



Incorporated 1910

Minor Subdivision Application

Submit the completed application to the Cranston Planning Department *together* with all required and supporting documents and materials. Illegible or incomplete applications will not be reviewed.

Project Phase: ☐ Pre-application ☒ Preliminary ☐ Final

Project Info

Project InfoProject Name: Capezza Family PlatAssessor's Plat(s): 29 Assessor's Lot(s): 10Address of Project: Laten Knight Road

Contact Information

ApplicantName: Nicholas W. & Cynthia L. CapezzaAddress: 745 Laten Knight Road, Cranston, RI 02921Phone: (401) 829-0337 Email: ncapezza84@gmail.com**Property Owner** (If there are more owners please submit an addendum with this application form)Name: Same as Applicants

Address: _____

Phone: _____ Email: _____

Attorney (If applicable)Name: Robert D. MurrayAddress: 21 Garden City Drive, Cranston, RI 02920Phone: (401) 946-3800 Email: rdmurray@taftmcally.com

Cranston Planning Department
869 Park Avenue Cranston, RI 02908
(401) 780-3136

Engineer

Name: Nicholas W. Caperza
 Address: 745 Laten Knight Road, Cranston, RI 02921
 Phone: (401) 829-0337 Email: ncaperza84@gmail.com

Land Surveyor

Name: Walter P. Skorupski
 Address: 7 Wessex Street, Cranston, RI 02910
 Phone: (401) 241-5499 Email: skorupski@aol.com

Owner/Applicant Signature

I (we) hereby certify that I (we) own the subject property and seek Minor Subdivision and/or Land Development Plan approval(s) as drafted in the accompanying plans for review by the City Plan Commission.

Nicholas W. Caperza
 Applicant Name & Title (please print)

Date: 4/27/25

Nicholas W. Caperza
 Applicant Signature

Cynthia L. Caperza
 Signature of Owner (if different than above)

Date: 4/27/25

Nicholas W. Caperza
 Signature of Owner(s)

Date: 4/27/25

Certification



Incorporated 1910

Minor Subdivision Checklist

Name of proposed subdivision/development:

Capezza Family Plat

Preparer: Nicholas Capezza

Phone Number: (401) 829-0337

Email: ncapezza84@gmail.com

Date of Application: 4/27/25

Date Received / Initials

Plat and Lot Number(s) of the land being subdivided/developed: Plat 29, Lot 10

INSTRUCTIONS

Digital copies of all submissions are required. Email initial submission for review to planning@cranstonri.org prior to printing documents.

All plans required by this checklist shall show the following information (as applicable). The shaded boxes in the checklist indicate an item is **not** required at a particular stage. If any checklist items are marked "not applicable (NA)" please provide a brief explanation as to why the item is not applicable in the space provided at the end of each section of the checklist.

For items required at the pre-application stage of review, conceptual design and approximate locations of required checklist items is generally acceptable. For items required at the preliminary and final stage of review, engineered design and proposed final locations of required checklist items shall be provided, with certification by registered Professional Engineer or Land Surveyor where required. The City Planning Department can provide further guidance on specific checklist items. See Section V of the Subdivision Regulations for more details.

Review Codes are for administrative use: Item Confirmed – Yes (Y), No (N), Partial (P), or Not Applicable (NA)

Please check the applicable stage of review for the submission:

Stage of Review:	<input type="checkbox"/> Pre-Application with Staff (PA)
	<input checked="" type="checkbox"/> Preliminary Plan (PR)
	<input type="checkbox"/> Final Plan (F)
Check if requesting zoning relief for this stage of review:	<input checked="" type="checkbox"/> Unified Development Review

A. FORMS AND DOCUMENTS

A	PA	PR	F	REQUIRED FORMS AND DOCUMENTS	REVIEW CODE
1.		X		1 digital copy of all plans and application materials	
2.		X		2 paper copies of the plan set (24"x 36")	
3.		X		Minor Subdivision Application	
4.		X		Relevant Filing Fee (See Table G.)	
5.		X		Radius Package from Tax Assessor's Office (map and mailing list for notices)	
6.		X		All relevant supporting materials as determined during Pre-Application Conference	
7.		X		All relevant supporting materials as conditioned by Preliminary Plan Approval	
Checklist Item #		Applicant Comments on Required Forms/Documents:			
Checklist Item #		Reviewer Comments on Required Forms/Documents:			

B. GENERAL INFORMATION (*to be provided on plan sheets)

B	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		X		*Name of the proposed subdivision project	
2.		X		*Plat and lot number(s) of land being subdivided/developed	
3.		X		*Addresses, plat and lot number(s) of abutting properties and property owners	
4.		X		*Address/Location of Subdivision	
5.		X		Name and address of the applicant(s)	
6.		X		Name and address of property owner(s)	
7.		X		*Name, address, phone, and stamp(s) of the RI Registered Engineer and/or RI Registered Land Surveyor responsible for the plans	
8.		X		*Date of plan preparation and all revision date(s), if any	
9.		X		*True north arrow and graphic scale	
10.		X		*Site plan legend (all items displayed on site plans shall be symbolized in a legend)	
11.		X		*Relevant references to deeds and recorded plans	
12.		X		*List of sheets contained within the plan set	
13.		N/A		*Notation of any permits and/or agreements obtained from or made with State and Federal agencies, including permit number if applicable	
14.		N/A		Names and addresses of adjoining communities or agencies requiring notification under these regulations	

C. EXISTING CONDITIONS PLAN(S)

C	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		X		A general location map showing the relationship of the parcel to the area within a half-mile radius, provide an aerial or satellite image depicting the subject parcel	

Minor Subdivision Checklist

City of Cranston

C	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
2.		X		Certification by a RI Registered Land Surveyor that a perimeter study of the land being developed has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information	
3.		X		District Dimensional Regulations of the subject parcel	
4.		X		Zoning district(s) of the subject parcel(s), with zoning boundary lines shown if there is more than one district	
5.		N/A		Notes referencing any relevant previous zoning relief including conditions of approval	
6.		N/A		Boundaries and total area of any land classified as "unsuitable for development"	
7.		X		Dimensions & area of subject parcel, and location and dimensions of existing property lines, type of easements and rights-of-way within or adjacent to the subject parcel	
8.				Existing contours at intervals at intervals of ten (10) feet	
9.		X		Existing contours at intervals at a minimum of two (2) feet	
10.		X		FEMA Flood Map and Base flood elevation; use the North American Vertical Datum of 1988 (NAVD 88)	
11.		X		Boundaries and notation of soil classifications for the entire project area	
12.		N/A		Location of soil contaminants present on the subject parcel	
13.				Location of Phase III Remediation Plan area, if required by RIDEM	
14.		N/A		Location of wetlands, watercourses or coastal features within and adjacent to the parcel(s), including buffer areas as defined by RIDEM for wetlands OR notation that none are present	
15.		X		Notation of existing ground cover with approximate location of wooded areas and areas of active agricultural use. Identify prime agricultural soils as determined by NRCS.	
16.		N/A		Location of known easements and rights-of-way within or adjacent to the subject parcel(s), including streets, driveways, farm roads, and/or trails that have been in public use	
17.		N/A		Location, width, classification, and names of existing public, private, and paper streets within and adjacent to the subject parcel(s)	
18.		N/A		Location, size, and use/type of all existing buildings or significant above-ground structures, including stone walls, on the subject parcel(s)	
19.		X		Location and size of existing buildings or significant above-ground structures on parcels immediately adjacent to the subject parcel(s)	
20.		X		Location, size, and type of all known, existing above and below ground utilities, including sewer, OWTS, wells, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be present on the site or within the right of way along the property frontage	
21.		X		Location of any unique and/or historic features within or adjacent to the subject parcel(s), including stone walls, historic cemeteries and access, or, if none, a notation indicating such	
22.		N/A		Accurate location of any unique natural features present on the site, including but not limited to significant specimen trees, or if none, a notation indicating such	
23.		N/A		Determination if the proposed development or subdivision lies within any area designated by the town or state for purposes of environmental, natural or cultural resource protection, such as: <ul style="list-style-type: none"> a. Natural Heritage Areas, as defined by RIDEM b. 200' Coastal Buffer / Special Area Management Plan (SAMP) of RI CRMC c. A Groundwater Protection Overlay District d. Wellhead Protection Area e. Groundwater Recharge Area 	

