



Incorporated 1910

Major Subdivision & MLD Master Plan Application

Please complete all areas of this application in black or blue ink. 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 Info

Project InfoProject Name: Vaughn LaneAssessor's Plat(s): 30 Assessor's Lot(s): 83, 84, 85 & 258Project Address: 538 Main Street

Contact Information

ApplicantName: 777 Main Street LLCAddress: c/o 201 Lippitt Avenue, Cranston, RI 02921

Phone: _____ Email: _____

Property Owner (All owners of record must be included for all lots involved)Name: 777 Main Street LLCAddress: c/o 201 Lippitt Avenue, Cranston, RI 02921

Phone: _____ Email: _____

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

AttorneyName: Teresa Azar, Moses Ryan LtdAddress: 40 Westminster Street, 9th Floor, Providence, RI 02903Phone: 401-453-3600 Email: tazar@moserlawri.com

Cranston Planning Department
869 Park Avenue Cranston, RI 02910
(401) 780-3136

Contact Information

Engineer

Name: DiPrete Engineering

Address: Two Stafford Court, Cranston, RI 02920

Phone: 401-943-1000 Email: jshea@diprete-eng.com

Land Surveyor

Name: _____

Address: _____

Phone: _____ Email: _____

Certification

Owner/Applicant Signature

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

777 Main Street LLC

By Jotham W Coe Owner Jotham W Coe
Applicant Name & Title (please print) Applicant Signature

Date: 1-6-2025

777 Main Street LLC

By Jotham W Coe _____
Owner Name (if different than above) (please print) Owner Signature

Date: _____

Owner Name (please print) Owner Signature

Date: _____

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



DiPrete Engineering

May 2, 2025

Ms. Beth Ashman
City Planning Director
869 Park Avenue
Cranston, Rhode Island 02910

RE: Vaughn Lane
Cranston, RI
Project #: 3268-001

Dear Ms. Ashman:

On behalf of the applicant, we are submitting the Master Plan and supporting materials for the proposed RPD Subdivision called Vaughn Lane on Main Street, north of the Cranston and Coventry town line in Cranston, Rhode Island. The site is located at 538 Main Street, Assessor's Plat 30 Lots 83, 84, 85, and 258 and is Zoned A-80 and A-20 (AP30 Lot 83- Zoned A-20, all other project lots are A-80).

Existing Conditions

The project site currently is wooded and undisturbed. The existing use for each parcel as they exist today are as follows; AP 30 LOT 258- RES LD DEV MDL00 (Residential), AP 30 LOT 258, 84- RES LD POT (Residential), AP 30 LOT 85- SINGLE FAM MDL01 (Residential). The project also includes an existing Providence water easement for the existing aqueduct. DiPrete has field verified the location for this easement and waterline as shown on the provided Class 4 compiled survey prepared by DiPrete Engineering for the submission. This easement location was taken into consideration when preparing both the conventional yield and cluster plan configuration.

Topography

The site is sloping downward from north to south with elevations at the north about 250' and with elevations at the south about 140'.

Wetlands

There are areas of wetlands scattered throughout the site. An isolated wetland is located in the west of the site within AP 30 Lot 33. Along a majority of the eastern boundary of the site there are numerous wetlands and associated streams. The wetlands were flagged by DiPrete Engineering on 1/17/2023.

Floodplain

There is no 100-year floodplain on the subject property which is within Zone X (unshaded), zones for areas where there is minimal flooding. There is an area of Zone AE (areas of 100-year flood - base flood elevations determined) along the Pawtuxet River south of the site per FEMA Flood Insurance Rate Map 44007C0406H, Map Revised October 10, 2015. All proposed work apart from improvements, if required, for Vaughn Lane will be located outside of this flood zone.

RIDEM Natural Heritage Area

The site is located within the Natural Heritage Area as defined by RIDEM. We have received correspondence from RIDEM stating this area's concern is for two plants of state concern, Slender



DiPrete Engineering

Gerardia and Ostrich Fern. This correspondence with RIDEM has been included within the submission package.

Soils

Per Natural Resources Conservation Service's "Soil Survey of Rhode Island", the underlying soils in the vicinity of the proposed development are:

CaC	CANTON-CHARLTON-ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES
CdA*	CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 3 PERCENT SLOPES
CdB*	CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
CdC	CANTON AND CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
ChB	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
ChD	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 15 TO 25 PERCENT SLOPES
CkC	CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
LgC	LIPPITT GRAVELLY SANDY LOAM, VERY ROCKY, 3 TO 15 PERCENT SLOPES
Rf	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
StB*	SUTTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
SuB	SUTTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
SvB	SUTTON EXTREMELY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
UD	UDORTHENTS-URBAN LAND COMPLEX
WoB	WOODBIDGE VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
WrB	WOODBIDGE EXTREMELY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES

NOTE:

*PRIME FARMLAND

**FARMLAND OF STATEWIDE IMPORTANCE

Proposed Development Overview

The applicant is proposing a residential subdivision on the site which will include 43 proposed single family residential lots, public local roads and Right-of-Ways, and Open Space. On behalf of the applicant, we have prepared a yield plan on the project site using the conventional subdivision zoning regulations for the A20 and A80 zone and yielded a maximum of 44 lots, 11 in the A-20 zone and 33 in the A-80 zone. The applicant is proposing to apply as a Residential Planned District (RPD). The density calculations for a RPD Subdivision yielded a total of 56 lots which is greater than the yielded lots for the site in the conventional yield plan (Sheet 4 of the submission set). The RPD subdivision proposed includes 44 lots, public roadways, and open space. This proposed development is described below.

Proposed RPD Subdivision

The proposed site plan as shown on Sheet 5 of the Master Plan Submission Plan Set by DiPrete Engineering, proposes 44 single-family residential lots along with public local roadways. The proposed public Right of Way is proposed with access from Vaughn Lane and from Wini Street and creates extension roads for both. In addition to the Vaughn Lane and Wini Street extensions, we propose two additional cul-de-sacs (Road A and Road B). The proposed roadways have been configured to cross the existing utility easement perpendicular and lots/ proposed roadways have been kept out of the easement to the greatest extent possible. In the RPD layout configuration we have proposed open space areas in the location of the easement to prevent disturbance in these areas post development. All proposed lots will conform with the required minimum lot and upland area of 10,000 sf in the A-20 zone and 20,000 sf in the A-80 zone as defined by the RPD regulations. All lots will also conform with the required setbacks and frontage requirements as shown on the submitted plans.



Drainage

The proposed development will follow the City of Cranston Subdivision and Land Development Regulations, Rhode Island Stormwater Design and Installation Standards Manual (RISDISM), and will utilize existing drainage patterns to the greatest extent possible. We have shown a conceptual drainage area located within the Open Space. Once we have completed test holes and a watershed analysis of the site area, the drainage design and grading will be finalized and presented in the preliminary submission package.

Utilities

Public water service is proposed and will be provided by the Kent County Water Authority (KCWA). Sewer service is proposed to be public sewer from West Warwick Sewer Authority. We have submitted a request for a letter of serviceability which is pending and will be provided to the city upon receipt. We will work with the local fire department on locations of any required hydrants as well as access review of the site. A letter of water availability has been provided along with this submission package.

Open Space

The proposed development will include open space areas as required by the RPD subdivision regulations for the city of Cranston. Open space areas are proposed along the eastern and southern portions of the site within the A-80 zone and proposed in the west of the A-20 zone. In addition to these open space areas, we have proposed open space along the existing water easement. The open space areas with the exception being in the conceptual drainage area/ existing water easement will be left as undisturbed. The existing access drive for AP 30 Lots 162, 230, and 259 (lots not included within our project site) is located within the proposed open space and will remain undisturbed. As a part of the proposed RPD layout roadway configuration, we have proposed a stub to allow access to the existing drive from the proposed Vaughn Lane extension road. The open space will be owned by the Homeowners Association and any drainage features located within this space will be maintained by the Homeowners Association. Based on the calculations as defined by the Subdivision Regulations, we are required to provide a total of 27.5 +/- acres of open space with 13.8 +/- acres of usable area within the provided public open space. We have provided 56.0 +/- acres of open space with 40.5 +/- acres of useable (upland) area within the public open space as shown on the proposed plan set.

Historical and Archeological Significance

A review request has been made for a letter from RIHPHC for information on historic and archeological significant information for the property. This letter will be sent to the city of Cranston upon receiving.

Phasing

The development is proposed to be built in multiple phases. A phasing plan will be developed upon completion of the site engineering for the project.

Maintenance

A homeowner's association will be formed, and all open space areas and drainage areas will be maintained by this association. All individual properties will be maintained by the owner of the subdivided parcel and roadway are proposed as public.

We look forward to presenting and further discussing with the Planning Commission at the Master Plan Submission meeting for this proposed development.



DiPrete Engineering

Sincerely,
DiPrete Engineering Associates, Inc.

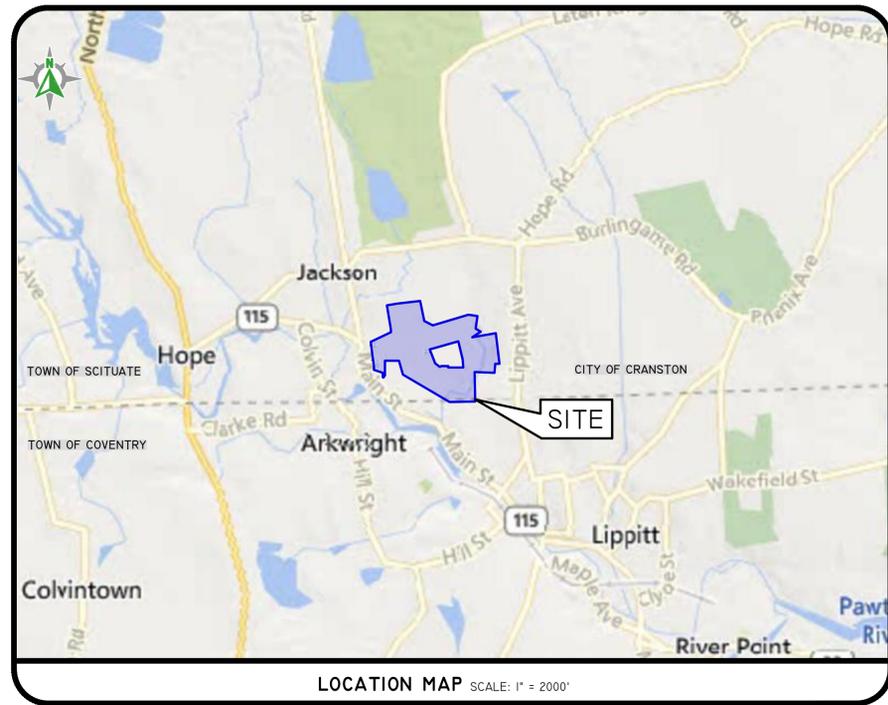
Jenna Shea
Project Manager
jshea@diprete-eng.com

MASTER PLAN SUBMISSION

VAUGHN LANE

LOCATED ON 538 MAIN STREET
CRANSTON, RHODE ISLAND

ASSESSOR'S PLAT 30 LOTS 83, 84, 85, AND 258



LOCATION MAP SCALE: 1" = 2000'

SHEET LIST TABLE

- 1 COVER SHEET
- 2 AERIAL HALF MILE RADIUS
- 3 EXISTING CONDITIONS PLAN
- 4 SITE PLAN - CONVENTIONAL YIELD
- 5 SITE PLAN - RPD

STREET INDEX:

- MAIN STREET (ROUTE 115)
- VAUGHN LANE
- WINI STREET
- ROBERTS AVENUE
- LIPPITT AVENUE

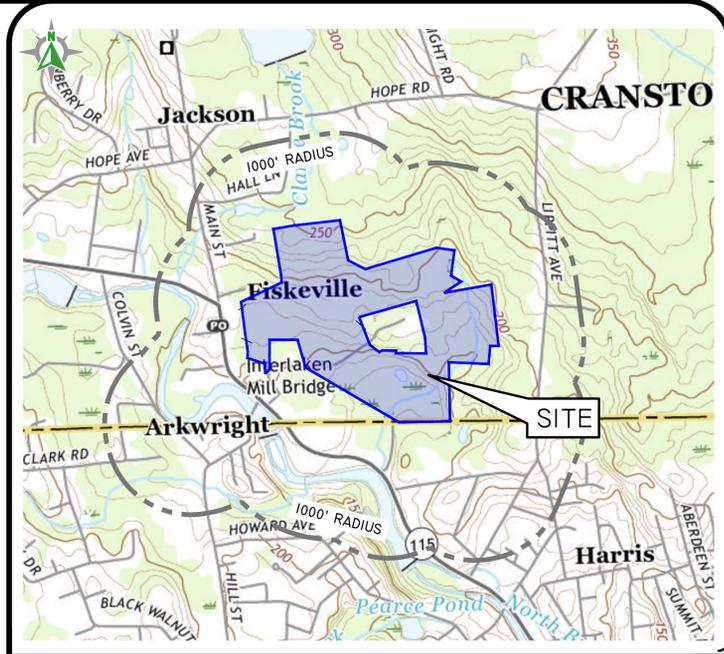
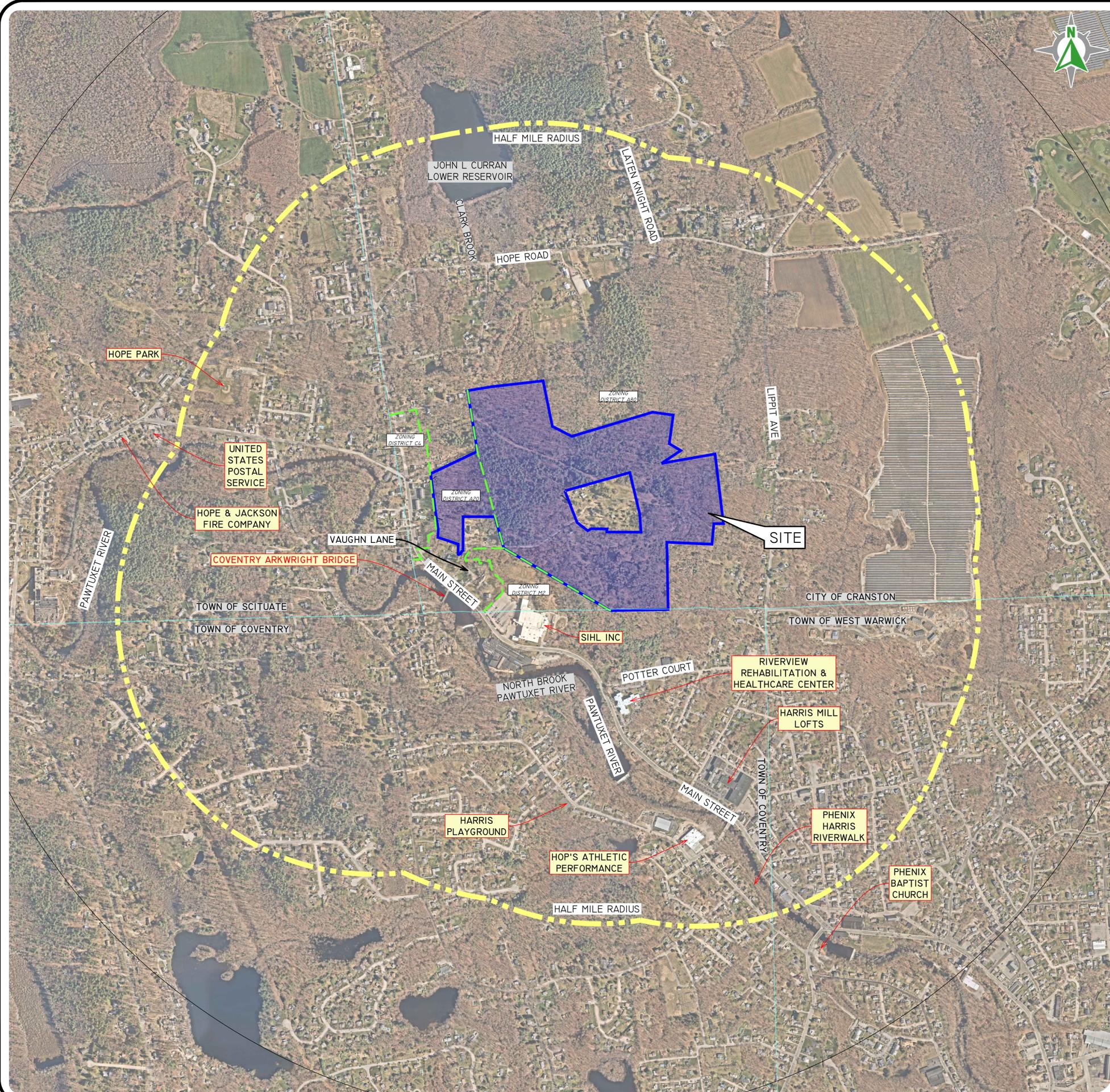


THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND SIGNED BY AN ENGINEERING PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEAR AND ADJACENT UTILITIES UTILIZED SHOWN ON THIS PLAN. APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	J.A.R.	S.F.H.	B.T.	DESIGN BY: K.M.R.
06-02-2024		MASTER PLAN SUBMISSION				
06/07/2024		REAPPLICATION SUBMISSION				

COVER SHEET
VAUGHN LANE
 ASSESSORS PLAT 30 LOTS 83, 84, 85, & 258
 CRANSTON, RHODE ISLAND
 PREPARED FOR:
777 MAIN STREET LLC
 20 LIPPITT AVENUE
 CRANSTON, RHODE ISLAND 02921
 DE: JOB NO. 2424-000 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEP\PROJECTS\2424-001 VAUGHN LANE\AUTOCAD DRAWINGS\2424-001-HSTR.DWG PLOTTER: 5/8/2025



USGS MAP SCALE: 1"=1000'

- LEGEND**
- PROPERTY LINE
 - - - - 1000' RADIUS
 - - - - HALF MILE RADIUS
 - - - - ZONE LINES

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 04/09/2024.
SCALE: 1"=500'
0 250' 500' 1000'

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

LEONARD R. BRADLEY
No. 6610
REGISTERED PROFESSIONAL ENGINEER
CIVIL

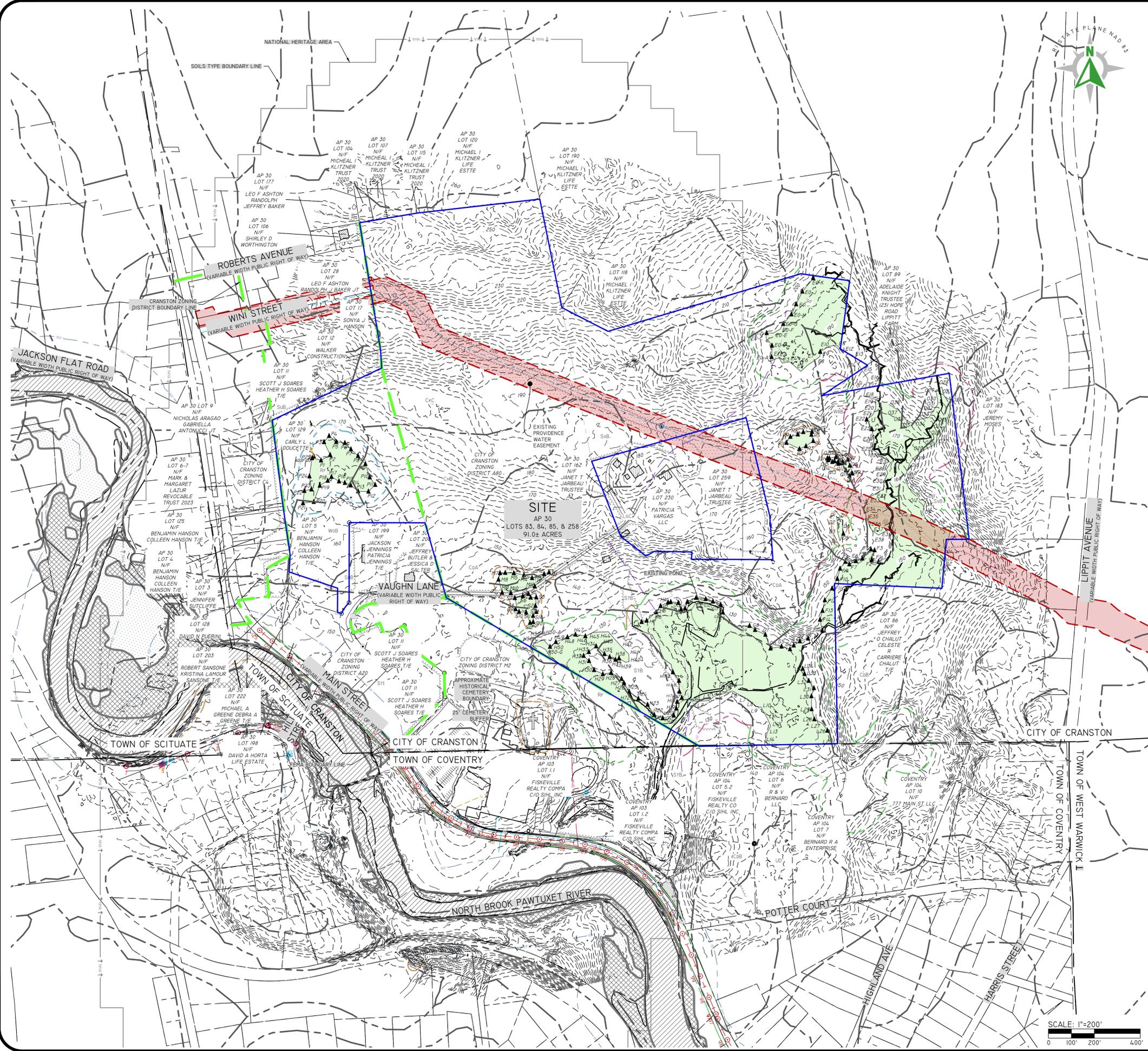
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SHOWN OTHERWISE ON THE DRAWINGS AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARMAP DATA AND FOR VERIFYING THE ACCURACY OF THE DATA AND FOR OBTAINING ALL NECESSARY UTILITIES RECORDS AND CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND PROGRAMS UTILIZED HEREON. THE PLAN IS APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	J.A.R.	S.E.H.	B.T.	DESIGN BY: K.M.R.
05-02-2024		MASTER PLAN SUBMISSION				
06/07/2024		REVISION SUBMISSION				

AERIAL HALF MILE RADIUS
VAUGHN LANE
ASSESSORS PLAT 30 LOTS 83, 84, 85, & 258
CRANSTON, RHODE ISLAND
PREPARED FOR:
777 MAIN STREET LLC
20 LIPPITT AVENUE
CRANSTON, RHODE ISLAND 02921

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- GENERAL NOTES:**
- THE SITE IS LOCATED ON THE CITY OF CRANSTON ASSESSOR'S PLAT 30 LOTS 83, 84, 85, AND 258. LOTS 84, 85, & 258 ARE ZONED A20-SINGLE FAMILY DWELLING 20,000 SF.
 - THE SITE IS APPROXIMATELY 91.59± ACRES.
 - THE OWNER OF AP 30 LOTS 83-85 & 258 IS:
777 MAIN STREET LLC
201 LIPPITT AVE
CRANSTON, RI 02921-3011
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0406H, 44003C0106H, MAP REVISED OCTOBER 10, 2015. FLOOD PLAIN DESCRIPTIONS SHOWN BELOW:
• ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
 - THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
 - CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
 - SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
 - THE SITE IS WITHIN A:
NATURAL HERITAGE AREAS (RIDEM)
 - THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION I PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3, 24).
 - WETLAND EDGE DELINEATED BY DIPRETE ENGINEERING AND SURVEYED BY DIPRETE ENGINEERING USING SUBMETER GPS ON DATE 11/7/2023.

EXISTING LEGEND
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

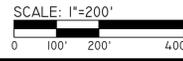
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[Symbol]	200' JURISDICTIONAL BUFFER
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[Symbol]	FEMA BOUNDARY
[Symbol]	FEMA REGULATORY FLOODWAY
[Symbol]	FEMA FLOOD ZONE X (SHADED)
[Symbol]	FEMA FLOOD ZONE AE
[Symbol]	STREAM
[Symbol]	WETLAND LINE & FLAG
[Symbol]	FLAGGED WETLAND HATCH
[Symbol]	GIS WETLAND EDGE
[Symbol]	GROUNDWATER OVERLAY
[Symbol]	GROUNDWATER RECHARGE AREA
[Symbol]	GROUNDWATER RESERVOIR
[Symbol]	NATURAL HERITAGE AREA
[Symbol]	COMMUNITY WELLHEAD PROTECTION
[Symbol]	NON-COMMUNITY WELLHEAD PROTECTION
[Symbol]	WATER LINE EASEMENT

SOIL INFORMATION:
(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME DESCRIPTION

CAC	CANTON-CHARLTON-ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES
CA*	CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 3 PERCENT SLOPES
CB*	CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
CC	CANTON AND CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
CH*	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
CI*	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 15 TO 25 PERCENT SLOPES
CK	CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
LGC	LIPPITT GRAVELLY SANDY LOAM, VERY ROCKY, 3 TO 15 PERCENT SLOPES
RF	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
ST*	SUTTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
SUB	SUTTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
SVB	SUTTON EXTREMELY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
UD	UDORTHERTS-URBAN LAND COMPLEX
WB	WOODBIDGE VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
WBB	WOODBIDGE EXTREMELY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES

NOTE:
*PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE



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LEONARD R. BRADLEY
No. 6610
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS ISSUED FOR CONSTRUCTION AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

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J.A.R.	DATE	DESCRIPTION	DESIGN BY: K.M.R.
06/02/2024	06/02/2024	WETLAND PLAN SUBMISSION	
06/07/2024	06/07/2024	PRELIMINARY SUBMISSION	

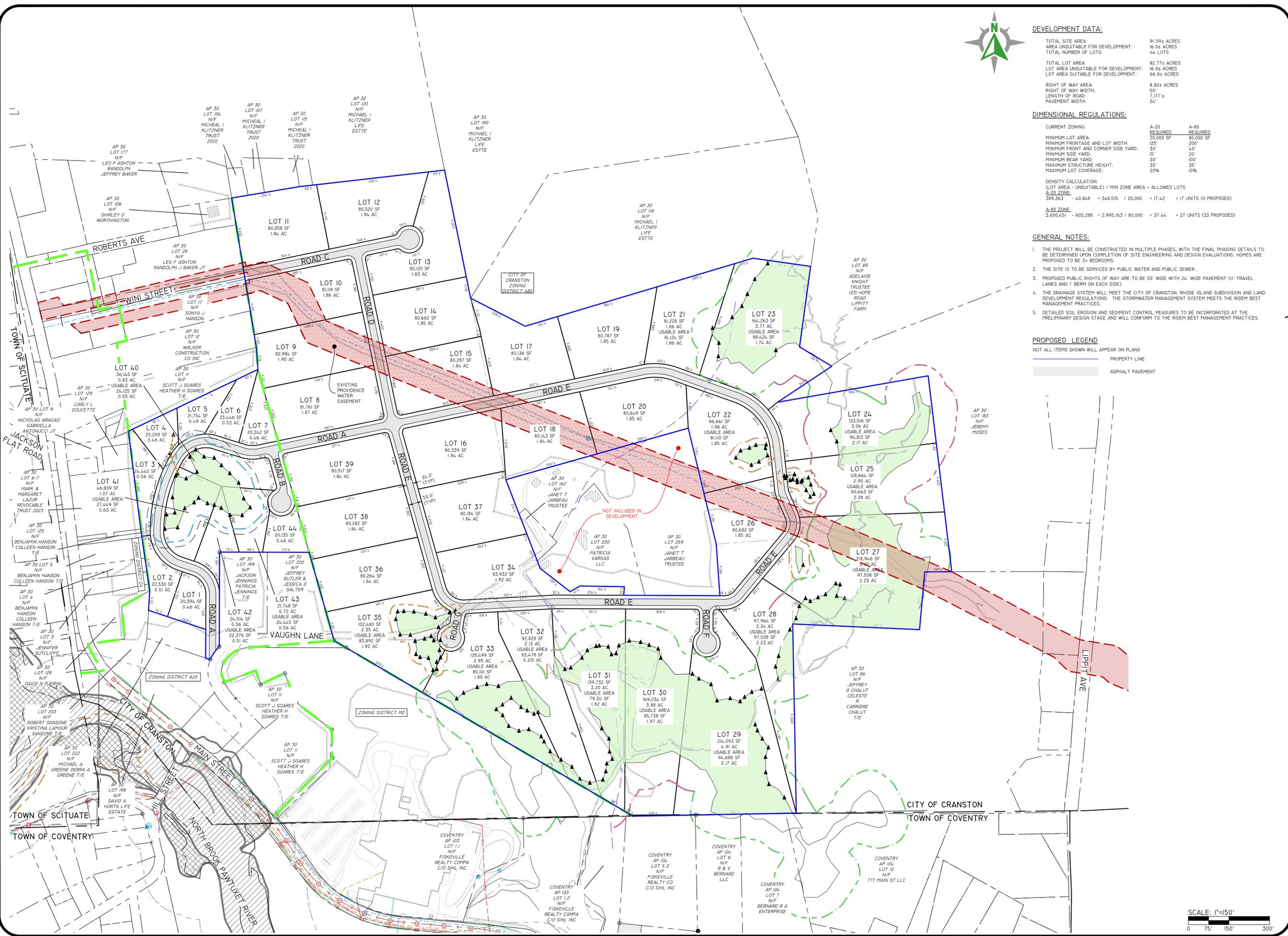
EXISTING CONDITIONS PLAN
VAUGHN LANE
ASSESSORS PLAT 30 LOTS 83, 84, 85, & 258
CRANSTON, RHODE ISLAND

