

Incorporated 1910

Minor Subdivision Application

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

Project Phase: ☐ Pre-application ☒ Preliminary ☐ Final

Project Info

Project InfoProject Name: Cullion HomesAssessor's Plat(s): 18-3 Assessor's Lot(s): 2006Address of Project: 0 Briarwood Avenue

Contact Information

ApplicantName: Mark CullionAddress: 875 Phenix Avenue, Cranston, RI 02920Phone: (401) 783-4650 Email: _____

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

Name: Preservation Development, LLCAddress: 29 South View Terrace, Cranston, RI 02920

Phone: _____ Email: _____

Attorney (If applicable)Name: John O. Mancini, Esq.Address: 56 Pine Street, 3rd Floor, Providence, RI 02903Phone: (401) 343-7000 Email: jmancini@mancinicar.com

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

Engineer

Name: Principe Company, Inc., Engineering Division

Address: 27 Sakonnet Ridge Drive, Tiverton, RI 02878

Phone: (401) 816-5385 Email: _____

Land Surveyor

Name: _____

Address: _____

Phone: _____ Email: _____

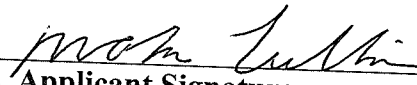
Owner/Applicant Signature

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

Mark Cullion

Applicant Name & Title (please print)

Date: _____


Applicant Signature

Preservation Development, LLC c/o Mark Cullion

Signature of Owner (if different than above)

Date: _____

Signature of Owner(s)

Date: _____



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: 2024-1442258
ISSUED: 16-Apr-2025

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

TAX RATE SUMMARY
FISCAL YEAR 2024

Residential:	13.61
Open Space:	13.61
Commercial:	20.42
Industrial:	20.42
Total Value:	\$13,400

Mancini Carter PC
c/o John O Mancini, Esq
56 PINE STREET
3RD FLOOR
PROVIDENCE RI 02903

Parcel Id: **018-2006-000**
Location: **SOUTHVIEW TERRACE**
Acreage: **.60999**
Legal Reference: **6140-65**
Assessed Owner(s): **PRESERVATION DEVELOPMENT LLC**
Current Owner: **PRESERVATION DEVELOPMENT LLC**

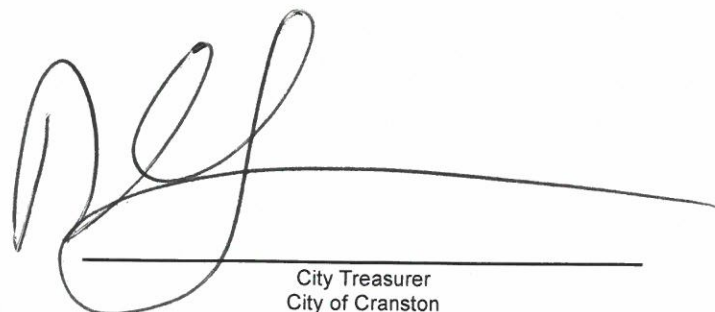
	2024 Bill #1718497501	2023 Bill #1718497501	2022 Bill #1718497501	Prior to 2022
ASSESSMENTS				
Gross Tax	\$182.37	\$173.88	\$170.29	\$1,362.34
Net Tax	\$182.37	\$173.88	\$170.29	\$1,362.34
Interest			\$5.11	\$85.63
Total Net	\$182.37	\$173.88	\$175.40	\$1,447.97
PAYMENTS				
Tax Payments	\$182.37	\$173.88	\$170.29	\$1,362.34
Interest			\$5.11	\$85.63
OTHER				
Net Q1 RE Tax Due: 15-Jul-2024	\$45.59	\$43.47	\$42.57	\$340.56
Net Q2 RE Tax Due: 15-Oct-2024	\$45.59	\$43.47	\$42.57	\$340.56
Net Q3 RE Tax Due: 15-Jan-2025	\$45.59	\$43.47	\$42.57	\$340.56
Net Q4 RE Tax Due: 15-Apr-2025	\$45.60	\$43.47	\$42.58	\$340.66
UNPAID TAXES				
TOTAL UNPAID TAXES (PER DIEM)	\$0.00	\$0.00	\$0.00	
PAYMENT HISTORY	Date Amount	Date Amount	Date Amount	Date Amount
	8/26/2024 182.37	11/22/2023 173.88	7/12/2023 47.69	3/16/2022 82.80
	-	-	3/15/2023 85.14	9/27/2021 41.40
	-	-	8/25/2022 42.57	8/16/2021 41.40
	-	-	-	3/25/2021 50.39
	-	-	-	12/30/2020 50.36
	-	-	-	10/13/2020 100.72
	-	-	-	6/2/2020 225.64
	-	-	-	2/27/2019 212.57
	-	-	-	2/16/2019 60.59
	-	-	-	2/6/2018 50.46

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

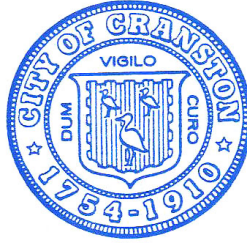
OTHER UNPAID BALANCES

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

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


City Treasurer
City of Cranston

Kenneth J. Hopkins
Mayor



Justin Mateus P.E.
Acting Director of Public Works

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

September 4, 2024

Preservation Development, LLC
29 South View Terrace
Cranston, RI 02920

**Re: Sewer Availability Request
Minor Subdivision – Cullion Homes
Bateman Avenue, Cranston, RI
(Plat 18-3 / Lots 2006)**

Dear Property Owner:

The City of Cranston has reviewed the correspondence request, dated August 23, 2024 for sewer availability for the above referenced project. This letter is to inform you that sewer is available to be connected to a proposed gravity sewer main within a roadway currently under construction, Lilyana Way.

Please find the enclosed Veolia Water, NA Availability of Service Letter, dated August 26, 2024 for your reference. Please note this is not an authorization letter for your sewer. Sewer design review is required by the City and Veolia Water in accordance with 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: Justin Mateus, P.E., Acting Director of Public Works;
Jason Pezzullo, Cranston Planning
John Arruda, Veolia Water
James Thomas, Veolia Water
Earl Salisbury, Veolia Water



VEOLIA WATER NORTH AMERICA
140 Pettaconsett Avenue
Cranston, RI 02920

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

August 26, 2024

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

**Re: Availability of Sewer Service Letter
"Cullion Homes", Cranston
Assessor's Plat 18-3, Lot 2006**

Dear Mr. Tally,

Veolia Water, Cranston, Rhode Island (VW) has received your correspondence request on August 26, 2024 for an availability of sewer service for the above referenced address. The proposed site is located within a proposed 16 Lot Major Subdivision referred to as "Briarwood Estates" on the corner of Lilianna Way and unnamed road referred to "Cullion Homes" Minor Subdivision in Cranston and it will be for two residential homes which was prepared by Thomas J. Principe, III from Principe Company, Inc..

Our records indicate that a 8" PVC sewer main will be available within Lilianna Way after installation of Briarwood Estates and can be tapped to connect and extend an 8" PVC sewer line and two sewer laterals for lots 13 and 14 as shown in the depicted plans of reference and is adjoining to the Meshanticut Valley Part 6 Sheet 33 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. For this Minor Subdivision, it will require a \$500 review fee payable to Veolia Water in addition to inspection cost for the newly proposed sewer main and manhole installation. The above referenced as-builts do not indicate a sewer lateral exists. If a new sewer lateral connection is required, a "New Lateral Tie-In Connection" form will need to be completed and a check payable to Veolia Water for \$380 for an inspection prior to scheduling of work.

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

Sincerely,
Veolia Water

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

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

**Proposed
Minor Subdivision
Preliminary Plan**

In Accordance with the City of Cranston
Zoning Ordinance and Land Development and Subdivision Regulations

PROJECT NARRATIVE

To Accompany Preliminary Plan Application for Minor Subdivision
Assessor's Plat 18-3, Lot 2006
Cranston, Rhode Island

Applicant

Mark Cullion

Proposed
Minor Subdivision
Preliminary Plan Application
May 14, 2025

Development Team

Owner/Applicant

Preservation Development, LLC, c/o Mark Cullion
29 South View Terrace, Cranston, RI 02920

Legal Counsel

Mancini Carter, PC
John O. Mancini, Esq.
ManciniCarter, PC, 56 Pine Street, 3rd Floor, Providence, RI 02903
[*jmancini@mancinicarter.com*](mailto:jmancini@mancinicarter.com)

Engineering/Stormwater Management

Principe Company, Inc., Engineering Division
27 Sakonnet Ridge Drive, Tiverton, RI 02878

Development Introduction

The Applicant, Mark Cullion (the “Applicant”), proposes to subdivide the property identified as Assessor’s Plat 18-3, Lot 1006 (the “Property”), into two buildable lots (the “Project”).

The Property is currently zoned A-8, which the City of Cranston (the “City”) Zoning Ordinance describes as permitting “Single-family dwellings on lots of minimum areas of eight thousand (8,000) square feet.” *See* City Zoning Ordinance Section 17.08.010. The Property is currently vacant. The Applicant desires to make beneficial use of the Property, constructing two single-family residences thereon.

The Project will feature an extension of an existing right of way off Lilyana Way, resulting in a cul-de-sac providing access to the two new lots. Proposed Lot 2006-1 will feature a 34’ x 34’ two-story dwelling, with an attached 24’ x 24’ garage. Resulting in a total lot coverage of 14.1%. Proposed Lot 2006-2 will feature a 28’ x 42’ two-story dwelling with an attached 24’ x 24’ garage. Resulting in a total coverage of 19.5%. The lots will be 16,610 sq. ft. and 12,606 sq. ft. respectively, greatly exceeding the required 8,000 sq. ft. under the City’s Ordinance.

Under the City’s Schedule of Intensity Regulations, the A-8 zone has a minimum lot width of 80 feet. *See* City Ordinance, Schedule of Intensity Regulations. Because the Project splits the lots through the cul-de-sac design, they each have approximately 104.59 feet of frontage upon the right of way. Accordingly, no relief from the City’s Ordinance is required.

To support the Project, the Applicant intends to present witnesses to discuss the engineering plans submitted with the Application materials.

Conclusion

The Applicant asserts that the Project is necessary to effectuate beneficial use of the Property in accordance with the City’s goal of maintaining the A-8 zone. Moreover, the Project will increase in the City’s housing stock.

Accordingly, the Applicant respectfully requests that the City grant the proposed minor subdivision.

INFORMATION REQUEST FORM
Turnaround Time is Three (3) Weeks

NAME: Raffaello R. Manzo, Esq. DATE: May 16, 2025

PHONE NUMBER: (401) 343-7000

MAILING ADDRESS: 56 Pine Street, 3rd Floor, Providence, RI 02903

LOCATION INQUIRING ABOUT:

Street: _____

Lot/Plat/Pole #: Assessor's Plat 18-3, Lot 2006 City/Town: Cranston

Adjacent Streets: Lilyana Way

Map Location (please provide map) See enclosed

PLEASE DESCRIBE BELOW IN DETAIL ALL INFORMATION REQUESTED:
(Note: provide as much amplifying information as possible)

The minor subdivision applicant, Preservation Development LLC, requires a written statement

of water availability for the Property in order to proceed with preliminary plan approval.

Kent County Water Authority, 35 Technology Way, West Greenwich, RI 02817
Phone: 401-821-9300 Fax: 401-823-4810

**We do not accept faxed information sheets. Please mail to the above address or you may bring
your request to our offices located at 35 Technology Way, West Greenwich, RI 02817**

MASTER PLAN
FOR
CULLION HOMES
A.P. 18-3 LOT 2006
MINOR SUBDIVISION
NEW LONDON AVENUE
IN
CRANSTON, RHODE ISLAND

OWNERS:

LOT 2006:
PRESERVATION DEVELOPMENT, LLC
29 SOUTH VIEW TERRACE
CRANSTON, RI 02920-1417

APPLICANT:

