

N. Veltri Survey, INC.
Surveying – Land Planning
26 Juliet Road
Narragansett, RI 02882
401-640-0334
veltrisurvey@verizon.net

Re: 30 Pomham Street
Cranston, RI 02910

7-08-26

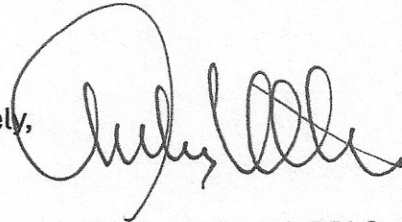
Narrative Report

The subject property is comprised of lots 1262, 1263 & 1264 on AP 7. Currently the property is occupied by a single-family dwelling located entirely on lot 1264.

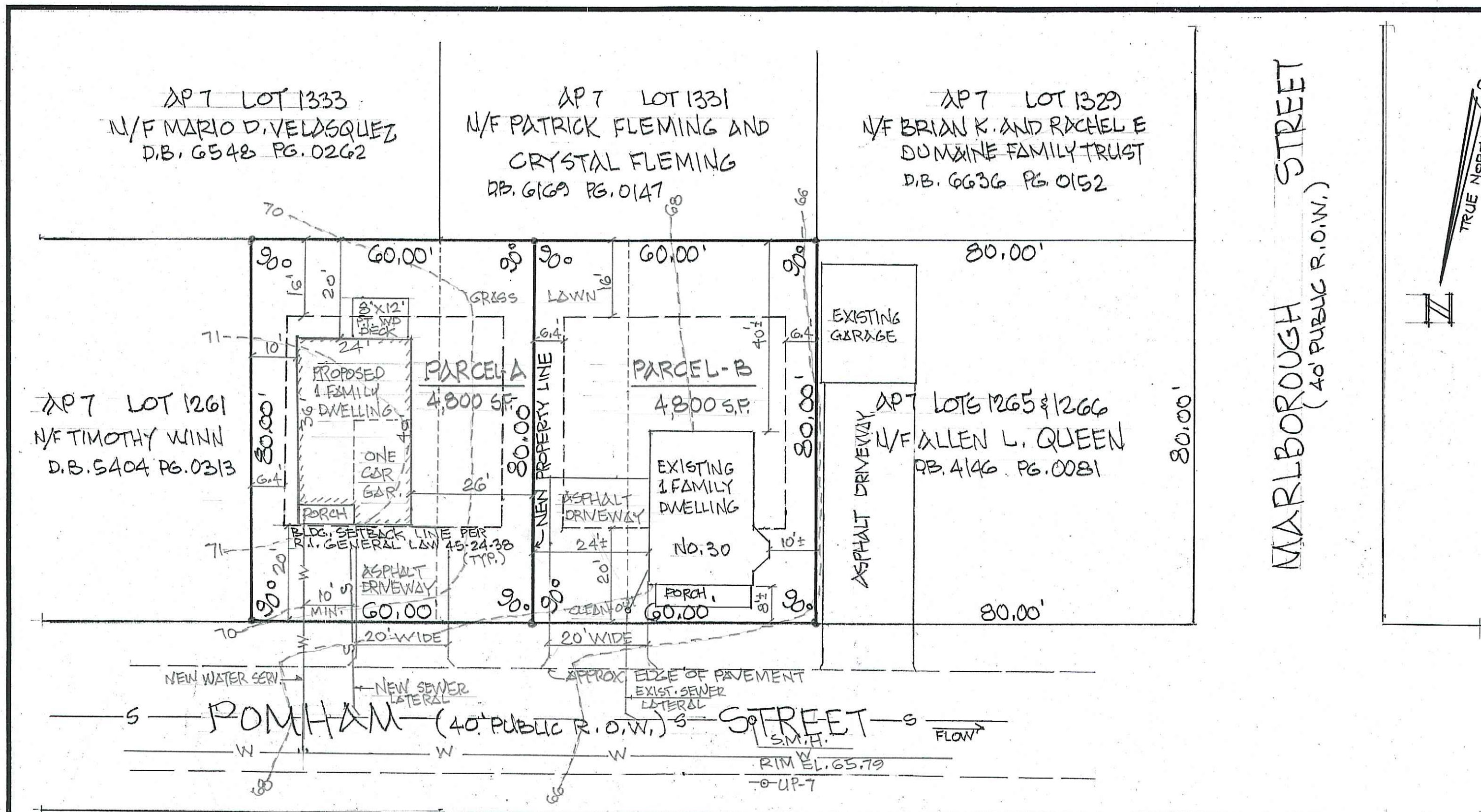
The entire property is developed with the aforementioned dwelling, driveway, grass lawn and is serviced by public water and sewer. The proposed subdivision is comprised of two lots out of the three (Parcel A and Parcel B). the proposed lots will have sixty ft. frontage by 80 ft. depth for a total of 4800 S.F. each. The proposed subdivision is devoid of any wetlands, water courses, easements, cemeteries or natural heritage areas.