C	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
		N/A		f. Areas within a TMDL watershed, as identified by RIDEM g. An OWTS Critical Resource Area, as defined by RIDEM h. A Drinking Water Supply Watershed, as defined by RIDEM i. National Register of Historic Places j. Cranston Historic District	
Checklist Item #				Applicant Comments on Required Items:	
5, 6, 12, 14, 16, 17, 18				22, 23 - there are none	
Checklist Item #				Reviewer Comments on Required Items:	

D. PROPOSED CONDITIONS PLAN(S)

D	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		X		Location, size, and use/type of proposed buildings and structures, including proposed number of residential units per building, if applicable, and include all accessory structures, building setbacks, and total lot coverage	
2.		N/A		Proposed buildings and other site improvements for a commercial or industrial development, include building setback lines and lot coverage	
3.		X		Proposed lots with dimensions and areas indicated, include all interior lot lines, building setback lines and street lines with dimensions indicated and drawn so as to distinguish them from existing lot line	
4.		N/A		For lots with multiple frontages, identification of primary frontage	
5.		X		Proposed zoning relief -Unified Development Review	
6.		X		Proposed waivers	
7.				Notation of zoning relief and waivers received under UDR	
8.		N/A		Boundaries and total area of any land classified as "unsuitable for development" (see definition in Subdivision Regulations)	
9.		X		Concept measures to minimize impacts to the natural topography of the site using the Low Impact Development (LID) Site Planning & Design Guidance Manual	
10.		X		Any proposed on- and /or off-site improvements including streets, access drives, loading areas, parking areas, sidewalks, and bicycle paths, include profiles and typical cross-sections	
11.		X		Utilities Plan: Proposed location, size, and type of all above ground and underground utilities servicing the property, including wastewater, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be required for site development	
12.		N/A		If future development is to be serviced by an On-Site Wastewater Treatment System(s), soil evaluations in the relative location where each system is proposed, which have been performed by a licensed RI soil evaluator and witnessed by RIDEM	
13.		N/A		Location and dimensions of proposed easements and rights-of-way within the development parcel(s), or those to be acquired adjacent to the development parcel(s) as maybe necessary	
14.		N/A		Location, dimension, monumentation, and proposed use of any area(s) proposed to be set aside as open space, if any	
15.		N/A		Proposed phasing, including depiction of which structures and on- and off-site improvements are to be installed in which phase, if applicable	

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D	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
16.				Limits of disturbance/work relative to on-and off-site improvements and infrastructure installation	
17.		X		Grading plan(s) to show contours at sufficient detail (2-foot intervals) for all on and off-site street construction, drainage facilities, and individual house lots, certified by a RI registered Professional Engineer for final plans	
18.		X		Stormwater management plan(s), to show accurate designs and details of proposed stormwater management infrastructure, including type, location, drainage calculations, extension of existing lines, and configuration, prepared by a RI-Registered Professional Engineer	
19.		X		Landscape plan(s), maintenance plan and tree preservation plan, to show all significant proposed clearing of land, removal of existing vegetation, re-vegetation, landscaping on street rights-of-way, and within common areas, and landscape installation details and related notations, signed by a RI licensed Landscape Architect for final plans	
20.				Certification by a RI Registered Professional Engineer that the Proposed Conditions Plan is correct	
21.				Any revisions to the proposed conditions required by the Preliminary Plan approval	
22.				Notation of any special conditions/documents received as required by the Preliminary Plan approval	
Checklist Item #				Applicant Comments on Required Items:	
1, 9, 17, 18, 19				6 Request waiver for curbing and sidewalk. Asphalt berm exists To be addressed at building permit phase	
Checklist Item #				Applicant Comments on Required Items:	
4, 8, 12-15				There are none	

E. PROJECTS WITH STREET CREATION/EXTENSIONS

N/A

E	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
Required Elements in the Plans					
1.		N/A		Roadway design plan(s) and profile(s), including existing and proposed elevations and locations of proposed utility infrastructure, and proposed street names	
2.				Roadway design plan(s) and profile(s), including existing and proposed elevations and typical cross-sections and paved (impervious) areas delineated on the appropriate plans, including all pedestrian facilities	
3.		N/A		Notation whether the street extension or creation is to be private or public	
Required Supporting Materials					
1.		N/A		City Engineer memo of approval and performance guarantee amount	
2.		N/A		Draft Roadway deed	
3.		N/A		Draft public improvement guarantee	
Checklist Item #				Applicant Comments on Required Items:	
all				No street creation or extension proposed	

SUPPORTING MATERIALS (determined during Pre-Application Conference with staff)

F	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		N/A		Renderings, elevations or photographs to illustrate the visual impact of the proposal for subdivision/development (on request)	
2.		X		Copies of an aerial photograph or satellite image vicinity map drawn to a measurable scale as necessary to show the relationship of the subject parcel(s) to the area within a half-mile radius, identifying the locations of all streets, zoning district boundaries, schools, parks, fire stations, and other significant public facilities (on request)	
3.		X		Copies of a narrative report or written statement including: <ul style="list-style-type: none"> a. A general description of the existing physical environment and existing use(s) of the property; b. A general description of the location, use(s), type(s), and density of subdivision/development proposed; c. A general statement and supporting maps and/or graphics that illustrates the approach utilized in designing the proposed subdivision/development, including consideration of existing conditions and significant site features; d. Proposed waiver(s) from Subdivision Regulations e. Proposed zoning relief f. A general analysis of soil types and suitability for the subdivision/development proposed; g. A description of proposed phasing, if any. 	
4.				Copy of the Deed/Title to the subject parcel, if requested	
5.				Copies of any RIDEM stormwater or other general construction permits that are required, or an affidavit, signed by a qualified professional, stating that no RIDEM stormwater or construction permits are required	
6.		N/A		Copies of drainage calculations, associated explanatory narrative, and all supporting documentation, including an Operations and Maintenance manual for the system (submission for Final Plan stage only upon significant changes to calculations or documents)	
7.		N/A		Soil Erosion Sediment Control Plan (submission for Final Plan stage only upon significant changes to plan)	
8.		N/A		Environmental Site Assessments, if any (on request)	
9.				RIDEM Approved Environmental Site Assessment Phase III (Remediation Plan) if required	
10.		X		<u>If requesting zoning relief under UDR:</u> Narrative report describing requested zoning relief citing relevant sections of the Zoning Ordinance AND provide evidence towards each of the required findings in RIGL §45-24-41.(d) & (e).	
11.		N/A		Copies of all legal documents; legal description of property, proposed easement and rights-of-way, dedications, restrictions or other required legal documents including but not limited to covenants or Homeowners Association, Stormwater Management Plan, Landscaping Maintenance Plan, a deed conveying open space or offer of street dedication	
12.				Draft copies of the metes and bounds description(s) and warranty deed(s) for all proposed public roadways and/or lands proposed to be dedicated to the City for open space purposes, if any, in a form acceptable to the Administrative Officer and reflective of any conditions of the Preliminary Plan approval	
13.		X		Municipal Lien Certificate (MLCs) from the Tax Collector dated within 6 months showing taxes are paid and no outstanding municipal liens on the parcel.	