MARK CULLION
875 PHENIX AVENUE
CRANSTON, RI 02920
401.783.4650

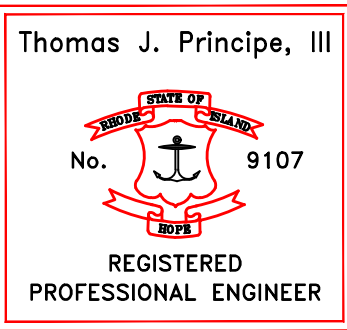


PREPARED BY:
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION

27 SAKONNET RIDGE DR
TIVERTON, RHODE ISLAND 02878
401.816.5385

LIST OF DRAWINGS

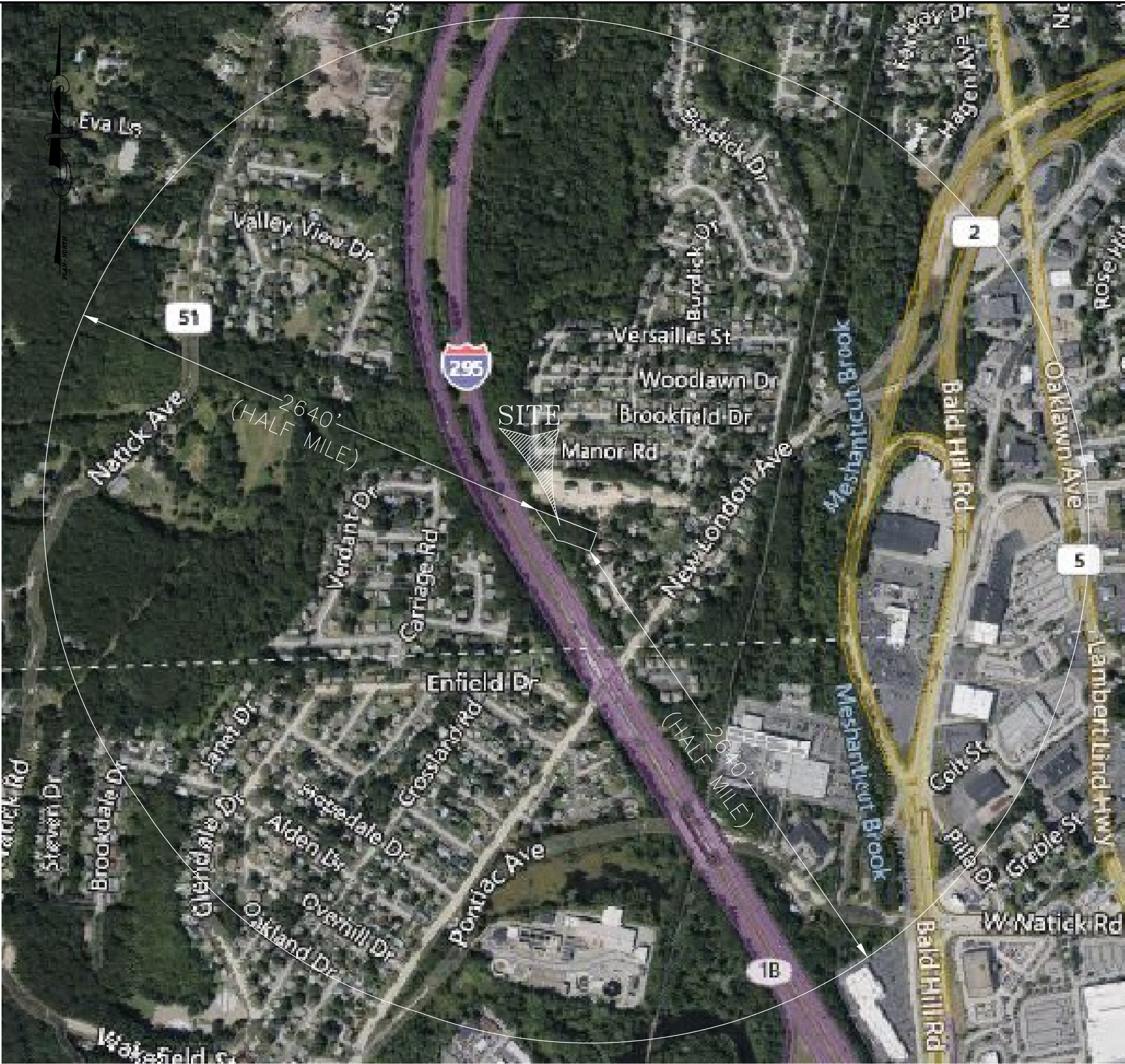
- 1) TITLE SHEET
- 2) EXISTING CONDITIONS
- 3) SUBDIVISION LAYOUT
- 4) UTILITY AND GRADING
- 5) EROSION CONTROL
- 6) ROAD PLAN AND PROFILE
- 7-9) DETAILS



MAY 07, 2025

DRAWING ISSUE:

- ☐ CONCEPT
☒ CUSTOMER APPROVAL
☐ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:
ONLY PLANS ISSUED FOR
CONSTRUCTION SHALL BE USED
FOR CONSTRUCTION



AERIAL LOCUS MAP

SCALE 1"=400'

PROJECT DATA:

PLAN REFERENCE:

1. FINAL PLAN SUBMISSION FOR A PROPOSED 14-LOT MAJOR SUBDIVISION - BRIARWOOD ESTATES CRANSTON, RHODE ISLAND AP 18-3, LOTS 1023 & 1026 DATE: MARCH 2022, LAST REVISED: 9/27/23 PREPARED BY: JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, R 02888I PHONE: 401.944.1300
2. ADMINISTRATIVE SUBDIVISION PLAN PREPARED BY E. GREENWICH SURVEYORS, LLC DATE: FEB. 2022
3. CLASS I BOUNDARY SURVEY PLAN PREPARED BY PRINCIPE COMPANY, INC. SURVEYING DIVISION TITLED BOUNDARY SURVEY PLAN FOR PRESERVATION DEVELOPMENT LLC ASSESSORS PLAT 18-3 LOT 2006 0 SOUTHVIEW TERRACE IN CRANSTON, RHODE ISLAND DATE: JANUARY 20, 2025
4. CLASS I BOUNDARY SURVEY - FINAL RECORD PLAN - BRIARWOOD ESTATES PREPARED FOR UNIVERSAL REALTY, LLC - LOCATION NEW LONDON AVENUE A.P. 18-3/LOT 1026 CRANSTON, R.I. DATE: 9-27-23 REVISED: 10-12-23 PREPARED BY E. GREENWICH SURVEYORS, L.L.C.
5. NO RELEVANT ZONING RELIEF HAS BEEN GRANTED FOR THIS SITE
6. THERE ARE NO KNOWN CONTAMINATED SOILS PRESENT ON THE SITE.
7. THE SITE CONSISTS OF A WOODED AREA ABUTTING THE ROUTE 295 NORTHBOUND SIDE SLOPE.
8. THE SITE CONTAINS NO UNIQUE NATURAL FEATURES OR SPECIMAN TREES.
9. THE SITE IS NOT LOCATED WITHIN ANY NATURAL HERITAGE AREAS AS DEFINED BY RIDEM, COASTAL BUFFER AREAS, GROUNDWATER OVERLAY PROTECTION AREAS, WELLHEAD PROTECTION AREAS, GROUNDWATER RECHARGE AREAS, AREAS WITHIN A TMDL WATERSHED, OWTS CRITICAL RESOURCES AREAS, DRINKING WATER SUPPLY WATERSHEDS AS DEFINED BY RIDEM, NATIONAL REGISTER OF HISTORICAL PLACES OR THE CRANSTON HISTORIC DISTRICT.

VARIANCE REQUEST

PROPOSED SUBDIVISION LOTS 2006-1 AND 2006-2 EACH REQUESTS 64' OF RELIEF FROM THE A-8 MINIMUM FRONTAGE REQUIREMENT OF 80 FEET

EXISTING:

PLAT: 18-3 LOT: 2006
LOT AREA: 0.66 AC

PROPOSED:

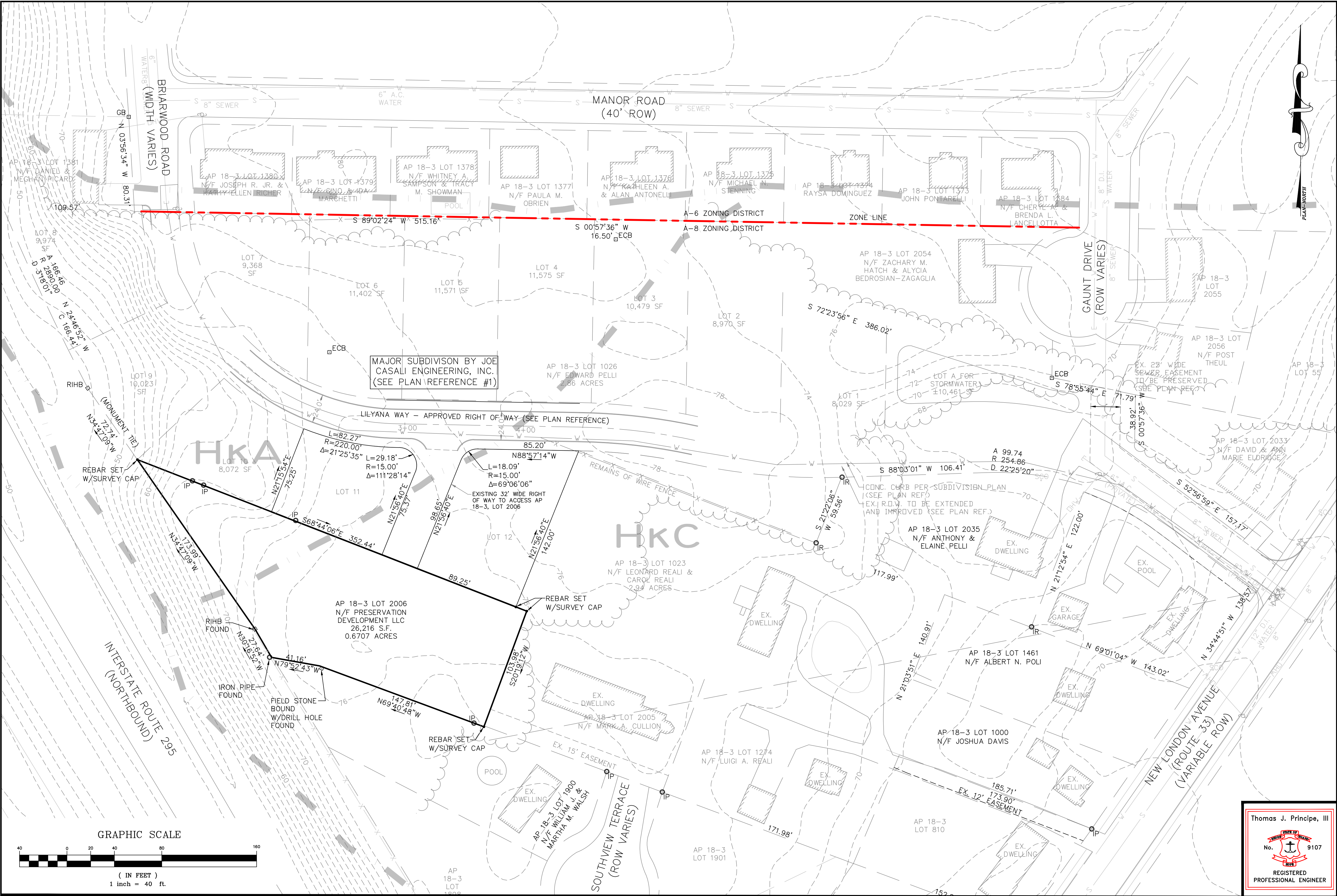
MINOR SUBDIVISION MASTER
PLAN APPLICATION TO
CREATE TWO (2) RESIDENTIAL
LOTS COMPLIANT TO TOWN OF
CRANSTON R-8 ZONE

STREET INDEX

BRIARWOOD ROAD (TOWN, PUBLIC)
NEW LONDON AVENUE (STATE, PUBLIC)

ZONING DISTRICT: - A8

MIN. LOT AREA	8,000 SF
MIN. LOT WIDTH/FRONTAGE	80 FT
MIN. FRONT YARD	25 FT
MIN. SIDE YARD	10 FT
MIN. REAR YARD	20 FT
MAX. BLD. COVERAGE	30%
MAX. BUILDING HEIGHT	35 FT



LEGEND

EXISTING PROPERTY LINE	
ABUTTER LINE	
EX. EDGE OF PAVEMENT	
EXISTING CONTOUR	
EXISTING SPOT GRADE	
EX. TEST PIT	
EXISTING STONE WALL	
EXISTING FENCE LINE	
EXISTING BUILDING	
EXISTING UTILITY POLE	
EXISTING HYDRANT	
PROPOSED LOT LINE	
BUILDING SETBACK	
PROPOSED DOWNSPOUTS	
PROPOSED CONTOUR	
PROPOSED SPOT GRADE	
PROPOSED SEWER LINE	
PROPOSED WATER LINE	
PROPOSED DRAIN LINE	
DRILL HOLE	
GRANITE (CONCRETE) BOUND	
IRON ROD	
PROPOSED EROSION CONTROLS	
LIMITS OF CLEARING/DISTURB.	

STREET INDEX

BRIARWOOD ROAD (TOWN, PUBLIC)
NEW LONDON AVENUE (STATE, PUBLIC)

PROJECT NOTES:

1. THE INFORMATION ON THIS PLAN HAS BEEN GENERATED FROM A CLASS I COMPREHENSIVE BOUNDARY SURVEY PERFORMED BY EAST GREENWICH SURVEYORS, LLC - EAST GREENWICH, RI IN FEBRUARY, 2022.
2. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE.
3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS OF EX. UTILITIES PRIOR TO NY CONSTRUCTION. RESTORATION AND REPAIR FOR ANY DAMAGED UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNERS(S).
4. HORIZONTAL DATUM IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND CONTOURS BASED ON NAVD 88 DATUM.
5. THIS SITE LIES WITHIN ZONE X AREA OF THE FLOOD PLAIN AS SHOWN ON THE FIRM MAP FOR THE TOWN OF CRANSTON, RHODE ISLAND COMMUNITY PANEL NO. 44007C0426H, MAP DATED OCTOBER 02, 2015.
6. THERE ARE NO WETLANDS ON OR ADJACENT TO THE SUBJECT PROPERTIES. THE SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA.
7. THE PROPOSED DEVELOPMENT LIES WITHIN THE PAWTUXET RIVER MAINSTEM WATERSHED. THERE ARE NO EXTRAORDINARY OR UNUSUAL FEATURES OR ENVIRONMENTAL HAZARDS ON THE SUBJECT PROPERTIES.
8. THERE ARE NO HISTORIC CEMETERIES WITHIN OR ADJACENT TO THE SUBJECT PARCEL.
9. SOIL TYPES WITHIN THE SUBDIVISION PARCEL AS MAPPED BY THE USDA RI SOIL SURVEY CONSIST OF HINCLEY LOAMY SAND, 0-3% SLOPES (HKA) AND HINCLEY LOAMY SAND, 8-15% SLOPES (HKC). BOTH SOILS CLASSIFY AS HYDROLOGIC SOIL GROUP A.
10. ELECTRIC/COMMUNICATIONS, SEWER, AND WATER ARE ALL AVAILABLE FROM NEW LONDON AVENUE (ROUTE 33).

