



July 21, 2026

Pre Application Narrative & Supporting Material

425 Hope Road. Cranston, RI

Assessors Plat 28, Lot 1

Applicant:

RE/MAX Professionals (East Greenwich)

655 Main Street,

East Greenwich, RI 02818

COMMERCIAL • INDUSTRIAL • RESIDENTIAL • SUBDIVISION





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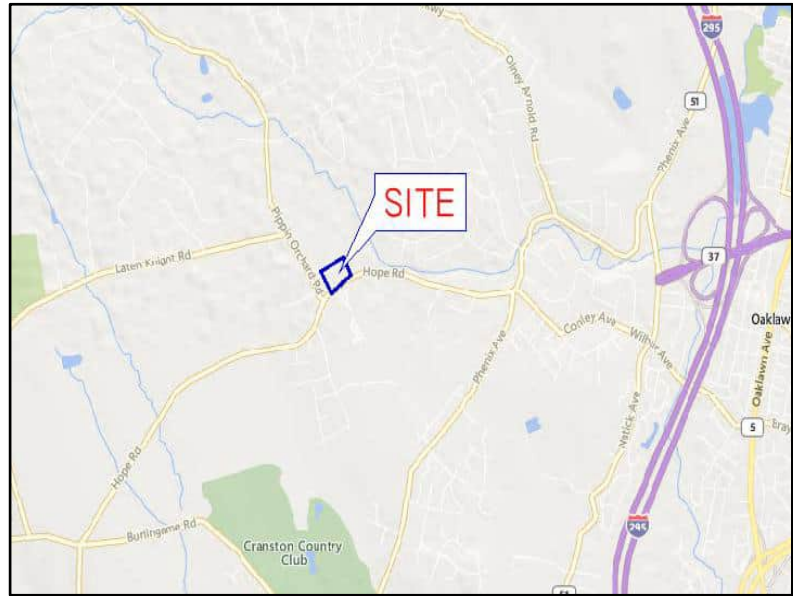


1.0 Executive Summary

On behalf of RE/MAX Professionals (East Greenwich), DiPrete Engineering has prepared this project narrative to provide a general description of the proposed development of Assessors Plat 28 Lot 1, 5.5 Acres located at 425 Hope Road in Cranston, Rhode Island near the intersection of Hope Road and Pippin Orchard Road.

Currently the parcel is partially developed with a Single-Family residence.

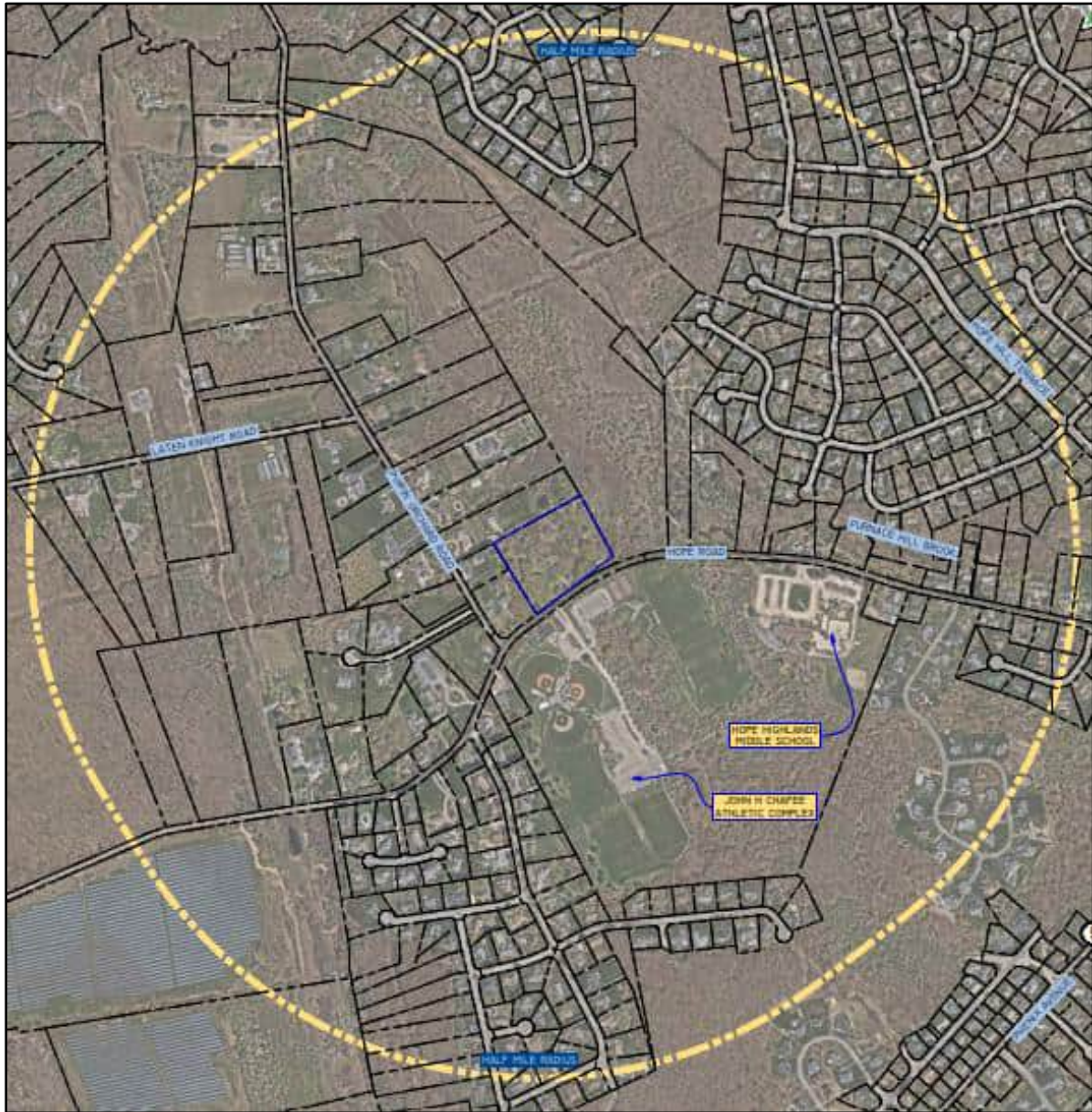
The project is a redevelopment of the site with a 12-unit condominium development under a Comprehensive Permit Application. The narrative below provides detailed information on the existing and proposed conditions on the site.



Location Map



2.0 Aerial ½ Mile Radius





3.0 Site Analysis

Topography and Drainage

The parcel is generally sloping from the lower southern western portion to the northeastern boundary.. Most of the drainage shed into the wetland area along the eastern property line.

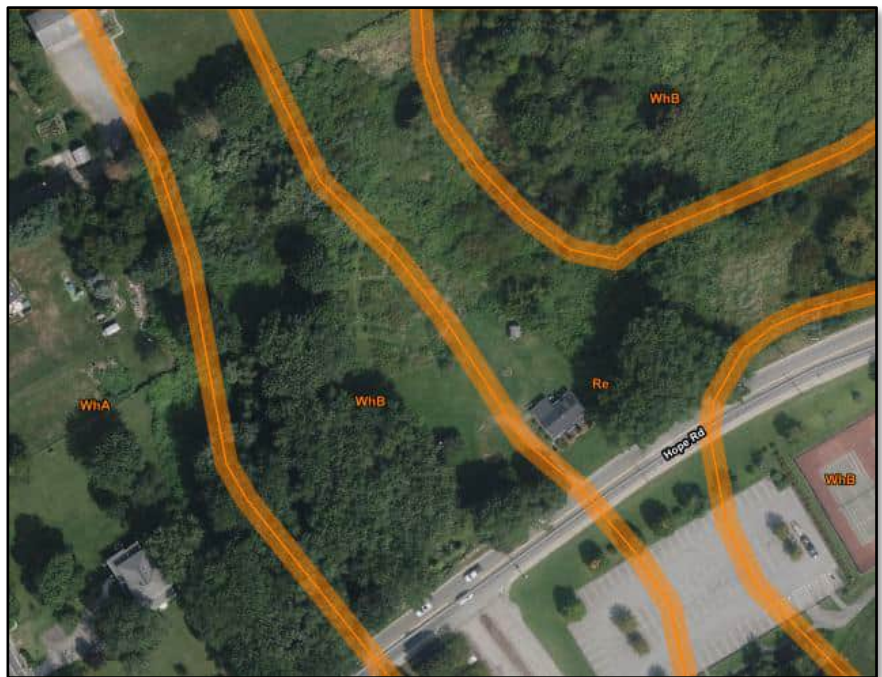
Soils

The soils on the Site have been mapped by the USDA Soil Conservation Service. They are:

Re – Ridgebury fine sandy loam, 0 to 3 percent slopes.

