parking spaces for a new school, and to construct a portion of a building greater than the allowable height at **70 Plantation Drive, A.P.10, lot 709**; area 5.79 ac; zoned A8. Applicant seeks relief per 17.92.010-Variance; Section 17.64.010-Off Street Parking.
Application filed 6/25/2021.

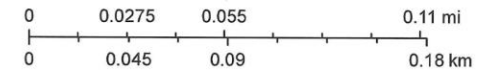
70 Plantation Dr 400' Radius Plat 10 Lot 709



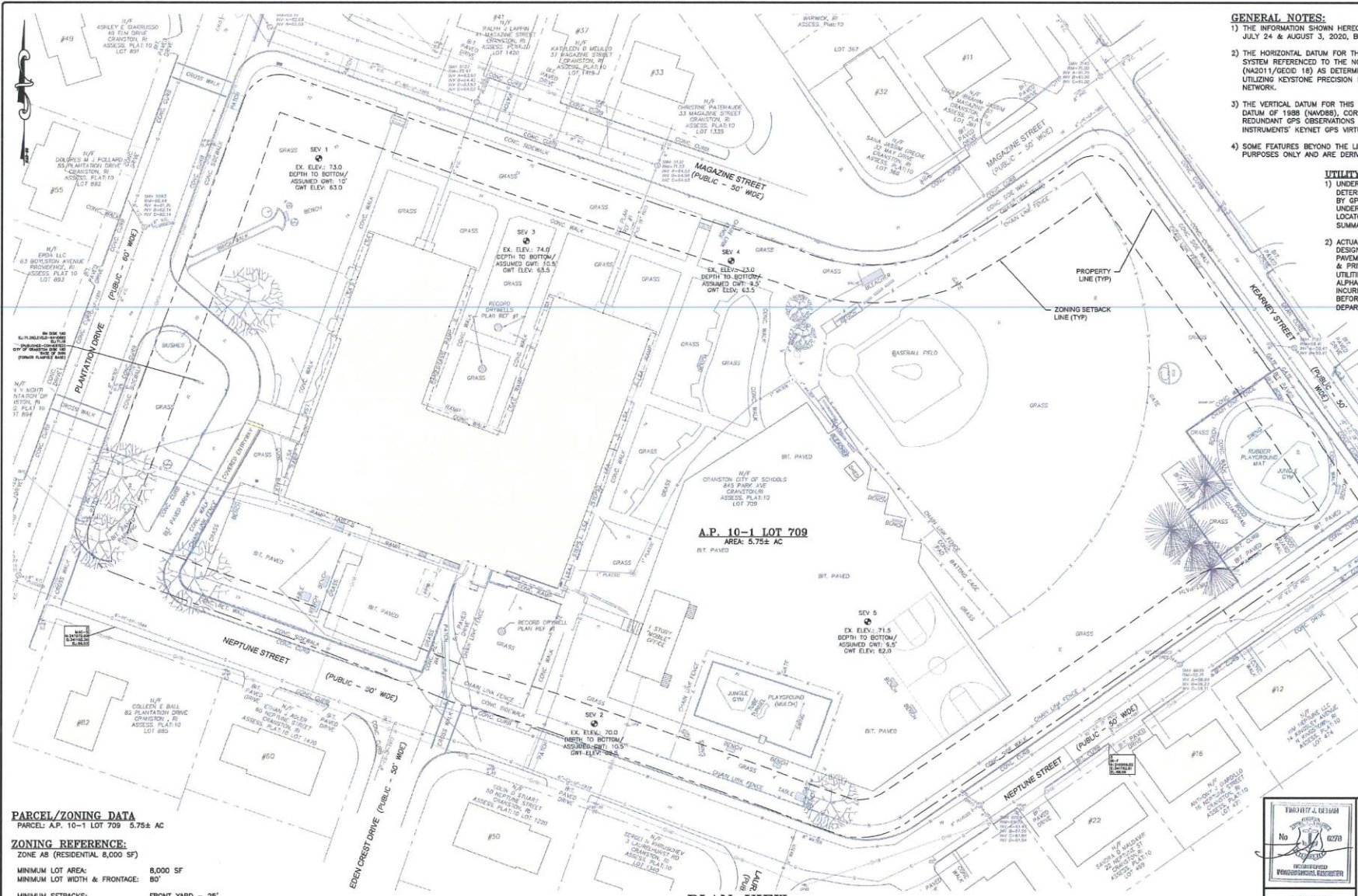
6/29/2021, 9:22:06 AM

1:2,358

- | | | | | | | | | |
|-------------------|-------------------|---------------------------|--|----|--|----|--|-------|
| 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 | | |

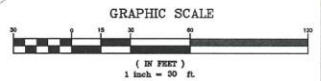


City of Cranston



- GENERAL NOTES:**
- 1) THE INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED JULY 24 & AUGUST 3, 2020, BY ALPHA SURVEY GROUP, LLC.
 - 2) THE HORIZONTAL DATUM FOR THIS PROJECT IS THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), CORRS ADJUSTMENT (NA2011/GEOD 18) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON JULY 24, 2020 UTILIZING KEYSSTONE PRECISION INSTRUMENTS' KEINET GPS VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.
 - 3) THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), CORRS ADJUSTMENT (NA2011/GEOD 18) AS DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE ON JULY 24, 2020 UTILIZING KEYSSTONE PRECISION INSTRUMENTS' KEINET GPS VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.
 - 4) SOME FEATURES BEYOND THE LIMITS OF SURVEY ARE SHOWN ON THIS PLAN FOR GRAPHICAL PURPOSES ONLY AND ARE DERIVED FROM AERIAL IMAGERY.

- UTILITY NOTES:**
- 1) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AND WERE DETERMINED BY AN "ON-THE-GROUND" UTILITY DESIGNATION PERFORMED BY GPRS, LLC. BETWEEN JULY 28 & AUGUST 1, 2020 USING AN UNDERGROUND SCANNING GPR ANTENNAE AND AN ELECTROMAGNETIC PIPE LOCATOR. GPRS FINDINGS WERE PRESENTED IN A REPORT AND JOB SUMMARY DATED 08/03/2020.
 - 2) ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE R.I. GENERAL LAW §39-1.2. ALPHA SURVEY GROUP, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED. CALL "DIG-SAFE" AT 811.



PARCEL/ZONING DATA
 PARCELS: A.P. 10-1 LOT 709 5.75± AC
ZONING REFERENCE:
 ZONE AS (RESIDENTIAL 8,000 SF)
 MINIMUM LOT AREA: 8,000 SF
 MINIMUM LOT WIDTH & FRONTAGE: 80'
 MINIMUM SETBACKS:
 FRONT YARD - 25'
 REAR YARD - 20'
 SIDE YARD - 10'
 MAXIMUM LOT COVERAGE: 30%
 MAXIMUM BUILDING HEIGHT: 35'

SITE NOTES:

1. THE SUBJECT PARCEL LIES WITHIN 'ZONE X - AREAS OF MINIMAL FLOOD HAZARD' AS DELINEATED ON THE FIRM FLOOD INSURANCE RATE MAP FOR PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS), MAP NUMBER 4407C0314H, EFFECTIVE DATE OCTOBER 2, 2015.
2. PER THE USDA WEB SOIL SURVEY, THE ENTIRE PARCEL IS UNDERLAIN BY WERRIMAC-URBAN LAND COMPLEX SOILS, 0-8% SLOPES (MU). THESE SOILS ARE CLASSIFIED AS BELONGING TO HSSA A, ARE GENERALLY SUITABLE FOR THE TYPE OF DEVELOPMENT PROPOSED ON THE PARCEL AND ARE NOT TYPICALLY SUBJECT TO ANY OF THE FOLLOWING CONSTRAINTS: HYDRIC SOILS, HIGH WATER TABLES, SHALLOW LEDGE/BEDROCK, STEEP (>15%) SLOPES, OR EXCESSIVELY ERODIBLE SOILS.
3. ON-SITE SOIL EVALUATIONS DISCOVERED A PREDOMINANCE OF HUMAN TRANSPORTED MATERIAL (HTM, OR FILL) THROUGHOUT THE SITE, TO A DEPTH OF AT LEAST 8-10 FEET IN ALL EVALUATIONS.
4. 4. NO LEDGE, GROUNDWATER OR OTHER LIMITING LAYERS WERE ENCOUNTERED IN ANY OF THE SOIL EVALUATIONS.
5. PER THE RIDEM ENVIRONMENTAL RESOURCE MAPS, THERE ARE NO WETLANDS ON THE PARCEL, ON ANY ADJACENT PARCELS, OR WITHIN 200' OF THE PARCEL.
6. PER THE RIDEM ENVIRONMENTAL RESOURCE MAPS, THE PARCEL IS NOT LOCATED WITHIN ANY NATURAL HERITAGE AREAS.

PLAN VIEW



REVISIONS

NO.	DATE	DRWN	CHKD
1	6/17/21	MCZ	TJB
2	6/22/21	MCZ	TJB

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
 400 SMITH STREET
 PROVIDENCE, RHODE ISLAND 02908
 (401) 273-8500

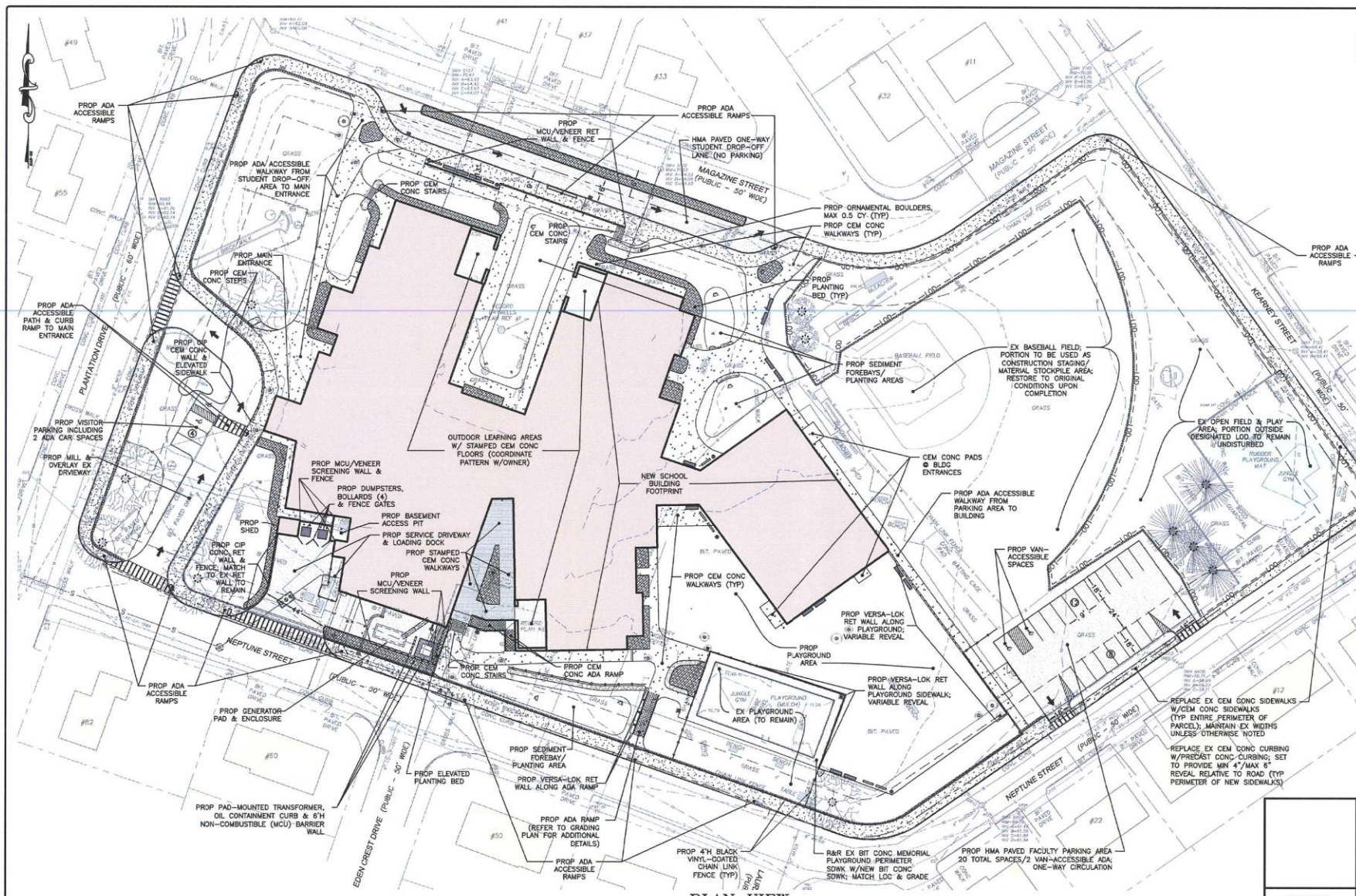
PERMITTING PLANS
 FOR
GARDEN CITY ELEMENTARY SCHOOL
 70 PLANTATION DRIVE
 A.P. 10-1, LOT 709
 CRANSTON, RHODE ISLAND
EXISTING CONDITIONS PLAN

SCALE: 1" = 30' SHEET NO. 3 OF 18
 DRAWN BY: MCZ DESIGN BY: MCZ CHECKED BY: TJB
 DATE: MAY 2021 PROJECT NO.: 20204.00

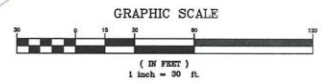
DRAWING ISSUE:

- CONCEPT
- CUSTOMER APPROVAL
- PERMITTING
- CONSTRUCTION
- AS-BUILT
- OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



ADA PARKING REQUIREMENTS/TABULATION:
 PER SECTION 208.2 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, THE REQUIRED NUMBER OF ADA PARKING SPACES IS AS FOLLOWS:
 1-25 TOTAL STANDARD SPACES: 1 ADA SPACE (PER SEPARATE PARKING AREA)
 VAN ACCESSIBLE : 1 PER 6 ADA SPACES, MINIMUM OF 1
 TOTAL ON-SITE PROPOSED SPACES:
 20 (NEPTUNE STREET FACILITY PARKING LOT)
 4 (FRONT ENTRANCE VISITOR PARKING)
 = 24 TOTAL IN TWO PARKING AREAS
 TOTAL REQUIRED ADA SPACES:
 1 ADA SPACE PER PARKING FACILITY x 2 PARKING AREAS = 2 ADA SPACES
 1 VAN ACCESSIBLE SPACE/6 REQUIRED ADA SPACES = 1 VAN ACCESSIBLE SPACE
 PROPOSED: PROVIDE 2 VAN-ACCESSIBLE ADA SPACES IN FACILITY PARKING LOT & 2 STANDARD ADA SPACES IN FRONT ENTRANCE VISITOR PARKING



PLAN VIEW

- SITE STRUCTURAL WALL NOTES:**
- THREE (3) TYPES OF STRUCTURAL WALLS ARE CALLED FOR ON THE SITE:
 - VERSA-LOK SEGMENTAL BLOCK WALLS
 - CAST-IN-PLACE CEMENT CONCRETE (CIP CEM CONC) WALLS
 - MODULAR CONCRETE UNIT (MCU)/VENEER WALLS
 - THE VERSA-LOK WALLS SHALL BE AS INDICATED ON THESE PLANS AND THE CIVIL/SITE DETAILS.
 - THE CIP CEM CONC WALLS SHALL BE AS INDICATED ON THE ARCHITECTURAL AND STRUCTURAL PLANS AND DETAIL SHEETS.
 - THE MCU/VENEER WALLS SHALL BE AS INDICATED ON THE ARCHITECTURAL AND STRUCTURAL PLANS AND DETAIL SHEETS.

- DRAWING ISSUE:**
- CONCEPT
 - CUSTOMER APPROVAL
 - PERMITTING
 - CONSTRUCTION
 - AS-BUILT
 - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

REVISIONS				
No.	DATE	DRWN	CHKD	DESC
1	6/17/21	MCE	TJB	
2	6/22/21	MCE	TJB	

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
 400 SMITH STREET
 PROVIDENCE, RHODE ISLAND 02908
 (401) 273-6600

PERMITTING PLANS
 FOR
GARDEN CITY ELEMENTARY SCHOOL
 70 PLANTATION DRIVE
 A.P. 10-1, LOT 709
 CRANSTON, RHODE ISLAND
SITE LAYOUT PLAN

SCALE: 1" = 30' SHEET NO: 5 OF 18
 DRAWN BY: MCE DESIGN BY: MCE CHECKED BY: TJB
 DATE: MAY 2021 PROJECT NO.: 20040.00



NEPTUNE STREET

PLANTATION DRIVE

EAST WING

WEST WING

NE STAIR TOWER

GYMNASIUM WING

52 ft.

