



Incorporated 1910

Application Consent Form

The Applicant and all property owners of all subject properties must sign the application form. Signature of this application form certifies that all owners consent to the submission of the application by the Applicant. This document is required for all subdivisions, land developments, Development Plan Review projects, and Mixed-Use Planned District developments filed with the City Planning Department.

Project Info

Project Info

Project Name: Vaughn Lane

Project Type: Administrative Subdivision Minor Subdivision/LDP Major Subdivision/LDP
 Residential Planned District Development (RPD) Mixed-Use Planned District Development (MPD) Development Plan Review

Assessor's Plat(s): 30 Assessor's Lot(s): 4, 83, 84, 85, 258

Project Address: 538 Main Street, Cranston, RI

Contact Information

Applicant

Name: 777 Main Street LLC.

Address: 201 Lippitt Avenue, Cranston, RI

Phone: (401) 263-4579 Email: moses.jeremy@yahoo.com

Property Owner (All owners of record must be included for all lots involved)

Name: 777 Main Street LLC. (AP30 LOTS 83, 84, 85, 258);

Address: 201 Lippitt Avenue, Cranston, RI

Phone: (401) 263-4579 Email: moses.jeremy@yahoo.com

Property Owner 2

Name: Richard Conway (AP30 LOT 4)

Address: PO BOX 6, Fiskeville, RI 02823

Phone: 401-441-0700 Email: Richconway 2218@gmail.com

Contact Information

Property Owner 3

Name: N/A

Address: _____

Phone: _____ Email: _____

Attorney

Name: Tenessa Azar

Address: 40 Westminster Street, 9th Floor, Providence, RI

Phone: (401) 453-3600 x119 Email: tazar@marlawri.com

Certification

Owner/Applicant Signature

I/we hereby certify that I/we own the subject property or properties and am/are permitting the Applicant listed below to seek a Subdivision and/or Land Development approval for the project listed herein on my/our behalf.

777 Main Street LLC (^{LAWRENCE MOSES}~~Jeremy Moses~~) 

Applicant Name & Title (please print) Applicant Signature

Date: 3/16/26

777 Main Street LLC (^{LAWRENCE MOSES}~~Jeremy Moses~~) 

Owner Name (if different than above) (please print) Owner Signature

Date: 3/16/26

Richard Conway 

Owner 2 Name (please print) Owner 2 Signature

Date: 3/16/26

N/A

Owner 3 Name (please print) Owner 3 Signature

Date: _____

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



Incorporated 1910

Major Subdivision & Land Development Checklist

Name of proposed subdivision/development: Vaughn Lane

Preparer: Jenna Shea

Phone Number: 401-943-1000

Email: jshea@diprete-eng.com

Date of Application: 3/10/2026

Plat and Lot Number(s) of the land being subdivided/developed: AP 30 Lots 4, 83, 84, 85, 258

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: <input checked="" type="checkbox"/> Major Subdivision <input type="checkbox"/> Major Land Development	Stage of Review: <input type="checkbox"/> Pre-Application with City Plan Commission (PA) <input checked="" type="checkbox"/> Master Plan (M) <input type="checkbox"/> Preliminary Plan (PR) <input type="checkbox"/> Final Plan (F)
Check if requesting zoning relief for this stage of review:	<input type="checkbox"/> Unified Development Review
Check if proposing street extension/creation	<input checked="" type="checkbox"/> 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.		Pending			Certified Radius package from the Tax Assessor Office (map and mailing list for abutter notices) dated within 90 days		
6.		Pending			Names and addresses of adjoining communities or agencies requiring notification under these regulations <i>Abutter's List</i>		
7.		Pending			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 <i>All Sheets</i>	
2.		✓			Plat and lot number(s) of land being subdivided/developed <i>All Sheets</i>	
3.		✓			Addresses, plat and lot number(s) of abutting properties and property owners <i>Sheet 3</i>	
4.		✓			Address/Location of Subdivision or Development <i>Cover Sheet</i>	
5.		✓			Name and address of the applicant(s) <i>All Sheets - Title Block</i>	
6.		✓			Name and address of property owner(s) <i>Sheet 3</i>	
7.		✓			Name, address, phone, and stamp(s) of the RI Registered Engineer and/or RI Registered Land Surveyor responsible for the plans <i>All Sheets - Title Block</i>	
8.		✓			Date of plan preparation and all revision date(s), if any <i>All Sheets - Title Block</i>	
9.		✓			True north arrow and graphic scale <i>Scale on all sheets, arrow on sheet 3</i>	
10.		✓			*Site plan legend (all items displayed on site plans shall be symbolized in a legend) <i>Sheets 3, 4, 5</i>	
11.		✓			List of sheets contained within the plan set <i>Cover Sheet</i>	
12.		N/A			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 <i>All Sheets - Title Block</i>	

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>) Sheet 2	
2.		✓			Certification by a RI Registered Land Surveyor that a perimeter study of the land being developed has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information	Class 1 by Merlyn J. Jenkins & Associates, Inc., compiled T4 by DiPrete
3.		✓			Relevant references to deeds and recorded plans	Class 1 by Merlyn J. Jenkins & Associates, Inc., compiled T4 by DiPrete
4.		✓			Boundary lines and lot lines with angles and distances marked thereon	Class 1 by Merlyn J. Jenkins & Associates, Inc., compiled T4 by DiPrete
5.		✓			Primary Control Points	Class 1 by Merlyn J. Jenkins & Associates, Inc., compiled T4 by DiPrete
6.		✓			Existing permanent monumentation	Class 1 by Merlyn J. Jenkins & Associates, Inc., compiled T4 by DiPrete
7.		✓			District Dimensional Regulations of the subject parcel(s) Sheets 4 & 5	
8.		✓			Zoning district(s) of the land being subdivided/developed, with zoning boundary lines shown if there is more than one district Sheets 2, 3, 4, 5	
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"	Sheets 4 & 5
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) Sheets 3, 4, 5	
12.					Existing contours at intervals at a minimum of five (5) feet	
13.		✓			Existing contours at intervals at a minimum of two (2) feet Sheet 3	
14.		✓			FEMA Flood Map and Base flood elevation; use the North American Vertical Datum of 1988 (NAVD 88) Sheet 3	
15.		✓			Boundaries and notation of the soil classifications Sheet 3	
16.		N/A			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. Sheets 3, 4, 5	
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	Sheets 3, 4, 5
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) Sheets 3, 4, 5	
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) Sheets 3, 4, 5	

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 Sheet 3		
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 Sheet 3		
27.		✓			Notation indicating that the subject parcel(s) (or existing structures) are located or not located within the following areas of special concern: <ul style="list-style-type: none"> a. Natural Heritage Areas, as defined by RIDEM b. 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 Sheet 3 		
Checklist Item #		Applicant Comments on Required Items:					
9 & 16		Zoning relief not requested for this site. No RIDEM/EPA regulated facilities on site					
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) Sheets 4 & 5	
2.		✓			Notation of total proposed number of buildable lots Sheets 4 & 5	
3.		✓			Proposed easements and rights-of-way within the subdivision parcel(s) Sheets 4 & 5	
4.		✓			Proposed lot lines, with accurate dimensions and lot areas, drawn so as to distinguish them from existing property lines Sheets 4 & 5	
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 Sheets 4 & 5	
7.		✓			Any proposed on- and/or off-site improvements including streets, access drives, loading areas, parking areas, sidewalks, pedestrian areas, and bicycle parking and/or paths Sheets 4 & 5	
8.		✓			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 Sheets 4 & 5	
9.		✓			<u>Rough traffic plan</u> : include locations of proposed access, parking areas, number of parking spaces, and possible off-site traffic improvements Access shown on sheets 4, 5	

[Traffic to be provided with Preliminary Plan submission](#)

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 Sheets 4 & 5	
13.		N/A			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	Sheets 4 & 5 Utility design to be provided with Preliminary Plan Submission
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 Sheet 5	
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) Sheets 4 & 5 - Notation of multiple phases	
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 Sheets 4 & 5	
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.		✓			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:				
13 & 30		Designated trash collection area is not proposed. Zoning relief is not requested.				
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 Sheets 4 & 5	
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.		N/A			Renderings, elevations or photographs as may be needed to illustrate the visual impact of a proposed multi-family, commercial or industrial subdivision/development	
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.		N/A			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:				
1 & 18		Proposing single-family homes. No RIDEM/ EPA regulated facilities located on property.				

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*	
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.					For public hearings: 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.	For street creation/extension: 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 (Land Developments where no lot lines are created, moved, or removed are exempt)	

* 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: 

Signature of reviewer: _____

Date of Review: _____



March 9, 2026

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

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

Dear Ms. Ashman:

On behalf of the applicant, we are submitting the Master Plan and supporting materials for the proposed RPD Subdivision called Vaughn Lane on Main Street, north of the Cranston and Coventry town line in Cranston, Rhode Island. The site is located at 538 Main Street, Assessor's Plat 30 Lots 4, 83, 84, 85, and 258 and is Zoned A-80 and A-20 (AP30 Lot 83- Zoned A-20, all other project lots are A-80).

Existing Conditions

The project site currently is wooded and undisturbed. The existing use for each parcel as they exist today are as follows; AP 30 LOT 4- RES LD UND (Residential), AP 30 LOT 83- RES LD DEV MDL00, AP 30 LOT 84- RES LD POT (Residential), AP 30 LOT 85- SINGLE FAM MDL01 (Residential), AP 30 LOT 258- RES LD DEV MDL00 (Residential, AP). The project also includes an existing Providence water easement for the existing aqueduct. DiPrete has field verified the location for this easement and waterline as shown on the provided Class 4 compiled survey prepared by DiPrete Engineering for the submission. This easement location was taken into consideration when preparing both the conventional yield and cluster plan configurations.

Topography

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

Wetlands

There are areas of wetlands scattered throughout the site. An isolated wetland is located in the western portion of the project site on AP 30 Lot 83. Along a majority of the eastern boundary of the site there are numerous wetlands and associated streams. The wetlands were flagged by DiPrete Engineering on 1/17/2023 and are shown along with their associated buffers on the submission plans.

Floodplain

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



DiPrete Engineering

RIDEM Natural Heritage Area

The site is located within the Natural Heritage Area as defined by RIDEM. We have received correspondence from RIDEM stating this area's concern is for two plants of state concern, Slender Gerardia and Ostrich Fern. This correspondence with RIDEM has been included within the submission package.

Soils

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

BmA	BRIDGEHAMPTON SILT LOAM, TILL SUBSTRATUM, 0 TO 3 PERCENT SLOPES
CaC	CANTON-CHARLTON-ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES
CdA*	CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 3 PERCENT SLOPES
CdB*	CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
CdC	CANTON AND CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
ChB	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
ChD	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 15 TO 25 PERCENT SLOPES
CkC	CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
LgC	LIPPITT GRAVELLY SANDY LOAM, VERY ROCKY, 3 TO 15 PERCENT SLOPES
Rf	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
Rp	ROCK OUTCROP- CANTON COMPLEX, 0 TO 35 PERCENT SLOPES, VERY STONY
StB*	SUTTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
SuB	SUTTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
SvB	SUTTON EXTREMELY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
WoB	WOODBURGE VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
WrB	WOODBURGE EXTREMELY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES

NOTE:

*PRIME FARMLAND

**FARMLAND OF STATEWIDE IMPORTANCE

Proposed Development Overview

The applicant is proposing a residential subdivision on the site which will include 44 proposed single family residential lots and open space. The configurations (both Conventional Yield and RPD) propose primary access through AP 30 Lot 4 and secondary access from the existing Vaughn Lane right of way as a proposed extension. This project proposes no improvements to Vaughn Lane and has configured the RPD layout to provide accessibility to drivers for ease of access to the primary ingress/egress location at AP 30 Lot 4 and Main Street. The streets are proposed as public right of ways. configured as a loop road with multiple cul-de-sacs scattered throughout.

The applicant is proposing to apply as a Residential Planned District (RPD) subdivision. The density calculations for a RPD Subdivision yielded a total of 53 lots which is greater than the yielded lots for the site as yielded in the conventional yield plan configuration (Sheet 4 of the submission set). Therefore, we have utilized the density as yielded in the conventional yield plan and have proposed 44 lots in the RPD layout and open space greater than the area as required in the RPD open space calculations from the City of Cranston Subdivision & Land Development Regulations. The yield plan and RPD configurations have been prepared utilizing the zoning dimensional requirements and setbacks as set forth in the City of Cranston zoning ordinance for each proposed lot's corresponding zone, A-20 and A-80. This proposed RPD Subdivision is described below.



DiPrete Engineering

Proposed RPD Subdivision

The proposed site plan as shown on Sheet 5 of the Master Plan Submission Plan Set prepared by DiPrete Engineering, proposes 44 single-family residential lots along with public local roadways. The proposed public Right of Way will have primary access from Main Street through AP 30 Lot 4. Access from Vaughn Lane is proposed as secondary access with no offsite improvement proposed on Vaughn Lane. The proposed roadways include:

- Road A- Provides primary access from Main Street and intersects with proposed Road D where it loops to Vaughn Lane.
- Road B- Cul-de-sac serving A-20 zoned lots with a proposed length of 264'.
- Road C- Road near entrance which provides a connection between the proposed Vaughn Lane extension and Road A. This roadway has been proposed in order to provide ease of access throughout the development and to the primary access location.
- Road D- Proposed at the northern portion of the configuration and provides another connection between proposed Road A and the Vaughn Lane extension road. The west and east ends of the connection roadway segment propose dead end roads which each terminate in a cul-de-sac. The length of the western dead-end segment (Road D- 1 on plans) is proposed to be 629', the connection segment (Road D-2 on the plans) is 355', and the eastern dead-end segment (Road D-3 on plans) is proposed to be 509' in length.

The proposed roadways include a 50' right-of way, a 24' paved roadway, and comply with the 900' maximum length of road as defined in the Subdivision Regulations. The proposed roadways have been configured to cross the existing utility easement perpendicular as minimal as possible, and lots have been kept out of the easement with a portion of the open space proposed over the extent of the easement. All proposed lots conform with the required minimum lot and upland area of 10,000 sf in the A-20 zone and 20,000 sf in the A-80 zone as defined by the RPD regulations. All lots also conform with the required setbacks and frontage requirements as shown on the submitted plans.

Waivers Requested

- Right-of-Way Width- City of Cranston Subdivision & Land Development Regulations-Section X-Design & Public Improvement Standards-B.3.a
 - o We respectfully request relief from the required 50' right-of-way width for a proposed 47.6' ROW at the intersection with Main Street for 95.6' in length. This relief is being requested due to the existing frontage of AP 30 Lot 4 and therefore the right of way is proposed to widen to 50' once the lot's width allows for it.
- City of Cranston Subdivision & Land Development Regulations- Section X – Design & Public Improvement Standards, B.18
 - o Relief is respectfully requested from the requirement to install sidewalks along proposed public streets. In accordance with Section X, B.18(c)(4), sidewalks may be waived for a Residential Planned District subdivision where low-impact development (LID) standards are applied throughout. The proposed project incorporates LID practices and provides substantial dedicated open space; therefore, this relief is requested to preserve open space and minimize additional impervious coverage proposed for the development.

Drainage

The proposed development will follow the City of Cranston Subdivision and Land Development Regulations, Rhode Island Stormwater Design and Installation Standards Manual (RISDISM), and will utilize existing drainage patterns to the greatest extent possible. We have shown conceptual drainage



DiPrete Engineering

areas within the proposed Open Space. Once we have completed soil evaluations and a watershed analysis of the site area at the Preliminary Plan Submission stage, the drainage design and grading will be finalized and presented for review.

Utilities

Water services are proposed to be public from the Kent County Water Authority (KCWA). Sewer service is proposed to be public sewer from West Warwick Sewer Authority. We have received a letter of serviceability from both authorities and have included them with our submission materials for review. As the engineering design progresses, we will coordinate with the local fire department on locations for any required hydrants as well as access review of the site.

Open Space

The proposed development will include open space areas as required by the RPD subdivision regulations for the city of Cranston. Open space areas are proposed along the eastern and southern portions of the site within the A-80 zone and proposed in the west of the A-20 zone. In addition to these open space areas, we have proposed open space in the area of the existing water easement. The open space areas outside of the proposed limit of disturbance will remain undisturbed.