PREPARED FOR:
777 MAIN STREET LLC
201 LIPPITT AVENUE
CRANSTON, RHODE ISLAND 02921

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SHEET **3** OF 5

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DEVELOPMENT DATA:

TOTAL SITE AREA: 91.59± ACRES
 AREA UNSUITABLE FOR DEVELOPMENT: 16.0± ACRES
 TOTAL NUMBER OF LOTS: 44 LOTS

TOTAL LOT AREA: 82.77± ACRES
 LOT AREA UNSUITABLE FOR DEVELOPMENT: 16.0± ACRES
 LOT AREA SUITABLE FOR DEVELOPMENT: 66.8± ACRES

RIGHT OF WAY AREA: 8.82± ACRES
 RIGHT OF WAY WIDTH: 50'
 LENGTH OF ROAD: 7,177'±
 PAVEMENT WIDTH: 24'

DIMENSIONAL REGULATIONS:

CURRENT ZONING: A-20 REQUIRED 20,000 SF, A-80 REQUIRED 80,000 SF

MINIMUM LOT AREA: 125' MINIMUM FRONTAGE AND LOT WIDTH: 30' MINIMUM FRONT AND CORNER SIDE YARD: 15' MINIMUM SIDE YARD: 30' MINIMUM REAR YARD: 35' MAXIMUM STRUCTURE HEIGHT: 100' MAXIMUM LOT COVERAGE: 20%

DENSITY CALCULATION (LOT AREA - UNSUITABLE) / MIN ZONE AREA - ALLOWED LOTS

A-20 ZONE: 389,563 - 40,848 = 348,715 / 20,000 = 17.42 = 17 UNITS (11 PROPOSED)

A-80 ZONE: 3,600,451 - 605,288 = 2,995,163 / 80,000 = 37.44 = 37 UNITS (33 PROPOSED)

GENERAL NOTES:

1. THE PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES, WITH THE FINAL PHASING DETAILS TO BE DETERMINED UPON COMPLETION OF SITE ENGINEERING AND DESIGN EVALUATIONS. HOMES ARE PROPOSED TO BE 3+ BEDROOMS.
2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
3. PROPOSED PUBLIC RIGHTS OF WAY ARE TO BE 50' WIDE WITH 24' WIDE PAVEMENT (11' TRAVEL LANES AND 1' BERM ON EACH SIDE).
4. THE DRAINAGE SYSTEM WILL MEET THE CITY OF CRANSTON, RHODE ISLAND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
5. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

PROPERTY LINE

ASPHALT PAVEMENT

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
 Tel: 401-943-1000 Fax: 401-464-6000 www.diprete-eng.com

Boston • Providence • Newport

LEONARD R. BRADLEY, JR.

No. 6610

REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NECESSARY CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND PROGRAMS UTILIZED GOING ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

J.A.R.	S.E.F.	B.T.	DESIGN BY: K.M.R.
05-02-2024	06/07/2024		
MASTER PLAN SUBMISSION	PRELIMINARY SUBMISSION		
NO. 1	NO. 2	NO. 3	NO. 4
DATE	DESCRIPTION		

SITE PLAN - CONVENTIONAL YIELD

VAUGHN LANE
 ASSESSORS PLAT 30 LOTS 83, 84, 85, & 258
 CRANSTON, RHODE ISLAND

PREPARED FOR:
777 MAIN STREET LLC
 20 LIPPITT AVENUE
 CRANSTON, RHODE ISLAND 02921

SCALE: 1"=150'

SHEET 4 OF 5

Z:\DEPT\PROJECTS\1206-001 VAUGHN LANE\AUTOCAD DRAWINGS\1206-001-HSTE.DWG PLOTTED: 5/8/2025



DEVELOPMENT DATA:

TOTAL SITE AREA:	91.59± ACRES
AREA UNSUITABLE FOR DEVELOPMENT:	15.54± ACRES
REQUIRED OPEN SPACE AREA FOR RPD: 30%:	27.48± ACRES
REQUIRED SUITABLE OPEN SPACE AREA:	13.74± ACRES
TOTAL NUMBER OF LOTS:	44 LOTS
TOTAL LOT AREA:	30.47± ACRES
TOTAL OPEN SPACE AREA PROVIDED:	45.90± ACRES
SUITABLE OPEN SPACE PROVIDED AREA:	40.44± ACRES
LOT AREA UNSUITABLE FOR DEVELOPMENT:	0.03± ACRES
LOT AREA SUITABLE FOR DEVELOPMENT:	30.44± ACRES
AVERAGE LOT AREA:	0.69± ACRES
AVERAGE SUITABLE LOT AREA:	0.69± ACRES
RIGHT OF WAY AREA:	5.17± ACRES
RIGHT OF WAY WIDTH:	50'
LENGTH OF WINI STREET EXTENSION:	1,994'±
LENGTH OF VAUGHN LANE EXTENSION:	795'±
LENGTH OF ROAD A:	1,031'±
LENGTH OF ROAD B:	521'±
PAVEMENT WIDTH:	24'

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	A-20	A-20	A-20	A-80	A-80
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	PROVIDED
MINIMUM LOT AREA:	10,000 SF	10,000 SF	80,000 SF	20,000 SF	20,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	125'	80'	85'	200'	125'
MINIMUM FRONT AND CORNER SIDE YARD:	30'	30'	40'	40'	40'
MINIMUM SIDE YARD:	15'	15'	20'	20'	20'
MINIMUM REAR YARD:	30'	30'	100'	100'	100'
MAXIMUM STRUCTURE HEIGHT:	35'	35'	30'	30'	30'
MAXIMUM LOT COVERAGE:	20%	20%	10%	10%	10%

WHERE ANY PART OF A SINGLE FAMILY DWELLING OR TWO FAMILY DWELLING IS PROPOSED TO BE LOCATED WITHIN ONE HUNDRED (100) FEET OF AN ABUTTING PROPERTY BOUNDARY, SUCH BUILDING SHALL BE LOCATED SO AS TO COMPLY WITH THE MINIMUM YARD DIMENSIONS FOR THE UNDERLYING ZONING DISTRICT.

NO LESS THAN THIRTY (30) PERCENT OF THE TOTAL LAND AREA OF A RESIDENTIAL PLANNED DISTRICT SHALL BE OPEN SPACE THIS FIGURE SHALL BE COMPUTED BY MULTIPLYING THE APPLICANT'S TOTAL ADJACENT UNDEVELOPED LAND ACRES BY A FACTOR OF .30, EXCLUSIVE OF AREA COVERED BY EXISTING WATER BODIES AND STREAMS. THIS OPEN SPACE SHALL NOT INCLUDE BUILDING LOTS, STREET RIGHTS OF WAY OR LAND POSSESSING OTHER PHYSICAL CONSTRAINTS CAUSING IT TO BE UNSUITABLE FOR RESIDENTIAL DEVELOPMENT.

AT LEAST ONE HALF OF THE OPEN SPACE OR FIFTEEN (15) PERCENT OF THE TOTAL LAND AREA SHALL POSSESS NO SIGNIFICANT CONSTRAINTS TO DEVELOPMENT FOR ACTIVE RECREATION.

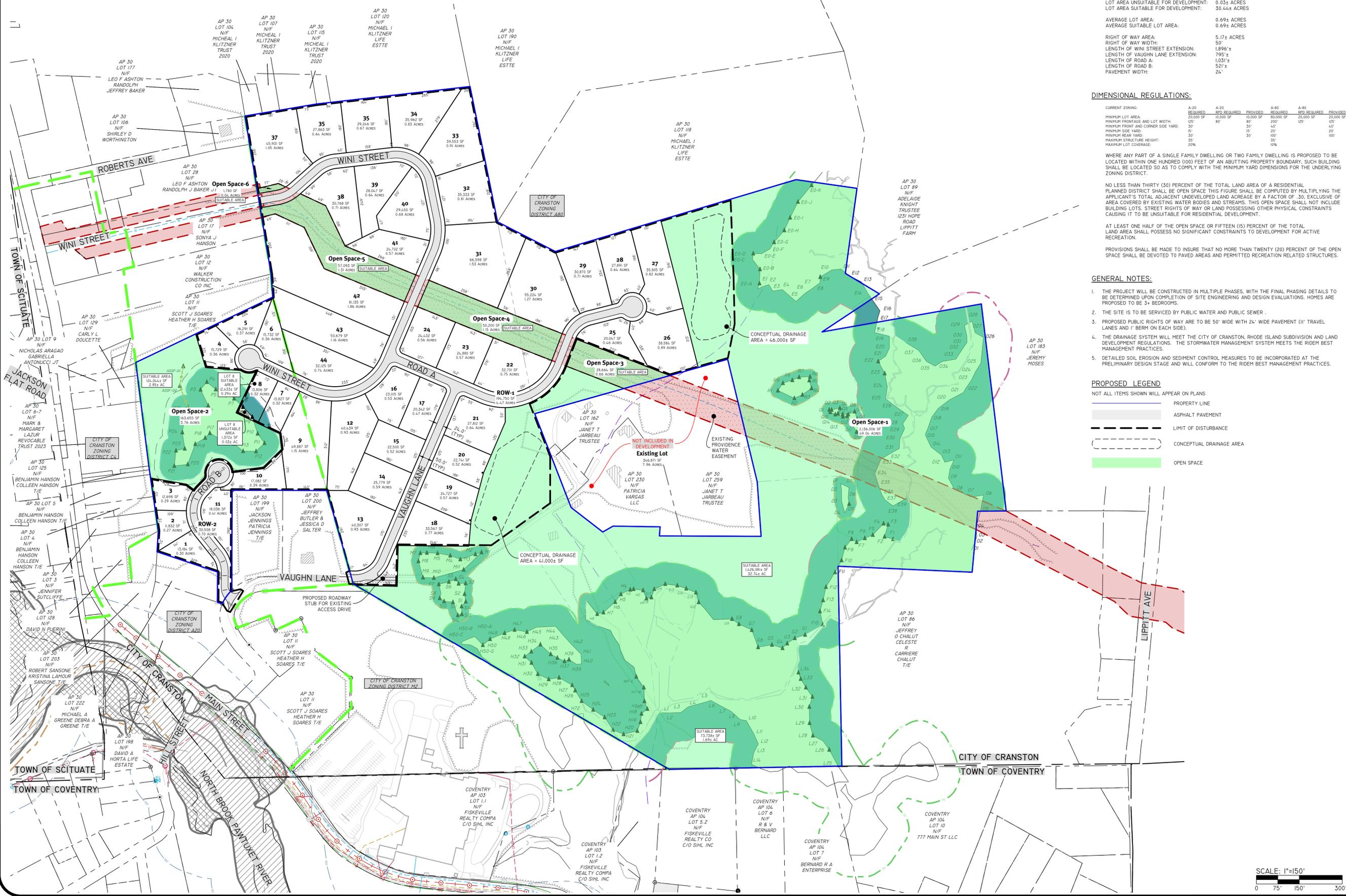
PROVISIONS SHALL BE MADE TO INSURE THAT NO MORE THAN TWENTY (20) PERCENT OF THE OPEN SPACE SHALL BE DEVOTED TO PAVED AREAS AND PERMITTED RECREATION RELATED STRUCTURES.

GENERAL NOTES:

1. THE PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES, WITH THE FINAL PHASING DETAILS TO BE DETERMINED UPON COMPLETION OF SITE ENGINEERING AND DESIGN EVALUATIONS. HOMES ARE PROPOSED TO BE 3+ BEDROOMS.
2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
3. PROPOSED PUBLIC RIGHTS OF WAY ARE TO BE 50' WIDE WITH 24' WIDE PAVEMENT (11' TRAVEL LANES AND 1' BERM ON EACH SIDE).
4. THE DRAINAGE SYSTEM WILL MEET THE CITY OF CRANSTON, RHODE ISLAND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
5. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

PROPOSED LEGEND:

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - ASPHALT PAVEMENT
 - LIMIT OF DISTURBANCE
 - CONCEPTUAL DRAINAGE AREA
 - OPEN SPACE



DiPrete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-943-1000 fax 401-464-6000 www.diprete-eng.com

Boston • Providence • Newport

LEONARD R. BRADLEY
 No. 6610
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

THIS PLAN SET HAS NOT BEEN REVIEWED FOR CONSTRUCTION PURPOSES UNLESS SHOWN OTHERWISE FOR CONSTRUCTION AND SHOWN BY THE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARBY OPEN SPACE PROGRAMS UTILIZED GOING ON THE PLAN. AN APPROXIMATE CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

J.R.	S.E.F.	B.T.
DATE	DESCRIPTION	DESIGN BY: K.M.R.
05-02-2024	MASTER PLAN SUBMISSION	
06/27/2024	PRELIMINARY SUBMISSION	

SITE PLAN - RPD

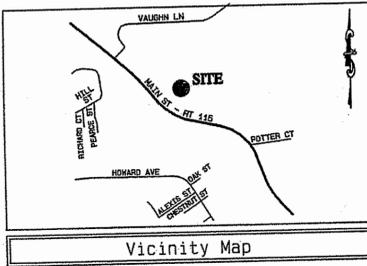
VAUGHN LANE
 ASSESSORS PLAT 30 LOTS 83, 84, 85, & 258
 CRANSTON, RHODE ISLAND

PREPARED FOR:
777 MAIN STREET LLC
 20 LIPPITT AVENUE
 CRANSTON, RHODE ISLAND 02921

SCALE: 1"=150'