60 ft.

40 ft.

MAGAZINE STREET

Proposed NE
Stair tower
Height 40ft

NE Stair tower
height exceeds
zoning maximum
of 35ft by 5ft



View to east along Neptune Street
of existing street-side parking



View to east along
Neptune Street of
existing street-side
parking

Plan Commission Recommendation

Due to the finding that the application is consistent with the Comprehensive Plan, and due to the finding that the application will not negatively impact the general character of the surrounding neighborhood, upon a motion by Mr. Coupe seconded by Mr. Strom, the Plan Commission voted (5-0) to forward a *positive recommendation* on this application to the Zoning Board of Review.

Ward 3

THREE KIDS, LLC (OWN) and DWIGHT LEIGH (APP) have filed an application to divide a lot on which two dwellings are located creating a lot with less area than required for a two family dwelling at **1299 Park Ave.** A.P. 11, lot 145; area 7,124 s.f.; zoned C1. Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations.

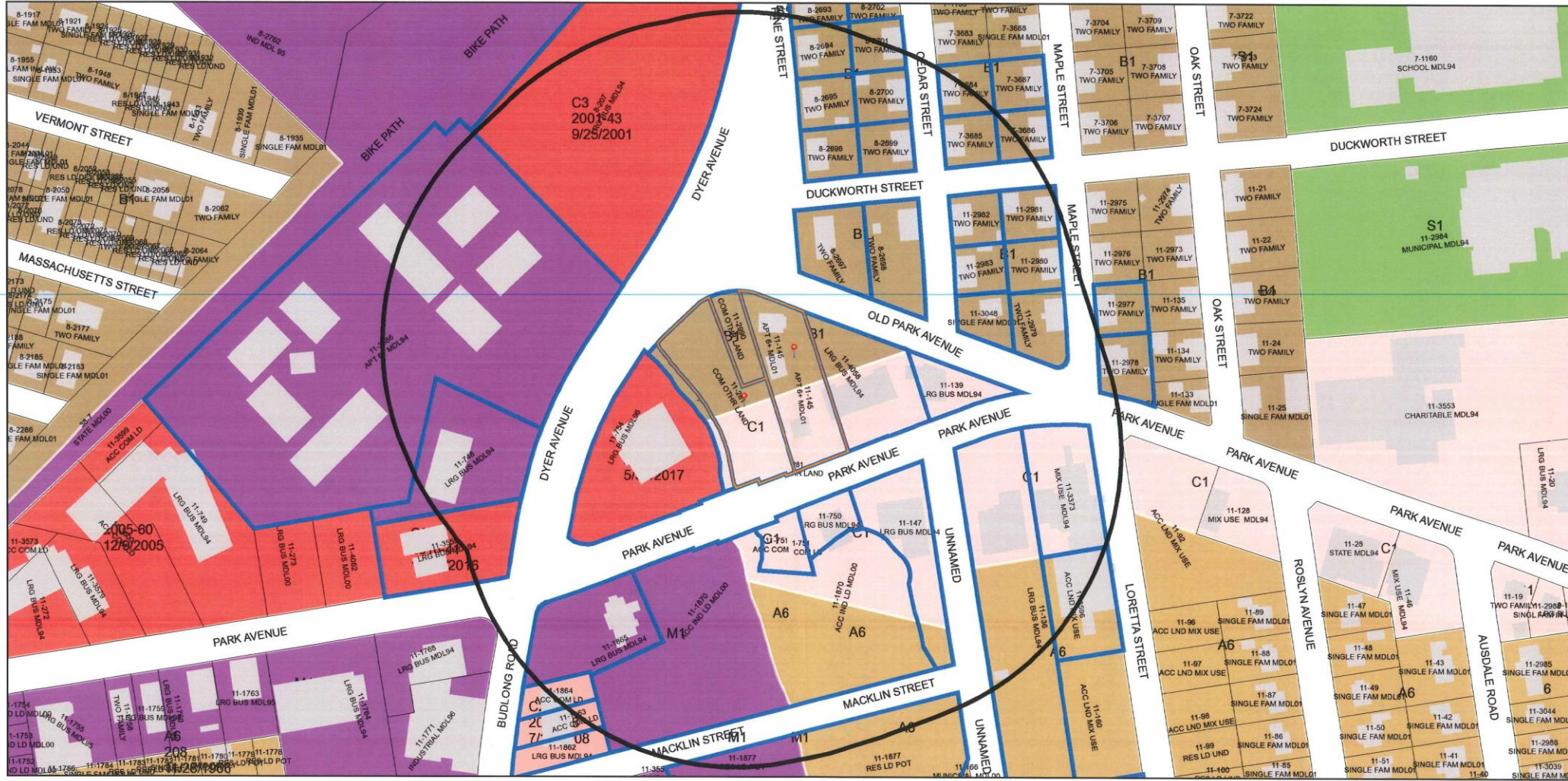
Application filed 7/2/2021. John S. DiBona, Esq.

Ward 3

THREE KIDS, LLC (OWN) and DWIGHT LEIGH (APP) have filed an application to divide a lot on which two dwellings are located creating a lot with less area than required for a three family dwelling at **12 Old Park Ave.** A.P. 11, lot 145; area 7,087 s.f.; zoned B1. Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations.

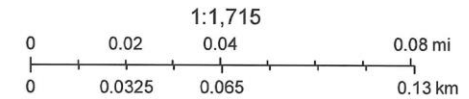
Application filed 7/2/2021. John S. DiBona, Esq.

12 & 1299 Old Park Ave 400' Radius Plat 11 Lots 145 & 281



6/14/2021, 11:20:54 AM

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



City of Cranston

**PARK AVENUE
OLD PARK AVENUE**

STREET INDEX

- REFERENCE:**
1. DEED BK. 3180 PG. 97
 2. "PLAN OF LAND LOCATED IN CRANSTON, RHODE ISLAND OF ASSESSOR'S LOT 129 ON PLAT 11 - PAGE 1 BELONGING TO JOHN E. ET UX FABIO L.M. LANNI SCALE: 1"=30' DECEMBER 25, 1995" BK. 919 PG. 173
 3. "LAND OF GEORGE N. FOSTER, SURVEYED AND PLATTED BY ROBERT WILSON, MAY 11TH, 1873" P.C. 98
 4. "CIVIL ADMINISTRATIVE SUBDIVISION PLAN FOR ASSESSOR'S PLAT 11 LOT 704 SITUATED AT 1215 PARK AVENUE CRANSTON, R.I. PREPARED FOR ANDUS ENGINEERING, INC." PG. 501

- NOTE:**
1. NO EASEMENTS KNOWN ON PROPERTY
 2. NO PROPOSED ZONES RELIEF FOR SITE FOUND
 3. NO KNOWN WETLANDS ON SITE
 4. FLOOD ZONES: AE, D, & X / FEMA MAP: 440703012H / EFFECTIVE DATE: 10-02-2015
 5. NOT LOCATED WITHIN A NATURAL HAZARD AREA
 6. NO KNOWN HISTORICAL SITES OR CEMETORIES ON OR ADJUTING SITE
 7. NO KNOWN NATURAL OR MANMADE FEATURES ON SITE
 8. NO KNOWN ENVIRONMENTAL HAZARDS ON SITE
 9. NO CHANGES TO EXISTING DRAINAGE

OWNER:
THREE KES, LLC
P.O. BOX 2, EAST GREENWICH, R.I. 02818
PHONE: (401) 328-7675

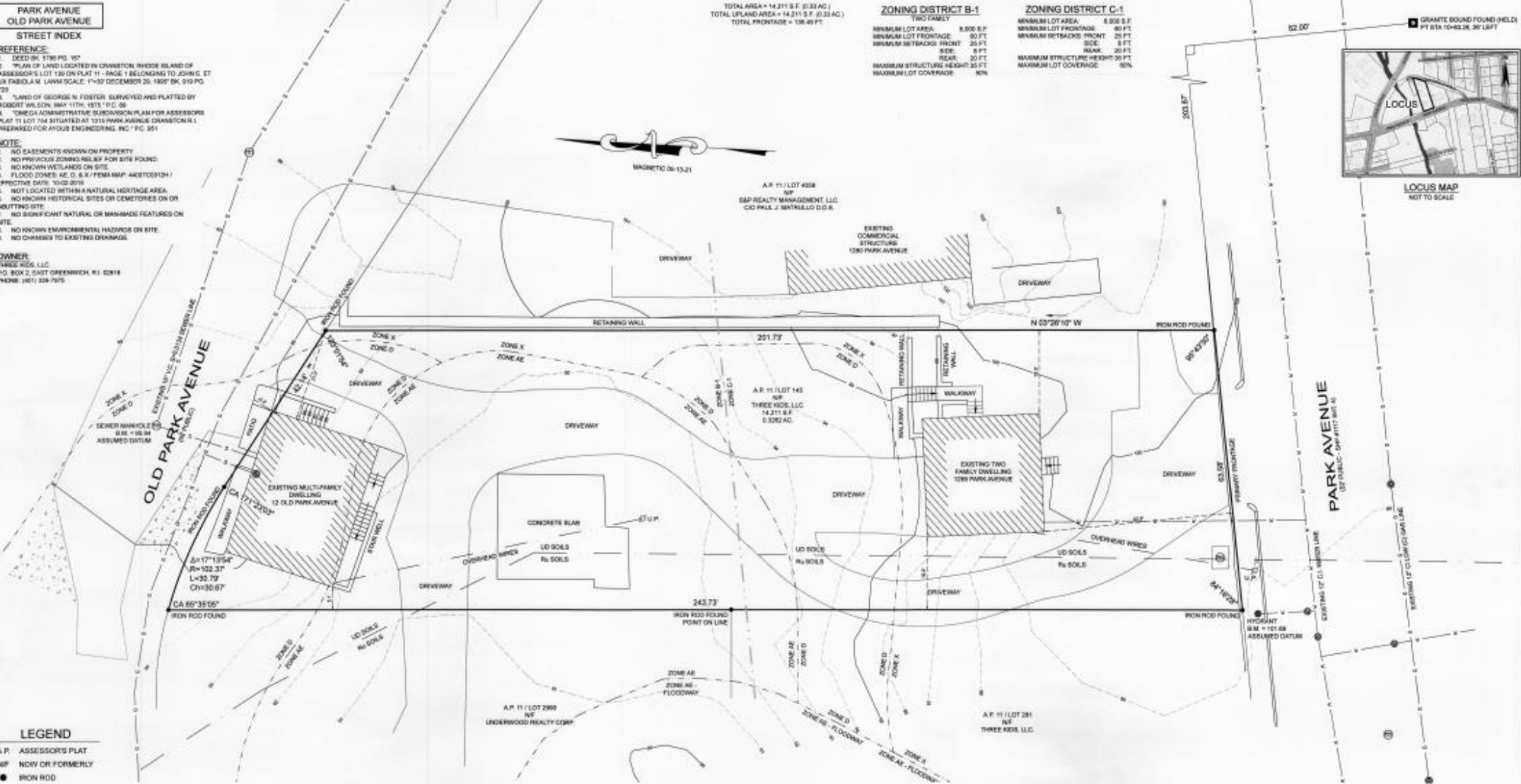
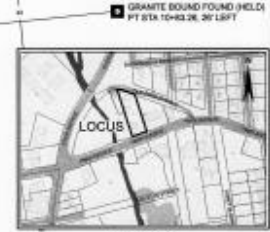
TOTAL AREA = 14,211 S.F. (0.33 AC.)
TOTAL UPLAND AREA = 14,211 S.F. (0.33 AC.)
TOTAL FRONTAGE = 106.49 FT

ZONING DISTRICT B-1

TWO FAMILY
MINIMUM LOT AREA: 8,800 S.F.
MINIMUM LOT FRONTAGE: 80 FT
MINIMUM SETBACK: FRONT: 20 FT
SIDE: 8 FT
REAR: 20 FT
MAXIMUM STRUCTURE HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 50%

ZONING DISTRICT C-1

MINIMUM LOT AREA: 8,800 S.F.
MINIMUM LOT FRONTAGE: 80 FT
MINIMUM SETBACK: FRONT: 20 FT
SIDE: 8 FT
REAR: 20 FT
MAXIMUM STRUCTURE HEIGHT: 30 FT
MAXIMUM LOT COVERAGE: 50%



LEGEND

- A.P. ASSESSOR'S PLAT
- N.P. NOW OR FORMERLY
- IRON ROD
- GRANITE BOUND
- MANHOLE
- ⊙ GAS GATE
- ⊙ WATER GATE
- ⊙ HYDRANT
- UTILITY POLE
- - - SIGN



SURVEY CLASSIFICATION

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PLAN AND RECORD ACT AND THE REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS OF RHODE ISLAND, AS FOLLOWS:

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN(S) IS/ARE:
TO ESTABLISH AND SHOW RECORD BOUNDARY LINES, TO DETERMINE EXISTING GRADES AND UTILITIES, AND TO PROVIDE A PROFESSIONAL OPINION OF THE PARCEL.

Dwight Leigh
DATE: 6/09/21
BY: ROBERT J. BROWN, P.L.S., LICENSE #1761, C.S.A. (LEAD)

**1299 PARK AVENUE PLAT
PRELIMINARY PLAN
EXISTING CONDITIONS PLAN**

A.P. 11 / LOT 145
1299 PARK AVENUE
CRANSTON, R.I. 02910
SCALE: 1"=10' DATE: MAY 18, 2021

PREPARED BY:
DWIGHT LEIGH
P.O. BOX 2, EAST GREENWICH, R.I. 02818
PHONE: (401) 328-7675

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02909
PHONE: (401) 483-9886 info@osplanners.com
JOB NO. 9554 / DRWG. NO. 9554-DC - (A/B)

GRAPHIC SCALE: 1"=10'

**PARK AVENUE
OLD PARK AVENUE**

STREET INDEX

REFERENCE:

1. DEED BK. 1789 PG. 357
2. "PLAN OF LAND LOCATED IN GRANSTON, RHODE ISLAND OF ASSASSOR'S LOT 139 ON PLAT 11 - PAGE 1 BELONGING TO JOHN C. ET UX PAROLA M. LARVA SCHE: 11-30 DECEMBER 20, 1997" BK. 919 PG. 724
3. "LAND OF GEORGE M. FOSTER, SURVEYED AND PLATTED BY ROBERT WELSON, MAY 17TH, 1978" P.C. 88
4. "TOWNSHIP ADMINISTRATIVE SUBDIVISION PLAN FOR ASSASSOR'S PLAT 11 LOT 134 SITUATED AT 1315 PARK AVENUE GRANSTON R.I. PREPARED FOR JAYCO ENGINEERING, INC." P.C. 81

NOTE:

1. NO EASEMENTS KNOWN ON PROPERTY
2. NO PREVIOUS ZONING RELIEF FOR THIS FOUND
3. NO KNOWN WETLANDS ON SITE.
4. FLOOD ZONES AE, D, & X / FEMA MAP 48073C03101 / EFFECTIVE DATE: 10-20-2015
5. NOT LOCATED WITHIN A NATURAL HERITAGE AREA.
6. NO KNOWN HISTORICAL SITES OR MONUMENTS ON OR ADJACENT SITE.
7. NO SIGNIFICANT NATURAL OR MAN-MADE FEATURES ON SITE.
8. NO KNOWN ENVIRONMENTAL HAZARDS ON SITE.
9. NO CHANGES TO EXISTING DRAINAGE.
10. NO PROPOSED DEVELOPMENT ON SITE.