The existing access drive for AP 30 Lots 162, 230, and 259 (lots not included within our project site) is located within the proposed open space and will remain in its existing condition. In the proposed RPD layout roadway configuration, we have proposed a stub from the Vaughn Lane extension to allow access to the existing drive currently utilized by these lots. The open space will be owned by the Homeowners Association and any drainage features located within this space will be maintained by the Homeowners Association. Based on the calculations as defined by the Subdivision Regulations, we are required to provide a total of 21.4 +/- acres of open space, 10.7 +/- acres of which are suitable areas. We have provided 55.9 +/- acres of open space with 35.7 +/- acres of useable area within the open space as shown on Sheet 5 of the submission plans.

Historical and Archeological Significance

A review request has been completed for a letter from RIHPHC for information on historic and archeological significant information for the property. This letter has been provided by the RIHPHC and has been included with this submission.

Phasing

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

Maintenance

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

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



DiPrete Engineering

Sincerely,
DiPrete Engineering Associates, Inc.

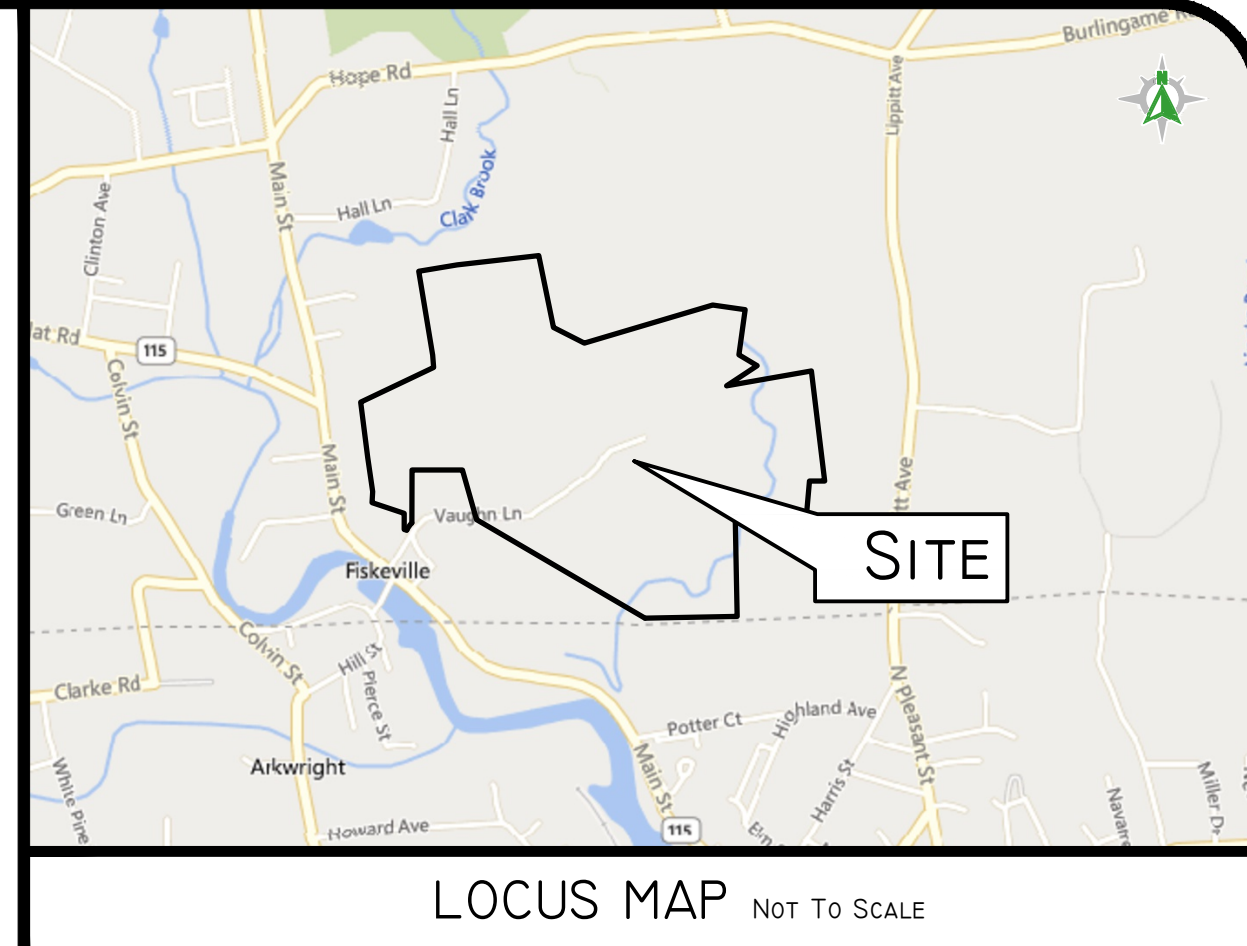
Jenna Shea
Project Manager
jshea@diprete-eng.com

z:\dmat\projects\3268\001\vaughn_lane\asbored\drawings\3268-001-plat-cl-1.dwg Plotmed: 3/10/2026

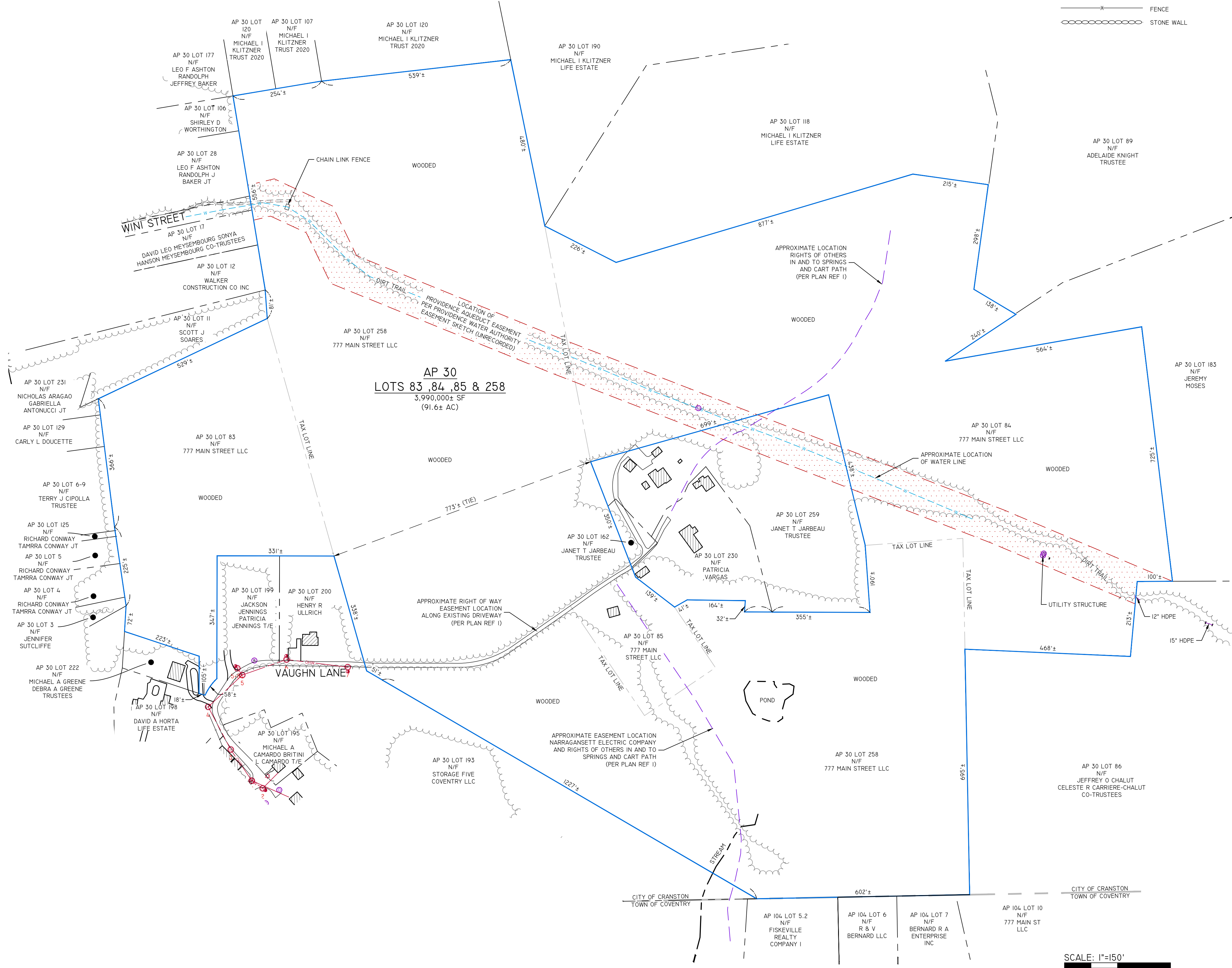


LEGEND

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



LOCUS MAP NOT TO SCALE



GENERAL NOTES

1. THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 30, LOTS 83, 84, 85, & 258 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 6594, PAGE 337 IS 777 MAIN STREET, LLC.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0406H, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED A-80 BASED ON CITY OF CRANSTON GIS MAPS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
6. FEATURES SHOWN ON THIS PLAN ARE DERIVED FROM AERIAL PHOTOGRAPHY AND ARE NOT BASED ON GROUND SURVEY DATA. ACTUAL FIELD LOCATIONS MAY VARY.

PLAN REFERENCES

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

UTILITY NOTES

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

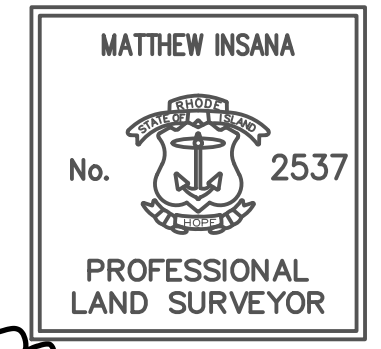
SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-001-9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

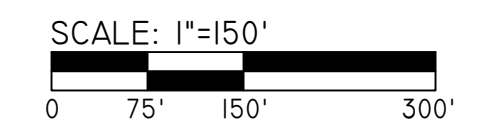
• COMPILATION PLAN (NOT A BOUNDARY SURVEY) CLASS IV

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

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



Matthew Insana 03/10/2026
 MATTHEW INSANA, RIPLS #2537, COA #LS.000A160

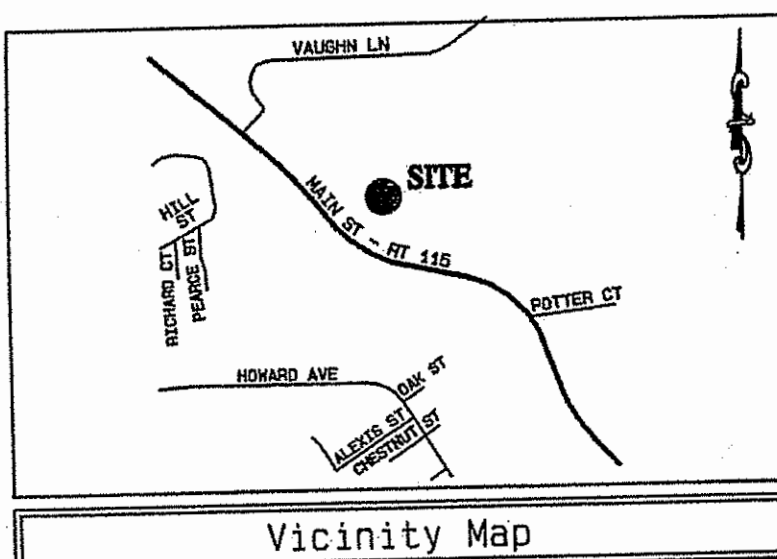


DiPrete Engineering
 Engineers • Planners • Surveyors
 www.diprete-eng.com
 Two Stafford Court, Cranston, RI 02920 • Tel 401-943-1000

NO.	DATE	DESCRIPTION	BY:
1	03/10/26	REVISED	R.G.
2	4-29-26	WATER LINE EASEMENT ADDED	J.J.S.
3	5-28-26	COMPILATION PLAN	R.G.

COMPILATION PLAN
VAUGHN LANE
 ASSESSOR'S PLAT 30 LOTS 83, 84, 85, & 258
 CRANSTON, RHODE ISLAND
 PREPARED FOR:
MR. JEREMY MOSES
 201 LIPPITT AVENUE, CRANSTON, RHODE ISLAND 02921

DE JOB NO. 2326-000. COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.



<p>① $\Delta 570^{\circ}44'00''$ $R=222.07$ $T=10.01$ $ARC=20.00$ $CB=222.07$</p>	<p>② $\Delta 13^{\circ}45'23''$ $R=60.00$ $T=10.01$ $ARC=96.04$ $CB=57.24$</p>
<p>③ $\Delta 51^{\circ}52'29''$ $R=62.07$ $T=30.00$ $ARC=55.59$ $CB=42.07$</p>	<p>④ $\Delta 10^{\circ}54'23''$ $R=102.32$ $T=30.00$ $ARC=194.42$ $CB=57.24$</p>
<p>⑤ $\Delta 89^{\circ}59'49''$ $R=115.77$ $T=40.00$ $ARC=118.59$ $CB=59.69$</p>	<p>⑥ $\Delta 51^{\circ}54'12''$ $R=59.07$ $T=30.00$ $ARC=48.88$ $CB=57.24$</p>
<p>⑦ $\Delta 14^{\circ}11'09''$ $R=165.77$ $T=50.00$ $ARC=141.04$ $CB=59.69$</p>	<p>⑧ $\Delta 62^{\circ}09'50''$ $R=105.17$ $T=30.00$ $ARC=104.97$ $CB=57.24$</p>
<p>⑨ $\Delta 82^{\circ}05'00''$ $R=112.07$ $T=50.00$ $ARC=117.45$ $CB=59.69$</p>	<p>⑩ $\Delta 62^{\circ}24'08''$ $R=105.17$ $T=30.00$ $ARC=104.97$ $CB=57.24$</p>
<p>⑪ $\Delta 44^{\circ}43'43''$ $R=62.07$ $T=30.00$ $ARC=47.04$ $CB=59.69$</p>	<p>⑫ $\Delta 45^{\circ}52'46''$ $R=60.00$ $T=30.00$ $ARC=52.11$ $CB=57.24$</p>
<p>⑬ $\Delta 51^{\circ}54'12''$ $R=105.17$ $T=50.00$ $ARC=104.97$ $CB=59.69$</p>	<p>⑭ $\Delta 11^{\circ}46'40''$ $R=105.17$ $T=30.00$ $ARC=104.97$ $CB=57.24$</p>
<p>⑮ $\Delta 0^{\circ}46'21''$ $R=105.17$ $T=30.00$ $ARC=104.97$ $CB=59.69$</p>	<p>⑯ $\Delta 11^{\circ}46'40''$ $R=105.17$ $T=30.00$ $ARC=104.97$ $CB=57.24$</p>

ALTA/ACSM Land Title Survey

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

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

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

FOR: MERLYN J. JENKINS, Surveyor
 Date: 1/24/11

BY: Stephen P. Uyea, PLS, Merlyn J. Jenkins Survey Services
 Licensed Land Surveyor #14525
 45 Wells Avenue
 Plymouth, MA 02528
 Phone: 774-563-2172
 Rhode Island Certificate of Authorization: LS-4505 (E)*

Date of field survey: July 8, 2008 to September 29, 2008 and November 6, 2009
 Date of last revision: October 23, 2009
 Date of this Printing: January 27, 2010
 Network Project Number: 20080112/1
 Survey Performed By: Merlyn J. Jenkins & Associates, Inc.
 415 West Market Street
 Fiskeville, RI 02884
 Phone: 401-528-7708
 Fax: 401-528-1118

