

# City of Cranston Zoning Board of Review

*September 14, 2022*

**Chairman of the Board**  
Christopher E. Buonanno

## **Members**

Joy Montanaro (Vice-Chair)  
Paula McFarland  
Dean Perdikakis  
Carlos Zambrano

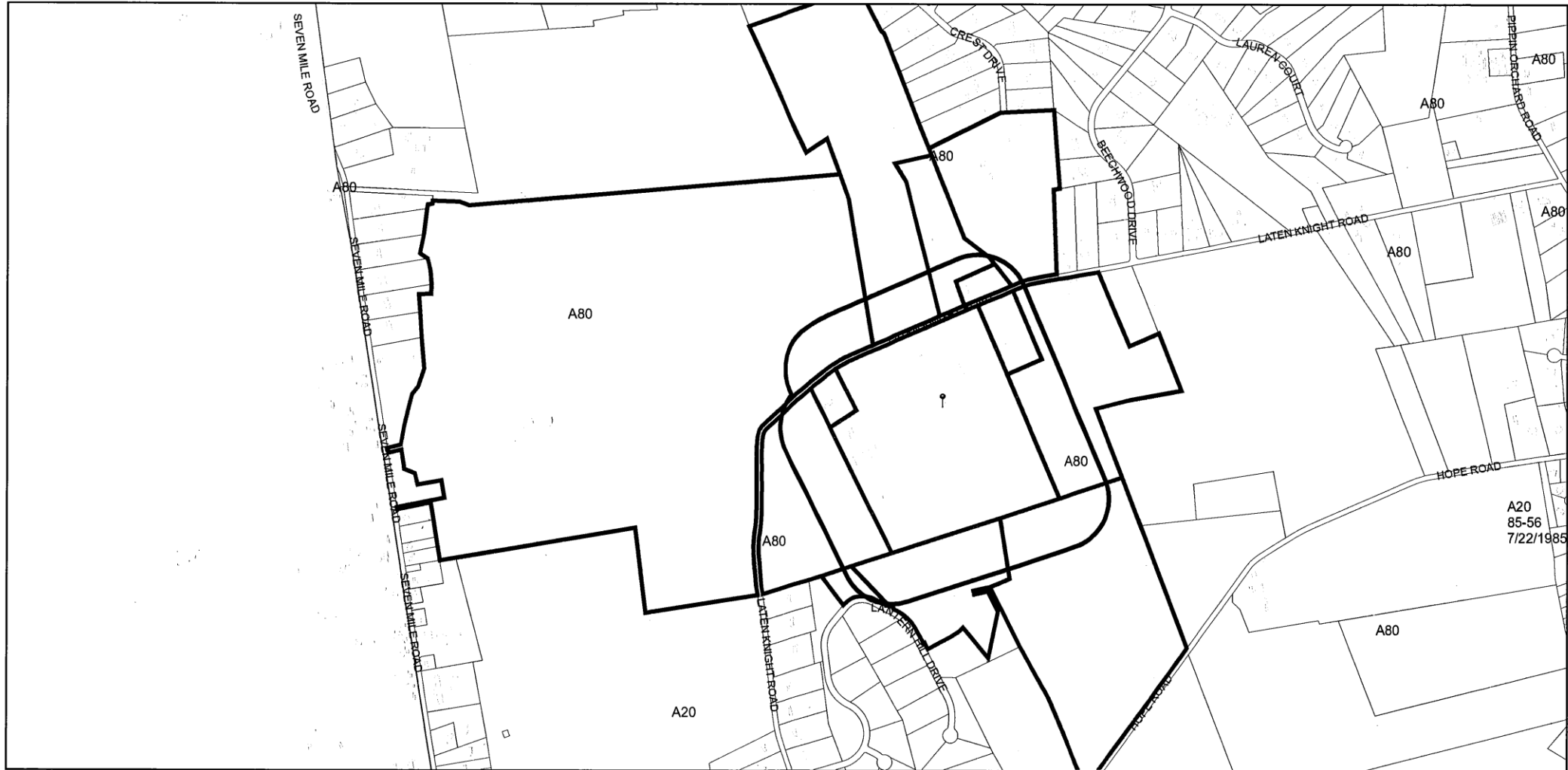
Craig Norcliffe (1<sup>st</sup> Alternate)  
Vacant (2<sup>nd</sup> Alternate)  
Frank Corrao III (3<sup>rd</sup> Alternate)  
Vacant (4<sup>th</sup> Alternate)