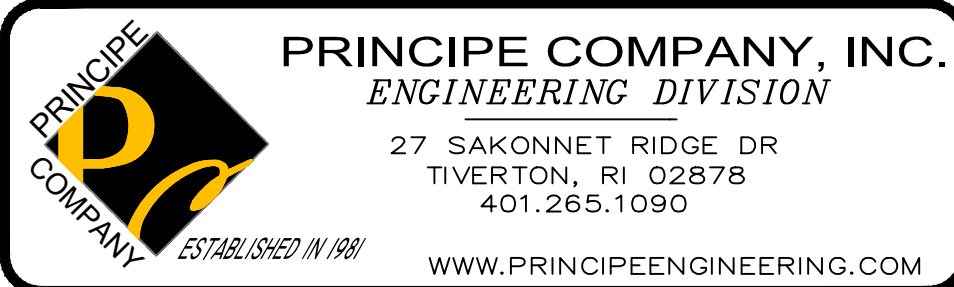
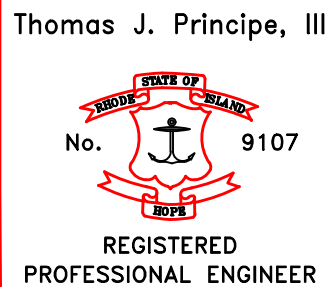
OWNERS:

LOT 2006:
PRESERVATION
DEVELOPMENT, LLC
29 SOUTH VIEW TERRACE
CRANSTON, RI 02920-1417

APPLICANT:

MARK CULLION
875 PHENIX AVENUE
CRANSTON, RI 02920
401.783.4650

EXISTING CONDITIONS



MASTER PLAN - MINOR SUBDIVISION

for
"CULLION HOMES"
AP 18-3 LOT 2006
NEW LONDON AVENUE
in
CRANSTON, RHODE ISLAND

SCALE: 1" = 40'		SHEET NO: 2 OF 9	
DRAWN BY: JP	DESIGN BY: JP		CHECKED BY: TJP
DATE: 3/25/2025		PROJECT NO.: LD-2022-16	

A-8 ZONE DIMENSIONAL REGULATIONS:

ZONING CRITERIA	REQUIRED	EXISTING LOT 2006
ZONING DISTRICT	A-8	A-8
MIN. LOT AREA	8,000 SF	29,216 SF
MIN. LOT WIDTH/FRONTAGE	80 FT	NONE**
MIN. FRONT YARD	25 FT	N/A
MIN. SIDE YARD	10 FT	N/A
MIN. REAR YARD	20 FT	N/A
MAX. BLD. COVERAGE	30%	N/A
MAX. BUILDING HEIGHT	35 FT	N/A

1. FINAL PLAN SUBMISSION FOR A PROPOSED 14-LOT MAJOR SUBDIVISION - BRIARWOOD ESTATES CRANSTON, RHODE ISLAND AP 18-3, LOTS 1023 & 1026 DATE: MARCH 2022, LAST REVISED: 9/27/23
PREPARED BY: JOE CASALI ENGINEERING, INC.
300 POST ROAD WARWICK, R 028881 PHONE: 401.944.1300

2. ADMINISTRATIVE SUBDIVISION PLAN PREPARED BY E. GREENWICH SURVEYORS, LLC DATE: FEB. 2022

3. CLASS I BOUNDARY SURVEY PLAN PREPARED BY PRINCIPLE COMPANY, INC. SURVEYING DIVISION TITLED BOUNDARY SURVEY PLAN FOR PRESERVATION DEVELOPMENT LLC ASSESSORS PLAT 18-3 LOT 2006 0 SOUTHVIEW TERRACE IN CRANSTON, RHODE ISLAND DATE: JANUARY 20, 2025

4. CLASS I BOUNDARY SURVEY - FINAL RECORD PLAN - BRIARWOOD ESTATES PREPARED FOR UNIVERSAL REALTY, LLC - LOCATION NEW LONDON AVENUE A.P. 18-3/LOT 1026 CRANSTON, R.I. DATE: 9-27-23 REVISED: 10-12-23 PREPARED BY E. GREENWICH SURVEYORS, L.L.C.

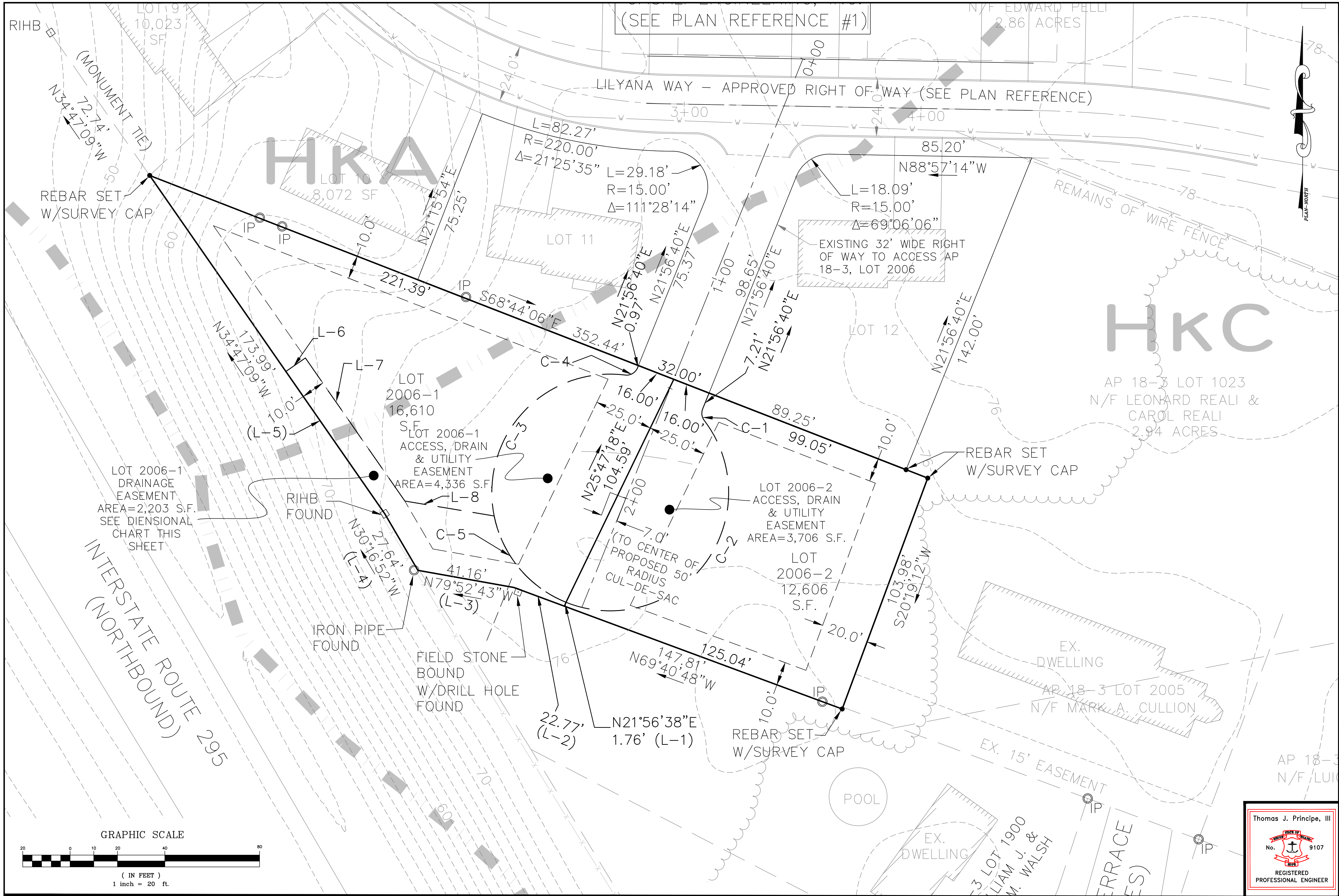
DRAWING ISSUE:

- ☐ CONCEPT
 - ☒ CUSTOMER APPROVAL
 - ☐ PERMITTING
 - ☐ CONSTRUCTION
 - ☐ AS-BUILT
 - ☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

STREET INDEX

BRIARWOOD ROAD (TOWN, PUBLIC)
NEW LONDON AVENUE (STATE, PUBLIC)

C:\Users\admin\Principe Engineering Dropbox\Land Development\2022\LD-2022-16_New London Avenue Cranston\Current Working Drawings and PDFs\LD-2022-16_NEW LONDON AVENUE CRANSTON from survey plan 5-7--25.dwg, 5/9/2025 1:35:16 PM, DWG To PDF.pc3



LEGEND

EXISTING PROPERTY LINE	---
ABUTTER LINE	---
EX. EDGE OF PAVEMENT	---
EXISTING CONTOUR	---
EXISTING SPOT GRADE	X 87
EX. TEST PIT	⊙
EXISTING STONE WALL	⊗
EXISTING FENCE LINE	---
EXISTING BUILDING	---
EXISTING UTILITY POLE	⊙
EXISTING HYDRANT	⊙
PROPOSED LOT LINE	---
BUILDING SETBACK	⊕
PROPOSED DOWNSPOUTS	⊕
PROPOSED CONTOUR	---
PROPOSED SPOT GRADE	x 116.5
PROPOSED SEWER LINE	---
PROPOSED WATER LINE	---
PROPOSED DRAIN LINE	---
DRILL HOLE	D.H.
GRANITE (CONCRETE) BOUND	G.B. / C.B.
IRON ROD	I.R.
PROPOSED EROSION CONTROLS	---
LIMITS OF CLEARING/DISTURB.	---

STREET INDEX

BRIARWOOD ROAD (TOWN, PUBLIC)
NEW LONDON AVENUE (STATE, PUBLIC)

ZONING:

	A-8
MIN. LOT AREA	8,000 SF
MIN. LOT WIDTH/FRONTAGE	80 FT
MIN. FRONT YARD	25 FT
MIN. SIDE YARD	10 FT
MIN. REAR YARD	20 FT
MAX. BLD. COVERAGE	30%
MAX. BUILDING HEIGHT	35 FT

PROPOSED ACCESS, DRAIN & UTILITY EASEMENT CURVE DATA

C-1 L=5.18' R=5.00'
Δ=59°23'51"
C-2 L=130.37' R=50.00'
Δ=149°23'49"
C-3 L=144.22' R=50.00'
Δ=165°16'02"
C-4 L=6.57' R=5.00'
Δ=75°16'00"

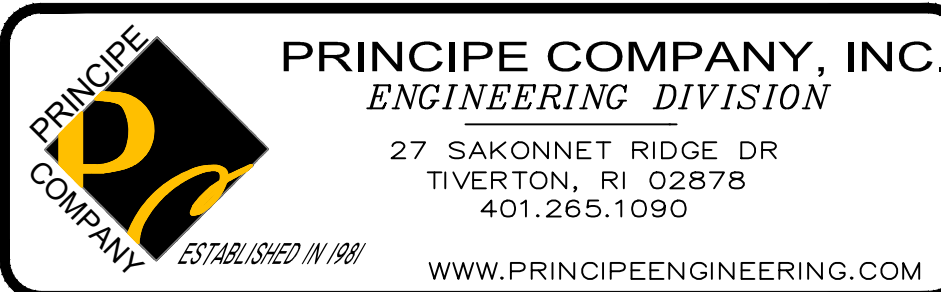
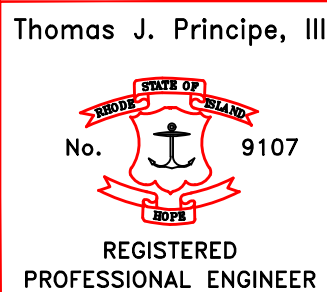
LOT 2006-1 DRAINAGE EASEMENT CURVE/LINE DATA

C-5 L=49.419, R=50.000 Δ=56°37'46"
L-1 N21°56'38"E 1.76'
L-2 N69°40'48"W 22.77'
L-3 N79°52'43"W 41.16'
L-4 N30°16'52"W 27.64'
L-5 N34°47'09"W 73.21'
L-6 N55°12'51"E 10.00'
L-7 S34°47'09"E 73.60'
L-8 S80°32'27"E 38.23'

OWNERS:
LOT 2006:
PRESERVATION DEVELOPMENT, LLC
29 SOUTH VIEW TERRACE
CRANSTON, RI 02920-1417

APPLICANT:
MARK CULLION
875 PHENIX AVENUE
CRANSTON, RI 02920
401.783.4650

SUBDIVISION LAYOUT



A-8 ZONE DIMENSIONAL REGULATIONS:

ZONING CRITERIA	REQUIRED	EXISTING LOT 2006
ZONING DISTRICT	A-8	A-8
MIN. LOT AREA	8,000 SF	29,216 SF
MIN. LOT WIDTH/FRONTAGE	80 FT	NONE**
MIN. FRONT YARD	25 FT	N/A
MIN. SIDE YARD	10 FT	N/A
MIN. REAR YARD	20 FT	N/A
MAX. BLD. COVERAGE	30%	N/A
MAX. BUILDING HEIGHT	35 FT	N/A

LOT 2006-1 AND 2006-2 EACH REQUESTS 64' OF RELIEF FROM THE A-8 MINIMUM FRONTAGE REQUIREMENT OF 80 FEET

PLAN REFERENCE:

1. FINAL PLAN SUBMISSION FOR A PROPOSED 14-LOT MAJOR SUBDIVISION - BRIARWOOD ESTATES CRANSTON, RHODE ISLAND AP 18-3, LOTS 1023 & 1026 DATE: MARCH 2022, LAST REVISED: 9/27/23
PREPARED BY: JOE CASALI ENGINEERING, INC.
300 POST ROAD WARWICK, R 028881 PHONE: 401.944.1300

2. ADMINISTRATIVE SUBDIVISION PLAN PREPARED BY E. GREENWICH SURVEYORS, LLC DATE: FEB. 2022

3. CLASS I BOUNDARY SURVEY PLAN PREPARED BY PRINCIPLE COMPANY, INC. SURVEYING DIVISION TITLED BOUNDARY SURVEY PLAN FOR PRESERVATION DEVELOPMENT LLC ASSESSORS PLAT 18-3 LOT 2006 0 SOUTHVIEW TERRACE IN CRANSTON, RHODE ISLAND DATE: JANUARY 20, 2025

4. CLASS I BOUNDARY SURVEY - FINAL RECORD PLAN - BRIARWOOD ESTATES PREPARED FOR UNIVERSAL REALTY, LLC - LOCATION NEW LONDON AVENUE A.P. 18-3/LOT 1026 CRANSTON, R.I. DATE: 9-27-23 REVISED: 10-12-23 PREPARED BY E. GREENWICH SURVEYORS, L.L.C.