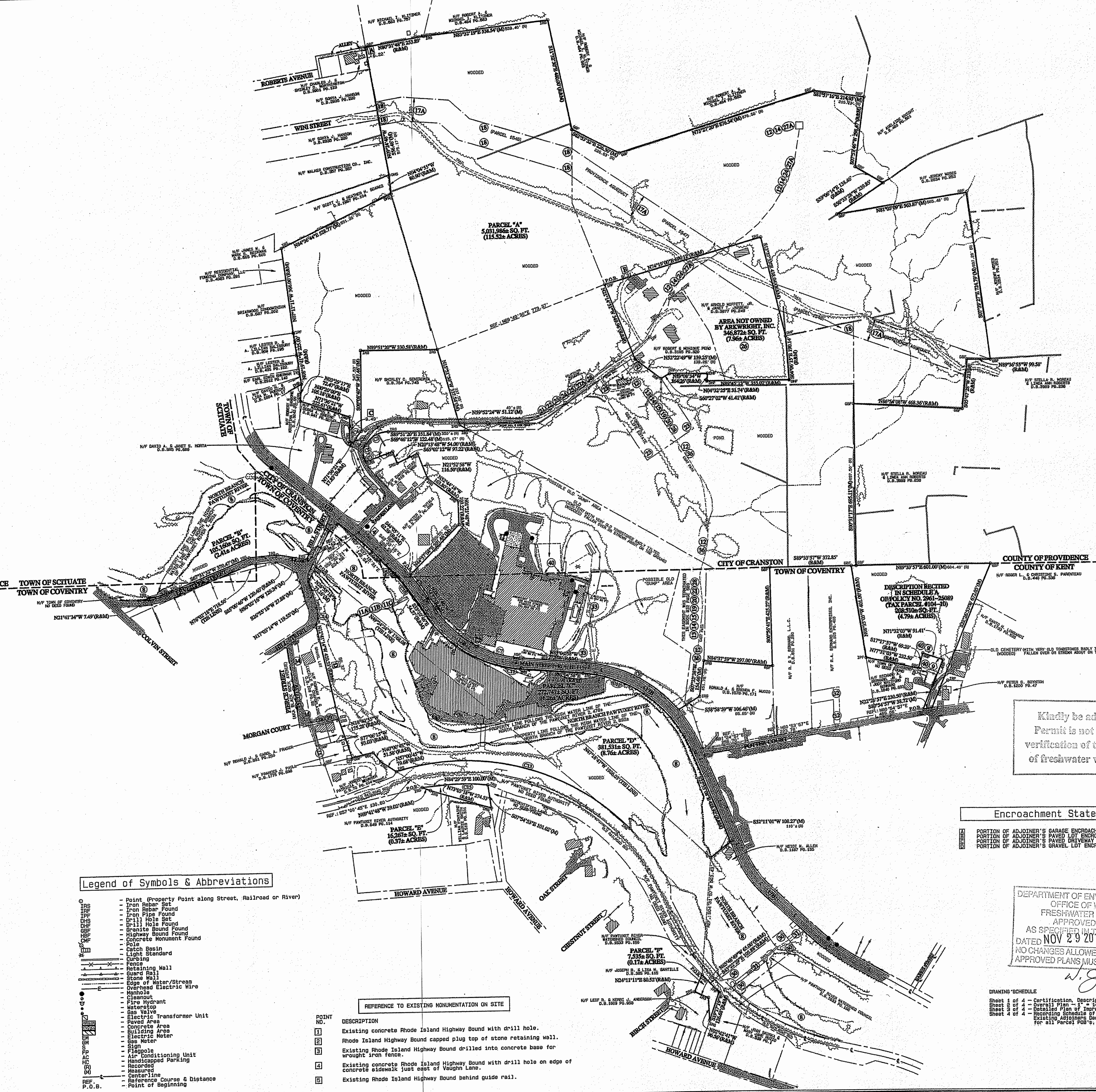
The property described and shown hereon is the same property described in Chicago Title Insurance Company title commitment no. 2581-25814 dated and title commitment no. 2581-25809 dated

Legend of Symbols & Abbreviations

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

REFERENCE TO EXISTING MONUMENTATION ON SITE

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



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

Encroachment Statement

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

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

W. Joseph Conroy

DRAWING SCHEDULE

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

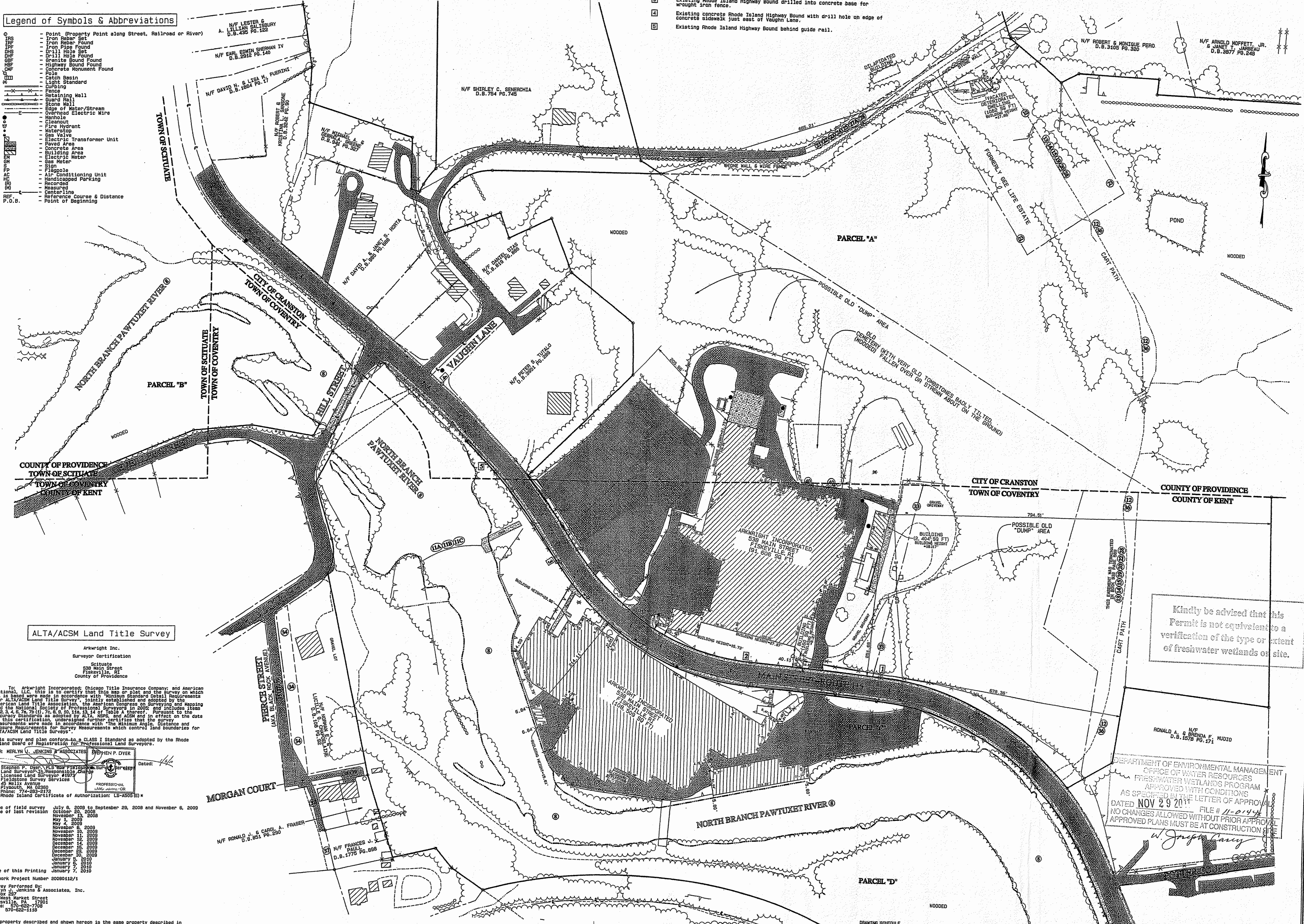
SCALE: 1" = 140'
 0 70 140 280

Legend of Symbols & Abbreviations

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

REFERENCE TO EXISTING MONUMENTATION ON SITE

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



ALTA/ACSM Land Title Survey

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

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

This survey and plan conform to a CLASS I Standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors.
FOR: MERLYN J. JENKINS & ASSOCIATES, INC. BY: MERLYN J. JENKINS
BY: STEPHEN P. DYER, PLS and FIELDSTONE SURVEY SERVICES, INC. BY: STEPHEN P. DYER
PROFESSIONAL LAND SURVEYOR
Rhode Island Certificate of Authorization: LS-4905(E) X

Date of field survey: July 6, 2009 to September 29, 2009 and November 6, 2009
Date of last revision: October 29, 2009
May 1, 2009
November 6, 2009
November 11, 2009
November 12, 2009
December 14, 2009
December 29, 2009
January 5, 2010
Date of this Printing: January 7, 2010
Network Project Number: 2009012/1

Survey Performed By:
Merlyn J. Jenkins & Associates, Inc.
PO Box 29
432 West Market Street
Fiskeville, RI 02881
Phone: 401-822-7708
Fax: 401-822-1116

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

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

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

W. Joseph Conroy

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

SCALE: 1" = 60'
0 30 60 120

ALTA/ACSM Land Title Survey

Arkwright Inc.
Surveyor Certification

Scituate
534 Main Street
Providence, RI
County of Providence

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

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

FOR MERLYN J. JENKINS & ASSOCIATES, INC.

Dated: _____

Stephan P. Decker, PLS, License No. 11268, One Survey Services
Land Surveyor to the Board of Registration for Professional Land Surveyors
Licensed Land Surveyor No. 11268
Feldonsville Street
45 Melix Avenue, Providence, RI 02909
Plymouth, MA 01969
Phone: 774-882-2174
Rhode Island Certificate of Authorization: LS-4505 (E) *

Date of field survey July 8, 2008 to September 29, 2008 and November 6, 2009
Date of last revision October 23, 2009
May 3, 2009
November 10, 2009
November 11, 2009
November 12, 2009
December 14, 2009
December 15, 2009
December 16, 2009
January 5, 2010
January 7, 2010
Date of this Printing January 7, 2010
Network Project Number 20080112/1

Survey Performed By:
Merlyn J. Jenkins & Associates, Inc.
40 Box 582
412 West Market Street
Pottsville, PA 17901
Phone: 610-882-7708
Fax: 610-882-1115

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

P.O.B. Coordinates

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

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

PREPARED BY:
Merlyn J. Jenkins & Associates, Inc.
ENGINEERS & SURVEYORS
412 West Market Street
Pottsville, PA 17901
Telephone: (610) 882-7708

Plan References

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

Adjoiner's Deed References

ADJOINER	DEED BOOK	PAGE
N/F PETER S. BOYNTON	1200	47
N/F SANTO N. LOMBARDI	1733	533
N/F ROGER L. & CHRISTINE S. PARENTEAU	446	338
N/F STELLA R. MOREAU & LINDA ANN ROBERTS	3989	238
N/F JEREMY MOSES	2634	253
N/F ADELAIDE KNIGHT	460	501
N/F ROBERT A & MICHAEL I. KLITZNER	464	563
N/F MICHAEL I. KLITZNER	663	757
N/F CHARLES J. & SHIRLEY D. WORTHINGTON	3901	123
N/F SONYA J. HANSON	2935	220
N/F WALKER CONSTRUCTION CO., INC.	357	357
N/F SCOTT J. & HEATHER H. SOARES	1997	104
N/F JAMES W. & MARK S. BECKMAN	685	605
N/F RESIDENTIAL FUNDING COMPANY	4083	291
N/F BRIARWOOD CONDOMINIUM	687	202
N/F LESTER R. & A. LILLIAN SALISBURY	309	195
N/F LESTER R. & A. LILLIAN SALISBURY	435	122
N/F EARL EDWIN SHERMAN	2912	140
N/F DAVID N. & LISA M. PUERINI	1864	17
N/F ROBERT & KRISTINA L. SANGONE	3242	90
N/F MICHAEL A. & DEBRA A. GREENE	941	327
N/F SHIRLEY C. SENERCHIA	754	745
N/F DANIEL DIAS	819	886
N/F PETER S. TUTALO	3951	289
N/F RONALD A. & BRENDA F. MUOIO	1578	171
N/F R. & V. BERNARD, LLC	851	280
N/F R.A. BERNARD ENTERPRISES, INC.	105	408
N/F RICHARD A. BERNARD, JR. & JODY WHITFORDE BERNARD	1840	693
N/F HEIDI M. ALLEN	1187	195
N/F PANTUXET RIVER WATERSHED COUNCIL	1633	166
N/F JOAN R. SKURKA & MARY JANE RUZZO	539	1
N/F LEIF R. & KERRI J. ANDERSON	1809	958
N/F JOSEPH B. & LISA M. SANTILLI	385	115
N/F PANTUXET RIVER WATERSHED COUNCIL	1633	166
N/F PANTUXET RIVER WATERSHED COUNCIL	NDF	NDF
UNIDENTIFIED LAND	NDF	NDF
N/F WILLIAM FONTAINE & LAURIE SMITH	519	331
N/F PANTUXET RIVER AUTHORITY	649	114
N/F JOSEPH N. & PATRICIA T. MEUNIER	70	104
N/F FRANCIS J. PAULL	1775	698
N/F RONALD A. & CAROL J. FRASER	951	290
N/F NORMAN E. & LUCILLE D. CHAPDELAIN	108	92
N/F TOWN OF COVENTRY	NDF	NDF

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

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

W. Joseph Conroy

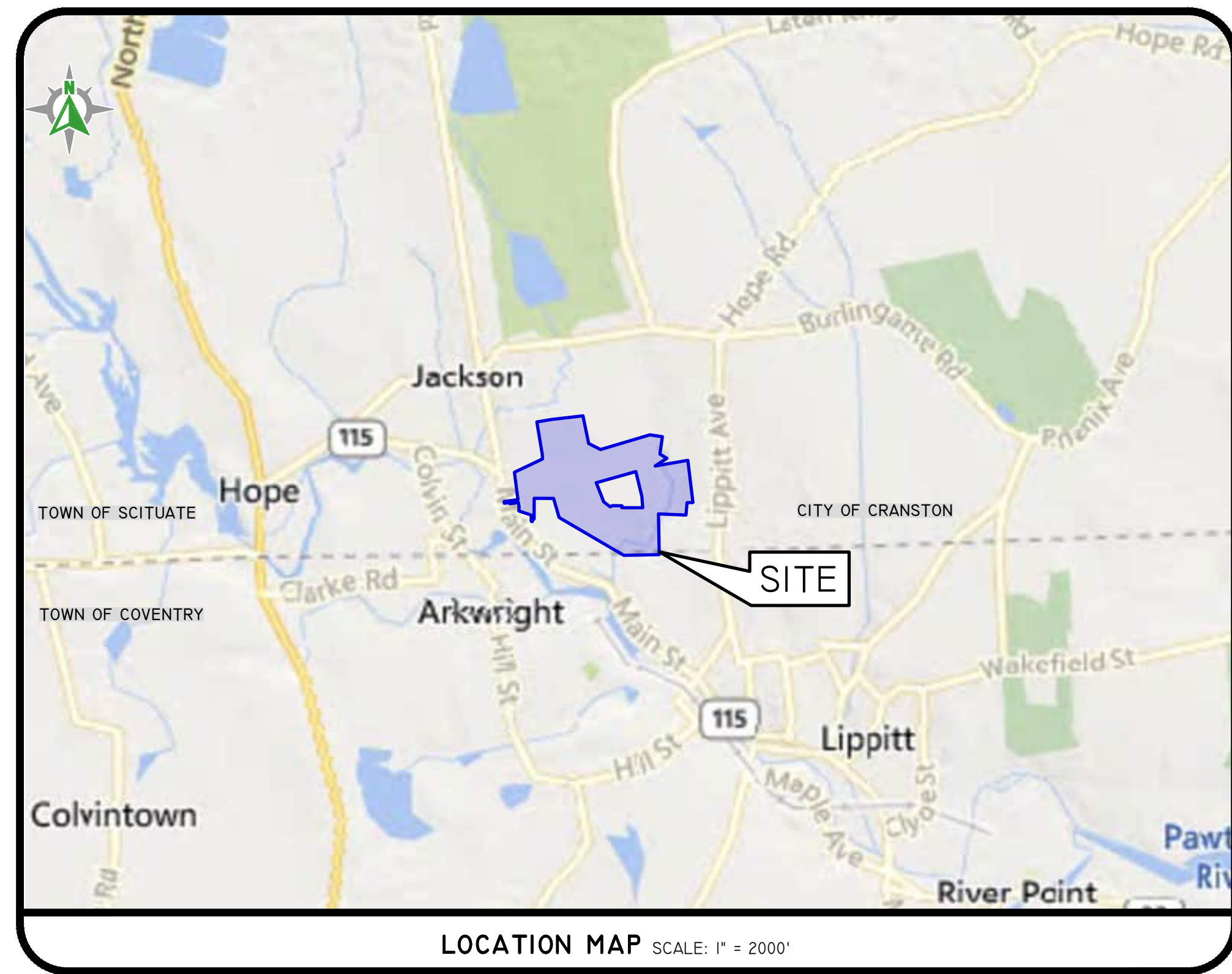
DRAWING SCHEDULE
Sheet 1 of 4 - Certification, Description, Flood, Zoning, Notes
Sheet 2 of 4 - Overall Plan - 1" = 140'
Sheet 3 of 4 - Detailed Plan of Improved Area - 1" = 60'
Sheet 4 of 4 - Recording Schedule of Old Plans, Surveys, Subdivisions, Existing Adjoiner's Deeds, Rhode Island State Plane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

