



Incorporated 1910

Application Consent Form

The Applicant and all property owners of all subject properties must sign the application form. Signature of this application form certifies that all owners consent to the submission of the application by the Applicant. This document is required for all subdivisions, land developments, Development Plan Review projects, and Mixed-Use Planned District developments filed with the City Planning Department.

Project Info

Project Info

Project Name: Replat Oaklawn Plat Lots 86, 87 & 88

Project Type: Administrative Subdivision Minor Subdivision/LDP Major Subdivision/LDP
 Residential Planned District Development (RPD) Mixed-Use Planned District Development (MPD) Development Plan Review

Assessor's Plat(s): 18/4 Assessor's Lot(s): 486, 489 & 490

Project Address: 21 Turner Avenue

Contact Information

Applicant

Name: Richard Cardello, Trustee

Address: Po Box 189, Hope, RI 02831

Phone: (401) 644-4323 Email: _____

Property Owner (All owners of record must be included for all lots involved)

Name: Richard Cardello, Trustee

Address: PO Box 189, Hope, RI 02831

Phone: (401) 644-4323 Email: _____

Property Owner 2

Name: _____

Address: _____

Phone: _____ Email: _____

Contact Information

Property Owner 3

Name: _____

Address: _____

Phone: _____ Email: _____

Attorney

Name: Robert D. Murray, Esq.

Address: 21 Garden City Drive, Cranston, RI 02920

Phone: (401) 946-3800 Email: rdmurray@taftmcsally.com

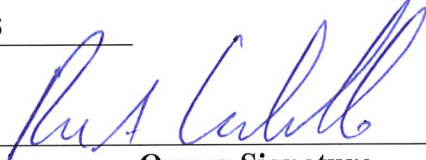
Certification

Owner/Applicant Signature

I/we hereby certify that I/we own the subject property or properties and am/are permitting the Applicant listed below to seek a Subdivision and/or Land Development approval for the project listed herein on my/our behalf.

Richard Cardello, Trustee 
Applicant Name & Title (please print) Applicant Signature

Date: 5/26/26

Richard Cardello, Trustee 
Owner Name (if different than above) (please print) Owner Signature

Date: 5/26/26

Owner 2 Name (please print) Owner 2 Signature

Date: _____

Owner 3 Name (please print) Owner 3 Signature

Date: _____

(If there are more owners please submit an addendum with this application form)



Incorporated 1910

Minor Subdivisions & Land Developments Checklist

Name of proposed subdivision/development: Replat Oaklawn Plat Lots 86, 87 and 88

Preparer: OCEAN STATE PLANNERS, INC.

Phone Number: 401- 463-9697

Email: info@osplanners.com

Date of Application: 5/26/26

Plat and Lot Number(s) of the land being subdivided/developed: 18-4 / lots 486, 489 and 490

INSTRUCTIONS

The shaded boxes in the checklist indicate an item is **not** required at a particular stage of review. If any checklist items are marked "not applicable (NA)" please note why in the space provided at the end of each section if needed.

Items listed at the pre-application stage of review are recommendations. Required checklist items for pre-application shall be determined by the Administrative Officer. Conceptual design and approximate locations of required checklist items are acceptable for pre-application plans.

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:

Project Type: <input checked="" type="checkbox"/> Minor Subdivision <input type="checkbox"/> Minor Land Development	Stage of Review: <input type="checkbox"/> Pre-Application with City Plan Commission (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	
Check if proposing the following:	
<input type="checkbox"/> Oversized Lot Subdivision <input type="checkbox"/> Street Extension/Creation	

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.				Application Consent Form		
4.				Relevant Filing Fee (See Table G.)		
5.				Certified Radius Package from Tax Assessor's Office (map and mailing list for abutter notices) – dated within 90 days		
6.				Names and addresses of adjoining communities or agencies requiring notification		
7.				Municipal Lien Certificate (MLCs) from the Tax Collector dated within 6 months showing taxes are paid		
6.				All relevant supporting materials as determined during Pre-Application Conference		
7.				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.				Site plan legend (all items displayed on site plans shall be symbolized in a legend)	
11.		NA		List of sheets contained within the plan set	
12.		NA		Notation of any permits and/or agreements obtained from or made with State and Federal agencies, including permit number if applicable	
13.		X		Name, address, phone, and stamp(s) of the RI Registered Engineer and/or RI Registered Land Surveyor responsible for the plans	

C. EXISTING CONDITIONS PLAN(S)

C	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.				<u>Locus Map</u> : A general location map showing the relationship of the parcel to the area within a half-mile radius(<i>may be provided on separate sheet</i>)	
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		Relevant references to deeds and recorded plans	
4.		X		Boundary lines and lot lines with angles and distances marked thereon	
5.		X		Primary Control Points	
6.		X		Existing permanent monumentation	
7.		X		District Dimensional Regulations of the subject parcel	
8.		X		Zoning district(s) of the subject parcel(s), with zoning boundary lines shown if there is more than one district	
9.		X		Notes referencing any relevant previous zoning relief including conditions of approval	
10.		NA		Boundaries and total area of any land classified as "unsuitable for development"	
11.		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	
12.				Existing contours at intervals at intervals of ten (10) feet	
13.		X		Existing contours at intervals at a minimum of two (2) feet	
14.		X		FEMA Flood Map and Base flood elevation; use the North American Vertical Datum of 1988 (NAVD 88)	
15.		X		Boundaries and notation of soil classifications for the entire project area including identification of soils designated by NRCS as "prime agricultural land"	
16.		NA		Location of RIDEM and/or EPA regulated facilities such as brownfields, storage tanks, and CERCLIS sites. Include a notation of any associated permits and land use restrictions.	
17.				Location of Phase III Remediation Plan area, if required by RIDEM	
18.		NA		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	
19.		NA		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.	
20.		NA		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	
21.		NA		Location, width, classification, and names of existing public, private, and paper streets within and adjacent to the subject parcel(s)	
22.		X		Location, size, and use/type of all existing buildings or significant above-ground structures, including stone walls, in and immediately adjacent to the subject parcel(s)	
23.		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	
24.		NA		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	
25.		NA		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	

C	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
26.		NA		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 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:			
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,. Include all accessory structures, building setbacks, and total lot coverage	
2.				Proposed permanent monumentation	
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.		NA		For lots with multiple frontages, identification of primary frontage	
5.				Proposed zoning relief - Unified Development Review	
6.				Proposed waivers	
7.				Notation of zoning relief and approved waivers	
8.				Boundaries and total area of any land classified as "unsuitable for development" (see definition in Subdivision Regulations)	
9.				Concept measures to minimize impacts to the natural topography of the site using the Low Impact Development (LID) Site Planning & Design Guidance Manual	
10.		NA		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.		NA		Designated trash collection area(s) and dumpster location	
12.		NA		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. Include proposed utility easements. (stamped by a Registered Professional Engineer for final plans if needed)	

D	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
13.		NA		For subdivisions without public water service: locations of underground water tank(s)/cistern(s) including details of materials and installation. Fire Department approval required at Final Plan stage.	
14.		NA		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	
15.		NA		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	
16.		NA		Location, dimension, monumentation, and proposed use of any area(s) proposed to be set aside as open space, if any	
17.				Proposed phasing, including depiction of which structures and on- and off-site improvements are to be installed in which phase, if applicable	
18.		NA		Limits of disturbance/work relative to on-and off-site improvements and infrastructure installation	
19.				<u>Soil and Sedimentation Control Plan</u> , unless exempted by Section X(J) of the Subdivision Regulations. Exempt projects shall show contours at sufficient detail (2-foot intervals) for all on and off-site street construction	
20.				<u>Stormwater management plan(s)</u> : show accurate designs and details of proposed stormwater management infrastructure, including type, location, drainage calculations, extension of existing lines, configuration, and proposed easements, prepared by a RI-Registered Professional Engineer. Certification required at Final Plan stage.	
21.		NA		<u>Landscape plan(s)</u> : 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	
22.		NA		<u>Lighting Plan</u> : Location, type, intensity & direction of illumination of outdoor lighting fixtures.	
23.		NA		<u>Signage Plan</u> : Location, size, design and illumination of all signage	
24.				Any revisions to the proposed conditions required by the Preliminary Plan approval	
25.				Notation of any special conditions/documents received as required by the Preliminary Plan approval	
Checklist Item #		Applicant Comments on Required Items:			
Checklist Item #		Reviewer Comments on Required Items:			

E. PROJECTS WITH STREET CREATION/EXTENSIONS

If your project proposes to extend or create a street, please complete this section. If your project does not propose to extend or create a roadway, you may skip this section.