DRAWING ISSUE:

- ☐ CONCEPT
 - ☒ CUSTOMER APPROVAL
 - ☐ PERMITTING
 - ☐ CONSTRUCTION
 - ☐ AS-BUILT
 - ☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

STREET INDEX

BRIARWOOD ROAD (TOWN, PUBLIC)
NEW LONDON AVENUE (STATE, PUBLIC)

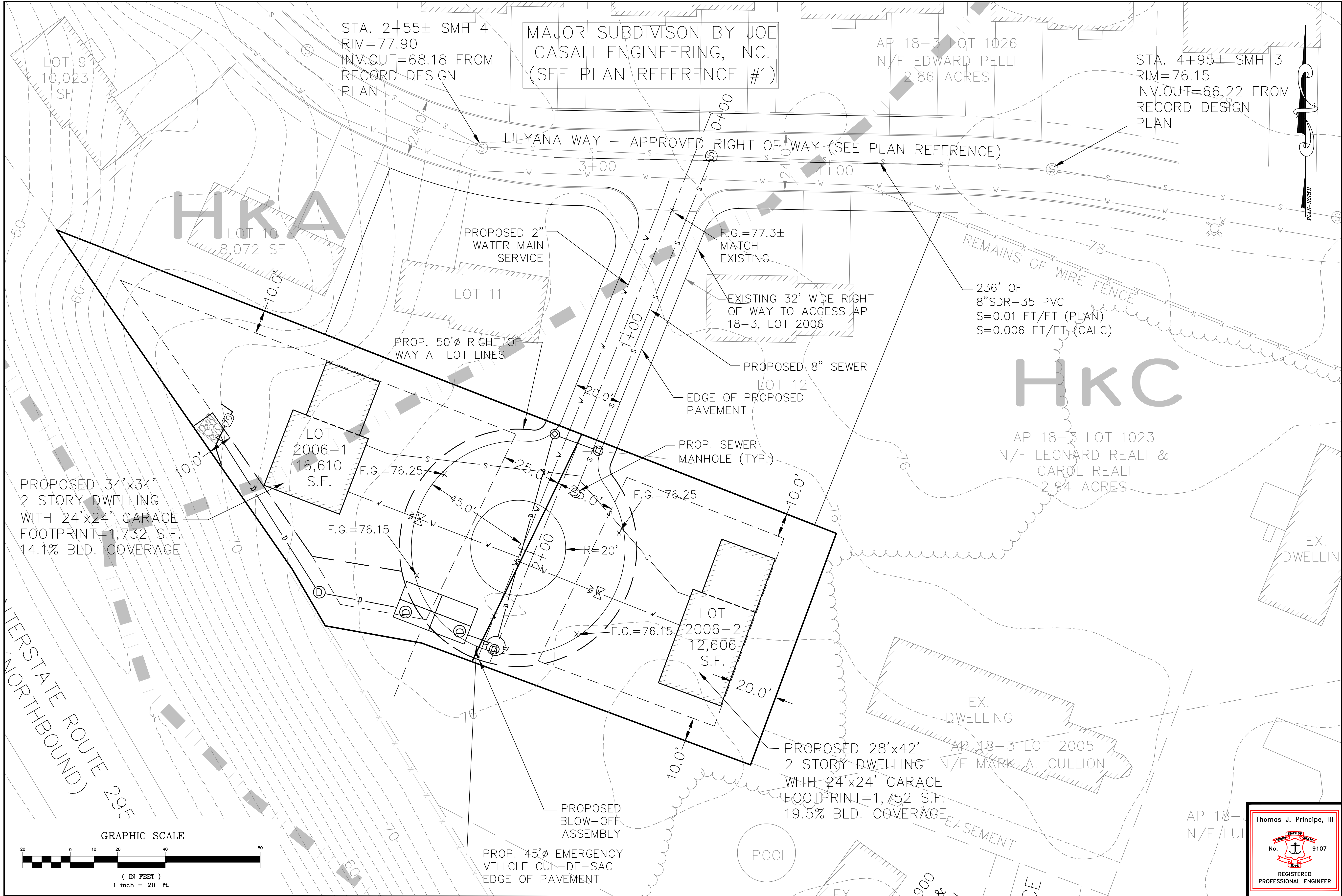
REVISIONS

No.	DATE	DRWN	CHKD

MASTER PLAN - MINOR SUBDIVISION

for
"CULLION HOMES"
AP 18-3 LOT 2006
NEW LONDON AVENUE
in
CRANSTON, RHODE ISLAND

SCALE: 1" = 20'		SHEET NO: 3 OF 9	
DRAWN BY: JP	DESIGN BY: JP	CHECKED BY: TJP	
DATE: 3/25/2025		PROJECT NO.: LD-2022-16	



LEGEND

EXISTING PROPERTY LINE	---
ABUTTER LINE	---
EX. EDGE OF PAVEMENT	---
EXISTING CONTOUR	87
EXISTING SPOT GRADE	X 87
EX. TEST PIT	X
EXISTING STONE WALL	---
EXISTING FENCE LINE	---
EXISTING BUILDING	---
EXISTING UTILITY POLE	---
EXISTING HYDRANT	---
PROPOSED LOT LINE	---
BUILDING SETBACK	---
PROPOSED DOWNSPOUTS	---
PROPOSED CONTOUR	87
PROPOSED SPOT GRADE	x 116.5
PROPOSED SEWER LINE	S
PROPOSED WATER LINE	W
PROPOSED DRAIN LINE	D
DRILL HOLE	D.H.
GRANITE (CONCRETE) BOUND	G.B. / C.B.
IRON ROD	I.R.
PROPOSED EROSION CONTROLS	---
LIMITS OF CLEARING/DISTURB.	---

STREET INDEX

BRIARWOOD ROAD (TOWN, PUBLIC)
NEW LONDON AVENUE (STATE, PUBLIC)

ZONING:

	A-8
MIN. LOT AREA	8,000 SF
MIN. LOT WIDTH/FRONTAGE	80 FT
MIN. FRONT YARD	25 FT
MIN. SIDE YARD	10 FT
MIN. REAR YARD	20 FT
MAX. BLD. COVERAGE	30%
MAX. BUILDING HEIGHT	35 FT

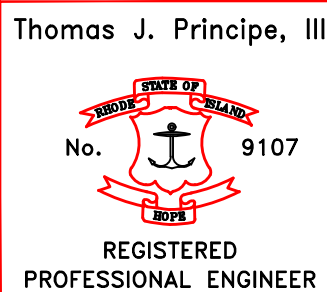
OWNERS:

LOT 2006:
PRESERVATION
DEVELOPMENT, LLC
29 SOUTH VIEW TERRACE
CRANSTON, RI 02920-1417

APPLICANT:

MARK CULLION
875 PHENIX AVENUE
CRANSTON, RI 02920
401.783.4650

GRADING AND UTILITIES



PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DR
TIVERTON, RI 02878
401.265.1090
WWW.PRINCIPEENGINEERING.COM

A-8 ZONE DIMENSIONAL REGULATIONS:

ZONING CRITERIA	REQUIRED	EXISTING LOT 2006
ZONING DISTRICT	A-8	A-8
MIN. LOT AREA	8,000 SF	29,216 SF
MIN. LOT WIDTH/FRONTAGE	80 FT	NONE**
MIN. FRONT YARD	25 FT	N/A
MIN. SIDE YARD	10 FT	N/A
MIN. REAR YARD	20 FT	N/A
MAX. BLD. COVERAGE	30%	N/A
MAX. BUILDING HEIGHT	35 FT	N/A

1. FINAL PLAN SUBMISSION FOR A PROPOSED 14-LOT MAJOR SUBDIVISION - BRIARWOOD ESTATES CRANSTON, RHODE ISLAND AP 18-3, LOTS 1023 & 1026 DATE: MARCH 2022, LAST REVISED: 9/27/23
PREPARED BY: JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, R 02888! PHONE: 401.944.1300

2. ADMINISTRATIVE SUBDIVISION PLAN PREPARED BY E. GREENWICH SURVEYORS, LLC DATE: FEB. 2022

3. CLASS I BOUNDARY SURVEY PLAN PREPARED BY PRINCIPE COMPANY, INC. SURVEYING DIVISION TITLED BOUNDARY SURVEY PLAN FOR PRESERVATION DEVELOPMENT LLC ASSESSORS PLAT 18-3 LOT 2006 0 SOUTHVIEW TERRACE IN CRANSTON, RHODE ISLAND DATE: JANUARY 20, 2025

4. CLASS I BOUNDARY SURVEY - FINAL RECORD PLAN - BRIARWOOD ESTATES PREPARED FOR UNIVERSAL REALTY, LLC - LOCATION NEW LONDON AVENUE A.P. 18-3/LOT 1026 CRANSTON, R.I. DATE: 9-27-23 REVISED: 10-12-23 PREPARED BY E. GREENWICH SURVEYORS, L.L.C.

DRAWING ISSUE:

- ☐ CONCEPT
 - ☒ CUSTOMER APPROVAL
 - ☐ PERMITTING
 - ☐ CONSTRUCTION
 - ☐ AS-BUILT
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STREET INDEX

BRIARWOOD ROAD (TOWN, PUBLIC)
NEW LONDON AVENUE (STATE, PUBLIC)

REVISIONS

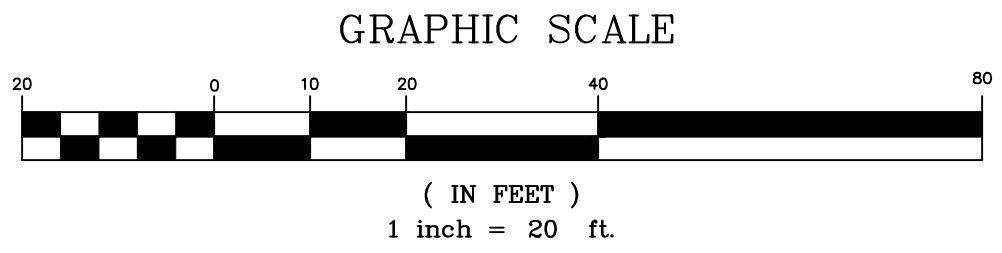
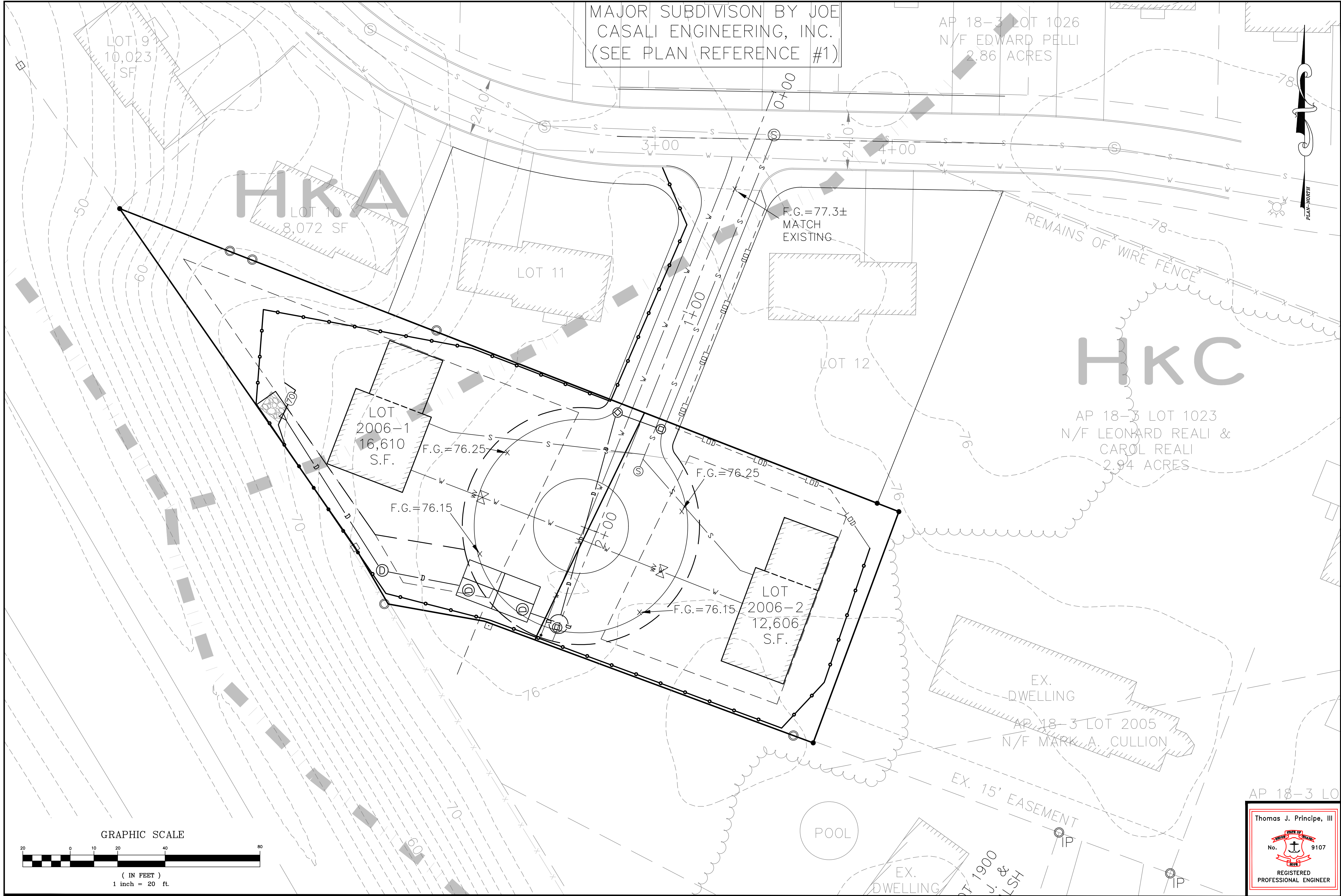
No.	DATE	DRWN	CHKD