SHEET **5** OF 5

Z:\DEVELOPMENT\PROJECTS\1268-001_VAUGHN_LANE\AUTOCAD_DRAWINGS\1268-001_HSTR.DWG PLOTTED: 5/8/2025



<p>① $\Delta 5709'44''(0)$ $R=2221.07'(0.222)$ $T=101.01'(0)$ $ARC=20.00'(0)$ $CB=222.00'(0)$ $13.57'(0)$</p>	<p>② $\Delta 13'45'23''(0)$ $R=60.00'(0)$ $T=0.00'(0)$ $ARC=96.04'(0)$ $CB=57.22'(0)$ $52.81'(0)$</p>
<p>③ $\Delta 51'52'29''(0)$ $R=42.07'(0.22)$ $T=36.00'(0)$ $ARC=55.50'(0.22)$ $CB=42.07'(0.22)$ $54.02'(0)$</p>	<p>④ $\Delta 10'54'23''(0)$ $R=102.12'(0.22)$ $T=0.00'(0)$ $ARC=194.42'(0)$ $CB=57.22'(0)$ $194.13'(0)$</p>
<p>⑤ $\Delta 58'59'49''(0)$ $R=115.77'(0.22)$ $T=45.00'(0)$ $ARC=118.50'(0.22)$ $CB=58.59'(0.22)$ $113.90'(0)$</p>	<p>⑥ $\Delta 51'54'12''(0)$ $R=55.07'(0.22)$ $T=48.88'(0)$ $ARC=97.97'(0.22)$ $CB=51.54'(0.22)$ $47.23'(0)$</p>
<p>⑦ $\Delta 14'11'09''(0)$ $R=165.77'(0.22)$ $T=50.63'(0)$ $ARC=141.00'(0)$ $CB=53.93'(0.22)$ $40.54'(0)$</p>	<p>⑧ $\Delta 62'29'50''(0)$ $R=105.17'(0.22)$ $T=54.33'(0)$ $ARC=101.00'(0)$ $CB=54.90'(0.22)$ $57.66'(0)$</p>
<p>⑨ $\Delta 82'30'00''(0)$ $R=112.07'(0.22)$ $T=54.79'(0)$ $ARC=117.45'(0)$ $CB=57.17'(0.22)$ $17.49'(0)$</p>	<p>⑩ $\Delta 62'24'08''(0)$ $R=105.17'(0.22)$ $T=58.80'(0)$ $ARC=105.97'(0)$ $CB=57.22'(0)$ $104.69'(0)$</p>
<p>⑪ $\Delta 44'43'43''(0)$ $R=60.07'(0.22)$ $T=50.63'(0)$ $ARC=47.04'(0)$ $CB=45.59'(0)$</p>	<p>⑫ $\Delta 45'52'46''(0)$ $R=60.07'(0.22)$ $T=58.11'(0)$ $ARC=42.11'(0)$ $CB=45.59'(0)$ $70.20'(0)$</p>
<p>⑬ $\Delta 51'54'12''(0)$ $R=55.07'(0.22)$ $T=52.59'(0)$ $ARC=45.47'(0)$ $CB=50.92'(0.22)$ $43.02'(0)$</p>	<p>⑭ $\Delta 11'46'40''(0)$ $R=105.17'(0.22)$ $T=52.59'(0)$ $ARC=105.97'(0)$ $CB=50.92'(0.22)$ $153.76'(0)$</p>
<p>⑮ $\Delta 0'46'21''(0)$ $R=60.07'(0.22)$ $T=63.27'(0)$ $ARC=125.00'(0)$ $CB=60.07'(0.22)$ $126.32'(0)$</p>	

ALTA/ACSM Land Title Survey

Arkwright Inc.
 Surveyor Certification
 530 Main Street
 Fiskeville, RI
 County of Providence

To: Arkwright Incorporated, Chicago Title Insurance Company, and American National, LLC. This is to certify that this map of plat and the survey on which it is based were made in accordance with "Minimum Standards" as required by the ALTA/ACSM Land Title Survey, fairly established and adopted by the American Land Title Association, the American Congress of Surveying and Mapping and the National Society of Professional Surveyors in 2005. This includes items 1, 2, 3, 4, 6, 7a, 7b, 7c, 8, 9, 10, 11a, 12, 14 of Table A thereof. Pursuant to the Assurances set forth in ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey and measurements were made in accordance with the Minimum Standards, Distance and Measurement Requirements for Survey Measurements which control land boundaries for ALTA/ACSM Land Title Surveys.

This survey and plan conform to a CLASS I Standard as adopted by the Rhode Island Board of Registration of Professional Land Surveyors.

FOR: MERLYN J. JENKINS & ASSOCIATES, INC. *1/2/10* Date: _____
 BY: Stephen P. Uyea, P.L.S. and P.A. Professional Survey Services
 Licensed Land Surveyor #14525
 45 Wells Avenue
 Plymouth, MA 01969
 Phone: 774-563-2172
 Rhode Island Certificate of Authorization: LS-4505 (E)*

Date of field survey July 8, 2008 to September 29, 2008 and November 6, 2009
 Date of last revision October 23, 2009
 Date of this Printing January 7, 2010
 Network Project Number 20080112/1
 Survey Performed By: Merlyn J. Jenkins & Associates, Inc.
 PO Box 397
 415 West Market Street
 Fiskeville, RI 02884
 Phone: 401-528-7708
 Fax: 401-528-1118

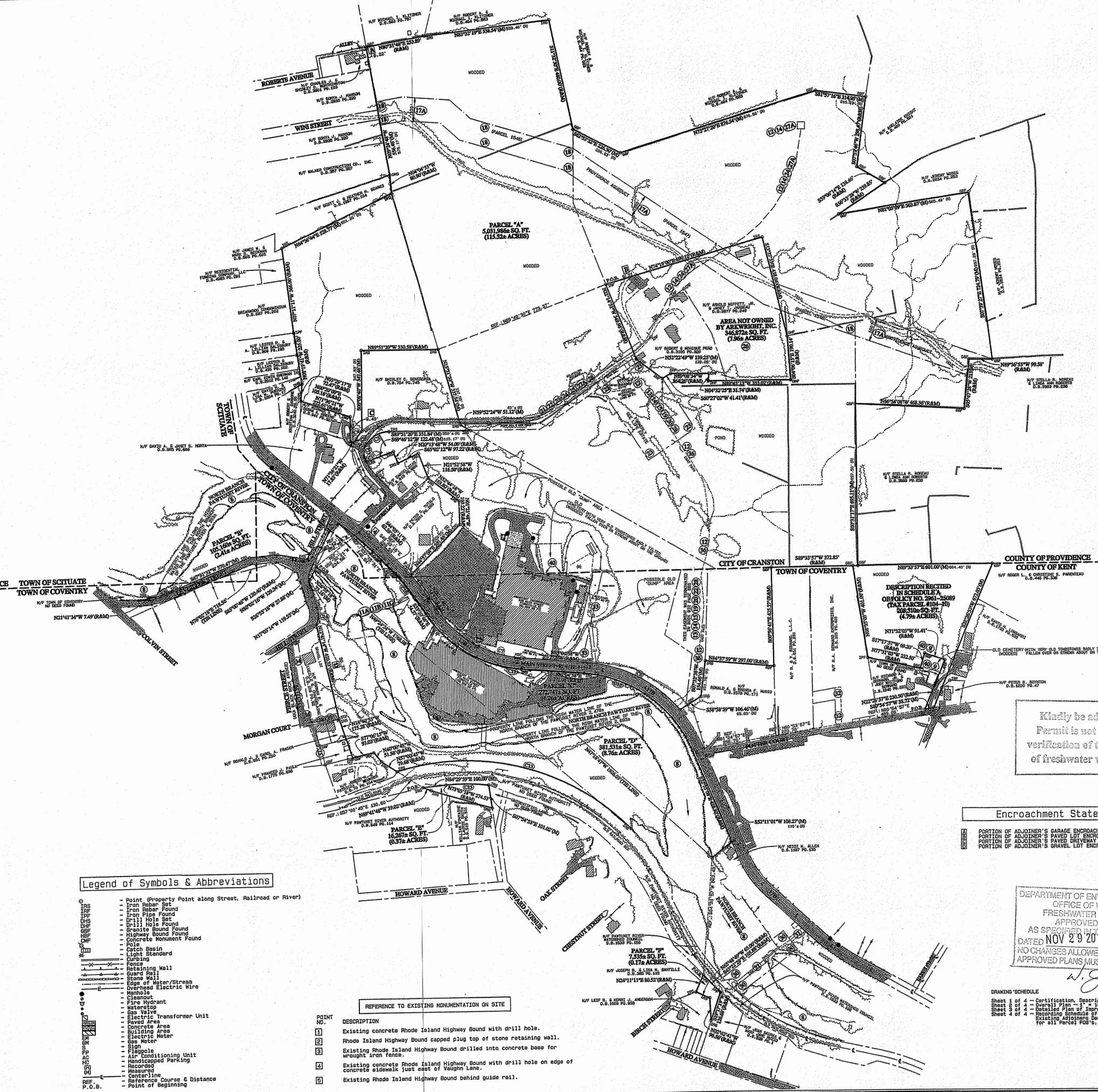
The property described and shown hereon is the same property described in Chicago Title Insurance Company title commitment no. 2581-25014 dated _____ and title commitment no. 2581-25089 dated _____

Legend of Symbols & Abbreviations

①	Point (Property Point along Street, Railroad or River)
②	Iron Rebar Set
③	Iron Rebar Found
④	Iron Pipe Found
⑤	Drill Hole Found
⑥	Granite Bound Found
⑦	Highway Bound Found
⑧	Concrete Monument Found
⑨	Pole
⑩	Catch Basin
⑪	Light Standard
⑫	Lighting
⑬	Fence
⑭	Retaining Wall
⑮	Guard Rail
⑯	Stone Wall
⑰	Edge of Water/Stream
⑱	Overhead Electric Wire
⑲	Manhole
⑳	Paved Area
㉑	Fire Hydrant
㉒	Waterstop
㉓	Gas Valve
㉔	Electric Transformer Unit
㉕	Paved Area
㉖	Concrete Area
㉗	Building Area
㉘	Electric Meter
㉙	Gas Meter
㉚	Sign
㉛	Flagpole
㉜	Air Conditioning Unit
㉝	Handicapped Parking
㉞	Recorded
㉟	Measure
㊱	Reference Course & Distance
㊲	Point of Beginning

REFERENCE TO EXISTING MONUMENTATION ON SITE

①	Existing concrete Rhode Island Highway bound with drill hole.
②	Rhode Island Highway Bound capped plug top of stone retaining wall.
③	Existing Rhode Island Highway Bound drilled into concrete base for wrought iron fence.
④	Existing concrete Rhode Island Highway bound with drill hole on edge of concrete sidewalk just east of Vaughn Lane.
⑤	Existing Rhode Island Highway Bound behind guide rail.



Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

Encroachment Statement

PORTION OF ADJOINER'S GARAGE ENCRACHES ONTO THIS PROPERTY 6.22'.
 PORTION OF ADJOINER'S PAVED LOT ENCRACHES ONTO THIS PROPERTY 6.31'.
 PORTION OF ADJOINER'S PAVED DRIVEWAY ENCRACHES ONTO THIS PROPERTY 8.49'.
 PORTION OF ADJOINER'S GRAVEL LOT ENCRACHES ONTO THIS PROPERTY 50.37'.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 OFFICE OF WATER RESOURCES
 FRESHWATER WETLANDS PROGRAM
 APPROVED WITH CONDITIONS
 AS SPECIFIED IN THE LETTER OF APPROVAL
 DATED NOV 29 2011 FILE # 11-2144
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

W. Joseph Conroy

DRAWING SCHEDULE
 Sheet 1 of 4 - Certification, Description, Flood, Zoning, Notes
 Sheet 2 of 4 - Control Plan - 1" = 140'
 Sheet 3 of 4 - Detailed Plan of Improved Area - 4" = 60'
 Sheet 4 of 4 - Recording Schedule of Old Plans, Survey, Subdivisions, Existing Adjoining Deeds, Rhode Island State Plane Coordinates for all Parcel POB's

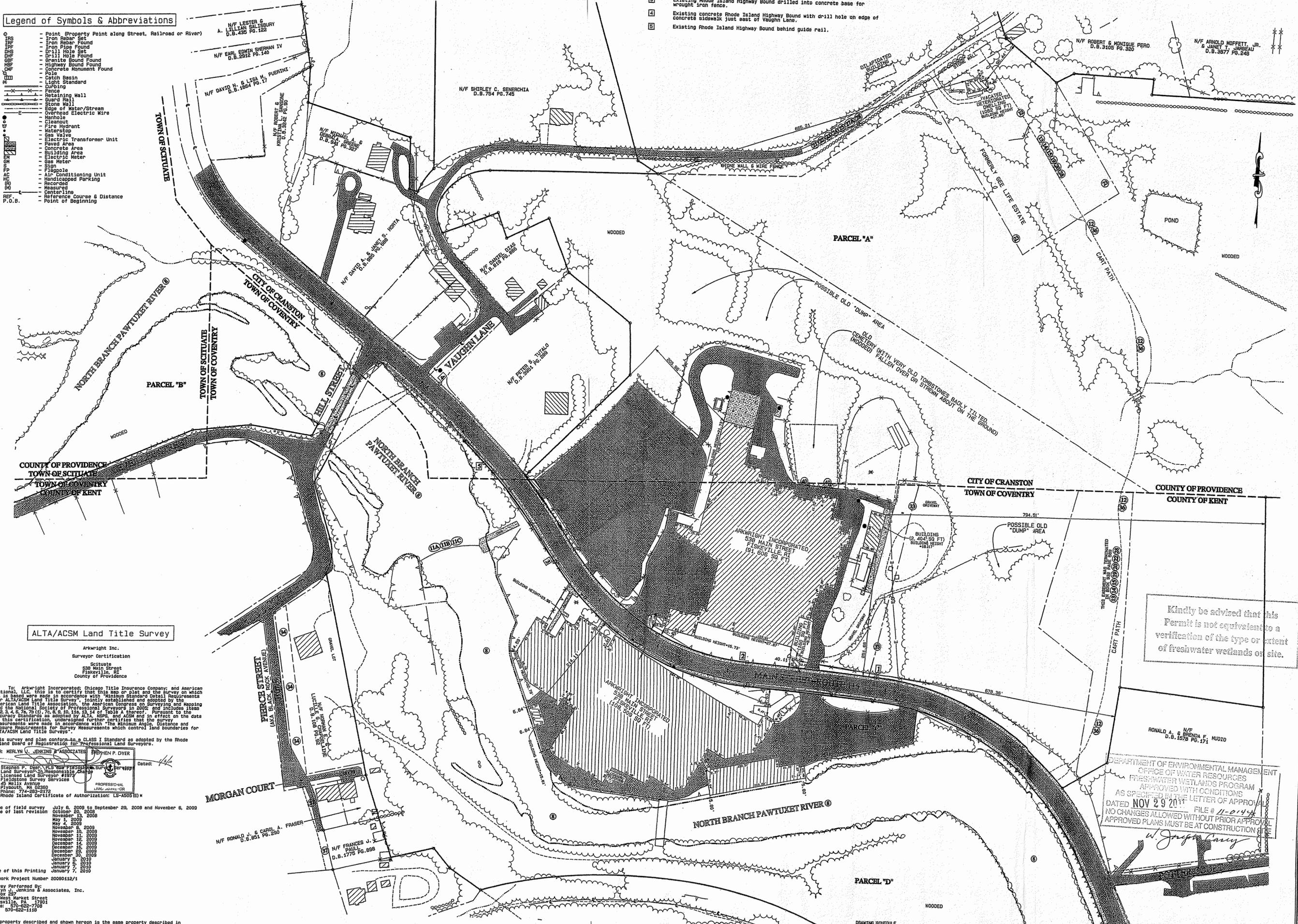
SCALE: 1" = 140'
 0 70 140 280

Legend of Symbols & Abbreviations

- Point (Property Point along Street, Railroad or River)
- Iron Rebar Set
- Iron Rebar Found
- Iron Pipe Found
- Drill Hole Set
- Drill Hole Found
- Granite Bound Found
- Highway Bound Found
- Concrete Monument Found
- Pole
- Catch Basin
- Light Standard
- Curbing
- Fence
- Retaining Wall
- Guard Rail
- Stone Wall
- Edge of Water/Stream
- Overhead Electric Wire
- Manhole
- Cleanout
- Fire Hydrant
- Waterstop
- Sew Valve
- Electric Transformer Unit
- Paved Area
- Building Area
- Electric Meter
- Gas Meter
- Sign
- Signpole
- Air Conditioning Unit
- Recorded
- Measured
- Centerline
- Reference Course & Distance
- P.O.B.