E	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
Required Elements in the Plans					
1.		NA		Notation whether the street extension or creation is to be private or public	
2.		NA		Roadway design plan(s) and profile(s), including existing and proposed elevations and locations of proposed utility infrastructure, and proposed street names	
3.				Final 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	
Required Supporting Materials					
1.		NA		City Engineer memo of approval and performance guarantee amount	
2.		NA		Draft Roadway deed	
3.		NA		Draft public improvement guarantee	
Checklist Item #		Applicant Comments on Required Items:			
Checklist Item #		Reviewer Comments on Required Items:			

F. SUPPORTING MATERIALS

F	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		NA		Renderings, elevations or photographs to illustrate the visual impact of the proposal for subdivision/development (on request)	
2.		X		Copies of a narrative report or written statement including: 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; 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 citing relevant sections of the Zoning Ordinance AND provide evidence towards each of the required findings in RIGL §45-24-41.(d) & (e); f. A general analysis of soil types and suitability for the subdivision/development proposed; g. A description of proposed phasing, if any.	
3.		NA		<u>If proposing an Oversized Lot Subdivision:</u> Compilation Plan stamped by a professional Land Surveyor demonstrating that the lots can be subdivided using the standards listed in RIGL 45-23-32. The compilation plan shall include the following: a. All checklist items for preliminary plans as listed in Section B	

F	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
				<ul style="list-style-type: none"> b. All lots with lot numbers and lot areas (in sq. ft.) within a 200 ft radius of the subject lot(s) c. All lots within the 200 ft radius excluded from the calculation marked visually d. An analysis demonstrating that the lot qualifies for an oversized lot subdivision (may be provided on a separate sheet) 	
4.				Copy of the Deed/Title to the subject parcel	
5.				Draft or final Copies of all legal documents; existing and proposed 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	
6.				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	
7.		NA		Copies of drainage calculations, associated explanatory narrative, and all supporting documentation, including an Operations and Maintenance manual for the stormwater system (submission for Final Plan stage only upon significant changes to calculations or documents)	
8.		NA		Soil Erosion Sediment Control Plan (submission for Final Plan stage only upon significant changes to plan)	
9.		NA		Relevant documentation of RIDEM and/or EPA regulated facilities located on subject site and associated land use restrictions	
10.		NA		Environmental Site Assessments, if any (on request)	
11.				RIDEM Approved Environmental Site Assessment Phase III (Remediation Plan) if required	
12.				Approval letter from RI Coastal Resources Management Council if subject lot(s) is within 200' of a <u>coastal shoreline</u>	
13.				For lots containing or impacting <u>freshwater wetlands</u> or <u>tidal waters and their tributaries</u> , copies of either: <ul style="list-style-type: none"> a. A RIDEM wetlands permit, if required pursuant to RIDEM rules and regulations; or b. A letter of non-jurisdiction from RIDEM 	
14.				If <u>proposing service by public water</u> , copy of a water availability letter	
15.				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: <ul style="list-style-type: none"> 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 	
16.				If proposing service by public sewer, copy of sewer service availability letter from the Department of Public Works	
17.				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: <ul style="list-style-type: none"> 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. 	
18.				If <u>proposing septic and on-site wastewater treatment systems</u> , copies of a RIDEM OWTS permit must be provided.	

F	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE	
19.				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		
20.				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		
21.				Written confirmation and/or permits from any additional required federal, state or local agencies as needed		
22.		NA		Traffic study performed by a RI Licensed Engineer (if requested)		
23.		NA		Building elevations showing exterior building design, materials, colors & height (Optional)		
Checklist Item #		Applicant Comments on Required Items:				
Checklist Item #		Reviewer Comments on Required Items:				

G. FEES

Payment only via checks made out to “City of Cranston”

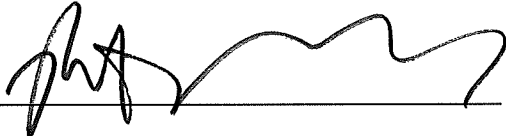
G	PA	PR	F		Received?
1.				Pre-Application Concept Review with CPC/TRC: \$125 + 25 per unit*	
2.				Preliminary Plan Filing Fee: - Administrative Review: \$250 + \$45 per unit* - CPC Review (UDR & Street Ext.): \$450 + \$45 per unit*	
4.				Final Plan Filing Fee: \$250 + 45 per unit*	
5.				Radius Package (collected at the City Assessor’s Office, 1st floor City Hall, 869 Park Ave. Cranston RI 02910): 200’ Radius Package: \$75.00 400’ Radius Package (UDR only): \$150	
7.				<i>For public hearings:</i> Beacon Communications advertising fee (determined after advertising, paid directly to Beacon Communications)	
<i>Fees Submitted AFTER approval of Final Plan</i>					
8.				<u>Capital Facilities Development Impact Fee:</u> (Residential only) 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)	
10				Final Plan Recording Fee (\$49 for plat map + \$1 per additional page)	
<i>Other City fees that may be charged for Building Permit (paid on OpenGov)</i>					
11.				Sewer Connection Fee (<i>Cranston Code CH. 13.08, Art. III, Sec.13.08.100, E</i>)	
12.				Water Impact Fee (<i>Cranston Code CH. 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 prior to recording of Final Plan

H	ELEMENT REQUIRED	REVIEW CODE
1.	2 paper copies (24"x36") of the record plan if different from Final Plan set (applicant may supply additional copies for applicant's use)	
2.	2 paper copies (24"x36") of the Final Plan set	
3.	1 mylar (24"x36") of the record plan for recording	
4.	Recording Fees (see Table G)*	
5.	<i>For street creation/extension:</i> 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>)	

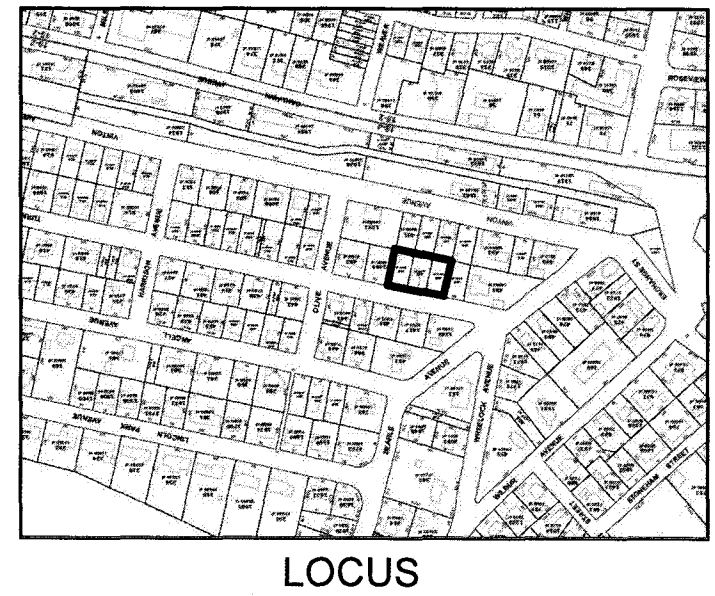
* The Final Decision is valid up to 1 year after recording. Vesting becomes permanent once the Record Plan is recorded.

Signature of Applicant or Applicant Representative: 

Signature of reviewer: _____

Date of Review: _____

TURNER AVENUE
STREET INDEX



ZONING DISTRICT A-6

MINIMUM LOT AREA 6,000 S.F.
MINIMUM LOT FRONTAGE 60 FT.
MINIMUM SETBACKS: FRONT 25 FT.
SIDE 8 FT.
REAR 20 FT.
MAXIMUM BUILDING HEIGHT 35'
MAXIMUM LOT COVERAGE 30%

REF # 2
RECORD LOT 30
A.P. 18-4 / LOT 1292
N/F
STEVEN A. & MARILYN MUNOZ-GELFUSO

REF # 2
RECORD LOT 31
A.P. 18-4 / LOT 491
N/F
ATTILIO CARDONA
& MARIA CONTI

REF # 2
RECORD LOT 30
A.P. 18-4 / LOT 488
N/F
ANDREW J. HALL

REF # 2
RECORD LOT 29
A.P. 18-4 / LOT 487
N/F
ANDREW J. HALL

REF # 2
RECORD LOT 28
A.P. 18-4 / LOT 484
N/F
ANDREW J. HALL

REF # 2
RECORD LOT 85
A.P. 18-4 / LOT 2060
N/F
ISRAEL SANCHEZ-RAMOS

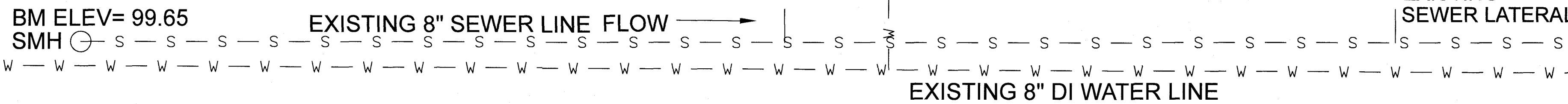
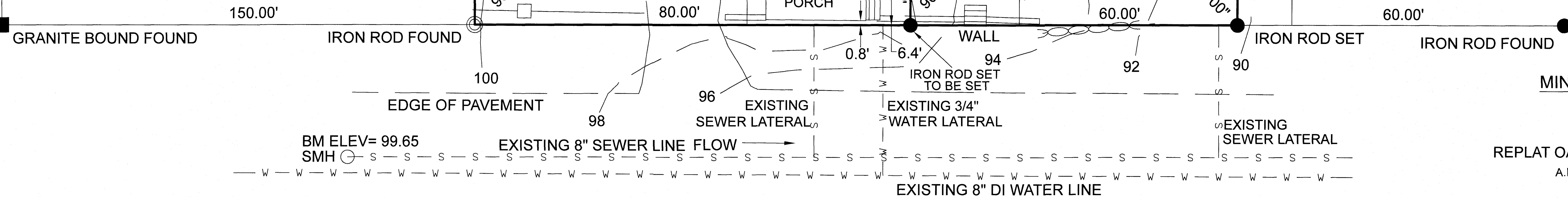
PARCEL - A
REF # 2
RECORD LOT 86
A.P. 18-4 / LOT 490
N/F
RICHARD CARDELLO
8,000 Sq. Feet
0.18 Acres

REF # 2
RECORD LOT 87
A.P. 18-4 / LOT 489
N/F
RICHARD CARDELLO

PARCEL - B
REF # 2
RECORD LOT 88
A.P. 18-4 / LOT 486
N/F
RICHARD CARDELLO
6,000 Sq. Feet
0.14 Acres

REF # 2
RECORD LOT 89
A.P. 18-4 / LOT 485
N/F
LOUIS S. IANNELLA
KAREN L. IANNELLA LIFE ESTATE

OLIVE AVENUE
(50' PUBLIC)



TURNER AVENUE

(50' PUBLIC)

MINOR SUBDIVISION PLAN
PRELIMINARY PLAN
PHASE 2

REPLAT OAKLAWN PLAT LOTS 86, 87 & 88

A.P. 18-4 / LOTS 486, 489 & 490
21 TURNER STREET
CRANSTON, R.I.

