



PROVIDENCE WATER
Tap Water Delivers

July 5, 2023

**Summit Estate
35 Tripoli Street
Providence, RI 02909**

**Re: Summit Drive, Cranston RI (Plat 16, Lots 449 & 459)
Minor Subdivision (Proposed 4 Lots) - Water Availability**

The Hon. Brett P. Smiley
Mayor

Ricky Caruolo
General Manager

To Whom It May Concern:

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In response to your request July 5, 2023 regarding water availability at the above referenced location, please be advised that Providence Water currently owns and maintains an 8-inch asbestos concrete water main running along Summit Drive with a static pressure of approximately 62 psi. An existing 42-inch cast iron water main runs through Lot 459. Providence Water shall coordinate this main to be cut and capped at Dean Parkway and Summit Drive and remain abandoned in place within lot 459. Currently Lot 449 has an existing 2-inch copper water service (stop #66983, closed for non-use). Providence water will determine if this existing service can be re-used. The remaining proposed lots will require new water services.

Presently, there are sufficient reserves in the Providence Water system for this property development. Please be advised that before the water service connections can be made to the Providence Water system, an evaluation of demand must be performed in order to correctly size the diameter of the domestic service lines and water meter sizes. The costs associated to install the water services and water meters are the responsibility of the applicant.

The applicant must complete and submit the Water Service Applications and Site Utility Plans for review and approval.

Should there be any questions regarding this information, please contact the Providence Water Engineering Department at (401) 521-6300 extension 7213 for assistance.

Respectfully,
PROVIDENCE WATER SUPPLY BOARD

Michael A. DiNobile
Manager of Technical Services

MEMBER

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New England Water Works Assn.
American Water Works Assn.
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(401) 521-6300

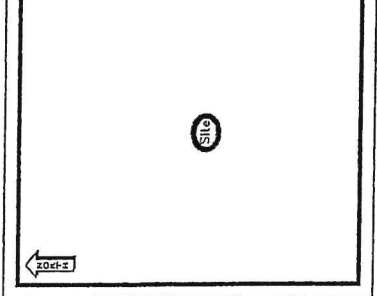
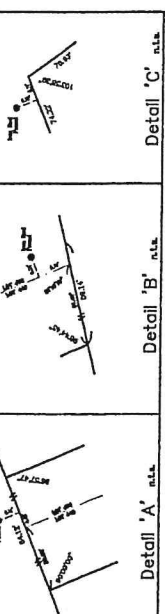
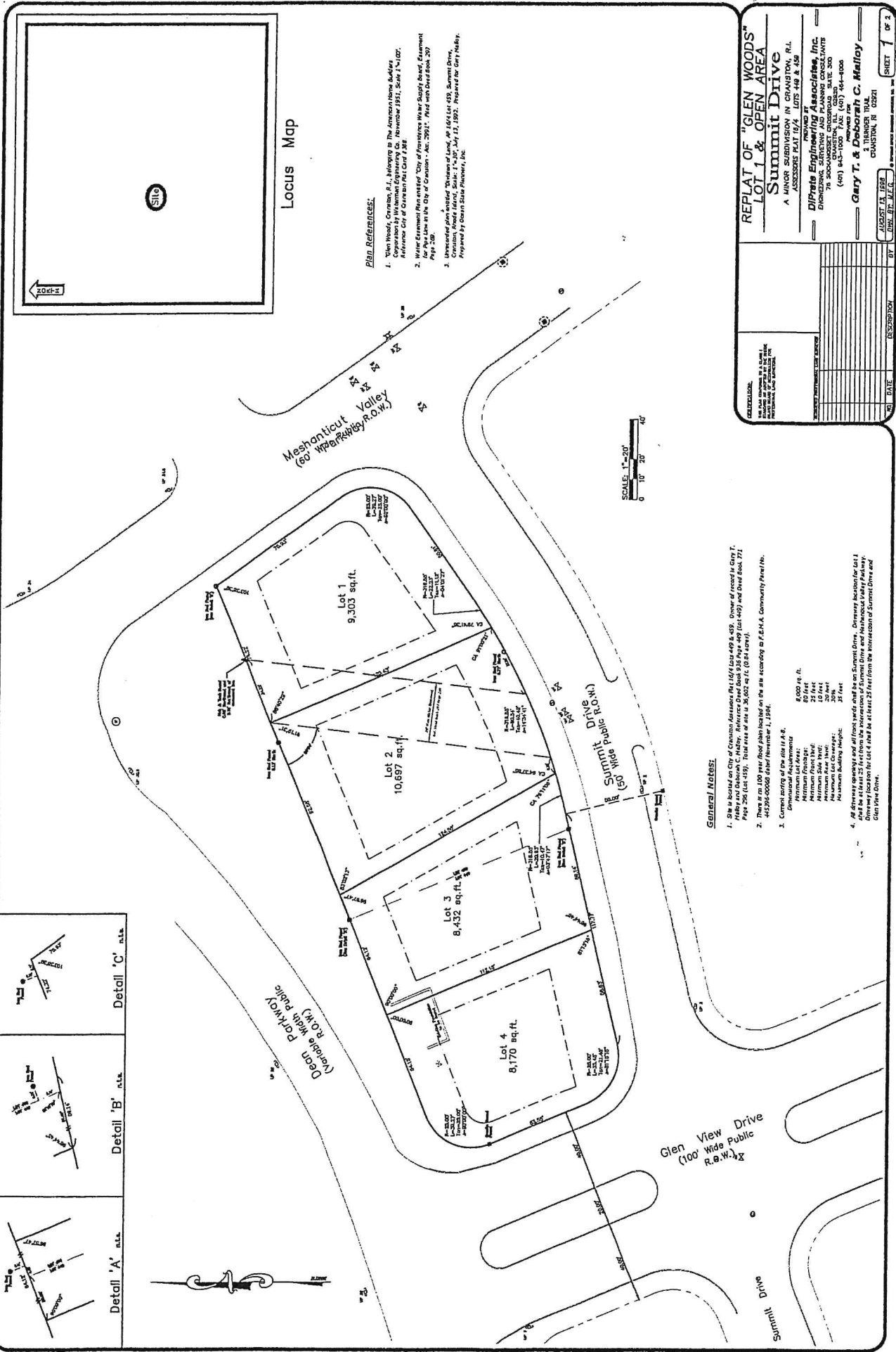
125 Dupont Drive
Providence, RI 02907