MASTER PLAN - MINOR SUBDIVISION

for
"CULLION HOMES"
AP 18-3 LOT 2006
NEW LONDON AVENUE
in
CRANSTON, RHODE ISLAND

SCALE: 1" = 20'		SHEET NO: 4 OF 9	
DRAWN BY: JP	DESIGN BY: JP		CHECKED BY: TJP
DATE: 3/25/2025		PROJECT NO.: LD-2022-16	

C:\Users\admin\Principle Engineering Dropbox\Land Development\2022\LD-2022-16_New London Avenue Cranston\Current Working Drawings and PDFs\LD-2022-16_NEW LONDON AVENUE CRANSTON from survey plan 5-7-25.dwg, 5/9/2025 1:36:58 PM, DWG To PDF.pc3



LEGEND

EXISTING PROPERTY LINE	—
ABUTTER LINE	—
EX. EDGE OF PAVEMENT	—
EXISTING CONTOUR	— 87 —
EXISTING SPOT GRADE	x 87
EX. TEST PIT	⊗
EXISTING STONE WALL	—
EXISTING FENCE LINE	—
EXISTING BUILDING	—
EXISTING UTILITY POLE	⊗
EXISTING HYDRANT	⊗
PROPOSED LOT LINE	—
BUILDING SETBACK	—
PROPOSED DOWNSPOUTS	⊕
PROPOSED CONTOUR	— 87 —
PROPOSED SPOT GRADE	x 116.5
PROPOSED SEWER LINE	— S —
PROPOSED WATER LINE	— W —
PROPOSED DRAIN LINE	— D —
DRILL HOLE	D.H.
GRANITE (CONCRETE) BOUND	G.B. / C.B.
IRON ROD	I.R.
PROPOSED EROSION CONTROLS	—
AT LIMIT OF CLEARING/DISTURBANCE	—
LIMITS OF CLEARING/DISTURBANCE	— LOD —

STREET INDEX

BRIARWOOD ROAD (TOWN, PUBLIC)
NEW LONDON AVENUE (STATE, PUBLIC)

ZONING:

	A-8
MIN. LOT AREA	8,000 SF
MIN. LOT WIDTH/FRONTAGE	80 FT
MIN. FRONT YARD	25 FT
MIN. SIDE YARD	10 FT
MIN. REAR YARD	20 FT
MAX. BLD. COVERAGE	30%
MAX. BUILDING HEIGHT	35 FT

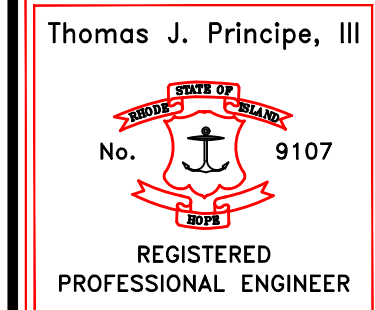
OWNERS:

LOT 2006:
PRESERVATION
DEVELOPMENT, LLC
29 SOUTH VIEW TERRACE
CRANSTON, RI 02920-1417

APPLICANT:

MARK CULLION
875 PHENIX AVENUE
CRANSTON, RI 02920
401.783.4650

EROSION AND SEDIMENTATION
CONTROL



PRINCIPLE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DR
TIVERTON, RI 02878
401.265.1090
WWW.PRINCIPLEENGINEERING.COM

PLAN REFERENCE:

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ZONING CRITERIA	REQUIRED	EXISTING LOT 2006
ZONING DISTRICT	A-8	A-8
MIN. LOT AREA	8,000 SF	29,216 SF
MIN. LOT WIDTH/FRONTAGE	80 FT	NONE**
MIN. FRONT YARD	25 FT	N/A
MIN. SIDE YARD	10 FT	N/A
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MAX. BUILDING HEIGHT	35 FT	N/A

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BRIARWOOD ROAD (TOWN, PUBLIC)
NEW LONDON AVENUE (STATE, PUBLIC)

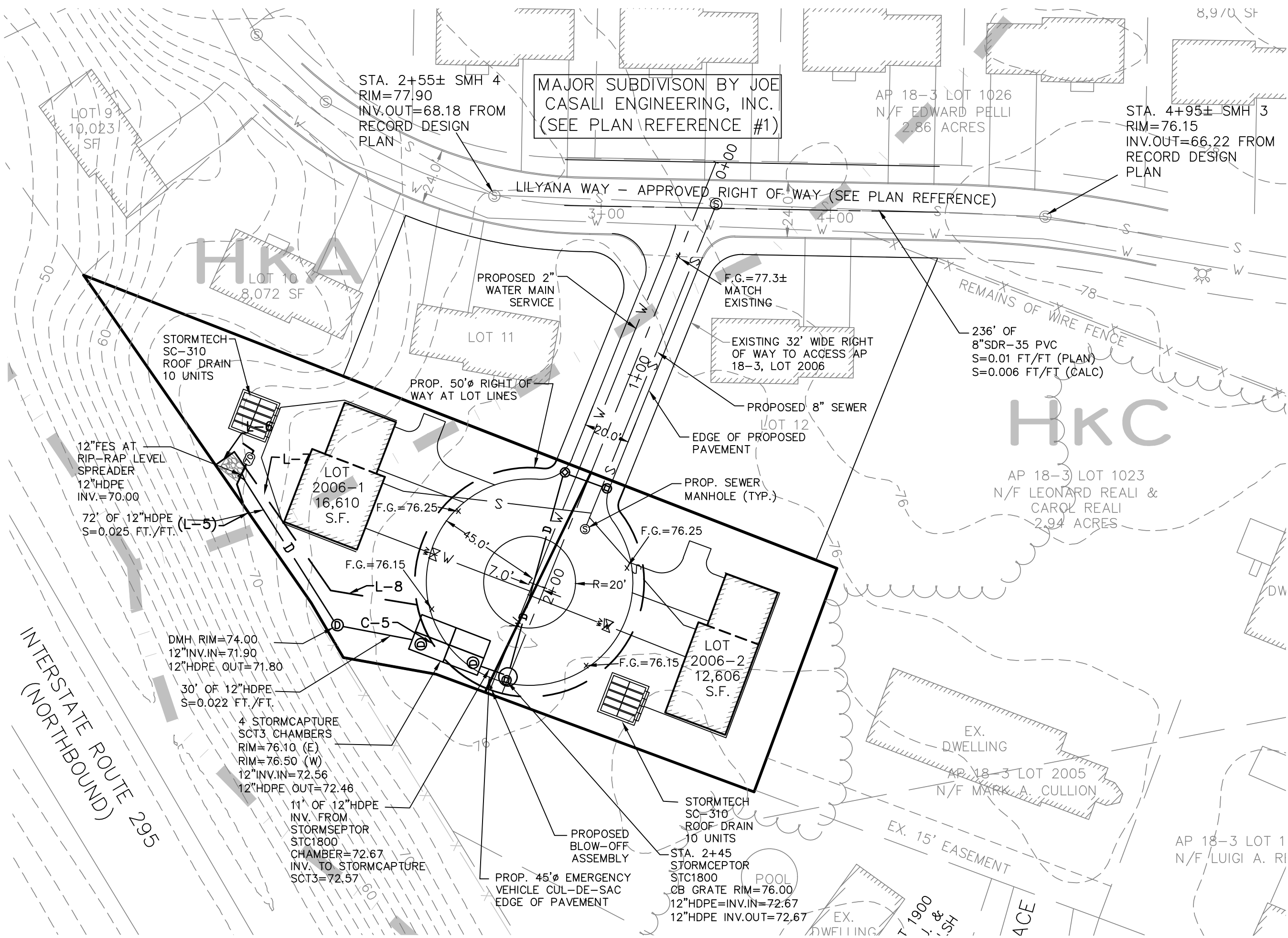
REVISIONS

No.	DATE	DRWN	CHKD

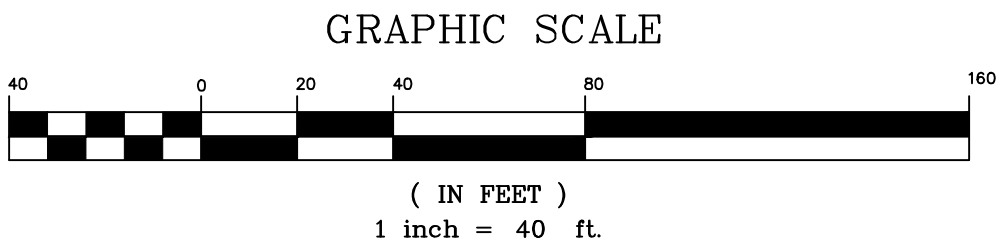
MASTER PLAN - MINOR SUBDIVISION

for
"CULLION HOMES"
AP 18-3 LOT 2006
NEW LONDON AVENUE
in
CRANSTON, RHODE ISLAND

SCALE: 1" = 20'		SHEET NO: 5 OF 9	
DRAWN BY: JP	DESIGN BY: JP	CHECKED BY: TJP	
DATE: 3/25/2025		PROJECT NO.: LD-2022-16	



ROADWAY PLAN
SCALE: 1"=40'



A-8 ZONE DIMENSIONAL REGULATIONS:

ZONING CRITERIA	REQUIRED	EXISTING LOT 2006
ZONING DISTRICT	A-8	A-8
MIN. LOT AREA	8,000 SF	29,216 SF
MIN. LOT WIDTH/FRONTAGE	80 FT	NONE**
MIN. FRONT YARD	25 FT	N/A
MIN. SIDE YARD	10 FT	N/A
MIN. REAR YARD	20 FT	N/A
MAX. BLD. COVERAGE	30%	N/A
MAX. BUILDING HEIGHT	35 FT	N/A

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STREET INDEX

BRIARWOOD ROAD (TOWN, PUBLIC)
NEW LONDON AVENUE (STATE, PUBLIC)

LEGEND

EXISTING PROPERTY LINE	---
ABUTTER LINE	---
EX. EDGE OF PAVEMENT	---
EXISTING CONTOUR	87
EXISTING SPOT GRADE	X, 87
EX. TEST PIT	X
EXISTING STONE WALL	---
EXISTING FENCE LINE	---
EXISTING BUILDING	---
EXISTING UTILITY POLE	---
EXISTING HYDRANT	---
PROPOSED LOT LINE	---
BUILDING SETBACK	---
PROPOSED DOWNSPOUTS	---
PROPOSED CONTOUR	87
PROPOSED SPOT GRADE	x 116.5
PROPOSED SEWER LINE	S
PROPOSED WATER LINE	W
PROPOSED DRAIN LINE	D
DRILL HOLE	D.H.
GRANITE (CONCRETE) BOUND	G.B. / C.B.
IRON ROD	I.R.
PROPOSED EROSION CONTROLS	---
LIMITS OF CLEARING/DISTURB.	---

STREET INDEX

BRIARWOOD ROAD (TOWN, PUBLIC)
NEW LONDON AVENUE (STATE, PUBLIC)

ZONING:

	A-8
MIN. LOT AREA	8,000 SF
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MIN. FRONT YARD	25 FT
MIN. SIDE YARD	10 FT
MIN. REAR YARD	20 FT
MAX. BLD. COVERAGE	30%
MAX. BUILDING HEIGHT	35 FT