MASTER PLAN SUBMISSION

VAUGHN LANE

LOCATED ON 538 MAIN STREET
CRANSTON, RHODE ISLAND

ASSESSOR'S PLAT 30 LOTS 4, 83, 84, 85, AND 258



LOCATION MAP SCALE: 1" = 2000'

SHEET LIST TABLE

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

STREET INDEX:

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

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

Boston • Providence • Newport

LEONARD R. BRADLEY
No. 6610
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND SIGNED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, MATERIALS, UTILITIES, CONSTRUCTION OF THIS PLAN AND DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

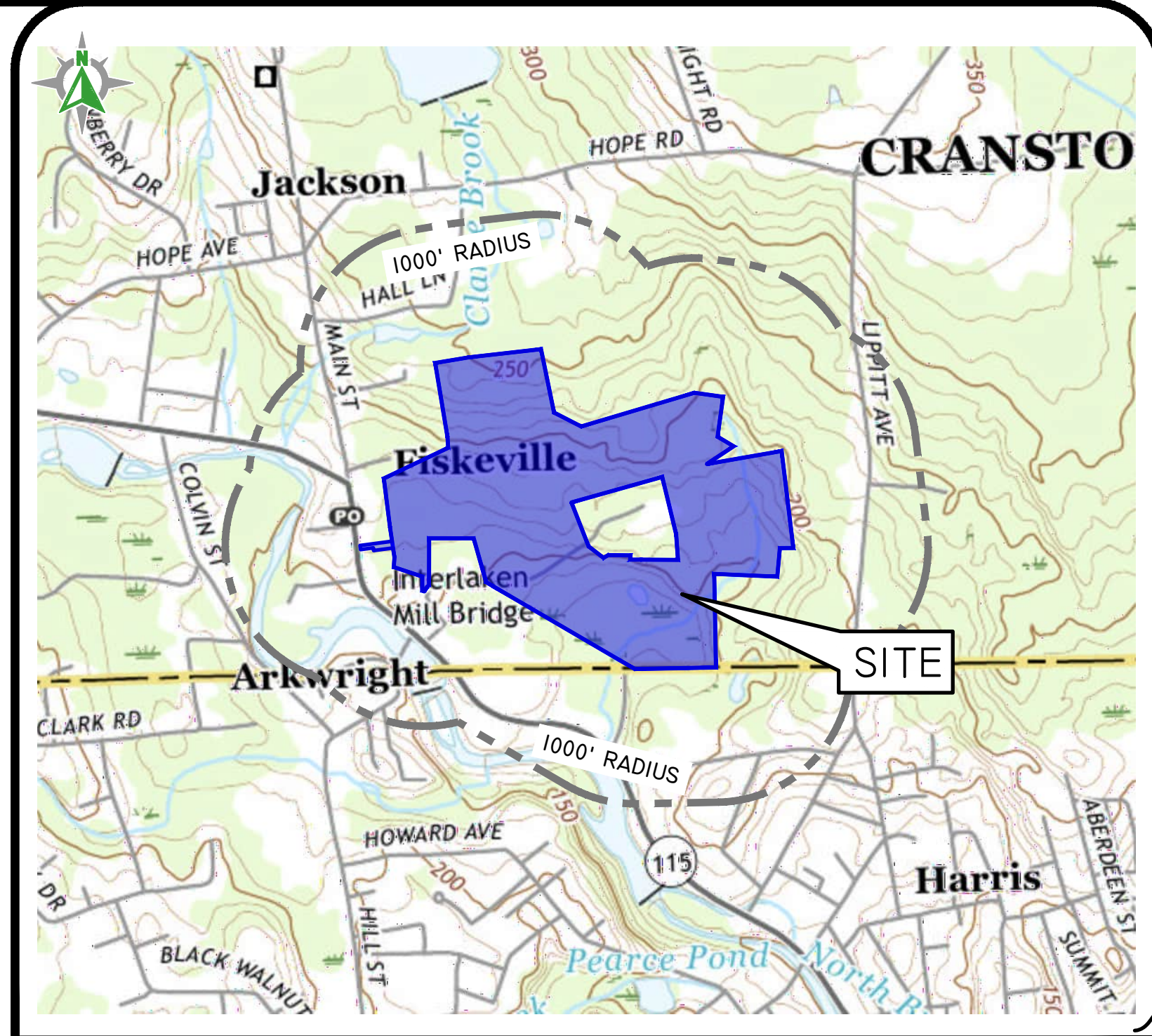
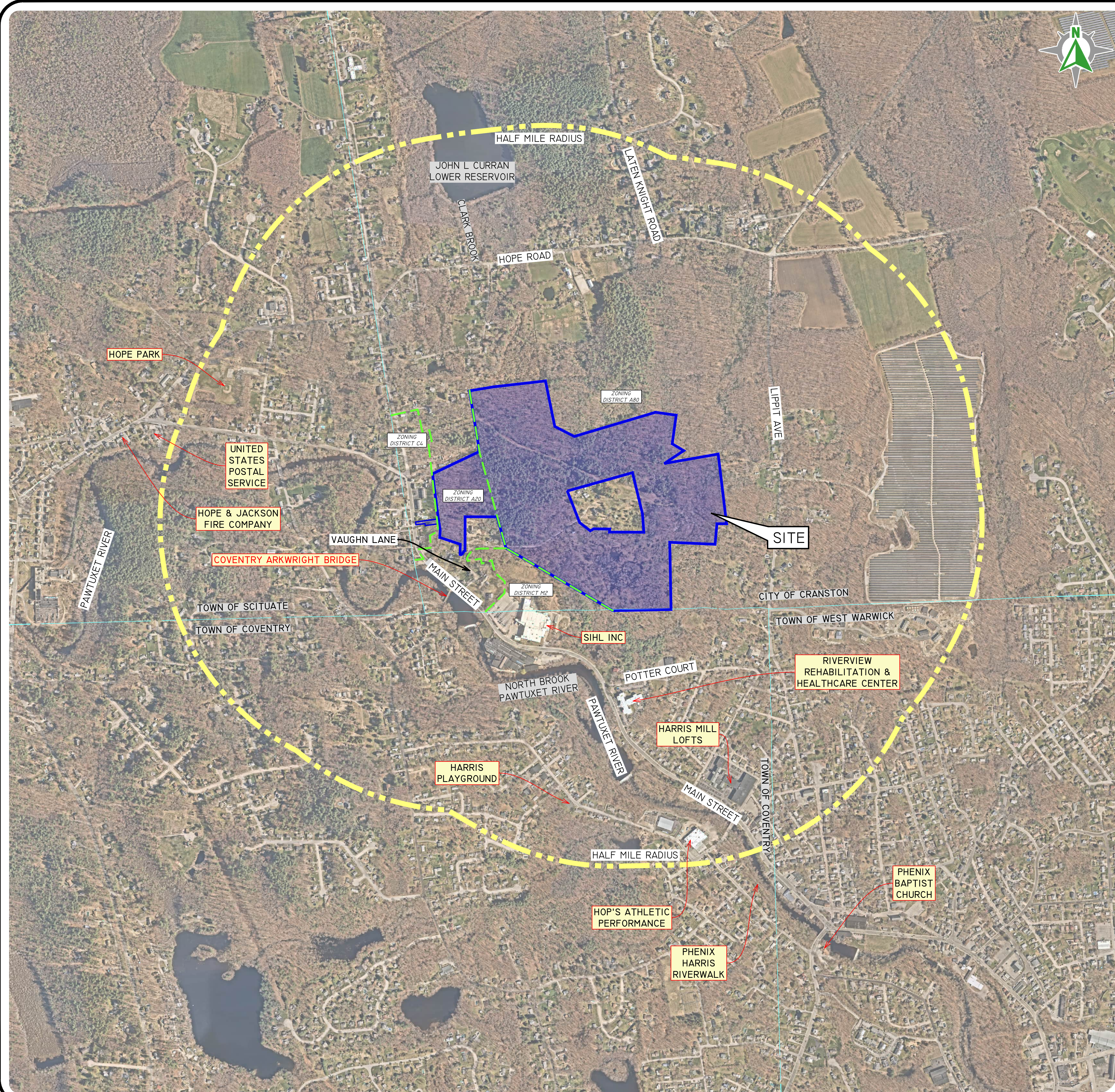
NO.	DATE	DESCRIPTION	DESIGN BY:
1	03/30/2026	REGISTERED PLAN SUBMISSION	J.A.R.
2			B.T.
			DESIGN BY: K.M.R.

COVER SHEET
VAUGHN LANE
ASSESSORS PLAT 30 LOTS 4, 83, 84, 85, & 258
CRANSTON, RHODE ISLAND

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

DE JOB NO. 2424-000 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEP\PROJECTS\2424-001 VAUGHN LANE\AUTOCAD DRAWINGS\2424-001-HST-01-R.DWG PLOTTED: 3/10/2026



LEGEND

	PROPERTY LINE
	1000' RADIUS
	HALF MILE RADIUS
	ZONE LINES

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

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

Boston • Providence • Newport

LEONARD R. BRADLEY
No. 6610
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SHOWN OTHERWISE ON THE DRAWINGS AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, MATERIALS, UTILITIES, AND CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND PROGRAMS. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	J.A.R.	B.T.
1	03/20/2024	REGISTERED PLAN SUBMISSION		
DESIGN BY: K.M.R.				

AERIAL HALF MILE RADIUS
VAUGHN LANE
ASSESSORS PLAT 30 LOTS 4, 83, 84, 85, & 258
CRANSTON, RHODE ISLAND
PREPARED FOR:
777 MAIN STREET LLC
20 LIPPI T AVENUE
CRANSTON, RHODE ISLAND 02921

DE JOB NO. 2424-000 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEPMAN\PROJECTS\2424-001 VAUGHN LANE\AUTOCAD DRAWINGS\2424-001-HSTR.DWG PLOTTER: 3/10/2024



GENERAL NOTES:

- THE SITE IS LOCATED ON THE CITY OF CRANSTON ASSESSOR'S PLAT 30 LOTS 4, 83, 84, 85, AND 258.
- LOT 4 IS ZONED C4 - COMMERCIAL C-4 HIGHWAY BUSINESS. LOT 83 IS ZONED A20-SINGLE FAMILY DWELLING 20,000 SF. LOTS 84, 85, & 258 ARE ZONED A80-SINGLE FAMILY DWELLINGS 80,000 SF.
- THE SITE IS APPROXIMATELY 91.90± ACRES.
- THE OWNER OF AP 30 LOT 4 IS:
RICHARD & TAMMRA CONWAY
195 MAIN STREET
FISKEVILLE, RI 02823
- THE OWNER OF AP 30 LOTS 83, 84, 85 & 258 IS:
777 MAIN STREET LLC
201 LIPPITT AVE
CRANSTON, RI 02921-3011
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0406H, 44005C0106H, MAP REVISED OCTOBER 10, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
• ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
- THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY FIELD SURVEY AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
- CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
- SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- THE SITE IS WITHIN A:
NATURAL HERITAGE AREAS (RIDEM)
- THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION I PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3.24).
- WETLAND EDGE DELINEATED BY DIPRETE ENGINEERING AND SURVEYED BY DIPRETE ENGINEERING USING SUBMETER GPS ON DATE 1/17/2023.
- THERE ARE NO KNOWN UNIQUE NATURAL FEATURES, INCLUDING, BUT NOT LIMITED TO, SIGNIFICANT SPECIMEN TREES, RARE SPECIES & NATURAL COMMUNITIES.

EXISTING LEGEND
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

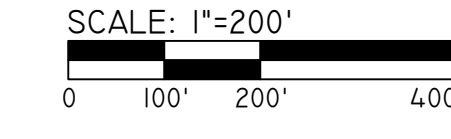
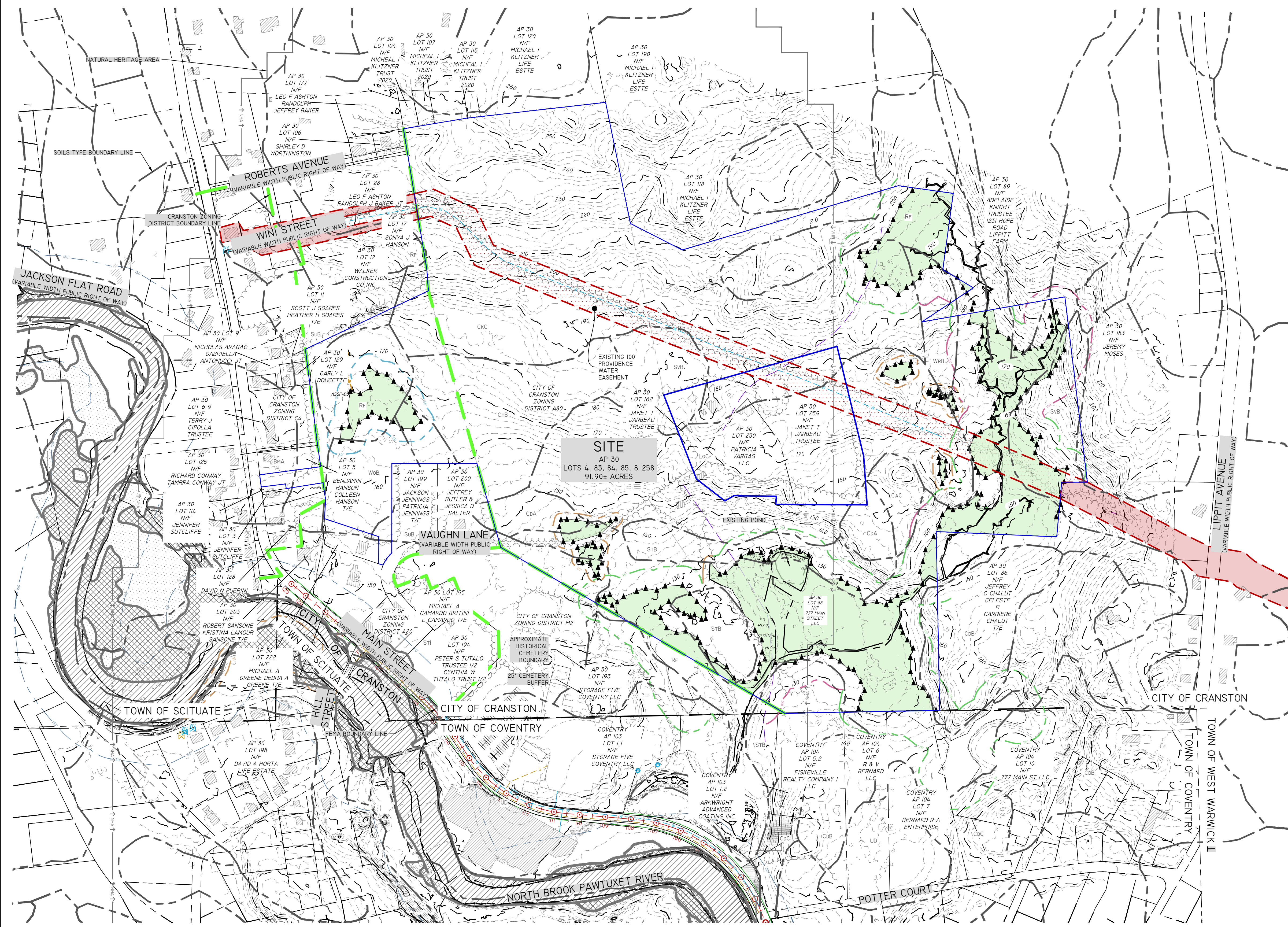
	PROPERTY LINE
	ASSESSORS LINE
	TOWN LINE
	BUILDING
	BRUSHLINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SOILS LINES
	25' BUFFER
	50' BUFFER
	75' BUFFER
	100' BUFFER
	150' BUFFER
	200' BUFFER
	100' JURISDICTIONAL BUFFER
	200' JURISDICTIONAL BUFFER
	FEMA BOUNDARY
	FEMA REGULATORY FLOODWAY
	FEMA FLOOD ZONE X (SHADED)
	FEMA FLOOD ZONE AE
	STREAM
	WETLAND LINE & FLAG
	FLAGGED WETLAND HATCH
	GIS WETLAND EDGE
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA
	GROUNDWATER RESERVOIR
	NATURAL HERITAGE AREA
	COMMUNITY WELLHEAD PROTECTION
	NON-COMMUNITY WELLHEAD PROTECTION
	WATER LINE EASEMENT

SOIL INFORMATION:

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

SOIL NAME	DESCRIPTION
BMA	BRIDGEHAMPTON SILT LOAM, TILL SUBSTRATUM, 0 TO 3 PERCENT SLOPES
CAC	CANTON-CHARLTON-ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES
COA*	CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 3 PERCENT SLOPES
COB*	CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
COC	CANTON AND CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
CHB	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
CHD	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 15 TO 25 PERCENT SLOPES
CXC	CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
LGC	LIPPITT GRAVELLY SANDY LOAM, VERY ROCKY, 3 TO 15 PERCENT SLOPES
RF	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
RP	ROCK OUTCROP-CANTON COMPLEX, VERY STONY, 0-35 PERCENT SLOPES
STB*	SUTTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
SUB	SUTTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
SVB	SUTTON EXTREMELY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
WOB	WOODBIDGE VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
WRB	WOODBIDGE EXTREMELY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES

NOTE:
*PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE



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

Boston • Providence • Newport

LEONARD R. BRADLEY
No. 6610
REGISTERED PROFESSIONAL ENGINEER CIVIL

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

DIPRETE ENGINEERING ONLY WARRANTS PLANS ONLY DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NECESSARY CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND ANY DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

DATE	DESCRIPTION	J.A.R.
10/30/2023	REGISTER PLAN SUBMISSION	B.T.
10/30/2023	DESIGN	K.H.R.