F	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
14.				Approval letter from RI Coastal Resources Management Council if subject lot(s) is within 200' of a <u>coastal shoreline</u>	
15.				For lots containing or impacting <u>freshwater wetlands</u> or <u>tidal waters and their tributaries</u> , copies of either: a. A RIDEM wetlands permit, if required pursuant to RIDEM rules and regulations; or b. A letter of non-jurisdiction from RIDEM	
16.		N/A		If <u>proposing service by public water</u> , copy of a water availability letter	
17.				If <u>proposing service by public water</u> , copies of a written statement from the applicable water service provider that the proposed plan, with plan revision date indicated, has been reviewed and which provides: a. Approval of connection to the existing water main as depicted on the plan; and, b. If extension is proposed, approval from the company or district of the extension of the water main as depicted on the plan	
18.		X		If proposing service by public sewer, copy of sewer service availability letter from the Department of Public Works	
19.				If <u>proposing service by public sewer</u> , copies of a written statement from the Department of Public Works and applicable sewer operator that the proposed plan, with plan revision date indicated, has been reviewed and which provides: a. Approval of connection to the existing sewer main as depicted on the plan; b. If a <u>sewer main extension</u> is proposed, approval of extension by the Department of Public Works as depicted on the plan.	
20.				If <u>proposing septic and on-site wastewater treatment systems</u> , copies of a RIDEM OWTS permit must be provided.	
21.				If proposing new physical access or alteration to access to a State right-of-way a letter evidencing the issuance of a RIDOT – Physical Alteration Permit	
22.		N/A		Written confirmation and/or permits from any additional required federal, state or local agencies as needed	
23.		N/A		Traffic study performed by a RI Licensed Engineer (if requested)	
24.				Location, type, intensity and direction of illumination of outdoor lighting fixtures	
25.		N/A		Signage including location, size, design and illumination.	
26.		N/A		Building elevations showing exterior building design, materials, colors & height (Optional)	
Checklist Item #		Applicant Comments on Required Items:			
All N/A items		As discussed with staff at Pre-Application meeting			
Checklist Item #		Reviewer Comments on Required Items:			

G. FEES

G	PA	PR	F		Received?
1.				Pre-Application Conference with Staff: <i>No fees</i>	
2.		X		Preliminary Plan Review Fee: \$300 + 35 per unit*	
3.		N/A		Review Fee for Street Creation/Extension: \$200	
4.				Final Plan Fee: \$200 + 35 per unit*	

5.		<input checked="" type="checkbox"/>		For public hearings: Radius Package (collected at the City Assessor's Office, 1st floor City Hall, 869 Park Ave. Cranston RI 02910): \$75.00	
6.		<input checked="" type="checkbox"/>		UDR Filing Fee if zoning relief is needed (applied to appropriate stage of approval) <u>Residential units</u> 1-or 2 family (incl. additions/alternations & ADUs): \$150/unit Multi-family (incl. additions/alterations): \$450 + \$50/unit <u>Commercial and industrial buildings</u> up to 5,000 SF. (incl. additions/alterations): \$550 5,000–10,000 SF. (incl. additions/alterations): \$800 over 10,000 SF. (incl. additions/alterations): \$1,050	
7.		<input checked="" type="checkbox"/>		For public hearings: Beacon Communications advertising fee (determined after advertising, paid directly to BC)	
8.				<u>Capital Facilities Development Impact Fee:</u> Eastern Cranston: \$593.46 / dwelling unit Western Cranston: \$1,389.50 / dwelling unit	
9.				Final Decision Recording Fee (\$49 for each decision + \$1 per additional page) – submitted <u>AFTER</u> Final Plan approval	
10.				Final Plan Recording Fee (\$49 for plat map + \$1 per additional page) – submitted <u>AFTER</u> Final Plan approval	
11.				Sewer Connection Fee (<i>Municode 13.08, Art. III, Sec.13.08.100, E</i>)	
12.				Water Impact Fee (<i>Municode 15.04.020, Sec. 1408.0 B.</i>)	

*For residential developments the unit fee is per residential unit. For commercial/industrial developments, and non-residential elements of Mixed Used Planned Districts, unit fees are assessed per developed acre or per 1,000 square feet of gross floor area, whichever is greater.

H. Materials to be submitted after Approval of Final Plan

H	ELEMENT REQUIRED	REVIEW CODE
1.	2 paper copies (24"x36") of the record plan (applicant may supply additional copies for applicant's use)	
2.	3 paper copies (24"x36") of the Final Plan set	
3.	1 mylar (24"x36") of the record plan for recording	
4.	Final Decision and Plan Recording Fees (see Table G)*	
5.	For street creation/extension: submission of improvement guarantee and 2% inspection fee	
6.	AutoCAD .DWG files compatible with ArcGIS Pro and located in the RI state plane coordinate system that, at a minimum, include parcel lines, zoning lines and dimension annotation (<i>Land Developments where no lot lines are created, moved, or removed are exempt</i>)	

* The Final Decision is valid up to 1 year after recording. Vesting becomes permanent once the Record Plan is recorded.

Signature of Applicant or Applicant Representative: _____

Nicholas W. Cygan

Signature of reviewer: _____

Date of Review: _____



Certificate of Municipal Liens
Under 44-7-11 of the
General Laws of Rhode Island
Cranston City Hall
Tax Collections Dept
869 Park Avenue



ORIGINAL

CERTIFICATE NUMBER: 2024-1442283
ISSUED: 16-Apr-2025

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application are listed below.