WhA – Woodbridge fine sandy loam, 0 to 3 percent slopes.

WhB – Woodbridge fine sandy loam, 3 to 8 percent slopes.





Agricultural Lands

The Site has no agricultural use in the site's recent history.

Existing Utilities

There City of Cranston GIS shows public water and sewer available in Hope Road. There is an existing on site well and records indicate the existing residence is serviced by an onsite OWTS system.

Zoning

The subject parcel is zoned A80 Residential.

The parcels abutting the site are zoned A80 Residential as well as the S1 Open Space district.



Roads	A12	C2	EI
Historic Overlay District	A8	C3	MPD
Zoning	A6	C4	S1
none	B1	C5	Other
A80	B2	M1	
A20	C1	M2	



Ecology

The site has a large wetland area as well as areas of brush and woods which provide a variety of flora and habitats for small local fauna.

Wetlands

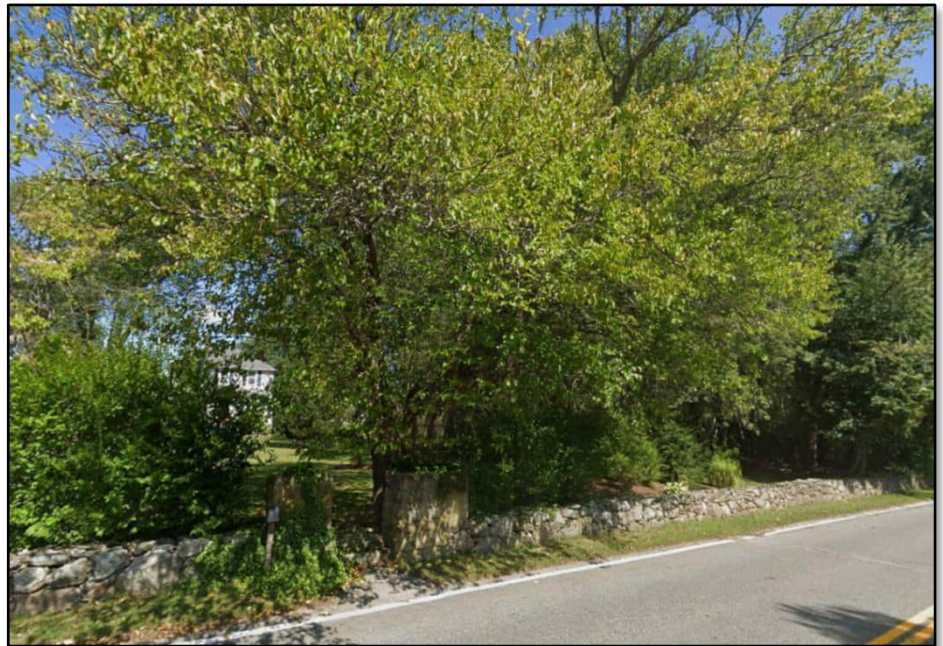
There is a large wetlands along the eastern half of the site.

Hydrology

Run-off from the site primarily flows towards the wetlands low point in the southeastern area of the site.

Traffic

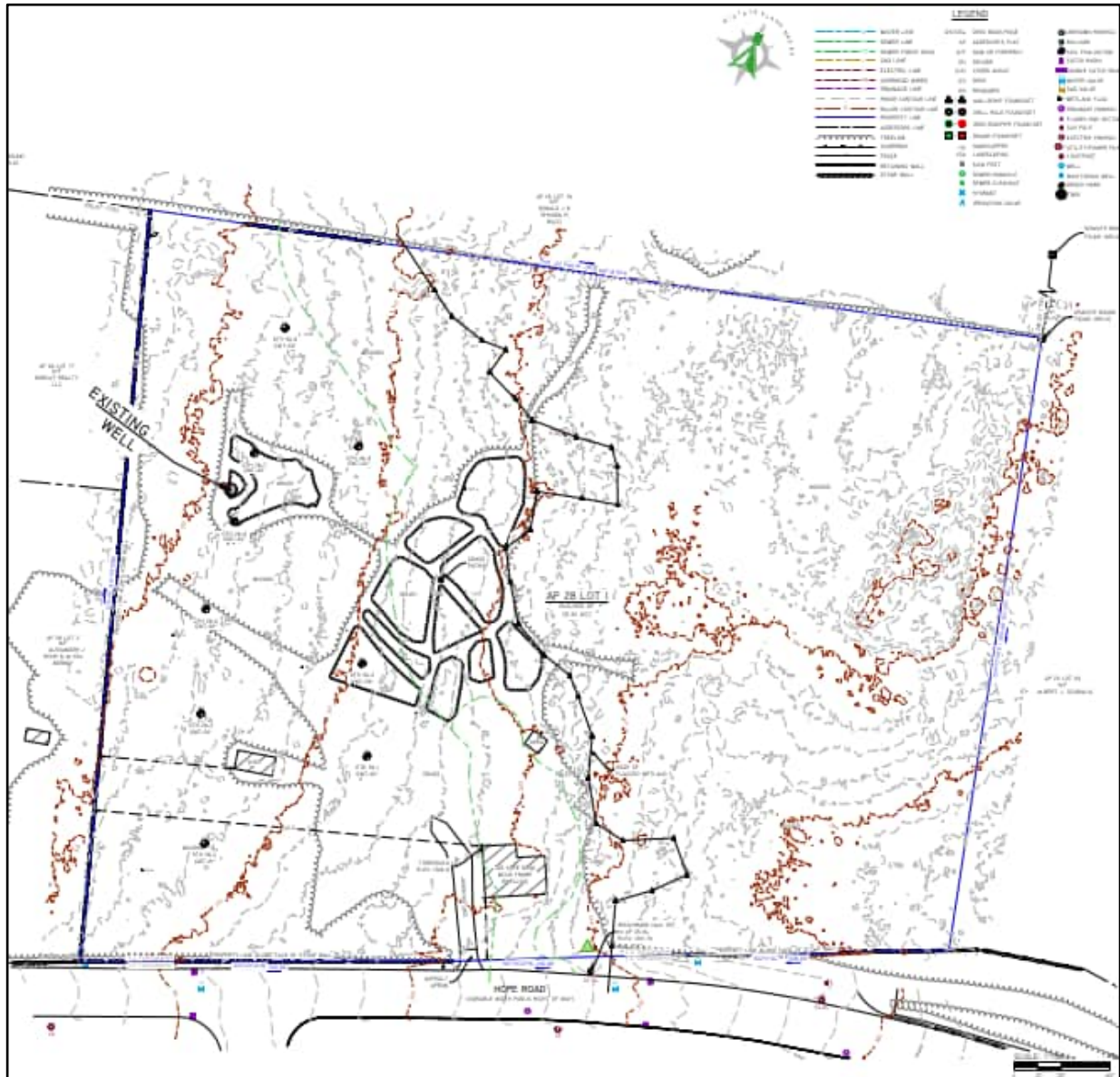
The Site fronts on Hope Road. Hope Road is a major collector corridor carrying local and regional traffic through this portion of the City and providing connections to nearby residential neighborhoods, recreational facilities, and rural residential developments. Traffic in the vicinity is concentrated along the Hope Road corridor, with direct Site access provided from the roadway.