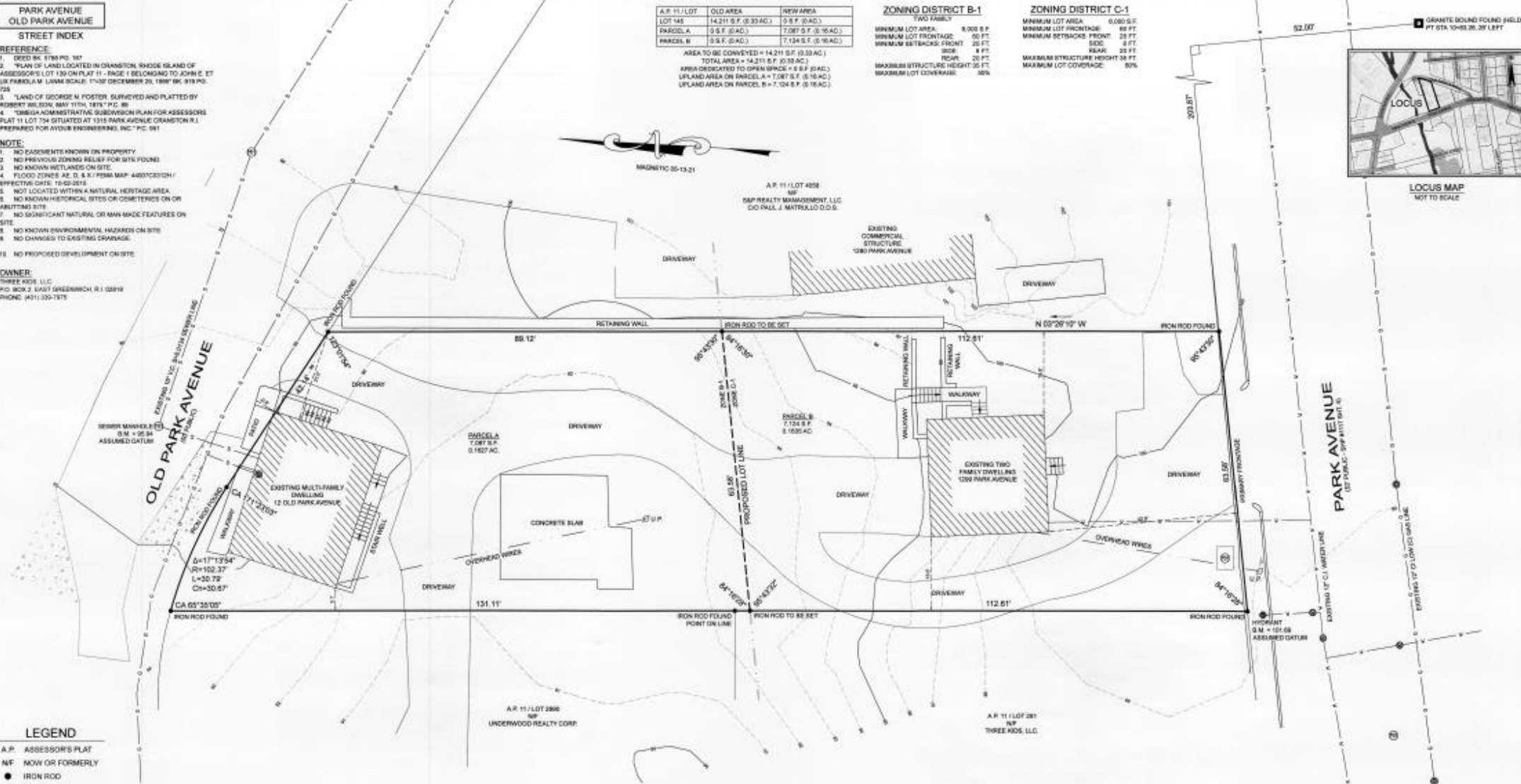
OWNER:
THREE KIDS, LLC
P.O. BOX 2, EAST GREENWICH, R.I. 02819
PHONE: (401) 334-7875

A.P. 11 / LOT	OLD AREA	NEW AREA
LOT 145	14,211 S.F. (0.32 AC.)	9.8 S.F. (0.22 AC.)
PARCELA	0 S.F. (0.00 AC.)	7,087 S.F. (0.16 AC.)
PARCEL B	0 S.F. (0.00 AC.)	7,124 S.F. (0.16 AC.)

AREA TO BE CONVEYED = 14,211 S.F. (0.32 AC.)
TOTAL AREA = 14,211 S.F. (0.32 AC.)
AREA DEDICATED TO OPEN SPACE = 9.8 S.F. (0.22 AC.)
UPLAND AREA ON PARCELA = 7,087 S.F. (0.16 AC.)
UPLAND AREA ON PARCEL B = 7,124 S.F. (0.16 AC.)

ZONING DISTRICT B-1
TWO FAMILY
MINIMUM LOT AREA: 8,000 S.F.
MINIMUM LOT FRONTAGE: 50 FT.
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 5 FT.
REAR: 20 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM LOT COVERAGE: 30%

ZONING DISTRICT C-1
MINIMUM LOT AREA: 6,000 S.F.
MINIMUM LOT FRONTAGE: 50 FT.
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 5 FT.
REAR: 20 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM LOT COVERAGE: 30%



- LEGEND**
- A.P. ASSASSOR'S PLAT
 - M.F. NOW OR FORMERLY
 - IRON ROD
 - GRANITE BOUND
 - MAN-HOLE
 - ⊙ GAS GATE
 - ⊙ WATER GATE
 - ⊙ HYDRANT
 - ⊙ UTILITY POLE
 - SIGN



SURVEY CLASSIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF PROFESSIONAL LAND SURVEYORS ON NOVEMBER 23, 2015. AS FOLLOWS:

TYPE OF SURVEYING CLASS: LIMITED CONTROL BOUNDARY SURVEY
CLASSIFICATION: CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND SHOW EXISTING BOUNDARY LINES, TO DETERMINE EXISTING GRADES AND UTILITIES, AND TO PROVIDE AN OBSERVATION OF THE PARCELS.

BY: *[Signature]* DATE: 6/9/24
RECORDED BY: [Signature] DATE: 6/9/24

**1299 PARK AVENUE PLAT
PRELIMINARY PLAN
PROPOSED SUBDIVISION PLAN**

A.P. 11 / LOT 145
1299 PARK AVENUE
GRANSTON, R.I. 02910
SCALE: 1"=10' DATE: MAY 18, 2021

PREPARED FOR:
DWIGHT LEIGH
P.O. BOX 2, EAST GREENWICH, R.I. 02819
PHONE: (401) 334-7875

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1295 DANLAW AVENUE, GRANSTON, RI 02920
PHONE: (401) 483-9696 info@osplanners.com
JOB NO. 9054 / DWG. NO. 9054-DC-(A)(B)

GRAPHIC SCALE: 1"=10'

ZONING DISTRICT B-1
TWO FAMILY
MINIMUM LOT AREA: 8,300 S.F.
MINIMUM LOT FRONTAGE: 50 FT.
MINIMUM SETBACKS: FRONT 25 FT.
SIDE 8 FT.
REAR 20 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM LOT COVERAGE: 50%

ZONING DISTRICT C-1
MINIMUM LOT AREA: 5,000 S.F.
MINIMUM LOT FRONTAGE: 65 FT.
MINIMUM SETBACKS: FRONT 25 FT.
SIDE 8 FT.
REAR 25 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM LOT COVERAGE: 60%



LOCUS MAP
NOT TO SCALE



- LEGEND**
- A.P. ASSESSOR'S PLAT
 - N.Y. NOW OR FORMERLY
 - IRON ROD
 - GRANITE BOUND
 - ⊙ MANHOLE
 - ⊙ GAS GATE
 - ⊙ WATER GATE
 - HYDRANT
 - ⊔ UTILITY POLE
 - SIGN



SURVEY CLASSIFICATION
THIS SURVEY WAS CONDUCTED AND THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 5 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 21, 2015, AS FOLLOWS:

TITLE OF SURVEY: LIMITED CORNER BOUNDARY SURVEY
CLASS: CLASS II
DATE: 6/09/21

THE PURPOSE FOR THE CONDUCT OF THIS SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
TO ESTABLISH AND STRIKE RECORD BOUNDARY LINES TO DETERMINE EXISTING BOUNDARIES AND UTILITIES AND PROVIDE A SUBDIVISION OF THE TRACTS.

BY: *Dwight Leigh* DATE: 6/09/21
REGISTERED SURVEYOR, P.L.S. LICENSE NO. 62465-RI-0000

**1299 PARK AVENUE PLAT TO DWIGHT LEIGH
PRELIMINARY PLAN
100' RADIUS MAP**

A.P. 11 / LOT 146
1299 PARK AVENUE
CRANSTON, RI 02910

SCALE: 1"=20' DATE: MAY 18, 2021

PREPARED FOR:
DWIGHT LEIGH
P.O. BOX 2, EAST GREENWICH, RI 02818
PHONE: (401) 338-7878

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02905
PHONE: (401) 463-0696 info@osplanners.com

JOB NO. 9554 / 2003, NO. 9854 - (C) - (A/B)

GRAPHIC SCALE: 1" = 20'

Plan Commission Recommendation

Due to the finding that the application is consistent with the Cranston Comprehensive Plan, and due to the finding that the application not negatively impact the character of the surrounding neighborhood, upon a motion by Mr. Strom seconded by Mr. Mason, the Plan Commission voted (5-0) to forward a *positive recommendation* on this application to the Zoning Board of Review.

Due to the finding that the application is consistent with the Cranston Comprehensive Plan, and due to the finding that the application will not negatively impact the character of the surrounding neighborhood, upon a motion by Mr. Strom seconded by Mr. Mason, the Plan Commission voted (5-0) to forward a *positive recommendation* on this application to the Zoning Board of Review.

Ward 4

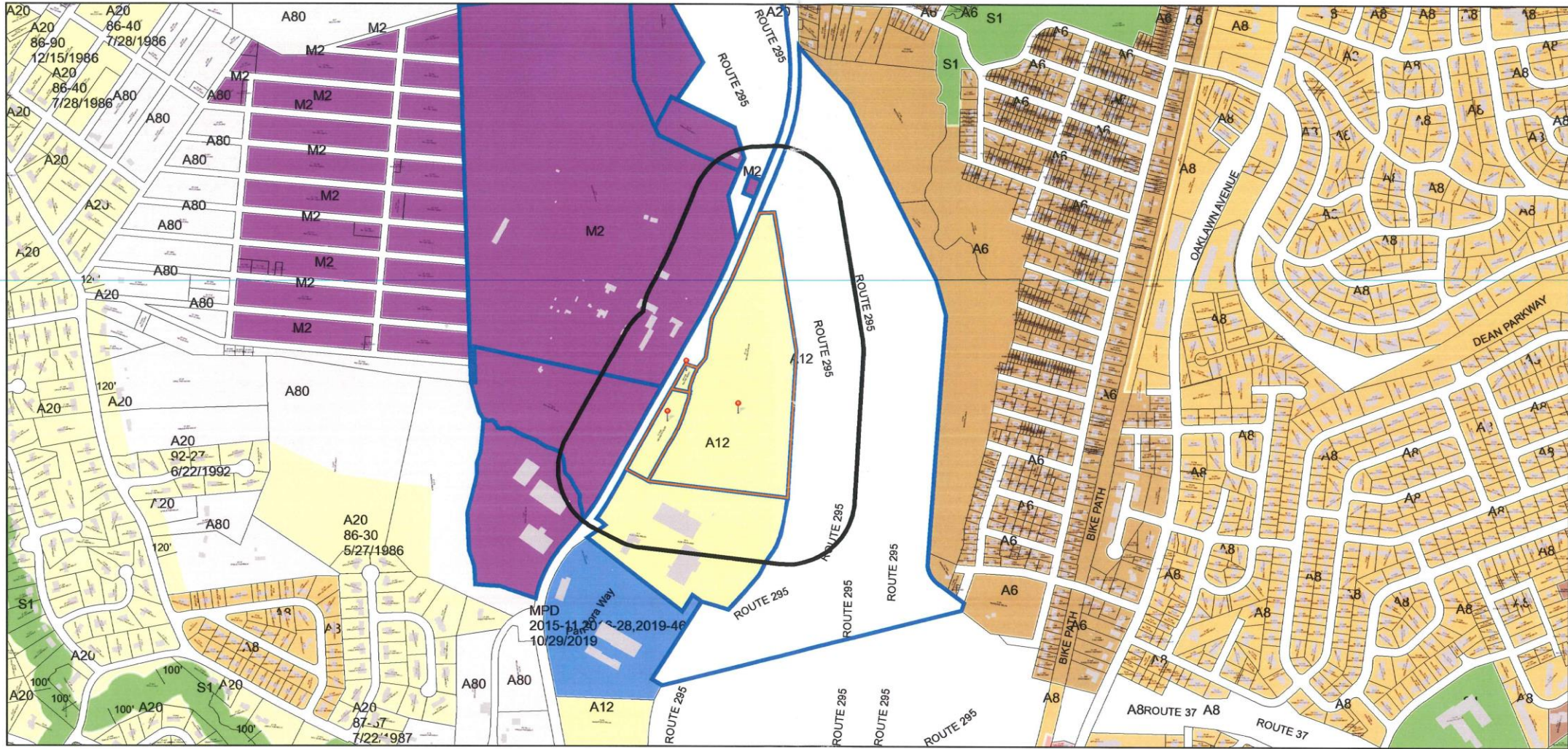
TILCON, INC. (OWN) and CBNA BARLETA JOINT VENTURE

(APP) have filed an application to construct a temporary structure for the production and storage of concrete products

In a residential zone at **830 Phenix Ave.** A.P. 17, lots 194, 1933; A.P. 20, lot 2124; area 18.94 ac, zoned A12. Applicant seeks relief per 17.92.010-Variance; Sections 17.20.030- Schedule of Uses; and 17.20.120-Schedule of Intensity Regulations.

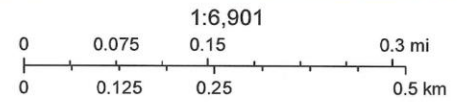
Application filed 7/2/2021. Robert D. Murray, Esq.