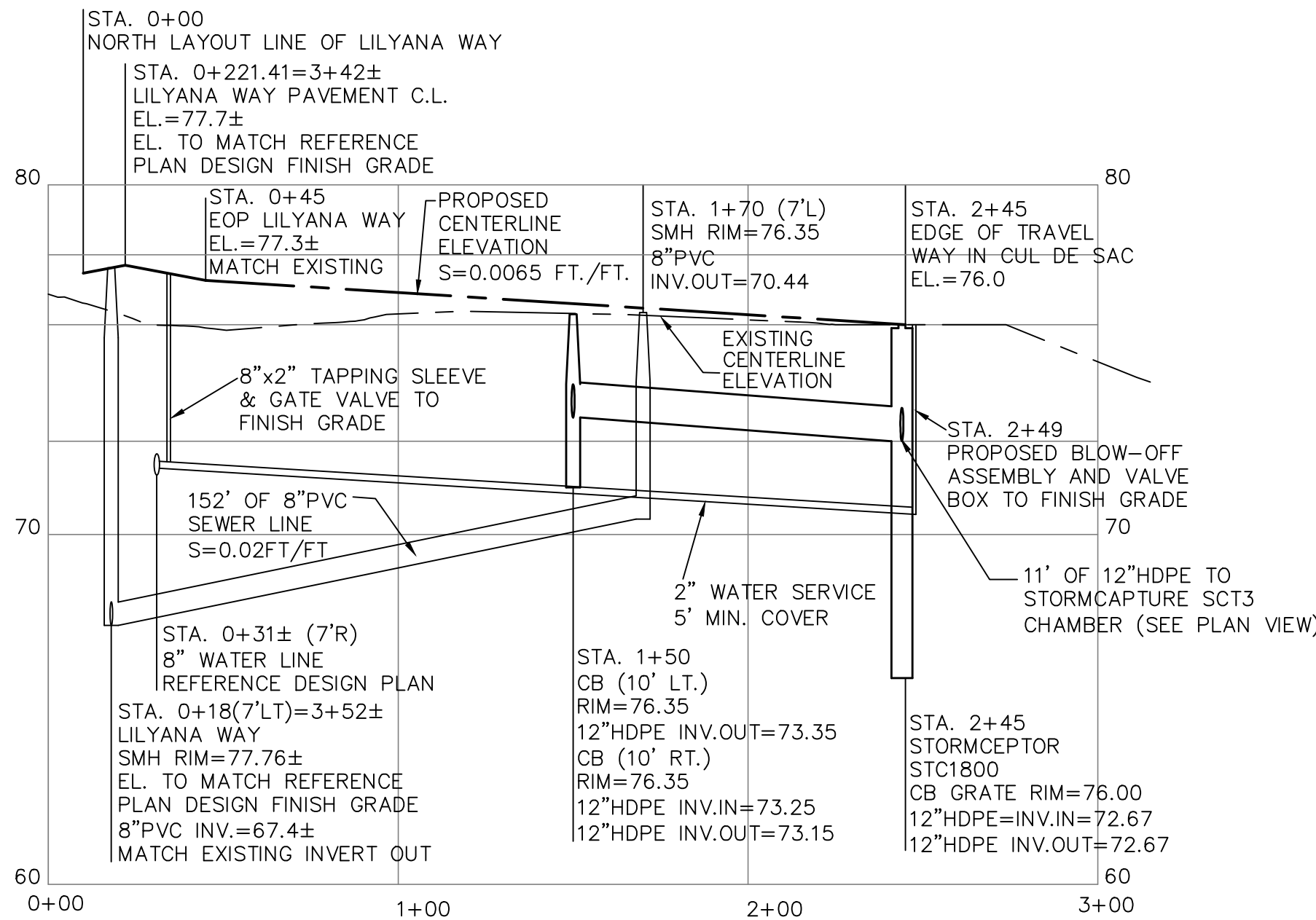
OWNERS:

LOT 2006:
PRESERVATION
DEVELOPMENT, LLC
29 SOUTH VIEW TERRACE
CRANSTON, RI 02920-1417

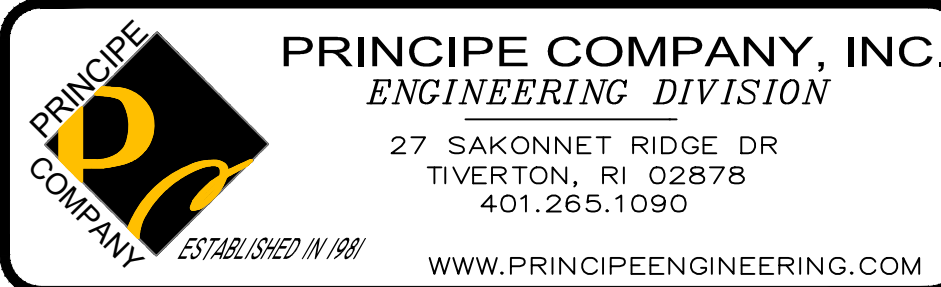
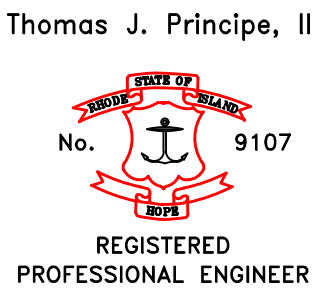
APPLICANT:

MARK CULLION
875 PHENIX AVENUE
CRANSTON, RI 02920
401.783.4650

ROAD PLAN AND PROFILE



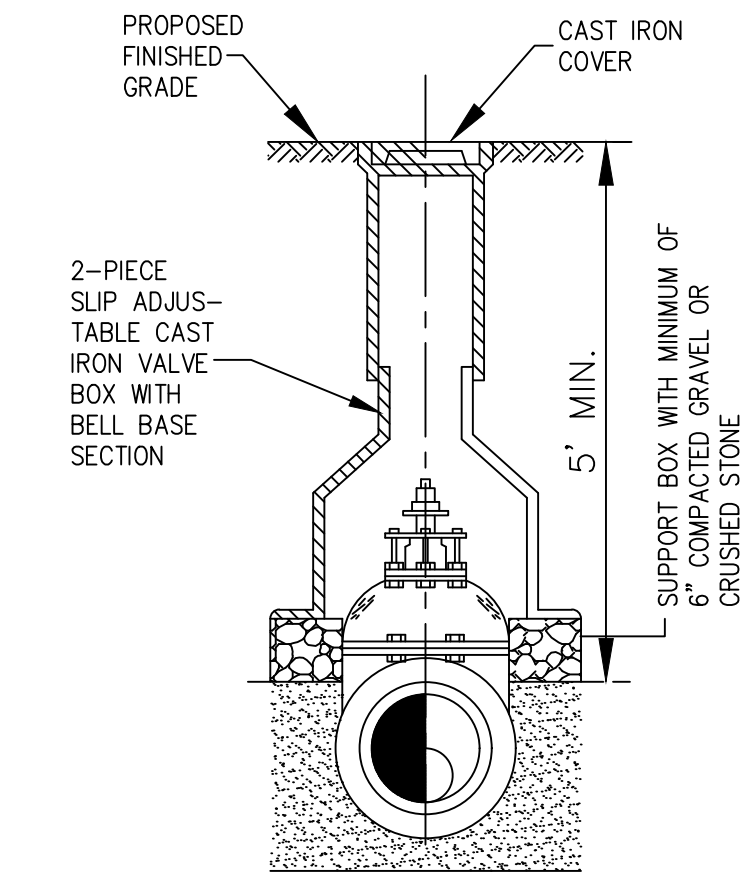
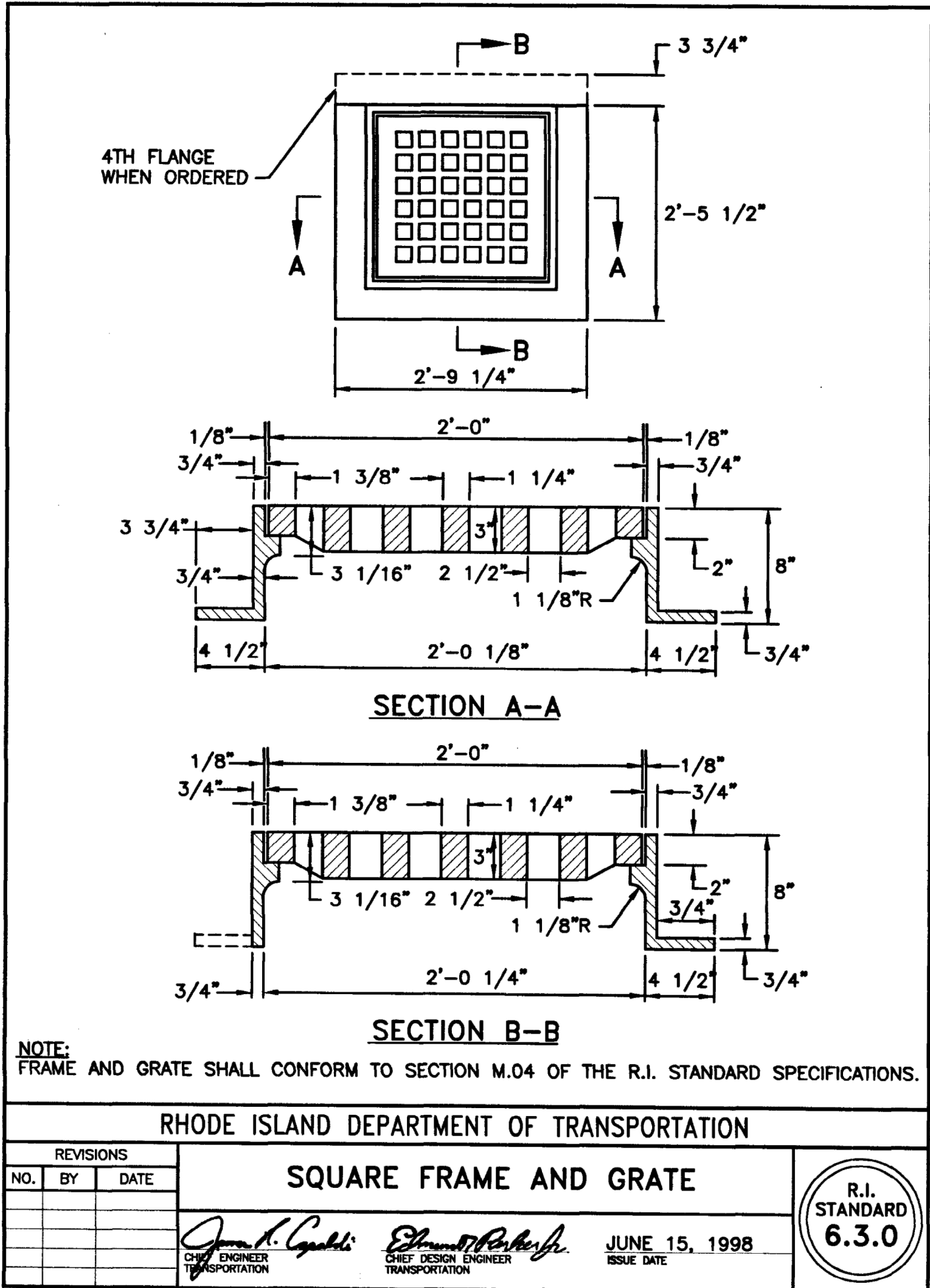
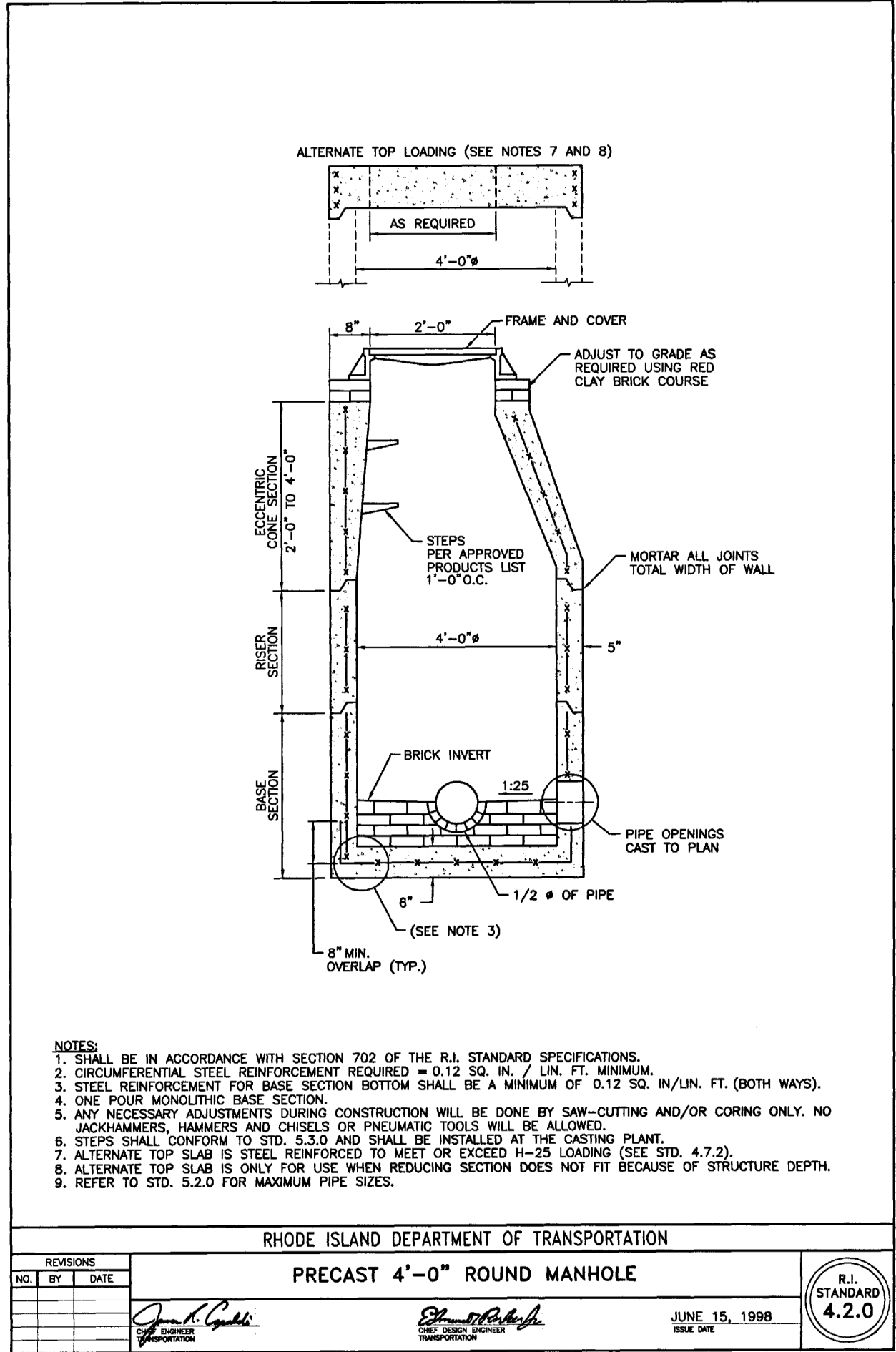
ROADWAY PROFILE
SCALE: 1"=40' HORIZONTAL/1"=4' VERTICAL