SCALE: 1"= 10' DATE: MAY 5, 2026

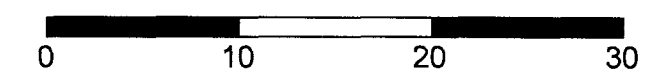
PREPARED FOR:
RICHARD CARDELLO
P O BOX 189
HOPE, RI 02831

PREPARED BY:

OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9480 / DWG. NO. 9480 - (JNP)

GRAPHIC SCALE / 1" = 10'



SURVEY CLASSIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I

DATA ACCUMULATION SURVEY CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: 5/05/26

BY: RICHARD T. BZDYRA, PLS. LICENSE #1786, COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY:
RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

REFERENCE:

- DEED BK. 5809 / PG. 55
- "OAKLAWN PLAT CRANSTON, R.I. R.B. HOLDEN, E.R. HOLDEN, GEO. A. ANGELL, R.H. BLANDING, BY J.A. LATHAM, MARCH 1873" PLAT CARD 4
- PHASE 1 RECORD PLAN REPLAT OAKLAWN PLAT LOTS 86, 87, 88 & 89 A.P. 18-4 / LOTS 485, 486, 489 & 490, 21 TURNER STREET CRANSTON, R.I. SCALE: 1"= 20' DATE: SEPTEMBER 22, 2020 PREPARED FOR: BARBARA GAGLIONE 36 GRANT WAY HOPE, R.I. 02831 PREPARED BY: OCEAN STATE PLANNERS, INC. JOB NO. 9480 / DWG. NO. 9480 - (JNP) MAP 1011

LOT / PARCEL	OLD AREA	NEW AREA
LOTS 486, 489 & 490	15,000 S.F.	0
PARCEL - A	0	8,000 S.F.
PARCEL - B	0	6,000 S.F.

NOTES:

- FEMA MAP 44007C0304J / 10/02/2015 / ZONE X.
- R.I. SOIL DEVELOPMENT SUITABILITY MU, Merrimac-urban land complex.
- WETLANDS, WATERCOURSES, AND COASTAL FEATURES NONE PRESENT.
- PARCELS A & B TO BE SUBDIVIDED AS PART OF PHASE 2 AS SHOWN ON THE FINAL PHASING PLAN BY OCEAN STATE PLANNERS, INC. RICHARD T. BZDYRA PLS / 9/22/20

[Signature]
5/05/26



WARRANTY DEED

I, **Richard A. Cardello**, a/k/a Richard Cardello, of the Town of Scituate, County of Providence, State of Rhode Island, for consideration paid in an amount of less than ONE HUNDRED and 00/100 (\$100.00) DOLLARS, the receipt whereof is hereby acknowledged, grant to **Richard A. Cardello, Trustee of the Richard A. Cardello Living Trust dated January 22, 2025**, and any amendments thereto with *WARRANTY COVENANTS*

That certain lot or parcel of land together with all the buildings and improvements thereon, situated in the City of Cranston, County of Providence, State of Rhode Island, and more particularly described on Exhibit A attached hereto and made a part hereof.

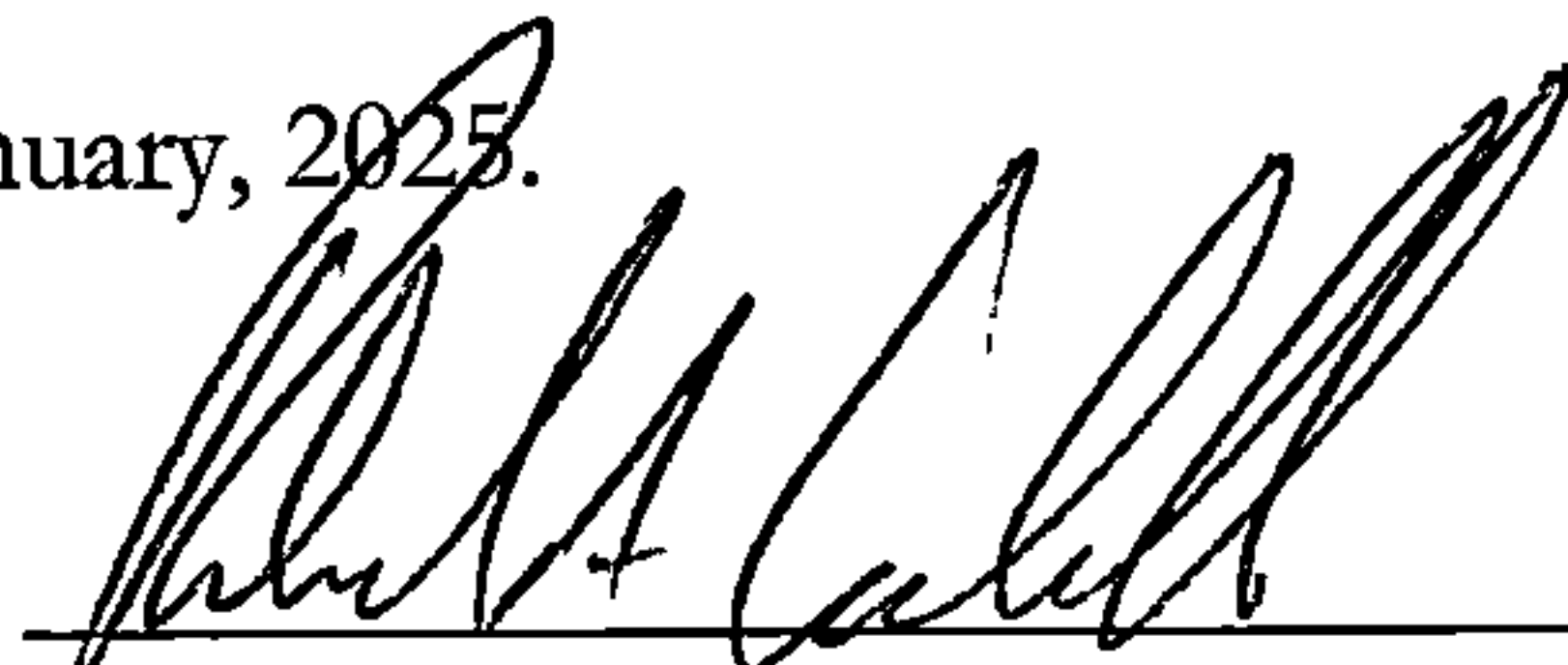
However otherwise described, being the same premises conveyed by Warranty Deed from Jean Marie Carr, Charles Robert Carr and James Peter Carr to Richard Cardello, which deed was recorded in the Land Evidence Records of the City of Cranston on August 2, 2019, in Deed Book LR5809 at Page 55.

This transfer is by way of gift, and therefore no R.I.G.L. § 44-30-71.3 withholding and no documentary stamps are required.

This is not a sale such that the requirements of the Rhode Island Fire and Safety Code regarding inspections of smoke and carbon monoxide detectors do not apply.

No search of record title has been done on this property by the preparer of this deed. The scrivener has merely prepared this deed at the request and pursuant to information provided by the Grantor(s). No representation as to warranty of title is made or implied by the preparation of this deed.

WITNESS my hand this 22nd day of January, 2025.


Richard A. Cardello, a/k/a Richard Cardello

STATE OF RHODE ISLAND
COUNTY OF WASHINGTON

In North Kingstown on the 22nd day of January, 2025, before me personally appeared **Richard A. Cardello**, a/k/a Richard Cardello, to me known and known by me or proved to me through satisfactory evidence to be the party executing the foregoing instrument, and acknowledged that he executed said instrument for the purposes stated therein as his free act and deed.

Notary Public:
Print Name:
Commission Expires:

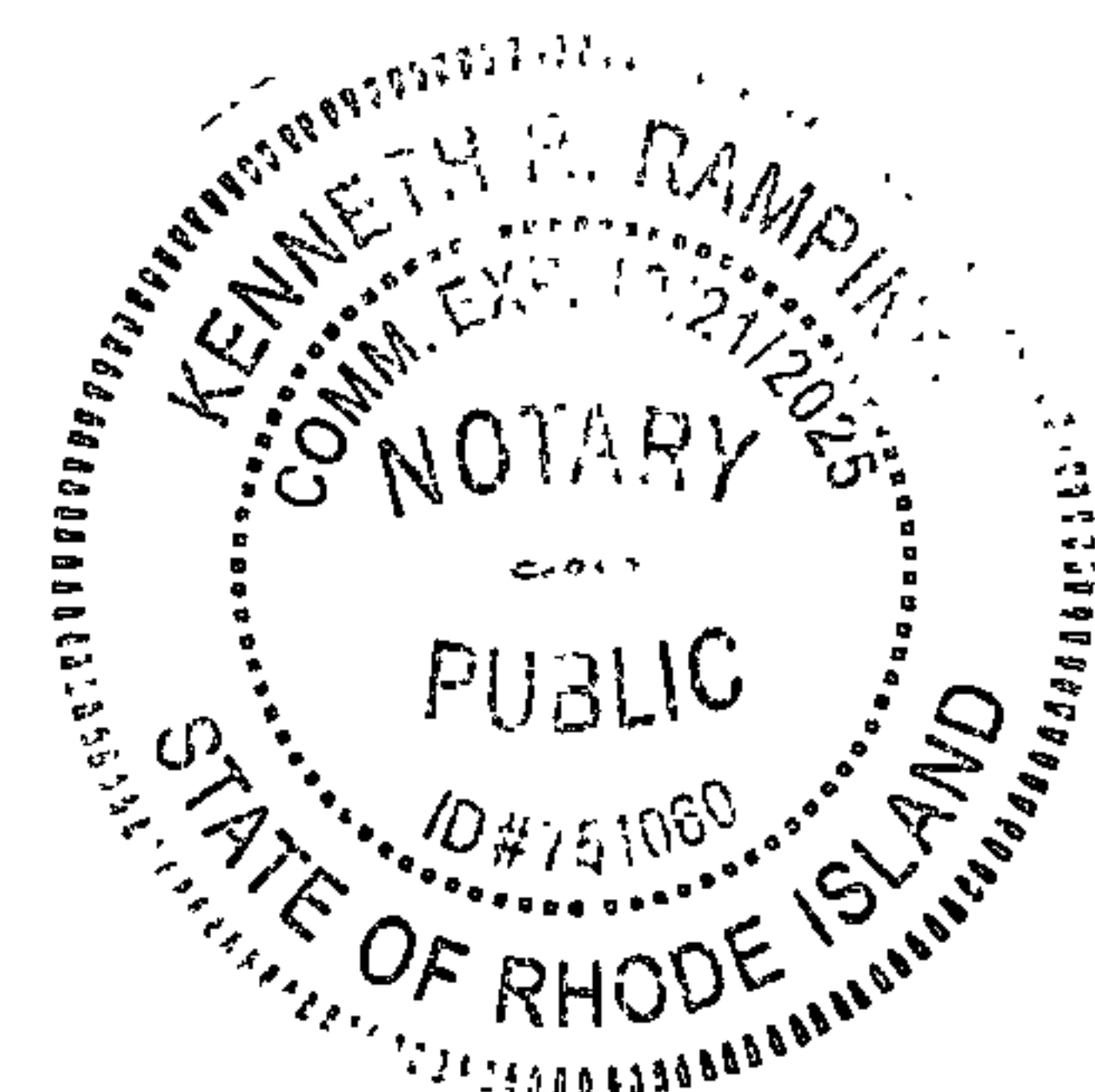




EXHIBIT "A"