830 Phenix Ave 400' Radius Plat 17/20 Lots 194, 1933/2124

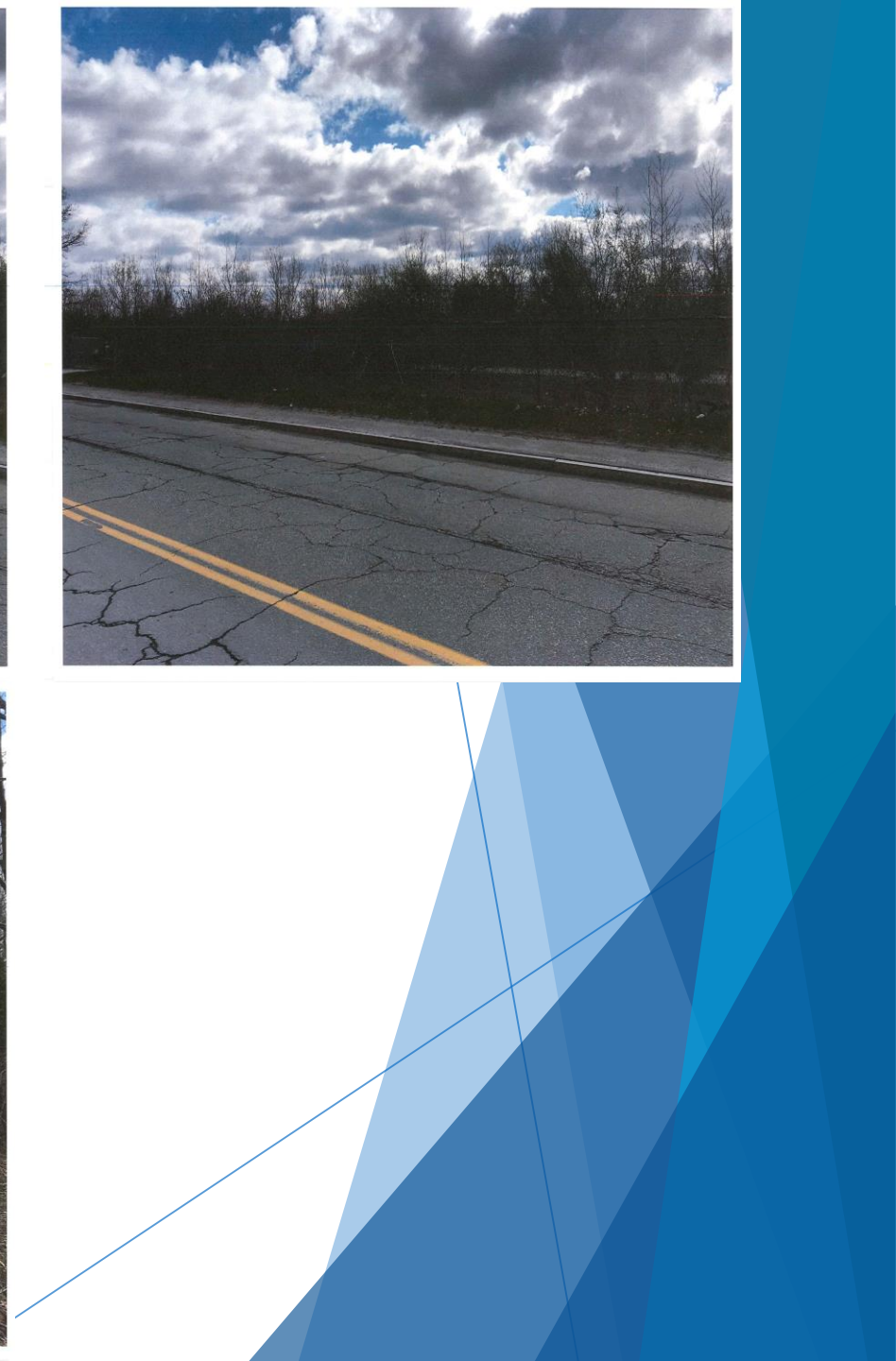
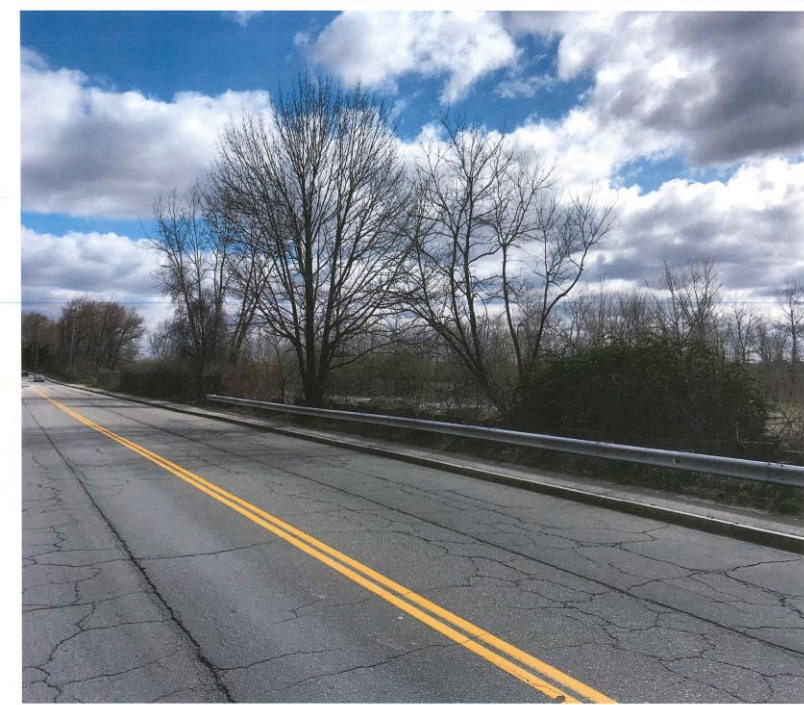
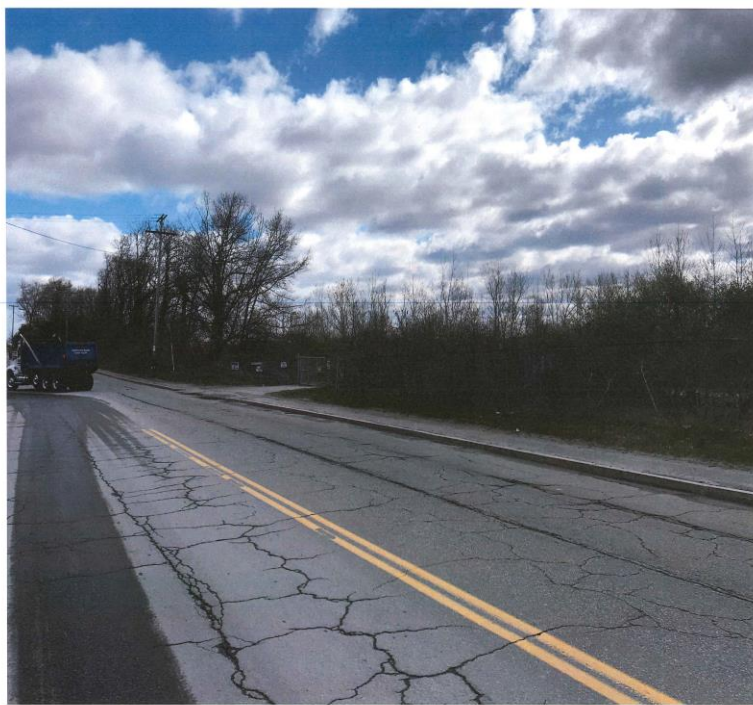


6/29/2021, 10:36:58 AM

- | | | | | |
|-------------------|---------------------------|----|----|-------|
| 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





LOCUS MAP
N.T.S.

GENERAL LEGEND & ABBREVIATIONS

- N/F NOW OR FORMERLY
- S.F. SQUARE FEET
- AC. ACRES
- BIT. BITUMINOUS
- CONC. CONCRETE
- EDP EDGE OF PAVEMENT
- CLF CHAIN LINK FENCE
- (FND) FOUND
- RIBB RHODE ISLAND HIGHWAY BOUND
- SHL STATE HIGHWAY LINE
- SFL STATE FREEWAY LINE
- CLF CHAIN LINK FENCE
- TRFLN TREE LINE



PARCEL DATA

A.P. 17, LOT 194
N/F
TILCON MINERALS
DEED BK. 479 / PG. 976
PHENIX AVENUE
LOT AREA:
943,225 S.F.± OR
21.85 ACRES±

PARCEL DATA

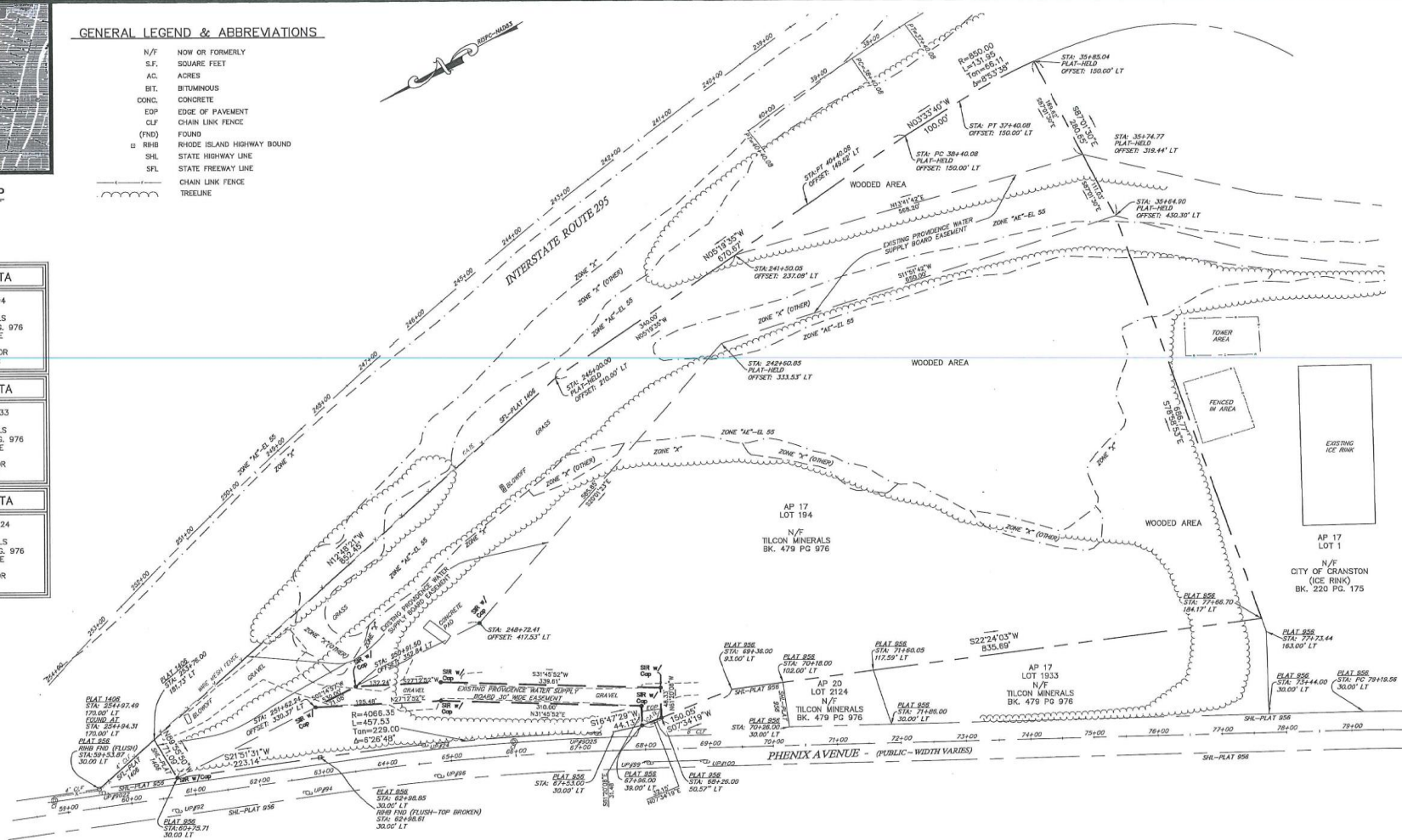
A.P. 17, LOT 1933
N/F
TILCON MINERALS
DEED BK. 479 / PG. 976
PHENIX AVENUE
LOT AREA:
73,165 S.F.± OR
1.68 ACRES±

PARCEL DATA

A.P. 20, LOT 2124
N/F
TILCON MINERALS
DEED BK. 479 / PG. 976
PHENIX AVENUE
LOT AREA:
12,183 S.F.± OR
0.28 ACRES±

STREET INDEX

PHENIX AVENUE
ROUTE 295 SOUTH BOUND



PLAN REFERENCES:

1. RHODE ISLAND STATE HIGHWAY PLAT NOS. 955 & 1408.
2. SURVEY OF EASEMENT BELONGING TO PROVIDENCE WATER SUPPLY BOARD IN CRANSTON, RI ROUTE 295 & P 37.
3. BOUNDARY SURVEY PLAN DELBONS SAND & GRAVEL CORPORATION AP 19-1 LOT 3 950 PHENIX AVENUE CRANSTON RI BY WATERMAN ENGINEERING CO. SCALE 1" = 80' DATED MAY 6, 2004 PROJECT #P04.003.
4. PROPOSED EASEMENT FROM EXISTING PWSB EASEMENT TO PHENIX AVENUE SITUATED ON PHENIX AVENUE & RT 295 CRANSTON RI PREPARED FOR PROVIDENCE WATER SUPPLY BOARD BY GAROFALO & ASSOCIATES, INC. DATED 7-01-2019 JOB NO 7181-04.

NOTES:

1. THE PROJECT SITE IS LOCATED WITHIN ZONE "AE" (EL. 55) AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN; ZONE "X"(OTHER) AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN & ZONE "Y" AREAS OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CRANSTON, RHODE ISLAND, PROVIDENCE COUNTY, COMMUNITY PANEL NO. 4400700313H, HAVING AN EFFECTIVE DATE OF OCTOBER 2, 2015.
2. 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).
3. HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD 83



CAP DETAIL

PROPERTY SURVEY
FOR
ASSESSOR'S PLAT 17
LOTS 194, 1933 & ASSESSOR'S PLAT
20 LOT 2124
SITUATED ON
PHENIX AVENUE & RT 295
CRANSTON, RHODE ISLAND
PREPARED FOR
BARLETTA COMPANY

NO.	REVISION	BY	DATE

SAMUELA WHITE, JR.
No. 17
Samuel A. White
PROFESSIONAL
LAND SURVEYOR
6/11/2021

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

85 CORLISS STREET
P.O. BOX 8145
PROVIDENCE, R.I. 02940
TEL: 401-272-8000

Garofalo & Associates is a member of the engineering firm of Garofalo & Associates, Inc. The engineer/planner and hereinafter named persons are not to be held responsible for the accuracy of the data or information on which this plan is based, unless the same is specifically stated on the drawings.

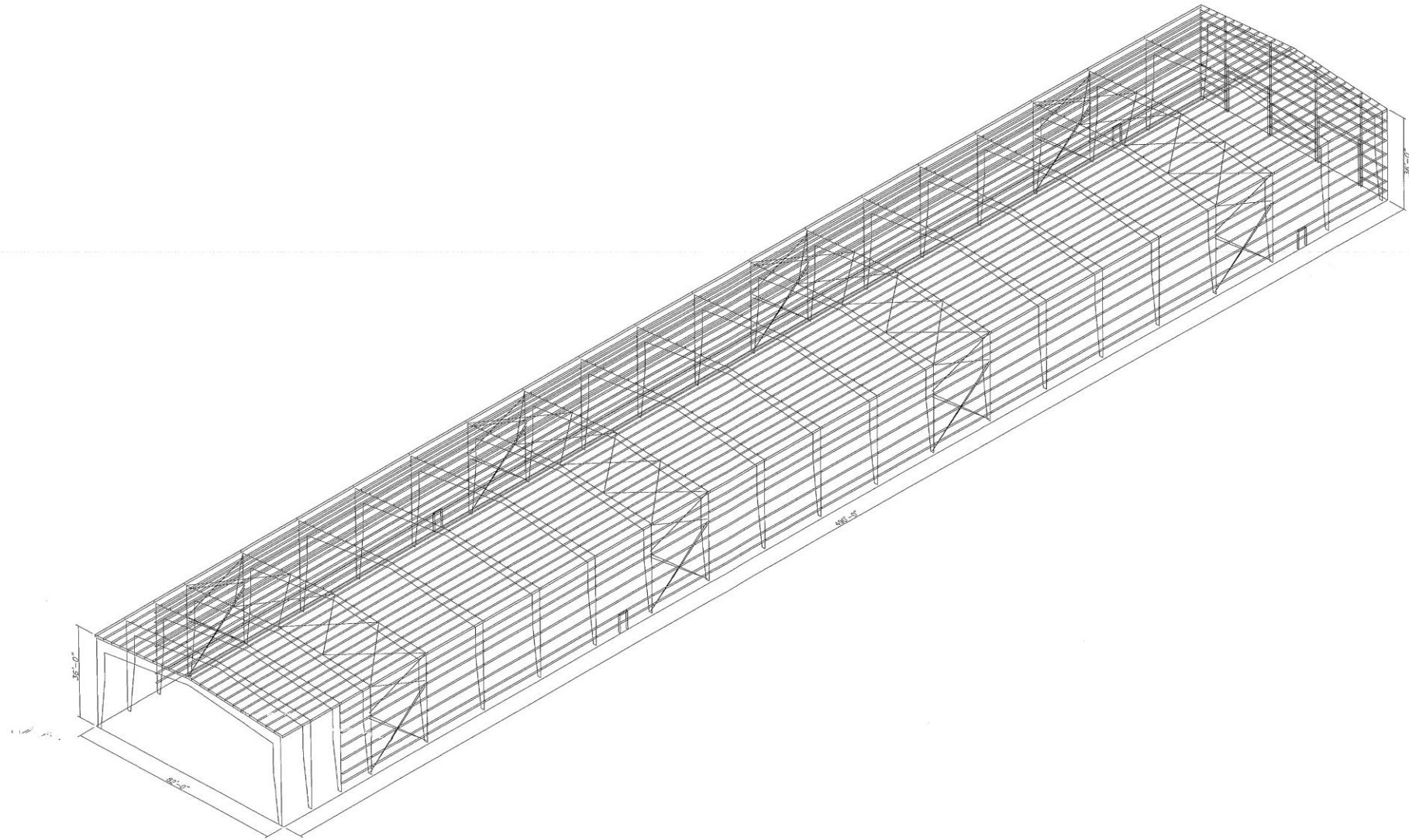
JOB NO. 7325-00	DRAWN BY LFA
DWG. NO. 7325-00 prop	CALCS BY RSE
SCALE: 1"=80'	APPROVED SAW
SHEET	DATE: June 2021
1	OF 1 SHEETS

CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 43E-10C-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY DATA ACCUMULATION SURVEY MEASUREMENT SPECIFICATION: CLASS I CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO CREATE AN PROPERTY PLAN FOR LOT 194 AND 1933 ON ASSESSOR'S PLAT 17 AND LOT 2124 ASSESSOR'S PLAT 20 IN THE CITY OF CRANSTON.