View looking North along Hope Road



3.1 Existing Conditions Plan





4.0 Proposed Development



PROPOSED DEVELOPMENT:

TOTAL NUMBER OF BUILDINGS: 10 (2 RESIDENTIAL DUPLEX UNITS & 8 SINGLE UNITS)

TOTAL NUMBER OF UNITS: 2X 2 UNIT + 8 UNITS = 12 UNITS

12 X 25% LMI = 3 UNITS

LENGTH OF DRIVE:	354'	PRIVATE DRIVE
PAVEMENT WIDTH:	2 WAY	20' MINIMUM WITH 4' SIDEWALK
	ONE WAY	16' MINIMUM WITH 4' SIDEWALK



4.1 Design Approach

The design approach has been first to determine the density suitable for the area based on the Statewide Comprehensive Permit Regulations. The development will take best advantage of the developable uplands, creating a intimate neighborhood visually focused on the open wetland portion of the site. The redevelopment will also expand the supply of LMI units available locally.

4.2 Population Analysis

Population

According to the 2020 US Census, there were 31,333 households in Cranston with an average size of 3.30 persons per household. It is anticipated that the average household size of the proposed development will be similar to or less than that of the City. This calculates to a total of 40 persons ($3.30 \times 12 = 39.6 = 40$) for the 12 residential units. Data obtained from www.census.gov.

School Aged Children

The current average school age children population per dwelling unit in the City of Cranston is 0.32 per unit. This is based on 10,037 students for the 2024-2025 school year in the Cranston school District and 31,333 households in the City ($10,037/31,333 = 0.32$). This would equate to 4 school age children for the development ($12 \times 0.32 = 3.8 = 4$). School population data obtained from www.infoworks.ride.uri.edu.

4.3 Fire Marshall & Utility Will Serve Approvals

The current design has been reviewed by the City of Cranston Fire Marshal, and he has given approval for the design as presented.

Viola Water has been contacted and has confirmed the availability of Sewer service to the site and Providence Water has also confirmed the availability of Water service to the site.

See Addendum Map 1

FIRETRUCK DATA:



STUDY PLAN NOTES:

1. THE PURPOSE FOR THE CREATION AND PREPARATION OF THIS PLAN IS AS FOLLOWS: BASE MAP STUDY PLAN (DUE DILIGENCE).
 2. THE SITE IS LOCATED ON THE CITY OF CRANSTON, RHODE ISLAND ASSESSOR'S PLAT 28 LOT 01.
 3. THE SITE IS APPROXIMATELY 5.2+ ACRES AND IS ZONED A-88 RESIDENTIAL. PER CITY ONLINE ZONING MAP.
 4. THE OWNER OF AP 28 LOT 01 IS:
AA AUTOSPORT REALTY LLC
640 ATWOOD AVE
CRANSTON, RI 02920-5305
 5. THIS SITE IS LOCATED IN FEMA FLOOD ZONE(S) X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0294H, MAP REVISED OCTOBER 2, 2015.
 - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, WHICH ARE AREAS WHERE THERE IS MINIMAL FLOODING.
 6. TOPOGRAPHY WAS OBTAINED FROM LIDAR MAPS. ELEVATIONS ARE APPROXIMATE AND REFERENCED TO THE NAVD 88 US FEET DATUM. PRIOR TO ANY DEVELOPMENT ON THE SITE, THE OWNER SHALL VERIFY ELEVATIONS USING FIELD SURVEY.
 7. SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
 8. THE SITE IS WITHIN A:
 - NATURAL HERITAGE AREAS (RIDEH)
 - COMMUNITY WELLHEAD PROTECTION AREA (RIDEH)
 - NON-COMMUNITY WELLHEAD PROTECTION AREA (RIDEH)
 - SOLE SOURCE AQUIFER AREA (RIDEH)
 - GROUNDWATER RESERVOIR AREA (RIDEH)
 - SPECIAL FLOOD HAZARD OVERLAY DISTRICT (TOWN)
 - SPECIAL AREA MANAGEMENT PLAN (CRMC)
 9. UTILITIES SHOWN ON THIS PLAN ARE OBTAINED FROM PUBLIC DOCUMENTS AND SHOULD BE USED FOR PLANNING PURPOSES ONLY. DIPRETE ENGINEERING HAS NOT VERIFIED THE ACCURACY OF THE DATA NOR GUARANTEES SERVICE IS AVAILABLE.
- POTENTIAL AVAILABLE SITE UTILITIES:
- NATURAL GAS (GIS)
 - MUNICIPAL SEWER (GIS)
 - MUNICIPAL WATER (GIS)
10. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3.24).

DIMENSIONAL REGULATIONS:

THE ZONING ORDINANCE SECTION 17.28.040 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:

CURRENT ZONING	PROPOSED USE	PERMITTED USE	A-88 RESIDENTIAL
			REQUIRED
			MINIMUM LOT AREA
			MINIMUM FRONTAGE
			MINIMUM LOT WIDTH
			MINIMUM LOT DEPTH
			MINIMUM FRONT YARD
			MINIMUM SIDE YARD
			MINIMUM REAR YARD
			MAXIMUM BUILDING HEIGHT
			MAXIMUM NUMBER OF STORIES
			MAXIMUM BUILDING COVERAGE
			MAXIMUM LOT COVERAGE
			MINIMUM OPEN SPACE

* THE MINIMUM LOT AREAS SPECIFIED FOR THAT PROPERTY IN SECTION 17.20.100 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.

DEVELOPMENT DATA:

TOTAL SITE AREA:	5.2+ ACRES (228,518 SF)
SUITABLE AREA:	2.8+ ACRES (120,328 SF)
TOTAL NUMBER LOTS	1
COMPREHENSIVE PERMIT CALCULATION:	
DENSITY: 25% LMI (WATER & SEWER)	5 UNITS PER SUITABLE ACRE
	5 * 2.8 = 14 BONUS = 15 UNITS
TOTAL UNITS ALLOWED:	1 (YIELD) + 14 BONUS = 15 UNITS
TOTAL BUILDINGS PROVIDED:	3 DUPLEX BUILDINGS
	+ 6 SINGLE FAMILY BUILDING
TOTAL UNITS PROVIDED:	12 UNITS*
	(2 x 0.25 = 3 LMI UNITS
DRIVE LENGTH:	354'
* WAIVER NEEDED FOR BUILDING WITHIN THE HOPE ROAD SETBACK & REAR YARD SETBACK	

DESIGNER DATA:

SITE DESIGN:	UNION STUDIOS
SITE ENGINEERING:	DIPRETE ENGINEERING

ABBREVIATIONS:

EXISTING	EA
PROPOSED	PR
ASSESSOR'S PLAT	AP
NOW OR FORMERLY	N/F

CERTIFICATION NOTE:

THIS PLAN IS TO BE USED FOR DISCUSSION PURPOSES ONLY.
THIS PLAN WAS PREPARED BASED ON DIPRETE'S REVIEW OF THE LOCAL ZONING ORDINANCE. WE RECOMMEND THAT A LAND USE ATTORNEY CONFER OUR FINDINGS BEFORE PROCEEDING TO ENGINEERING DESIGN AND PERMITTING. THE INFORMATION SHOWN ON THIS PLAN IS COMPILED FROM AVAILABLE INFORMATION IN THE PUBLIC DOMAIN. DIPRETE ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THIS COMPILED DATA OR CERTIFY TO THE ACCURACY OF ITS PORTRAYAL ON THIS PLAN DUE TO DEVIATIONS THAT MAY BE POSSIBLE DUE TO METHODS OF COMPILATION AND ACCURACY OF INFORMATION USED. THESE DEVIATIONS ARE STANDARD IN THE SURVEYING AND ENGINEERING INDUSTRY AND CANNOT BE AVOIDED WITHOUT AN ACTUAL FIELD SURVEY. TITLE REVIEW AND DEED RESEARCH. THE PROPERTY LINE INFORMATION IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO CHANGE WHEN AN ACCURATE BOUNDARY SURVEY IS COMPLETED. ANY USER OF THIS PLAN SHOULD ASSESS THE INTEGRITY OF THE DATA BEFORE MAKING ANY DECISION BASED UPON IT. DIPRETE ENGINEERING IS NOT LIABLE FOR ANY DIRECT OR INDIRECT DAMAGES OR COSTS ASSOCIATED WITH THE USE OF THE INFORMATION PRESENTED ON THIS PLAN TO MAKE ANY DECISIONS RELATED TO LAND ACQUISITION, DUE DILIGENCE OR OTHER DECISIONS MADE.

