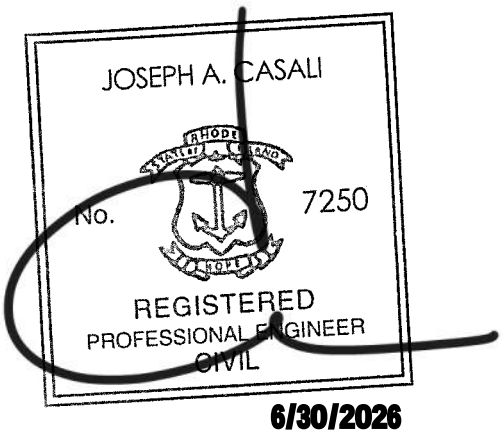
Project Narrative

For a Proposed Minor Subdivision

30 & 40 Cindy Lane
Cranston, Rhode Island
AP 28, Lots 125 & 127

Prepared for:
Mr. Anthony Silvestri
40 Cindy Lane
Cranston, RI 02921



Submission Date:
July 2026

Submitted by:

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APPENDICES

1 INTRODUCTION

Joe Casali Engineering, Inc. (JCE) has prepared the following Project Narrative to identify State and Local permitting requirements for a proposed 3-lot subdivision of 30 & 40 Cindy Lane in Cranston, Rhode Island. The subject parcel specifically is identified by the City of Cranston's Tax Assessor's office as Plat Map (AP) 28, Lots 125 and 127. The property lies within the A-80 residential zoning district.

2 SITE LOCATION AND PHYSICAL DESCRIPTION

2.1 Existing Conditions

The project site has a physical address of 30 and 40 Cindy Lane in Cranston, Rhode Island and are further identified as Tax Assessor's Plat Map (AP) 28, Lots 125 and 127. Based on a Class I Boundary Survey prepared by DDG Surveying in December 2025, the total area of Lot 125 is 127,968 sq. ft. and the total area of Lot 127 is 266,814 sq. ft. The two subject lots have a total of 827.9-ft of frontage along the existing Cindy Lane. Each lot currently contains a single-family dwelling. The properties lie within the A-80 residential zoning district.

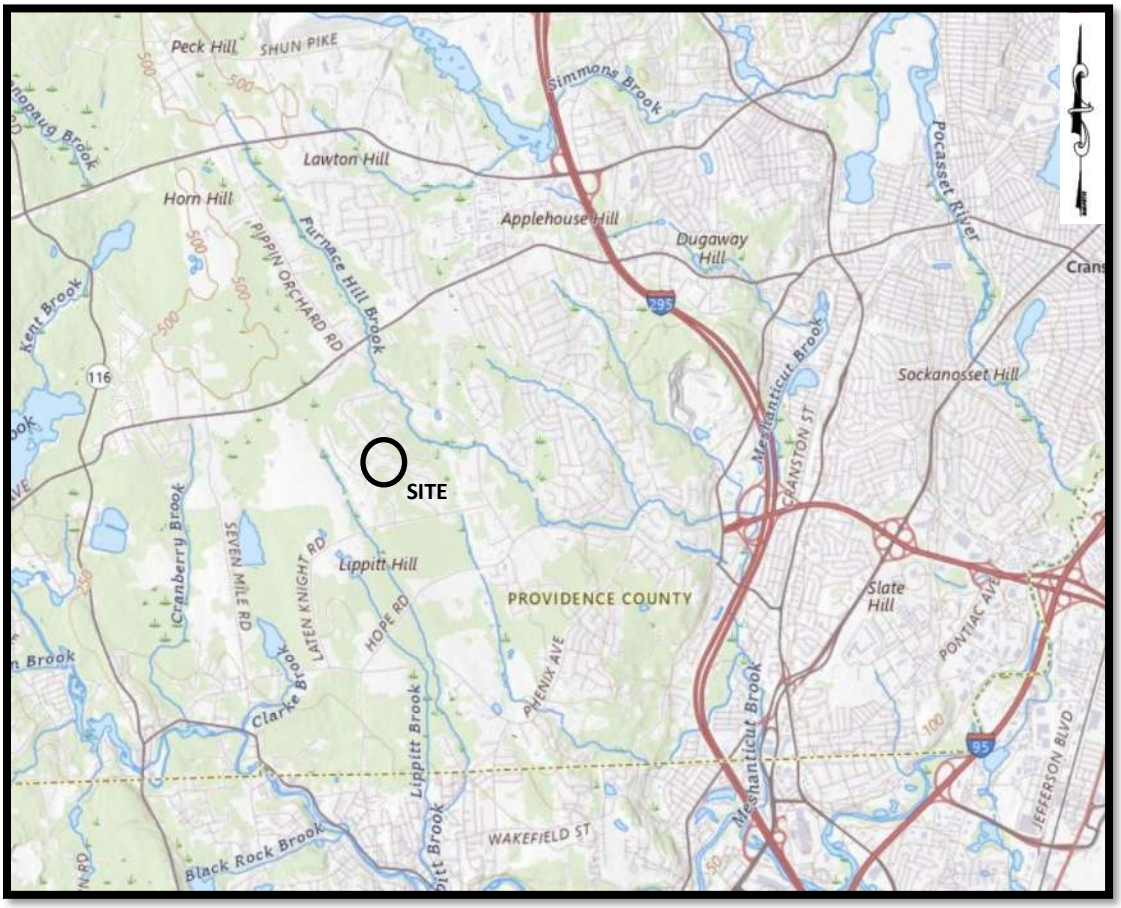

Figure 1 – Locus Map

NOT TO SCALE

2.2 Soil Classification and Test Pits

According to the *Web Soil Survey (WSS)* operated by the US Department of Agriculture Natural Resources Conservation Service (NRCS*)*, produced by the National Cooperative Soil Survey, the soil on-site consists of Woodbridge fine sandy loam (WhB) soils, Ridgebury, Leicester, and Whitman soils (Rf) and Rippowam fine sandy loam (Ru) soils. Rf and Ru soils are typically indicative of wetland soils, belonging to Hydrologic Soil Group D. WhB soils generally consist of coarse lodgment till, with a depth to the seasonal high groundwater table of 18 to 30 inches, belonging to Hydrologic Soil Group C/D. A detailed soils map and report are included in Appendix A.

Soil evaluations were completed on the site in December 2025 for purposes of on-site wastewater treatment system design. Two (2) soil evaluations were completed and logged by Amber Hardy, a Class IV Soil Evaluator; soil evaluations were witnessed by the RI Department of Environmental Management (Application No. 9607-1838). The Site Evaluation Form is included in Appendix B.

2.3 Flood Zone Classification

The project site is located within Flood Zone X (areas of minimal flood hazard), as depicted on the Flood Insurance Rate Map (FIRM) No. 44007C00294H, effective date October 2, 2015, as published by the Federal Emergency Management Agency (FEMA). An excerpt from the FEMA FIRM (also known as a FIRMette) is included in Appendix C.

2.4 Freshwater Wetlands

JCE engaged Avizinis Environmental Services, Inc. (AES) of Charlestown, RI to perform a freshwater wetland assessment of the project area. Based on the Freshwater Wetland Delineation Report performed by AES, included in Appendix D, a large wetland complex encumbers the northern portion of the project area associated with Furnace Brook. A unnamed intermittent stream tributary to the Furnace Brook runs through the northern portion of the project area. All freshwater wetland areas are afforded a 75-ft buffer zone and a 100-ft jurisdictional area; all intermittent streams are afforded a 100-ft buffer zone and a 200-ft jurisdictional area. Additional 5-ft accessory structure setbacks and 20-ft primary structure setbacks are applied to the landward limit of the respective buffers. The project area falls within River Region 2.

2.5 Additional Natural Resources Inventory

According to the Rhode Island Department of Environmental Management (RIDEM) Environmental Resource Mapping database, the project area is located within the Pawtuxet River Watershed (ID#010900040609). Stormwater runoff from the site ultimately discharges to the wetlands and Furnace Hill Brook to the north (ID#RI0006017R-01). Impairments associated with this watershed area include non-native aquatic plants. The project location is not within a Natural Heritage Area, a known groundwater protection overlay district, a wellhead protection area, a groundwater recharge area, an OWTS critical resource area, or a drinking water supply watershed, as defined by RIDEM.

2.6 Zoning

According to the City of Cranston Zoning Ordinance and Zoning Map, the subject property is currently located within the A-80 residential zoning district, specifically intended primarily for the use of single-family dwellings on lots of minimum areas of 80,000 square feet. The following are the dimensional requirements for the A-80 zone; both existing lots conform to all dimensional requirements of the A-80 zone:

Criteria	Requirement	Exist. Lot 125	Exist. Lot 127
Min. Lot Area	80,000 SF	127,968 SF	266,814 SF
Min. Frontage	200 ft.	336.0 ft.	491.9 ft.
Min. Lot Width	200 ft.	319.7 ft.	457.5 ft.
Min. Front Yard	40 ft.	56.2 ft.	84.9 ft.
Min. Rear Yard	100 ft.	674.9 ft.	587.2 ft.
Min. Side Yard	20 ft.	44.1 ft.	123.4 ft.
Max. Lot Coverage	10%	1.45%	2.32%
Max. Building Height	35 ft.	< 35 ft.	< 35 ft.

2.7 Existing Utilities

Water: Public water is not available to the project area; the subject properties and all surrounding properties are serviced by private, individually owned wells.

Sewer: Public sewer is not available to the project area; the subject properties and all surrounding properties are serviced by private on-site wastewater treatment systems (OWTS).

Electric/Communications: Electric and telecommunications services are available via underground mains within the Cindy Lane right-of-way. Electrica services are owned and maintained by Rhode Island Energy. Telecommunications services are available from Cox Communications and Verizon.

Drainage: A series of catch basins exist within Cindy Lane which discharge via a 12-inch corrugated metal pipe located within a 20'x150' drainage easement through Lot 127.

3 SCOPE OF WORK

3.1 Proposed Minor Subdivision

The Applicant is proposing a 3-lot subdivision; specifically, adjusting the lot lines associated with Lots 125 and 126 to create a third, buildable lot. As presented in the table below, all three (3) proposed lots meet all dimensional requirements per the City's Zoning Ordinance:

Criteria	Requirement	New Lot 125	New Lot 127	New Parcel 'A'
Min. Lot Area	80,000 SF	102,189 SF	189,084 SF	103,509 SF
Min. Frontage	200 ft.	219.3 ft.	395.4 ft.	213.2 ft.
Min. Lot Width	200 ft.	210.4 ft.	367.2 ft.	205.1ft.
Min. Front Yard	40 ft.	56.2 ft.	84.9 ft.	41.1 ft.
Min. Rear Yard	100 ft.	674.9 ft.	587.2 ft.	689.6 ft.
Min. Side Yard	20 ft.	44.1 ft.	26.9 ft.	44.8 ft.
Max. Lot Coverage	10%	1.82%	3.27%	3.13%
Max. Building Height	35 ft.	< 35 ft.	< 35 ft.	< 35 ft.

Per Section VII.E.1 of the City's Subdivision and Land Development Regulations (March 2026), when calculating the total number of residential building lots or units permitted on any parcel, the minimum lot areas specified for that property in Section 17.20.120 of the Zoning Ordinance, shall be provided for each dwelling unit and shall be free of any of the constraints identified in Section II of these regulations (the Subdivision and Land Development Regulations). The existing wetlands areas and drainage easement area are considered land unsuitable for development. Therefore, the following waivers are requested from the Section VII.E.1 of the City's Subdivision and Land Development Regulations:

- New Lot 125
  - Proposed Area = 102,189 SF
  - Area Unsuitable for Development = 69,464 SF
  - Area Suitable for Development = 32,725 SF
  - Min. Area Suitable for Development = 80,000 SF
  - **Waiver Request = (80,000 SF – 32,725 SF) = 42,275 SF**

- New Parcel 'A'
  - Proposed Area = 103,509 SF
  - Area Unsuitable for Development = 66,742 SF
  - Area Suitable for Development = 36,767 SF
  - Min. Area Suitable for Development = 80,000 SF
  - **Waiver Request = (80,000 SF – 36,767 SF) = 43,233 SF**

In addition, the Applicant is requesting a waiver from the Preliminary Plan Checklist:

- D. Proposed Conditions Plan(s)
  - 18. Limits of disturbance/work relative to on-and off-site improvements and infrastructure installation.
  - 19. Soil and Sedimentation Control Plan, unless exempted by Section X(J) of the Subdivision Regulations. Exempt projects shall show contours at sufficient detail (2-foot intervals) for all on and off-site street construction.