ALL THOSE CERTAIN LOTS, or parcels of land, with the buildings and improvements thereon, located on the southeasterly side of Turner Avenue in the City of Cranston, County of Providence, State of Rhode Island, being bounded and described as follows:

BEING laid out and designated as Lot No. 86 (eighty-six), Lot No. 87 (eighty-seven), Lot No. 88 (eighty-eight) and Lot No. 89 (eighty-nine) on that certain plat of land entitled: "Oak-Lawn Plat Cranston, R.I. Belonging to R.B. Holden, E.R. Holden, Geo. A. Angell, R.H. Blanding Surveyed and Drawn March, 1873 by J.A. Latham", which said plat is recorded in the Cranston Land Evidence Records in Plat Book 2 at Page 73 and (copy) on Plat Card 4.

BEING designated as Lots 485, 486, 489 and 490 on Tax Assessor's Plat 18-4 of the City of Cranston, as presently constituted, for reference purposes only.

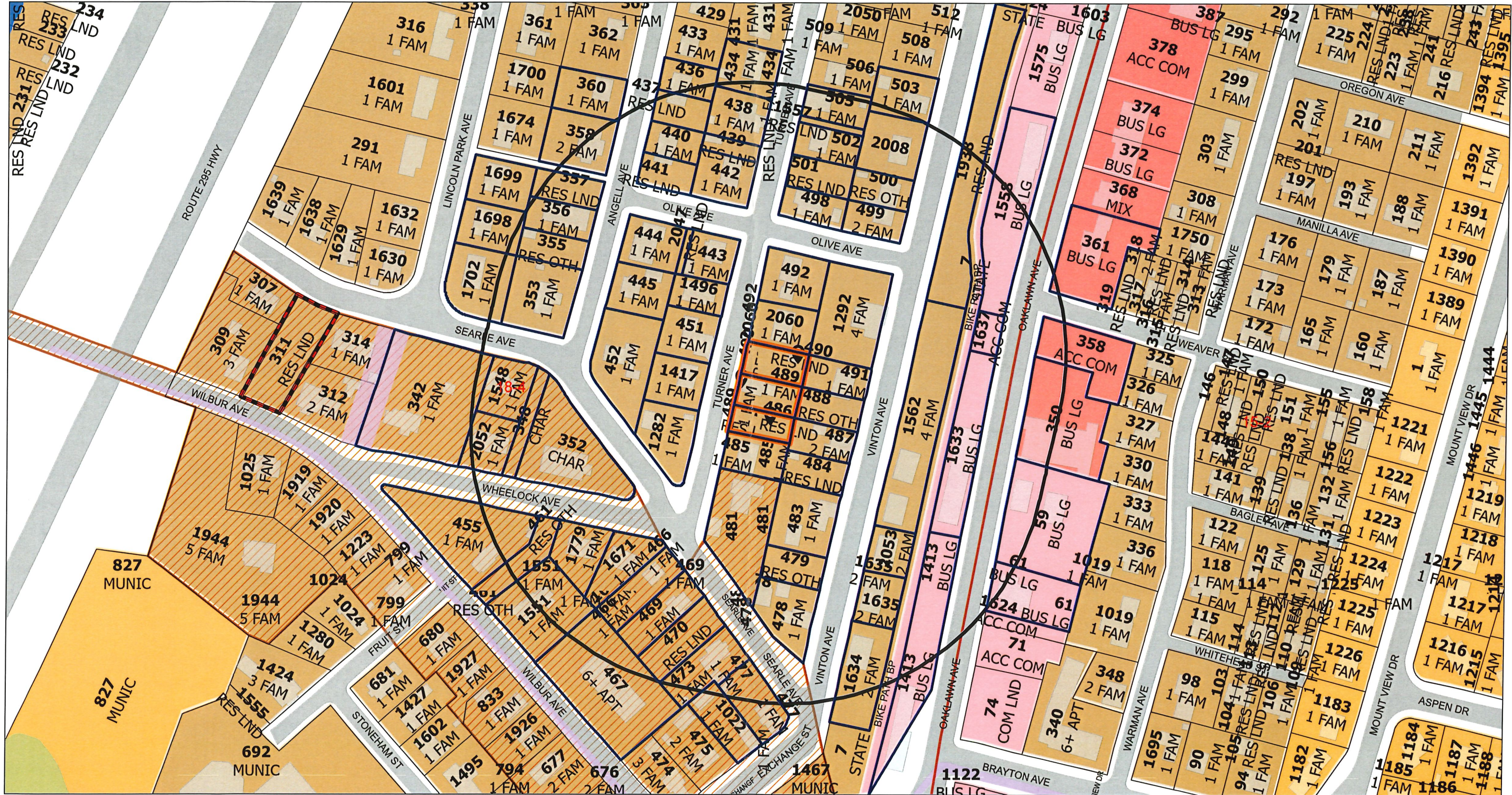
Property Address:

21 Turner Avenue
Cranston, R.I. 02920
A/P: 18/4 Lot: 489

Mailing Address:

P.O. Box 189
Hope, RI 02831

21 Turner Ave 400' Radius Plat 18 Lots 486, 489, 490



<https://geohub-cranston.hub.arcgis.com/>

- | | | | | | |
|-------------------------------|-------------------|---------------------------|-----|----|-------|
| ParcelsInBuffer | Hydro Poly 2001 | Parcels | A80 | B2 | M1 |
| SelectedParcelsBuffer | Stream/Water Body | Cemeteries | A20 | C1 | M2 |
| SelectedParcels | Swamp | Cranston Boundary | A12 | C2 | EI |
| Labels_Radius Maps_Lot and LU | Buildings | Roads | A8 | C3 | S1 |
| Streets Names | Cranston Boundary | Historic Overlay District | A6 | C4 | Other |
| | Plat Bounds | Zoning | B1 | C5 | |
| | Easements partial | none | | | |

Map Scale: 1:2,273



Map created by Web Application on 5/14/2026 10:56 AM
Disclaimer: This map/data/geospatial product is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warranty, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.

Abbuter's List: 21 Turner Ave 400' Radius Plat 18 Lots 486, 489, 490

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
15-350-0	870 OAKLAWN AVENUE LRG BUS MDL94	870 OAKLAWN LLC 870 OAKLAWN AVE CRANSTON, RI 02920
15-358-0	WEAVER STREET ACC COM LD	870 OAKLAWN LLC 870 OAKLAWN AVE CRANSTON, RI 02920
15-361-0	846 OAKLAWN AVENUE LRG BUS MDL01	DOMAIN REALTY LLC 800 OAKLAWN AVE STE B-2 CRANSTON, RI 02920-2889
15-59-0	880 OAKLAWN AVENUE LRG BUS MDL94	LUCKY MART LLC 880 OAKLAWN AVENUE CRANSTON, RI 02920-2641
15-61-0	892 OAKLAWN AVENUE LRG BUS MDL94	STEFANIA HOLDING CO LLC 894 OAKLAWN AVE CRANSTON, RI 02920
18-1022-0	5 EXCHANGE STREET SINGLE FAM MDL01	TIMOTHY P SANGINARIO DIANA S SANGINARIO T/E 223 GLEN HILLS DRIVE CRANSTON, RI 02920-3518
18-1282-0	23 SEARLE AVENUE SINGLE FAM MDL01	LAURA J SOMMERVILLE BRYANT J SOMMERVILLE T/E 23 SEARLE AVE CRANSTON, RI 02920-1645
18-1292-0	44 VINTON AVENUE 4 FAMILY MDL01	STEVEN A GELFUSO 1/2 MARILYN MUNOZ-GELFUSO 1/2 44 VINTON AVENUE CRANSTON, RI 02920-2812
18-1413-0	915 OAKLAWN AVENUE LRG BUS MDL94	KENNETH D SILVESTRI TRUSTEE C/O LORI SILVESTRI 34 GILBERT STUART DRIVE EAST GREENWICH, RI 02818-2010
18-1417-0	20 TURNER AVENUE SINGLE FAM MDL01	DAVID A OGILVIE EUNICE M OGILVIE 57 INTERVALE RD CRANSTON, RI 02910-5233
18-1496-0	30 TURNER AVENUE SINGLE FAM MDL01	MARGARET A EDWARDS TRUSTEE 71 ANGELL AVE CRANSTON, RI 02920-1612
18-1548-0	50 SEARLE AVENUE SINGLE FAM MDL01	TODD M AMARAL 50 SEARLE AVENUE CRANSTON, RI 02920-1648
18-1551-0	73 WILBUR AVENUE SINGLE FAM MDL01	MARK A VALENTE FAITH A VALENTE T/E 73 WILBUR AVENUE CRANSTON, RI 02920-1635
18-1557-0	0 TURNER AVENUE RES LD UND	STEPHAN AVILA STEPHANIE AVILA 47 TURNER AVE CRANSTON, RI 02920-2717
18-1558-0	845 OAKLAWN AVENUE LRG BUS MDL94	APPLEGATE REALTY CO 528 SMITHFIELD ROAD APT 310 NORTH PROVIDENCE, RI 02904-8936
18-1562-0	26 VINTON AVENUE 4 FAMILY MDL01	CLASSIC COURT REAL ESTATE LLC 30 WEDGE ST CRANSTON, RI 02920-1721
18-1633-0	875 OAKLAWN AVENUE LRG BUS MDL94	875 OAKLAWN LLC 142 ALDRICH RD NORTH SCITUATE, RI 02857-3105
18-1634-0	8 VINTON AVENUE TWO FAMILY	CLASSIC COURT REAL ESTATE LLC 30 WEDGE ST CRANSTON, RI 02920-1721
18-1635-0	18 VINTON AVENUE TWO FAMILY	CLASSIC COURT REAL ESTATE LLC 30 WEDGE ST CRANSTON, RI 02920-1721