www.provwater.com

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CC: File



Locus Map

- PLAT REFERENCES:**
1. Glen Woods, Cranston, R.I., Alleging as The American Home Builders Corporation by William Engineering Co., November 1981, Sheet 1 of 107, Reference City of Cranston Plat 188
 2. Water Easement Presented City of Providence Water Supply Board, Easement Map, City of Cranston - Dec. 1991, Filed with Deed Book 207 Page 256
 3. Unrecorded plan entitled "Division of Land, 46 1/2 Acre, 420, Summit Drive, Cranston, Rhode Island, Sheet 1 of 20", July 13, 1992, Prepared for Gary Healy, Prepared by Doran State Planners, Inc.

SCALE: 1"=20'

0 10' 20' 40'

- General Notes:**
1. Site is located in City of Cranston, Providence, RI 02909, U.S. Survey of record is Gary T. Healy and Deborah C. Healy, Reference Deed Book 235 Page 489 (for copy and deed Book 241 Page 296 (Lot 1-19). Total area of site is 36,602 sq. ft. (0.84 Acres).
 2. There is a 100 year flood plain located on the site according to F.E.M.A. Community Flood No. 44595-00068 dated November 1, 1984.
 3. Current zoning of the site is R.R. Zoning Ordinance:

Minimum Lot Area:	8,000 sq. ft.
Minimum Front Yard Setback:	80 feet
Minimum Side Yard Setback:	25 feet
Minimum Rear Yard Setback:	20 feet
Minimum Building Height:	35 feet
Maximum Building Coverage:	35%
 4. All driveway easements and front setbacks are as shown on the plan. Driveway location for Lot 1 that is at least 25 feet from the intersection of Summit Drive and Glen View Drive.