A new single-family dwelling will be built on Parcel A. The two lot subdivision, as proposed, will be in harmony with the developed surrounding area and should not have any adverse effect on the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas Veltri', with a large, stylized initial 'N'.

Nicholas Veltri, RPLS

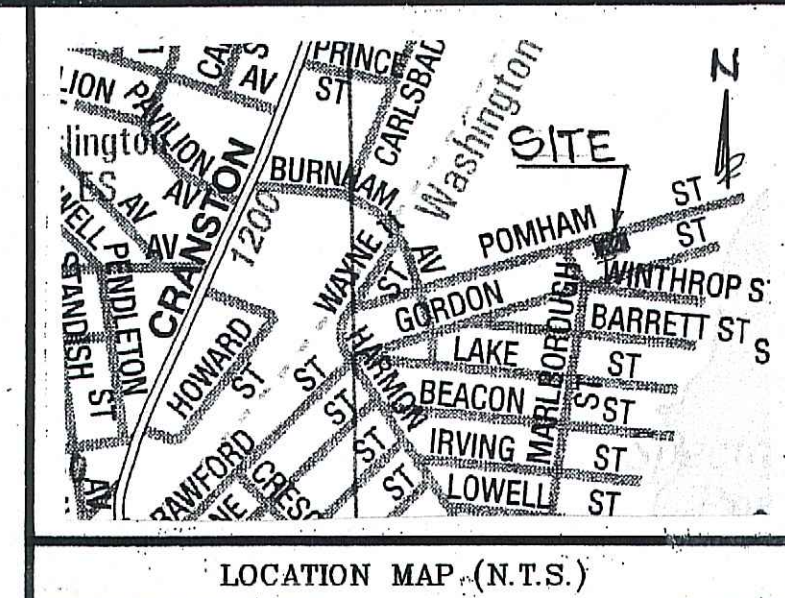


Notes:

1. This Minor Subdivision is comprised of parcels A & B being lots 1262, 1263 & 1264 AP 7 and also being record lots 905, 906 & 907 on record plat card 25
2. There are no wetlands, water bodies, water courses on said property.
3. No potential impacts are foreseen to the existing utilities or roadways.
4. No phasing required for this project.
5. There are no extraordinary/unusual natural features, historic areas, cemeteries, foundations, etc. on the subject site.

References:

1. "West Arlington belonging to Wood, Harmon and Company by, J. A. Latham, March 18, 1894" which said plat is recorded with the Land Evidence Records of the City of Cranston on Plat Card 25.
2. City of Cranston, Engineer's Office Marlborough Street, street line WPA File 253-1.
3. Pomham Steet sewer as-builts Pocasset part 5, sheets 7 & 9.
4. Deed Book 7049 Page 250.