MASTER PLAN - MINOR SUBDIVISION

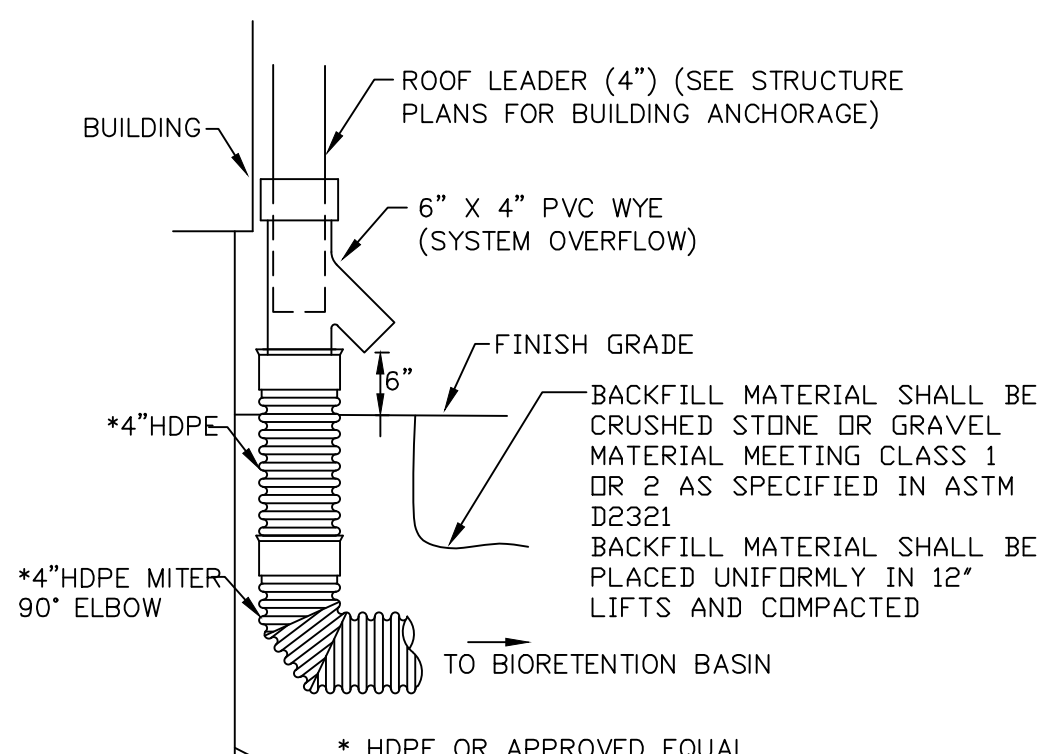
for
"CULLION HOMES"
AP 18-3 LOT 2006
NEW LONDON AVENUE
in
CRANSTON, RHODE ISLAND