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
18-1637-0	0 OAKLAWN AVENUE ACC COM LD	APPLEGATE REALTY CO 528 SMITHFIELD ROAD APT 310 NORTH PROVIDENCE, RI 02904-8936
18-1671-0	35 WHEELOCK AVENUE SINGLE FAM MDL01	PAUL R MIOZZA LINDA J MIOZZA LIFE ESTATE 35 WHEELOCK AVE CRANSTON, RI 02920
18-1698-0	15 LINCOLN PARK AVENUE SINGLE FAM MDL01	CHARLES J HEALY 15 LINCOLN PARK AVE CRANSTON, RI 02920-1617
18-1699-0	17 LINCOLN PARK AVENUE SINGLE FAM MDL01	MICHAEL LAMANTIA AMANDA LAMANTIA T/E 17 LINCOLN PARK AVENUE CRANSTON, RI 02920-1617
18-1702-0	1 LINCOLN PARK AVENUE SINGLE FAM MDL01	MANUEL COELHO MARIA H COELHO TE 1 LINCOLN PARK AVE CRANSTON, RI 02920
18-1779-0	31 WHEELOCK AVENUE SINGLE FAM MDL01	CLINT A ROSSI TRUSTEE 31 WHEELOCK AVENUE CRANSTON, RI 02920-1633
18-1938-0	0 VINTON AVENUE RES LD POT	APPLEGATE REALTY CO ALBERT SILVESTRI 528 SMITHFIELD ROAD APT 310 NORTH PROVIDENCE, RI 02904-8936
18-2008-0	65 VINTON AVENUE SINGLE +ADU UNK	DAVID K LAPOINTE ROSEMARY M LAPOINTE T/E 65 VINTON AVENUE CRANSTON, RI 02920-2803
18-2047-0	0 OLIVE AVENUE RES LD UND	BARBARA LOIS DIFRENNA ESTATE 372 BROADWAY UNIT A PAWTUCKET, RI 02860-1381
18-2052-0	20 WHEELOCK AVENUE SINGLE FAM MDL01	SOPHAT MOEUY SAMUY MOEUY T/E 20 WHEELOCK AVENUE CRANSTON, RI 02920-1634
18-2053-0	22 VINTON AVENUE TWO FAMILY	CLASSIC COURT REAL ESTATE LLC 30 WEDGE ST CRANSTON, RI 02920-1721
18-2060-0	31 TURNER AVENUE SINGLE FAM MDL01	ISRAEL SANCHEZ-RAMOS 31 TURNER AVE CRANSTON, RI 02920
18-342-0	109 WILBUR AVENUE SINGLE FAM MDL01	SCOTT P LEWIS 109 WILBUR AVE CRANSTON, RI 02920-1629
18-348-0	50 SEARLE AVENUE CHARITABLE MDL00	OAKLAWN GRANGE PATRONS OF HUSBANDRY 42 INC RI 24 SEARLE AVENUE CRANSTON, RI 02920
18-352-0	24 SEARLE AVENUE CHARITABLE MDL94	OAKLAWN GRANGE PATRONS OF HUSBANDRY 42 INC RI 24 SEARLE AVENUE CRANSTON, RI 02920
18-353-0	10 ANGELL AVENUE SINGLE FAM MDL01	MARLAND CHANG MEGAN CHANG 10 ANGELL AVENUE CRANSTON, RI 02920-1610
18-355-0	0 ANGELL AVENUE RES OTH IM MDL00	MICHAEL J KOZIOL DEBRA L KOZIOL CO-TRUSTEES 41 SOPHIA DR CRANSTON, RI 02921-3563
18-356-0	8 ANGELL AVENUE SINGLE FAM MDL01	MICHAEL J KOZIOL DEBRA L KOZIOL CO-TRUSTEES 41 SOPHIA DR CRANSTON, RI 02921-3563
18-357-0	0 ANGELL AVENUE RES LD UND	MICHAEL J KOZIOL DEBRA L KOZIOL CO-TRUSTEES 41 SOPHIA DR CRANSTON, RI 02921-3563
18-358-0	24 ANGELL AVENUE TWO FAMILY	JENNIFER LERMAN TRUSTEE 75 COUNCIL ROCK ROAD CRANSTON, RI 02921-2220

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
18-360-0	34 ANGELL AVENUE SINGLE FAM MDL01	RICHARD WATSON LAUREN WATSON T/E 34 ANGELL AVE CRANSTON, RI 02920-1610
18-434-0	56 TURNER AVENUE SINGLE FAM MDL01	CRAIG A MANCINI CHARLENE J MANCINI T/E 56 TURNER AVE CRANSTON, RI 02920-2718
18-436-0	35 ANGELL AVENUE SINGLE FAM MDL01	THOMAS A PALLOTTA ELAINE M PALLOTTA T/E 35 ANGELL AVENUE CRANSTON, RI 02920-1611
18-437-0	0 ANGELL AVENUE RES LD UND	THOMAS A PALLOTTA ELAINE M PALLOTTA T/E 35 ANGELL AVENUE CRANSTON, RI 02920-1611
18-438-0	50 TURNER AVENUE SINGLE FAM MDL01	HERCULES REALTY INC 50 TURNER AVENUE CRANSTON, RI 02920-2718
18-439-0	TURNER AVENUE RES LD UND	WILLIAM C TORRISI REBECCA TORRISI T/E 40 TURNER AVENUE CRANSTON, RI 02920-2718
18-440-0	27 ANGELL AVENUE SINGLE FAM MDL01	KAREKIN STEPANIAN ARLEEN A STEPANIAN TRUSTEES 27 ANGELL AVE CRANSTON, RI 02920-1611
18-441-0	0 ANGELL AVENUE RES LD UND	KAREKIN STEPANIAN ARLEEN A STEPANIAN TRUSTEES 27 ANGELL AVE CRANSTON, RI 02920-1611
18-442-0	40 TURNER AVENUE SINGLE FAM MDL01	WILLIAM C TORRISI REBECCA TORRISI T/E 40 TURNER AVENUE CRANSTON, RI 02920-2718
18-443-0	38 TURNER AVENUE SINGLE FAM MDL01	JANET F FREDRICKSON REVOCABLE TRUST 33 OAKLAND AVE NORTH KINGSTOWN, RI 02852-5817
18-444-0	17 ANGELL AVENUE SINGLE FAM MDL01	AMY D MESSERLIAN-MAGIDIN DIMITRY MAGIDIN T/E 17 ANGELL AVE CRANSTON, RI 02920-1609
18-445-0	11 ANGELL AVENUE SINGLE FAM MDL01	ROBERT T OLSEN YVONNE D OLSEN T/E 11 ANGELL AVENUE CRANSTON, RI 02920-1609
18-451-0	26 TURNER AVENUE SINGLE FAM MDL01	BRANDON M LUCIANO TRUSTEE 26 TURNER AVE CRANSTON, RI 02920-2716
18-452-0	1 ANGELL AVENUE SINGLE FAM MDL01	KENNETH S BOYCE 1 ANGELL AVENUE CRANSTON, RI 02920-1609
18-455-0	83 WILBUR AVENUE SINGLE FAM MDL01	PATRICIA C STRAUSS LIFE ESTATE 83 WILBUR AVE CRANSTON, RI 02920-1635
18-461-0	0 WHEELOCK AVENUE RES OTH IM MDL00	PATRICIA C STRAUSS LIFE ESTATE 83 WILBUR AVE CRANSTON, RI 02920-1635
18-466-0	20 SEARLE AVENUE SINGLE FAM MDL01	WATERS MARY E 20 SEARLE AVENUE CRANSTON, RI 02920
18-467-0	55 WILBUR AVENUE APT 6+ MDL94	OAKLAWN REALTY LLC 916 RESERVOIR AVE CRANSTON, RI 02910
18-469-0	18 SEARLE AVENUE SINGLE FAM MDL01	CLAUDIO GOMES NANCY GOMES T/E 18 SEARLE AVE CRANSTON, RI 02920
18-470-0	0 SEARLE AVENUE RES LD UND	CLAUDIO GOMES NANCY GOMES T/E 18 SEARLE AVE CRANSTON, RI 02920