▶ **Ward 4**

▶ **JOCKS HORSE FARM, LLC (OWN) and ANGELA BAXTER (APP)** have applied to the Board to allow a kennel to operate within an existing barn at **504 Laten Knight Road**, A.P. 29, lot 11, area 53 ac.; zoned A80. Applicant seeks permission to operate per 17.92.020- Special Use Permit in accordance with 17.20.030- Schedule of Uses.

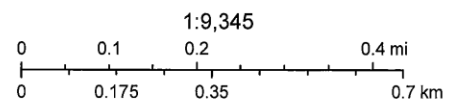
▶ Application filed 7/29/2022. No Attorney

# 504 Laten Knight Rd 400' Radius Plat 29 Lot 11

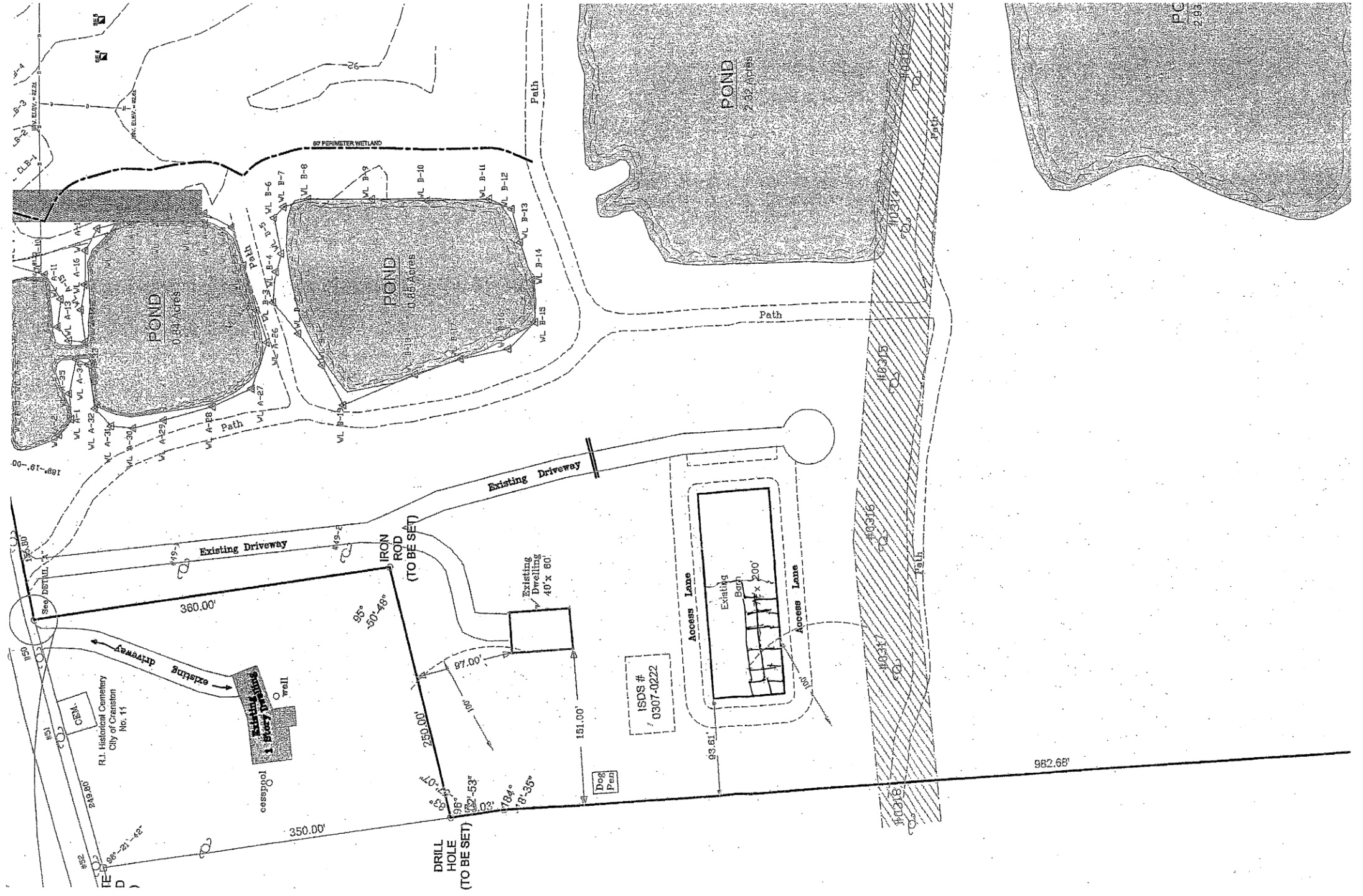


8/1/2022, 8:19:55 AM

—	Streets Names	<b>Zoning</b>					
—	Cranston Boundary	none	A6	C4	S1		
⋯	Parcels	A80	B1	C5	Other		
⋯	Buildings	A20	B2	M1			
⋯	Zoning Dimensions	A12	C1	M2			
⋯	Historic Overlay District	A8	C2	EI			
			C3	MPD			