B-1 Zoning Requirements: (Single Family)

	Cranston Code	R.I. General Law
Area	17.20.120	45-24-38
Area	6,000 S.F. Min.	4,800 S.F. Actual
Frontage	60' Min	48' Min
Front Setback	25' Min	20' Min
Rear Setback	20' Min	16' Min
Side Setback	8' Min	6.4' Min
BLDG. Height	35' Max.	35' Max.
Lot Coverage	30% Max.	1440 S.F. Max

PLAN
1" = 20'

FEMA INFO:
ALL LOTS ARE LOCATED WITHIN A DESIGNATION "X" (AREAS OF MINIMAL FLOODING) ZONE
PER F.I.R.M. 44007C0312H, 3/02/2009.

ADMINISTRATIVE NOTES

TOTAL LOTS AFFECTED... 3
TOTAL LOTS BEFORE SUBDIVISION... 3
TOTAL LOTS AFTER SUBDIVISION... 2
ROADWAY AREA... N/A
TOTAL LOT AREA... 9,600± S.F.

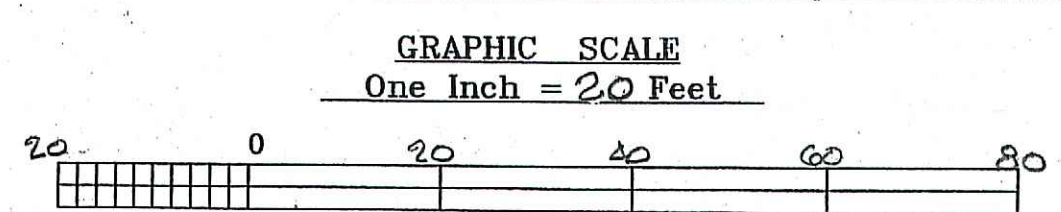
THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING STREETS

POMHAM STREET

LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND STRUCTURES INDICATED ARE APPROXIMATE ONLY, AND THOSE INDICATED ARE NOT NECESSARILY ALL WHICH MAY EXIST ON THE SITE. DEVELOPER SHALL DETERMINE ACTUAL LOCATIONS OF ALL UTILITIES AND STRUCTURES ON THE PROJECT SITE, WHETHER THEY ARE INDICATED OR NOT. DEVELOPER SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE TO THE UTILITY LINES, WHETHER SHOWN ON THE PLANS OR NOT, DURING WORK ON THE PROJECT.

Legend:

- N/F denotes ownership
- HYD. denotes Old Property line to be deleted
- U.P.#6 denotes fire hydrant
- W denotes Utility pole
- S denotes Water Line
- D denotes Sewer Line
- G denotes Storm Drain Line
- OH- denotes Gas Line
- denotes Overhead Wires
- denotes IRON ROD
- denotes EXISTING CONTOUR



CERTIFICATION
This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Nov. 25, 2015 as follows:

Type of Boundary Survey:
UNITED STATES SURVEY CLASS-I
DATA ACCUMULATION CLASS-III
The purpose for the conduct of the survey and for the preparation of the plan is as follows:
PROPERTY SUBDIVISION

By: *Nicholas Veltri* 7-03-26
NICHOLAS VELTRI, RPLS
COA-A 48



SPIRITO MINOR SUBDIVISION-FINAL PLAN

FOR OWNERS: MARG SPIRITO
30 POMHAM ST., CRANSTON, R.I. 02910
AP 7 LOTS 1262, 1263 AND 1264
CRANSTON RHODE ISLAND

NO.	DATE	REVISION
1	7-8-26	ORIG. ISSUE
SHEET 1 OF 1 SHEETS		
CHECKED BY: N.V.		

SCALE: 1" = 20' DRAWN: N.V.



Incorporated 1910

Administrative Subdivision Checklist

Name of proposed subdivision/development: SPIRITO MINOR SUBDIVISION - FINAL PLAN

Preparer: NICHOLAS VELTRI, RPLS No. 1719

Phone Number: 401-640-0334

Email: VELTRISURVEY@VERIZON.NET

Date of Application: 7-08-2020

Plat and Lot Number(s) of the land being subdivided/developed: AP 7 LOTS 1262, 1263 & 1264

INSTRUCTIONS

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 explain in the space provided at the end of the section if needed.