  - 20. Stormwater management plan(s): show accurate designs and details of proposed stormwater management infrastructure, including type, location, drainage calculations, extension of existing lines, configuration, and proposed easements, prepared by a RI-Registered Professional Engineer. Certification required at Final Plan stage.
  - 21. 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.
- F. Supporting Materials
  - 7. Copies of drainage calculations, associated explanatory narrative, and all supporting documentation, including an Operations and Maintenance manual for the stormwater system (submission for Final Plan stage only upon significant changes to calculations or documents).
  - 8. Soil Erosion Sediment Control Plan (submission for Final Plan stage only upon significant changes to plan).

These specific items represent the bulk of the engineering associated with the project. There is significant risk in proceeding with this design given the costs associated, as it is unknown as to whether the subdivision will be approved.

3.2 Utilities

Water: The two existing parcels are currently serviced by private wells. There is a third existing private well located on proposed Parcel 'A'; this well will be used to service the new dwelling, or a new private well will be drilled.

Sewer: A new on-site wastewater treatment system will be designed to service the proposed dwelling on Parcel 'A'. The OWTS system will require review and approval from the RI Department of Environmental Management, OWTS Division. The new parcel 'A' currently has soil evaluation approval.

Electric/Communications: New underground electric and telecommunications services will be extended to the new parcel 'A' from the existing underground mains within Cindy Lane. Coordination with Rhode Island Energy will be required.

3.3 Drainage

New impervious areas associated with the development of new parcel 'A' will require stormwater mitigation in accordance with the State of Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development. Suitable best management practices for the site are anticipated to include grassed swales and rain gardens.

4 PERMIT REQUIREMENTS

City of Cranston Plan Commission: The project considers a 3-lot minor subdivision with waivers from the City's Subdivision and Land Development Regulations (March 2026). As such, the project will require review and approval from the City's Plan Commission. Minor subdivisions require (two) stages of project review; Preliminary Plan and Final Plan.

RI Department of Environmental Management – OWTS Division: Soil evaluations, prepared by a licensed Class IV Soil Evaluator, have been completed and are approved by RIDEM. A new construction Onsite Wastewater Treatment System (OWTS) permit will be required for the proposed OWTS system on parcel 'A'.

RI Department of Environmental Management – Freshwater Wetlands Division: Site improvements are proposed within a freshwater wetland jurisdictional area, and as such, a Freshwater Wetlands Permit will be required from the RIDEM Freshwater Wetlands Division.

Appendix A

Soil Mapping and Soils Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties

October 9, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

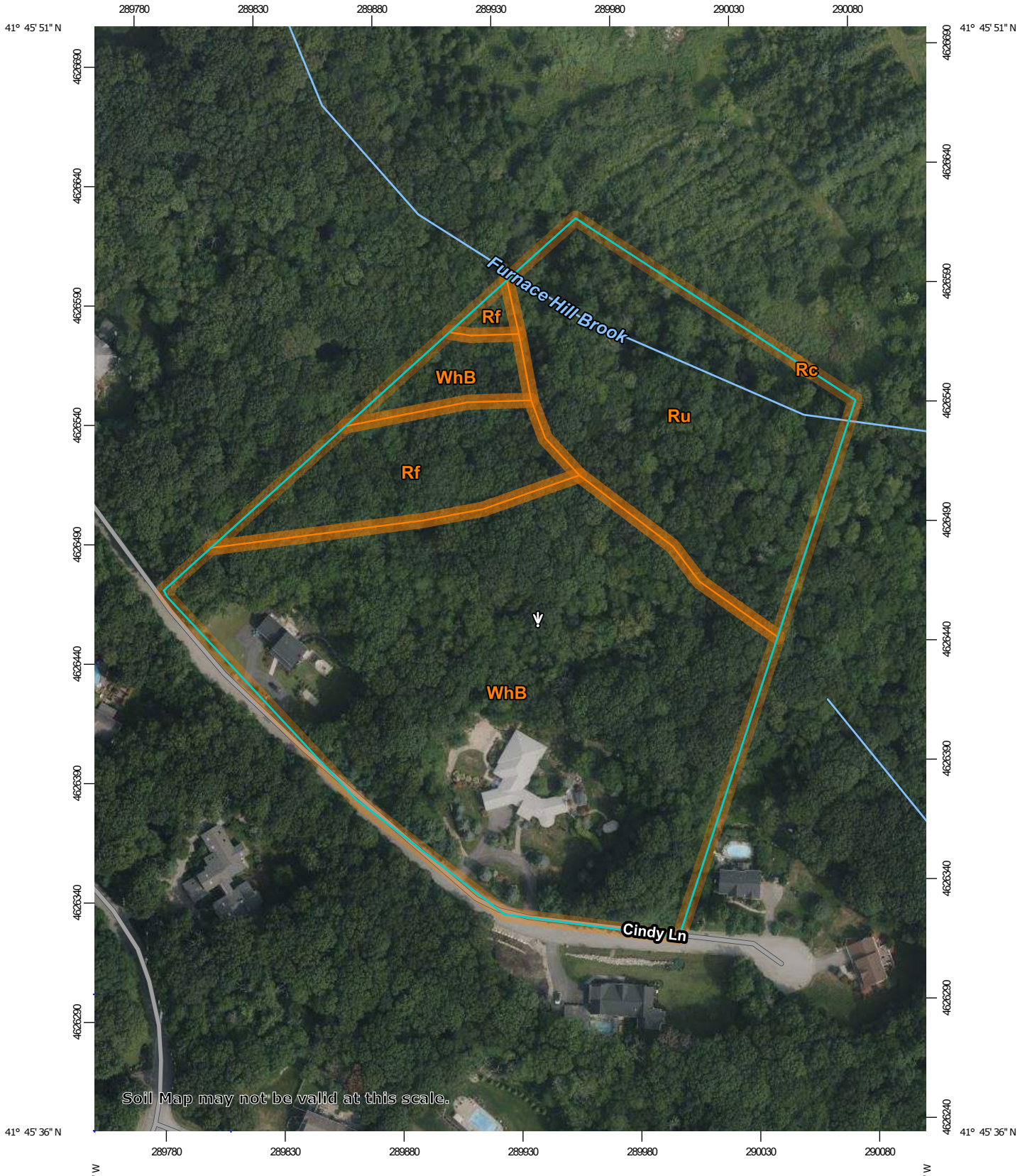
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:2,250 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties
Survey Area Data: Version 25, Sep 3, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2024—Jul 1, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Rc	Raypol silt loam	0.0	0.0%
Rf	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	1.3	10.6%
Ru	Rippowam fine sandy loam	3.4	26.7%
WhB	Woodbridge fine sandy loam, 3 to 8 percent slopes	7.9	62.7%
Totals for Area of Interest		**12.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties

Rc—Raypol silt loam

Map Unit Setting

National map unit symbol: 9lwx
Elevation: 0 to 810 feet
Mean annual precipitation: 44 to 50 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Raypol and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Raypol

Setting

Landform: Outwash plains
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Coarse-silty eolian deposits over sandy and gravelly glaciofluvial deposits

Typical profile

A - 0 to 4 inches: silt loam
Bw - 4 to 22 inches: silt loam
2C - 22 to 65 inches: stratified loamy fine sand to very gravelly coarse sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F144AY028MA - Wet Outwash
Hydric soil rating: Yes

Minor Components

Scio

Percent of map unit: 4 percent

Landform: Lakebeds, terraces
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: No

Scarboro

Percent of map unit: 3 percent
Landform: Depressions, drainageways, terraces
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Walpole

Percent of map unit: 3 percent
Landform: Drainageways on terraces, depressions on terraces
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: Yes

Rf—Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony

Map Unit Setting

National map unit symbol: 2t2qt
Elevation: 0 to 1,480 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Ridgebury, extremely stony, and similar soils: 40 percent
Leicester, extremely stony, and similar soils: 35 percent
Whitman, extremely stony, and similar soils: 17 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ridgebury, Extremely Stony

Setting

Landform: Drumlins, ground moraines, hills, drainageways, depressions
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Head slope, base slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 6 inches: fine sandy loam

Bw - 6 to 10 inches: sandy loam
Bg - 10 to 19 inches: gravelly sandy loam
Cd - 19 to 66 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: 15 to 35 inches to densic material
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: F144AY009CT - Wet Till Depressions
Hydric soil rating: Yes

Description of Leicester, Extremely Stony

Setting

Landform: Depressions, drainageways, hills, ground moraines
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear, concave
Across-slope shape: Concave
Parent material: Coarse-loamy melt-out till derived from gneiss, granite, and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 7 inches: fine sandy loam
Bg - 7 to 18 inches: fine sandy loam
BC - 18 to 24 inches: fine sandy loam
C1 - 24 to 39 inches: gravelly fine sandy loam
C2 - 39 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: B/D
Ecological site: F144AY009CT - Wet Till Depressions
Hydric soil rating: Yes

Description of Whitman, Extremely Stony

Setting

Landform: Drumlins, ground moraines, hills, drainageways, depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oi - 0 to 1 inches: peat
A - 1 to 10 inches: fine sandy loam
Bg - 10 to 17 inches: gravelly fine sandy loam
Cdg - 17 to 61 inches: fine sandy loam

Properties and qualities

Slope: 0 to 3 percent
Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: 7 to 38 inches to densic material
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: F144AY009CT - Wet Till Depressions
Hydric soil rating: Yes

Minor Components

Woodbridge, extremely stony

Percent of map unit: 6 percent
Landform: Ground moraines, drumlins, hills
Landform position (two-dimensional): Summit, backslope, footslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Swansea

Percent of map unit: 2 percent
Landform: Swamps, bogs
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Ru—Rippowam fine sandy loam

Map Unit Setting

National map unit symbol: 9lx2
Elevation: 0 to 810 feet
Mean annual precipitation: 44 to 50 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 115 to 190 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Rippowam and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rippowam

Setting

Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Coarse-loamy alluvium over sandy and gravelly alluvium derived from granite and gneiss

Typical profile

A - 0 to 5 inches: fine sandy loam
Bg1 - 5 to 12 inches: fine sandy loam
Bg2 - 12 to 19 inches: fine sandy loam
BCg1 - 19 to 24 inches: sandy loam
BCg2 - 24 to 27 inches: sandy loam
Cg1 - 27 to 31 inches: loamy sand
Cg2 - 31 to 65 inches: stratified very gravelly coarse sand to loamy fine sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)

Depth to water table: About 0 to 18 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F144AY014CT - Wet Sandy Low Floodplain
Hydric soil rating: Yes

Minor Components

Swansea

Percent of map unit: 8 percent
Landform: Marshes, kettles, depressions, bogs, swamps
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Pootatuck

Percent of map unit: 7 percent
Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

WhB—Woodbridge fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2t2ql
Elevation: 0 to 1,470 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Woodbridge, fine sandy loam, and similar soils: 82 percent
Minor components: 18 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodbridge, Fine Sandy Loam

Setting

Landform: Hills, drumlins, ground moraines
Landform position (two-dimensional): Summit, backslope, footslope
Landform position (three-dimensional): Side slope

Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Ap - 0 to 7 inches: fine sandy loam
Bw1 - 7 to 18 inches: fine sandy loam
Bw2 - 18 to 30 inches: fine sandy loam
Cd - 30 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 20 to 39 inches to densic material
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: F144AY037MA - Moist Dense Till Uplands
Hydric soil rating: No

Minor Components

Paxton

Percent of map unit: 10 percent
Landform: Hills, ground moraines, drumlins
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Nose slope, side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex
Hydric soil rating: No

Ridgebury

Percent of map unit: 8 percent
Landform: Drainageways, hills, ground moraines, depressions
Landform position (two-dimensional): Backslope, footslope, toeslope
Landform position (three-dimensional): Head slope, base slope, dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Appendix B

Soil Evaluation Test Hole Data, by Avizinis Environmental Inc.