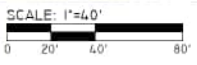
COMPREHENSIVE PERMIT PLAN

ASSESSOR'S PLAT 28, LOT 1
LOCATED ON 425 HOPE ROAD
CRANSTON, RHODE ISLAND



Two Stafford Court Cranston, RI 02920
Tel 401-943-1000 Fax 401-464-6006 www.diprete-eng.com

DATE: 07/06/2026
DRAWN BY: SEH

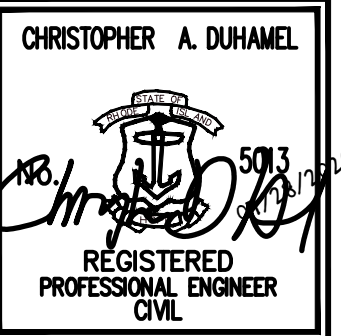


425 HOPE ROAD

CRANSTON, RHODE ISLAND

LOCATION MAP NOT TO SCALE

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



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY THE CITY ENGINEER. THE CITY ENGINEER IS NOT A REGISTERED PROFESSIONAL ENGINEER OF DIPIRETE ENGINEERING.

DIPIRETE ENGINEERING ONLY. WARRANTS PLANS ON A DIPIRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPIRETE ENGINEERING. DIPIRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, MATERIALS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPIRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS OF EXISTING UTILITIES. SEE UTILITY NOTE ON SHEET 1.

0	07/28/2026	PRE APPLICATION PLAN SUBMISSION	S.E.H.
NO.	DATE	DESCRIPTION	BY:
DRAWN BY: S.E.H.			DESIGN BY: S.E.H.

COVER SHEET
425 HOPE ROAD
ASSESSOR'S PLAT 28 LOT 1
CRANSTON, RHODE ISLAND
PREPARED FOR:
RE/MAX PROFESSIONAL



THE ZONING ORDINANCE SECTION 17.20.040 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS

CURRENT ZONING:	A-80 RESIDENTIAL
PROPOSED USE:	
PERMITTED USE:	
	<u>REQUIRED</u>
MINIMUM LOT AREA:	80,000 SF*
MINIMUM FRONTAGE:	200'
MINIMUM LOT WIDTH:	200'
MINIMUM LOT DEPTH:	
MINIMUM FRONT YARD:	75' HOPE RD SETBACK
MINIMUM SIDE YARD:	20'
MINIMUM REAR YARD:	100'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM NUMBER OF STORIES:	
MAXIMUM BUILDING COVERAGE:	10%
MAXIMUM LOT COVERAGE:	
MINIMUM OPEN SPACE:	

* 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.

SITE INFORMATION:

THE SITE IS NOT WITHIN:

- A. NATURAL HERITAGE AREAS, AS DEFINED BY RIDEM
- B. 200' COASTAL BUFFER / SPECIAL AREA MANAGEMENT PLAN (SAMP) OF RI CROWNED
- C. A GROUNDWATER PROTECTION OVERLAY DISTRICT
- D. A WELLHEAD PROTECTION AREA
- E. GROUNDWATER RECHARGE AREA
- F. AREAS WITHIN A TMDL WATERSHED, AS IDENTIFIED BY RIDEM
- G. OWTS CRITICAL RESOURCE AREA, AS DEFINED BY RIDEM
- H. A DRINKING WATER SUPPLY WATERSHED, AS DEFINED BY RIDEM
- I. NATIONAL REGISTER OF HISTORIC PLACES
- J. CRANSTON HISTORIC DISTRICT

1. THE PARCEL IS LOCATED IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND (ASSESSORS PLAT 28, LOT 1).
2. THE OWNER PER DEED BOOK 6731, PAGE 171 IS AA AUTOSPORT REALTY, LLC..
3. THIS PARCEL IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0294H, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION IS SUBJECT TO CHANGE BASED ON REVIEW BY A QUALIFIED FLOOD ZONE SPECIALIST OR THE RESULTS OF A DETAILED FLOOD STUDY.
4. THE PARCEL IS ZONED A-80 PER THE CITY OF CRANSTON ASSESSOR'S ONLINE DATABASE AND ZONING ORDINANCE. THIS INFORMATION IS BASED SOLELY ON PUBLICLY AVAILABLE DATA. ANY SPECIAL PERMITS, VARIANCES, OR OVERLAY DISTRICTS SPECIFIC TO THIS PARCEL HAVE NOT BEEN REVIEWED. CONTACT THE ZONING DEPARTMENT FOR ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. BASED ON A FIELD INSPECTION BY DIPRETE ENGINEERING, NO CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS WERE IDENTIFIED WITHIN THE LIMITS OF THE PARCEL. THIS STATEMENT IS LIMITED TO VISIBLE SURFACE EVIDENCE.
10. WETLAND LOCATIONS SHOWN BASED ON FIELD SURVEY BY DIPRETE ENGINEERING. WETLAND FLAGS WERE DELINEATED BY DIPRETE ENGINEERING ON MAY 19, 2026.
11. THE PARCEL WAS SURVEYED BY DIPRETE ENGINEERING ON APRIL 10, 2026. CONDITIONS SHOWN HEREON REFLECT THOSE OBSERVED AT THE TIME OF THE SURVEY AND MAY HAVE CHANGED SINCE THAT DATE.
12. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR PROPERTY ABSTRACT. DIPRETE ENGINEERING PERFORMED STANDARD RESEARCH OF AVAILABLE PUBLIC RECORDS AT THE LOCAL LAND EVIDENCE OFFICE. THE SURVEY IS BASED ON THAT INFORMATION AND CONDITIONS VISIBLE OR AVAILABLE AT THE TIME OF THE SURVEY. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNRECORDED, UNDISCLOSED, OR INACCURATELY DESCRIBED EASEMENTS, ENCROACHMENTS, RIGHTS-OF-WAY, OWNERSHIP INTERESTS, OR OTHER MATTERS OF TITLE OR RECORD THAT MAY AFFECT THE PARCEL.

1. ADMINISTRATIVE SUBDIVISION PLAN ENTITLED "PRESBYTERY ESTATES," A.P. 28, LOTS 3, 22, AND 64, LOCATED ON HOPE ROAD AND PIPPIN ORCHARD ROAD, CRANSTON, RHODE ISLAND, PREPARED BY OCEAN STATE PLANNERS, INC., SCALE 1" = 60'; DATED APRIL 24, 2003, RECORDED IN PLAT BOOK 095, PAGE 444, CRANSTON LAND EVIDENCE RECORDS
2. ADMINISTRATIVE SUBDIVISION PLAN ENTITLED "PRESBYTERY ESTATES," A.P. 28, LOTS 3, 22, AND 64, LOCATED ON HOPE ROAD AND PIPPIN ORCHARD ROAD, CRANSTON, RHODE ISLAND, PREPARED BY OCEAN STATE PLANNERS, INC., SCALE 1" = 60'; DATED APRIL 24, 2003, RECORDED IN PLAT BOOK 095, PAGE 446, CRANSTON LAND EVIDENCE RECORDS
3. PLAT MAP ENTITLED "PRESBYTERY ESTATES," A.P. 28, LOCATED ON HOPE ROAD AND PIPPIN ORCHARD ROAD, CRANSTON, RHODE ISLAND, RECORDED AS PLAT CARD NO. 698, MAP 640, CRANSTON LAND EVIDENCE RECORDS
4. SURVEY PLAN OF LAND LOCATED ON HOPE ROAD AND PIPPIN ORCHARD ROAD, CRANSTON, RHODE ISLAND, PREPARED FOR PARE ENGINEERING CORP. BY DRURY SURVEYING, INC., SCALE 1" = 40', DATED AUGUST 1990.

1. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING SURVEY-GRADE GPS OBSERVATIONS TIED TO PUBLISHED BENCHMARKS.
2. THIS PLAN INCLUDES AREAS SURVEYED AT MULTIPLE TOPOGRAPHIC STANDARDS. AREAS DESIGNATED ON THE PLAN AS T-2 INDICATE REGIONS WHERE GROUND SURVEY DATA WERE COLLECTED AND VERIFIED BY DIPRETE ENGINEERING. AREAS DESIGNATED AS T-4 INDICATE REGIONS WHERE ELEVATION DATA WERE DERIVED FROM PUBLIC LIDAR SOURCES IN ACCORDANCE WITH THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS' STANDARDS. THE ACCURACY AND RELIABILITY OF THE T-4 PORTIONS HAVE NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND MAY DIFFER FROM THE GROUND-VERIFIED AREAS.

SCALE: 1"=40'

A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 20', 40', and 80' at the bottom. The total length of the bar is 80 feet.

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES
UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY
A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE

ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE

ENGINEERING TITLE BLOCK STAMPED BY REGISTERED

PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE ENGINEERING DOES NOT WARRANT ANY OTHER PARTY

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THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS,METHODS, MATERIALS, AND EQUIPMENT TO BE USED

METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND USHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND

DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE

ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR

DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.
SEE ITEM 11 TO NOTE 1 ON SHEET 1

SEE UTILITY NOTE ON SHEET 2.

07/28/2026	PRE APPLICATION PLAN SUBMISSION	S.E.H.
DATE	DESCRIPTION	BY:
DRAWN BY: S.E.H.		DESIGN BY: S.E.H.

EXISTING CONDITIONS PLAN

425 HOPE ROAD
ASSESSOR'S PLAT 28 LOT 1

PREPARED FOR:
RE/MAX PROFESSIONALS (EAST GREENWICH)

SHEET 3 OF 5

DATE JOB NO: 2076-004 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.



DIMENSIONAL REGULATIONS:

THE ZONING ORDINANCE SECTION 17.20.040 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:

CURRENT ZONING:	A-80 RESIDENTIAL
PROPOSED USE:	REQUIRED
PERMITTED USE:	80,000 SF*
MINIMUM LOT AREA:	200'
MINIMUM FRONTAGE:	200'
MINIMUM LOT WIDTH:	75' HOPE RD SETBACK
MINIMUM LOT DEPTH:	20'
MINIMUM FRONT YARD:	100'
MINIMUM SIDE YARD:	35'
MINIMUM REAR YARD:	10%
MAXIMUM BUILDING HEIGHT:	
MAXIMUM NUMBER OF STORIES:	
MAXIMUM BUILDING COVERAGE:	
MINIMUM OPEN SPACE:	

* 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.

DEVELOPMENT DATA:

TOTAL SITE AREA:	5.2± ACRES (228,518 SF)
UNUSABLE AREA:	2.6± ACRES (113,638 SF)
TOTAL NUMBER LOTS:	1

SITE INFORMATION:

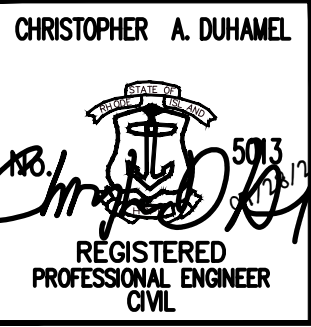
THE SITE IS NOT WITHIN:

- 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. A WELLHEAD PROTECTION AREA
- E. GROUNDWATER RECHARGE AREA
- F. AREAS WITHIN A TMDL WATERSHED, AS IDENTIFIED BY RIDEM
- G. GW's 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

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



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



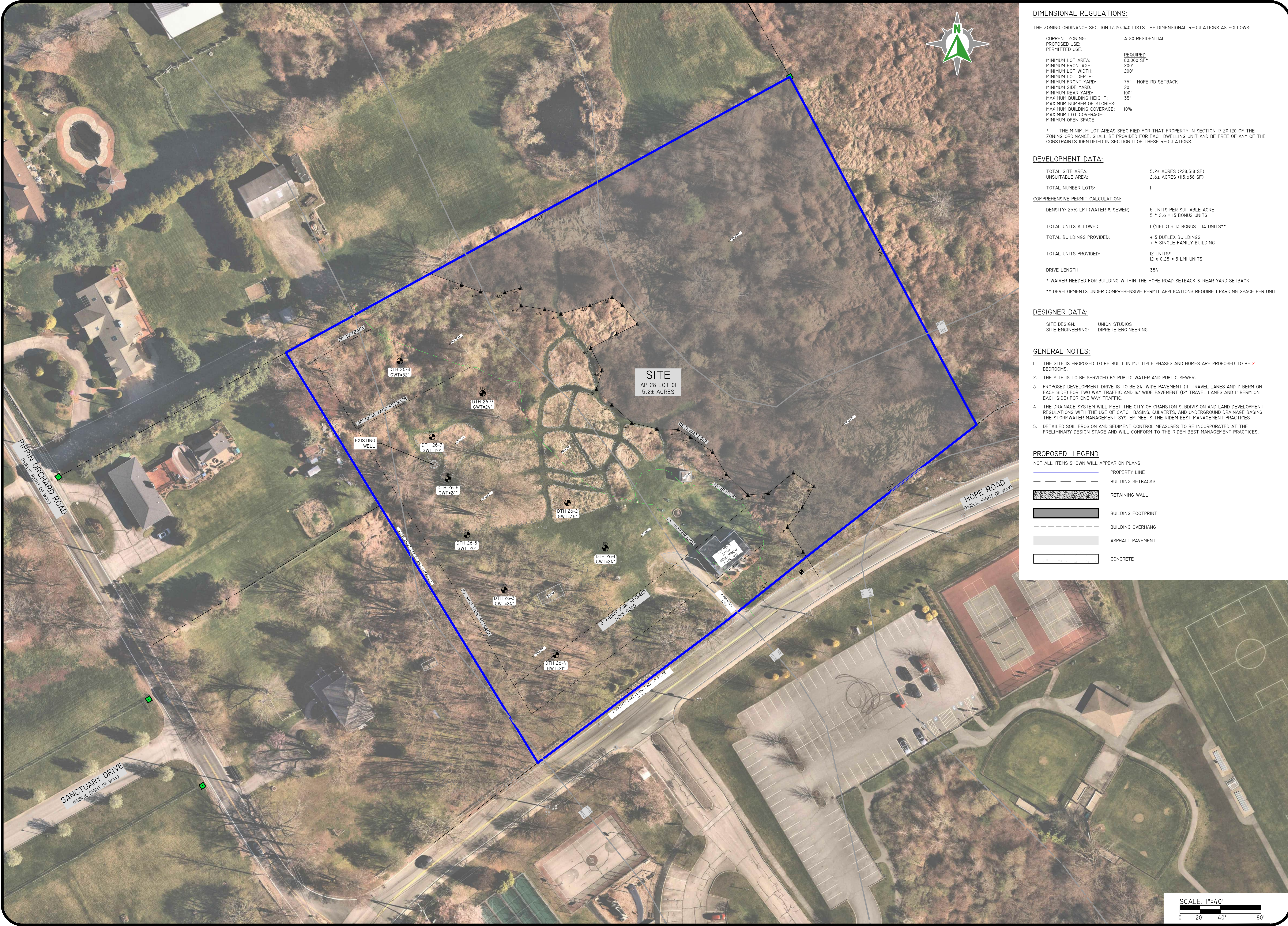
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY OTHER PARTY'S USE OF THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN SET. SEE UTILITY NOTE ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	IN CHARGE
1	10/28/2026	PRE APPLICATION PLAN SUBMISSION	S.E.H.	B.T.	
2					
3					
4					
5					
6					
7					
8					
9					
10					