REFERENCE TO EXISTING MONUMENTATION ON SITE

- | POINT NO. | DESCRIPTION |
|-----------|---|
| 1 | Existing concrete Rhode Island Highway Bound with drill hole. |
| 2 | Rhode Island Highway Bound capped plug top of stone retaining wall. |
| 3 | Existing Rhode Island Highway Bound drilled into concrete base for wrought iron fence. |
| 4 | Existing concrete Rhode Island Highway Bound with drill hole on edge of concrete sidewalk just east of Vaughn Lane. |
| 5 | Existing Rhode Island Highway Bound behind guide rail. |



ALTA/ACSM Land Title Survey

Arkwright Inc.
Surveyor Certification
Scituate
538 Main Street
Fiskeville, RI
County of Providence

To: Arkwright Incorporated, Chicago Title Insurance Company; and American National, LLC, this is to certify that this map on file and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey", jointly established and adopted by the American Land Title Association, the American Congress on Surveying and Mapping and the National Society of Professional Surveyors in 2002 and includes items 1, 2, 3, 4, 5, 7a, 7b(1), 7c, 8, 9, 10, 12a, 13, 14 of said A.C.S.M. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with "The Minimum Angle, Distance and Closure Requirements for Survey Measurements which control land boundaries for ALTA/ACSM Land Title Surveys".

This survey and plan conform to a CLASS I Standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors.
FOR: MERLYN J. JENKINS & ASSOCIATES, INC. BY: MERLYN P. DYER
BY: Stephen P. Dyer, PLS and Fieldstone Survey Services, Inc. Licensed Land Surveyor #10000
Fieldstone Survey Services, Inc. Licensed Land Surveyor #10000
Plymouth, MA 01962
Phone: 774-262-2172
Rhode Island Certificate of Authorization: LS-A905(E) X

Date of field survey: July 6, 2009 to September 29, 2009 and November 6, 2009
Date of last revision: October 29, 2009
November 2, 2009
May 1, 2009
November 6, 2009
November 11, 2009
November 12, 2009
December 14, 2009
December 29, 2009
January 5, 2010
January 7, 2010
January 7, 2010
Network Project Number: 2009012/1
Survey Performed By: Merlyn J. Jenkins & Associates, Inc.
PO Box 29
432 West Market Street
Plymouth, MA 01962
Phone: 774-262-7708
Fax: 774-262-1116

The property described and shown hereon is the same property described in Chicago Title Insurance Company title commitment no. 2861-25014 dated and title commitment no. 2861-25089 dated

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 29 2011 FILE # 11-0144
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

W. Joseph Conroy

DRAWING SCHEDULE
Sheet 1 of 4 - Certification, Description, Flood, Zoning, Notes
Sheet 2 of 4 - Overall Plan - 1" = 140'
Sheet 3 of 4 - Detailed Plan of Improved Area - 1" = 60'
Sheet 4 of 4 - Recording Schedule of Old Plans, Surveys, Subdivisions, Existing Adjoining Owners, Rhode Island State Plane Coordinates for all Parcel POB's.

SCALE: 1" = 60'
0 30 60 120

ALTA/ACSM Land Title Survey

Arkwright Inc.
Surveyor Certification

Scituate
534 Main Street
Providence, RI
County of Providence

To: Arkwright Incorporated, Chicago Title Insurance Company, and American National, LLC, this is to certify that this map or plan and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey, jointly established and adopted by the American Land Title Association, the American Congress on Surveying and Mapping and the National Society of Professional Surveyors, in 2000, and includes items 1, 2, 3, 4, 6, 7a, 7b(1), 7c, 8, 9, 10, 12a, 23, 24 of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the Minimum Angle, Distance and Closure Requirements for Survey Measurements which control land boundaries for ALTA/ACSM Land Title Surveys.

This survey and plan conform to a CLASS I Standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

FOR MERLYN J. JENKINS & ASSOCIATES, INC.

Dated: _____

Stephan P. Decker, PLS, License No. 11268, One Survey Services
Land Surveyor to the Board of Registration for Professional Land Surveyors
Licensed Land Surveyor No. 11268
Fellstone Street
45 Melix Avenue
Plymouth, MA 01969
Phone: 774-325-2174
Rhode Island Certificate of Authorization: LS-4505 (E) *

Date of field survey July 8, 2008 to September 29, 2008 and November 6, 2009
Date of last revision October 23, 2009

May 3, 2009
November 10, 2009
November 11, 2009
November 12, 2009
December 14, 2009
December 15, 2009
December 16, 2009
January 5, 2010
January 7, 2010
January 7, 2010

Date of this Printing January 7, 2010

Network Project Number 20080112/1

Survey Performed By:
Merlyn J. Jenkins & Associates, Inc.
40 Box 582
412 West Market Street
Pottsville, PA 17901
Phone: 670-822-7708
Fax: 670-822-1115

The property described and shown hereon is the same property described in Chicago Title Insurance Company title commitment no. 2881-28914 dated _____ and title commitment no. 2881-28914 dated _____

P.O.B. Coordinates

SCHEDULE FOR RI STATE PLANE
COORDINATES FOR P.O.B. LOCATIONS

PARCEL DESIGNATION	NORTH	EAST
"A"	235675.5695	315705.2832
Outlet (excepted out of Parcel "A")	235910.3405	316638.2184
"B"	235780.6290	316338.9258
"C"	235744.3912	316565.7885
"D"	235720.1749	315379.3860
"E"	234781.4085	315883.9542
"F"	235836.6155	317031.7411

Plan References

- PLAN BOOK 1 PAGE 15 "MAP OF LAND BELONGING TO THE HEIRS OF JAMES POTTER IN THE TOWN OF COVENTRY" DATED SEPT. 1861, SURVEYED & DRAWN BY GEORGE T. LAMPHEAR.
- PLAN BOOK 1 PAGE 28 "MAP OF LAND AT HARRIS BELONGING TO THE HARRIS MANUFACTURING CO." DATED MARCH 1892 BY J.A. LATHAM.
- PLAN BOOK 1 PAGE 28B "PLAN OF LAND OF HARRIS, MG. CO." DATED AUGUST 1865 BY G.T. LAMPHEAR.
- PLAN BOOK 1 PAGE 29 "MAP OF LAND AT HARRIS BELONGING TO THE HARRIS MANUFACTURING CO." DATED MARCH 1892 BY J.A. LATHAM.
- PLAN BOOK 1 PAGE 30 "MAP OF THE ARKWRIGHT EST." DATED 1866 BY G.T. LAMPHEAR.
- PLAN BOOK 1 PAGE 31 "MAP OF THE INTERLAKEN MILLS EST. IN COVENTRY, CRANSTON AND SCITUATE" DATED JAN. 5TH 1892 BY JOHN HOWE.
- PLAN BOOK 1 PAGE 33 "DIVISION LINE AS AGREED UPON BY THE INTERLAKEN MILLS AND THE HARRIS MFG. CO." DATED MARCH 1889 SURVEYED BY JOHN HOWE.
- PLAN BOOK 1-2 PAGE 107 "HARRIS HEIGHTS COVENTRY R.I. OWNED BY THE AMERICA LAND CO. PROVIDENCE R.I." DATED MARCH 1915 BY C.A. THAYER.
- PLAN BOOK 3 PAGE 84 "INTERLAKEN MILLS PLAT NO. 1, ARKWRIGHT, COVENTRY & SCITUATE, R.I." DATED AUG. 1939 BY J.A. LATHAM & SON ENGR'S.
- PLAN BOOK 4 PAGE 1A "INTERLAKEN MILLS PLAT NO. 1, ARKWRIGHT, COVENTRY & SCITUATE, R.I." DATED AUG. 1939 BY J.A. LATHAM & SON ENGR'S.
- PLAN BOOK 4 PAGE 1B "INTERLAKEN MILLS PLAT NO. 1, HARRIS, COVENTRY, R.I. DATED AUG. 1939 BY J.A. LATHAM & SON ENGR'S.
- PLAN BOOK 5 PAGE 34 "MAP OF LAND IN THE TOWNS OF COVENTRY, CRANSTON AND SCITUATE IN THE STATE OF RHODE ISLAND, BELONGING TO INTERLAKEN MILLS" DATED MARCH 1909 & DECEMBER 1921 BY J.A. LATHAM.
- PLAN BOOK 10 PAGE 77 ENVELOPE 100 "FINAL PLAN OF RIVERS EDGE PHASE 1" DATED MAY 22, 1991 BY DIPHETE ENGINEERING ASSOCIATES INC.
- PLAN BOOK 11 PAGE 29 "REPLAT OF STUDLEY PLAT, BIRCH ST., COVENTRY, R.I." DATED NOVEMBER 1991 BY WATERMAN ENGINEERING CO.
- PLAN BOOK 17 PAGE 26 ENVELOPE 877 "PLAN OF LAND FOR NINE HOWARD DEVELOPMENT, LLC" DWG 5712 DATED SEPTEMBER 2005 BY ALPHA ASSOCIATES, LTD.
- PLAN BOOK 4 PAGE 40 "MAP OF THE INTERLAKEN MILLS EST. IN COVENTRY, CRANSTON AND SCITUATE" DATED JAN. 5TH 1892 BY JOHN HOWE.
- PLAN BOOK 4A PAGE 39 "MAP OF ARKWRIGHT EST. BELONGING TO WM. A. HOWARD" DATED 1866 BY G.T. LAMPHEAR.
- PLAN BOOK 4A PAGE 39 1/2 "MAP OF ARKWRIGHT EST. BELONGING TO WM. A. HOWARD" DATED 1866 BY G.T. LAMPHEAR.
- PLAN BOOK 16 PAGE 10 "ARKWRIGHT INTERLAKEN INC. PLAT OWNED BY ARKWRIGHT INTERLAKEN INC." DATED AUG. 1963 BY RAY C. MATTESON.
- PLAN CARD 592 MAP 146 "MOFFETT HAYDEN PLAT - SURVEY OF LAND" DRAWING NUMBER 95063-B DATED 11-11-95 BY DUPONT ENGINEERING.
- PLAN BOOK 78B PAGE 677 "RE-PLAT OF MOFFETT HAYDEN PLAT - ADMINISTRATIVE SUBDIVISION" DRAWING NO. 750 DATED SEPTEMBER 17, 2008 BY FLYNN SURVEYS INC.
- HIGHWAY PLAT NO. 1298 ROLL 540 "PLAT SHOWING LAND IN WEST WARWICK, COVENTRY & CRANSTON TAKEN IN FEE SIMPLE FOR STATE HIGHWAY PURPOSES ON BEHALF OF THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS" DATED AUGUST 28TH 1962 BY DIRECTOR OF PUBLIC WORKS.

Adjoiner's Deed References

ADJOINER	DEED BOOK	PAGE
N/F PETER S. BOYNTON	1200	47
N/F SANTO N. LOMBARDI	1733	533
N/F ROGER L. & CHRISTINE S. PARENTEAU	446	338
N/F STELLA R. MOREAU & LINDA ANN ROBERTS	3989	238
N/F JEREMY MOSES	2634	253
N/F ADELAIDE KNIGHT	460	501
N/F ROBERT A & MICHAEL I. KLITZNER	464	563
N/F MICHAEL I. KLITZNER	663	757
N/F CHARLES J. & SHIRLEY D. WORTHINGTON	3901	123
N/F SONYA J. HANSON	2935	220
N/F WALKER CONSTRUCTION CO., INC.	357	357
N/F SCOTT J. & HEATHER H. SOARES	1927	104
N/F JAMES W. & MARK S. BECKMAN	685	605
N/F RESIDENTIAL FUNDING COMPANY	4083	291
N/F BRIARWOOD CONDOMINIUM	687	202
N/F LESTER R. & A. LILLIAN SALISBURY	309	195
N/F LESTER R. & A. LILLIAN SALISBURY	435	122
N/F EARL EDWIN SHERMAN	2912	140
N/F DAVID N. & LISA M. PUERINI	1864	17
N/F ROBERT & KRISTINA L. SANGONE	3242	90
N/F MICHAEL A. & DEBRA A. GREENE	941	327
N/F SHIRLEY C. SENERCHIA	754	745
N/F DANIEL DIAS	819	886
N/F PETER S. TUTALO	3951	289
N/F RONALD A. & BRENDA F. MUOIO	1578	171
N/F R. & V. BERNARD, LLC	851	280
N/F R.A. BERNARD ENTERPRISES, INC.	105	408
N/F RICHARD A. BERNARD, JR. & JODY WHITFORDE BERNARD	1840	693
N/F HEIDI M. ALLEN	1187	195
N/F PANTUXET RIVER WATERSHED COUNCIL	1633	166
N/F JOAN R. SKURKA & MARY JANE RUZZO	539	1
N/F LEIF R. & KERRI J. ANDERSON	1809	958
N/F JOSEPH B. & LISA M. SANTILLI	385	115
N/F PANTUXET RIVER WATERSHED COUNCIL	1633	166
N/F PANTUXET RIVER WATERSHED COUNCIL	NDF	NDF
UNIDENTIFIED LAND	NDF	NDF
N/F WILLIAM FONTAINE & LAURIE SMITH	519	331
N/F PANTUXET RIVER AUTHORITY	649	114
N/F JOSEPH N. & PATRICIA T. MEUNIER	70	104
N/F FRANCIS J. PAULL	1775	698
N/F RONALD A. & CAROL J. FRASER	951	290
N/F NORMAN E. & LUCILLE D. CHAPDELAIN	108	92
N/F TOWN OF COVENTRY	NDF	NDF

Kindly be advised that this Permit is not equivalent to a verification of the type or extent of freshwater wetlands on site.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED NOV 29 2011 FILE # 11-0144
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

W. Joseph Conroy

DRAWING SCHEDULE
Sheet 1 of 4 - Certification, Description, Flood, Zoning, Notes
Sheet 2 of 4 - Overall Plan - 1" = 140'
Sheet 3 of 4 - Detailed Plan of Improved Area - 1" = 60'
Sheet 4 of 4 - Recording Schedule of Old Plans, Surveys, Subdivisions, Existing Adjoiner's Deeds, Rhode Island State Plane Coordinates for all Parcel POB's.