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE OF WATER RESOURCES

Onsite Wastewater Treatment Systems Program

235 Promenade Street, Providence, RI 02908-5767
Tel. (401) 222-3961;
Email: DEM.OWTS@dem.ri.gov www.dem.ri.gov/septic

Site Evaluation Form

Property Owner: Silvestri Leasing Company **Application No.** IA-0000018488

Property Location: 9607-1838

Date of Test Hole: 12/23/2025 **License No.** D4098

Soil Evaluator: Amber Hardy

Weather: SN **Shaded:** No **Time:** 9:00 AM

Site Address: Cindy Lane, Cranston, Rhode Island, __ **Pole Number:** _____

Plat Number	Lot Number	Block Number
28	125	

Site Evaluation Test Holes

Test Hole Number	Soil Class	Total Depth	Impervious/Limiting Layer Depth(og)(in inches)	GW Seepage Depth	SHWT(og)(in inches)
1	Basal Till	96	97	53	20
2	Basal Till	96	97	97	24

Comments	TD+1=none

Site Evaluation Description

TH Number	TH_Horlzon	Depth	Horlzon Boundarles		Soil Colors		Re-Dox	Texture	Structure	Consistence	Soll Category
			Dist	Topo	Matrix	Re-Dox Features	Ab. S. Contr.				
1	HTM	-19-0"			/	/		/			
1	Ap	0-6"	A	S	10YR 4/3	/		None/FSL	1 GR	FR	4
1	Bw	6-17"	A	W	10YR 5/3	/		None/FSL	1 SBK	FR	4
1	C	17-42"	C	W	2.5Y 5/3	7.5YR 5/6	C 4 P	None/LS	0 M	FR	6m
1	Cd	42-96"			10YR 5/4	7.5YR 5/6	C 4 P	None/SL	0 M	FI	8
2	Ap	0-6"	A	S	10YR 4/3	/		None/FSL	1 GR	FR	4
2	Bw	6-29"	A	W	10YR 5/3	7.5YR 5/6	F 2 P	None/FSL	1 SBK	FR	4
2	C	29-42"	C	W	2.5Y 5/3	7.5YR 5/6	C 4 P	None/LS	0 M	FR	6
2	Cd	42-96"			10YR 5/4	7.5YR 5/6	C 4 P	None/SL	0 M	FI	8

Site Evaluation Questions

1. Relief and Slope: 5-12%
2. Presence of any watercourse, wetlands or surface water bodies, within 200 feet of test holes: No
3. Restrictive Layer or Bedrock within 4' below original ground within 25 feet of test hole: No
4. Presence of existing or proposed private drinking water wells within 200 feet of test holes: No
5. Public drinking water wells within 500 feet of test holes: No
6. Is site within the watershed of a public drinking water reservoir or other critical area defined in Rule 38: No
7. Has soil been excavated from or fill deposited on site: Yes
8. Site's potential for flooding or ponding: None
9. Landscape Position: BS
10. Vegetation: Shrubby wooded lot between homes
11. Indicate approximate location of property lines and roadways: false
12. Additional comments, site constraints or additional information regarding site: None

Application Preparer's Attestation

The undersigned hereby certifies that all information on this application and accompanying forms, submittals and sketches are true and accurate and that I have been authorized by the owner(s) to conduct these necessary field investigations and submit this request.

Application Preparer's Name	Amber Hardy
Date	01/15/2026
Date of Decision	01/21/2026

Internal Review [FOR RIDEM USE ONLY]

Site Evaluation Elected Witness	Witnessed Soil Evaluation Decision
Decision	Concur
Wet Season Determination Required	No
Additional Field Review Required	No
Explanation	TH1 DISCLAIMED <24"
DEM Authorized Agent	Alan Pittman

Appendix C

FEMA FIRMette

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Appendix D

Freshwater Wetlands Report of Findings, by Avizinis Environmental Inc.

AVIZINIS
ENVIRONMENTAL
SERVICES INC

WETLAND REPORT

SITE LOCATION:
A.P. 28, Lots 125, 127
30 & 40 Cindy Lane
Cranston, Rhode Island

PREPARED FOR:
Daniel DeCesaris, P.E.
Joe Casali Engineering, Inc.
dan@joecasali.com

PREPARED (September 25, 2025) BY:

Edward J. Avizinis, CPSS, PWS | President

INTRODUCTION

Avizinis Environmental Services, Inc., (AES), has completed the requested field work at the identified property at 30 and 40 Cindy Lane in Cranston, Rhode Island. AES staff visited the site on September 15, 2025 to delineate the regulated wetlands that occur within the property.

Wetlands in Rhode Island are regulated by two agencies, the Department of Environmental Management (DEM), or the Coastal Resources Management Council (CRMC). The State of Rhode Island has created predetermined maps that identify which properties are under which regulatory agency. These maps identify that the subject property is within DEM jurisdiction. Therefore, AES has delineated all onsite wetland features on the lot to meet the standards outlined in section 3.21 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250-RICR-150-15-3).

EXISTING CONDITIONS

The property extends north from Cindy Lane in Cranston, Rhode Island. The lots are developed with residential structures with associated driveways, yards, and other related structures. Furnace Brook flows to the northeast of the site and a tributary stream flows through the northern portion of the property. All limits of wetland impacting the lots have been delineated by AES.

A review of historical aerial photographs available from the DEM Environmental Resource Maps shows that, as of the earliest available photographs taken in 1939, this property was undeveloped and primarily forested. Cindy Lane can first be seen on the imagery from 1997, as can the first signs of clearing on the site. The eastern house can first be seen on the imagery from 2008. The western lot was first cleared for building by the time of the imagery from the spring of 2020, and the house had been completed by the time of the next available imagery from the fall of 2020.

WETLAND FEATURES

AES has established four wetland flag series on the property. Flagging labeled **A98 – A128**, **B1 – B8**, **UP1 – UP6**, and **UP20 – UP25** delineate the closest limits of a large swamp surrounding Furnace Brook that covers the northern portion of the lots. Furnace Brook runs to the north of the site, but a tributary stream runs through the northern portion of the property.

REGULATORY SETBACKS

In accordance with wetland regulations (250-RICR-150-15-3), all freshwater wetlands will require a 100-foot Jurisdictional Area, and all rivers, streams, and intermittent streams require a 200-foot jurisdictional area. Any proposed alterations with this zone will require some degree of application and review by the DEM.

Furthermore, a separate buffer zone and construction setback will be required for the wetland. The buffer zone is a naturally vegetated or planted area left to naturalize that is immediately contiguous with the wetland. The setback is a separate zone that limits the placement of structures.

The size of the buffer zone is based on numerous factors including wetland vegetative type, subtype, position within the watershed, and habitat types among other factors. The project area lies within River Protection Region 2. The wetland feature delineated by the A, B, and the UP-series of flags is a deciduous-dominated swamp that is greater than 10 acres in size and is not within a drinking water supply watershed. This wetland will therefore receive a 75-foot buffer zone per section 3.23.H.3.e.

Furnace Brook is shown as a blue-lined feature on the USGS Topographic Maps and is therefore classified as a river. In accordance with 3.23.H.6., the river shall require the application of a 150-foot buffer zone. The unnamed stream that flows through the northern portion of the property is entitled to a 100-foot buffer zone per section 3.23.H.10.

In addition, a 20-foot construction setback shall be applied to the landward limit of the buffer. Certain construction activities are limited within the setback related to primary structures. Only a 5-foot construction setback pertains to accessory structures (section 3.71.C.1.).

AES Delineation and Regulatory Requirements

Flag Series	Classification	Jurisdictional Area* (ft)	Buffer Zone (ft)	Existing Buffer (ft)	Construction Setback (ft)
A98 – A128 B1 – B8	Swamp	100	75	**variable extent of existing vegetation out to 75 ft**	20
UP1 – UP6 UP20 – UP25	Swamp	100	75	**variable extent of existing vegetation out to 75 ft**	20
GIS/GPS delineated watercourse	Stream	200	100	**variable extent of existing vegetation out to 100 ft**	20
GIS/GPS delineated watercourse	River (Furnace Brook)	200	150	**variable extent of existing vegetation out to 150 ft**	20

*Any area designated as flood plain (excluding X) shall be considered jurisdictional area.

CLOSING

Thank you for giving AES the opportunity to assist you with this project. Please review the attached wetland delineation map which represents the findings of our field work. AES staff have located the wetland flags and other pertinent site features with a Juniper GEOde submetric GPS/GNSS. Although this is not of survey quality it is useful for preliminary planning. This data has also been forwarded to you in conjunction with this report and is in the NAD 1983 RI State Plane format in case this information is useful to you. Please do not hesitate to contact AES should you have any questions on this report.

ATTACHMENTS

1) 2024 AERIAL MAP
2) USDA – NRCS SOIL SURVEY MAP
3) USGS TOPOGRAPHIC MAP
4) WETLAND DELINEATION MAP

AVIZINIS
ENVIRONMENTAL
SERVICES INC

2024 AERIAL MAP
A.P. 28, Lot 125, 127 | 30, 40 Cindy Lane
Cranston, Rhode Island

LEGEND

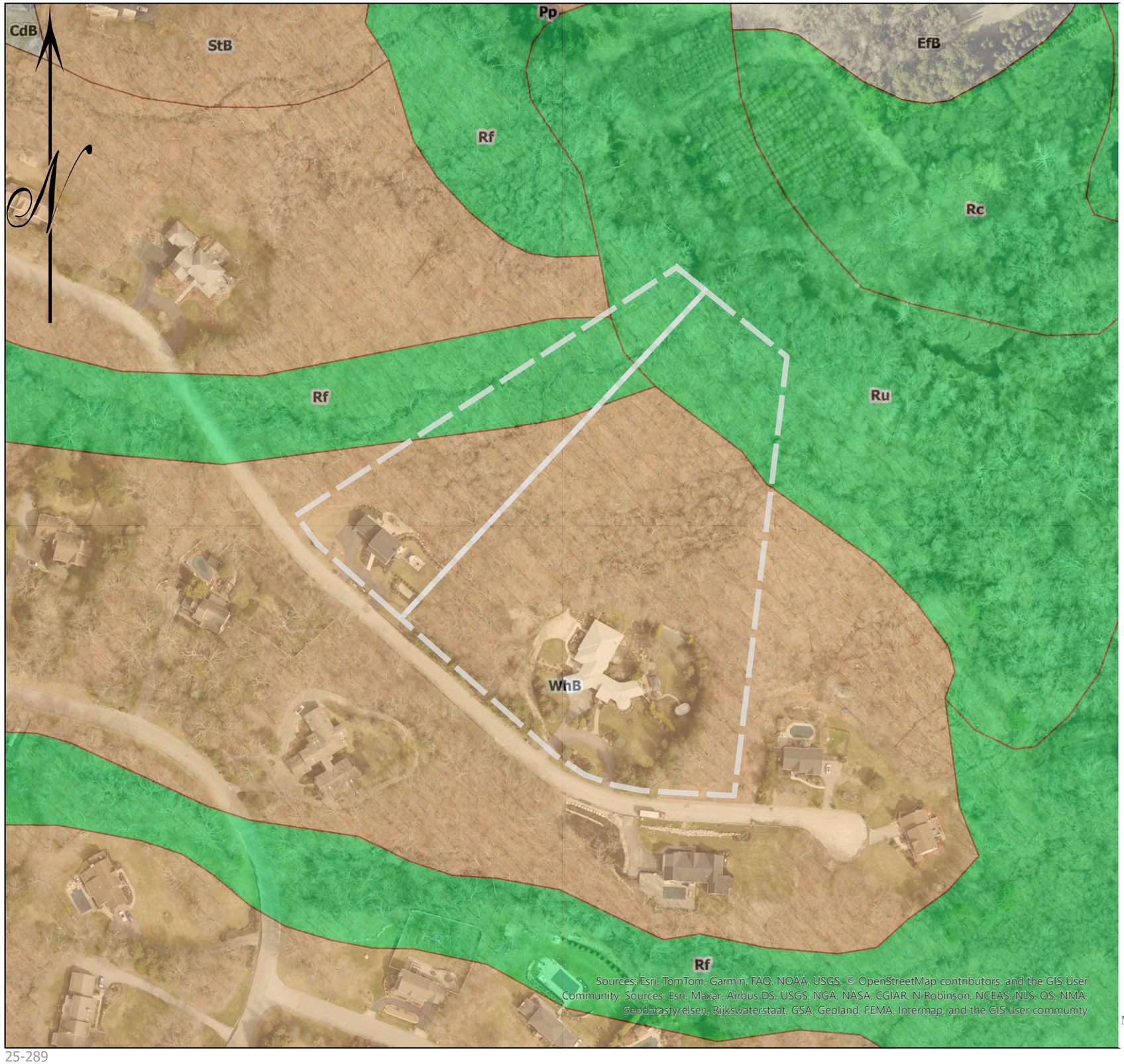
Property Line

100 50 0 100 200
Feet

General Notes:
1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for accurate site feature locations.
2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.