EXISTING CONDITIONS PLAN
VAUGHN LANE
ASSESSORS PLAT 30 LOTS 4, 83, 84, 85, & 258
CRANSTON, RHODE ISLAND

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

DESIGN BY: K.H.R.



DEVELOPMENT DATA:

TOTAL SITE AREA (A20 AND A80 ZONES ONLY):	91.99± ACRES*
A20 SITE AREA:	8.94± ACRES
A80 SITE AREA:	82.67± ACRES

*THE TOTAL SITE AREA (INCLUDING THE C-4 ZONE) = 91.90 ACRES; HOWEVER, THE DENSITY CALCULATIONS BELOW EXCLUDE THE C-4 ZONE (0.31 AC) AND INCLUDE ONLY THOSE AREAS ZONED A20 AND A80.

AREAS UNSUITABLE FOR DEVELOPMENT	4.75± ACRES
EASEMENTS NOT WITHIN WETLANDS:	15.81± ACRES
TOTAL AREA UNSUITABLE FOR DEVELOPMENT:	20.56± ACRES
ZONE A20 LOT AREA UNSUITABLE:	0.94± ACRES
ZONE A80 LOT AREA UNSUITABLE:	19.62± ACRES
LOT AREA SUITABLE FOR DEVELOPMENT:	61.92± ACRES
ZONE A20 SUITABLE:	6.17± ACRES
ZONE A80 SUITABLE:	55.35± ACRES

DENSITY CALCULATION
(LOT AREA - WETLANDS) / MIN ZONE AREA = ALLOWED LOTS
A-20 ZONE:
389,363 - 4,0848 = 348,515 / 20,000 = 17.43 = 17 UNITS (9 PROPOSED)
A-80 ZONE:
3,600,451 - 647,980 = 2,952,471 / 80,000 = 36.91 = 36 UNITS (35 PROPOSED)

TOTAL NUMBER OF LOTS:	44 LOTS
TOTAL LOT AREA:	82,32± ACRES
AVERAGE LOT AREA:	1,87± ACRES
AVERAGE SUITABLE LOT AREA:	1,40± ACRES

RIGHT OF WAY AREA:	9.58± ACRES
RIGHT OF WAY WIDTH:	24'
PAVEMENT WIDTH:	24'

ROAD A LENGTH:	320'±
ROAD B LENGTH:	1,707'±
ROAD C LENGTH:	203'±
ROAD D LENGTH:	651'±
ROAD E LENGTH:	471'±
ROAD F LENGTH:	150'±
VAUGHN LANE EXTENSION LENGTH:	74.3'±
TOTAL LENGTH OF PROPOSED ROAD:	8,108'±

CRANSTON RI SUBDIVISION REGULATIONS
SECTION X - DESIGN & PUBLIC IMPROVEMENT STANDARDS (STREET DESIGN) - DEAD-END STREETS (CUL-DE-SACS) SHALL NOT EXCEED EIGHT HUNDRED (800) FEET IN LENGTH, MEASURED FROM THE CENTERLINE OF THE INTERSECTING STREET TO THE CENTER OF THE TURNAROUND.

DIMENSIONAL REGULATIONS:

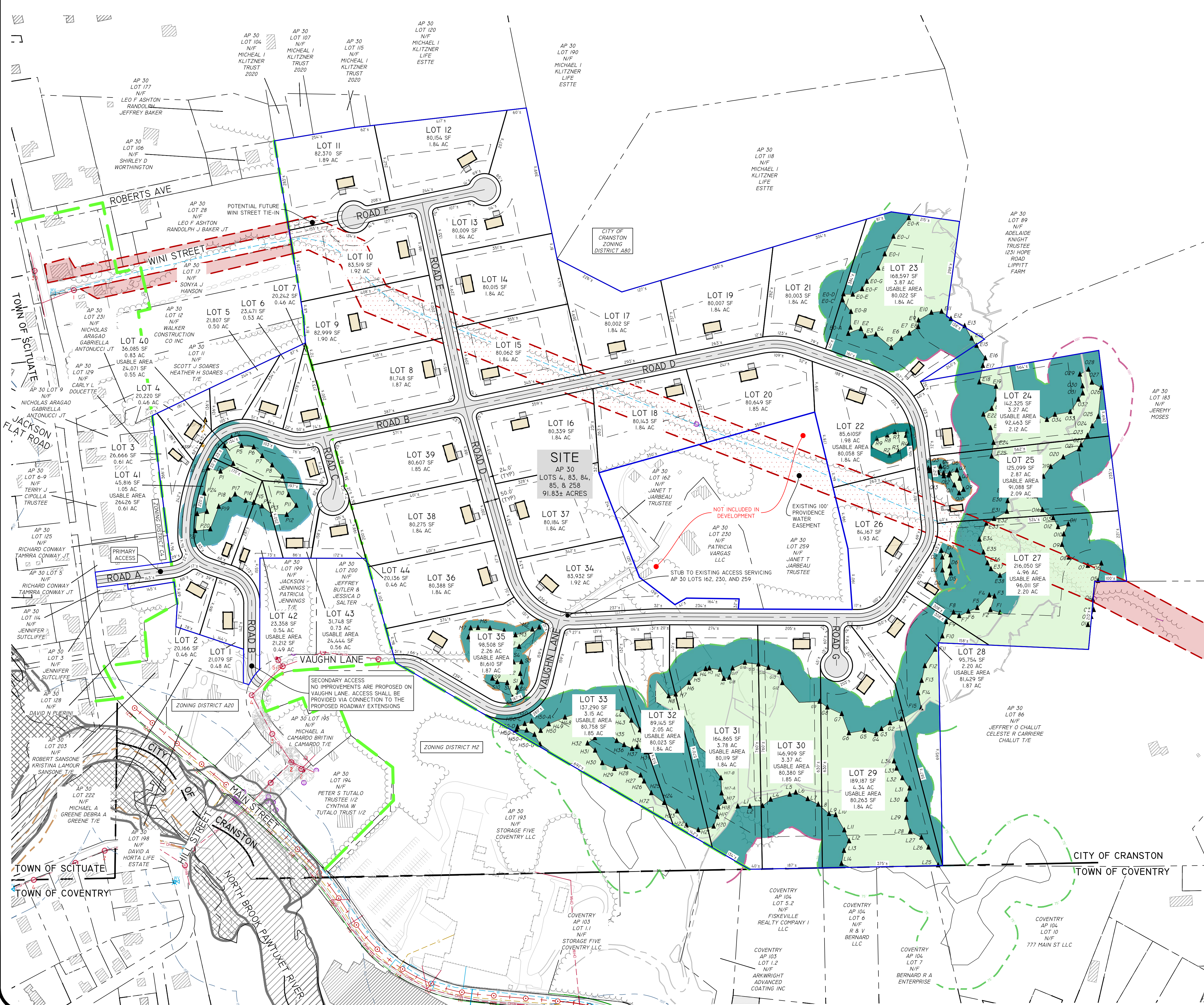
CURRENT ZONING:	A-20	A-80	C-4
REQUIRED:	REQUIRED	REQUIRED	REQUIRED
MINIMUM LOT AREA:	20,000 SF	80,000 SF	12,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	125'	200'	120'
MINIMUM FRONT AND CORNER SIDE YARD:	30'	40'	40'
MINIMUM SIDE YARD:	15'	20'	8'
MINIMUM REAR YARD:	30'	100'	20'
MAXIMUM STRUCTURE HEIGHT:	35'	35'	35'
MAXIMUM LOT COVERAGE:	20%	10%	50%

GENERAL NOTES:

- THE PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES, WITH THE FINAL PHASING DETAILS TO BE DETERMINED UPON COMPLETION OF SITE ENGINEERING AND DESIGN EVALUATIONS. HOMES ARE PROPOSED TO BE 3+ BEDROOMS.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- PROPOSED PUBLIC RIGHTS OF WAY ARE TO BE 50' WIDE WITH 24' WIDE PAVEMENT (11' TRAVEL LANES AND 1' BERM ON EACH SIDE).
- THE DRAINAGE SYSTEM WILL MEET THE CITY OF CRANSTON, RHODE ISLAND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET 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
 - LOT LINE
 - BUILDING SETBACKS
 - EDGE OF PAVEMENT
 - ASPHALT PAVEMENT
 - BUILDING FOOTPRINTS



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

Boston • Providence • Newport

LEONARD R. BRADLEY
No. 6610
REGISTERED PROFESSIONAL ENGINEER CIVIL

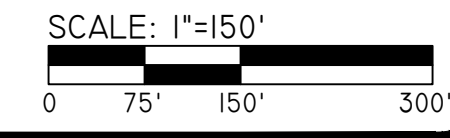
THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS SHOWN OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CRANSTON, RHODE ISLAND AND THE STATE OF RHODE ISLAND. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CRANSTON, RHODE ISLAND AND THE STATE OF RHODE ISLAND. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CRANSTON, RHODE ISLAND AND THE STATE OF RHODE ISLAND.

DATE	DESCRIPTION	BY	CHK
10/30/2024	POSTER PLAN SUBMISSION	K.M.R.	K.M.R.
10/30/2024	POSTER PLAN SUBMISSION	K.M.R.	K.M.R.
10/30/2024	POSTER PLAN SUBMISSION	K.M.R.	K.M.R.

SITE PLAN - CONVENTIONAL YIELD
VAUGHN LANE
ASSESSORS PLAT 30 LOTS 4, 83, 84, 85, & 258
CRANSTON, RHODE ISLAND

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

DESIGNED BY: K.M.R.





DEVELOPMENT DATA:

TOTAL SITE AREA (A20 AND A80 ZONES ONLY):	91.99± ACRES*
A20 SITE AREA:	8.94± ACRES
A80 SITE AREA:	82.65± ACRES

*THE TOTAL SITE AREA (INCLUDING THE C-4 ZONE) = 91.90 ACRES; HOWEVER, THE DENSITY CALCULATIONS BELOW EXCLUDE THE C-4 ZONE (0.31 AC) AND INCLUDE ONLY THOSE AREAS ZONED A20 AND A80.

AREAS UNSUITABLE FOR DEVELOPMENT:	4.75± ACRES
WETLANDS:	15.81± ACRES
TOTAL AREA UNSUITABLE FOR DEVELOPMENT:	20.56± ACRES

TOTAL NUMBER OF LOTS:	44 LOTS
TOTAL LOT AREA:	29,53± ACRES
ZONE A20 LOT AREA UNSUITABLE:	0.15± ACRES
ZONE A80 LOT AREA UNSUITABLE:	0.00± ACRES
LOT AREA SUITABLE FOR DEVELOPMENT:	29.40± ACRES
ZONE A20 SUITABLE:	8.95± ACRES
ZONE A80 SUITABLE:	21.25± ACRES
AVERAGE LOT AREA:	0.70± ACRES
AVERAGE SUITABLE LOT AREA:	0.69± ACRES
OPEN SPACE AREA REQUIRED:	21.38± ACRES
OPEN SPACE AREA PROVIDED:	55.98± ACRES
SUITABLE OPEN SPACE AREA REQUIRED:	10.68± ACRES
SUITABLE OPEN SPACE AREA PROVIDED:	35.74± ACRES
RIGHT OF WAY AREA:	6.08± ACRES
RIGHT OF WAY WIDTH:	50'±
PAVEMENT WIDTH:	24'±
ROAD A LENGTH:	1,778'±
ROAD B LENGTH:	264'±
ROAD C LENGTH:	434'±
ROAD D-1 SEGMENT LENGTH:	629'±
ROAD D-2 SEGMENT LENGTH:	355'±
ROAD D-3 SEGMENT LENGTH:	509'±
VAUGHN LANE EXTENSION LENGTH:	1,120'±
TOTAL LENGTH OF PROPOSED ROAD:	5,089'±

CRANSTON RI SUBDIVISION REGULATIONS:
SECTION X - DESIGN & PUBLIC IMPROVEMENT STANDARDS (STREET DESIGN) - DEAD-END STREETS (CUL-DE-SACS) SHALL NOT EXCEED EIGHT HUNDRED (800) FEET IN LENGTH, MEASURED FROM THE CENTERLINE OF THE INTERSECTING STREET TO THE CENTER OF THE TURNAROUND.

DENSITY CALCULATION:
SECTION X - DESIGN & PUBLIC IMPROVEMENT STANDARDS (STREET DESIGN) - DEAD-END STREETS (CUL-DE-SACS) SHALL NOT EXCEED EIGHT HUNDRED (800) FEET IN LENGTH, MEASURED FROM THE CENTERLINE OF THE INTERSECTING STREET TO THE CENTER OF THE TURNAROUND.