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
18-473-0	16 SEARLE AVENUE SINGLE FAM MDL01	BARBARA S RUGGIERI LIFE ESTATE 16 SEARLE AVE CRANSTON, RI 02920
18-477-0	4 SEARLE AVENUE SINGLE FAM MDL01	RICHARD MCMAHON ELIZABETH JOYCE-BRANDT JT 4 SEARLE AVENUE CRANSTON, RI 02920-1623
18-478-0	2 VINTON AVENUE SINGLE FAM MDL01	FREDERICK W SILVA DENISE M BOULE JT 2 VINTON AVENUE CRANSTON, RI 02920-2801
18-479-0	0 VINTON AVENUE RES OTH IM MDL00	FREDERICK W SILVA DENISE M BOULE JT 2 VINTON AVENUE CRANSTON, RI 02920-2801
18-481-0	5 TURNER AVENUE SINGLE +ADU UNK	PAMELA J LAWSON JOHN D LAWSON T/E 5 TURNER AVENUE CRANSTON, RI 02920-2715
18-483-0	5 VINTON AVENUE SINGLE FAM MDL01	VIRGINIA M HALL LIFE ESTATE 5 VINTON AVENUE CRANSTON, RI 02920-2801
18-484-0	0 VINTON AVENUE RES LD UND	ANDREW J HALL 27 VINTON AVENUE CRANSTON, RI 02920-2801
18-485-0	15 TURNER AVENUE SINGLE FAM MDL01	LOUIS S IANNELLA KAREN L IANNELLA LIFE ESTATE 15 TURNER AVE CRANSTON, RI 02920-2715
18-486-0	0 TURNER AVENUE RES LD POT	RICHARD A CARDELLO TRUSTEE PO BOX 189 HOPE, RI 02831-0189
18-487-0	27 VINTON AVENUE TWO FAMILY	ANDREW J HALL 27 VINTON AVENUE CRANSTON, RI 02920-2801
18-488-0	0 VINTON AVENUE RES OTH IM MDL00	ANDREW J HALL 27 VINTON AVENUE CRANSTON, RI 02920-2801
18-489-0	21 TURNER AVENUE SINGLE FAM MDL01	RICHARD A CARDELLO TRUSTEE PO BOX 189 HOPE, RI 02831-0189
18-490-0	0 TURNER AVENUE RES LD UND	RICHARD A CARDELLO TRUSTEE PO BOX 189 HOPE, RI 02831-0189
18-491-0	35 VINTON AVENUE SINGLE FAM MDL01	ATTILIO CARDONA MARIA CONTI JT 35 VINTON AVENUE CRANSTON, RI 02920-2801
18-492-0	35 TURNER AVENUE SINGLE FAM MDL01	KEVIN DAILEY KERRILYN DAILEY T/E 35 TURNER AVE CRANSTON, RI 02920-2715
18-498-0	41 TURNER AVENUE SINGLE FAM MDL01	MARY E CHAMPLIN TRUSTEE 41 TURNER AVE CRANSTON, RI 02920
18-499-0	55 VINTON AVENUE TWO FAMILY	JASON NUTINI 59 SOUTH ATLANTIC AVE WARWICK, RI 02888-1660
18-500-0	0 VINTON AVENUE RES OTH IM MDL00	JASON NUTINI 59 SOUTH ATLANTIC AVE WARWICK, RI 02888-1660
18-501-0	0 TURNER AVENUE RES LD UND	MARY E CHAMPLIN TRUSTEE 41 TURNER AVE CRANSTON, RI 02920
18-502-0	47 TURNER AVENUE SINGLE FAM MDL01	STEPHAN AVILA STEPHANIE AVILA 47 TURNER AVE CRANSTON, RI 02920-2717

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
18-503-0	71 VINTON AVENUE SINGLE FAM MDL01	CARMINE ROSSI LINDSAY E GLUCH T/E 71 VINTON AVENUE CRANSTON, RI 02920-2803
18-505-0	53 TURNER AVENUE SINGLE FAM MDL01	CARISSA MCKENDALL 53 TURNER AVENUE CRANSTON, RI 02920-2717



**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: 2025-1444819
ISSUED: 14-May-2026**

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 2025**

Residential:	13.88
Open Space:	13.88
Commercial:	20.82
Industrial:	20.82
Total Value:	\$51,900

**TAFT & MCSALLY
21 GARDEN CITY DR
CRANSTON RI 02920**

Parcel Id: 018-0486-000
Location: TURNER AVENUE
Acreage: .09183
Legal Reference: 6895-192
Assessed Owner(s): CARDELLO RICHARD A TRUSTEE
Current Owner: CARDELLO RICHARD A TRUSTEE

	2025 Bill #0332849601	2024 Bill #0332849601	2023 Bill #0332849601	Prior to 2023				
ASSESSMENTS								
Gross Tax	\$720.37	\$706.36	\$646.38	\$4,690.74				
Net Tax	\$720.37	\$706.36	\$646.38	\$4,690.74				
Interest	\$14.40	\$24.72		\$26.10				
Total Net	\$734.77	\$731.08	\$646.38	\$4,716.84				
PAYMENTS								
Tax Payments	\$720.37	\$706.36	\$646.38	\$4,690.74				
Interest	\$14.40	\$24.72		\$26.10				
OTHER								
Net Q1 RE Tax	\$180.09	\$176.59	\$161.59	\$1,172.67				
Net Q2 RE Tax	\$180.09	\$176.59	\$161.59	\$1,172.67				
Net Q3 RE Tax	\$180.09	\$176.59	\$161.59	\$1,172.67				
Net Q4 RE Tax	\$180.10	\$176.59	\$161.61	\$1,172.73				
UNPAID TAXES								
TOTAL UNPAID TAXES (PER DIEM)	\$0.00	\$0.00	\$0.00					
PAYMENT HISTORY								
	Date	Amount	Date	Amount	Date	Amount	Date	Amount
	4/15/2026	180.10	8/21/2025	201.31	4/15/2024	161.61	6/27/2022	633.04
	1/15/2026	180.09	1/15/2025	176.59	1/16/2024	161.59	7/15/2021	615.60
	10/15/2025	180.09	10/15/2024	176.59	10/16/2023	161.59	7/16/2020	695.80
	8/21/2025	194.49	6/17/2024	176.59	7/17/2023	161.59	12/12/2019	547.95
	-	-	-	-	-	-	6/27/2019	173.95
	-	-	-	-	-	-	4/4/2019	169.93
	-	-	-	-	-	-	1/3/2019	169.93
	-	-	-	-	-	-	10/2/2018	169.93
	-	-	-	-	-	-	7/9/2018	169.93
	-	-	-	-	-	-	4/3/2018	173.22

I HAVE NO KNOWLEDGE OF ANY OTHER LIENS OUTSTANDING AS OF THIS DATE: 5/14/2026

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 14-May-2026

City Treasurer
City of Cranston



ORIGINAL



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

**CERTIFICATE NUMBER: 2025-1444821
ISSUED: 14-May-2026**

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 2025**

Residential:	13.88
Open Space:	13.88
Commercial:	20.82
Industrial:	20.82
Total Value:	\$10,700

**TAFT & MCSALLY
21 GARDEN CITY DR
CRANSTON RI 02920**

Parcel Id: 018-0490-000
Location: TURNER AVENUE
Acreage: .11478
Legal Reference: 6895-192
Assessed Owner(s): CARDELLO RICHARD A TRUSTEE
Current Owner: CARDELLO RICHARD A TRUSTEE

2025 Bill #0332849603 2024 Bill #0332849603 2023 Bill #0332849603 Prior to 2023

ASSESSMENTS	2025 Bill #0332849603	2024 Bill #0332849603	2023 Bill #0332849603	Prior to 2023				
Gross Tax	\$148.52	\$145.63	\$132.30	\$942.17				
Net Tax	\$148.52	\$145.63	\$132.30	\$942.17				
Interest	\$2.96	\$5.10		\$5.22				
Total Net	\$151.48	\$150.73	\$132.30	\$947.39				
PAYMENTS								
Tax Payments	\$148.52	\$145.63	\$132.30	\$942.17				
Interest	\$2.96	\$5.10		\$5.22				
OTHER								
Net Q1 RE Tax Due: 15-Jul-2025	\$37.13	\$36.40	\$33.07	\$235.53				
Net Q2 RE Tax Due: 15-Oct-2025	\$37.13	\$36.40	\$33.07	\$235.53				
Net Q3 RE Tax Due: 15-Jan-2026	\$37.13	\$36.40	\$33.07	\$235.53				
Net Q4 RE Tax Due: 15-Apr-2026	\$37.13	\$36.43	\$33.09	\$235.58				
UNPAID TAXES								
TOTAL UNPAID TAXES (PER DIEM)	\$0.00	\$0.00	\$0.00					
PAYMENT HISTORY	Date	Amount	Date	Amount	Date	Amount	Date	Amount
	4/15/2026	37.13	8/21/2025	41.53	4/15/2024	33.09	6/27/2022	129.57
	1/15/2026	37.13	1/15/2025	36.40	1/16/2024	33.07	7/15/2021	126.00
	10/15/2025	37.13	10/15/2024	36.40	10/16/2023	33.07	7/16/2020	139.16
	8/21/2025	40.09	6/17/2024	36.40	7/17/2023	33.07	12/12/2019	109.59
	-	-	-	-	-	-	6/27/2019	34.79
	-	-	-	-	-	-	4/4/2019	34.00
	-	-	-	-	-	-	1/3/2019	33.98
	-	-	-	-	-	-	10/2/2018	33.98
	-	-	-	-	-	-	7/9/2018	33.98
	-	-	-	-	-	-	4/3/2018	34.41

I HAVE NO KNOWLEDGE OF ANY OTHER LIENS OUTSTANDING AS OF THIS DATE: 5/14/2026

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 14-May-2026

City Treasurer
City of Cranston

PLEASE REVIEW ATTACHED PACKET IN ITS ENTIRETY

EMPLOYEE:	<u>L.I.</u>
APPLICATION#	<u>1792</u>
OFFICE USE	

rec'd
MAY 27 2026

KENT COUNTY WATER AUTHORITY
APPLICATION FOR WATER SERVICE/METER
(SINGLE FAMILY RESIDENTIAL)

NAME: Rick Cardello
ADDRESS: _____

PHONE# PO Box 189, Hope R2 02831
401.644-4323 EMAIL: RickCardello@gmail.com

SERVICE LOCATION: TURNER AVE, CRANSTON

LOT# OR DESCRIPTION: A.P. 18-4 / LOT 486

METER SIZE: 5/8 x 3/4" SERVICE SIZE: 5/8 3/4" (Both must be noted)

Rick Cardello APPLICANT SIGNATURE 5/27/2026 DATE

APPROVED APPLICATIONS WILL EXPIRE 12 MONTHS FROM THE DATE OF ISSUE

WATER AVAILABILITY:	<u>[Signature]</u>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
APPROVED BY KCWA:	<u>[Signature]</u>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
CUSTOMER CONTRACTOR INSTALLING SERVICE: (See related items)		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

INSPECTION FEE \$5.00 PER LINEAR FT. - FIELD DETERMINED - INSPECTION FEE \$ _____
NOTIFY OFFICE 24 HRS PRIOR TO WATER SERVICE INSTALLATION FOR INSPECTION APPOINTMENT

DEPOSIT OF \$1000.00 STATE ROAD OPENING INSPECTION FEE (See related items) YES NO

LOCAL/STATE ROAD OPENING PERMIT NEEDED:
LOCAL/PLUMBING PERMIT NEEDED:
KCWA CONTRACTOR INSTALLED:
3/4" AND 1" SERVICE - \$1,500.00
1 1/2" AND 2" SERVICE - \$2,000.00

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

DEVELOPER INSTALLED (NO COST):
USING EXISTING SERVICE: - ACCT. NO. _____ SIZE _____

KCWA COMMENTS: 8" Ductile Iron main runs along the front of this lot.
"Direct Tap"

CUSTOMER CONTRACTOR MUST BE QUALIFIED FOR WATER SERVICE INSTALLATION WITH A DRAIN LAYER OR PLUMBING LICENSE OR THE EQUIVALENT IN APPLICABLE EXPERIENCE

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

June 1, 2026

Richard Cardello
PO Box 169
Hope, RI 02831

**Re: Sewer Availability Request
21 Turner Avenue– Minor Subdivision
(Plat 18 / Lots 486, 489, & 490)**

Dear Property Owner:

The City of Cranston has reviewed the correspondence request and Minor Subdivision Plan designed by Ocean State Planners, Inc. dated May 5, 2026 for sewer availability for the above-referenced project. This letter is to inform you that sewer is available for 'Parcel B' to be connected to an existing gravity sewer main within Turner Avenue for residential development.