TAX RATE SUMMARY
FISCAL YEAR 2024

Residential:	13.61
Open Space:	13.61
Commercial:	20.42
Industrial:	20.42

Total Value: \$230,600

Nicholas Capezza
745 LATEN KNIGHT ROAD
CRANSTON RI 02921

Parcel Id: 029-0010-000
Location: LATEN KNIGHT ROAD
Acreage: 2.66000
Legal Reference: 6269-62
Assessed Owner(s): CAPEZZA NICHOLAS W
CAPEZZA CYNTHIA L T/E
Current Owner: CAPEZZA NICHOLAS W
CAPEZZA CYNTHIA L T/E

2024 Bill #0323660001 2023 Bill #0323660001 2022 Bill #0323660001 Prior to 2022


ASSESSMENTS		2024 Bill #0323660001	2023 Bill #0323660001	2022 Bill #0323660001	Prior to 2022
Gross Tax		\$3,138.47	\$3,182.76	\$3,117.08	\$23,239.48
Net Tax		\$3,138.47	\$3,182.76	\$3,117.08	\$23,239.48
Interest			\$95.48		\$93.96
Total Net		\$3,138.47	\$3,278.24	\$3,117.08	\$23,333.44
PAYMENTS					
Tax Payments		\$3,138.47	\$3,182.76	\$3,117.08	\$23,239.48
Interest			\$95.48		\$93.96
OTHER					
Net Q1 RE Tax	Due: 15-Jul-2024	\$784.61	\$795.69	\$779.27	\$5,809.84
Net Q2 RE Tax	Due: 15-Oct-2024	\$784.61	\$795.69	\$779.27	\$5,809.84
Net Q3 RE Tax	Due: 15-Jan-2025	\$784.61	\$795.69	\$779.27	\$5,809.84
Net Q4 RE Tax	Due: 15-Apr-2025	\$784.64	\$795.69	\$779.27	\$5,809.96
UNPAID TAXES					
TOTAL UNPAID TAXES (PER DIEM)		\$0.00	\$0.00	\$0.00	
PAYMENT HISTORY		Date	Amount	Date	Amount
		4/11/2025	784.64	6/17/2024	891.17
		1/13/2025	784.61	1/12/2024	795.69
		10/10/2024	784.61	10/16/2023	795.69
		7/16/2024	784.61	7/14/2023	795.69
		-	-	4/17/2023	779.27
		-	-	1/6/2023	779.27
		-	-	10/17/2022	779.27
		-	-	7/18/2022	779.27
		-	-	4/15/2022	757.80
		-	-	1/13/2022	757.80
		-	-	7/8/2021	1,515.60
		-	-	1/11/2021	1,748.85
		-	-	7/9/2020	1,748.82
		-	-	1/16/2020	1,748.85
		-	-	10/15/2019	874.41
		-	-	7/1/2019	874.41
		-	-	5/30/2019	948.17
		-	-	1/4/2019	854.21

I HAVE NO KNOWLEDGE OF ANY OTHER LIENS OUTSTANDING AS OF THIS DATE: 4/16/2025

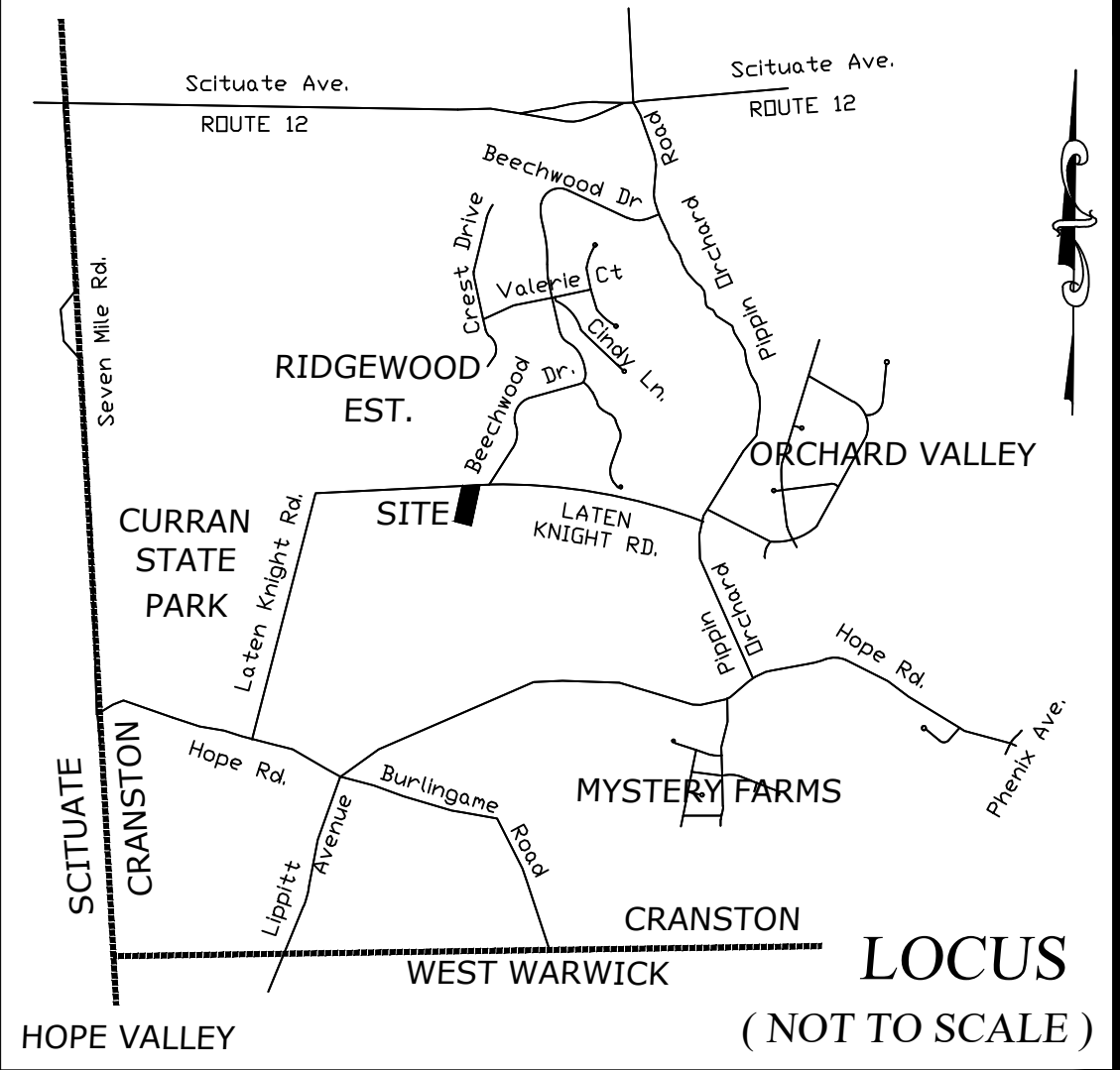
OTHER UNPAID BALANCES

DESCRIPTION	LAST READ	ACCOUNT #	BALANCE DUE	NOTES
Note:				WATER USE SEE PROVIDENCE

This is to certify that the above is true and correct. Said Certification is given in accordance with 44-7-11 of the General Laws of Rhode Island 1956 as of this day 16-Apr-2025



City Treasurer
City of Cranston



GENERAL NOTES:

ALL PARCELS LOCATED ON ASSESSOR'S PLAT 29
TOTAL AREA OF SUBDIVISION = 129,014 S.F.± (2.96± ACRES)
NUMBER OF ASSESSOR LOTS PRIOR TO SUBDIVISION = 1
NUMBER OF LOTS AFTER SUBDIVISION = 2
THE PURPOSE OF THIS SUBDIVISION IS TO CREATE
TWO LOTS OF RECORD FROM ONE EXISTING ASSESSOR LOT.
NO UNIQUE FEATURES, HISTORICAL CEMETERIES
OR HISTORICAL FEATURES EXIST ON THIS SITE.

FEMA NOTES:

ALL LOTS SHOWN ARE LOCATED WITHIN A DESIGNATION
"X" (AREAS OF MINIMAL FLOODING) ZONE
PER F.I.R.M. 44007C0295G, Effective 3/02/2009.