Map created by: Patrick J. Loveland, GIS Specialist 08/22/2025

25-289



AVIZINIS
ENVIRONMENTAL
SERVICES INC

USDA - NRCS SOIL SURVEY MAP
A.P. 28, Lot 125, 127 | 30, 40 Cindy Lane
Cranston, Rhode Island

LEGEND

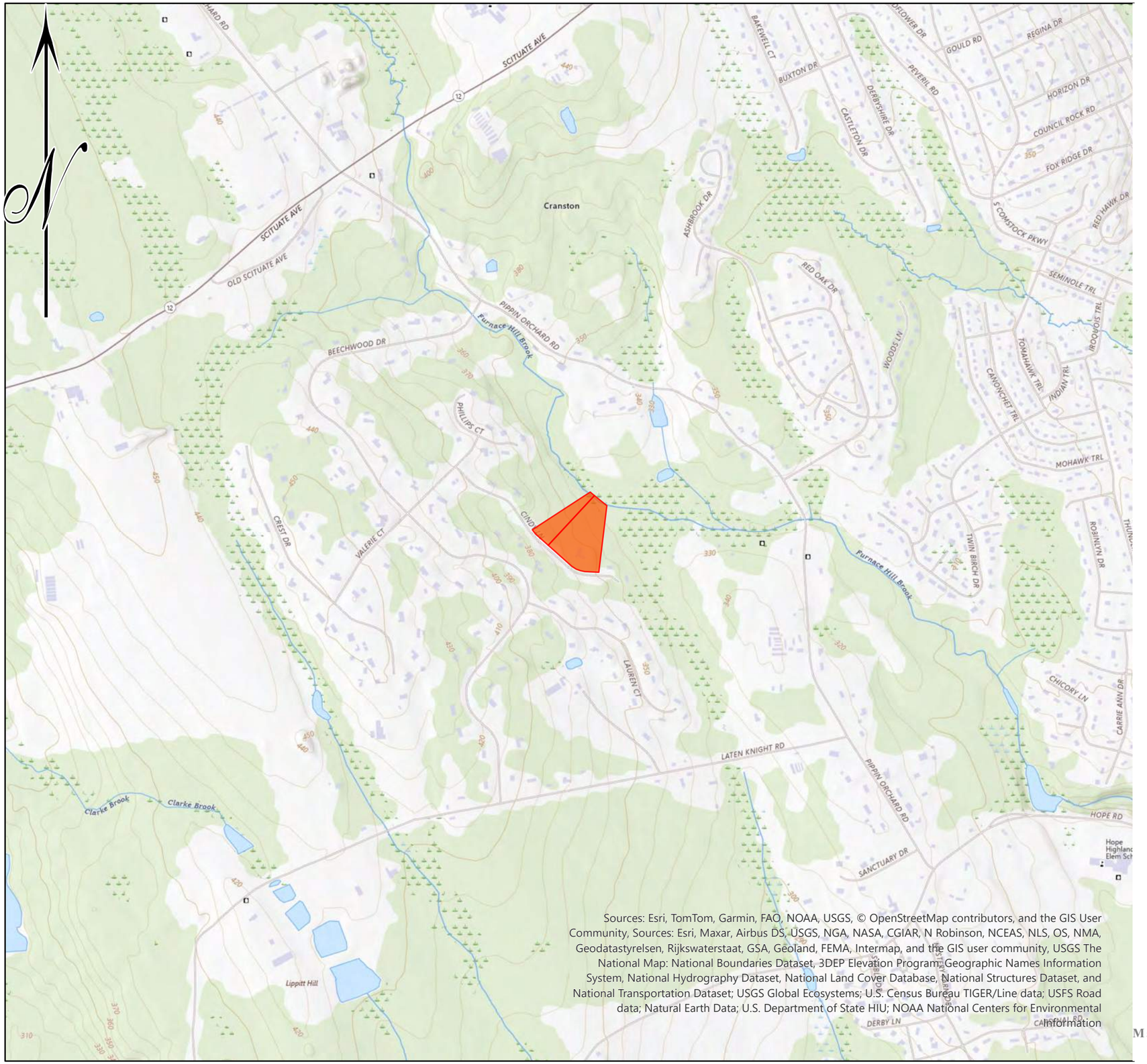
CdB - Canton and Charlton fine sandy loams, 3 to 8 percent slopes
EfB - Enfield silt loam, 3 to 8 percent slopes
Rc - Raypol silt loam
Rf - Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony
Ru - Rippowam fine sandy loam
StB - Sutton fine sandy loam, 3 to 8 percent slopes
WhB - Woodbridge fine sandy loam, 3 to 8 percent slopes

150 75 0 150 300 450
Feet

General Notes:
1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for accurate site feature locations.
2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.

Map created by: Patrick J. Loveland, GIS Specialist 08/22/2025

25-289



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information

AVIZINIS
ENVIRONMENTAL
SERVICES INC

USGS TOPOGRAPHIC MAP
A.P. 28, Lot 125, 127 | 30, 40 Cindy Lane
Cranston, Rhode Island

LEGEND

Property Line

1,000 500 0 1,000 2,000 3,000
Feet

General Notes:
1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for accurate site feature locations.
2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.

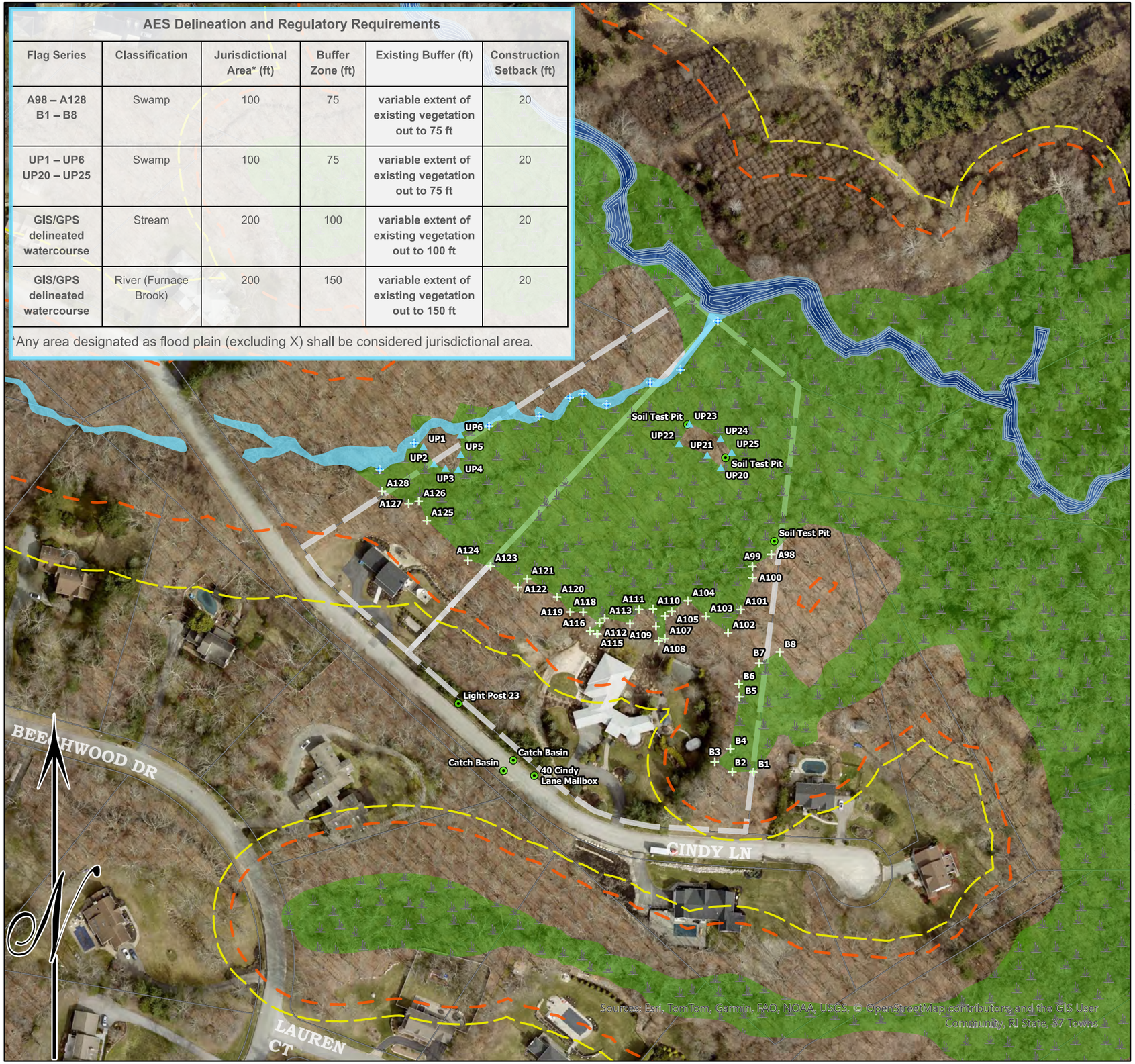
Map created by: Patrick J. Loveland, GIS Specialist 08/22/2025

25-289

AES Delineation and Regulatory Requirements

Flag Series	Classification	Jurisdictional Area* (ft)	Buffer Zone (ft)	Existing Buffer (ft)	Construction Setback (ft)
A98 – A128 B1 – B8	Swamp	100	75	variable extent of existing vegetation out to 75 ft	20
UP1 – UP6 UP20 – UP25	Swamp	100	75	variable extent of existing vegetation out to 75 ft	20
GIS/GPS delineated watercourse	Stream	200	100	variable extent of existing vegetation out to 100 ft	20
GIS/GPS delineated watercourse	River (Furnace Brook)	200	150	variable extent of existing vegetation out to 150 ft	20

*Any area designated as flood plain (excluding X) shall be considered jurisdictional area.



AVIZINIS
ENVIRONMENTAL SERVICES INC

2025 WETLAND DELINEATION MAP
A.P. 28, Lot 125, 127 | 30, 40 Cindy Lane
Cranston, Rhode Island

LEGEND

- Property Line
- GPS Benchmark
- AES Upland Flag
- AES Wetland Flag
- Buffer Zone
- River
- Wetland
- Jurisdictional Area
- Stream

150 75 0 150 300 Feet

General Notes:
1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for an accurate site plan.
2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.
4. Site features located with a Juniper Geode Submetric GNSS receiver with SWmaps data collection software. Non-delineated wetland edges have not been field verified and are depicted for graphic purposes only. The required 20-foot construction setbacks are not shown on this map.

Action	Staff	Signed	Dated
Map Prepared By:	Patrick J. Loveland		09/25/2025
Delineation By:	Timothy J. Avizinis, VP		09/15/2025
Reviewed By:	Edward J. Avizinis, CPSS, PWS		09/25/2025

Certified Professional Soil Scientist

SWS PWS EDWARD J. AVIZINIS 2746 PROFESSIONAL WETLAND SCIENTIST

25-289

PRELIMINARY PLAN SUBMISSION for a PROPOSED

MINOR SUBDIVISION

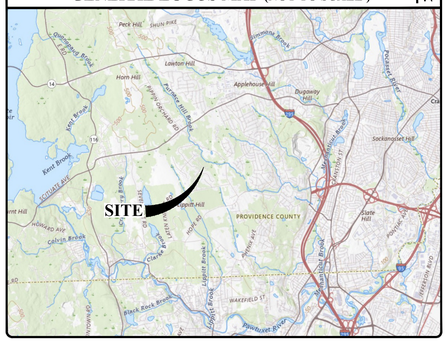
30 & 40 CINDY LANE
CRANSTON, RI
AP 28, LOTS 125 & 127

ZONING DISTRICT: RESIDENTIAL A-80

APPLICANT	OWNER (LOT 125)	OWNER (LOT 127)
ANTHONY SILVESTRI 40 CINDY LANE CRANSTON, RI 02921	ASHLEY SILVESTRI HANNON & FREDRICK HANNON 30 CINDY LANE CRANSTON, RI 02921-3321	ANTHONY SILVESTRI & DIANE M SILVESTRI 40 CINDY LANE CRANSTON, RI 02921-3321

CIVIL ENGINEER	WETLAND BIOLOGIST	LAND SURVEYOR
JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02888 (401) 944-1300 phone (401) 944-1313 fax	AVIZINIS ENVIRONMENTAL SERVICES, INC. PO BOX 836 CHARLESTOWN, RI 02813 (401) 232-4774 phone	DDG SURVEYING INC. BAY TOWER, LOWER LEVEL, SUITE C 101 PLAIN STREET PROVIDENCE, RI 02903 (508) 821-8728

GENERAL LOCUS MAP (NOT TO SCALE) ↑N



GENERAL NOTES:

1. PROPERTY LINES SHOWN ARE BASED ON CLASS I COMPREHENSIVE BOUNDARY AND WETLAND SURVEY OF LAND, PREPARED BY DDG LAND SURVEYING, 101 PLAIN ST., PROVIDENCE, RI, DATED DEMBER 17, 2025 (REFERENCE PLAN 1).