YIELD PLAN
425 HOPE ROAD
ASSESSOR'S PLAT 28 LOT 1
CRANSTON, RHODE ISLAND
PREPARED FOR:
RE/MAX PROFESSIONALS (EAST GREENWICH)
655 MAIN STREET, EAST GREENWICH, RI 02818
DE 425B NO. 2016-204, COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\BHP\PROJECTS\2016-2017\HOPE ROAD 425\AUTOCAD DRAWINGS\2016-2017\HOPE ROAD 425\SITE.DWG PLOTTER: 7/27/2026



DIMENSIONAL REGULATIONS:

THE ZONING ORDINANCE SECTION 17.20.040 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:

CURRENT ZONING:	A-80 RESIDENTIAL
PROPOSED USE:	REQUIRED
PERMITTED USE:	80,000 SF*
MINIMUM LOT AREA:	200'
MINIMUM FRONTAGE:	200'
MINIMUM LOT WIDTH:	75' HOPE RD SETBACK
MINIMUM LOT DEPTH:	20'
MINIMUM FRONT YARD:	100'
MINIMUM SIDE YARD:	35'
MINIMUM REAR YARD:	10%
MAXIMUM BUILDING HEIGHT:	
MAXIMUM NUMBER OF STORIES:	
MAXIMUM BUILDING COVERAGE:	
MAXIMUM LOT COVERAGE:	
MINIMUM OPEN SPACE:	

* 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.

DEVELOPMENT DATA:

TOTAL SITE AREA:	5.2+ ACRES (228,518 SF)
UNSUITABLE AREA:	2.6+ ACRES (113,638 SF)
TOTAL NUMBER LOTS:	1

COMPREHENSIVE PERMIT CALCULATION:

DENSITY: 25% LMI (WATER & SEWER)	5 UNITS PER SUITABLE ACRE 5 * 2.6 = 13 BONUS UNITS
TOTAL UNITS ALLOWED:	1 (YIELD) + 13 BONUS = 14 UNITS**
TOTAL BUILDINGS PROVIDED:	+ 3 DUPLEX BUILDINGS + 6 SINGLE FAMILY BUILDING
TOTAL UNITS PROVIDED:	12 UNITS* 12 x 0.25 = 3 LMI UNITS
DRIVE LENGTH:	354'

* WAIVER NEEDED FOR BUILDING WITHIN THE HOPE ROAD SETBACK & REAR YARD SETBACK

** DEVELOPMENTS UNDER COMPREHENSIVE PERMIT APPLICATIONS REQUIRE 1 PARKING SPACE PER UNIT.

DESIGNER DATA:

SITE DESIGN:	UNION STUDIOS
SITE ENGINEERING:	DIPRETE ENGINEERING

GENERAL NOTES:

- THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES AND HOMES ARE PROPOSED TO BE 2 BEDROOMS.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- PROPOSED DEVELOPMENT DRIVE IS TO BE 24' WIDE PAVEMENT (11' TRAVEL LANES AND 1' BERM ON EACH SIDE) FOR TWO WAY TRAFFIC AND 14' WIDE PAVEMENT (12' TRAVEL LANES AND 1' BERM ON EACH SIDE) FOR ONE WAY TRAFFIC.
- THE DRAINAGE SYSTEM WILL MEET THE CITY OF CRANSTON SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND UNDERGROUND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
- DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

---	PROPERTY LINE
---	BUILDING SETBACKS
---	RETAINING WALL
---	BUILDING FOOTPRINT
---	BUILDING OVERHANG
---	ASPHALT PAVEMENT
---	CONCRETE

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



CHRISTOPHER A. DUHAMEL
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS FIRST REVIEWED AND APPROVED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE CLIENTS ASSUME ALL RISK OF THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE CLIENTS ASSUME ALL RISK OF THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE CLIENTS ASSUME ALL RISK OF THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE CLIENTS ASSUME ALL RISK OF THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE CLIENTS ASSUME ALL RISK OF THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY.

DATE: 10/28/2026 PREPARED FOR: RE/MAX PROFESSIONALS (EAST GREENWICH) 655 MAIN STREET, EAST GREENWICH, RI 02818

DESIGNED BY: S.E.H.

DRAWN BY: S.E.H.

COMPREHENSIVE SITE PLAN
425 HOPE ROAD
ASSESSOR'S PLAT 28 LOT 1
CRANSTON, RHODE ISLAND

SHEET 5 OF 5

425 Hope Road

Cranston, Rhode Island

PRE-APPLICATION

July 27, 2026



Places of Value. *Value of Place.*

(401) 272-4724 | unionstudioarch.com



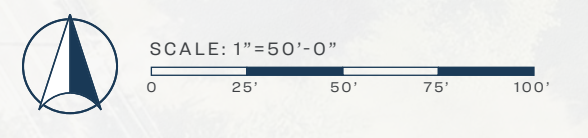
425 Hope Road

SURVEY OVER AERIAL (SURVEY BY DIPRETE ENGINEERING)
JULY 27, 2026





PROGRAM		
	Single-family 3-bed units	8 Units
	Duplex 3-bed units	4 Units
Total Units		12 Units



425 Hope Road

REVISED SITE CONCEPT
JULY 27, 2026





SCALE: 1"=50'-0"

0 25' 50' 75' 100'

425 Hope Road

CONCEPTUAL RENDERING
JULY 27, 2026





425 Hope Road

LOCAL PRECEDENTS
JULY 27, 2026





FRONT ELEVATION



SIDE ELEVATION



FLOOR PLAN

SCALE: 1/4"=1'-0"