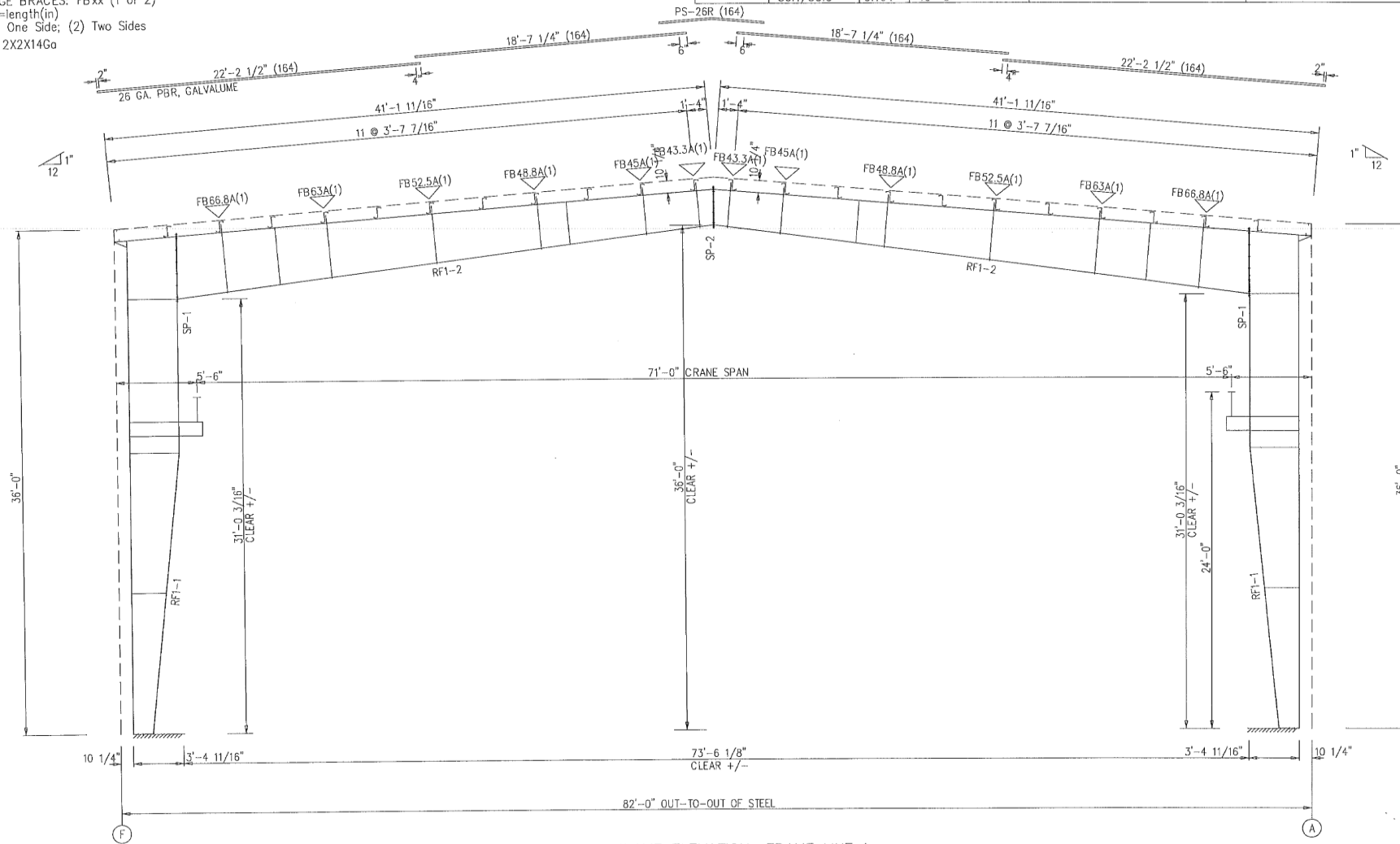
By: *Samuel A. White, Jr.*
SAMUEL A. WHITE LICENSE NO. 1798
LS 459-C2A



SPLICE BOLT TABLE						
Mark	Qty		Int	Type	Dia	Length
	Top	Bot				
SP-1	4	4	8	A325	5/8"	1 3/4"
SP-2	4	4	4	A325	5/8"	1 3/4"

MEMBER TABLE						
Mark	Web Depth		Web Plate		Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
	Start/End	Thick	Thick	Length		
RF1-1	16.0/28.0	0.188	10'-0"		8 x 5/16" x 35'-1 7/8"	8 x 3/8" x 20'-1 3/16"
	28.0/40.0	0.250	10'-0"		8 x 5/16" x 4'-2 11/16"	8 x 3/8" x 10'-9 1/16"
	40.0/40.0	0.250	15'-5 1/4"			
RF1-2	53.0/48.5	0.313	7'-2 1/4"		6 x 5/16" x 36'-9 13/16"	6 x 5/16" x 7'-6 3/8"
	48.5/36.1	0.250	20'-0"			6 x 1/4" x 29'-5 15/16"
	36.1/30.0	0.164	10'-0"			

FLANGE BRACES: FBxx (1 or 2)
 xx=length(in)
 (1) One Side; (2) Two Sides
 A - 2X2X14Go



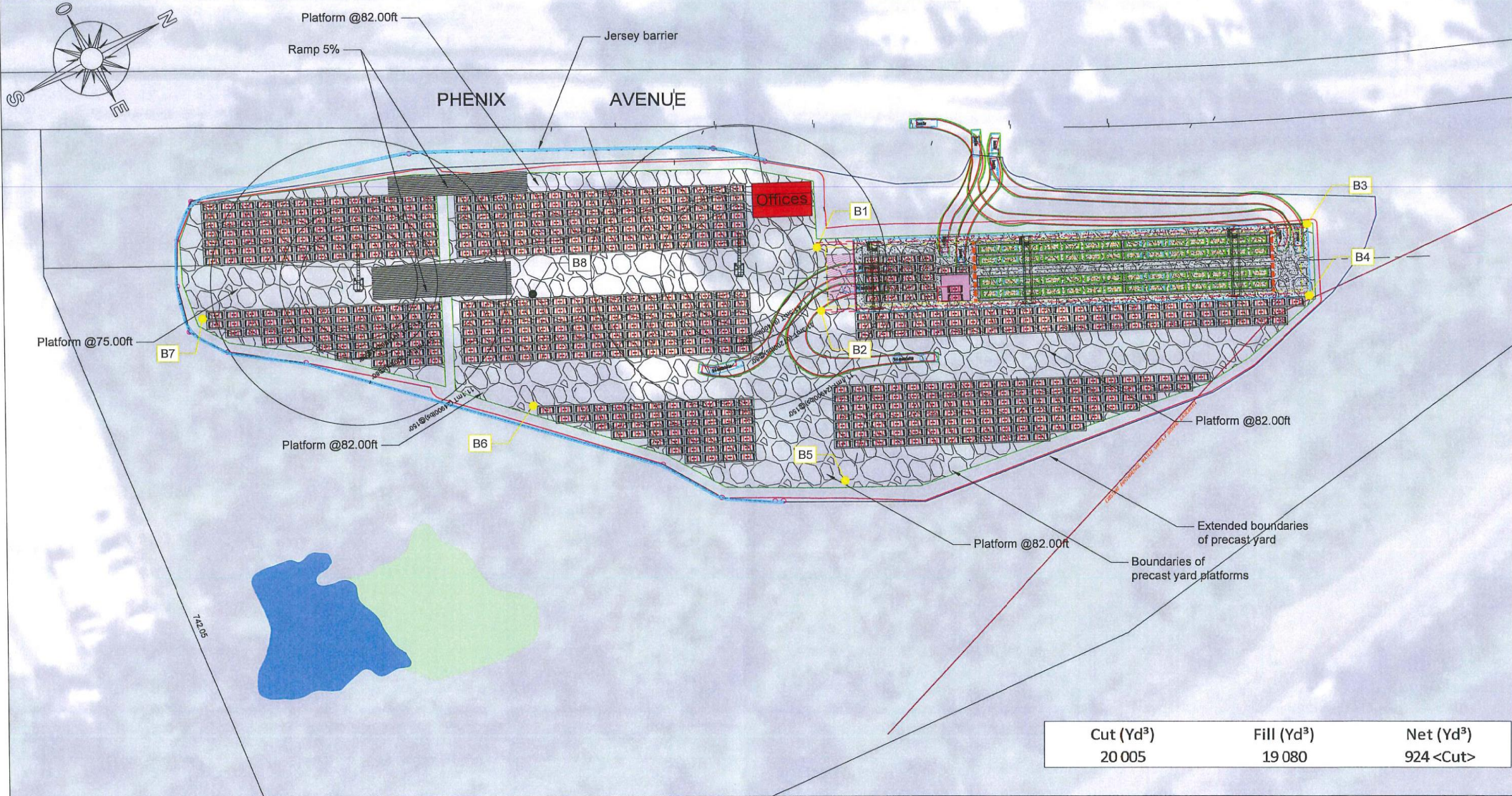
RIGID FRAME ELEVATION: FRAME LINE 1

GWBB
 3033 S. PARKER RD 12 FLOOR
 AURORA, CO 80014
 PHONE: (800)-497-2135
 WWW.GREATWESTERNBUILDINGS.COM

CUSTOMER NAME: DEALER	PROJECT NAME: PROJECT
PROJECT LOCATION:	PROJECT COUNTY:
CUSTOMER PHONE NUMBER:	CUSTOMER PHONE NUMBER:
CUSTOMER EMAIL:	CUSTOMER EMAIL:
SCALE: N.T.S.	
SHEET NUMBER:	OF
JOB NUMBER:	StevenDean20210521A
SHEET TITLE:	RIGID FRAME ELEVATION

THIS SEAL PERTAINS ONLY TO THE MATERIALS DESIGNED AND SUPPLIED BY GREAT WESTERN BUILDINGS. THE DRAWINGS AND THE METAL BUILDING WHICH THEY REPRESENT ARE THE PRODUCT OF GREAT WESTERN BUILDINGS. THE REGISTERED PROFESSIONAL ENGINEER WHOSE SEAL AND SIGNATURE APPEARS ON THESE DRAWINGS IS EMPLOYED BY GREAT WESTERN BUILDINGS AND DOES NOT SERVE AS OR REPRESENT THE OVERALL PROJECT ENGINEER OF RECORD AND SHALL NOT BE CONSTRUED AS SUCH.

PRECAST FACTORY LAYOUT SEGMENTS STORAGE 625 RINGS



Cut (Yd ³)	Fill (Yd ³)	Net (Yd ³)
20 005	19 080	924 <Cut>

PROJECT NAME: C:\Users\amh@DNV\OneDrive - Document111 - Technical Documents\402 - TBMTUNNEL PRECAST SEGMENT (S)TBMP-802\TBMP-802-G - Precast.yxd.dwg
 LAST UPDATE: 2021/06/10 - 8:43
 PLOT DATE: 2021/06/10 - 8:48

REV	DATE	BY	DESCRIPTION
G	05/09/2021	NAM	UPDATE OF SITE ARRANGEMENT
F	05/07/2021	NAM	UPDATE OF THE TOPOGRAPHY
E	05/20/2021	CBU	GENERAL SITE ARRANGEMENT WITH PLATFORM
D	05/14/2021	CBU	8 MOLDS & 788 RINGS STORAGE

SCALE	0 1/2 1
SCALE	IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGN BY: ESOUCHE	DRAWN BY: NAMIRA	CHECKED: SPOLYCARPE
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CBNA - BARLETTA PHASE IIIA CSO JV	IN ASSOCIATION	AECOM
-----------------------------------	----------------	-------

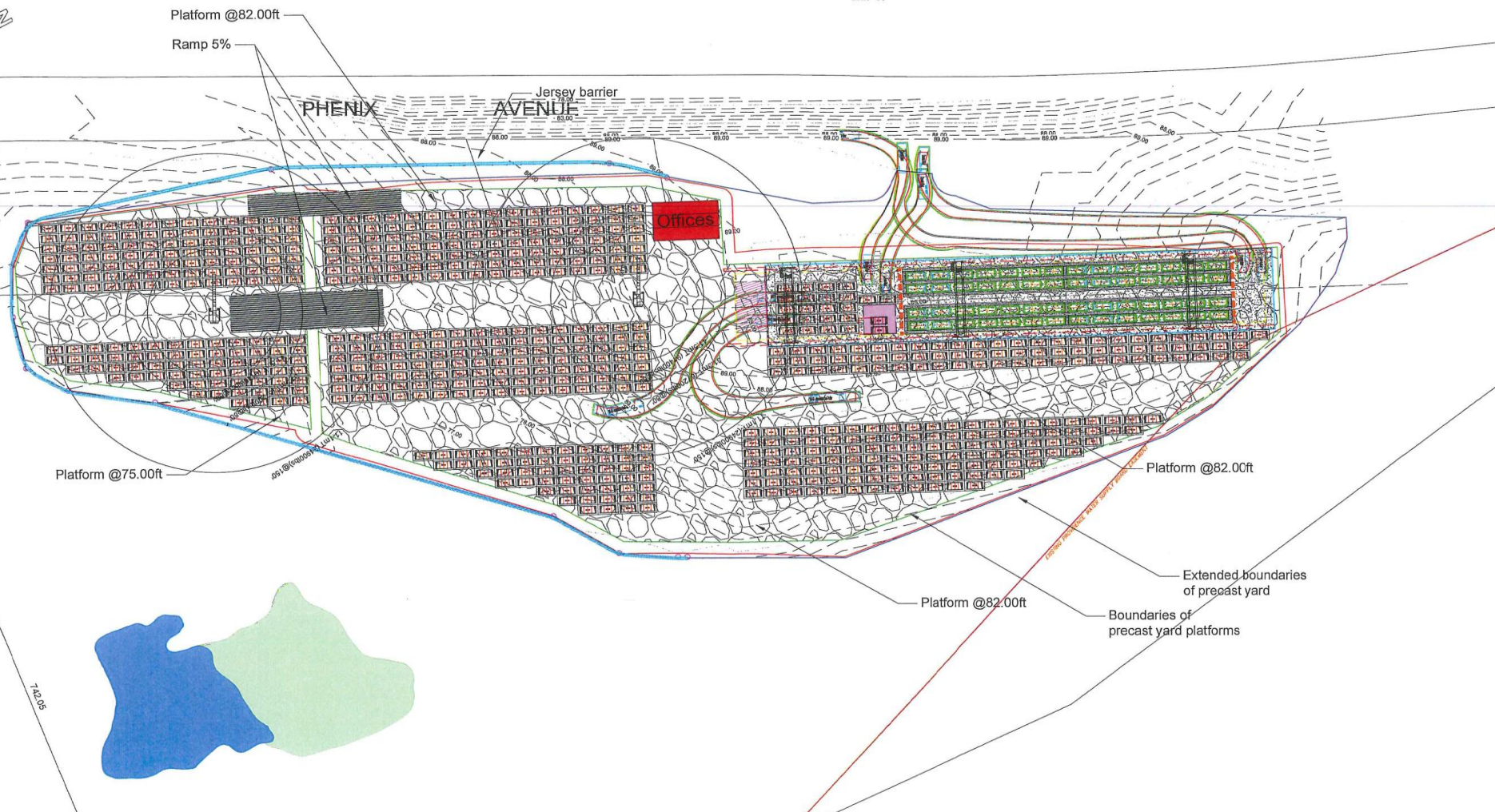
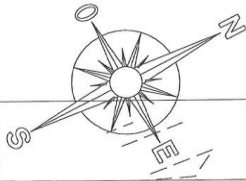


NARRAGANSETT BAY COMMISSION
 PHASE III COMBINED SEWER
 OVERFLOW PROGRAM
 DESIGN PHASE
 METHODS
 CONTRACT NO. 308.01C NBC PAWTUCKET TUNNEL
 TUNNEL PRECAST SEGMENTS

SHEET TITLE	SHEET NO.
PRECAST FACTORY GENERAL LAYOUT CRANSTON YARD	TBMP - 802 - G 2 of 8

DESIGN PHASE	SHEET TITLE	SHEET NO.
METHODS CONTRACT NO. 308.01C NBC PAWTUCKET TUNNEL TUNNEL PRECAST SEGMENTS	PRECAST FACTORY GENERAL LAYOUT CRANSTON YARD	TBMP - 802 - G 2 of 8

PRECAST FACTORY LAYOUT SEGMENTS STORAGE 625 RINGS



FILENAME: C:\Users\amir@CONASiv\Documents\11_TBM Tunnel PRECAST SEGMENT\TBMP-802\TBMP-802.dwg - Precast yard.dwg
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 PLOT DATE: 2022/05/16 - 8:57

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F	06/07/2021	NAM	UPDATE OF THE TOPOGRAPHY
E	05/20/2021	CBU	GENERAL SITE ARRANGEMENT WITH PLATFORM
D	05/14/2021	CBU	8 MOLDS & 788 RINGS STORAGE

SCALE	WARNING
SCALE	IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGN BY: ESOUICHE
DRAWN BY: NAMIRA
CHECKED: SPOLYCARPE