A pre-application meeting with staff is optional but highly encouraged to determine exceptions to required checklist items. Conceptual design and approximate locations of checklist items at pre-application are generally acceptable.

For items required at the 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.

Lot mergers to Class IV standards may omit checklist items in Section B that are beyond the details required by a Class IV survey.

See Section IV of the Subdivision and Land Development Regulations for more details.

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

A. FORMS AND DOCUMENTS

A	AS	REQUIRED FORMS AND DOCUMENTS	REVIEW CODE
✓ 1.		1 digital copy of all application materials	
2.		Municipal Lien Certificate (MLCs) from the Tax Collector dated within 6 months showing taxes are paid and no outstanding municipal liens on the parcel.	
3.		\$125 Filing Fee (See Table D.)	
✓ 4.		All relevant supporting materials as determined during Pre-Application Conference	
Checklist Item #		Applicant Comments on Required Forms/Documents:	
Checklist Item #		Reviewer Comments on Required Forms/Documents:	

B. Subdivision Plan(s)

B	AS	ELEMENT REQUIRED	REVIEW CODE
✓ 1.		Certification by a RI Registered Land Surveyor that a perimeter study has been performed and meets a Class I standard for property lines (Class IV accepted for lot mergers) and a Class III standard for topographic and existing conditions information	
✓ 2.		Name of the proposed subdivision project	
✓ 3.		Plat and lot number(s) of land being subdivided	
✓ 4.		Addresses, plat and lot number(s) of abutting properties and names of property owners	
✓ 5.		Address/Location of Subdivision	
✓ 6.		Name and address of the applicant(s)	
✓ 7.		Name and address of property owner(s)	
✓ 8.		Name, address, phone, and stamp(s) of the RI Registered Engineer and/or RI Registered Land Surveyor responsible for the plans	
✓ 9.		Date of plan preparation and all revision date(s), if any	
✓ 10.		True north arrow and graphic scale	
✓ 11.		Site plan legend (all items displayed on site plans shall be symbolized in a legend)	
✓ 12.		Relevant references to deeds and recorded plans	
✓ 13.		List of sheets contained within the plan set	
N/A 14.		Notation of any permits and/or agreements obtained from or made with State and Federal agencies, including permit number if applicable	
✓ 15.		FEMA Flood Plain Map and Base flood elevation data; use the North American Vertical Datum of 1988 (NAVD 88)	
✓ 16.		District Dimensional Regulations of the subject parcel	
✓ 17.		Zoning district(s) of the land being subdivided, with zoning boundary lines shown if there is more than one district	
✓ 18.		Zoning district(s) of abutting parcels, if different from subject parcels	
N/A 19.		Notes on relevant previous zoning relief including conditions of approval	
✓ 20.		Dimensions (incl. straight lines, angles, radii, arcs & angles of curves) & area of 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	