425 Hope Road

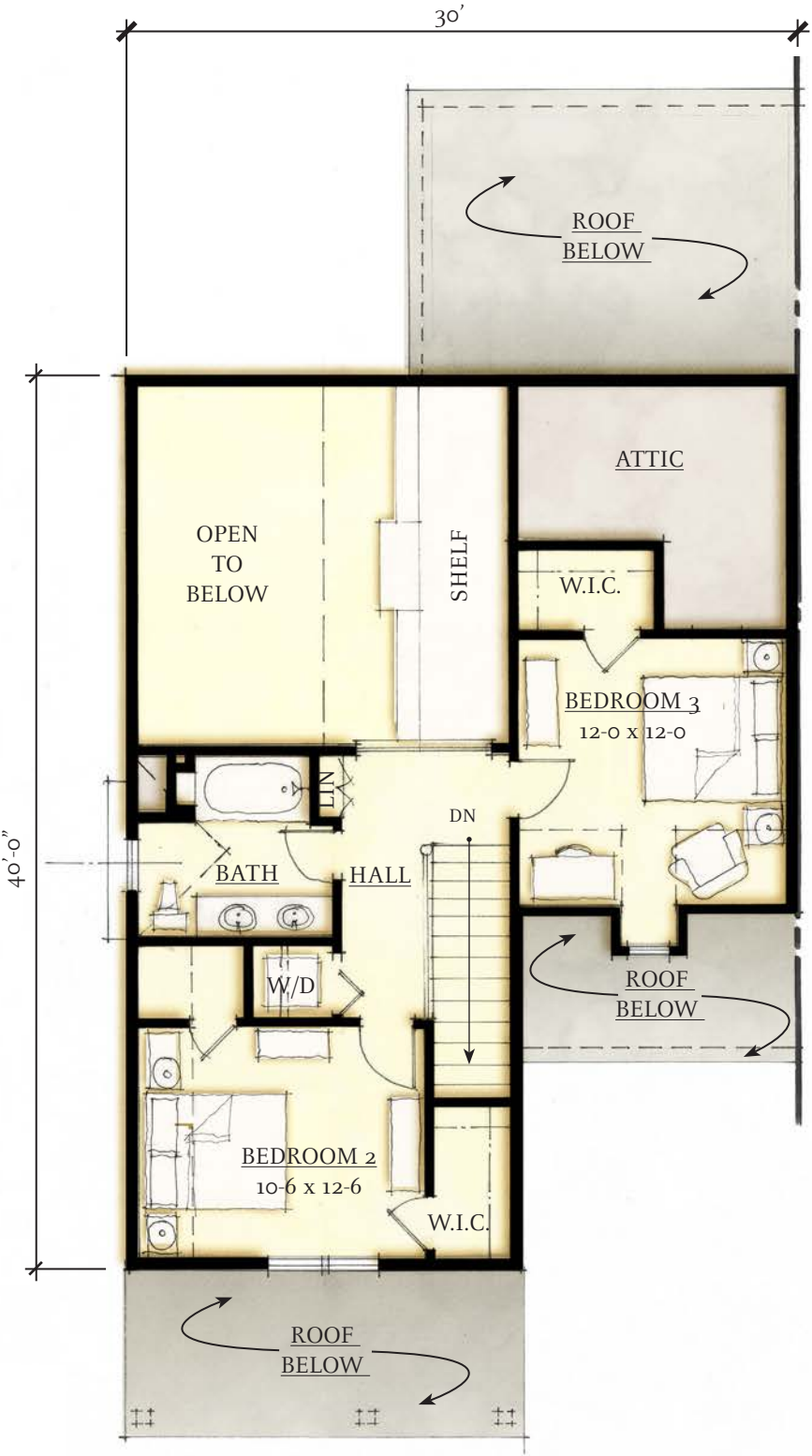
PRECEDENT MAIL PAVILION
JULY 27, 2026



1,640 SQUARE FEET
3 BEDROOM, 2-1/2 BATH
WIDTH: 30'-0", DEPTH: 53'-0"



FRONT ELEVATION



SCALE: 1/8"=1'-0"

425 Hope Road

CONCEPT UNIT: PLAN AND ELEVATION
JULY 27, 2026





425 Hope Road

CONCEPT UNIT: DUPLEX ELEVATION
JULY 27, 2026



Incorporated 1910

Major Subdivision & Land Development Checklist

425 Hope Road

Name of proposed subdivision/development: _____

Preparer: DiPrete Engineering

Phone Number: (401) 943 1000

Email: cduhamel@diprete-eng.com

Date of Application: July 28, 2026

Plat and Lot Number(s) of the land being subdivided/developed: AP 28 Lot 1

INSTRUCTIONS

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

The City Planning Department can provide further guidance on specific checklist items. See Section VI of the Subdivision Regulations for more details.

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

Please check the applicable stage of review for the submission:

Project Type: ☒ Major Subdivision ☐ Major Land Development	Stage of Review: ☒ Pre-Application with City Plan Commission (PA) ☐ Master Plan (M) ☐ Preliminary Plan (PR) ☐ Final Plan (F)
Check if requesting zoning relief for this stage of review:	☐ Unified Development Review
Check if proposing street extension/creation	☐ Street Extension/Creation

A. FORMS AND DOCUMENTS

A	PA	M	PR	F	REQUIRED FORMS AND DOCUMENTS	REVIEW CODE
1.	✓				1 digital copy of all plans and application materials	
2.	✓				2 paper copies of the plan set (24"x 36")	
3.					Application Consent Form	
4.	✓				Relevant Filing Fee (See G.)	
5.					Certified Radius package from the Tax Assessor Office (map and mailing list for abutter notices) dated within 90 days	
6.					Names and addresses of adjoining communities or agencies requiring notification under these regulations	
7.					Municipal Lien Certificate (MLCs) from the Tax Collector dated within 6 months showing taxes are paid	
6.					All relevant supporting materials as determined during Pre-Application with Staff and/or City Plan Commission or as conditioned by an approval	
7.					All relevant supporting materials as conditioned by Master/Preliminary Plan Approval	
Checklist Item #		Applicant Comments on Required Forms/Documents:				
Checklist Item #		Reviewer Comments on Required Forms/Documents:				

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

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

C. EXISTING CONDITIONS PLAN(S)

C	PA	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.	✓				Locus Map: A general location map showing the relationship of the subject parcel(s) of the area within a half-mile radius (<i>may be provided on separate sheet</i>)	
2.					Certification by a RI Registered Land Surveyor that a perimeter study of the land being developed has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information	
3.					Relevant references to deeds and recorded plans	
4.	✓				Boundary lines and lot lines with angles and distances marked thereon	
5.					Primary Control Points	
6.	✓				Existing permanent monumentation	
7.	✓				District Dimensional Regulations of the subject parcel(s)	
8.	✓				Zoning district(s) of the land being subdivided/developed, with zoning boundary lines shown if there is more than one district	
9.	N/A				Notes referencing relevant previous zoning relief including conditions of approval	
10.	✓				Boundaries and total area of any land classified as "unsuitable for development"	
11.	✓				Dimensions and total area of the subject parcel(s), and location and dimensions of existing property lines, type of easements and rights-of-way within or adjacent to the subject parcel(s)	
12.	✓				Existing contours at intervals at a minimum of five (5) feet	
13.					Existing contours at intervals at a minimum of two (2) feet	
14.	✓				FEMA Flood Map and Base flood elevation; use the North American Vertical Datum of 1988 (NAVD 88)	
15.					Boundaries and notation of the soil classifications	
16.					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.	✓				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.					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.					Identification of any geologic formations on the proposed parcel(s), including rock outcroppings, cliffs, coastal features, etc.	
21.	✓				Location, size, and use/type of all existing buildings or significant above-ground structures, including stone walls, in and immediately adjacent to subject parcel	
22.	✓				Location of any existing street, driveways, farm roads, woods roads, and/or trails that have been in public use (pedestrian, equestrian, bicycle, etc.) within and adjacent to the subject parcel(s)	
23.					Location, size, and type of all known, existing above and below ground utilities, including sewer, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be present on the site or within the right of way along the property frontage	
24.	✓				Location of existing easements and rights-of-way within or adjacent to the subject parcel(s)	

C	PA	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
25.					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	
26.					Location of any unique natural features, including but not limited to significant specimen trees, rare species & natural communities, or if none, a notation indicating such	
27.	✓				Notation indicating that the subject parcel(s) (or existing structures) are located or not located within the following areas of special concern: 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. A Wellhead Protection Area e. Groundwater Recharge Area f. Areas within a TMDL watershed, as identified by RIDEM g. OWTS Critical Resource Area, as defined by RIDEM h. A Drinking Water Supply Watershed, as defined by RIDEM i. National Register of Historic Places j. Cranston Historic District	
Checklist Item #		Applicant Comments on Required Items:				
Checklist Item #		Reviewer Comments on Required Items:				

D. PROPOSED CONDITIONS PLAN(S)

D	PA	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.	✓				Boundaries and total area of any land classified as "unsuitable for development" (see definition in Subdivision Regulations)	
2.	N/A				Notation of total proposed number of buildable lots	
3.	N/A				Proposed easements and rights-of-way within the subdivision parcel(s)	
4.	N/A				Proposed lot lines, with accurate dimensions and lot areas, drawn so as to distinguish them from existing property lines	
5.					Proposed permanent monumentation	
6.	✓				Location, size, and use/type of proposed buildings, and structures. Include building setbacks, height, total lot coverage, and other dimensional descriptions for zoning and planning purposes	
7.	✓				Any proposed on- and/or off-site improvements including streets, access drives, loading areas, parking areas, sidewalks, pedestrian areas, and bicycle parking and/or paths	
8.	N/A				Location and dimensions of proposed access easements and rights-of-way within the subject parcel(s), or those to be acquired adjacent to the subject parcel(s) as maybe necessary	
9.	✓				<u>Rough traffic plan</u> : include locations of proposed access, parking areas, number of parking spaces, and possible off-site traffic improvements	