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. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

3. THE ENTIRE PROJECT SITE LIES WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FIRM MAP FOR CITY OF CRANSTON, RHODE ISLAND, MAP NUMBER 44007C0294H, EFFECTIVE DATE OCTOBER 2, 2015.

4. WETLAND DELINEATION PERFORMED BY AVIZINIS ENVIRONMENTAL SERVICES INC. IN SEPTEMBER 2025. WETLAND FLAGGING WAS SURVEY LOCATED BY DDG LAND SURVEYING AS PART OF THE CLASS I COMPREHENSIVE BOUNDARY AND WETLAND SURVEY, DECEMBER 2025 (REFERENCE PLAN 1). THE SITE LIES WITHIN RIVER REGION 2 AND IS LOCATED WITHIN THE PAWTUXET RIVER WATERSHED AREA, AN IMPAIRED WATERSHED.

5. ACCORDING TO WEB SOIL SURVEY, CREATED BY THE US DEPARTMENT OF AGRICULTURE, SOILS EXISTING ON THE SITE CONSIST OF RAYPOL SILT LOAM (RC), RIDGEBURY, LEICESTER, AND WHITMAN SOILS (RF), RIPPOWAM FINE SANDY LOAM (RU) AND WOODBRIDGE FINE SANDY LOAM (WHB). SOIL EVALUATIONS WERE COMPLETED BY AVIZINIS ENVIRONMENTAL SERVICES INC. IN DECEMBER 2025 (SOIL EVALUATION APPROVAL NO. 9607-1838).

6. SPECIAL AREAS OF CONCERN AFFECTING THE DEVELOPMENT PARCEL (BASED ON RIDEM ENVIRONMENTAL RESOURCE MAPPING DATABASE AND CRANSTON GEOGRAPHIC INFORMATION SYSTEM DATABASE):
   - NATURAL HERITAGE AREA, AS DEFINED BY RIDEM: NO
   - 200' COASTAL BUFFER OR AREA(S) UNDER JURISDICTION OF ANY SAMP OF RI CRMC: NO
   - GROUNDWATER PROTECTION OVERLAY DISTRICT: NO
   - WELLHEAD PROTECTION AREA: NO
   - GROUNDWATER RECHARGE AREA: NO
   - AREAS WITHIN A TMDL WATERSHED, AS DEFINED BY RIDEM: YES
   - OWTS CRITICAL RESOURCE AREA, AS DEFINED BY RIDEM: NO
   - A DRINKING WATER SUPPLY WATERSHED, AS DEFINED BY RIDEM: NO
   - NATIONAL REGISTER OF HISTORIC PLACES: NO
   - CRANSTON HISTORIC DISTRICT: NO

7. THERE IS A 25-FT-WIDE DRAINAGE EASEMENT WITHIN THE SUBJECT PARCELS. THERE ARE NO OTHER KNOWN EASEMENTS WITHIN THE SUBJECT PROPERTIES.

8. THERE IS NO PUBLIC WATER OR SEWER AVAILABLE TO THE PROJECT AREA. EXISTING DWELLINGS ARE SERVICED BY PRIVATE WELLS AND ONSITE WASTEWATER TREATMENT SYSTEMS. ELECTRIC SERVICE IS AVAILABLE VIA UNDERGROUND SERVICE LINES.

9. THE SUBJECT PARCELS, AND ALL ABUTTING PARCELS, LIE WITHIN THE CITY'S A-80 RESIDENTIAL ZONING DISTRICT. THERE ARE NO KNOWN OVERLAY DISTRICTS ASSOCIATED WITH THE SUBJECT PARCELS.

INDEX OF DRAWINGS

1-888-DIG-SAFE
PROTECT YOURSELF, CALL THREE WORKING DAYS NOTICE

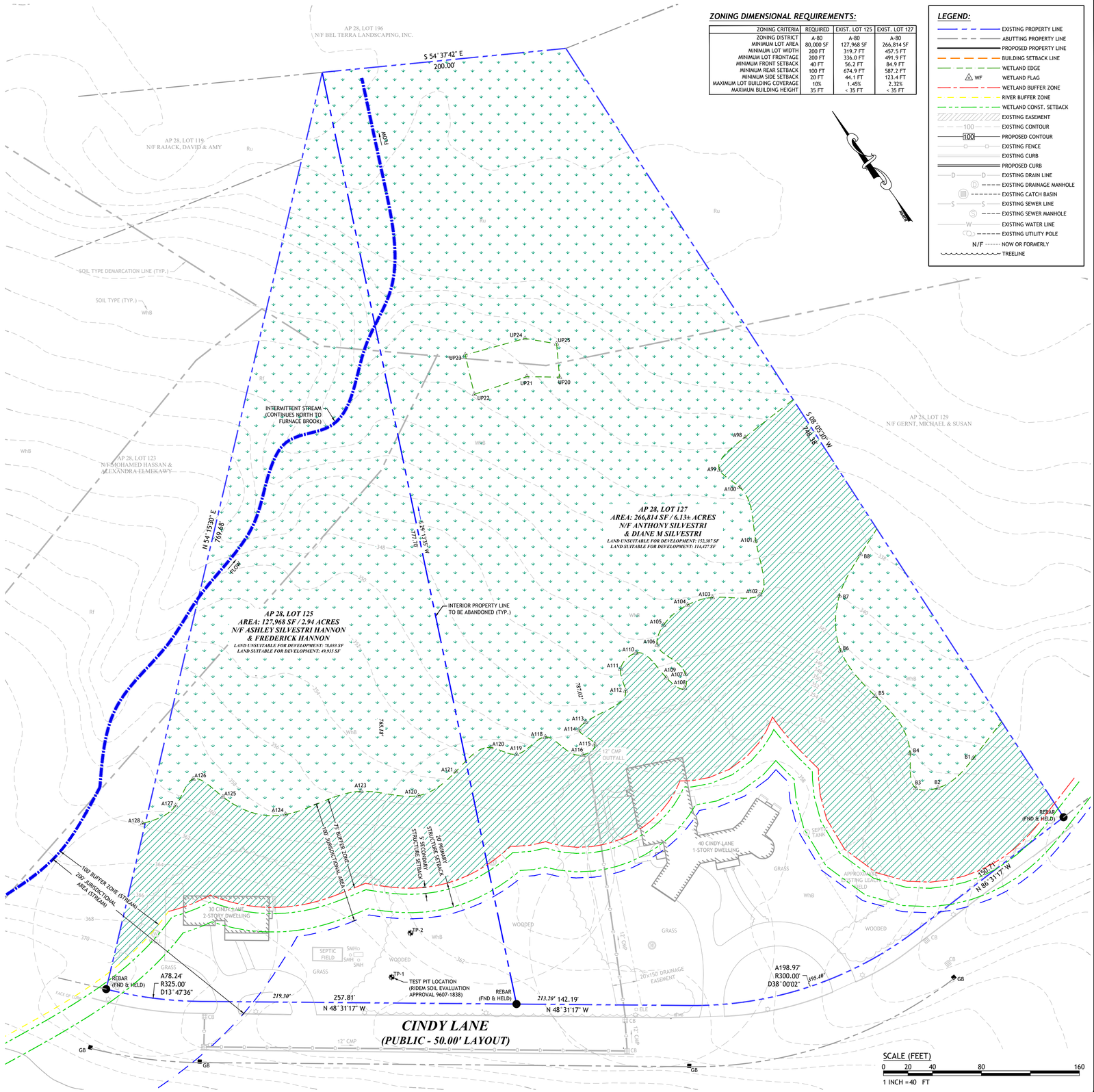
LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION CALL DIGSAFE AT:1-888-DIG-SAFE
1-888-344-7233

ZONING DIMENSIONAL REQUIREMENTS:

ZONING CRITERIA	REQUIRED	EXIST. LOT 125	EXIST. LOT 127
ZONING DISTRICT	A-80	A-80	A-80
MINIMUM LOT AREA	80,000 SF	127,968 SF	266,814 SF
MINIMUM LOT WIDTH	200 FT	319.7 FT	457.5 FT
MINIMUM LOT FRONTAGE	200 FT	336.0 FT	491.9 FT
MINIMUM FRONT SETBACK	40 FT	56.2 FT	84.9 FT
MINIMUM REAR SETBACK	100 FT	674.9 FT	587.2 FT
MINIMUM SIDE SETBACK	20 FT	44.1 FT	123.4 FT
MAXIMUM LOT BUILDING COVERAGE	10%	1.45%	2.32%
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT

LEGEND:

- EXISTING PROPERTY LINE
- ABUTTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- WETLAND EDGE
- WF WETLAND FLAG
- WETLAND BUFFER ZONE
- RIVER BUFFER ZONE
- WETLAND CONST. SETBACK
- EXISTING EASEMENT
- 100 EXISTING CONTOUR
- 100 PROPOSED CONTOUR
- EXISTING FENCE
- EXISTING CURB
- PROPOSED CURB
- D EXISTING DRAIN LINE
- D EXISTING DRAINAGE MANHOLE
- EXISTING CATCH BASIN
- S EXISTING SEWER LINE
- S EXISTING SEWER MANHOLE
- W EXISTING WATER LINE
- EXISTING UTILITY POLE
- N/F NOW OR FORMERLY
- TREELINE



JCE
JOE CASALI ENGINEERING, INC.
CIVIL · SITE DEVELOPMENT · TRANSPORTATION
DRAINAGE · WETLANDS · ISDS · TRAFFIC · FLOODPLAIN
300 POST ROAD, WARWICK, RI 02888
(401) 944-1300 (401) 944-1313 FAX WWW.JOECASALI.COM

JOSEPH A. CASALI
NO. 7250
REGISTERED PROFESSIONAL ENGINEER
CIVIL
6/30/2026

PROPOSED MINOR SUBDIVISION
30 & 40 CINDY LANE
CRANSTON, RHODE ISLAND
AP 28, LOTS 125 & 127

REVISIONS:

NO.	DATE.	DESCRIPTION

DESIGNED BY:	DRD
DRAWN BY:	SEK/GE
CHECKED BY:	JAC
DATE:	NOV. 2025
PROJECT NO:	25-69

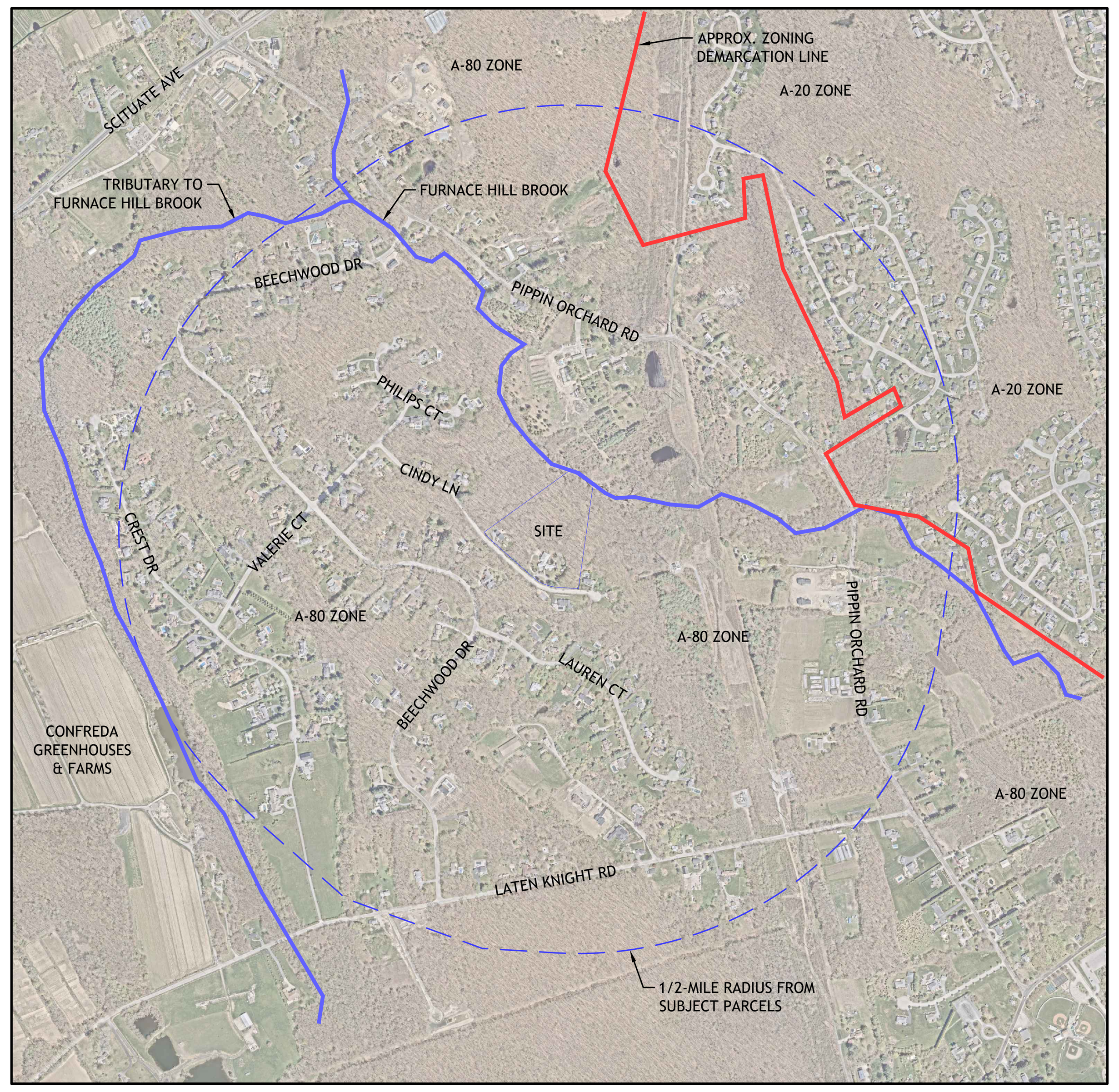
PRELIMINARY, NOT FOR CONSTRUCTION

EXISTING CONDITIONS

SHEET 1 OF 3

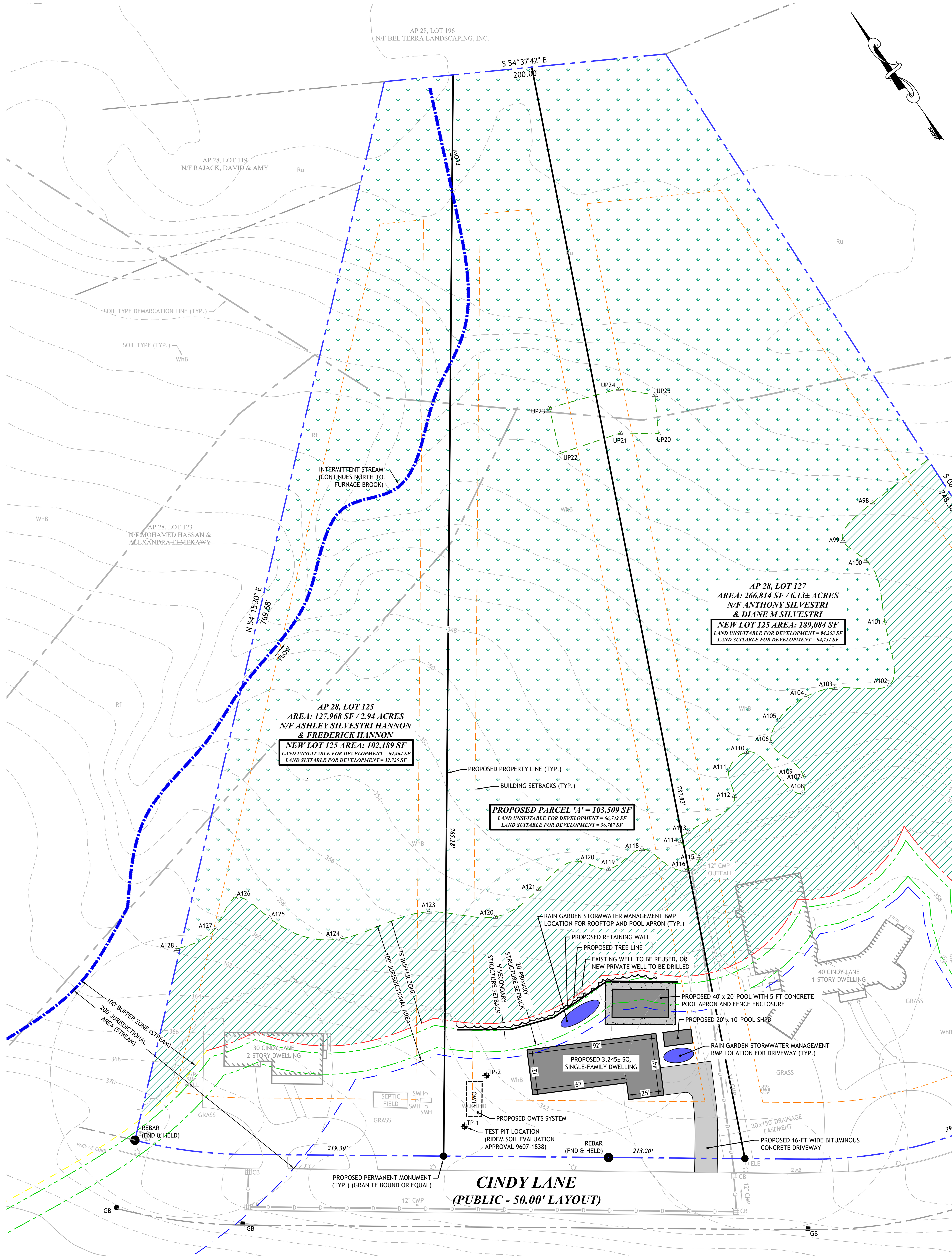
Q:\25-69 Anthony Silvestri\ACAD\Cindy Lane Minor Subdivision [PRELIMINARY].dwg Jun 30, 2026 11:57am

SITE VICINITY MAP (SCALE: 1" = 1,000')



NOTES:

1. AERIAL IMAGE OBTAINED FROM NEARMAP.COM, DATED APRIL 2026.
2. GENERAL INFORMATION SHOWN OBTAINED FROM RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ENVIRONMENTAL RESOURCE MAPPING DATABASE AND CITY OF CRANSTON GEOGRAPHIC INFORMATION DATABASE. ALL INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE.



ZONING DIMENSIONAL REQUIREMENTS

ZONING CRITERIA	REQUIRED	NEW LOT 125	NEW LOT 127	PARCEL 'A'
ZONING DISTRICT	A-80	A-80	A-80	A-80
MINIMUM LOT AREA	80,000 SF	102,189 SF	189,084 SF	103,509 SF
MINIMUM LOT WIDTH	200 FT	210.4 FT	367.2 FT	205.1 FT
MINIMUM LOT FRONTAGE	200 FT	219.3 FT	395.4 FT	213.2 FT
MINIMUM FRONT SETBACK	40 FT	56.2 FT	84.9 FT	41.1 FT
MINIMUM REAR SETBACK	100 FT	674.9 FT	587.2 FT	689.6 FT
MINIMUM SIDE SETBACK	20 FT	44.1 FT	26.9FT	44.8 FT
MAXIMUM LOT BUILDING COVERAGE	10%	1.82%	3.27%	3.13%
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT	< 35 FT

NOTES:

1. PER SECTION VII.E.1 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, MARCH 2026:
   - 1.1. WHEN CALCULATING THE NUMBER OF RESIDENTIAL BUILDING LOTS OR UNITS PERMITTED ON ANY PARCEL, THE MINIMUM LOT AREAS SPECIFIED FOR THAT PROPERTY IN SECTION 17.20.120 OF THE ZONING ORDINANCE, SHALL BE PROVIDED FOR EACH DWELLING UNIT AND BE FREE OF ANY OF THE CONSTRAINTS IDENTIFIED IN SECTION II OF THESE REGULATIONS. FOR EXAMPLE: A-20 ZONES - EACH BUILDING LOT SHALL HAVE AT LEAST 20,000 SQUARE FEET OF LAND AREA UNCONSTRAINED BY THE WETLANDS, FLOOD ZONES, EASEMENTS, OR OTHER LAND AS DESCRIBED IN SECTION II.
   - 1.2. LAND UNSUITABLE FOR DEVELOPMENT MAY BE INCORPORATED INTO ANY LOT OF ANY SUBDIVISION OR LAND DEVELOPMENT PROJECT; PROVIDED HOWEVER THAT IT SHALL NOT NECESSITATE A WAIVER, MODIFICATION, OR VARIANCE OF ANY DIMENSIONAL REQUIREMENT SPECIFIED IN SECTION 17.20.120 OF THE ZONING ORDINANCE OR OF ANY STATE OR FEDERAL REGULATORY REQUIREMENT.
2. THE EXISTING WETLANDS AND EASEMENT AREAS ON THE PROPERTIES ARE CONSIDERED LAND UNSUITABLE FOR DEVELOPMENT. THEREFORE, THE FOLLOWING WAIVERS ARE REQUESTED FROM SECTION VII.E.1 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS:
   - 2.1. NEW LOT 125:
     PROPOSED AREA = 102,189 SF
     AREA UNSUITABLE FOR DEVELOPMENT = 69,464 SF
     AREA SUITABLE FOR DEVELOPMENT = 32,725 SF
     MIN. AREA SUITABLE FOR DEVELOPMENT PER VII.E.1 = 80,000 SF
     (1) WAIVER REQUEST = (80,000 SF - 32,725 SF) = 47,275 SF
   - 2.2. PROPOSED PARCEL 'A':
     PROPOSED AREA = 103,509 SF
     AREA UNSUITABLE FOR DEVELOPMENT = 66,742 SF
     AREA SUITABLE FOR DEVELOPMENT = 36,767 SF
     MIN. AREA SUITABLE FOR DEVELOPMENT PER VII.E.1 = 80,000 SF
     (2) WAIVER REQUEST = (80,000 SF - 36,767 SF) = 43,233 SF
3. (3) ADDITIONAL WAIVER REQUEST TO PROVIDE SOIL EROSION AND SEDIMENT CONTROL PLAN, DRAINAGE PLAN, AND LANDSCAPE PLAN AT FINAL PLAN STAGE OF REVIEW.