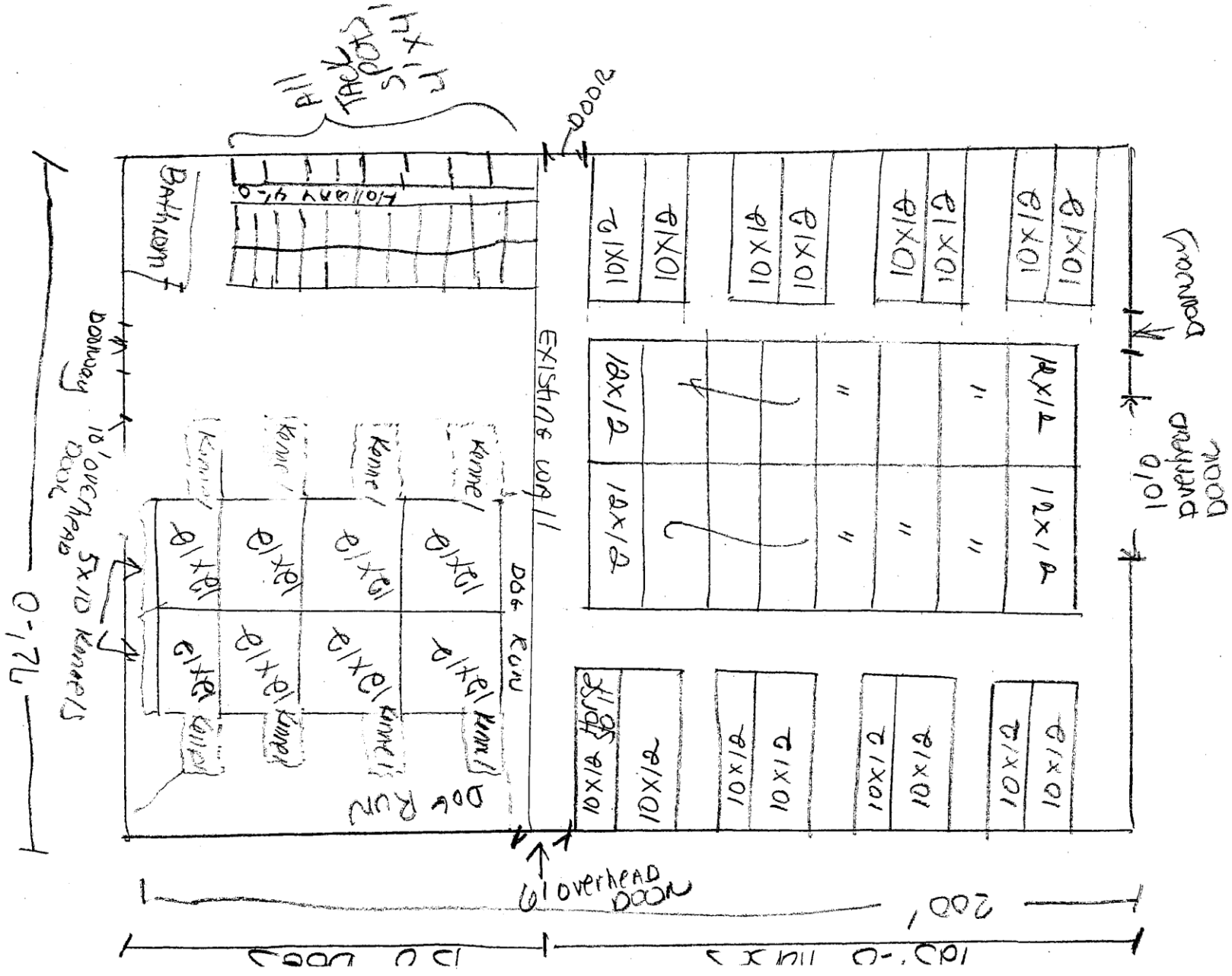


City of Cranston



PC  
2.95

# BARN LAYOUT



ANGELA BARTLE Socks Horse Farm

▶ **Ward 1**

▶ **16 WINDSOR ROAD, LLC (OWN/APP)** has filed an application to allow a garage to be constructed in a front corner yard(s) within the required front yard setback(s) at **16 Windsor Road**, A.P. 2, lot 3434; area 9,117 s.f. zoned B1. Applicant seeks relief per sections 17.92.010- Variance; Section 17.20.120- Schedule of Intensity Regulations.

▶ Application filed 8/4/2022.

▶ John O. Mancini, Esq.

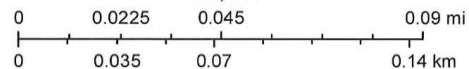
# 16 Windsor Rd 400' Radius Plat 2 Lot 3434



7/27/2022, 7:50:57 AM

Parcel ID Labels		Historic Overlay District		A8	C3	MPD
Streets Names		Zoning		A6	C4	S1
Cranston Boundary		none		B1	C5	Other
Parcels		A80		B2	M1	
Buildings		A20		C1	M2	
Zoning Dimensions		A12		C2	EI	