Please find the enclosed Veolia Water, NA Availability of Service Letter, dated May 15, 2026 for your reference. Please note this is not an authorization letter for your sewer. A new sewer lateral connection and a "New Lateral Tie-In Connection" form and applicable inspection fee prior to scheduling of work. Sewer design and installation is required to meet the requirements of Annex A - Design of Sewers.

If you have any questions, feel free to contact me at 401-780-3173.

Sincerely,

Edward Tally
Environmental Program Manager

CC: Frank Corrao, P.E. Director of Public Works;
Beth Ashman, Cranston Planning
John Arruda, Veolia Water
James Thomas, Veolia Water

Earl Salisbury, Veolia Water
Stan Pikul, Building Official



VEOLIA WATER NORTH AMERICA
140 Pettaconsett Avenue
Cranston, RI 02920

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

May 15, 2026

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

**Re: Availability of Sewer Service Letter
21 Turner Avenue, Cranston
A.P. 18-4 Lots 486, 489, and 490**

Dear Mr. Tally,

Veolia Water, Cranston, Rhode Island (VW) has received your correspondence on May 14, 2026 for an Availability of Sewer Service Letter from Joseph Paquette who is working with Ocean State Planners, Inc.. The proposed site is located at 21 Turner Avenue, Cranston A.P. 18-4 Lots 486, 489, and 490 which will be subdivided to build a new 1 family dwelling.

Our records indicate that a 8" AC sewer is available within Turner Avenue and there is an available lateral at Lot 486 to tie-in for the proposed new home and is shown on Meshanticut Part 5 Sheet 49 record plan - as-built (See Attached).

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 "New Lateral Tie-In Connection" form to be completed and a check for \$380 payable to "Veolia Water" for inspection fees 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 black 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

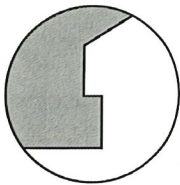
NARRATIVE REPORT

A.P. 18-4 / Lots 486, 489 & 490

21 Turner Avenue

Cranston, RI

PREPARED BY:



**OCEAN STATE PLANNERS
INC.**

SURVEYORS • DESIGNERS
1255 Oaklawn Avenue • Cranston, Rhode Island 02920
Telephone (401) 463-9696

May 4, 2026

PROJECT NO. 9480

LOCATION:

This report pertains to Lots 486, 489 & 490 as shown on Assessor's Plat 18-4 in the City of Cranston, State of Rhode Island. This property is a residential property located along the easterly line of Turner Avenue between Searle Avenue and Olive Avenue.

PROPOSAL:

This total area is a 14,000 square foot (0.32 acre). Parcel – A is 8,000 S.F., which fronts on an 80-foot wide public right of way. This proposal is for a two (2) lot residential subdivision on the subject property.

ZONING:

The proposed development will result in Parcel – A and has an existing single family dwelling. And is zoned A-6.

DESCRIPTION:

There are no wetlands identified on site. Site topography is a gentle decline from north to south of Turner Avenue from Olive Avenue to Searle Avenue at about 10 feet plus or minus.

DRAINAGE

Individual house lots will mitigate roof and driveway runoff on site, utilizing either dry wells, vegetated swales or rain gardens.

UTILITIES

Public utilities including water, telephone, cable and electric are available to this site.

POPULATION ESTIMATION

According to the 2024 U.S. Census Bureau for Providence County, the total population of the City of Cranston is 84,274 persons, with a total of 32,595 households. Therefore the total population per household is $(84,274 / 32,595)$ 2.66. The total number of persons under 18 is 19.6%. Therefore the percent of persons under 18 is $(81,274 / 16,173)$ 19.9%. The proposed number of units for this development is 1 additional. Therefore, the total number of persons in this new development will be (1×2.66) 2.66 rounded up to 3.

COMMUNITY IMPACT

- **TRAFFIC**

Additional traffic generated by the addition of a single family dwellings in this location is anticipated to be insignificant due to the existing infrastructure. No congestion along the existing streets is anticipated.

- **NOISE**

There is no anticipated excessive noise that will be generated by the development of two additional single family dwelling units.

- **SCHOOL SYSTEM**

There is no anticipated burden to the school system by the development of two additional residences. The anticipated increase based on this type of development is expected to be less than 3.

SOILS ANALYSIS

Based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Rhode Island, this parcel contains several soil groups, the predominant soil on the site is Merrimac-Urban soils.

FEDERAL/STATE PERMITS

- **COASTAL**

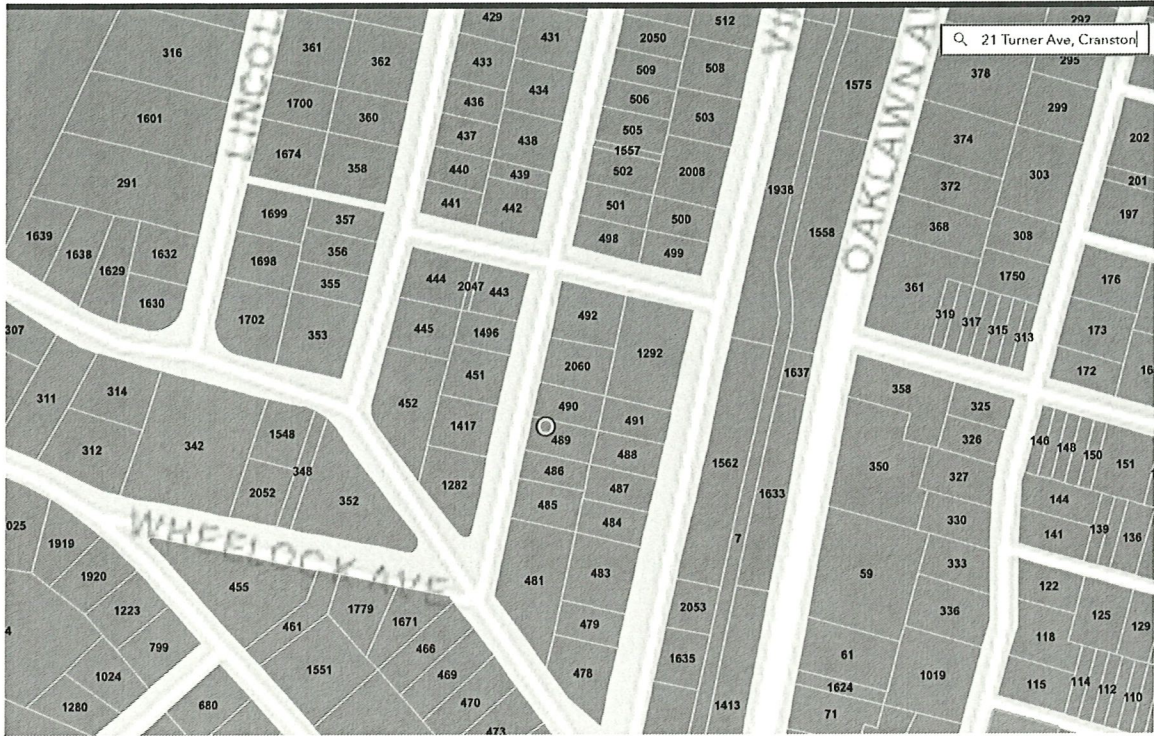
No permits from the Coastal Resource Management Council will be required for this project.