ZONING NOTES:

ALL LOTS SHOWN ARE LOCATED IN A R-80 AREA
R-80 ZONING REQUIREMENTS:(Single Family)

		PROPOSED PARCEL 1	PARCEL 2
AREA	80,000 S.F. MIN.	62,580 S.F.	66,434 S.F.
FRONTAGE	200' MIN.	126.54'	126.54'
FRONT SETBACK	40' MIN.	40' MIN.	40' MIN.
REAR SETBACK	100' MIN.	100' MIN.	100' MIN.
SIDE SETBACK	20' MIN.	20' MIN.	20' MIN.
BLDG. HEIGHT	35' MAX.	35' MAX.	35' MAX.
LOT COVERAGE	10% MAX.	10% MAX.	10% MAX.
ACCESSORY USE REAR	10' MIN.	10' MIN.	10' MIN.
ACCESSORY USE SIDE	15' MIN.	15' MIN.	15' MIN.

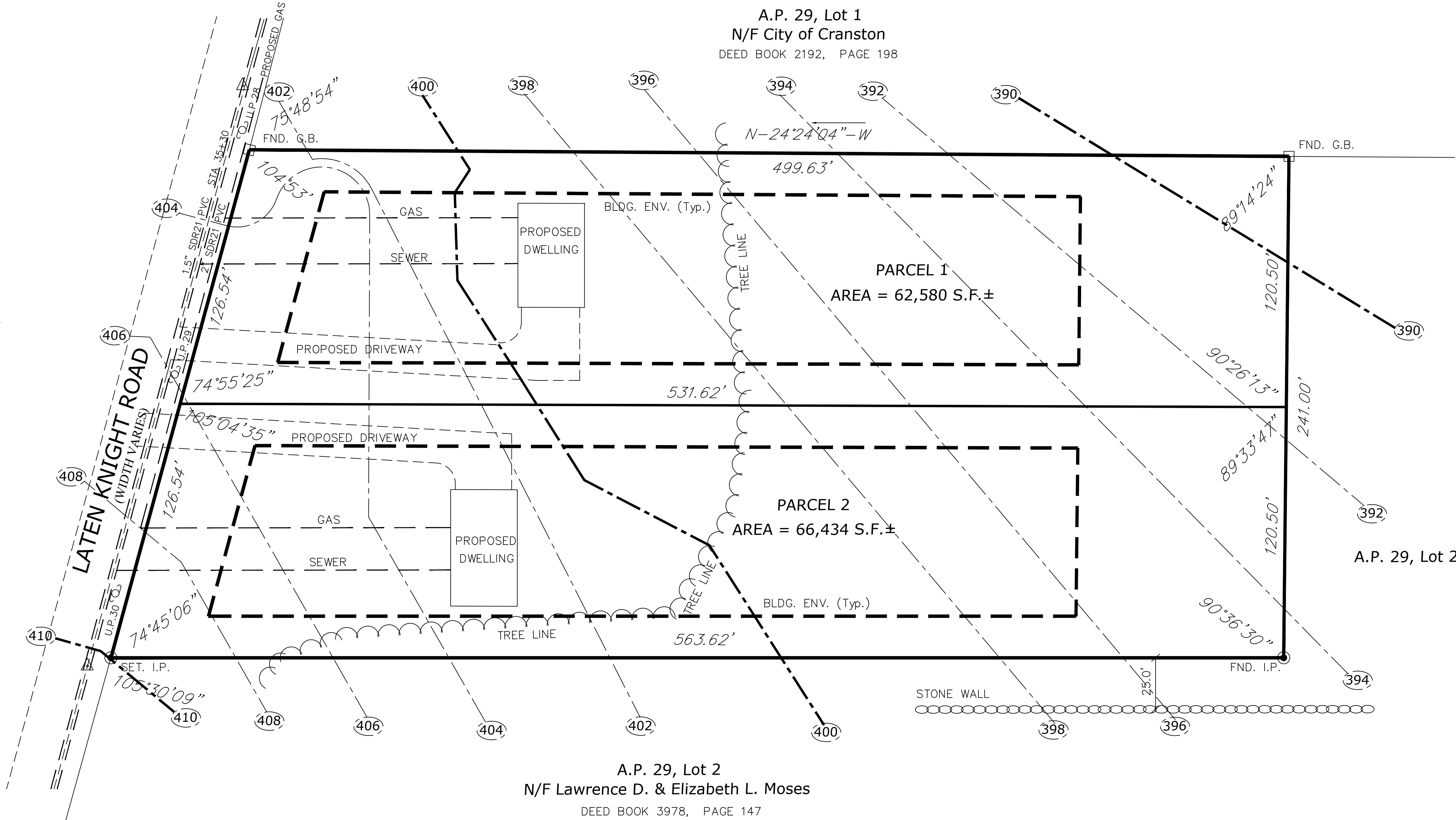
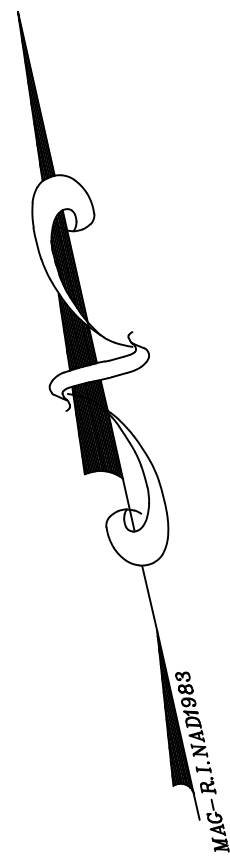
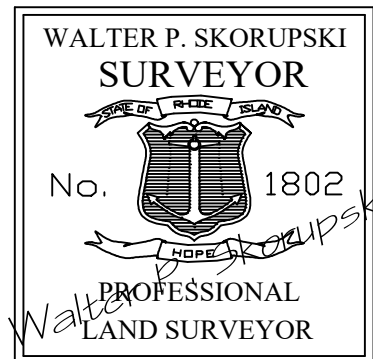
REFERENCES:

CITY CLERKS OFFICE
PLAT CARD # 696-D ENTITLED
"ROBERT L. KNIGHT PROPERTY."
PLAT 29 LOTS 1 & 9 and PLAT 23 LOT 13"
PLAT CARD # 787 ENTITLED
"LAWRENCE & ELIZABETH MOSES MINOR SUBDIVISION"
DEED BOOK 6269, PAGE 62
CITY DPW OFFICE
SEWER AS-BUILT
LPFM PART 1 SHT. 71 LATEN KNIGHT ROAD

CERTIFICATION:

This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.
COMPREHENSIVE BOUNDARY SURVEY - CLASS 1
The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as follows:
To Demonstrate the Location and Dimensions of Site Features, Locate Perimeter Property Lines and prepare a Two Lot Minor Subdivision From Lot 10, Assessor Plat 29 in the City of Cranston.