PREPARED BY:
Merlyn J. Jenkins & Associates, Inc.
ENGINEERS & SURVEYORS
412 West Market Street
Pottsville, PA 17901
Telephone: (670) 822-7708



Incorporated 1910

Major Subdivision & Land Development Checklist

Name of proposed subdivision/development:
Vaughn Lane

Preparer: Jenna Shea

Phone Number: 401-943-1000

Email: jshea@diprete-eng.com

Date of Application: 5/2/2025

Plat and Lot Number(s) of the land being subdivided/developed: AP 30 Lots 83, 84, 85, 258

<hr/> Date Received / Initials

INSTRUCTIONS

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

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

For items required at the pre-application and master plan stage of review, conceptual design and approximate locations of required checklist items is 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 where required. The City Planning Department can provide further guidance on specific checklist items. See Section VI of the Subdivision Regulations for more details.

*Review Codes are for administrative use only: **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"/> Major Subdivision <input type="checkbox"/> Major Land Development	Stage of Review: <input type="checkbox"/> Pre-Application with Staff (PA) <input type="checkbox"/> Concept Review with City Plan Commission (CR) <input checked="" type="checkbox"/> Master Plan (M) <input type="checkbox"/> Preliminary Plan (PR) <input type="checkbox"/> Final Plan (F)
Check if requesting zoning relief for this stage of review: <input type="checkbox"/> Unified Development Review	

A. FORMS AND DOCUMENTS

A	PA CR	M	PR	F	REQUIRED FORMS AND DOCUMENTS	REVIEW CODE	
1.		✓			1 digital copy of all plans and application materials		
2.		✓			2 paper copies of the plan set (24"x 36")		
3.		✓			Major Subdivision Application		
4.		✓			Relevant Filing Fee (See G.)		
5.		✓			Radius package from the Tax Assessor Office		
6.		✓			All relevant supporting materials as determined during Pre-Application Conference/Concept Review or as conditioned by an approval		
7.					All relevant supporting materials as conditioned by Master/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 CR	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		✓			*Name of the proposed subdivision/land development project All sheets	
2.		✓			*Plat and lot number(s) of land being subdivided/developed All sheets	
3.		✓			*Addresses, plat and lot number(s) of abutting properties and property owners Sheet 3	
4.		✓			*Address/Location of Subdivision or Development All sheets	
5.		✓			Name and address of the applicant(s)	
6.		✓			Name and address of property owner(s)	
7.		✓			*Name, address, phone, and stamp(s) of the RI Registered Engineer and/or RI Registered Land Surveyor responsible for the plans All sheets	
8.		✓			*Date of plan preparation and all revision date(s), if any All sheets	
9.		✓			*True north arrow and graphic scale Scale on all sheets, arrow on sheet 3	
10.		✓			Site plan legend (all items displayed on site plans shall be symbolized in a legend) Sheets 3, 4, 5	
11.		✓			*Relevant references to deeds and recorded plans Class 1 by Merlyn J. Jenkins & Associates, Inc., compiled T4 by DiPrete	
12.		✓			*List of sheets contained within the plan set Sheet 1	
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.		✓			*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 Class 1 by Merlyn J. Jenkins & Associates, Inc., compiled T4 by DiPrete	
15.		✓			Names and addresses of adjoining communities or agencies requiring notification under these regulations	

C. EXISTING CONDITIONS PLAN(S)

C	PA CR	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		✓			A general location map showing the relationship of the subject parcel(s) of the area within a half-mile radius	
2.		✓			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 Class 1 by Merlyn J. Jenkins & Associates, Inc., compiled T4 by DiPrete	
3.		✓			Relevant references to deeds and recorded plans	
4.		✓			District Dimensional Regulations of the subject parcel(s) Sheets 2, 3, 4, 5	
5.		✓			Zoning district(s) of the land being subdivided/developed, with zoning boundary lines shown if there is more than one district	
6.		N/A			Notes referencing relevant previous zoning relief including conditions of approval	
7.		✓			Boundaries and total area of any land classified as "unsuitable for development"	
8.		✓			Dimensions and total area of the subject parcel(s), and location and dimensions of existing property lines, type of easements and rights-of-way within or adjacent to the subject parcel(s) Sheets 3, 4, 5	
9.					Existing contours at intervals at a minimum of five (5) feet	
10.		✓			Existing contours at intervals at a minimum of two (2) feet Sheet 3	
11.		✓			FEMA Flood Map and Base flood elevation; use the North American Vertical Datum of 1988 (NAVD 88) Class 1 by Merlyn J. Jenkins & Associates, Inc., compiled T4 by DiPrete	
12.		✓			Boundaries and notation of the soil types classifications for the entire area of the subdivision parcel(s) Sheet 3	
13.		N/A			Location of soil contaminants present on the subject parcel	
14.					Location of Phase III Remediation Plan area, if required by RIDEM	
15.		✓			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. Sheets 3, 4, 5	
16.					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.	
17.					Identification of any geologic formations on the proposed parcel(s), including rock outcroppings, cliffs, coastal features, etc.	
18.		✓			Location, size, and use/type of all existing buildings or significant above-ground structures, including stone walls Sheets 3, 4, 5	
19.		✓			Location and size of existing buildings or significant above-ground structures, including stone walls, on parcels immediately adjacent to the subject parcel(s) Sheets 3, 4, 5	
20.		✓			Location of any existing street, driveways, farm roads, woods roads, and/or trails that have been in public use (pedestrian, equestrian, bicycle, etc.) within and adjacent to the subject parcel(s) Sheets 3, 4, 5	
21.					Location, size, and type of all known, existing above and below ground utilities, including sewer, 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	
22.		✓			Location of known existing easements and rights-of-way within or adjacent to the subject parcel(s)	

C	PA CR	M	PR	F	ELEMENT REQUIRED	REVIEW CODE	
23.		✓			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		
24.		✓			Location of any unique natural features, including but not limited to significant specimen trees, rare species & natural communities, or if none, a notation indicating such		
25.		✓			Notation indicating that the subject parcel(s) (or existing structures) are located or not located within the following areas of special concern: <ul style="list-style-type: none"> a. Natural Heritage Areas, as defined by RIDEM b. The area(s) under the jurisdiction of any Special Area Management Plan (SAMP) of RI CRMC c. A Groundwater Protection Overlay District d. A Wellhead Protection Area e. Groundwater Recharge Area f. Areas within a TMDL watershed, as identified by RIDEM g. 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 CR	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		✓			Boundaries and total area of any land classified as “unsuitable for development” (see definition in Subdivision Regulations)	
2.		✓			Proposed number of buildable lots Sheets 4, 5	
3.		✓			Proposed easements and rights-of-way within the subdivision parcel(s)	
4.		✓			Proposed lot lines, with accurate dimensions and lot areas, drawn so as to distinguish them from existing property lines All sheets	
5.		✓			Proposed structures and all accessory structures with dimensions or area indicated for a residential subdivision and total lot coverage, including proposed number of residential units per building, if applicable Sheets 4, 5	
6.		N/A			Proposed structure(s) and other site improvements with dimensions or area indicated for a multi-family, commercial or industrial subdivision/development and total lot coverage	
7.		✓			Any proposed on- and/or off-site improvements including streets, access drives, loading areas, parking areas, sidewalks, pedestrian areas, and bicycle parking and/or paths Sheets 4, 5	
8.		✓			Rough traffic plan; include locations of proposed access, parking areas, and possible off-site traffic improvements To be provided with Preliminary Plan Access shown on sheets 4, 5	

D	PA CR	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
9.					Preliminary traffic plan; include proposed access sites showing the general dimensions and location of roads, driveways, curb cuts, radii, parking, EMS access, as well as other off-site traffic improvements. Commercial/Industrial sites must demonstrate delivery vehicle turning movements and access to loading areas	
10.					Final traffic plan; include vehicular access sites showing detailed dimensions and location of roads, driveways, curb cuts, radii, parking as well as other off-site traffic improvements	
11.		✓			If proposed, notation as to whether the proposed street extension or creation is to be private or public Sheets 4, 5	
12.		N/A			Designated trash collection area(s)	
13.		✓			Location and dimensions of proposed easements and rights-of-way within the subject parcel(s), or those to be acquired adjacent to the subject parcel(s) as maybe necessary	
14.		✓			Notation of proposed type of utility services and associated permits. Include estimated location of proposed utility easements and significant above ground utility structures such as transformers, substations, etc. on proposed plans Sheet 5	
15.					Utilities Plan: Proposed location, size, and type of all utilities servicing the property, including wastewater, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be required for site development	
16.					If proposing service by OWTS (Septic), locations of any OWTS proposed for use within the subject parcel(s)	
17.					If proposing service by an OWTS, 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	
18.		✓			Conceptual locations of stormwater management areas Sheet 5	
19.					Designs of proposed stormwater management infrastructure, including type, location, and configuration, prepared by a Registered Professional Engineer for final plans	
20.		✓			Proposed phasing, including depiction of which structures and on- and off-site improvements are to be installed in which phase, if applicable (phasing plan details should be appropriately scaled to application stage) Sheets 4, 5	
21.		✓			Location, dimensions, types, and area of any land proposed to be set aside as open space or to be conveyed to the City for public purposes Sheets 3, 4, 5	
22.					Locations and types of proposed survey and open space monumentation, if any	
23.					Limits of disturbance/work relative to on-and off-site improvements and infrastructure installation	
24.					Proposed 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, stamped by a licensed Professional Engineer for final plans	
25.					Landscape plan(s), 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 stamped by a RI licensed Landscape Architect for final plans	
26.					Notation of any special conditions as required by the Preliminary Plan approval	
27.					Proposed measures to minimize impacts to the natural topography of the site using the Low Impact subdivision (LID) Site Planning & Design Guidance Manual	

D	PA CR	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
28.					Final construction plans including plans and any additional improvements as required as a condition of preliminary plan	
29.		N/A			Proposed zoning relief – Unified Development Review	
30.					Proposed waivers	
31.					Notation of zoning relief and waivers received under UDR	
32.					For phased projects, as-built drawings for the previous phase	
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 CR	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
Required Elements in the Plans						
1.					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.		✓			Notation as to whether the proposed street extension or creation is to be private or public Sheets 4, 5	
Required Supporting Materials						
1.					City Engineer memo of approval and performance guarantee amount	
2.					Draft Roadway deed	
3.					Draft public improvement guarantee	
Checklist Item #		Applicant Comments on Required Items:				
Checklist Item #		Reviewer Comments on Required Items:				

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

F	PA CR	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		✓			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 Sheet 2	
2.		N/A			Renderings, elevations or photographs as may be needed to illustrate the visual impact of a proposed multi-family, commercial or industrial subdivision/development	
3.		✓			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 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 development proposed; g. A general viewshed analysis, showing the location and extent of significant views both from and within the proposed subject parcel(s), as well as anticipated views into the property from adjacent public or private streets and properties; h. A description of proposed phasing, if any. 	
4.		N/A			<u>If requesting zoning relief under UDR:</u> A 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).	
5.					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 b. A letter of non-jurisdiction from RIDEM 	
6.					A Preliminary Determination, including coastal feature verification, from the Coastal Resources Management Council if subject lot(s) is within 200' of a coastal shoreline	
7.					Approval letter from RI Coastal Resources Management Council if subject lot(s) is within 200' of a coastal shoreline	
8.		✓			If <u>proposing service by public water</u> , copy of a water availability letter from the applicable water service provider	
9.					If <u>proposing service by public water</u> , copy 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. N/A Approval of connection to the existing water main as depicted on plan; b. If water main extension is proposed, approval from the company or district of the extension of the water main as depicted on the plan. 	

F	PA CR	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
10.		N/A			If <u>proposing service by public sewer</u> , copy of sewer service availability letter from the Department of Public Works	
11.					If <u>proposing service by public sewer</u> , copies of a written statement from the Department of Public Works 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; and b. If an extension of the sewer main is proposed, approval of extension from DPW as depicted on the plan.	
12.					If proposing septic and on-site wastewater treatment systems, copies of a RIDEM OWTS permit must be provided.	
13.					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)	
14.					Soil Erosion Sediment Control Plan (submission for Final Plan stage only upon significant changes to plan)	
15.					A traffic study, if requested, prepared by a traffic engineer regarding the impact of the proposed subdivision/development on neighboring properties and roads	
16.					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	
17.		✓			Municipal Lien Certificate (MLCs) from the Tax Collector showing taxes are paid	
18.					Written confirmation and/or permits from any additional required federal, state, or local agencies	
19.					Environmental Site Assessments (on request)	
20.					RIDEM Approved Environmental Site Assessment Phase III (Remediation Plan) if required	
21.					Draft or final 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	
22.					Final copies of an irrevocable offer to convey to the City all public streets and/or other public improvements, accompanied by a metes and bounds description	
23.					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	
24.					Location, type, intensity & direction of illumination of outdoor lighting fixtures.	
25.					Signage including location, size, design and illumination	
Checklist Item #		Applicant Comments on Required Items:				
10		Sewer not available. Project to propose private OWTS.				
Checklist Item #		Reviewer Comments on Required Items:				

G. FEES

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

G	PA	CR	M	PR	F		Received?
1.						Pre-Application Conference with Staff: <i>No fees</i>	
2.						Concept Review with City Plan Commission: \$100 + 20 /unit*	
3.			✓			Master Plan Review Fee: \$500 + 75 per unit*	
4.			N/A			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	
5.						Preliminary Plan Review Fee: \$500 + 75 per unit*	
6.						Final Plan Review Fee: \$200 + 35 per unit*	
7			✓			Radius Package (collected at the City Assessor’s Office, 1st floor City Hall, 869 Park Ave. Cranston RI 02910): \$75 <i>Pending</i>	
8.						<i>For public hearings:</i> Beacon Communications advertising fee (determined after advertising, paid directly to BC)	
9.						<u>Capital Facilities Development Impact Fee:</u> Eastern Cranston: \$593.46 / dwelling unit Western Cranston: \$1,389.50 / dwelling unit	
10.						Final Decision Recording Fee (\$49 for each decision + \$1 per additional page) – submitted <u>AFTER</u> Final Plan approval	
11.						Final Plan Recording Fee (\$49 for plat map + \$1 per additional page) – submitted <u>AFTER</u> Final Plan approval	
12.						Sewer Connection Fee (<i>MuniCode 13.08, Article III, Sec.13.08100, E</i>)	
13.						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 Administrative Officer approval)	
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.	<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: _____

A handwritten signature in blue ink, appearing to read "J. V. Moran", is written over a horizontal line.