CBNA - BARLETTA PHASE IIIA CSO JV
 IN ASSOCIATION
AECOM



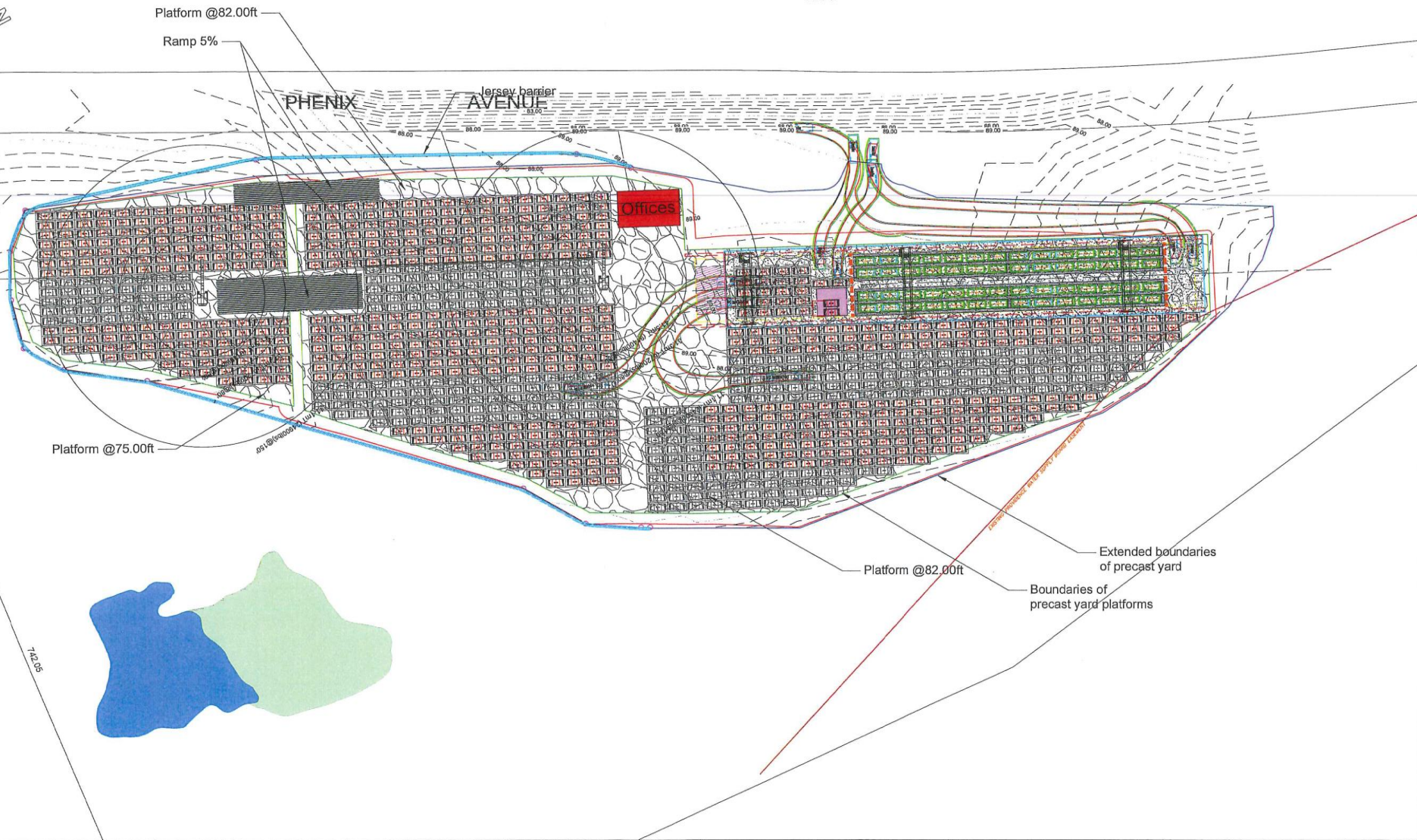
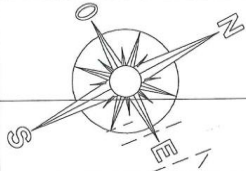
NARRAGANSETT BAY COMMISSION
 PHASE III COMBINED SEWER
 OVERFLOW PROGRAM
Stantec
PAALRE

DESIGN PHASE
 METHODS
 CONTRACT NO. 308.01C NBC PAWTUCKET TUNNEL
 TUNNEL PRECAST SEGMENTS

SHEET TITLE
 PRECAST FACTORY
 GENERAL LAYOUT
 CRANSTON YARD

SHEET NO.
 TBMP5 - 902 - G
 3 of 8

PRECAST FACTORY LAYOUT MAX SEGMENTS STORAGE 625 + 346 RINGS



PATHNAME: C:\Users\amirib@CONUSGA\Public\Technical Documents\08_Misc\0811_TBMTUNNEL_PRECAST_SEGMENTS\TBMP-802\TBMP-802-G_Precast.yard.dwg
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 PLOT DATE: 2023/06/16 - 7:11

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F	06/07/2021	NAM	UPDATE OF THE TOPOGRAPHY
E	05/20/2021	CBJ	GENERAL SITE ARRANGMENT WITH PLATFORM
D	05/14/2021	CBJ	8 MOLDS & 788 RINGS STORAGE

SCALE	WARNING	DESIGN BY: ESOUICHE
SCALE	IF THIS BAR DOES NOT MEASURE ** THEN DRAWING IS NOT TO SCALE	DRAWN BY: NAMIRA
		CHECKED: SPOLYCARPE

CBNA - BARLETTA PHASE IIIA CSO JV
IN ASSOCIATION
AECOM
Stantec
FARE

NARRAGANSETT BAY COMMISSION PHASE III COMBINED SEWER OVERFLOW PROGRAM
DESIGN PHASE
METHODS
CONTRACT NO. 308.01C NBC PAWTUCKET TUNNEL TUNNEL PRECAST SEGMENTS

SHEET TITLE	SHEET NO.
PRECAST FACTORY GENERAL LAYOUT CRANSTON YARD	TBMP - 802 - G
	4 of 8

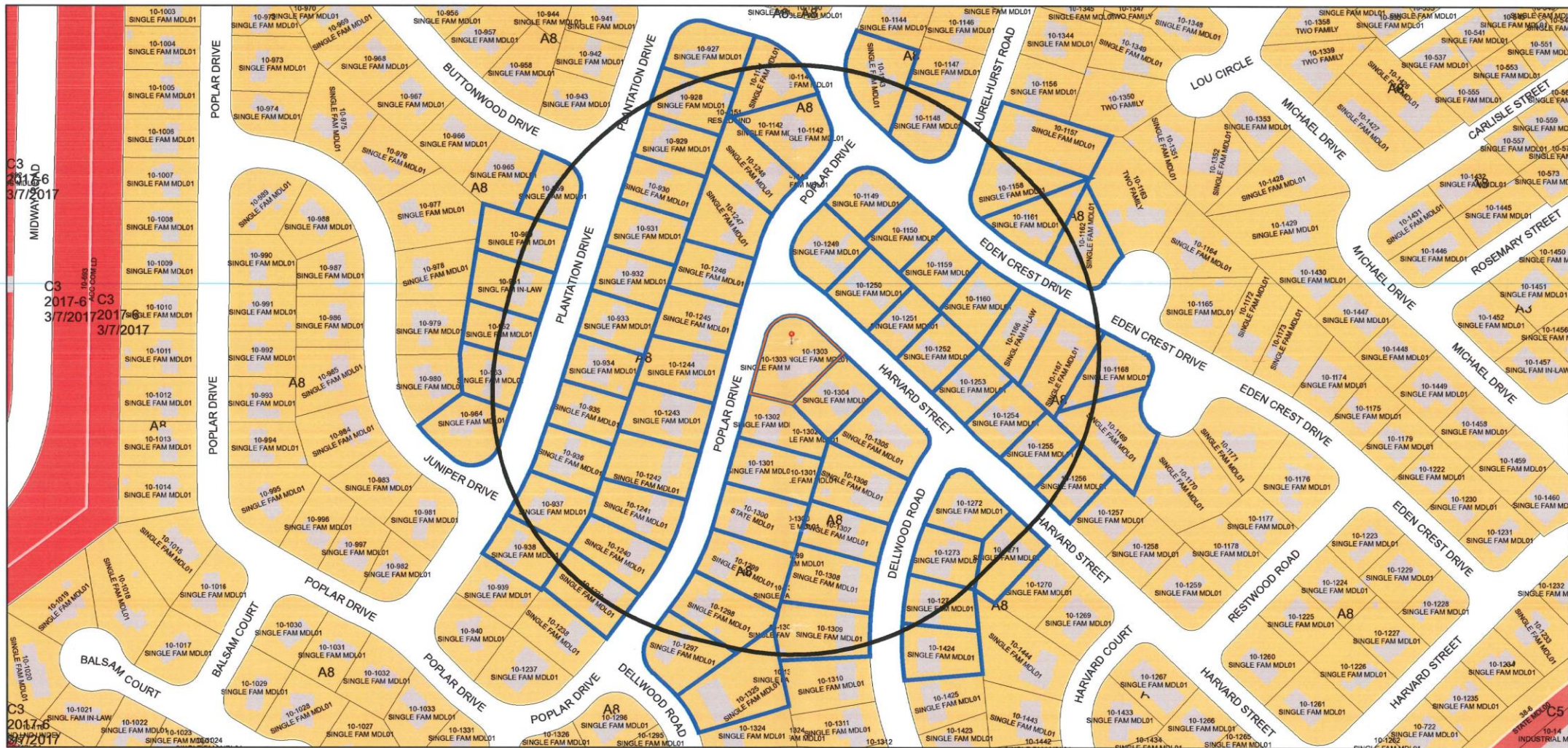
Plan Commission Recommendation

Due to the findings that industrial uses are more appropriate than residential uses at this location, that the proposal would not have negative impacts on the area but would support a major infrastructure project, and finding that it was an oversight that the Cranston Comprehensive Plan Future Land Use Map designated this site for residential use, upon a motion by Ms. Maccarone seconded by Mr. Mason, the Plan Commission voted (5-0) to forward a *positive recommendation* on the application to the Zoning Board of Review.

Ward 6

JEFFREY A. and ALISHA CRINS (OWN/APP) have filed an application to construct an addition to a home extending into the required front yard setback on a corner lot located at **269 Poplar Drive** A.P. 10, lot 1303; area 12,864 s.f.; zoned A8. Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations. Application filed 7/12/2021.

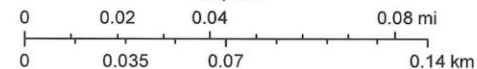
269 Poplar Dr 400' Radius Plat 10 Lot 1303



7/12/2021, 9:20:21 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 | |

1:1,830

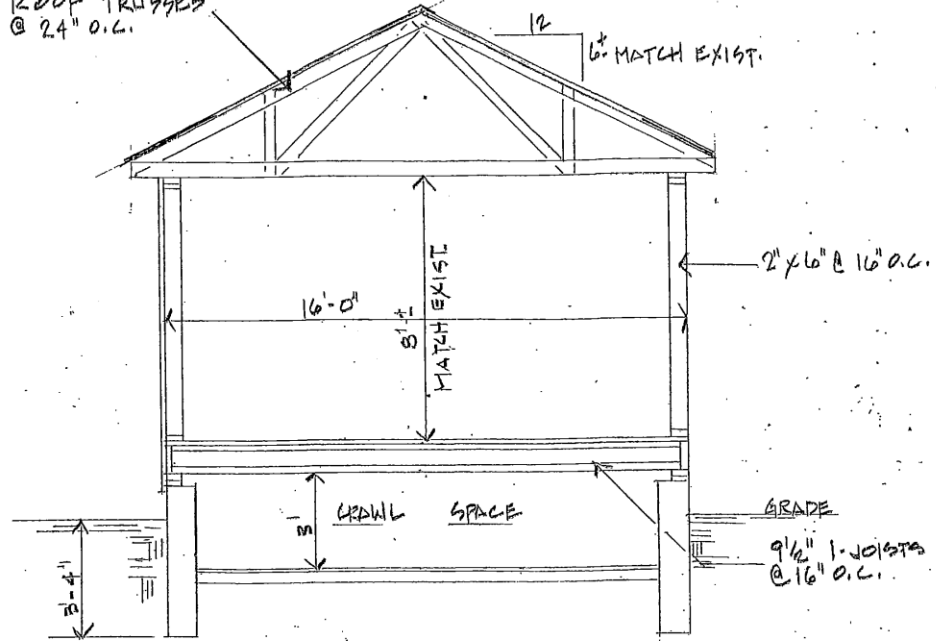


City of Cranston





ROOF TRUSSES
@ 24" O.C.

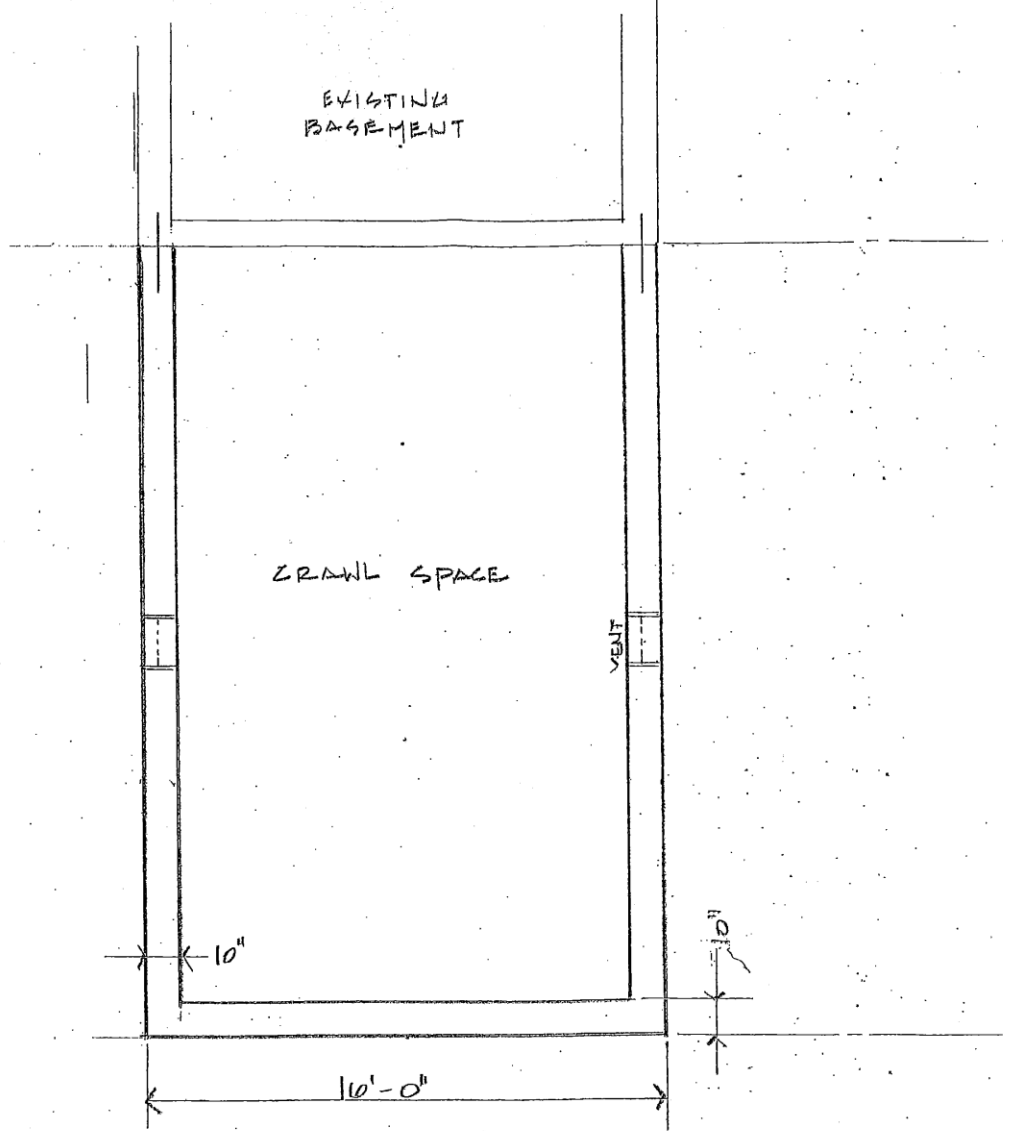


SECTION



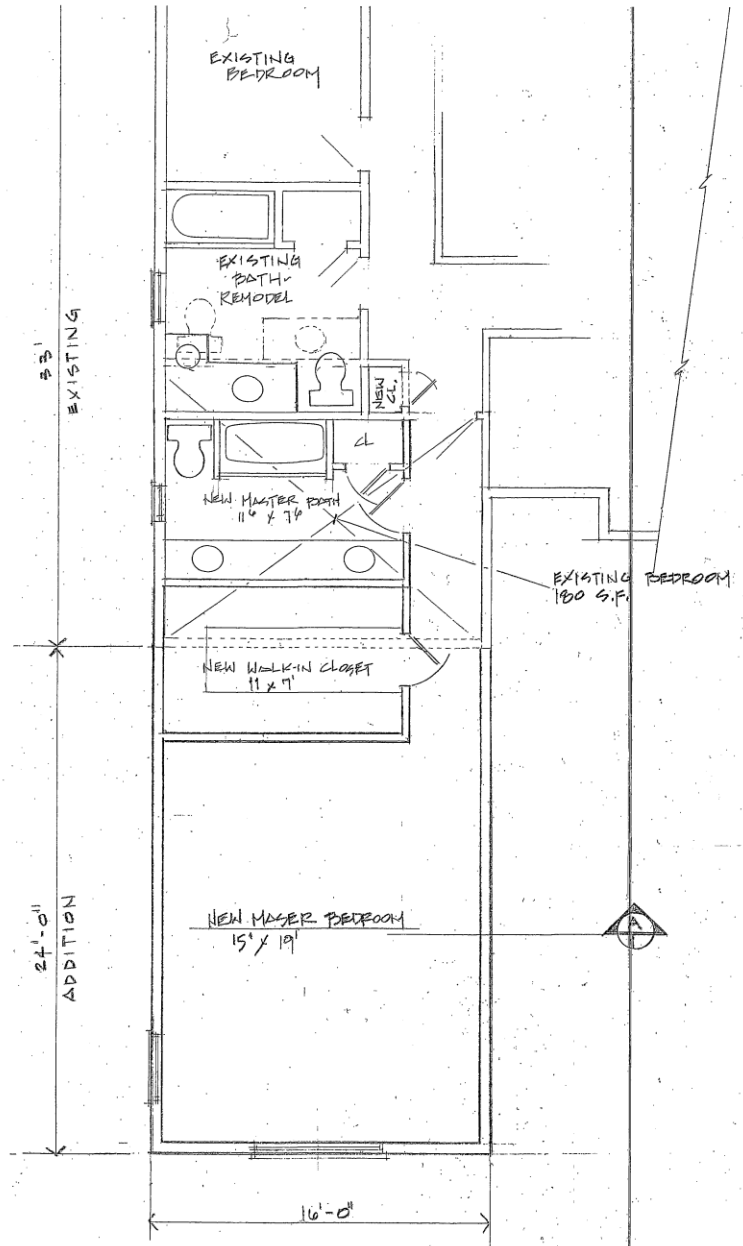
SCALE: 1/4" = 1'-0"