Administrative Subdivision Checklist

City of Cranston

B	AS	ELEMENT REQUIRED	REVIEW CODE
✓		21. Locations of primary control points	
✓		22. Locations of existing and proposed permanent monuments (at least 2 must be set or recovered for residential surveys less than 1 acre); (not less than 3 must be set or recovered for residential surveys more than 1 acre and all non-residential projects)	
✓		23. Location of wetlands, watercourses or coastal features within and adjacent to the parcel(s), including buffer areas as defined by RIDEM for wetlands <u>OR</u> notation that no wetlands, watercourses, or coastal features are present	
✓		24. Notation of existing ground cover with approximate location of wooded areas and areas of active agricultural use	
✓		25. 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	
✓		26. Location, width, classification, and names of existing public, private, and paper streets within and adjacent to the subdivision parcel(s)	
✓		27. Provision of street index of all existing streets within or adjacent to the subdivision parcel(s)	
✓		28. Location, size, and use/type of all existing buildings or significant above-ground structures, including stone walls, on the subdivision parcel(s) or on immediately adjacent parcels	
✓		29. Location of unique and/or historic features within or adjacent to the subdivision parcel(s), including stone walls, historic cemeteries and access, or, if none, a notation indicating such	
✓		30. Determination if the proposed subdivision lies within any area designated by the town or state for purposes of environmental, natural or cultural resource protection, such as: a. Natural Heritage Areas, as defined by RIDEM b. 200' Coastal Buffer / Special Area Management Plan (SAMP) of RI CRMC c. A Groundwater Protection Overlay District d. Wellhead Protection Area e. Groundwater Recharge Area f. Areas within a TMDL watershed, as identified by RIDEM g. An OWTS Critical Resource Area, as defined by RIDEM h. A Drinking Water Supply Watershed, as defined by RIDEM i. National Register of Historic Places and Cranston Historic Districts	
✓		31. 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	
N/A		32. Boundaries and total area of any land classified as "unsuitable for development" of proposed parcels	
N/A		33. Any proposed on- and off-site improvements including streets, access drives, loading areas, parking areas, sidewalks, and bicycle paths, include profiles and typical cross-sections	
		34. For lots with multiple frontages, identification primary frontage	
Checklist Item #		Applicant Comments on Required Items:	
Checklist Item #		Reviewer Comments on Required Items:	

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

C	AS	ELEMENT REQUIRED	REVIEW CODE
1.		Copies of a narrative report or written statement which includes a description of the existing physical environment and existing use(s) of the property, a general description of proposed subdivision. Additional materials may be submitted that illustrate the approach utilized in designing the proposed subdivision, including consideration of existing conditions and significant site features.	
2.		Copies of all legal documents; legal description of property, draft deeds, proposed easement and rights-of-way, dedications, restrictions or other required legal documents	
3.		Written confirmation or permits from any required federal, state or local agencies (such as RIDOT Physical Alteration Permit	
Checklist Item #		Applicant Comments on Required Items:	
Checklist Item #		Reviewer Comments on Required Items:	

D. FEESPayment only via checks made out to "City of Cranston"

D	AS		Received?
1.		Administrative Subdivision Application Fee: \$125	
2.		Final Decision Recording Fee (\$49 for each decision + \$1 per additional page) – submitted <u>AFTER</u> Final Plan approval	
3.		Final Plan Recording Fee (\$49 for plat map + \$1 per additional page) – submitted <u>AFTER</u> Final Plan approval	