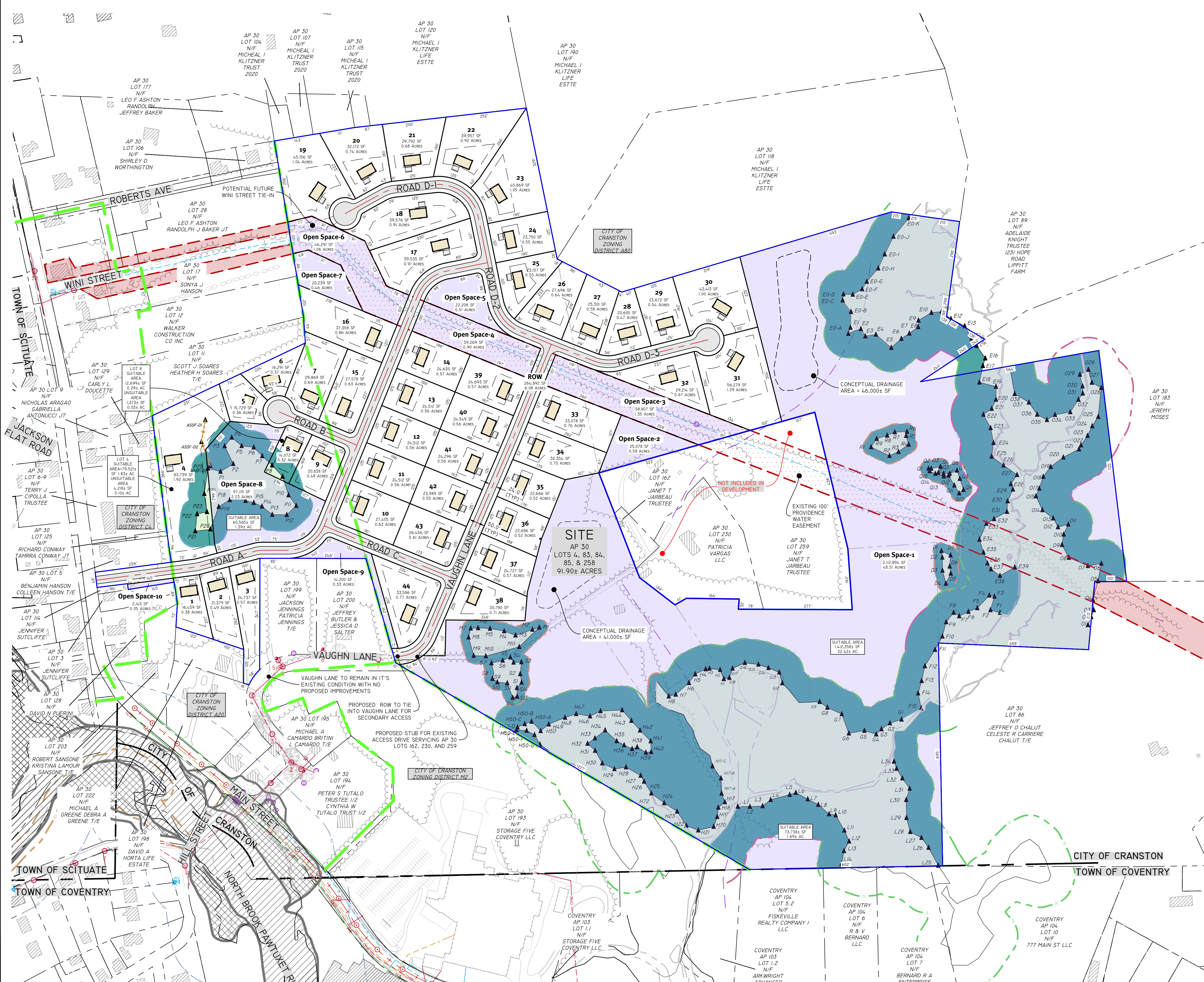
A-20 ZONE:
389,363 - 40,848 = 348,515 / 20,000 = 17.43 = 17 UNITS (9 PROPOSED)

A-80 ZONE:
3,600,451 - 647,980 = 2,952,471 / 80,000 = 36.91 = 36 UNITS (35 PROPOSED)

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

Boston • Providence • Newport

LEONARD R. BRADLEY
No. 6610
REGISTERED PROFESSIONAL ENGINEER CIVIL



WAIVERS REQUESTED:

- RIGHT-OF-WAY WIDTH: CITY OF CRANSTON SUBDIVISION & LAND DEVELOPMENT REGULATIONS-SECTION X-DESIGN & PUBLIC IMPROVEMENT STANDARDS-B.3.A WE RESPECTFULLY REQUEST RELIEF FROM THE REQUIRED 50' RIGHT-OF-WAY WIDTH FOR A PROPOSED 47.6' ROW AT THE INTERSECTION WITH MAIN STREET FOR 95.6' IN LENGTH. THIS RELIEF IS BEING REQUESTED DUE TO THE EXISTING FRONTAGE OF AP 30 LOT 4 AND THEREFORE THE RIGHT OF WAY IS PROPOSED TO WIDEN TO 50' ONCE THE LOT'S WIDTH ALLOWS FOR IT.
- CITY OF CRANSTON SUBDIVISION & LAND DEVELOPMENT REGULATIONS-SECTION X-DESIGN & PUBLIC IMPROVEMENT STANDARDS, B.18 RELIEF IS RESPECTFULLY REQUESTED FROM THE REQUIREMENT TO INSTALL SIDEWALKS ALONG PROPOSED PUBLIC STREETS. IN ACCORDANCE WITH SECTION X, B.18(C)(4), SIDEWALKS MAY BE WAIVED FOR A RESIDENTIAL PLANNED DISTRICT SUBDIVISION WHERE LOW-IMPACT DEVELOPMENT (LID) STANDARDS ARE APPLIED THROUGHOUT. THE PROPOSED PROJECT INCORPORATES LID PRACTICES AND PROVIDES SUBSTANTIAL DEDICATED OPEN SPACE; THEREFORE, THIS RELIEF IS REQUESTED TO PRESERVE OPEN SPACE AND MINIMIZE ADDITIONAL IMPERVIOUS COVERAGE PROPOSED FOR THE DEVELOPMENT.

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	A-20	A-20	A-20	A-80	A-80
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	PROVIDED
MINIMUM LOT AREA:	20,000 SF	10,000 SF	10,000 SF	85,000 SF	20,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	125'	80'	80'	200'	125'
MINIMUM FRONT AND CORNER SIDE YARD:	35'	30'	30'	45'	45'
MINIMUM SIDE YARD:	15'	20'	20'	20'	20'
MINIMUM REAR YARD:	35'	30'	30'	50'	100'
MAXIMUM STRUCTURE HEIGHT:	35'	35'	35'	35'	35'
MAXIMUM LOT COVERAGE:	20%	20%	20%	10%	10%

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

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

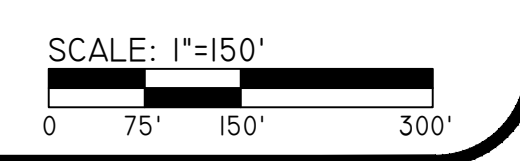
AT LEAST ONE HALF (50%) OF THE OPEN SPACE OR FIFTEEN (15) PERCENT OF THE TOTAL LAND AREA SHALL POSSESS NO SIGNIFICANT CONSTRAINTS TO DEVELOPMENT FOR ACTIVE RECREATION.

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

- GENERAL NOTES:**
- THE PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES. WITH THE FINAL PHASING DETAILS TO BE DETERMINED UPON COMPLETION OF SITE ENGINEERING AND DESIGN EVALUATION. HOMES ARE PROPOSED TO BE 3+ BEDROOMS.
 - THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
 - PROPOSED PUBLIC RIGHTS OF WAY ARE TO BE 50' WIDE WITH 24' WIDE PAVEMENT (12' TRAVEL LANES AND 1' BERM ON EACH SIDE).
 - THE DRAINAGE SYSTEM WILL MEET THE CITY OF CRANSTON, RHODE ISLAND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET 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
- LOT LINE
- BUILDING SETBACKS
- EDGE OF PAVEMENT
- ASPHALT PAVEMENT
- BUILDING FOOTPRINT
- CONCEPTUAL DRAINAGE AREA
- OPEN SPACE



Z:\DEVELOPMENT\PROJECTS\1226-001 VAUGHN LANE AUTOCAD DRAWINGS\1226-001-HS-16-DWG.PLOTED: 3/10/2026

SITE PLAN - RPD
VAUGHN LANE
ASSESSORS PLAT 30 LOTS 4, 83, 84, 85, & 258
CRANSTON, RHODE ISLAND

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

DESIGNED BY: K.M.R.
CHECKED BY: K.M.R.
DATE: 10/30/2025
SUBMITTED: 11/12/2025

SHEET **5** OF 5



Kent County Water Authority

May 5, 2025

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

Re: Water Availability – Vaughn Lane, Cranston RI

Dear Mr. Raymond,

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

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

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

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

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

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

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

Very truly yours,
Kent County Water Authority

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

Gary Glenn
Senior Manager Construction
gglenn@kentcountywater.org

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



JAMES J. GEREMIA & ASSOCIATES, INC.

CONSULTING ENVIRONMENTAL ENGINEERS & SCIENTISTS

May 13, 2025

Mr. Jeffrey Chapdelaine
Assistant Superintendent
Water Pollution Control Facilities
One Pontiac Ave.
West Warwick, RI 02893

Re: Vaughn Lane, Cranston, RI
May 30 / Lots 83, 84, 85 & 258

Dear Mr. Chapdelaine:

The existing sewer manhole at 12 Pierce St. is constructed of brick and the depth is less than two-feet. The development will not be allowed to connect to this manhole.

There is an existing precast concrete sewer manhole located at 6 Pierce St. The development will be allowed to connect to this manhole.

The Clyde Pump station and the downstream interceptors, including the Wastewater Treatment Facility, have the capacity to accept the flows from the development (44 units x 300 gpd/unit = 13,200 GPD).

If you have any questions, please call.

Very truly yours,

JAMES J. GEREMIA & ASSOCIATES, INC.

Richard M. Hencler, P.E.
Project Manager

cc: Anthony Corrente
Jeff Kozlin
Jenna Shea (DiPrete Engineering)



STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

June 13, 2025

Via email: jshea@diprete-eng.com

Jenna Shea
Project Manager
DiPrete Engineering
Two Stafford Court
Cranston, RI 02920

Re: RIHPHC Project No. 18960
City of Cranston Major Subdivision Master Plan Application
Vaughn Lane
Cranston, Rhode Island

Dear Ms. Shea:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the information that you provided for the above-referenced project. DiPrete Engineering has requested the RIHPHC staff to determine if any potential historic or archeological sites are within the project area for a proposed residential subdivision off Vaughn Lane (AP 30 Lots 83, 84, 85 & 258) in Cranston, RI.

As initially submitted, we understand that this project will not require any federal funds, permits, or licenses and will only require a state permit by the Rhode Island Department of Environmental Management. When initially submitted, DiPrete stated that there are no existing structures on the property. Through our review, RIHPHC located a residential structure on the subject property, which was confirmed on May 1, 2025, by DiPrete. The building was clearly overlooked and has not been maintained for a number of years. Via email, DiPrete stated the existing building would be retained, this statement was revised on May 13, 2025, as the applicant now intends to demolish the existing building. DiPrete has provided no information on this building beyond select exterior photographs.

The Cranston assessor's website dates the Cape style building to 1780. The building is present on historic aerial imagery from 1939 (the earliest available). Based upon our research, the building is not present on historic maps likely because this area was not surveyed. The City's Assessor's Card indicates prior to 1906 the building was owned by Angelo and Lucy Collins at which point it was purchased by Interlaken Mills, who operated nearby in Coventry. From 1942, it was owned by the Gee family until it was purchased by Arkwright Incorporated. The building has suffered from demolition by neglect based upon the 2008 assessor's photo and has been condemned.

The building is not listed in the National Register of Historic Places or the State Register but could be a contributing resource to the nearby Arkwright Village and/or Harris Village for its connection with the Interlaken Mills. Further research would be required to find an exact date of construction and early history. If the City requires a determination of eligibility for this property, we suggest a Secretary of the Interior-qualified historian or architectural historian prepare a RIHPHC Survey Form for the property.

These comments are provided in accordance with the Rhode Island Historic Preservation Act and Rhode Island General Laws. If you have any questions, please contact RIHPHC Project Review Coordinator Elizabeth Totten at 401-222-2671 or elizabeth.totten@preservation.ri.gov.

Sincerely,

Handwritten signature of Elizabeth Totten in blue ink. The signature is written in a cursive style and includes the name "Elizabeth Totten" with "FOR" written below it.

Jeffrey Emidy
Executive Director
State Historic Preservation Officer

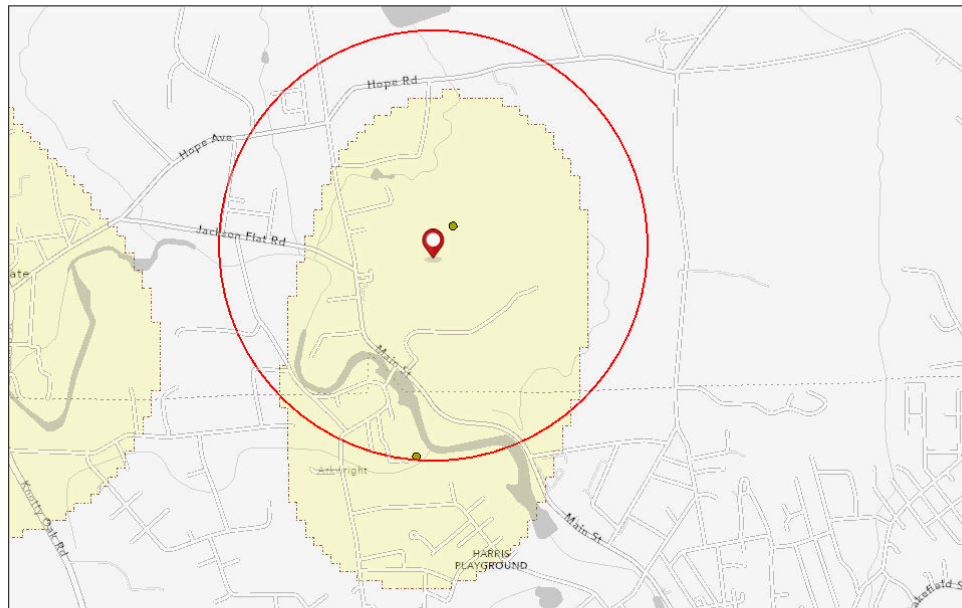


Natural Heritage Report Vaughn Lane

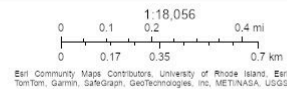
Area of Interest (AOI) Information

Area : 19,605,308.94 ft²

Jan 14 2025 14:16:42 Eastern Standard Time



Heritage_EO Natural Heritage Area
● State Concern



Summary

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

Natural Heritage Observations

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

Adjacent Municipalities Notice List
“Vaughn Lane” Residential Planned Development
Assessor’s Plat No. 30; Lot No. 4, 83, 84, 85 & 258

Planning Department
c/o Administrative Officer
Town of Coventry
1670 Flat River Road
Coventry, Rhode Island 02816

Planning Department
c/o Administrative Officer
Town of Scituate
195 Danielson Pike
Scituate, RI 02857

Hon. Kenneth J. Hopkins
Mayor

Steven Frias
Chair

Robert Coupe
Vice-Chair

Beth Ashman, MCP, AICP
Acting City Planning Director



Thomas Barbieri
David Exter
Kathleen Lanphear
Lisa Mancini

Frank Corrao P.E.
Public Works Director

Thomas Zidelis
Finance Director

CITY PLAN COMMISSION

City Hall – 3rd Floor, Room 309
869 Park Avenue – Cranston, RI 02910

March 16, 2026

Applicant:
777 Main Street LLC
201 Lippitt Avenue
Cranston, RI 02921

Representative:
Tanessa Azar
Moses Ryan Ltd
40 Westminster Street, 9th Floor
Providence, RI 02903

CERTIFICATE OF COMPLETENESS

“Vaugh Lane”

Master Plan

Residential Planned Development | File # PLAN-26-9

538 Main Street

AP 30, Lot 4, 83, 84, 85, & 258

Dear Applicant,

Please be advised that on March 16, 2026, an Administrative Officer to the Cranston City Plan Commission reviewed your Master Plan Application for the above-referenced project and deemed it to be **“substantially complete.”**