1:1,913



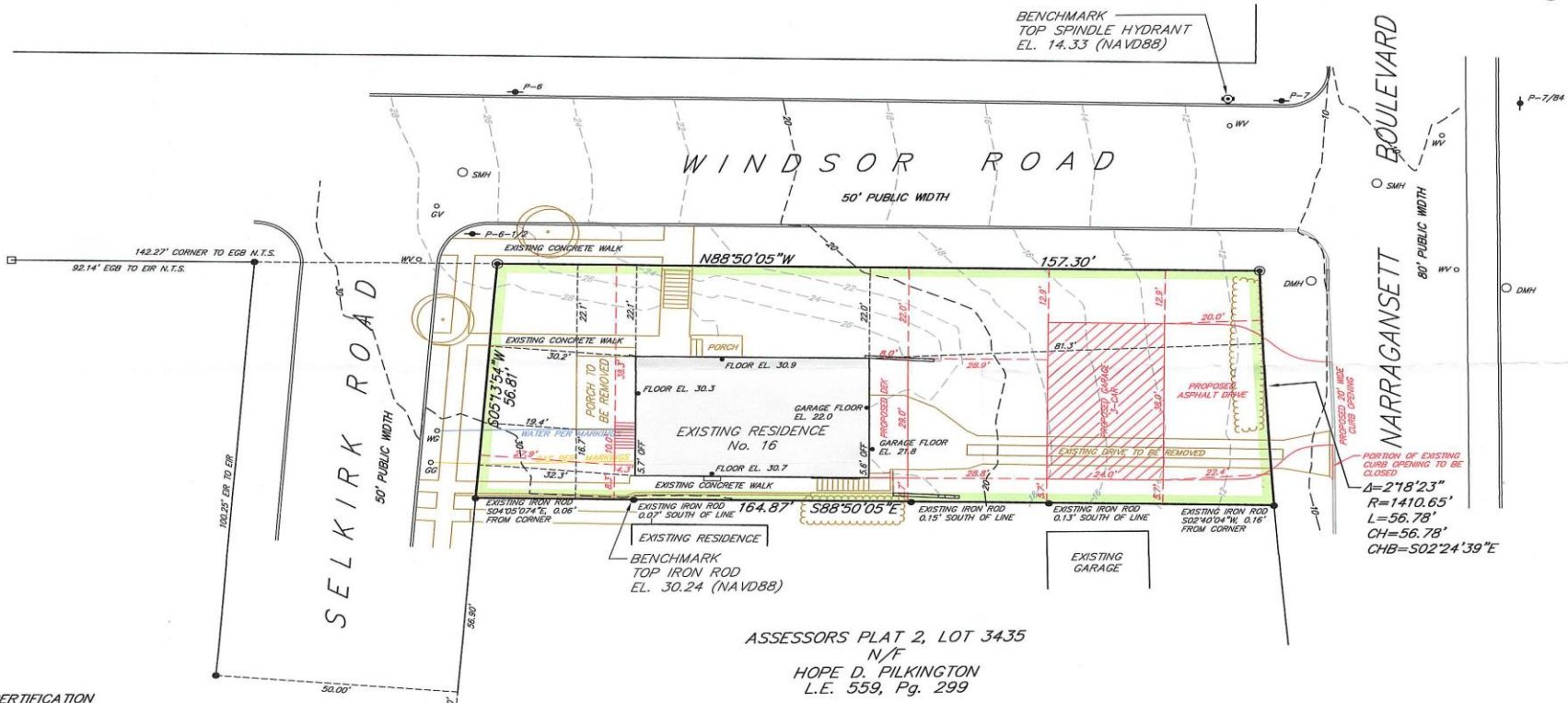
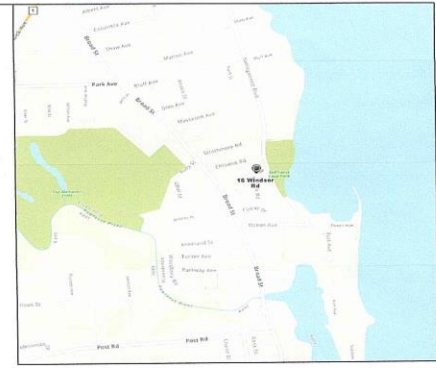
City of Cranston

**LEGEND**

- EXISTING GRANITE BOUND
- EXISTING IRON ROD
- SET IRON ROD
- SMH
- WG
- GG
- - - EXISTING WATER GATE
- - - EXISTING GAS GATE
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING GRANITE CURB
- - - EXISTING HEDGE LINE
- EXISTING TREE

**AREA ANALYSIS**

EXISTING RESIDENCE	1,396 S.F. (15%)
PROPOSED GARAGE	912 S.F. (10%)
PROPOSED BUILDING COVERAGE	2,308 S.F. (25%)
BUILDING COVERAGE ALLOWED	30%
EXISTING DRIVEWAY TO BE REMOVED	752 S.F. (8.2%)
PROPOSED DRIVEWAY	784 S.F. (8.6%)



LOCUS NO SCALE



ASSESSORS PLAT 2, LOT 3435  
N/F  
HOPE D. KINGLINGTON  
L.E. 559, Pg. 299

**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 4-35-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015

LIMITED CONTENT BOUNDARY SURVEY CLASS '1'

THIS PLAN HAS BEEN PREPARED FOR THE DELINEATION OF PROPERTY LINES AND DOCUMENTING THE LOCATION OF THE EXISTING STRUCTURE.

HARRY A. MILLER JR., No. 1967  
COA: LS-A101

**PARCEL OWNER / APPLICANT**

16 WINDSOR ROAD LLC  
174 CENTRAL AVENUE  
JOHNSTON, RI 02919  
L.E. 6297, Pg. 211

**PROJECT SURVEYOR**

HARRY A. MILLER, JR.  
ALPHA ASSOCIATES, LTD.  
35 ROCKY HOLLOW ROAD  
EAST GREENWICH, RI 02818  
T.401.884.8506 / F.401.884.7747  
ALPHASURV@AOL.COM

**PARCEL ZONING**

ZONE	B-1
FRONT YARD	25'
SIDE YARD	8'
REAR YARD	20'
ACCESSORY	5' (SIDE / REAR)

**REFERENCES**

1. RECORDED PLAT 160: "PLAT OF THE TAFT ESTATE...."
2. RECORDED PLAT 173: "SUBDIVISION OF A PORTION OF PLAT OF TAFT ESTATE...."
3. RECORDED PLAT 248: "EUSTACE CREE'S' PLAT...."