By: Walter P. Skorupski 6/16/2021
Walter P. Skorupski
Registered Professional Land Surveyor
LS A378-COA



LEGEND:

- U.P.28 UTILITY POLE
I.P. IRON PIN
G.B. GRANITE BOUND
EXISTING CONTOUR

PROPERTY ABBUTTERS

LOT 1
City of Cranston
869 Park Avenue, Cranston, R.I. 02910
LOT 2
Lawrence D. & Elizabeth L. Moses
380 Laten Knight Road, Cranston, R.I. 02921

STREET INDEX
LATEN KNIGHT ROAD

PRELIMINARY PLAN

CAPEZZA FAMILY PLAT

A MINOR SUBDIVISION

BY W. P. SKORUPSKI

LOCATED IN

CITY OF CRANSTON

ASSESSORS PLAT 29

LOT 10

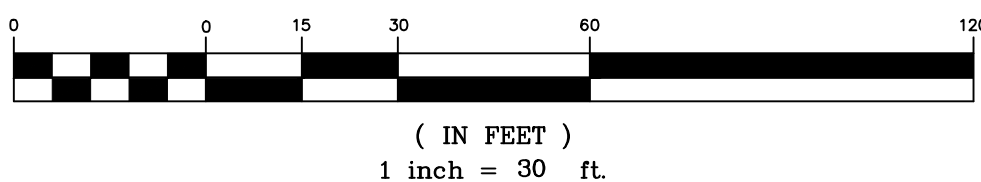
APRIL, 2025

OWNERS / APPLICANT:
Nicholas W. & Cynthia L. Capezza
745 Laten Knight Road
Cranston, R.I. 02921
skorupski@aol.com 401-241-5469
SURVEYOR:
Walter P. Skorupski
7 Wessex Street
Cranston, R.I. 02910
skorupski@aol.com 401-241-5469

REVISIONS:

#	DATE	COMMENT
0	4/18/2025	1 st. Submission

GRAPHIC SCALE



PRELIMINARY NARRATIVE

Preliminary Submission
Capezza Family Plat
Assessor's Plat 29, Lot 10
Laten Knight Road

Date April 25, 2025

This Narrative is developed for the Applicants, Nicholas W. Capezza and Cynthia L. Capezza to outline the conditions associated with a proposed Minor Residential Subdivision of Assessor's Plat 29, Lot 10 in the City of Cranston. The project consists of a single lot being subdivided into a total of two (2) lots with access from frontage along Laten Knight Road. The applicants are applying for a Minor Subdivision under the Unified Development Review process.

The property is located on southerly side of Laten Knight Road approximately 100' west from the intersection of Beechwood Drive. The property is in the Residential District A-80 and does not fall within any overlay zones. The property is currently undeveloped and is wooded except for approximately 150 feet from the street which has been cleared and filled. There are no wetlands located on the property. The parcel has a total area of 128,014 square feet and has public sewers available in the street and will be serviced by private wells. Also, the applicant has received notification from Rhode Island Energy that they will be able to extend the natural gas main to service the property.

The "Soil Survey of Rhode Island" prepared by the U.S. Department of Agriculture, Soil Conservation Services depicts the underlying soils on the site to be comprised of Woodbridge fine Sandy loams (WbA and WoB) and Sutton fine sandy loam (StB). All soils are noted to be moderately well drained, have water table depths between 12 and 30 inches, have slopes between 0 and 8 percent and are generally suitable for development.

The applicants propose to divide the parcel into two lots for single family homes. The proposed lots would both have frontages of 126.54' and areas of 62,580 square feet and 66,434 square feet respectively. The minimum frontage for A-80 zoning is 200' and minimum lot area is 80,000 square feet thus requiring dimensional variances. The lots would be in conformity with the density of the future land use map that calls for "Single Family Residential Less Than 1 Unit Per Acre".

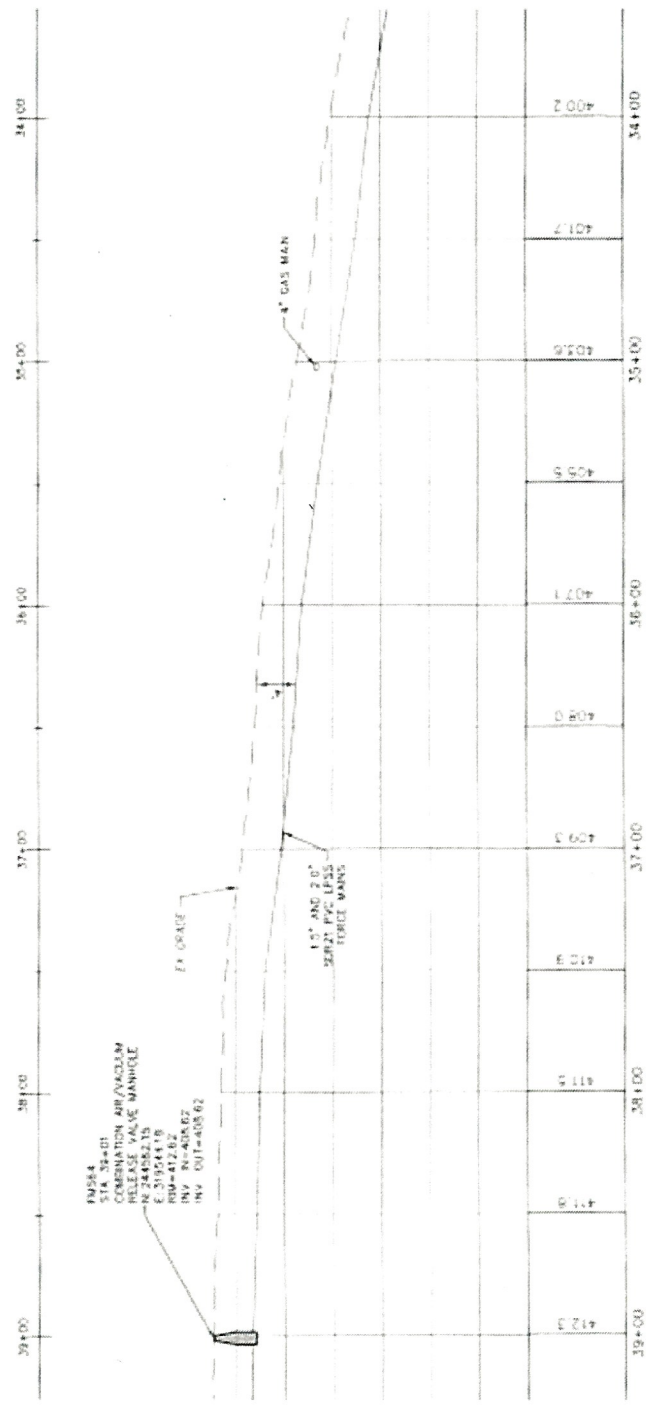
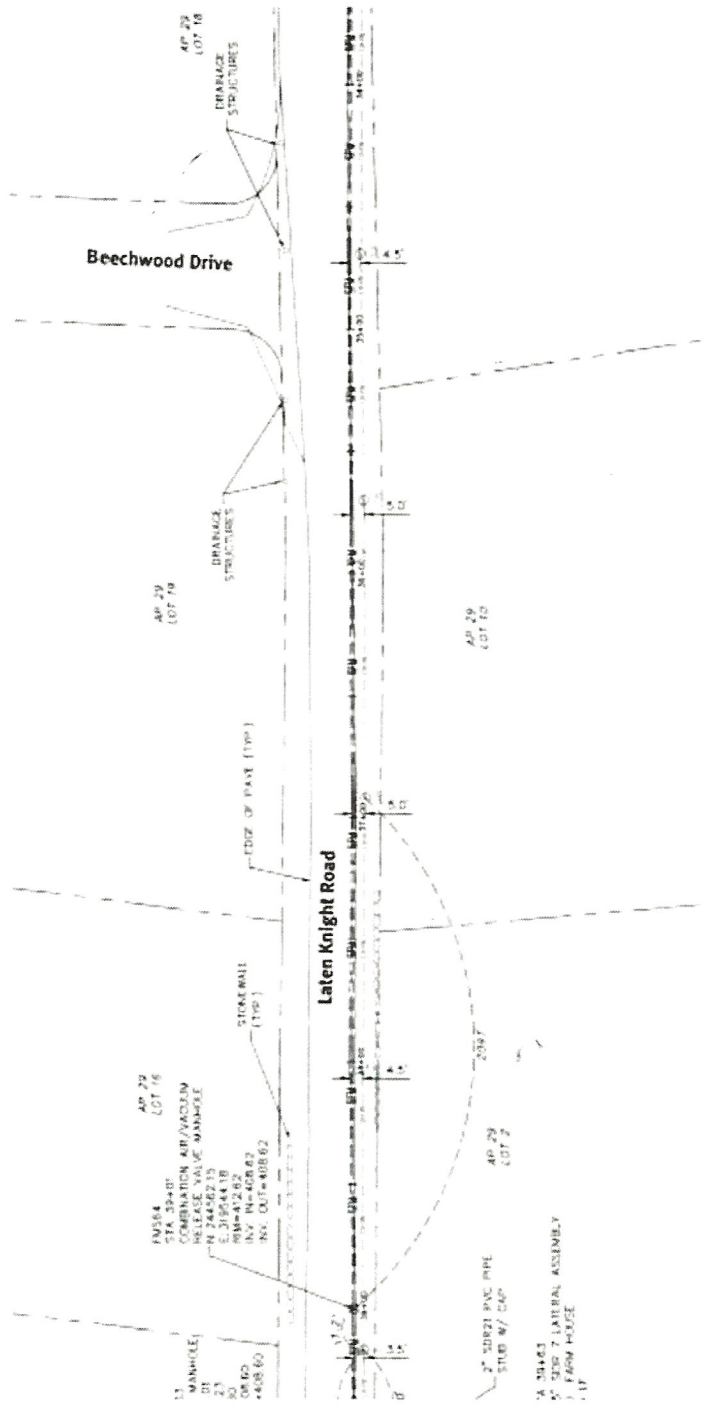
There currently exists many single-family houses in the vicinity of the applicant's lot that do not meet the required minimum frontage and/or areas. (See attached list.)