D	PA	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
10.					<u>Preliminary traffic plan</u> : include proposed access sites showing the general dimensions and location of roads, driveways, curb cuts, radii, parking, EMS access, as well as other off-site traffic improvements. Commercial/Industrial sites must demonstrate delivery vehicle turning movements and access to loading areas	
11.					<u>Final traffic plan</u> : include vehicular access sites showing detailed dimensions and location of roads, driveways, curb cuts, radii, parking as well as other off-site traffic improvements	
12.	✓				Notation as to whether the proposed street extension or creation is to be private or public, if proposed	
13.					Designated trash collection area(s)	
14.					Notation of proposed type of utility services and associated permits. Include estimated location of proposed utility easements and significant above ground utility structures such as transformers, substations, etc. on proposed plans	
15.					<u>Utilities Plan</u> : Proposed location, size, and type of all utilities servicing the property, including wastewater, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be required for site development. Include proposed utility easements. (stamped by a Registered Professional Engineer for final plans)	
16.					For subdivisions <i>without</i> 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.	
17.					If proposing service by an OWTS, soil evaluations in the relative location where each system is proposed, which have been performed by a licensed RI soil evaluator and witnessed by RIDEM	
18.					Conceptual locations of stormwater management areas	
19.					Proposed phasing, including depiction of which structures and on- and off-site improvements are to be installed in which phase, if applicable (phasing plan details should be appropriately scaled to application stage)	
20.					Location, dimensions, types, and area of any land proposed to be set aside as open space or to be conveyed to the City for public purposes	
21.					Locations and types of proposed survey and open space monumentation, if any	
22.					Limits of disturbance/work relative to on-and off-site improvements and infrastructure installation	
23.					<u>Soil and Sedimentation Control Plan</u> (see Section X(J) for plan content requirements)	
24.					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.	
25.					<u>Landscape Plan</u> : show all significant proposed clearing of land, removal of existing vegetation, re-vegetation, landscaping on street rights-of-way, and within common areas, and landscape installation details and related notations (stamped by a RI licensed Landscape Architect for final plans)	
26.					<u>Lighting Plan</u> : Location, type, intensity & direction of illumination of outdoor lighting fixtures.	
27.					<u>Signage Plan</u> : Location, size, design and illumination of all signage	

D	PA	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
28.					Proposed measures to minimize impacts to the natural topography of the site using the Low Impact subdivision (LID) Site Planning & Design Guidance Manual	
29.					Final construction plans including plans and any additional improvements as required as a condition of preliminary plan	
30.	N/A				Proposed zoning relief – Unified Development Review	
31.	N/A				Proposed waivers	
32.					Notation of approved zoning relief and approved waivers	
33.					For phased projects, as-built drawings for the previous phase	
Checklist Item #		Applicant Comments on Required Items:				
Checklist Item #		Reviewer Comments on Required Items:				

E. PROJECTS WITH STREET CREATION/EXTENSIONS

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

E	PA	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
Required Elements in the Plans						
1.					Notation as to whether the proposed street extension or creation is to be private or public	
2.					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.					City Engineer memo of approval and performance guarantee amount	
2.					Draft Roadway deed (Final for recording submitted at Final Plan)	
3.					Draft public improvement guarantee	
					If all improvements are completed prior to Final Plan approval, As-Built Plans	
Checklist Item #		Applicant Comments on Required Items:				
Checklist Item #		Reviewer Comments on Required Items:				

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

F	PA	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.	✓				Renderings, elevations or photographs as may be needed to illustrate the visual impact of a proposed multi-family, commercial or industrial subdivision/development	
2.					Copy of the Deed/Title to the subject parcel	
3.					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 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 development proposed; g. A description of proposed phasing, if any.	
4.					A traffic study prepared by a traffic engineer regarding the impact of the proposed subdivision/development on neighboring properties and roads (on request)	
5.					For lots containing or impacting <u>freshwater wetlands</u> or <u>tidal waters and their tributaries</u> , copies of either: a. A RIDEM wetlands permit, if required b. A letter of non-jurisdiction from RIDEM	
6.					A Preliminary Determination, including coastal feature verification, from the Coastal Resources Management Council if subject lot(s) is within 200' of a coastal shoreline	
7.					Approval letter from RI Coastal Resources Management Council if subject lot(s) is within 200' of a coastal shoreline	
8.					If <u>proposing service by public water</u> , copy of a water availability letter from the applicable water service provider	
9.					If <u>proposing service by public water</u> , copy of a written statement from the applicable water service provider that the proposed plan, with plan revision date indicated, has been reviewed and which provides: a. Approval of connection to the existing water main as depicted on plan; b. If water main extension is proposed, approval from the company or district of the extension of the water main as depicted on the plan.	
10.					If <u>proposing service by public sewer</u> , copy of sewer service availability letter from the Department of Public Works	
11.					If <u>proposing service by public sewer</u> , copies of a written statement from the Department of Public Works that the proposed plan, with plan revision date indicated, has been reviewed and which provides: a. Approval of connection to the existing sewer main as depicted on the plan; and b. If an extension of the sewer main is proposed, approval of extension from DPW as depicted on the plan.	

F	PA	M	PR	F	ELEMENT REQUIRED	REVIEW CODE
12.					If proposing septic and on-site wastewater treatment systems, copies of a RIDEM OWTS permit must be provided.	
13.					Copies of drainage calculations, associated explanatory narrative, and all supporting documentation, including an Operations and Maintenance manual for the system (submission for Final Plan stage only upon significant changes to calculations or documents)	
14.					Soil Erosion Sediment Control Plan (submission for Final Plan stage only upon significant changes to plan)	
15.					Copies of any RIDEM stormwater or other general construction permits that are required, <u>or</u> an affidavit, signed by a qualified professional, stating that no RIDEM stormwater or construction permits are required	
16.					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	
17.					Written confirmation and/or permits from any additional required federal, state, or local agencies	
18.					Relevant documentation of RIDEM and/or EPA regulated facilities located on subject site and associated land use restrictions	
19.					Environmental Site Assessments (on request)	
20.					RIDEM Approved Environmental Site Assessment Phase III (Remediation Plan) if required	
21.					Draft or final copies of all legal documents; legal description of property, proposed easement and rights-of-way, dedications, restrictions or other required legal documents including but not limited to covenants or Homeowners Association, Stormwater Management Plan, Landscaping Maintenance Plan, a deed conveying open space or offer of street dedication	
Checklist Item #		Applicant Comments on Required Items:				
Checklist Item #		Reviewer Comments on Required Items:				

G. FEES

Payment only via checks made out to "City of Cranston"

G	PA	M	PR	F		Received?
1.	✓				Pre-Application Concept Review with CPC: \$125 + 25 /unit* \$425.00	
2.					Master Plan Review Fee: \$625 + \$95 per unit*	
3.					Preliminary Plan Review Fee: \$625 + \$95 per unit*	
4.					Final Plan Review Fee: \$375 + \$95 per unit*	
5.					Radius Package (collected at the City Assessor's Office, 1st floor City Hall, 869 Park Ave. Cranston RI 02910): 200' radius package: \$75 400' radius package (UDR only): \$150	
6.					<i>For public hearings:</i> Beacon Communications advertising fee (determined after advertising, paid directly to Beacon Communications)	
<i>Submitted AFTER Final Plan approval and prior to recording</i>						
7.					Capital Facilities Development Impact Fee: (residential only) Eastern Cranston: \$593.46 / dwelling unit Western Cranston: \$1,389.50 / dwelling unit	
8.					Final Decision Recording Fee (\$49 for each decision + \$1 per additional page)	
9.					Final Plan Recording Fee (\$49 for plat map + \$1 per additional page)	
<i>Other City fees that may be charged for Building Permit (paid on OpenGov)</i>						
10.					Sewer Connection Fee (Cranston Code CH. 13.08, Article III, Sec.13.08100, E)	
11.					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 (applicant may supply additional copies for Administrative Officer approval)	
2.	2 paper copies (24"x36") of the Final Plan set	
3.	1 mylar (24"x36") of the record plan for recording	
4.	Recording Fees (see Table G)*	
5.	<i>For street creation/extension:</i> submission of improvement guarantee and 2% inspection fee (checks only)	
6.	AutoCAD .DWG files compatible with ArcGIS Pro and located in the RI state plane coordinate system that, at a minimum, include parcel lines, zoning lines and dimension annotation (<i>Land Developments where no lot lines are created, moved, or removed are exempt</i>)	

* The Final Decision is valid up to 2 years after recording. Vesting becomes permanent once the Record Plan is recorded.

Signature of Applicant or Applicant Representative: Christopher D. Amel

Signature of reviewer: _____

Date of Review: _____