**PARCEL AREA**

9,117 S.F.



**SURVEY & SITE PLAN**

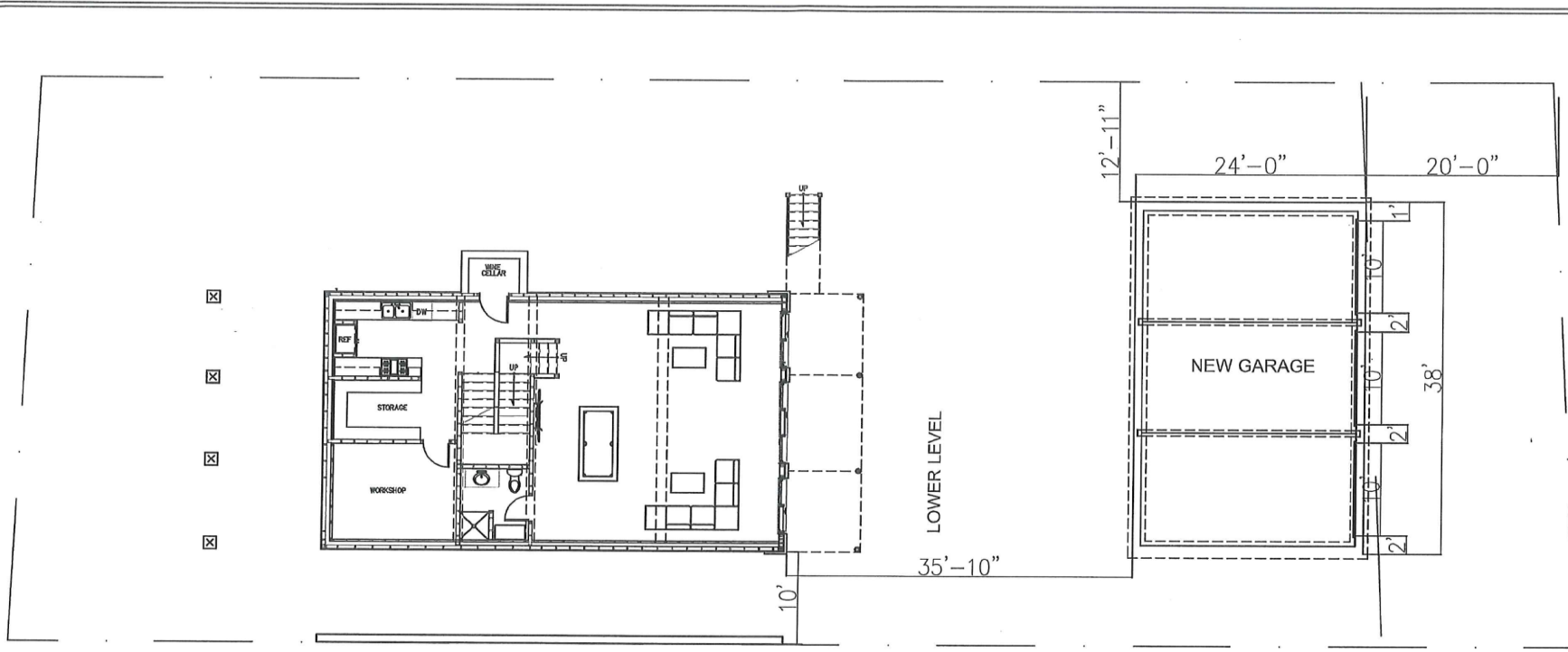
ASSESSORS PLAT 2, LOT 3434  
CRANSTON, RHODE ISLAND  
PREPARED FOR: 16 WINDSOR ROAD LLC  
PREPARED BY: ALPHA ASSOCIATES, LTD.  
35 ROCKY HOLLOW ROAD  
EAST GREENWICH, RI 02818  
T.401.884.8506 F.401.884.7747  
SCALE: 1"=20' SEPTEMBER, 2021 SHEET 1 OF 1 REV. 8/2/22



SELKIRK ROAD

# WINDSOR ROAD

NARRAGANSETT BLVD.