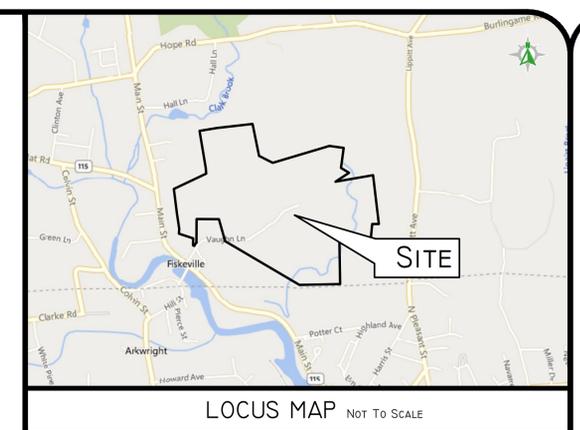
Signature of reviewer: _____

Date of Review: _____

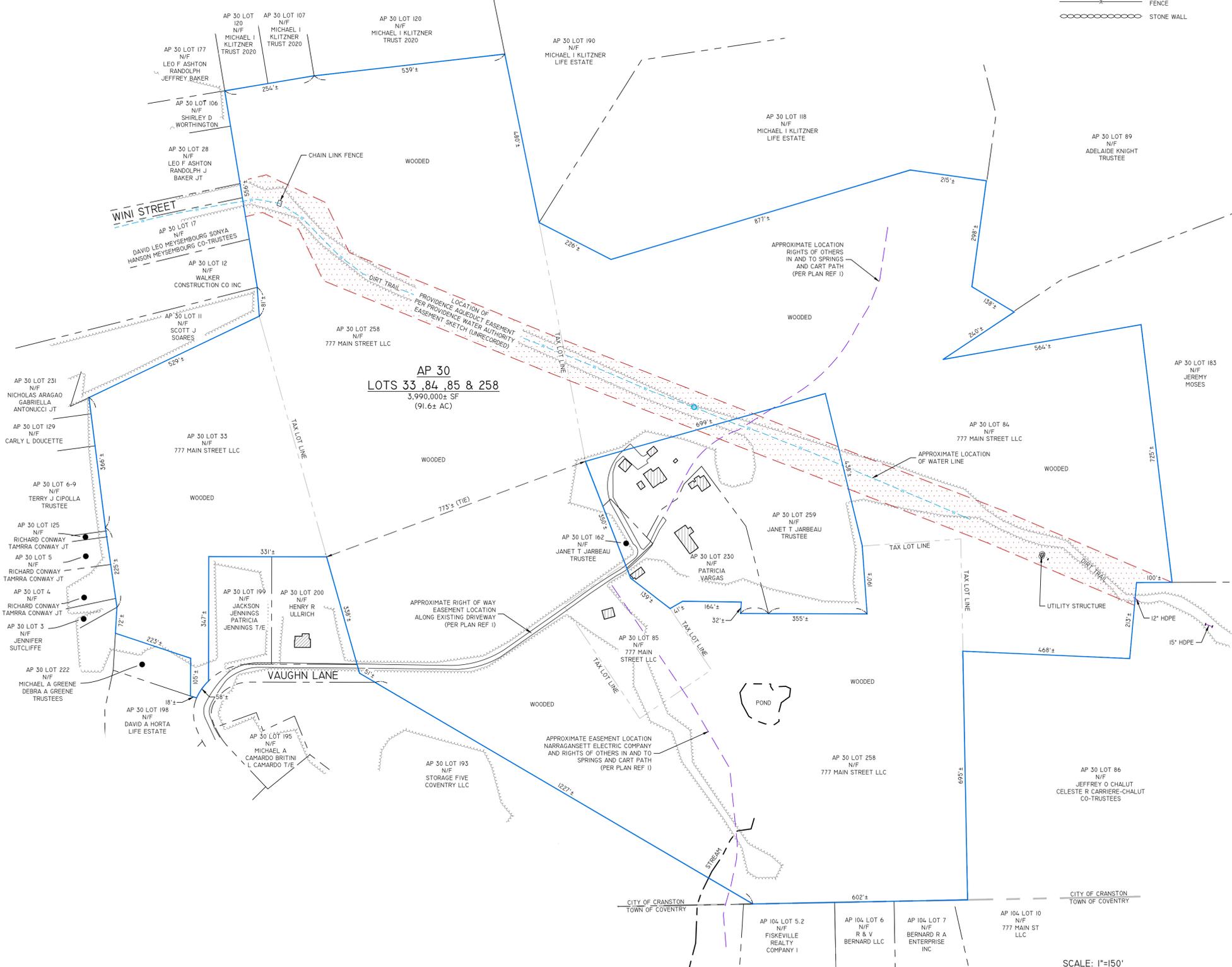


LEGEND

123/1234	DEED BOOK/PAGE
AP	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
(R)	RECORD
(CA)	CHORD ANGLE
▲/▲	NAIL/SPIKE FOUND/SET
○/○	DRILL HOLE FOUND/SET
●/●	IRON ROD/PIPE FOUND/SET
■/■	BOUND FOUND/SET
—	PROPERTY LINE
- - -	ASSESSORS LINE
~ ~ ~	TREELINE
— — —	GUARDRAIL
—x—x—x	FENCE
○-○-○-○	STONE WALL



LOCUS MAP NOT TO SCALE



AP 30
LOTS 33, 84, 85 & 258
3,990,000± SF
(91.6± AC)

GENERAL NOTES

- THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 30, LOTS 33, 84, 85, & 258 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 6594, PAGE 337 IS 777 MAIN STREET, LLC.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0406H, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED A-80 BASED ON CITY OF CRANSTON GIS MAPS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- FEATURES SHOWN ON THIS PLAN ARE DERIVED FROM AERIAL PHOTOGRAPHY AND ARE NOT BASED ON GROUND SURVEY DATA. ACTUAL FIELD LOCATIONS MAY VARY.

PLAN REFERENCES

- "ALTA/ACSM LAND TITLE SURVEY" BY ARKWRIGHT INC., DATED JANUARY 8, 2010, SCALE 1"=140'
- "ALTA/NSPS LAND TITLE SURVEY, 538 MAIN STREET" BY DIPRETE ENGINEERING, SCALE 1"=80'

UTILITY NOTES

- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN C/ASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
- PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
- DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.
- UTILITY PLAN REFERENCES
 1. WATER INFORMATION OBTAINED ON THE GROUND, UTILIZING A METAL DETECTOR, BY DIPRETE ENGINEERING ON APRIL 24, 2025.

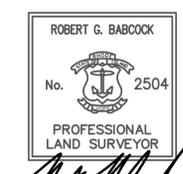
SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-019 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

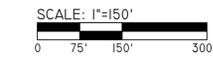
• COMPILATION PLAN (NOT A BOUNDARY SURVEY) CLASS IV

THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: COMPILATION PLAN



04/27/2025
ROBERT G. BABCOCK, RIPLS #2504, CDA #LS.000A160



DiPrete Engineering
Engineers • Planners • Surveyors
www.diprete-eng.com

Two Stafford Court, Cranston, RI 02920 • Tel 401-943-1000

NO.	DATE	DESCRIPTION	J.S.	B.T.
1	4-27-25	WATER LINE & EASEMENT ADDED		
2	5-28-25	COMPILATION PLAN		

COMPILATION PLAN

VAUGHN LANE
ASSESSOR'S PLAT 30 LOTS 33, 84, 85, & 258
CRANSTON, RHODE ISLAND

PREPARED FOR:
MR. JEREMY MOSES
201 LIPPITT AVENUE, CRANSTON, RHODE ISLAND 02921

DE. JOB NO.: 238450. COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 1 OF 1

z:\diprete\projects\3268-001\vaughn_lane\board_drawing\3268-001-plat-cl-dwg_Plotter.dwg Plotter: 4/27/2025

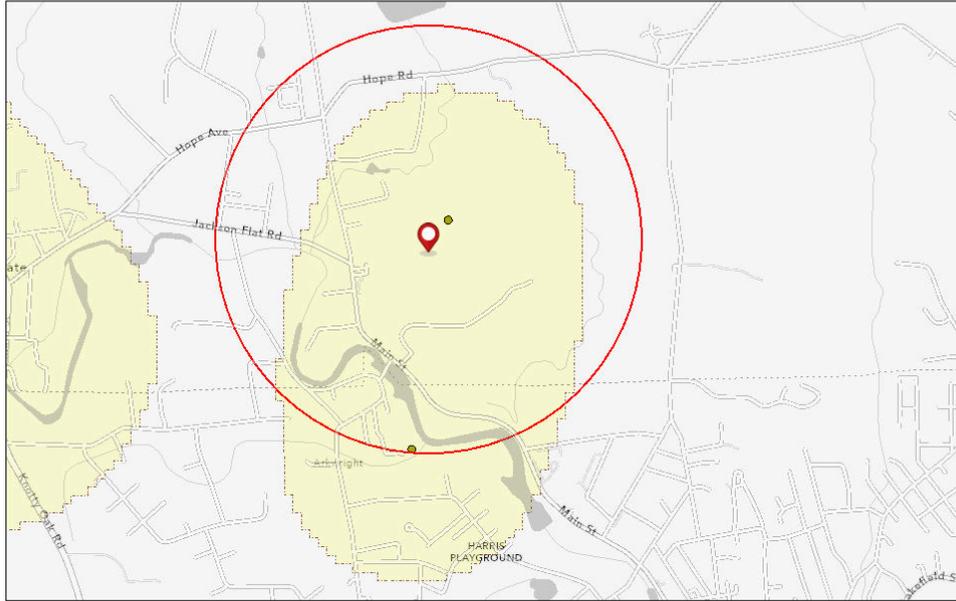


Natural Heritage Report Vaughn Lane

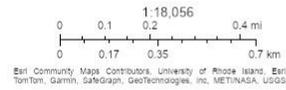
Area of Interest (AOI) Information

Area : 19,605,308.94 ft²

Jan 14 2025 14:16:42 Eastern Standard Time



Heritage_EO Natural Heritage Area
● State Concern



Summary

Name	Count	Area(ft ²)	Length(ft)
Natural Heritage Observations	2	N/A	N/A

Natural Heritage Observations

#	Family	Genus	Species	Common Name	RI Status	Last Observation	Count
1	Scrophulariaceae	Agalinis	tenuifolia	Common Agalinis, Slender Gerardia	State Concern	1987	1
2	Dryopteridaceae	Matteuccia	struthiopteris ssp. pennsylvanica	Ostrich Fern	State Concern	2010	1



Kent County Water Authority

May 5, 2025

Mr. John Raymond
DiPrete Engineering
2 Stafford Court
Cranston, RI 02920

Re: Water Availability – Vaughn Lane, Cranston RI

Dear Mr. Raymond,

In response to your request dated May 2, 2025, regarding water availability for a proposed development on Vaughn Lane in Cranston, please be advised that a 12-inch ductile iron water main exists along Main Street at the intersection of Main Street and Vaughn Lane.

Water service will be made available, contingent upon the ability of the system to meet the project's demands and full compliance with all regulations of the Kent County Water Authority (KCWA).

A complete design application, as outlined in Part III of the KCWA Rules and Regulations, is required. This application must include detailed water demand requirements and site plans for the proposed development.

A computerized hydraulic model may be required if the project has 10 or more units. Please contact Nicole Campagnone at our office to review the information requirements she will need to perform the model.

Please feel free to contact our office with any questions or for further clarification.

A copy of the KCWA rules and regulations are available online www.kentcountywater.org.

Please feel free to call should you have any questions regarding this matter.

Very truly yours,
Kent County Water Authority

A handwritten signature in black ink, appearing to read "Gary Glenn", written over a faint, larger version of the same signature.