E. Materials to be submitted prior to recording

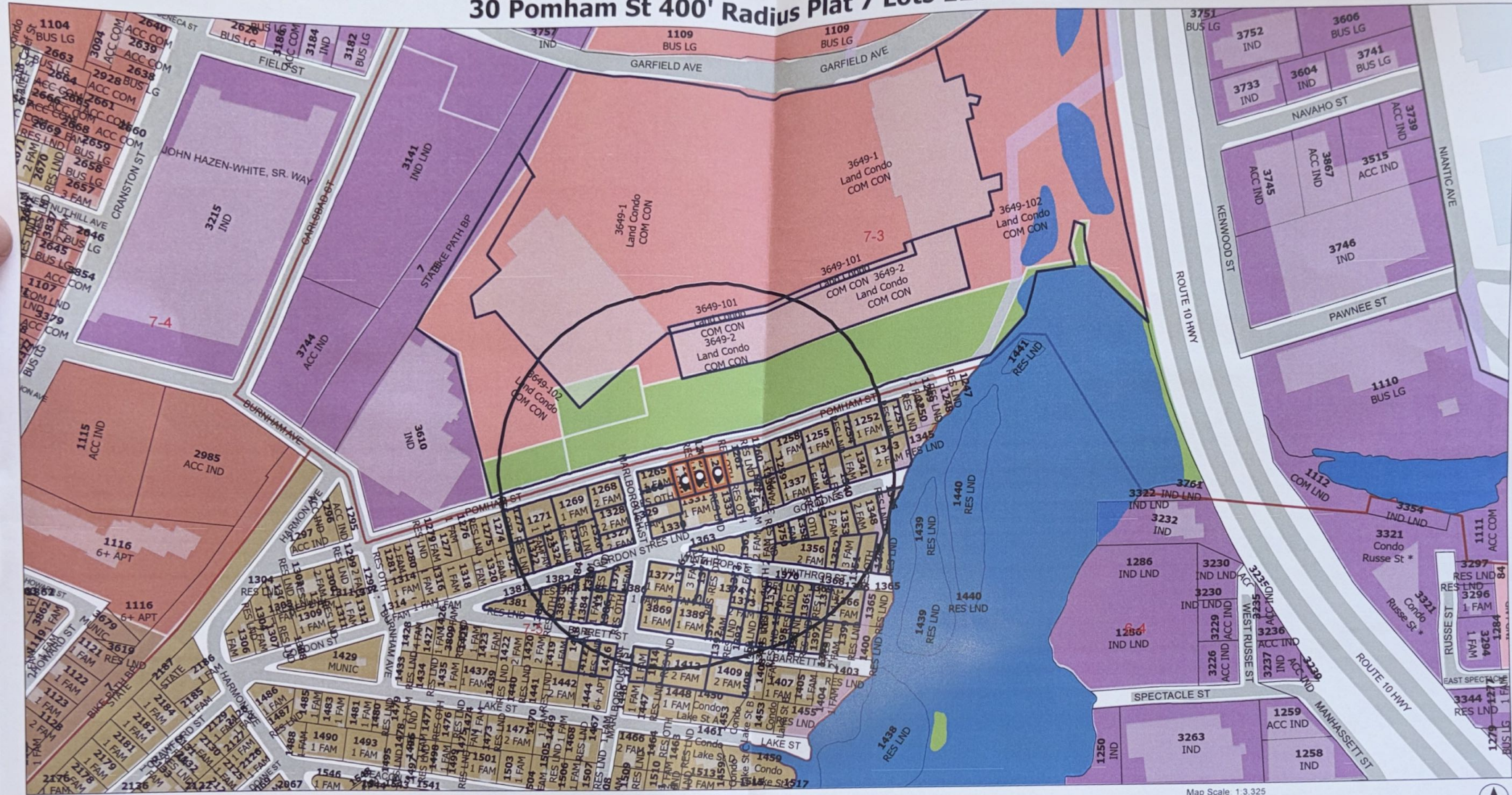
E	ELEMENT REQUIRED	REVIEW CODE
1.	2 paper copies (24"x36") of the record plan	
2.	1 mylar (24"x36") of the record plan for recording	
3.	Decision and Record Plan Recording Fee (see Table D) ¹	
4.	AutoCAD .DWG files compatible with ArcGIS Pro and located in the RI state plane coordinate system that, at a minimum, include parcel lines, zoning lines and dimension annotation	

¹ Final Decision is valid up to 90 days after recording. Vesting becomes permanent once the Record Plan is recorded.Signature of Applicant or Applicant Representative: NICHOLAS VELTRI, RPLS

Signature of Reviewer: _____

Date of Review: _____

30 Pomham St 400' Radius Plat 7 Lots 1262-1264



Map Scale 1:3,325



- ParcelsInBuffer
- SelectedParcelsInBuffer
- SelectedParcels
- Labels_Radius Maps_Lot and LU v2
- Streets Names

- Hydro Poly 2001
- Stream/Water Body
- Swamp
- Buildings
- Cranston Boundary
- Plat Bounds
- Easements partial

- Parcels
- Cemeteries
- Cranston Boundary
- Roads
- Historic Overlay District
- Zoning
- none

- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5

- M1
- M2
- E1
- MPD
- S1
- Other

Map created by Web Application on 6/24/2026 8:45 AM

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