If approved, it is the applicants' desires are to deed one lot to each of their two daughters so they may be able to build homes in the City of Cranston for their families.

Non-Conforming Lots in the Vicinity of AP 29, Lot 10 (A80 Zone)

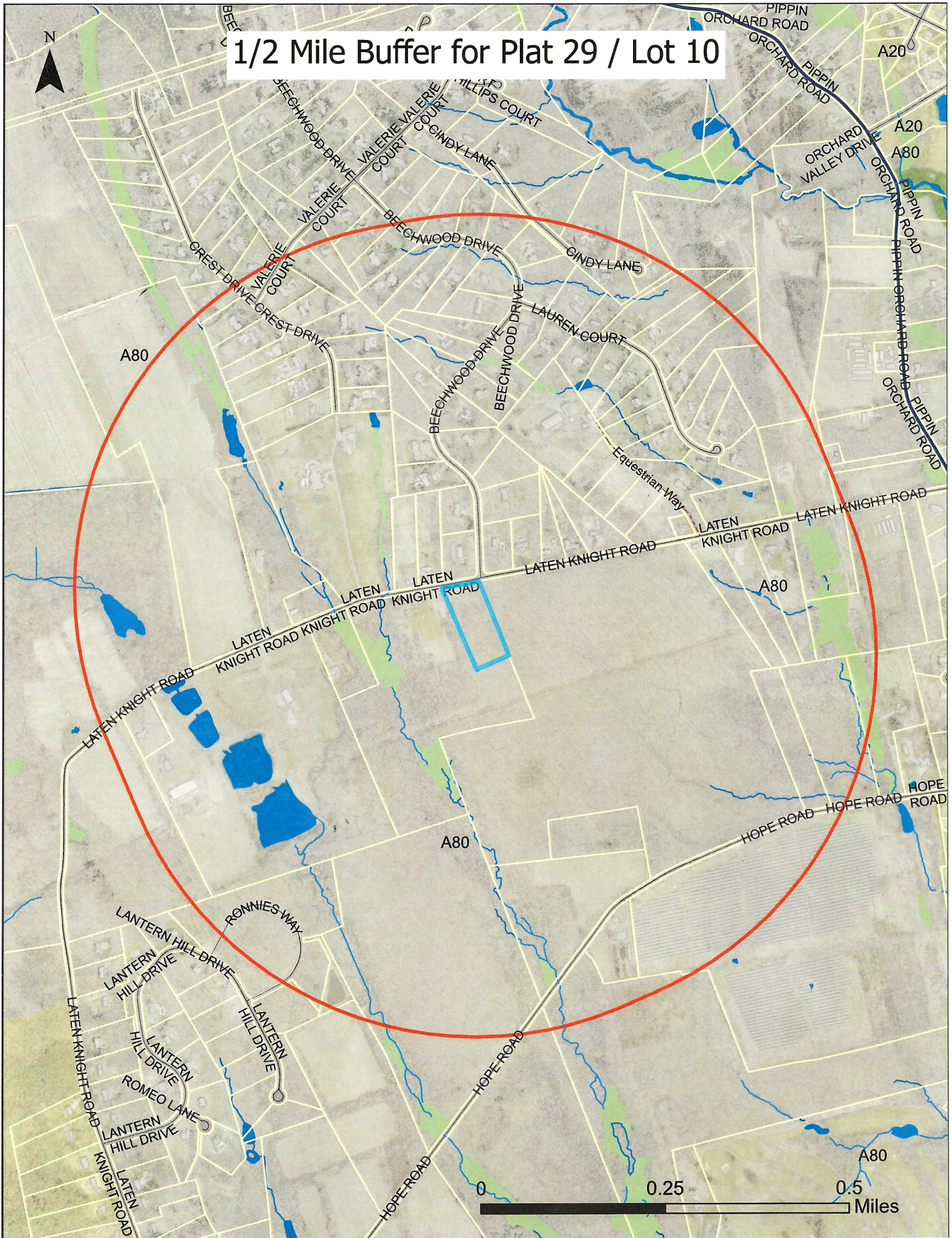
<u>Address</u>	<u>Frontage (feet)</u>	<u>Area (square feet)</u>
305 Laten Knight Road	173.5	113,256
321 Laten Knight Road	175	113,256
235 Laten Knight Road	181	61,855
225 Laten Knight Road	170.7	61,420
157 Laten Knight Road	125	18,135
30 Laten Knight Road	120	130,680
1279 Hope Road	147.2	118,919
1301 Hope Road	133	61,855
319 Hope Road	106.43	14,201
1770 Pippin Orchard Road	190	47,916
1710 Pippin Orchard Road	200	77,972
1712 Pippin Orchard Road	0' (easement only)	81,457
685 Seven Mile Road	138	38,640
695 Seven Mile Road	75	21,000
689 Seven Mile Road	100	28.000
675 Seven Mile Road	125	53,579
665 Seven Mile Road	120	12,527
685 Seven Mile Road	131	14,410
621 Seven Mile Road	75.4	11,022
569 Seven Mile Road	200	39,392

Information taken from the City of Cranston's Assessor's Maps and are approximates