Gary Glenn
Senior Manager Construction
gglenn@kentcountywater.org

PO Box 192
West Warwick, RI 02893-0192
401-821-9300
www.kentcountywater.org

Abbuter's List: 99 Vaughn Ln 200' Radius Plat 30 Lots 83-85, 258

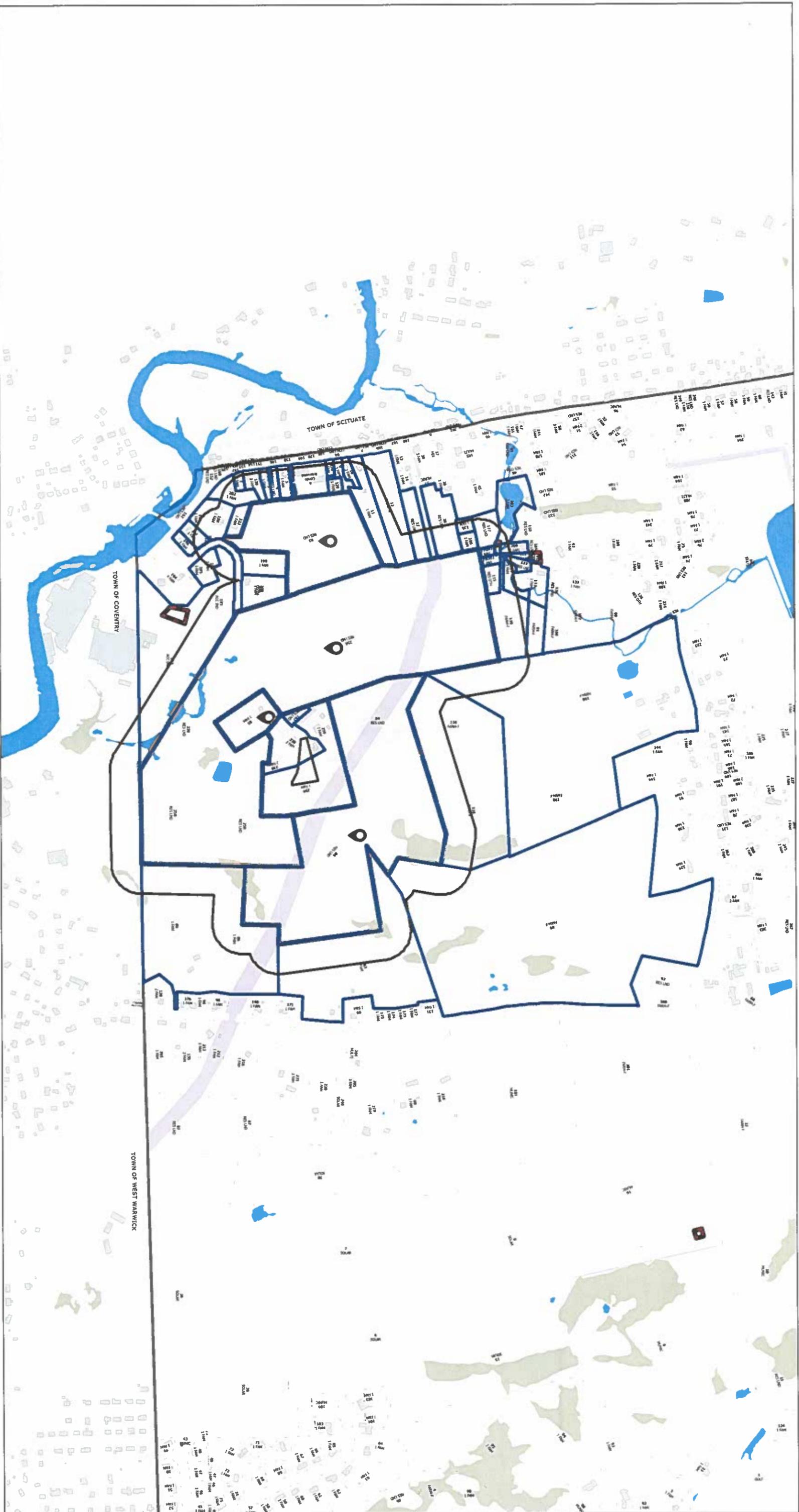
<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
30-1-0	161 MAIN STREET SINGLE FAM MDL01	ERICA HOPKINS P O BOX 91 FISKEVILLE, RI 02823
30-10-0	235 MAIN STREET TWO FAMILY	LIVE LIKE BILLY LLC 39 HOLDEN ST ATTLEBORO, MA 02703-1717
30-103-0	7 HALL LANE SINGLE FAM MDL01	LOIS M LABRIE P O BOX 128 FISKEVILLE, RI 02823
30-104-0	0 HALL LANE FARM-FORST MDL00	MICHEAL I KLITZNER TRUST 2020 1410 HOPE ROAD CRANSTON, RI 02831
30-106-0	3 ROBERTS AVENUE SINGLE FAM MDL01	SHIRLEY D WORTHINGTON PO BOX 194 FISKEVILLE, RI 02823-0194
30-107-0	0 HALL LANE FARM-FORST MDL00	MICHEAL I KLITZNER TRUST 2020 1410 HOPE ROAD CRANSTON, RI 02831
30-11-0	241 MAIN STREET SINGLE FAM MDL01	SCOTT J SOARES 30 NEWELL STREET WEST WARWICK, RI 02893-1825
30-111-0	0 HALL LANE RES LD UND	KENNETH A PIEKARSKI COLLEEN PIEKARSKI T/E P O BOX 27 FISKEVILLE, RI 02823
30-112-0	81 HALL LANE SINGLE FAM MDL01	MICHAEL F MANN P O BOX 112 FISKEVILLE, RI 02823-0112
30-114-0	0 MAIN STREET RES LD UND	JENNIFER SUTCLIFFE 171 MAIN ST FISKEVILLE, RI 02823
30-115-0	0 HALL LANE RES OTH IM MDL00	MICHEAL I KLITZNER TRUST 2020 1410 HOPE ROAD CRANSTON, RI 02831
30-118-0	0 LIPPITT AVENUE FARM-FORST MDL00	MICHAEL I KLITZNER LIFE ESTATE 1410 HOPE ROAD HOPE, RI 02831-1902
30-12-0	0 MAIN STREET RES OTH IM MDL00	WALKER CONSTRUCTION CO INC P O BOX 297 HOPE, RI 02831-0297
30-120-0	0 HALL LANE FARM-FORST MDL00	MICHAEL I KLITZNER LIFE ESTATE 1410 HOPE ROAD HOPE, RI 02831-1902
30-124-0	0 MAIN STREET RES LD UND	RICHARD CONWAY TAMRRA CONWAY JT PO BOX 6 FISKEVILLE, RI 02823
30-125-0	0 MAIN STREET RES LD UND	RICHARD CONWAY TAMRRA CONWAY JT PO BOX 6 FISKEVILLE, RI 02823
30-128-0	169 MAIN STREET TWO FAMILY	DAVID N PUERINI 169 MAIN ST FISKEVILLE, RI 02823
30-129-0	223 MAIN STREET SINGLE FAM MDL01	CARLY L DOUCETTE 223 R MAIN STREET FISKEVILLE, RI 02823
30-133-0	0 HALL LANE RES LD UND	KENNETH A PIEKARSKI COLLEEN PIEKARSKI T/E P O BOX 27 FISKEVILLE, RI 02823

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
30-134-0	0 HALL LANE SINGLE FAM MDL01	MICHEAL I KLITZNER TRUST 2020 1410 HOPE ROAD CRANSTON, RI 02831
30-135-0	8 ROBERTS AVENUE SINGLE FAM MDL01	LEO F ASHTON RANDOLPH JEFFREY BAKER PO BOX 76 FISKEVILLE, RI 02823-0076
30-158-0	221 MAIN STREET TWO FAMILY	ARTHUR G ALLEN MEREDITH A ALLEN T/E 490 HOPE FURNACE RD, HOPE, RI 02831
30-162-0	0 ARKWRIGHT FARM ROAD RES LD UND	JANET T JARBEAU TRUSTEE PO BOX 83, VAUGHN LANE FISKEVILLE, RI 02823-0083
30-169-0	0 HALL LANE RES LD UND	VICTOR R FORMISANO ESTATE C/O NICHOLAS FORMISANO 2761 DOVER ROAD ATLANTA, GA 30327-1207
30-17-0	0 WINI STREET RES LD DEV MDL00	DAVID LEO MEYSEMBOURG SONYA HANSON MEYSEMBOURG CO-TRUST P O BOX 195 FISKEVILLE, RI 02823
30-177-0	0 ROBERTS AVENUE RES LD DEV MDL00	LEO F ASHTON RANDOLPH JEFFREY BAKER 8 ROBERTS ST FISKEVILLE, RI 02823
30-183-0	201 LIPPITT AVENUE SINGLE FAM MDL01	JEREMY MOSES 201 LIPPITT AVENUE CRANSTON, RI 02921
30-190-0	1410 HOPE ROAD FARM-FORST MDL01	MICHAEL I KLITZNER LIFE ESTATE 1410 HOPE ROAD HOPE, RI 02831-1902
30-193-0	538 MAIN STREET ACC IND LD MDL96	STORAGE FIVE COVENTRY LLC P O BOX 1042 SEABROOK, TX 77586
30-195-0	1 VAUGHN LANE SINGLE FAM MDL01	MICHAEL A CAMARDO BRITINI L CAMARDO T/E PO BOX 234 FISKEVILLE, RI 02823-0234
30-196-0	109 MAIN STREET SINGLE FAM MDL01	MONICA J BOURGEOIS REVOCABLE LIVING TRUST 109 MAIN STREET FISKEVILLE, RI 02823
30-197-0	115 MAIN STREET SINGLE FAM MDL01	ARTHUR J SIMPSON JOANN R SIMPSON TRUSTEES PO BOX 15 FISKEVILLE, RI 02823-0015
30-198-0	125 MAIN STREET SINGLE FAM MDL01	DAVID A HORTA LIFE ESTATE PO BOX 137 FISKEVILLE, RI 02823-0137
30-199-0	54 VAUGHN LANE SINGLE FAM MDL01	JACKSON JENNINGS PATRICIA JENNINGS T/E P O BOX 355 HOPE, RI 02831-0355
30-200-0	6 VAUGHN LANE SINGLE FAM MDL01	JESSICA D SALTER 6 VAUGHN LANE FISKEVILLE, RI 02823
30-200-999	VAUGHN LANE RES OTH IM MDL00	HENRY R ULLRICH 161 HOLLAND ST UNIT 304 CRANSTON, RI 02920-2400
30-203-0	145 MAIN STREET SINGLE FAM MDL01	ROBERT SANSONE KRISTINA LAMOUR SANSONE T/E 145 MAIN ST FISKEVILLE, RI 02823
30-209-0	49 HALL LANE SINGLE FAM MDL01	KENNETH A PIEKARSKI COLLEEN PIEKARSKI T/E P O BOX 27 FISKEVILLE, RI 02823
30-222-0	42 VAUGHN LANE SINGLE FAM MDL01	MICHAEL A GREENE DEBRA A GREENE TRUSTEES 42 VAUGHN LANE FISKEVILLE, RI 02823

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
30-230-0	79 VAUGHN LANE TWO FAMILY	PATRICIA VARGAS 143 RUTHERGLEN AVE PROVIDENCE, RI 02907-3560
30-258-0	0 VAUGHN LANE RES LD POT	777 MAIN STREET LLC 201 LIPPITT AVE CRANSTON, RI 02921-3011
30-259-0	78 VAUGHN LANE SINGLE FAM MDL01	JANET T JARBEAU TRUSTEE PO BOX 83, VAUGHN LANE FISKEVILLE, RI 02823-0083
30-28-0	0 WINI STREET RES LD DEV MDL00	LEO F ASHTON RANDOLPH J BAKER JT P O BOX 76 FISKEVILLE, RI 02823-0076
30-3-0	171 MAIN STREET SINGLE FAM MDL01	JENNIFER SUTCLIFFE 171 MAIN ST FISKEVILLE, RI 02823
30-4-0	0 MAIN STREET RES LD UND	RICHARD CONWAY TAMRRA CONWAY JT PO BOX 6 FISKEVILLE, RI 02823
30-5-0	195 MAIN STREET SINGLE FAM MDL01	RICHARD CONWAY TAMRRA CONWAY JT PO BOX 6 FISKEVILLE, RI 02823
30-6-1	205 MAIN STREET RES CONDO MDL05	DIANE M CROWLEY PO BOX 164 FISKEVILLE, RI 02823
30-6-10	205 MAIN STREET RES CONDO MDL05	DONNA M PECK P O BOX 48 FISKEVILLE, RI 02823
30-6-11	205 MAIN STREET RES CONDO MDL05	RYAN M FLODIN 205 MAIN ST UNIT B11 FISKEVILLE, RI 02823
30-6-12	205 MAIN STREET RES CONDO MDL05	BRIAN ALPAIO 112 BURLINGAME RD CRANSTON, RI 02921-2924
30-6-2	205 MAIN STREET RES CONDO MDL05	TERRY J CIPOLLA TRUSTEE 120 WHITE BIRCH CIRCLE HOPE, RI 02831-1139
30-6-3	205 MAIN STREET RES CONDO MDL05	TAYLOR LAMBERT RAYMOND ANDREW LAMBERT JT 205 MAIN ST UNIT A-3 FISKEVILLE, RI 02823
30-6-4	205 MAIN STREET RES CONDO MDL05	ROBERT J GREENWOOD 205 MAIN ST A4 FISKEVILLE, RI 02823
30-6-5	205 MAIN STREET RES CONDO MDL05	DONNA LOISELLE P O BOX 36 205 MAIN ST UNIT A5 FISKEVILLE, RI 02823
30-6-6	205 MAIN STREET RES CONDO MDL05	KRISTINA A JANDRON 205 MAIN ST A6 FISKEVILLE, RI 02823-1111
30-6-7	205/B-1 MAIN STREET RES CONDO MDL05	MARK & MARGARET LAZUR REVOCABLE TRUST 2023 109 HOMERIDGE LANE MUNHALL, PA 15120-2919
30-6-8	205/B-2 MAIN STREET RES CONDO MDL05	TERRY J CIPOLLA TRUSTEE 120 WHITE BIRCH CIRCLE HOPE, RI 02831-1139
30-6-9	205 MAIN STREET RES CONDO MDL05	TERRY J CIPOLLA TRUSTEE 120 WHITE BIRCH CIRCLE HOPE, RI 02831-1139
30-81-0	0 HALL LANE FARM-FORST MDL00	MICHAEL I KLITZNER LIFE ESTATE 1410 HOPE ROAD HOPE, RI 02831-1902

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
30-83-0	0 VAUGHN LANE RES LD DEV MDL00	777 MAIN STREET LLC 201 LIPPITT AVE CRANSTON, RI 02921-3011
30-84-0	0 ARKWRIGHT FARM ROAD RES LD POT	777 MAIN STREET LLC 201 LIPPITT AVE CRANSTON, RI 02921-3011
30-85-0	99 VAUGHN LANE SINGLE FAM MDL01	777 MAIN STREET LLC 201 LIPPITT AVE CRANSTON, RI 02921-3011
30-86-0	275 LIPPITT AVENUE SINGLE FAM MDL01	JEFFREY O CHALUT CELESTE R CARRIERE-CHALUT CO-TRUSTEES 275 LIPPITT AVENUE CRANSTON, RI 02921-3011
30-89-0	0 LIPPITT AVENUE FARM-FORST MDL00	ADELAIDE KNIGHT TRUSTEE 1231 HOPE ROAD LIPPITT FARM HOPE, RI 02831-1861
30-9-0	231 MAIN STREET THREE FAM MDL01	NICHOLAS ARAGAO GABRIELLA ANTONUCCI JT 231 MAIN ST FISKVILLE, RI 02823

99 Vaughn Ln 200' Radius Plat 30 Lots 83-85, 258



- ParcelInBuffer
- SelectedParcelInBuffer
- SelectedParcels
- Labels_Radius Maps_Lot and LU
- Hydro Poly 2001
- StreamWater Body
- Swamp
- Buildings
- Cranston Boundary
- Easements partial
- Cemeteries
- Cranston Boundary



Map Scale: 1:9,880
 Scale bar formatted at 1:2000 scale
 Map created by Web Application on 5/12/2025 2:13 PM

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