**REPLAT OF "GLEN WOODS"
LOT 1 & OPEN AREA
Summit Drive**

A REPLAT OF LOTS 1 & 2 IN CRANSTON, R.I.
ASSESSORS PLAT NO. 188-189 & 207

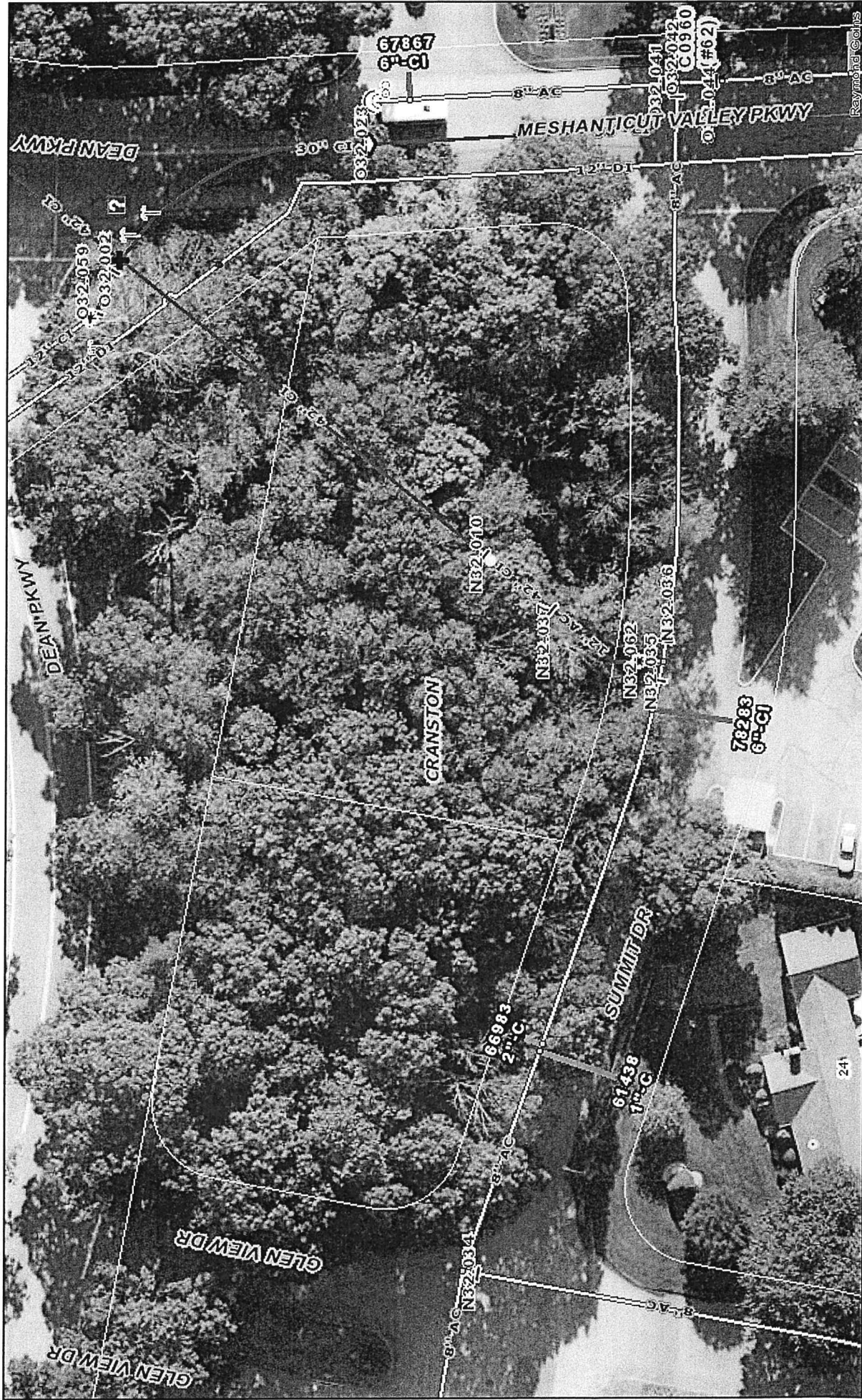
DIPRTE Engineering Associates, Inc.
ENGINEERING AND PLANNING CONSULTANTS
100 CHURCH STREET, SUITE 200
CRANSTON, R.I. 02910
(401) 941-1111
Prepared for: **Gary T. & Deborah C. Healy**
CRANSTON, R.I. 02910

DATE: AUGUST 14, 1998
BY: DWG. BY: M.E.R.

DESCRIPTION: [Blank table with columns for No., Date, Description]

SHEET 1 OF 2

Summit Drive, Cranston (Plat 16, Lot 449 & 459)



DISCLAIMER: This map does not represent a legal document. Providence Water makes no warranty, expressed or implied, regarding the accuracy, completeness or usefulness of information presented. Users of this information assume all liability for its fitness for a particular use.



July 5, 2023