EXISTING
BASEMENT



FOUNDATION PLAN

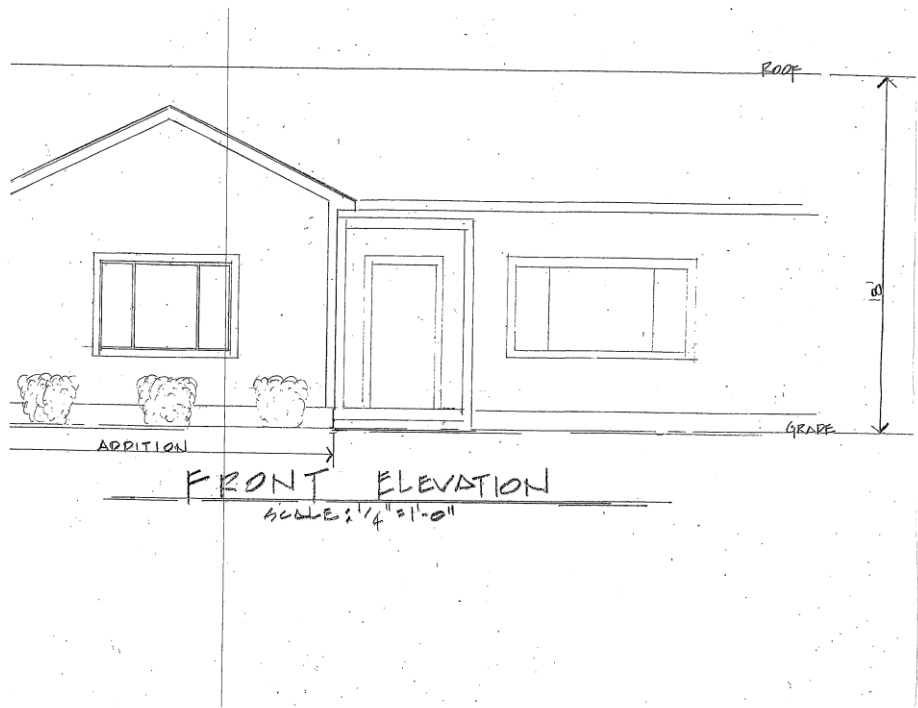
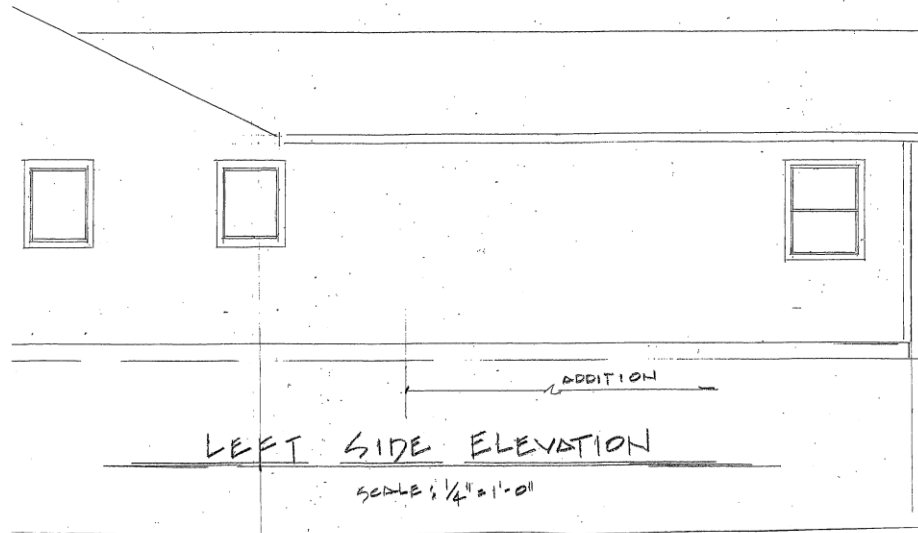
SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE 1/4" = 1'-0"

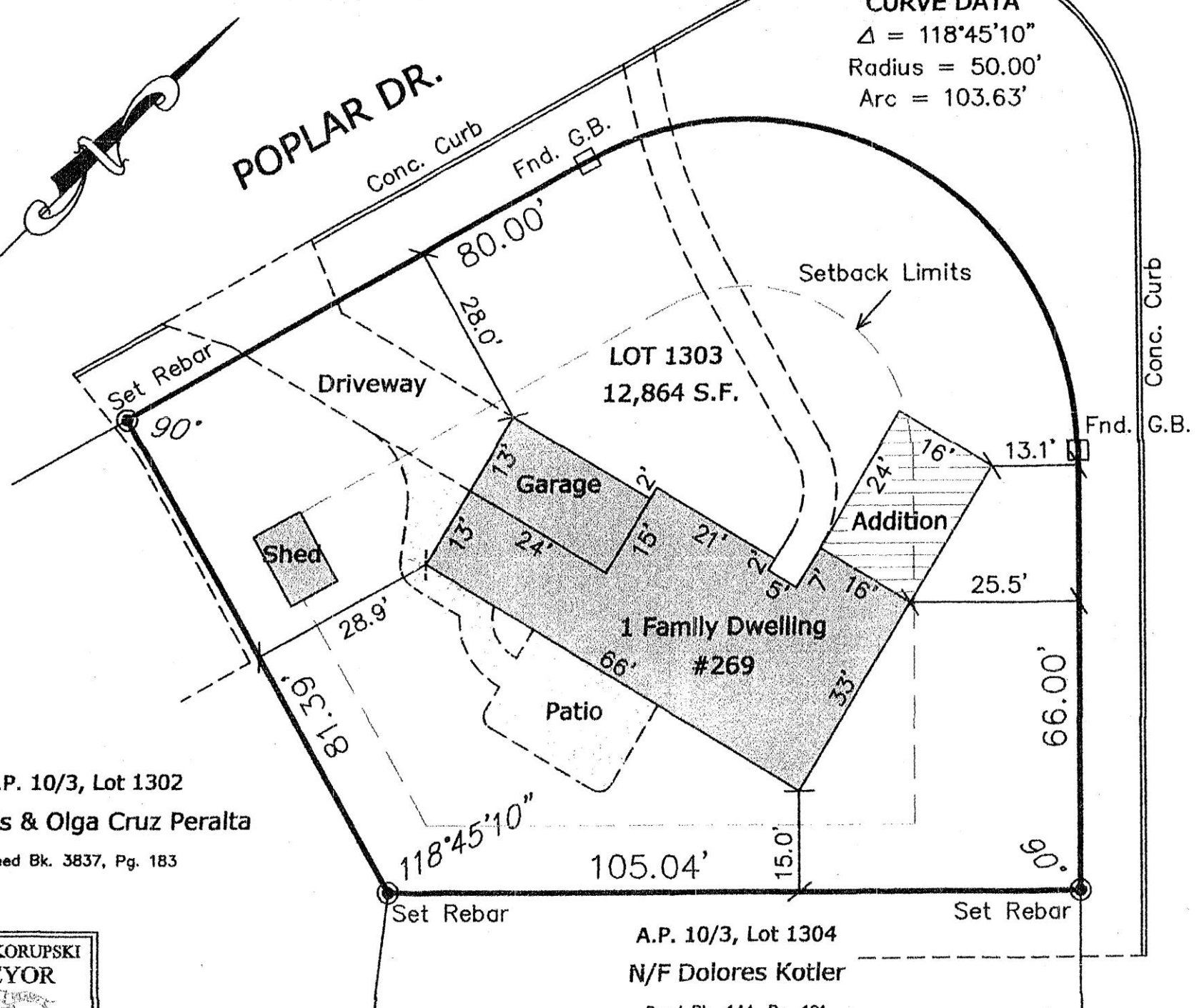
PROPOSED ADDITION = 384 S.F.



CURVE DATA
 $\Delta = 118^{\circ}45'10''$
 Radius = 50.00'
 Arc = 103.63'

POPLAR DR.

HARVARD ST.



A.P. 10/3, Lot 1302
 N/F Luis & Olga Cruz Peralta
 Deed Bk. 3837, Pg. 183

A.P. 10/3, Lot 1304
 N/F Dolores Kotler

WALTER P. SKORUPSKI
SURVEYOR

Plan Commission Recommendation

Due to the findings that the application is generally consistent with the Cranston Comprehensive Plan and that relief would not impair the visual character of the area, upon a motion by Ms. Maccarone and seconded by Mr. Strom, the Plan Commission voted (5-0) to forward a *positive recommendation* on the application to the Zoning Board of Review.

Ward 3

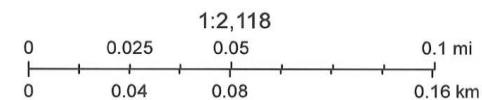
FRANK ZINCONE (OWN) and ERCILIO TEJADA (APP) have filed an application to construct a canopy addition, on an existing automotive repair facility at **173 Niantic Ave.** A.P. 7, lot 2204; area 9,096 s.f.; zoned M2. Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations. Application filed 7/14/2021. John S. DiBona, Esq.

173 Niantic Ave 400' Radius Plat 7 Lot 2204

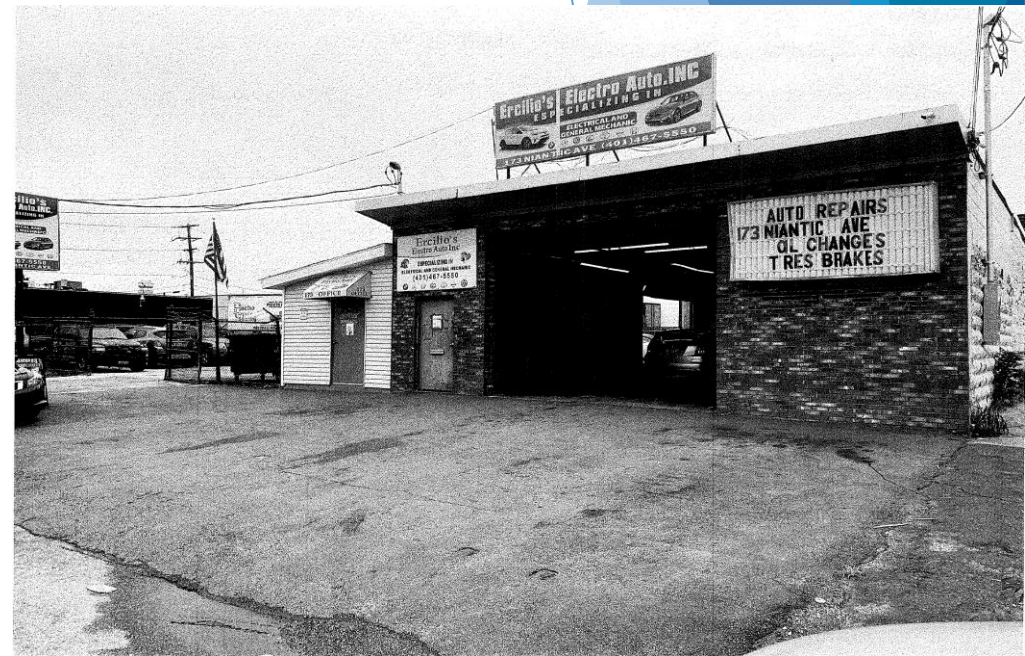
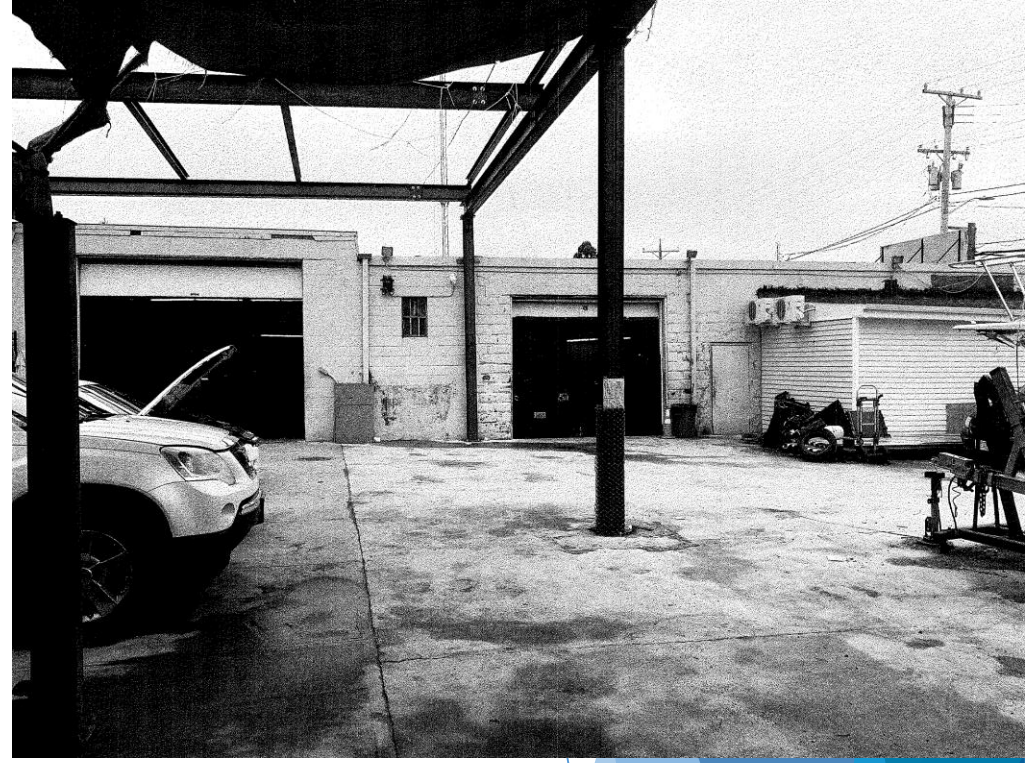