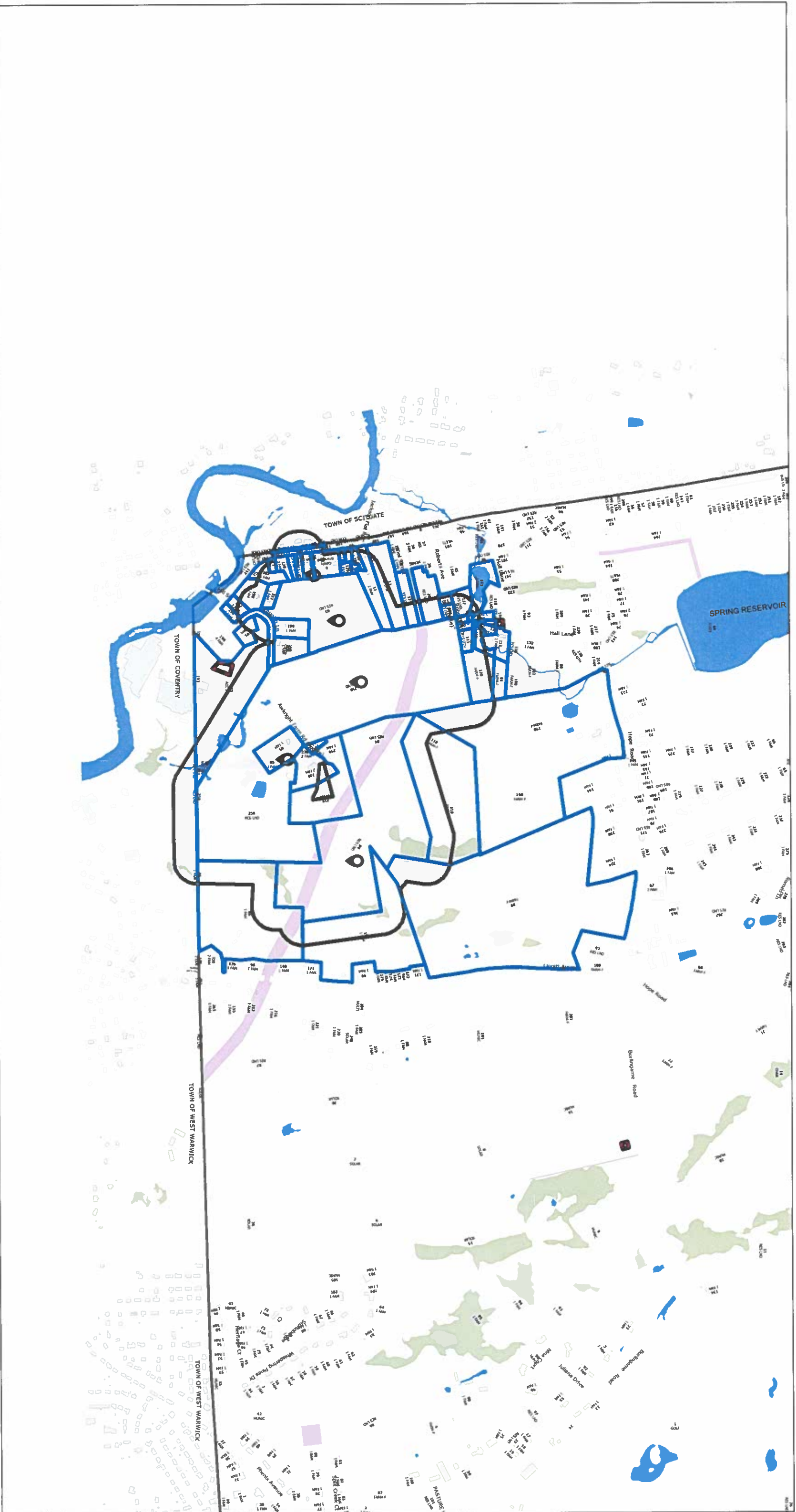
If you have any questions, please do not hesitate to contact me at (401) 780-3138.

Sincerely,

Jonas U. Bruggemann, MSCRP
Senior Planner/Administrative Officer
(401) 780-3138 | jbruggemann@cranston.gov

Cc: Owner Representative
File

0 Main St 200' Radius Plat 30 Lots 4, 83-85, 258



- ParcelsInBuffer
- SelectedParcels
- SelectedParcelsBuffer
- Labels_Radius Maps_Lot and LU v2
- Hydro Poly 2001
- StreamWater Body
- Swamp
- Buildings
- Cranston Boundary
- Esasements partial
- Cemeteries
- Cranston Boundary

0 200 400 R

Map Scale: 1:9,568
Scale bar denotes at 1,200 scale

Map created by Web Application on 3/5/2026 8:33 AM

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



Abbuter's List: 0 Main St 200' Radius Plat 30 Lots 4, 83-85, 258

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

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
30-134-0	0 HALL LANE SINGLE FAM MDL01	MICHEAL I KLITZNER TRUST 2020 1410 HOPE ROAD CRANSTON, RI 02831
30-135-0	8 ROBERTS AVENUE SINGLE FAM MDL01	LEO F ASHTON RANDOLPH JEFFREY BAKER PO BOX 76 FISKEVILLE, RI 02823-0076
30-146-0	MAIN STREET RES LD UND	LOIS M LABRIE P O BOX 128 FISKEVILLE, RI 02823
30-149-0	206 MAIN STREET SML BUS MDL94	ROBERT L RITOLI FRANCES A RITOLI TE 8 LOCUST COURT FISKEVILLE, RI 02823
30-150-0	0 MAIN STREET RES LD UND	FRANCES A RITOLI ROBERT L RITOLI JT 200 MAIN STREET FISKEVILLE, RI 02823
30-151-0	MAIN STREET RES LD UND	LOIS M LABRIE P O BOX 128 FISKEVILLE, RI 02823
30-153-0	0 MAIN STREET RES LD UND	JOSE L AMARAL MARIA O AMARAL TE PO BOX 198 FISKEVILLE, RI 02823
30-154-0	MAIN STREET RES LD UND	LOIS M LABRIE P O BOX 128 FISKEVILLE, RI 02823
30-158-0	221 MAIN STREET TWO FAMILY	ARTHUR G ALLEN MEREDITH A ALLEN T/E 490 HOPE FURNACE RD, HOPE, RI 02831
30-162-0	0 ARKWRIGHT FARM ROAD RES LD UND	JANET T JARBEAU TRUSTEE PO BOX 83, VAUGHN LANE FISKEVILLE, RI 02823-0083
30-169-0	0 HALL LANE RES LD UND	VICTOR R FORMISANO ESTATE C/O NICHOLAS FORMISANO 2761 DOVER ROAD ATLANTA, GA 30327-1207
30-17-0	0 WINI STREET RES LD DEV MDL00	DAVID LEO MEYSEMBOURG SONYA HANSON MEYSEMBOURG CO-TRUSTE PO BOX 195 FISKEVILLE, RI 02823-0195
30-177-0	0 ROBERTS AVENUE RES LD DEV MDL00	LEO F ASHTON RANDOLPH JEFFREY BAKER 8 ROBERTS ST FISKEVILLE, RI 02823
30-183-0	201 LIPPITT AVENUE SINGLE FAM MDL01	JEREMY MOSES 201 LIPPITT AVENUE CRANSTON, RI 02921
30-190-0	1410 HOPE ROAD FARM-FORST MDL01	MICHAEL I KLITZNER LIFE ESTATE 1410 HOPE ROAD HOPE, RI 02831-1902
30-193-0	538 MAIN STREET ACC IND LD MDL96	STORAGE FIVE COVENTRY LLC P O BOX 1042 SEABROOK, TX 77586
30-195-0	1 VAUGHN LANE SINGLE FAM MDL01	MICHAEL A CAMARDO BRITINI L CAMARDO T/E PO BOX 234 FISKEVILLE, RI 02823-0234
30-196-0	109 MAIN STREET SINGLE FAM MDL01	MONICA J BOURGEOIS REVOCABLE LIVING TRUST 109 MAIN STREET FISKEVILLE, RI 02823
30-197-0	115 MAIN STREET SINGLE FAM MDL01	ARTHUR J SIMPSON JOANN R SIMPSON TRUSTEES PO BOX 15 FISKEVILLE, RI 02823-0015
30-198-0	125 MAIN STREET SINGLE FAM MDL01	DAVID A HORTA LIFE ESTATE PO BOX 137 FISKEVILLE, RI 02823-0137

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
30-199-0	54 VAUGHN LANE SINGLE FAM MDL01	JACKSON JENNINGS PATRICIA JENNINGS T/E P O BOX 355 HOPE, RI 02831-0355
30-200-0	6 VAUGHN LANE SINGLE FAM MDL01	JESSICA D SALTER 6 VAUGHN LANE FISKEVILLE, RI 02823
30-200-999	VAUGHN LANE RES OTH IM MDL00	HENRY R ULLRICH 161 HOLLAND ST UNIT 304 CRANSTON, RI 02920-2400
30-203-0	145 MAIN STREET SINGLE FAM MDL01	ROBERT SANSONE KRISTINA LAMOUR SANSONE T/E 145 MAIN ST FISKEVILLE, RI 02823
30-209-0	49 HALL LANE SINGLE FAM MDL01	KENNETH A PIEKARSKI COLLEEN PIEKARSKI T/E P O BOX 27 FISKEVILLE, RI 02823
30-222-0	42 VAUGHN LANE SINGLE FAM MDL01	MICHAEL A GREENE DEBRA A GREENE TRUSTEES 42 VAUGHN LANE FISKEVILLE, RI 02823
30-230-0	79 VAUGHN LANE TWO FAMILY	PATRICIA VARGAS 143 RUTHERGLEN AVE PROVIDENCE, RI 02907-3560
30-258-0	0 VAUGHN LANE RES LD POT	777 MAIN STREET LLC 201 LIPPITT AVE CRANSTON, RI 02921-3011
30-259-0	78 VAUGHN LANE SINGLE FAM MDL01	JANET T JARBEAU TRUSTEE PO BOX 83, VAUGHN LANE FISKEVILLE, RI 02823-0083
30-28-0	0 WINI STREET RES LD DEV MDL00	LEO F ASHTON RANDOLPH J BAKER JT P O BOX 76 FISKEVILLE, RI 02823-0076
30-3-0	171 MAIN STREET SINGLE FAM MDL01	JENNIFER SUTCLIFFE 171 MAIN ST FISKEVILLE, RI 02823
30-4-0	0 MAIN STREET RES LD UND	RICHARD CONWAY TAMRRA CONWAY JT PO BOX 6 FISKEVILLE, RI 02823
30-5-0	195 MAIN STREET SINGLE FAM MDL01	RICHARD CONWAY TAMRRA CONWAY JT PO BOX 6 FISKEVILLE, RI 02823
30-6-1	205 MAIN STREET #A1 RES CONDO MDL05	DIANE M CROWLEY PO BOX 164 FISKEVILLE, RI 02823
30-6-10	205 MAIN STREET #B4 RES CONDO MDL05	DONNA M PECK P O BOX 48 FISKEVILLE, RI 02823
30-6-11	205 MAIN STREET #B5 RES CONDO MDL05	RYAN M FLODIN 205 MAIN ST UNIT B11 FISKEVILLE, RI 02823
30-6-12	205 MAIN STREET #B6 RES CONDO MDL05	BRIAN ALPAIO 112 BURLINGAME RD CRANSTON, RI 02921-2924
30-6-2	205 MAIN STREET #A2 RES CONDO MDL05	TERRY J CIPOLLA TRUSTEE 120 WHITE BIRCH CIRCLE HOPE, RI 02831-1139
30-6-3	205/ MAIN STREET #A3 RES CONDO MDL05	TAYLOR LAMBERT RAYMOND ANDREW LAMBERT JT 205 MAIN ST UNIT A-3 FISKEVILLE, RI 02823
30-6-4	205 MAIN STREET #A4 RES CONDO MDL05	ROBERT J GREENWOOD 205 MAIN ST A4 FISKEVILLE, RI 02823

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
30-6-5	205 MAIN STREET #A5 RES CONDO MDL05	DONNA LOISELLE P O BOX 36 205 MAIN ST UNIT A5 FISKEVILLE, RI 02823
30-6-6	205 MAIN STREET #A6 RES CONDO MDL05	KRISTINA A JANDRON 205 MAIN ST A6 FISKEVILLE, RI 02823-1111
30-6-7	205/ MAIN STREET #B1 RES CONDO MDL05	MARK & MARGARET LAZUR REVOCABLE TRUST 2023 109 HOMERIDGE LANE MUNHALL, PA 15120-2919
30-6-8	205 MAIN STREET #B2 RES CONDO MDL05	TERRY J CIPOLLA TRUSTEE 120 WHITE BIRCH CIRCLE HOPE, RI 02831-1139
30-6-9	205 MAIN STREET #B3 RES CONDO MDL05	TERRY J CIPOLLA TRUSTEE 120 WHITE BIRCH CIRCLE HOPE, RI 02831-1139
30-81-0	0 HALL LANE FARM-FORST MDL00	MICHAEL I KLITZNER LIFE ESTATE 1410 HOPE ROAD HOPE, RI 02831-1902
30-83-0	0 VAUGHN LANE RES LD DEV MDL00	777 MAIN STREET LLC 201 LIPPITT AVE CRANSTON, RI 02921-3011
30-84-0	0 ARKWRIGHT FARM ROAD RES LD POT	777 MAIN STREET LLC 201 LIPPITT AVE CRANSTON, RI 02921-3011
30-85-0	99 VAUGHN LANE SINGLE FAM MDL01	777 MAIN STREET LLC 201 LIPPITT AVE CRANSTON, RI 02921-3011
30-86-0	275 LIPPITT AVENUE SINGLE FAM MDL01	JEFFREY O CHALUT CELESTE R CARRIERE-CHALUT CO-TRUSTEES 275 LIPPITT AVENUE CRANSTON, RI 02921-3011
30-89-0	0 LIPPITT AVENUE FARM-FORST MDL00	ADELAIDE KNIGHT TRUSTEE 1231 HOPE ROAD LIPPITT FARM HOPE, RI 02831-1861
30-9-0	231 MAIN STREET THREE FAM MDL01	NICHOLAS ARAGAO GABRIELLA ANTONUCCI JT 231 MAIN ST FISKVILLE, RI 02823

Tax: \$1656.00
Date: 08/27/2024
Transfer Tax #: 38201
RECORDER: BDIBIASE
CITY OF CRANSTON
RHODE ISLAND REAL ESTATE CONVEYANCE TAX

202408270073700 Bk:LR6830 Pg:216
RECORDED Cranston,RI 1/3
08/27/2024 01:25:03 PM DEED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

Benjamin Hanson and Colleen Hanson, of Cranston, RI, (the "Grantors"), for consideration paid in the amount of THREE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$360,000.00), the receipt and sufficiency of which is hereby acknowledged, grant to Richard Conway and Tamrra Conway now of 195 Main Street, Cranston, RI 02921, (the "Grantees"), as Joint Tenants;

with WARRANTY COVENANTS

See Exhibit "A" attached hereto and made a part hereof.

MEANING AND INTENDING to convey the same premises conveyed to the Grantors herein by Deed dated July 6, 2021 and recorded July 12, 2021 in the City of Cranston Land Evidence Records in Book 6289 at Page 312.

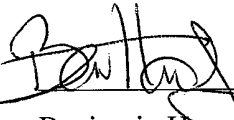
The Grantors do hereby covenant that they are residents of the State of Rhode Island in compliance with R.I.G.L. Section 44-30-71.3 as evidenced by affidavit.

The Grantors do hereby certify that they have complied with the Rhode Island Fire Safety Code.


Property/Grantee Address:

195 Main Street
Cranston, RI 02921
Parcel ID(s): CRAN M:30-1 L:5, CRAN M:30-1 L:4,
CRAN M:30-1 L:124, CRAN M:30-1 L:125

WITNESS Grantors' hands this 23rd day of August, 2024



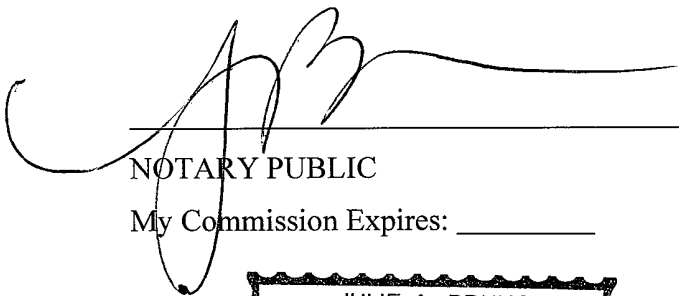
Benjamin Hanson



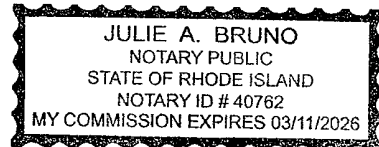
Colleen Hanson

STATE OF RHODE ISLAND
COUNTY OF KENT

In the City of Warwick, in said County, on this 23rd day of August 2024 before me, the undersigned notary public, personally appeared Benjamin Hanson and Colleen Hanson, who proved to me through satisfactory evidence of identification, which was a driver's license to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily and for its stated purpose.