- **RIDEM**

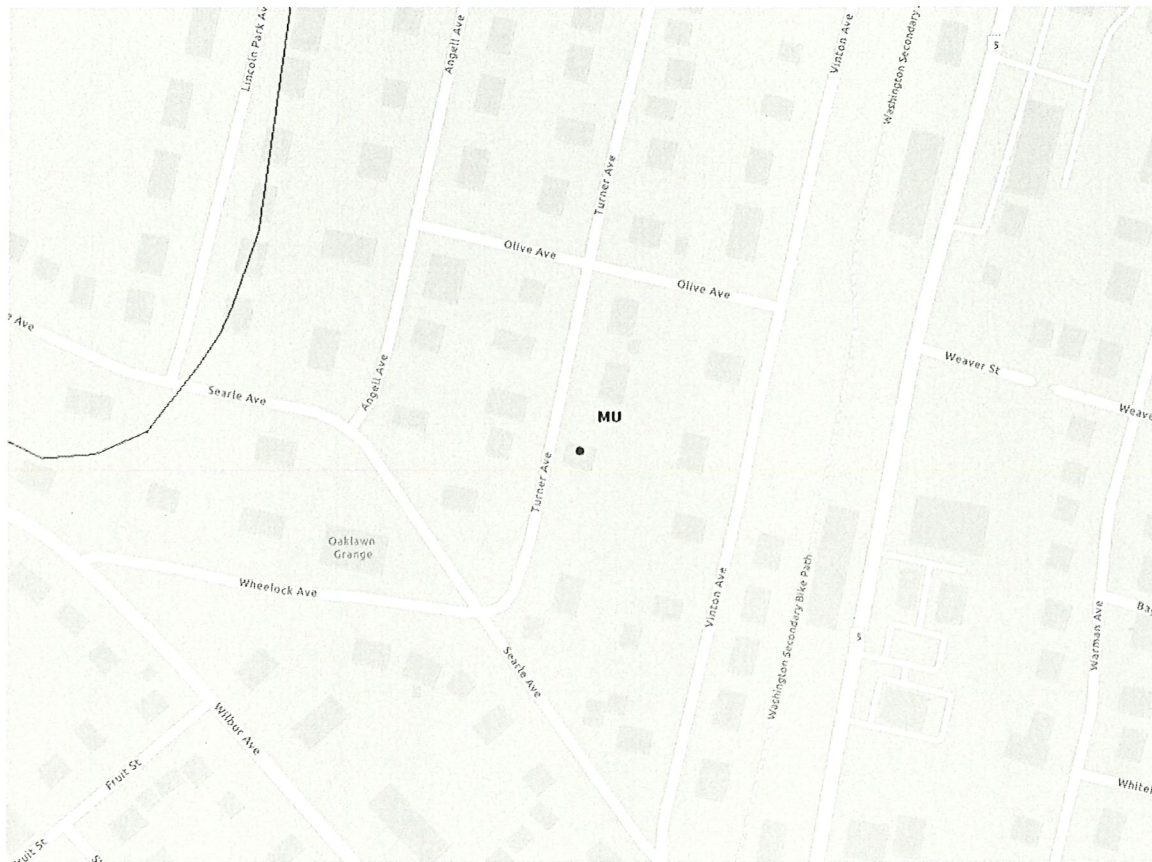
Permits from the RI Dept. of Environmental Management are not required for this project for storm water management and control.

- **RI Department of Transportation**

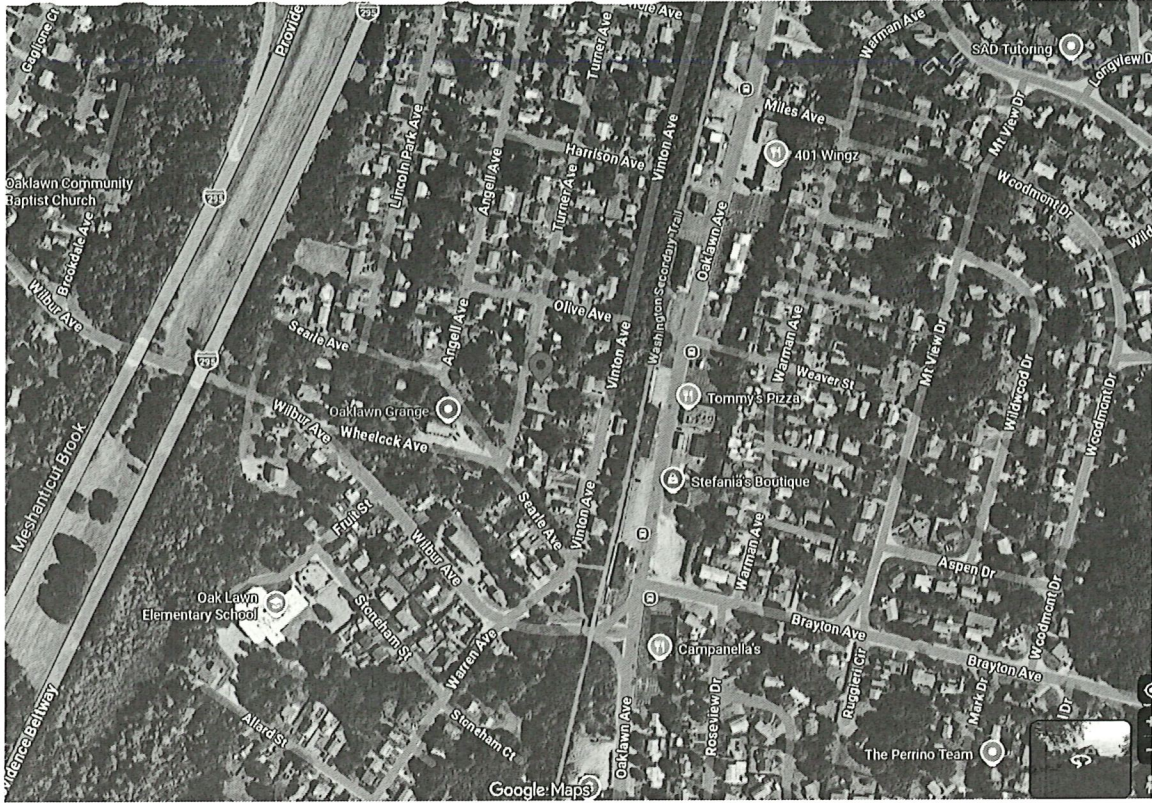
No curb cut permit for a new residential development will be required for this project.



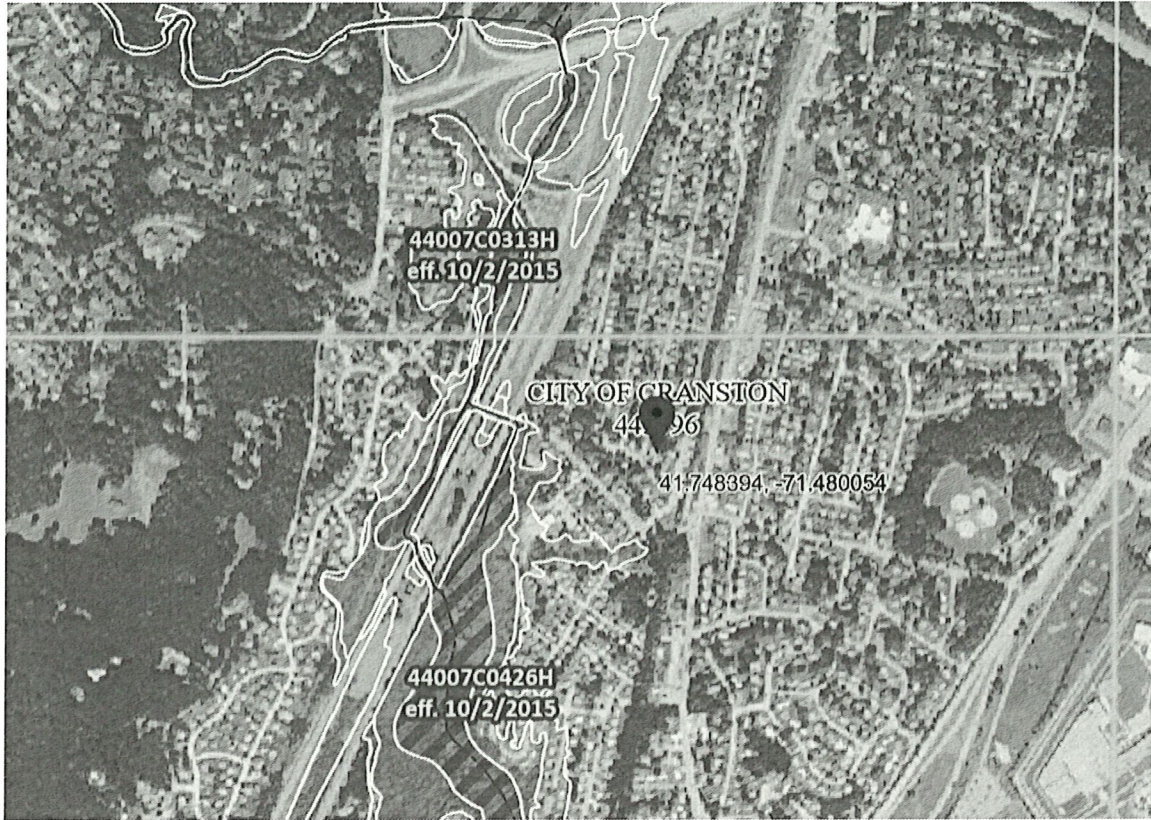
GIS



U.S.D.A SOIL CONSERVATION SERVICE, SOIL SURVEY OF RHODE ISLAND



AERIAL



FEMA

Hon. Kenneth J. Hopkins
Mayor

Steven Frias
Chair

Robert Coupe
Vice-Chair

Beth Ashman, MCP, AICP
City Planning Director



Thomas Barbieri
David Exter
Kathleen Lanphear
Lisa Mancini
John Colasante

Frank Corrao P.E.
Public Works Director

Robert Strom
Finance Director

CITY PLAN COMMISSION

City Hall – 3rd Floor, Room 309
869 Park Avenue – Cranston, RI 02910

June 9, 2026

Owner/Applicant:

Richard A Cardello Trustee
PO BOX 189
Hope, Ri 02831-0189

Representative:

Robert D. Murray, Esq.
21 Garden City Drive
Cranston, RI 02920

CERTIFICATE OF COMPLETENESS

“Replat Oaklawn Plat Lots 86, 87 & 88”

**Preliminary Plan - Unified Development Review
Minor Subdivision | File #PLAN-26-21**

21 Turner Avenue
AP 18/4, Lots 486, 489 & 490

Dear Applicant,

Please be advised that on June 9th, 2026 an Administrative Officer to the Cranston City Plan Commission reviewed your Preliminary Plan Application for the above-referenced project and deemed it to be **“substantially complete.”**

This project is scheduled for review and consideration for approval by the City Plan Commission at their regularly scheduled meeting on Tuesday, **July 7, 2026 at 6:30 PM** at the Cranston City Council Chamber, 3rd Floor City Hall, 869 Park Avenue.

If you have any questions, please do not hesitate to contact me at (401) 780-3139.

Sincerely,

Brianna L. Valcourt

Brianna Valcourt, M. Arch
Senior Planner/Administrative Officer
(401) 780-3139 | bvalcourt@cranston.gov

Cc: Owner Representative
File