7/12/2021, 12:55:35 PM

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



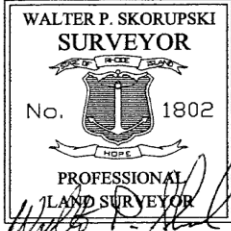
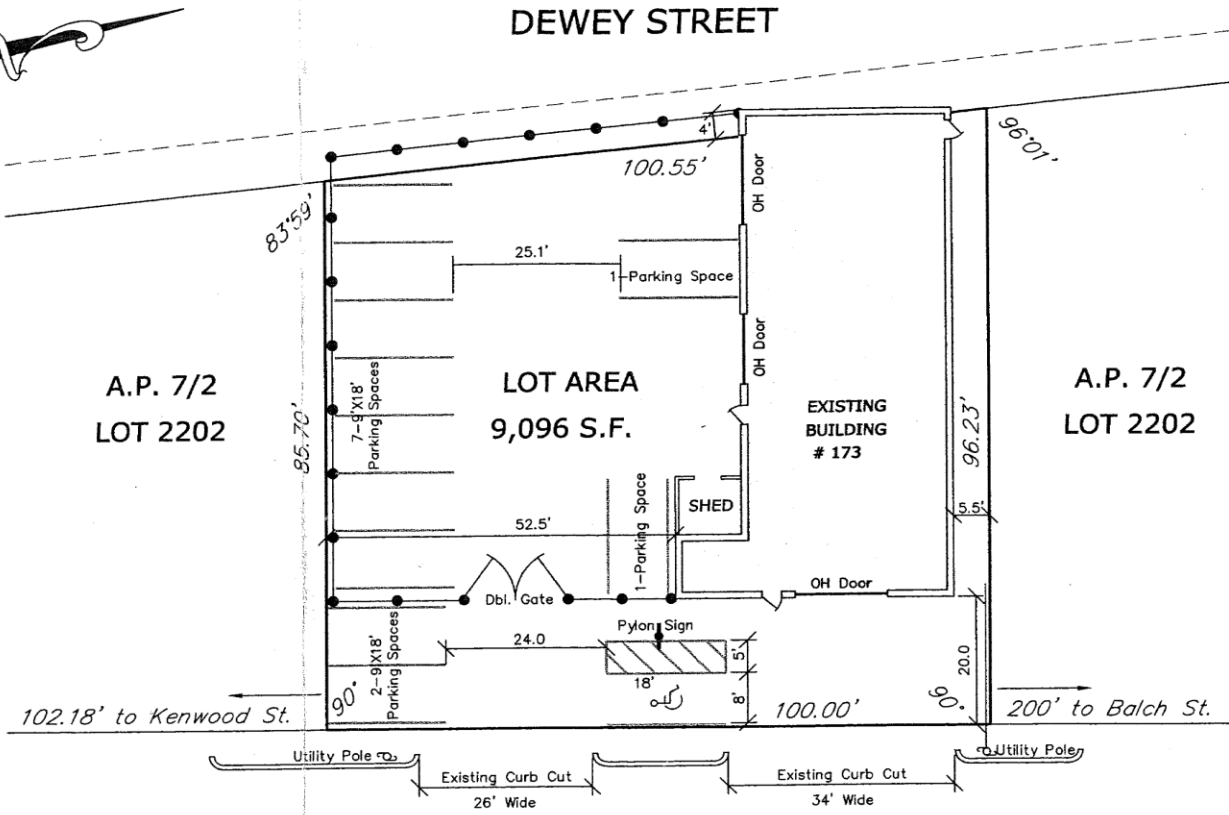
City of Cranston



PLAN REFERENCES:
 PLAT CARD 111 ENTITLED
 "HAZARD HOMESTEAD PLAT No. 2"
 DEED BOOK 1273, PAGE 209

ZONING NOTES:
 LOT 646 IS LOCATED IN A M-2 ZONE

PARKING NOTES:
 ALL PARKING SHOWN PER PLAN OBSERVED JUNE 29, 2016
 9 Ft. X 18 Ft. Spaces 11 Spaces
 8 Ft. x 18 Ft. Handicap 1 Space
 TOTAL SPACES 12 TOTAL*
 *3 Interior Spaces Not Included



This survey and plan conforms to a Class II standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors
 By: Walter P. Skorupski 6/30/2016 Date
 Registered Professional Land Surveyor

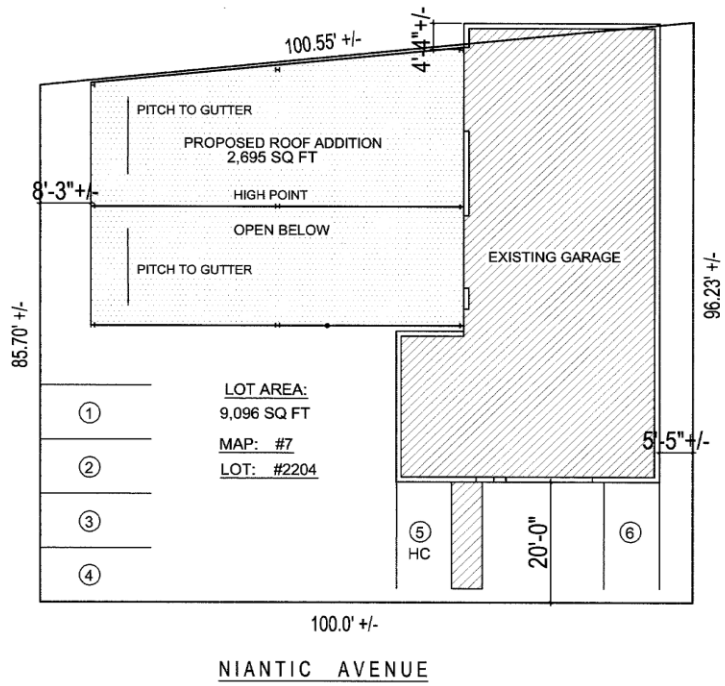
NIANTIC AVENUE

OWNER:
 FRANK A. ZINCONE Jr.
 173 NIANTIC AVENUE
 CRANSTON, R.I. 02907

SURVEYOR:
 WALTER P. SKORUPSKI
 7 WESSEX STREET
 CRANSTON, R.I. 02910

EXISTING SITE PLAN

CITY OF CRANSTON
 173 NIANTIC AVENUE
 ASSESSOR'S PLAT 7/2
 LOT 2204
 JUNE, 2016



OWNER:
FRANK A. ZINCONE
550 ATWOOD AVENUE
CRANSTON, RHODE ISLAND 02920

PROPERTY ADDRESS:
173 NIANTIC AVENUE
CRANSTON, RHODE ISLAND 02907

MAP: #7

LOT: #2204

ZONE: M2

LOT AREA: 9,096 SQ FT

MAX. ALLOW BLDG HEIGHT: 35'

MAX. ALLOW LOT COVERAGE: 60%

EXISTING BUILDING: 2,685 SQ FT

PROPOSED ADDITION: 2,696 SQ FT

ACTUAL LOT COVERAGE: 59%

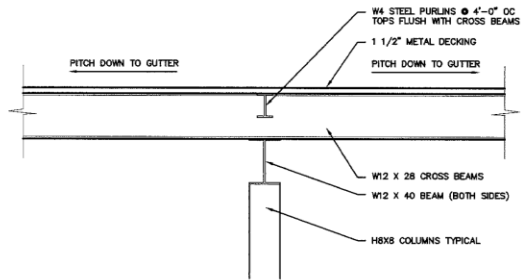
SETBACK REQUIREMENTS FOR ZONE M2

FRONT YARD: 40'-0"

REAR YARD: 30'-0"

SIDE YARD: 25'-0"

NOTE:
SITE INFORMATION & NOTED DIMENSIONS
TAKEN FROM CITY RECORDS INFORMATION
SITE PLAN DOES NOT CONSTITUTE A SURVEY



2 DETAIL
AS SCALE 3/4"=1'-0"

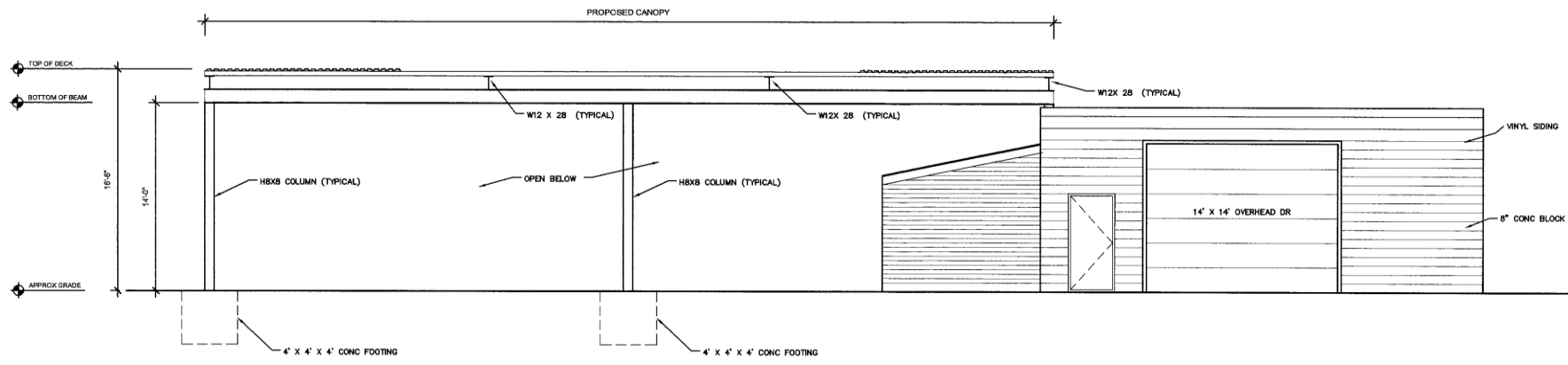
MANOUKIAN
A • R • C • H • I • T • E • C • T
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS
22 STRAWY HILL DRIVE WEST WARREN, RI 02885
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OPEN CANOPY DESIGN
ERCILIO'S ELECTRO AUTO
173 NIANTIC AVENUE
CRANSTON, RI 02907

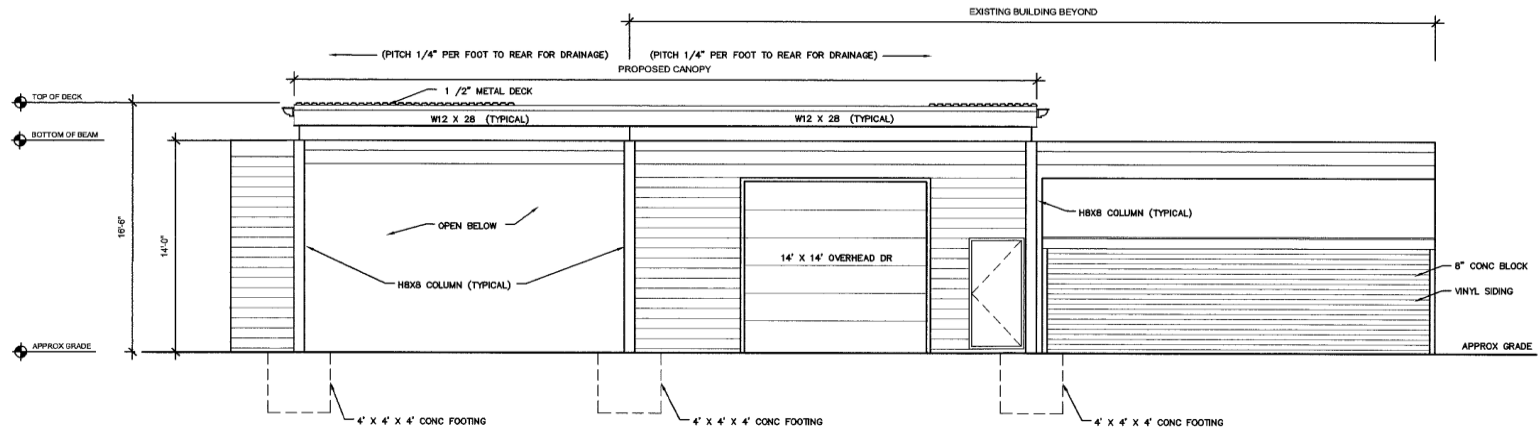
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A-3



1 FRONT ELEVATION
 A2 SCALE 1/4"=1'-0"



2 SIDE ELEVATION
 A2 SCALE 1/4"=1'-0"

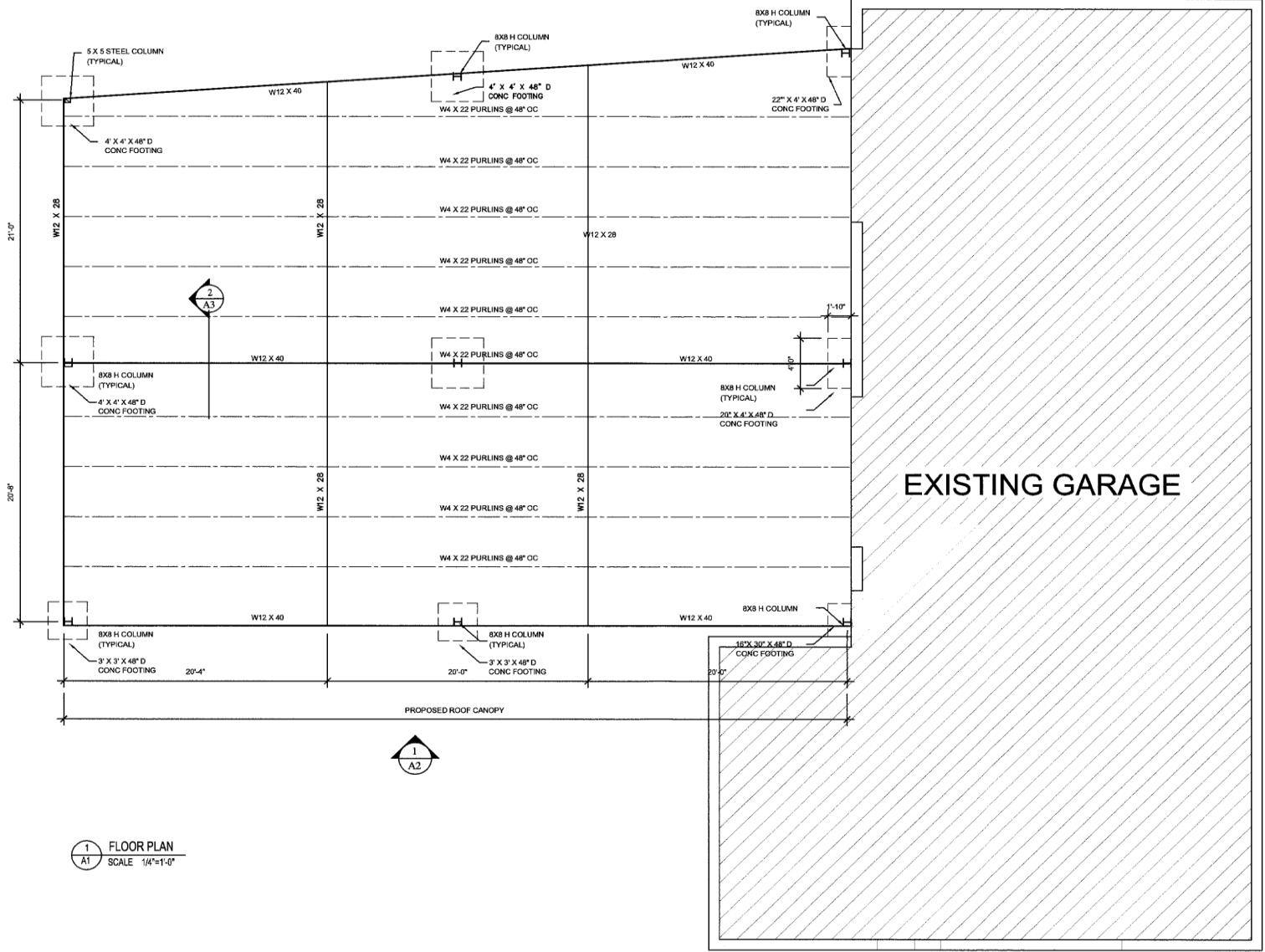
MANOUKIAN
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A-2



1 FLOOR PLAN
A1 SCALE 1/4"=1'-0"

MANOUKIAN
A.A.R.C.H.I.T.E.C.T
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A-1

Plan Commission Recommendation

Due to the findings that the proposal is consistent with the Comprehensive Plan, is consistent with the character of Dewey Street and would not negatively impact the neighboring area, upon a motion by Mr. Strom seconded by Mr. Mason, the Plan Commission voted (5-0) to forward a *positive recommendation* on the application to the Zoning Board of Review.

Should the Zoning Board of Review approve the variance requests, the Plan Commission respectfully requests that the Zoning Board consider the following conditions:

1. The signage shall be brought into compliance with city code; and
2. The parking shall be striped as shown on the site plan titled “Open Canopy Design – Ercilio’s Electro Auto” by Manoukan Architect dated 7/20/21 or as on a plan to be reviewed and approved by the City’s Traffic Safety Bureau.