SCALE: 1" = 40'		SHEET NO: 6 OF 9	
DRAWN BY: JP	DESIGN BY: JP		CHECKED BY: TJP
DATE: 3/25/2025		PROJECT NO.: LD-2022-16	



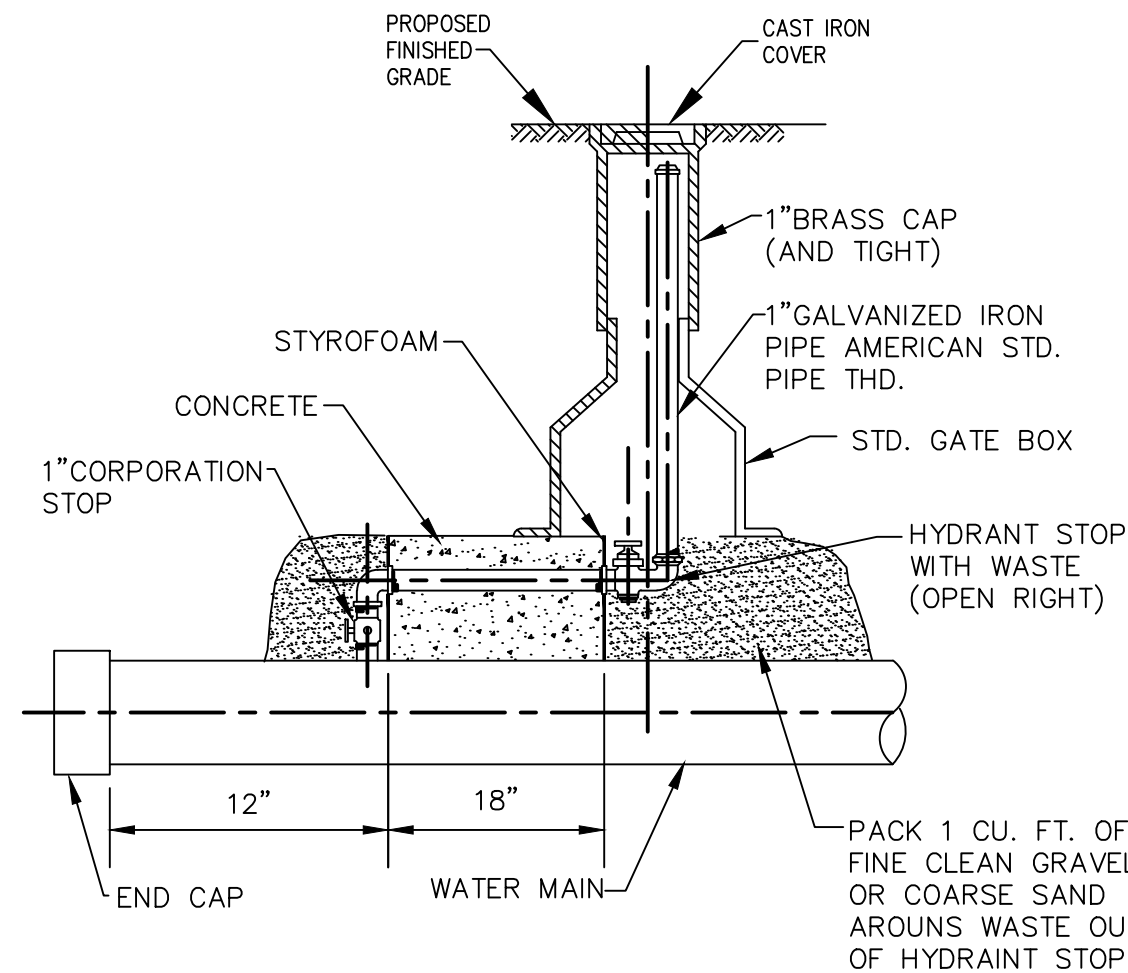
VALVE BOX ASSEMBLY DETAIL

NOT TO SCALE



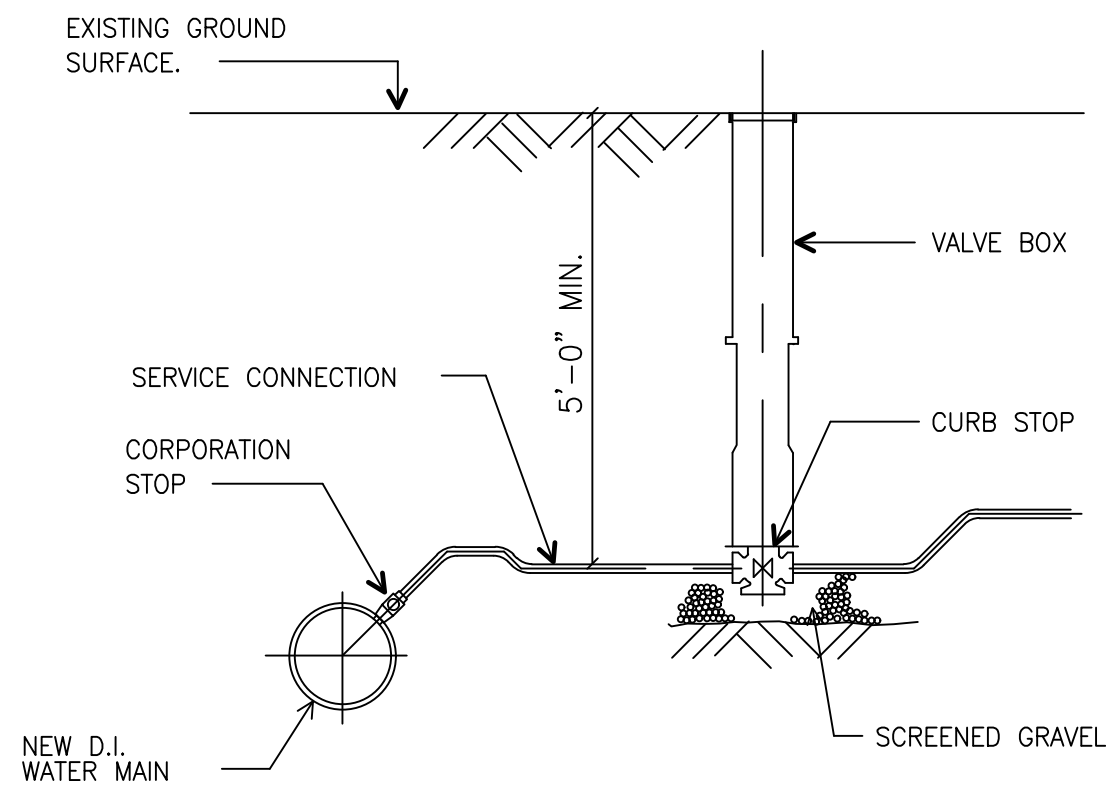
ROOF LEADER COLLECTOR DETAIL

NOT TO SCALE



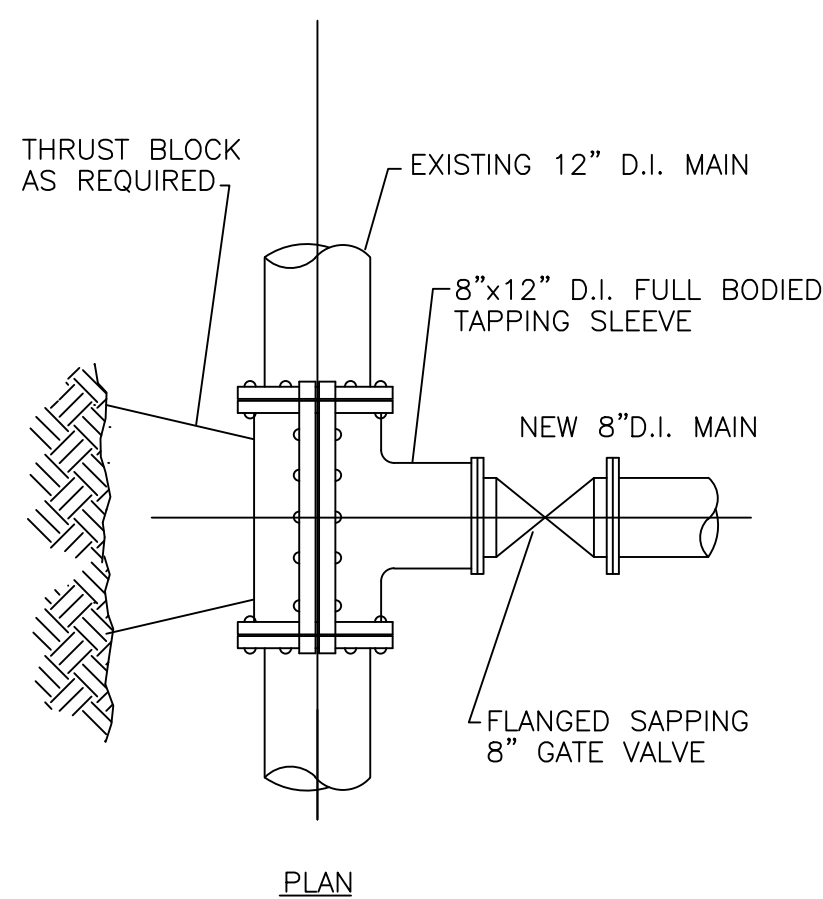
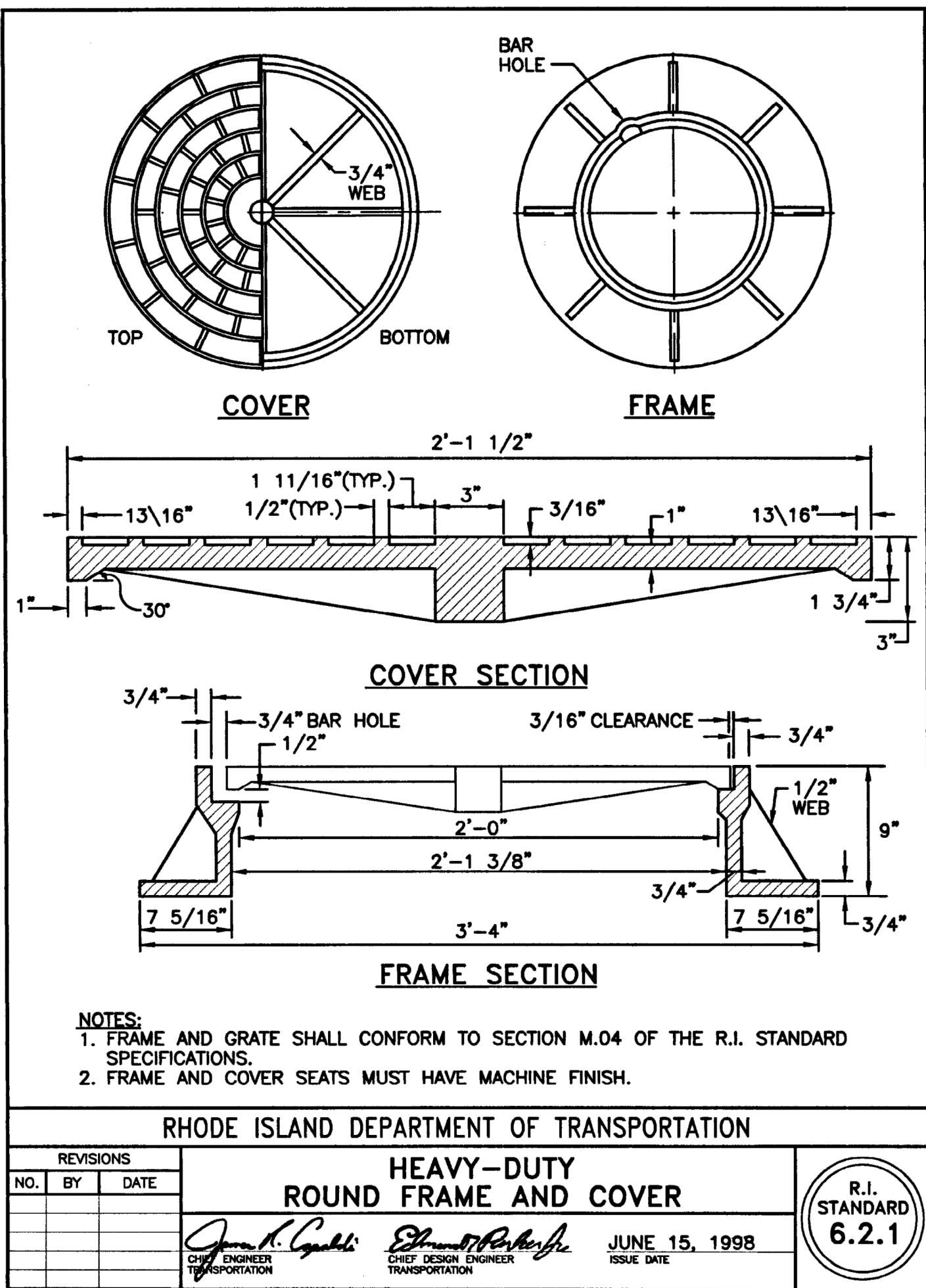
BLOWOFF ASSEMBLY

NOT TO SCALE



NEW SERVICE CONNECTION DETAIL

NOT TO SCALE



TAPPING SLEEVE AND VALVE DETAILS

NOT TO SCALE

INSTALLATION OF TAPPING SLEEVES AND VALVES:

1. B.C.W.A. SHALL BE CONTACTED AND THEIR PERMISSION GRANTED PRIOR TO TAPPING A "LIVE" LINE. THE REQUIRED PROCEDURES AND TIME TABLE SHALL BE FOLLOWED EXACTLY.
2. INSTALLATION SHALL BE MADE UNDER PRESSURE AND FLOW SHALL BE MAINTAINED. THE DIAMETERS OF THE TAP SHALL BE NOT LESS THAN 1/4-IN LESS THAN THE INSIDE DIAMETER OF THE BRANCH LINE
3. THE ENTIRE OPERATION SHALL BE CONDUCTED BY WORKERS EXPERIENCED IN THE INSTALLATION OF TAPPING SLEEVES AND VALVES. THE TAPPING MACHINE SHALL BE FURNISHED BY THE CONTRACTOR.
4. DETERMINE THE LOCATION OF THE LINE TO BE TAPPED TO CONFIRM THAT THE PROPOSED LOCATION WILL BE SATISFACTORY AND THAT NOT INTERFERENCE WILL BE ENCOUNTERED SUCH AS JOINTS OR FITTINGS. NO TAP OR SLEEVE WILL BE MADE CLOSER THAN THREE FEET FROM A PIPE JOINT.
5. TAPPING SLEEVE AND VALVE WITH BOXES SHALL BE SET SQUARELY CENTERED ON THE LINE TO BE TAPPED. ADEQUATE SUPPORT SHALL BE PROVIDED UNDER THE SLEEVE AND VALVE DURING THE TAPPING OPERATION. THRUST BLOCKS OR OTHER PERMANENT RESTRAINTS SHALL BE PROVIDED BEHIND ALL TAPPING SLEEVES. PROPER TAMPING OF SUPPORTING PIPE BEDDING MATERIAL AROUND AND UNDER THE VALVE AND SLEEVE IS MANDATORY FOR BURIED INSTALLATIONS.
6. AFTER COMPLETING THE TAP, THE VALVE SHALL BE FLUSHED TO ENSURE THAT THE VALVE SEAT IS CLEAN. ALL PROPER REGULATORY PROCEDURES (INCLUDING DISINFECTION) SHALL BE FOLLOWED EXACTLY.

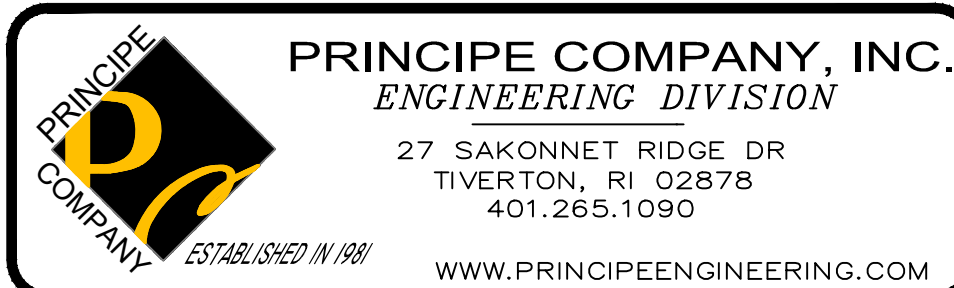
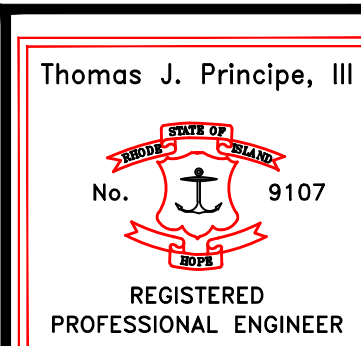
OWNERS:

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29 SOUTH VIEW TERRACE
CRANSTON, RI 02920-1417

APPLICANT:

MARK CULLION
875 PHENIX AVENUE
CRANSTON, RI 02920
401.783.4650

DETAILS



DRAWING ISSUE:

- ☐ CONCEPT
- ☒ CUSTOMER APPROVAL
- ☐ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:
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REVISIONS

No.	DATE	DRWN	CHKD

MASTER PLAN - MINOR SUBDIVISION

for
"CULLION HOMES"
AP 18-3 LOT 2006
NEW LONDON AVENUE
in
CRANSTON, RHODE ISLAND

SCALE: AS NOTED SHEET NO: 8 OF 9

DRAWN BY: JP DESIGN BY: JP CHECKED BY: TJP

DATE: 3/25/2025 PROJECT NO.: LD-2022-16



Incorporated 1910

Minor Subdivision Checklist

Name of proposed subdivision/development:
Cullion Homes

Preparer: c/o John O. Mancini, Esq.

Phone Number: (401) 343-7000

Email: jmancini@mancinicar.com

Date of Application: May 11, 2025

Plat and Lot Number(s) of the land being subdivided/developed: Plat 18-3, Lot 2006

Date Received / Initials

INSTRUCTIONS

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

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

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

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

Please check the applicable stage of review for the submission:

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

A. FORMS AND DOCUMENTS

A	PA	PR	F	REQUIRED FORMS AND DOCUMENTS	REVIEW CODE
1.				1 digital copy of all plans and application materials	
2.		Y		2 paper copies of the plan set (24"x 36")	
3.		Y		Minor Subdivision Application	
4.		Y		Relevant Filing Fee (See Table G.)	
5.		Y		Radius Package from Tax Assessor's Office (map and mailing list for notices)	
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.		Y		*Name of the proposed subdivision project	
2.		Y		*Plat and lot number(s) of land being subdivided/developed	
3.		Y		*Addresses, plat and lot number(s) of abutting properties and property owners	
4.		Y		*Address/Location of Subdivision	
5.		Y		Name and address of the applicant(s)	
6.		Y		Name and address of property owner(s)	
7.		Y		*Name, address, phone, and stamp(s) of the RI Registered Engineer and/or RI Registered Land Surveyor responsible for the plans	
8.		Y		*Date of plan preparation and all revision date(s), if any	
9.		Y		*True north arrow and graphic scale	
10.		Y		*Site plan legend (all items displayed on site plans shall be symbolized in a legend)	
11.		Y		*Relevant references to deeds and recorded plans	
12.		Y		*List of sheets contained within the plan set	
13.		N/A		*Notation of any permits and/or agreements obtained from or made with State and Federal agencies, including permit number if applicable	
14.		N/A		Names and addresses of adjoining communities or agencies requiring notification under these regulations	

C. EXISTING CONDITIONS PLAN(S)

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

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

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

D	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
16.				Limits of disturbance/work relative to on-and off-site improvements and infrastructure installation	
17.		Y		Grading plan(s) to show contours at sufficient detail (2-foot intervals) for all on and off-site street construction, drainage facilities, and individual house lots, certified by a RI registered Professional Engineer for final plans	
18.		Y		Stormwater management plan(s), to show accurate designs and details of proposed stormwater management infrastructure, including type, location, drainage calculations, extension of existing lines, and configuration, prepared by a RI-Registered Professional Engineer	
19.		N/A		Landscape plan(s), maintenance plan and tree preservation plan, to show all significant proposed clearing of land, removal of existing vegetation, re-vegetation, landscaping on street rights-of-way, and within common areas, and landscape installation details and related notations, signed by a RI licensed Landscape Architect for final plans	
20.				Certification by a RI Registered Professional Engineer that the Proposed Conditions Plan is correct	
21.				Any revisions to the proposed conditions required by the Preliminary Plan approval	
22.				Notation of any special conditions/documents received as required by the Preliminary Plan approval	
Checklist Item #				Applicant Comments on Required Items:	
Checklist Item #				Applicant Comments on Required Items:	

E. PROJECTS WITH STREET CREATION/EXTENSIONS

E	PA	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 whether the street extension or creation is to be private or public	
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:	

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

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

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

G. FEES

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

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

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

H. Materials to be submitted after Approval of Final Plan

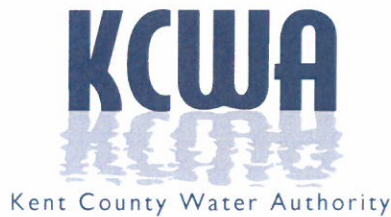
H	ELEMENT REQUIRED	REVIEW CODE
1.	2 paper copies (24"x36") of the record plan (applicant may supply additional copies for applicant's use)	
2.	3 paper copies (24"x36") of the Final Plan set	
3.	1 mylar (24"x36") of the record plan for recording	
4.	Final Decision and Plan Recording Fees (see Table G)*	
5.	<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: /s/ John O. Mancini

Signature of reviewer: _____

Date of Review: _____



June 2, 2025

Mr. Raffaello Manzo, Esq.
Mancini Carter
56 Pine Street, 3rd Floor
Providence, RI 02903

Re: Water Availability – Assessor's Plat 18-3, Lot 2006, Cranston, RI

Dear Mr. Manzo:

In response to your inquiry dated May 16, 2025, please be advised that there is an 8-inch ductile iron water main located along Lilyana Way, which runs in front of the property referenced in your request. Water service can be provided, contingent upon the project's ability to meet applicable service demand requirements.

To proceed, a complete design application—as outlined in Part III of the Kent County Water Authority (KCWA) Rules and Regulations—is required. This application must include water demand calculations and plans for the proposed redevelopment of the building. If the project includes ten (10) or more units, a computerized hydraulic model may also be required.

Please contact Nicole Campagnone at our office to review the specific information needed for this model.

The KCWA Rules and Regulations are available online at www.kentcountywater.org.

Should you have any questions regarding this matter, please feel free to contact our office.

Very truly yours,
Kent County Water Authority

A handwritten signature in black ink, appearing to read "Gary Glenn", is written over the printed name.

Gary Glenn
Senior Manager, Construction