LOCATION OF EXISTING UTILITIES SHOWN, ARE FROM GATE LOCATION AND EXISTING DOCUMENTATION AND MAY NOT BE ACCURATE. EXACT LOCATION TO BE DONE BY THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY PRIOR TO ANY EXCAVATION CALL DIGSAFE AT: 1-888-DIG-SAFE 1-888-344-7233

SCALE (FEET)
0 20 40 80 160
1 INCH = 40 FT

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JOSEPH A. CASALI
No. 7250
REGISTERED PROFESSIONAL ENGINEER
CIVIL
6/30/2026

PROPOSED MINOR SUBDIVISION
30 & 40 CINDY LANE
CRANSTON, RHODE ISLAND
AP 28, LOTS 125 & 127

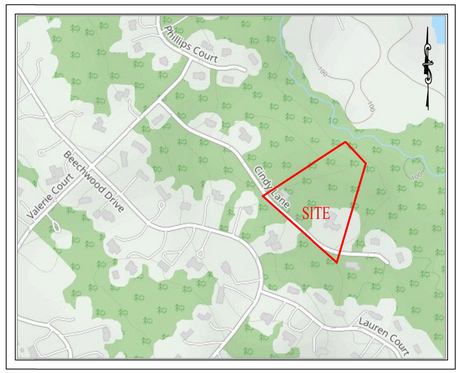
REVISIONS:

NO.	DATE.	DESCRIPTION

DESIGNED BY:	DRD
DRAWN BY:	SEK/GE
CHECKED BY:	JAC
DATE:	NOV. 2025
PROJECT NO:	25-69

PRELIMINARY, NOT FOR CONSTRUCTION

MINOR SUBDIVISION PLAN



LOCUS MAP
(NOT TO SCALE)

SURVEY REFERENCES

DEEDS

LOT 125: DEED BOOK 5976, PAGE 322
LOT 127: DEED BOOK 3078, PAGE 273
LOT 123: DEED BOOK 6305, PAGE 248
LOT 119: DEED BOOK 5274, PAGE 312
LOT 196: DEED BOOK 2817, PAGE 99
LOT 129: DEED BOOK 5794, PAGE 267

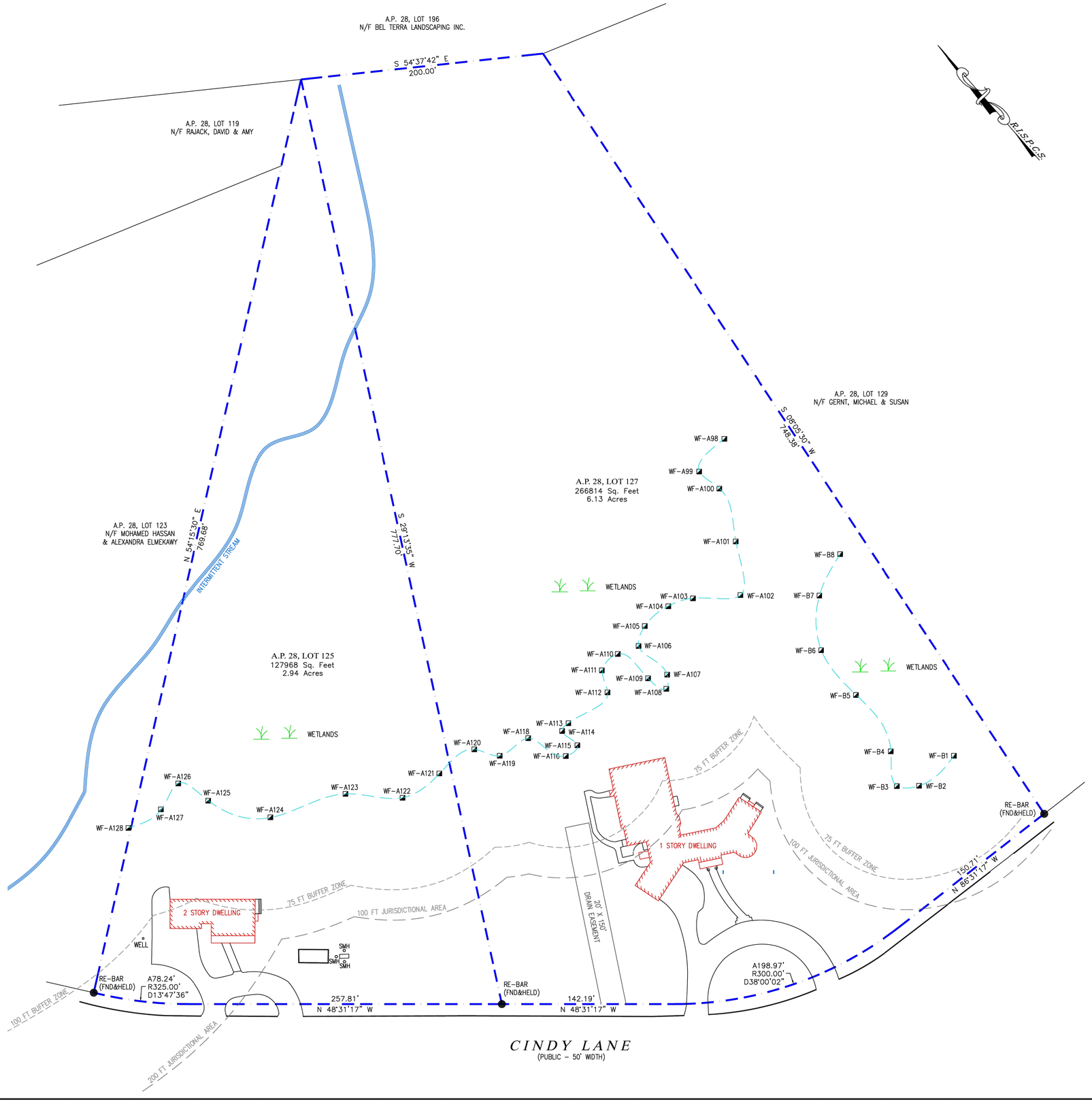
PLANS

PLAT ENTITLED "PLAN OF SURVEY ADMINISTRATIVE SUBDIVISION REPLAT OF RIDGEWOOD SECTION 8 RECORD LOTS 131 & 133 ASSESSOR'S PLAT 28 LOTS 125 & 127, CINDY LANE CRANSTON RHODE ISLAND, SCALE: 1"=40', DATE: SEPTEMBER 25, 2015 REVISION: APRIL 8, 2016, PROJECT NO. SS2351, BY SCITUATE SURVEYS, INC." WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE CITY OF CRANSTON ON PLAT CARD 917.

ZONING DISTRICT: A-80

ZONING SETBACKS:
(BUILDING SETBACK REQUIREMENTS – 17.20.120)

Min. Lot Area: 80,000 s.f.
Min. Lot Width: 200 ft.
Front Yard Setbacks: 40 ft.
Min. Rear Yard: 100 ft.
Side Yard Setback: 20 ft.
Max Building Coverage: 10%



LEGEND

- POLE # — UTILITY POLE
- FENCE
- STONEWALL
- PROPERTY LINE (EXISTING OR NEW)
- GB ■ — GRANITE BOUND W/ DRILL HOLE
- ● — PROPERTY CORNER W/ MONUMENT
- RE-BAR ○ — PROPERTY CORNER / PROPOSED MONUMENT
- TREE
- PINE TREE

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.

1"= 40' (1:480)
1"= 12.192 m

40 0 40 80 120 160
20 0 20 40

FEET – METERS SCALE

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY	
DATA ACCUMULATION SURVEY	II
TOPOGRAPHIC SURVEY	N/A

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY _____ 12/18/2025
BRADEN ANDREWS, P.L.S. REG. NO. DATE
DOUGLAS DESIGN GROUP (LS.000A354-COA)

REVISIONS:

REV	DATE	COMMENT
1		
2		

DRAWN BY: BSA
CHECK BY: JDA

SEAL: TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP IS SUBTANTIALLY CORRECT AS NOTED HEREON

BRADEN ANDREWS
STATE OF RHODE ISLAND
No. 2531
REGISTERED PROFESSIONAL LAND SURVEYOR

BRADEN ANDREWS, P.L.S.#2531

PREPARED FOR:

COMPREHENSIVE BOUNDARY AND WETLAND SURVEY OF LAND
PREPARED FOR
A.P. 28
LOTS 125 & 127
30 & 40
CINDY LANE
CRANSTON
RHODE ISLAND
Date: DECEMBER 17, 2025
Scale: 1" = 40'

PREPARED BY:

Douglas DESIGN GROUP
LAND SURVEYING • CONSULTING
BAY TOWER • LOWER LEVEL • SUITE C
101 PLAIN STREET
PROVIDENCE, RHODE ISLAND 02903
508-821-8728 774-284-0085
douglasdesigngroup@gmail.com

SHEET: 1 OF 1

PROPERTY SURVEY PLAN

DDG PROJECT #: 11.25.2126

DATE: 12/17/25

Incorporated 1910

Minor Subdivisions & Land Developments Checklist

Name of proposed subdivision/development: *30 & 40 Cindy Lane*

Preparer: *D. DeCesaris, PE - Joe Casali Engineering, Inc.*

Phone Number: *401-944-1300*

Email: *dan@joecasali.com*

Date of Application: *July 1, 2026*

Plat and Lot Number(s) of the land being subdivided/developed: *AP 28, Lots 125 & 127*

INSTRUCTIONS

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

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

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

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

Please check the applicable stage of review for the submission:

Project Type:	☒ Minor Subdivision ☐ Minor Land Development	Stage of Review:	☐ Pre-Application with City Plan Commission (PA) ☒ Preliminary Plan (PR) ☐ Final Plan (F)
Check if requesting zoning relief for this stage of review:			☐ Unified Development Review
Check if proposing the following:			☐ Oversized Lot Subdivision ☐ Street Extension/Creation

A. FORMS AND DOCUMENTS

A	PA	PR	F	REQUIRED FORMS AND DOCUMENTS	REVIEW CODE
1.		*X*		1 digital copy of all plans and application materials	
2.		*X*		2 paper copies of the plan set (24"x 36")	
3.		*X*		Application Consent Form	
4.		*X*		Relevant Filing Fee (See Table G.)	
5.		*X*		Certified Radius Package from Tax Assessor's Office (map and mailing list for abutter notices) – dated within 90 days	
6.		*NA*		Names and addresses of adjoining communities or agencies requiring notification	
7.		*X*		Municipal Lien Certificate (MLCs) from the Tax Collector dated within 6 months showing taxes are paid	
6.		*NA*		All relevant supporting materials as determined during Pre-Application Conference	
7.				All relevant supporting materials as conditioned by Preliminary Plan Approval	

Checklist Item #	Applicant Comments on Required Forms/Documents:
Checklist Item #	Reviewer Comments on Required Forms/Documents:

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

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

C. EXISTING CONDITIONS PLAN(S)

C	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		*X*		Locus Map: A general location map showing the relationship of the parcel to the area within a half-mile radius(*may be provided on separate sheet*)	
2.		*X*		Certification by a RI Registered Land Surveyor that a perimeter study of the land being developed has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information	
3.		*X*		Relevant references to deeds and recorded plans	
4.		*X*		Boundary lines and lot lines with angles and distances marked thereon	
5.		*X*		Primary Control Points	
6.		*X*		Existing permanent monumentation	
7.		*X*		District Dimensional Regulations of the subject parcel	
8.		*X*		Zoning district(s) of the subject parcel(s), with zoning boundary lines shown if there is more than one district	
9.		*NA*		Notes referencing any relevant previous zoning relief including conditions of approval	
10.		*X*		Boundaries and total area of any land classified as "unsuitable for development"	
11.		*X*		Dimensions & area of subject parcel, and location and dimensions of existing property lines, type of easements and rights-of-way within or adjacent to the subject parcel	
12.				Existing contours at intervals at intervals of ten (10) feet	
13.		*X*		Existing contours at intervals at a minimum of two (2) feet	
14.		*NA*		FEMA Flood Map and Base flood elevation; use the North American Vertical Datum of 1988 (NAVD 88)	
15.		*X*		Boundaries and notation of soil classifications for the entire project area including identification of soils designated by NRCS as "prime agricultural land"	
16.		*NA*		Location of RIDEM and/or EPA regulated facilities such as brownfields, storage tanks, and CERCLIS sites. Include a notation of any associated permits and land use restrictions.	
17.				Location of Phase III Remediation Plan area, if required by RIDEM	
18.		*X*		Location of wetlands, watercourses or coastal features within and adjacent to the parcel(s), including buffer areas as defined by RIDEM for wetlands OR notation that none are present	
19.		*X*		Notation of existing ground cover with approximate location of wooded areas and areas of active agricultural use. Identify prime agricultural soils as determined by NRCS.	
20.		*X*		Location of known easements and rights-of-way within or adjacent to the subject parcel(s), including streets, driveways, farm roads, and/or trails that have been in public use	
21.		*X*		Location, width, classification, and names of existing public, private, and paper streets within and adjacent to the subject parcel(s)	
22.		*X*		Location, size, and use/type of all existing buildings or significant above-ground structures, including stone walls, in and immediately adjacent to the subject parcel(s)	
23.		*X*		Location, size, and type of all known, existing above and below ground utilities, including sewer, OWTS, wells, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be present on the site or within the right of way along the property frontage	
24.		*X*		Location of any unique and/or historic features within or adjacent to the subject parcel(s), including stone walls, historic cemeteries and access, or, if none, a notation indicating such	
25.		*X*		Accurate location of any unique natural features present on the site, including but not limited to significant specimen trees, or if none, a notation indicating such	

C	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
26.		*X*		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: a. Natural Heritage Areas, as defined by RIDEM b. 200' Coastal Buffer / Special Area Management Plan (SAMP) of RI CRMC c. A Groundwater Protection Overlay District d. Wellhead Protection Area e. Groundwater Recharge Area f. Areas within a TMDL watershed, as identified by RIDEM g. An OWTS Critical Resource Area, as defined by RIDEM h. A Drinking Water Supply Watershed, as defined by RIDEM i. National Register of Historic Places j. Cranston Historic District	

Checklist Item #	Applicant Comments on Required Items:
Checklist Item #	Reviewer Comments on Required Items:

D. <u>PROPOSED CONDITIONS PLAN(S)</u>

D	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		*X*		Location, size, and use/type of proposed buildings, and structures,. Include all accessory structures, building setbacks, and total lot coverage	
2.		*X*		Proposed permanent monumentation	
3.		*X*		Proposed lots with dimensions and areas indicated, include all interior lot lines, building setback lines and street lines with dimensions indicated and drawn so as to distinguish them from existing lot line	
4.		*NA*		For lots with multiple frontages, identification of primary frontage	
5.		*NA*		Proposed zoning relief - Unified Development Review	
6.		*X*		Proposed waivers	
7.				Notation of zoning relief and approved waivers	
8.		*X*		Boundaries and total area of any land classified as "unsuitable for development" (see definition in Subdivision Regulations)	
9.		*X*		Concept measures to minimize impacts to the natural topography of the site using the Low Impact Development (LID) Site Planning & Design Guidance Manual	
10.		*X*		Any proposed on- and /or off-site improvements including streets, access drives, loading areas, parking areas, sidewalks, and bicycle paths, include profiles and typical cross-sections	
11.		*NA*		Designated trash collection area(s) and dumpster location	
12.		*X*		<u>Utilities Plan</u>: Proposed location, size, and type of all above ground and underground utilities servicing the property, including wastewater, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be required for site development. Include proposed utility easements. (stamped by a Registered Professional Engineer for final plans if needed)	

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

** Waiver requested from Preliminary Plan checklist items 18, 19, 20 and 21. Request to provide required documentation at Final Plan.*

E. PROJECTS WITH STREET CREATION/EXTENSIONS

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

E	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
Required Elements in the Plans					
1.		*NA*		Notation whether the street extension or creation is to be private or public	
2.		*NA*		Roadway design plan(s) and profile(s), including existing and proposed elevations and locations of proposed utility infrastructure, and proposed street names	
3.				Final roadway design plan(s) and profile(s), including existing and proposed elevations and typical cross-sections and paved (impervious) areas delineated on the appropriate plans, including all pedestrian facilities	
Required Supporting Materials					
1.		*NA*		City Engineer memo of approval and performance guarantee amount	
2.		*NA*		Draft Roadway deed	
3.		*NA*		Draft public improvement guarantee	

Checklist Item #	Applicant Comments on Required Items:
Checklist Item #	**Reviewer Comments on Required Items:**

F. SUPPORTING MATERIALS

F	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		*NA*		Renderings, elevations or photographs to illustrate the visual impact of the proposal for subdivision/development (on request)	
2.		*X*		Copies of a narrative report or written statement including: a. A general description of the existing physical environment and existing use(s) of the property; b. A general description of the location, use(s), type(s), and density; c. A general statement and supporting maps and/or graphics that illustrates the approach utilized in designing the proposed subdivision/development, including consideration of existing conditions and significant site features; d. Proposed waiver(s) from Subdivision Regulations; e. Proposed zoning relief citing relevant sections of the Zoning Ordinance AND provide evidence towards each of the required findings in RIGL §45-24-41.(d) & (e); f. A general analysis of soil types and suitability for the subdivision/development proposed; g. A description of proposed phasing, if any.	
3.		*NA*		<u>If proposing an Oversized Lot Subdivision</u>: Compilation Plan stamped by a professional Land Surveyor demonstrating that the lots can be subdivided using the standards listed in RIGL 45-23-32. The compilation plan shall include the following: a. All checklist items for preliminary plans as listed in Section B	

F	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
		NA		b. All lots with lot numbers and lot areas (in sq. ft.) within a 200 ft radius of the subject lot(s) c. All lots within the 200 ft radius excluded from the calculation marked visually d. An analysis demonstrating that the lot qualifies for an oversized lot subdivision (may be provided on a separate sheet)	
4.				Copy of the Deed/Title to the subject parcel	
5.				Draft or final Copies of all legal documents; existing and proposed legal description of property, proposed easement and rights-of-way, dedications, restrictions or other required legal documents including but not limited to covenants or Homeowners Association, Stormwater Management Plan, Landscaping Maintenance Plan, a deed conveying open space or offer of street dedication	
6.				Copies of any RIDEM stormwater or other general construction permits that are required, or an affidavit, signed by a qualified professional, stating that no RIDEM stormwater or construction permits are required	
7.		*N**		Copies of drainage calculations, associated explanatory narrative, and all supporting documentation, including an Operations and Maintenance manual for the stormwater system (submission for Final Plan stage only upon significant changes to calculations or documents)	
8.		*N**		Soil Erosion Sediment Control Plan (submission for Final Plan stage only upon significant changes to plan)	
9.		*NA*		Relevant documentation of RIDEM and/or EPA regulated facilities located on subject site and associated land use restrictions	
10.		*NA*		Environmental Site Assessments, if any (on request)	
11.				RIDEM Approved Environmental Site Assessment Phase III (Remediation Plan) if required	
12.				Approval letter from RI Coastal Resources Management Council if subject lot(s) is within 200' of a coastal shoreline	
13.				For lots containing or impacting freshwater wetlands or tidal waters and their tributaries, 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	
14.		*NA*		If proposing service by public water, copy of a water availability letter	
15.				If proposing service by public water, 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	
16.		*NA*		If proposing service by public sewer, copy of sewer service availability letter from the Department of Public Works	
17.				If proposing service by public sewer, 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 sewer main extension is proposed, approval of extension by the Department of Public Works as depicted on the plan.	
18.				If proposing septic and on-site wastewater treatment systems, copies of a RIDEM OWTS permit must be provided.	

** Waiver requested from Preliminary Plan checklist items 17 and 8. Request to provide required documentation at Final Plan.*

F	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
19.				Draft copies of the metes and bounds description(s) and warranty deed(s) for all proposed public roadways and/or lands proposed to be dedicated to the City for open space purposes, if any, in a form acceptable to the Administrative Officer and reflective of any conditions of the Preliminary Plan approval	
20.				If proposing new physical access or alteration to access to a State right-of-way a letter evidencing the issuance of a RIDOT – Physical Alteration Permit	
21.				Written confirmation and/or permits from any additional required federal, state or local agencies as needed	
22.		*NA*		Traffic study performed by a RI Licensed Engineer (if requested)	
23.		*NA*		Building elevations showing exterior building design, materials, colors & height (Optional)	

Checklist Item #	Applicant Comments on Required Items:
Checklist Item #	Reviewer Comments on Required Items:

G. <u>FEES</u>

Payment <u>only</u> via checks made out to "City of Cranston"

G	PA	PR	F		*Received?*
1.				**Pre-Application Concept Review** with CPC/TRC: $125 + 25 per unit*	
2.		*X*		**Preliminary Plan** Filing Fee: - Administrative Review: $250 + $45 per unit* - CPC Review (UDR & Street Ext.): $450 + $45 per unit*	
4.				**Final Plan** Filing Fee: $250 + 45 per unit*	
5.		*X*		**Radius Package** (collected at the City Assessor's Office, 1st floor City Hall, 869 Park Ave. Cranston RI 02910): 200' Radius Package: $75.00 400' Radius Package (**UDR only**): $150	
7.		*X*		*For public hearings:* Beacon Communications advertising fee (determined after advertising, paid directly to Beacon Communications)	
Fees Submitted AFTER approval of Final Plan					
8.				<u>Capital Facilities Development Impact Fee</u>: (Residential only) Eastern Cranston: $593.46 / dwelling unit Western Cranston: $1,389.50 / dwelling unit	
9.				Final Decision Recording Fee ($49 for each decision + $1 per additional page)	
10				Final Plan Recording Fee ($49 for plat map + $1 per additional page)	
Other City fees that may be charged for Building Permit (paid on OpenGov)					
11.				Sewer Connection Fee (*Cranston Code CH.* 13.08, Art. III, Sec.13.08.100, E)	
12.				Water Impact Fee (*Cranston Code CH. 15.04.020, Sec. 1408.0 B.*)	

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

H. Materials to be submitted prior to recording of Final Plan

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

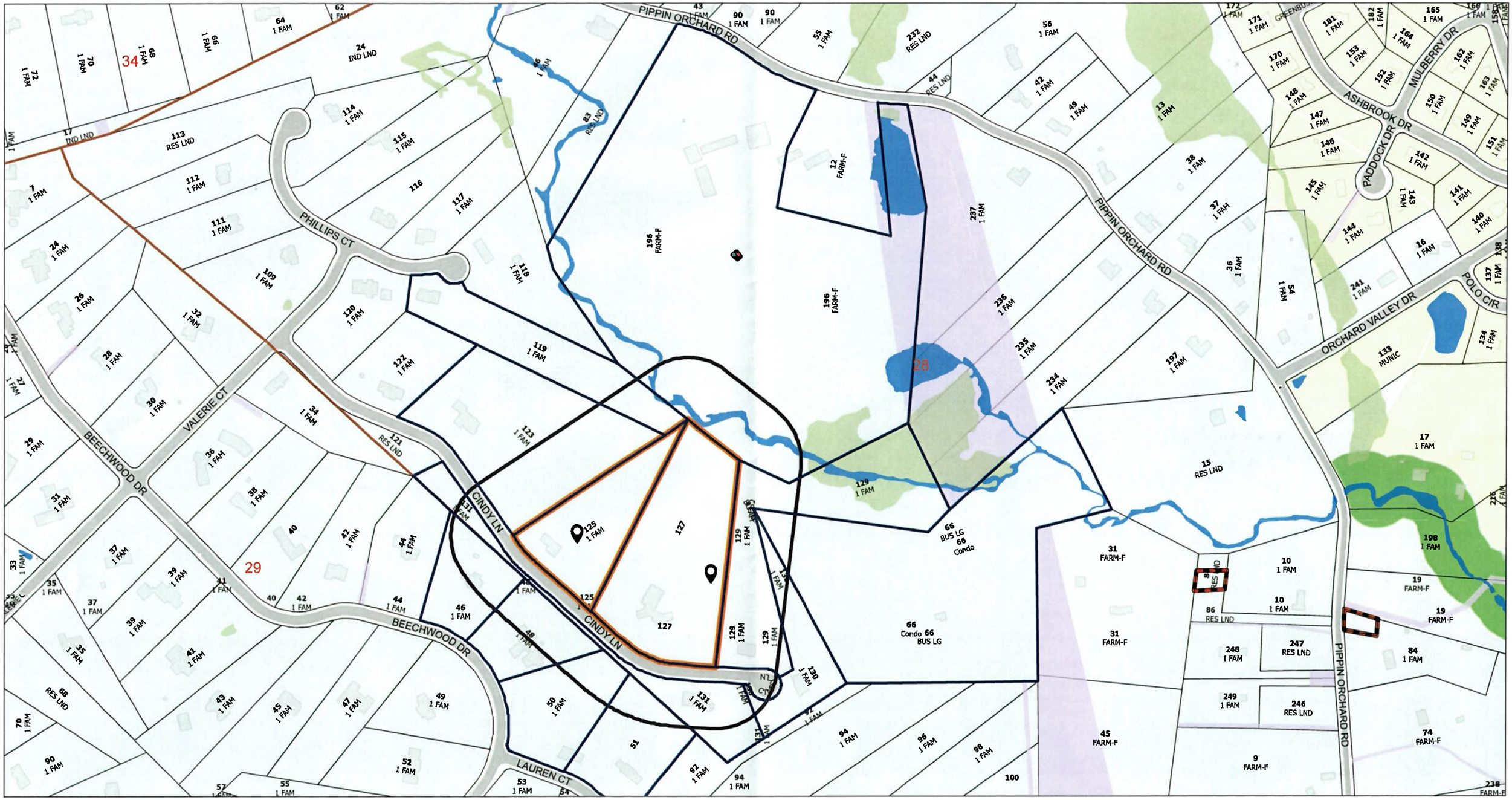
* The Final Decision is valid up to 1 year after recording. Vesting becomes permanent once the Record Plan is recorded.

Signature of Applicant or Applicant Representative: _____

Signature of reviewer: _____

Date of Review: _____

30 & 40 Cindy Ln 200' Radius Plat 28 Lots 125 & 127



ParcelsInBuffer
SelectedParcelsBuffer
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
EI
MPD
S1
Other

Map Scale: 1:4,731

Map created by Web Application on 6/30/2026 8.58 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 warrantee, expressed or implied related to the spatial accuracy, reliability, completeness or currentness of this map/data.

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