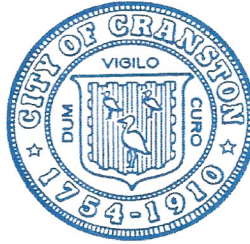


Sta. 32+00 To 40+50

1/2 Mile Buffer for Plat 29 / Lot 10



KENNETH J. HOPKINS
MAYOR



Frank Corrao P.E.
Director of Public Works

DEPARTMENT OF PUBLIC WORKS
CITY HALL, ROOM 109
869 PARK AVENUE
CRANSTON, RHODE ISLAND 02910

April 10, 2025

Nicholas Capezza
745 Laten Knight Road
Cranston, RI 02921

Re: Availability of Sewer Service – RISE Connection
Laten Knight Road
Assessor's Plat 29 / Lot 10

Dear Mr. Capezza:

This letter is to inform you that sewer is available for the above-mentioned parcel, proposed to be subdivided, through the Rhode Island State Energy (RISE) line as depicted on the minor subdivision plan last revised, June 21, 2021. Any single residential user connection to the RISE line shall be coordinated through the City of Cranston Department of Public Works office and Veolia Water. Enclosed you will find a sewer availability letter from Veolia dated April 3, 2025 and a New Single LPFM Connection to RISE checklist.

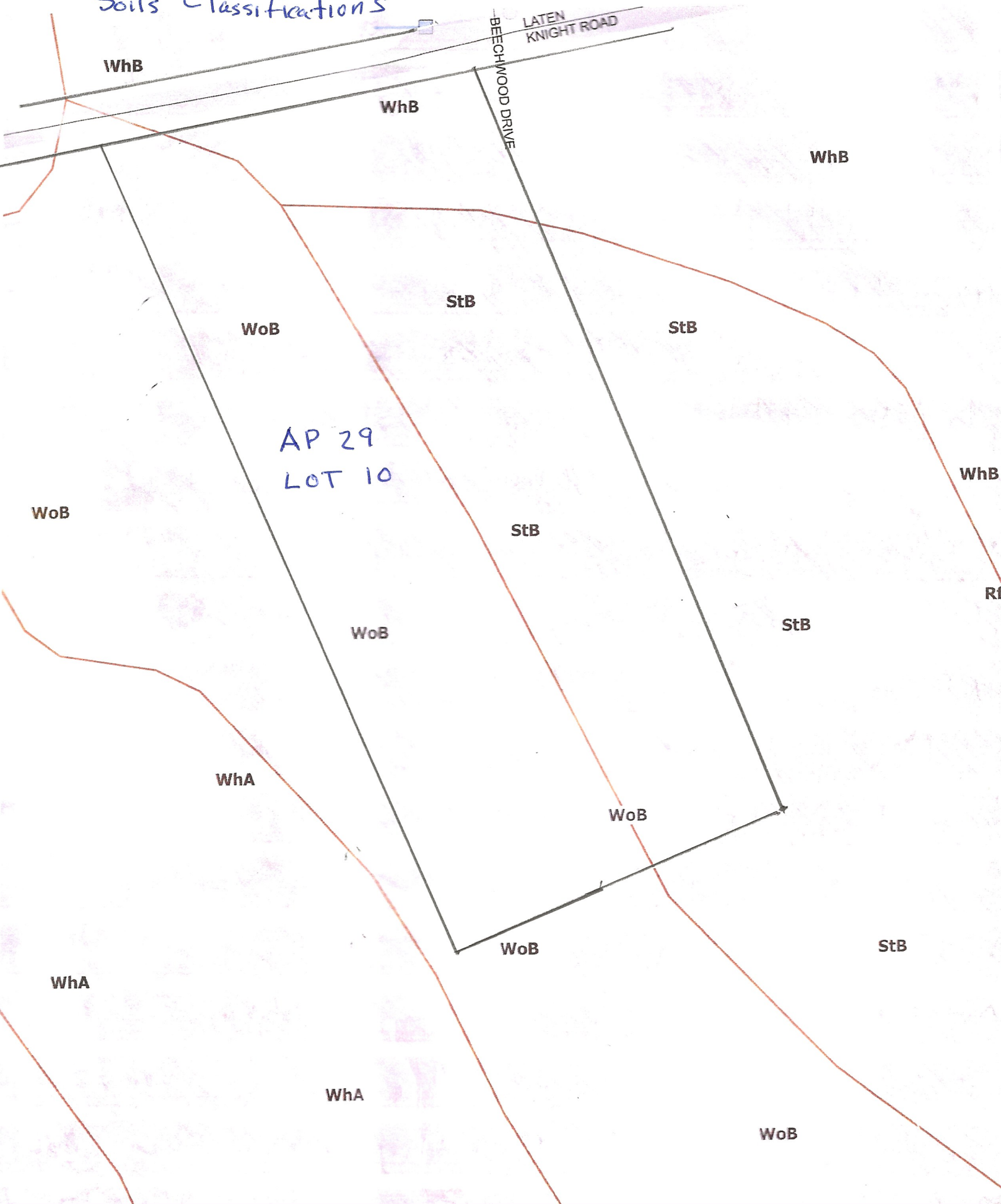
If you have any questions or concerns, please contact me at 401-780-3173.

Sincerely,

Edward Tally
Environmental Program Manager

CC: Frank Corrao, P.E., DPW Director, City of Cranston
Earl Salisbury, Veolia Water
John Arruda, Veolia Water
James Thomas, Veolia Water

Soils Classifications





VEOLIA WATER NORTH AMERICA
140 Pettaconsett Avenue
Cranston, RI 02920

Tel. : 401-467-7210
Fax : 401-781-5260
www.veoliawaterna.com

April 3, 2025

Mr. Edward Tally
Environmental Program Manager
City of Cranston
869 Park Avenue
Cranston, Rhode Island 02910

**Re: Availability of Sewer Service Letter
Laten Knight Road
Assessor's Plat 29 Lot 10 Parcel 1 and 2**

Dear Mr. Tally,

Veolia Water, Cranston, Rhode Island (VW) has received your correspondence on April 3, 2025 for an availability of sewer service for Nicholas Capezza for the above referenced location. The proposed site is located on Laten Knight Road within station 35+50 to 37+50 indicated on the "Laten Knight Road" as-built referenced as "LPFM Part 1 Sheet 71" and is intended to be a subdivided residential lot indicated as Parcel 1 and 2. There is an available 2.0" low pressure force main (LPFM) on the south side of the street and subsequently into the Rhode Island State Energy (RISE) line.

At this time, sewer is available to connect to the Rhode Island State Energy (RISE). If this project moves forward, a new lateral connection from to Low Pressure Force Main (LPFM) and hydraulic calculations will be required to determine lateral sizing and hydraulic capacity prior to connecting.

Please note that this is not an approval of a sewer service connection. Any new connection requirement shall be through the City of Cranston's approval process. If a new sewer lateral connection is needed, we will require a fee of \$5,500 payable Universal Excavating to install the tap and shutoff and a \$825 inspection fee must be paid prior to scheduling of work.

If you have any questions, you can reach me at (401) 824-0064.

Sincerely,
Veolia Water

A handwritten signature in blue ink that reads "John C. Arruda Jr.".

John C. Arruda Jr.
Civil Engineer - Underground Asset Manager

xc: Earl Salisbury, Veolia Project Manager
James Thomas, Veolia Collections Systems Supervisor