NOTARY PUBLIC
My Commission Expires: _____



EXHIBIT

Parcel I:

That certain tract of land with all buildings and improvements thereon, situated on the easterly side of Main Street, in Fiskeville, in the City of Cranston, in the State of Rhode Island, and bounded and described as follows:

Beginning at the northwesterly corner of said tract of land at a point on the easterly side of said Main Street, and said point being at the southwest corner of land formerly of Daniel A. Clarke; thence running southerly, bounded westerly by said Main Street, ninety-six (96) feet, more or less, to land now or lately of Manuel Medeiros et ux.; thence running easterly, bounded southerly by said Medeiros land, two hundred and forty (240) feet to land now or lately of Interlaken Mills; thence running northerly, bounded easterly by said Interlaken Mills land, ninety-six (96) feet, more or less, to said Daniel A. Clarke land; thence running westerly, bounded northerly by said Clarke land, two hundred forty (240) feet to Main Street, at the point of beginning. Main Street at said point is sometimes called 'Seven Mile Road'.

Parcel II:

That certain lot or parcel of land with all the buildings and improvements thereon, situated on the easterly side of Main Street, in the community of Fiskeville, in the City of Cranston, in the State of Rhode Island, being bounded and described as follows:

Beginning at the northwesterly corner of the herein described parcel at a point in the easterly line of said Main Street, said point of beginning also being at the southwest corner of land now or formerly of Lester R. Salisbury and wife; thence running southerly along the easterly line of said Main Street forty-seven and 6/10 (47.6) feet to land now or formerly of Norman A. Picard and wife; thence turning and running easterly bounded southerly by said Picard land ninety-five and 6/10 (95.6) feet to a pipe in the ground; thence turning and running southerly bounded westerly by said Picard land twenty-one (21) feet, more or less, to land now or formerly of Harold Smith et al; thence turning and running easterly bounded southerly by said last named land now or formerly of Interlaken Mills; thence turning and running northerly bounded easterly by said Interlaken Mills land to land now or formerly of Lester R. Salisbury and wife; thence turning and running westerly bounded northerly by said Salisbury land to Main Street at the point and place of beginning.

EXCEPTING, however, from this conveyance that portion of the above described premises taken by the State of Rhode Island for highway purposes.

Subject Property:

(for reference purposes only)

195 Main Street

Cranston, Rhode Island

AP: 30/1 AL: 4, 5, 124 & 125

Tax: \$4094.00
Date: 12/29/2022
Transfer Tax #: 36385
RECORDER: BDIBIASE
CITY OF CRANSTON
RHODE ISLAND REAL ESTATE
CONVEYANCE TAX



202212290151440 Bk:LR6594 Pg:337
RECORDED Cranston, RI 1/9
12/29/2022 09:01:55 AM DEED

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Fiskeville Realty Company I, LLC**, a Delaware limited liability company having a mailing address of 538 Main Street, Fiskeville, RI 02823 ("Grantor"), for consideration paid in the amount of Eight Hundred Forty-Five Thousand Dollars (\$845,000.00), hereby grants to **777 Main Street, LLC**, a Rhode Island limited liability company having a mailing address of 201 Lippitt Avenue, Cranston, RI 02921 ("Grantee"), all of Grantor's right, title and interest, with QUITCLAIM COVENANTS, in the real estate and all improvements thereon described on Exhibit A, attached hereto and incorporated herein by reference.

Grantor certifies that this transfer is such that no withholding is required under R.I. Gen. Laws § 44-30-71.3, as Grantor's sole member is a Rhode Island corporation, as evidenced by affidavit delivered to Grantee herewith.

Grantor certifies that the within transfer does not constitute the sale or transfer of the major part in value of the assets of Grantor under R.I. Gen. Laws § 44-11-29.

Grantee's Address: 201 Lippitt Avenue
Cranston, RI 02921

[signature page follows]



WITNESS the hand of the undersigned, the duly authorized representative of the Grantor,
this 27th day of December, 2022.

Fiskeville Realty Company I, LLC

By: Arkwright Advanced Coating Inc., its sole member

By: *S MacLeod*
Stephanie MacLeod
Authorized Officer and Director

STATE OF Florida
COUNTY OF Hillsborough

On this 27th day of December, 2022, before me personally appeared _____, personally known to me or proved to me through satisfactory evidence of identification, which was _____, to be the authorized Officer and Director of the party whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose and as the voluntary act of said organization.

Stephanie C
Notary Public
Print Name:
My Commission Expires:





Exhibit A

Legal Description

LOT A
Comprising the City of Cranston RI Assessors
Map 30, Lots 83, 84, 85 and 258

All that certain lot or parcel of ground situate partly in the City of Cranston, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point being the along the southerly sideline of the end of Vaughn Lane, said point being the northeasterly corner of other land of Fiskeville Realty Company I, LLC, thence;

N 59°52'24" W A distance of fifty-one and twelve hundredths (51.12') feet to a rebar near the northerly sidelinic of Vaughn Lane thence;

N 15°51'50" W Continuing along the end of Vaughn Lane and along land now or formerly Senerchia, a distance of three hundred thirty-seven and fifty-four hundredths (337.54') feet to a rebar, thence;

N 89°51'20" W A distance of three hundred thirty and fifty-eight hundredths (330.58') feet to a rebar, thence;

S 00°08'40" W A distance of three hundred forty-seven and forty-six hundredths (347.46') feet to the northerly sideline of Vaughn Lane and a rebar, thence;

Southwesterly
bearing By a non-tangent curve to the left having a radius of one hundred sixty-five and seventy-seven hundredths (165.77') feet, an arc length of forty-one and four hundredths (41.04') feet, having a chord of S 38°35'25" W and a chord distance of forty and ninety-four hundredths (40.94') feet to a point; thence;

Southwesterly
seven By a curve to the left having a radius of one hundred twelve and hundredths (112.07') feet, an arc length of seventeen and forty-five hundredths (17.45') feet, having a chord bearing of S 27°02'17" W and a chord distance of seventeen and forty-three hundredths (17.43') feet to a rebar found, thence;

N 71°36'21" W A distance of seventeen and eighty-three hundredths (17.83') feet by land now or formerly of Horta to a rebar, thence;

N 00°20'00" E A distance of one hundred five and eighteen hundredths (105.18') feet to a rebar, thence;



- N 71°36'21" W A distance of two hundred twenty-two and sixty-one hundredths (222.61') feet to a rebar, the previous two courses by land now or formerly of Greene, thence;
- N 03°29'17" E A distance of seventy-two and forty-seven hundredths (72.47') feet by land now or formerly of Sansone to a drill hole, thence;
- N 08°19'41" W A distance of two hundred twenty-five and no hundredths (225.00') feet to an iron pipe, by lands now or formerly of Puerini, Sherman, Salisbury, Briarwood Condominium, Residential Funding Company, LLC and Beckman to a rebar, thence;
- N 07°11' 11" W A distance of three hundred sixty-six and no hundredths (366.00') feet to a rebar, thence;
- N 64°36'44" E A distance of five hundred twenty-eight and seventy-seven hundredths (528.77') feet, by land now or formerly of Soares, to a drill hole, thence;
- N 04°04'55" W A distance of eighty and ninety hundredths (80.90') feet continuing by land now or formerly of Soares to a drill hole, thence;
- N 09°24'48" W A distance of five hundred fifty-six and forty-six hundredths (556.46') feet, by lands now or formerly of Walker Construction Co., Inc., Hanson, along the end of Wini Street, other land of Hanson, Worthington and along the end of an alley, to a granite bound, thence;
- N 80°31'48" E A distance of two hundred fifty-three and eighty-nine hundredths (253.89') feet by land now or formerly of Michael Klitzner to a rebar, thence;
- N 83°32'19" E A distance of five hundred thirty-eight and fifty-four hundredths (538.54') feet by land now or formerly of Robert and Michael Klitzner to a rebar, thence;
- S 11°32'30" E A distance of four hundred eighty and no hundredths (480.00') feet to
to a granite bound found, thence;
- S 62°53'32" E A distance of two hundred twenty-six and thirty hundredths (226.30')
feet to a granite bound found, thence;
- N 73°27'20" E A distance of eight hundred seventy-six and fifty-four hundredths (876.54') feet to a granite bound found, thence;



- S 81°57'16" E A distance of two hundred fourteen and ninety-five hundredths (214.95') feet to granite bound found, the previous four courses also running by land now or formerly of Robert and Michael Klitzner, thence;
- S 07°57'46" W A distance of two hundred ninety-eight and forty-seven hundredths (298.47') feet to a granite bound found, thence;
- S 59° 06'14" E A distance of one hundred thirty-eight and forty-six hundredths (138.46') feet to a granite bound found, the previous two courses running by land now or formerly of Knight, thence;
- S 56°33'28" W A distance of two hundred thirty-nine and eighty-five hundredths (239.85') feet to a granite bound found, thence;
- N 81°05'09" E A distance of five hundred sixty-three and eighty-seven hundredths (563.87') feet to a granite bound found, thence;
- S 07°39'27" E A distance of seven hundred twenty-four and seventy-nine hundredths feet (724.79') to a granite bound found, the previous three courses running by land now or formerly of Moses, thence;
- N 89°36'55" W A distance of ninety-nine and fifty-eight hundredths (99.58') feet to a granite bound found, thence;
- S 05°47'28" W A distance of two hundred thirteen and twenty-six hundredths (213.26') feet to a granite bound found; thence
- N 86°54'08" W A distance of four hundred sixty- eight and thirty-six hundredths (468.36') feet to a granite bound found, thence;
- S 00°31'17" E A distance of six hundred ninety-five and eleven hundredths (695.11') feet to the Coventry Town Line and a granite bound found, the previous four courses running by land now or formerly of Chalut, thence;
- S 89°33'57" W A distance of three hundred seventy-two and eighty-five hundredths (372.85') feet to granite bound found, running by land now or formerly of the within grantor, of R.A. Bernard Enterprises, Inc., R. & V. Bernard, L.L.C. and being the line dividing the City of Cranston, County of Providence and the Town of Coventry, County of Kent, thence;
- S 89°33'57" W Continuing by the line dividing the City of Cranston, County of Providence and the Town of Coventry, County of Kent, a distance of two hundred twenty-nine and twenty-one hundredths (229.21') feet,



thence;

N 59°52'24" W A distance of twelve hundred twenty-six and twenty-six hundredths (1,226.26') feet to the point and place of beginning

EXCLUDING THEREFROM:

All that certain lot or parcel of ground situate partly in the City of Cranston, County of Providence, State of Rhode Island, bounded and described as follows:

Commencing at the same point of beginning of Lot A, above described, thence;

N 59°52'24" W A distance of fifty-one and twelve hundredths (51.12') feet to a rebar near the northerly sideline of Vaughn Lane thence;

N 15°51'50" W Continuing along the end of Vaughn Lane and along land now or formerly Senerchia, a distance of three hundred thirty-seven and fifty-four hundredths (337.54') feet to a rebar, thence;

N 69°49'30" E A tie-distance of seven hundred seventy-three and thirty-seven hundredths (773.37') feet to the True Point of Beginning of the exception being described, thence

From said True Point of Beginning of the exception being described,

N 74°19'00" E A distance of six hundred ninety-nine and twelve hundredths (699.12') feet to a rebar, thence;

S 13°37'33" E A distance of four hundred thirty-eight and four hundredths (438.04') feet to a drill hole, thence;

S 04°06'13" E A distance of one hundred ninety and fourteen hundredths (190.14') feet to a drill hole found;

N 89°45'13" W A distance of three hundred fifty-five and two hundredths (355.02') feet to a drill hole found;

N 04°32'25" E A distance of thirty-one and seventy-four hundredths (31.74') feet to a drill hole found;

N 89°08'34" W A distance of one hundred sixty-four and twenty-six hundredths (164.26') feet to a drill hole found;



- S 60°27'02" W A distance of forty-one and forty-one hundredths (41.41') feet to a drill hole found;
- N 52°22'49" W A distance of one hundred thirty-nine and twenty-five hundredths (139.25') feet to an iron rebar found;
- N 21° 14' 51" W A distance of three hundred forty-nine and ninety-six hundredths (349.96') feet to the place of beginning.

Parcel "A", minus the excepted lands, containing 3,995,917± Square Feet (91.7336± Acres).

LOT B
 Comprising the Town of Scituate RI Assessors Map 1, Lot 6 and
 The Town of Coventry RI Map 103, Lot 73

All that certain lot or parcel of ground situate partly in the Town of Scituate, County of Providence and partly in the Town of Coventry, County of Kent, State of Rhode Island, bounded and described as follows:

Beginning at a point located on the northerly sideline of in Scituate, said point being the intersection of the Scituate/Coventry town line with the northerly sideline of Leveillee Street; thence;

- S 85°00'46" W A distance of thirty and fifty-nine hundredths (30.59') feet to a rebar, thence;
- S 67°31'32" W A distance of three hundred seventy and forty-seven hundredths (370.47') feet to a rebar, thence;
- Westerly By a curve to the right having a radius of four hundred and no hundredths (400.00') feet, an arc length of ninety-six and four hundredths (96.04') feet to a rebar, thence;
- N 21°41'34" W A distance of seven and forty-nine hundredths (7.49') feet to a rebar at the southerly high-water line of the north branch of the Pawtuxet River, thence;
- Northerly and Easterly by the southerly high-water line of the north branch of the Pawtuxet River, a total distance of approximately six hundred fifty-seven (657'±) feet to the Scituate/Coventry town line, thence;
- S 00°16'10" W A distance of two hundred forty-four and seventy-four hundredths (244.74') feet to the place of beginning.

Parcel "B" contains approximately 64,534± Square Feet (1.481± Acres).



202212290151440 Bk:LR6594 Pg:344
RECORDED Cranston,RI 8/9
12/29/2022 09:01:55 AM DEED

Parcel E
Comprising the Town of Coventry RI Map 103, Lot 24

All that certain triangular lot or parcel of land situated in the Town of Coventry, County of Kent, State of Rhode Island, bounded and described as follows:

Beginning at the northeasterly-most corner of land now or formerly of William Fontaine and Laurie Smith currently numbered 161 Howard Avenue, at a drill hole, said point being the southeasterly corner of the within described parcel, thence;

N 73°03'18" W A distance of two hundred seventy-four and fifty-three hundredths (274.53') feet by land now or formerly of William Fontaine and Laurie Smith and

N 69°41'48" W A distance of thirty-nine and two hundredths (39.02') feet by land of Pawtuxet River Authority to a rebar, thence;

N 84°29'59" E A distance of one hundred and no hundredths (100.00') feet to a point of curvature, thence;

Easterly By a curve to the right having a radius of nine hundred five and thirty-seven hundredths (905.37') feet, an arc length of one hundred eighty-six and eleven hundredths (186.11') feet, to a rebar, thence;

S 07°54'53" E A distance of one hundred one and two hundredths (101.02') feet to the place of beginning.

Parcel E contains an area of 16,267± Square Feet (0.373± Acres).



Parcel F
Comprising the Town of Coventry RI Map 96, Lot 16.01

All that certain lot or parcel of land situated in the Town of Coventry, County of Kent, State of Rhode Island, bounded and described as follows:

Beginning at a rebar located at the northwesterly-most corner of the within described premises, said point being the northeasterly corner of land now or formerly of Santilli, thence;

- | | |
|-----------------|--|
| S 43° 22' 29" E | A distance of one hundred five and eighty-eight hundredths (105.88') feet by land now or formerly of the Pawtuxet River Watershed Council to an iron pipe found, thence; |
| S 19° 17' 19" W | A distance of thirty-six and forty-five hundredths (36.45') feet by land now or formerly of Joan Skurka and Mary Jane Ruzzo to a point, thence; |
| N 71°49'33" W | Continuing by land now or formerly of Joan Skurka and Mary Jane Ruzzo, a distance of thirty-six and seventeen hundredths (36.17') feet to a rebar at land now or formerly of Anderson, thence; |
| N 65°48'49" W | A distance of sixty-five and no hundredths (65.00') feet, continuing by land now or formerly of Leif R. and Kerri J. Anderson, to a rebar at land now or formerly of Santilli, thence; |
| N 24°11'11" E | A distance of eighty and fifty-two hundredths feet (80.52') by land now or formerly of Joseph B. and Lisa M. Santilli, to the place of beginning. |

Parcel F contains an area of 5,902± Square Feet (0.136± Acres).