1 McCauley Site Plan  
A-1 SCALE: 1/16" = 1'-0"

36" HIGH BLACK WELDED WIRE FENCE  
SET BACK 18" FROM PARAPET WALL

2' WIRE TRELIS

GREENROOF W/ 18" SOIL  
SUPPORTING LAWN AREA  
& PERIMETER PLANTINGS

GRANITE STEPS & WALK TO  
PROVIDE ACCESS ALONG  
NORTH SIDE OF GARAGE.

PLANTED BOULDER WALLS TO  
RETAIN GRADE BETWEEN  
GARAGE & NORTHERN PROPERTY LINE.

WINDSOR ROAD

20' CURB  
OPENING

37' FROM OPENING  
TO WINDSOR ROAD

PROPERTY  
CORNER

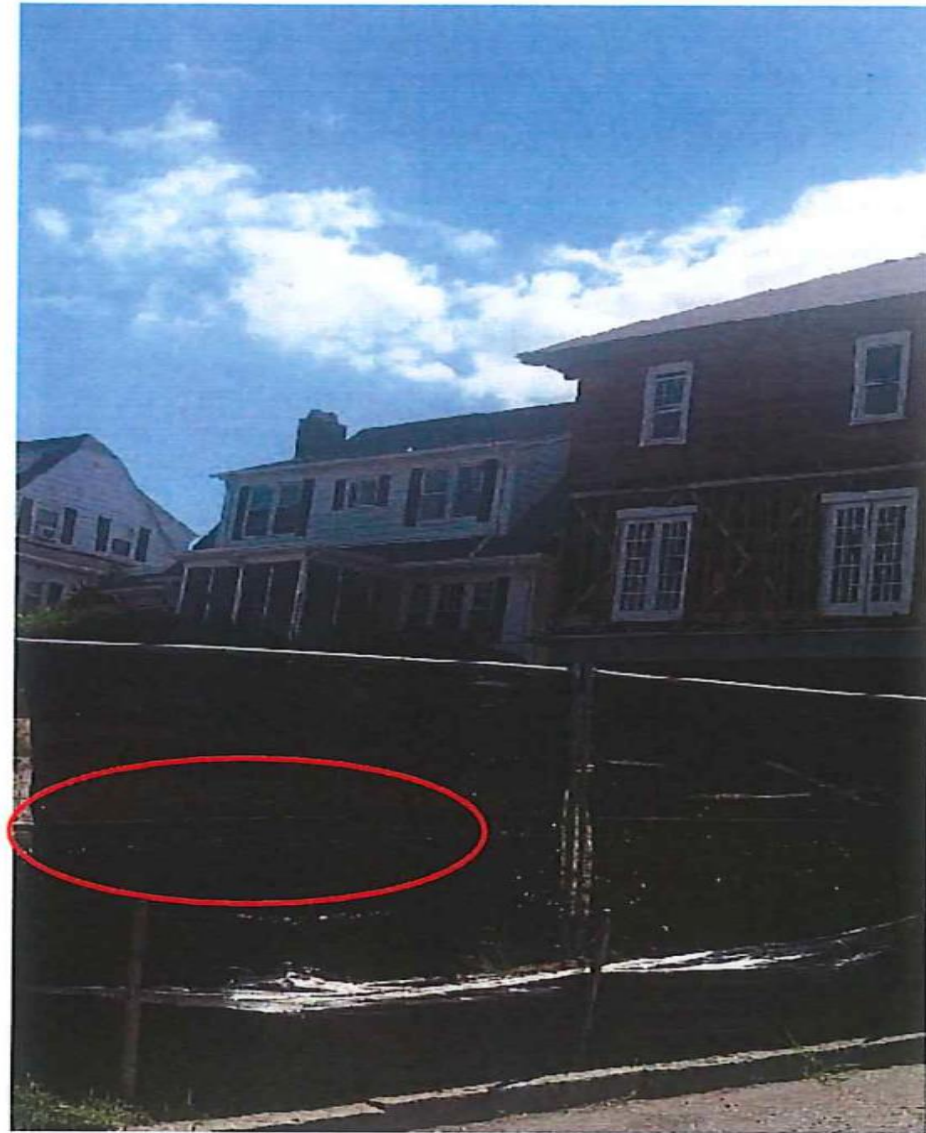
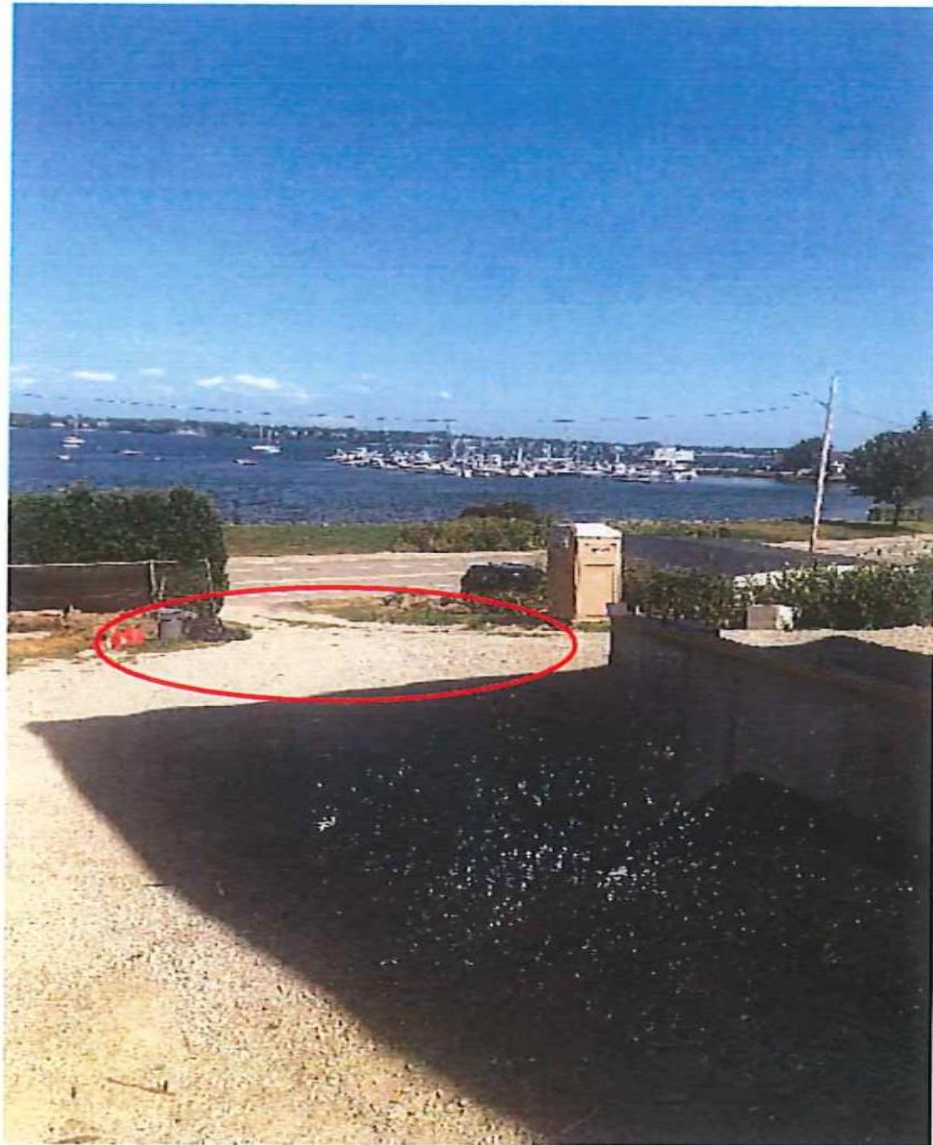
NORTH

NARRAGANSETT  
BOULEVARD

PROPOSED GARAGE at  
16 WINDSOR ROAD  
CRANSTON, RHODE ISLAND  
SKETCH DRAWING BY DON LEIGHTON, L.A.  
AUGUST 2022

16 Windsor Road, Cranston, Rhode Island

Denotes Approx. Area of Garage



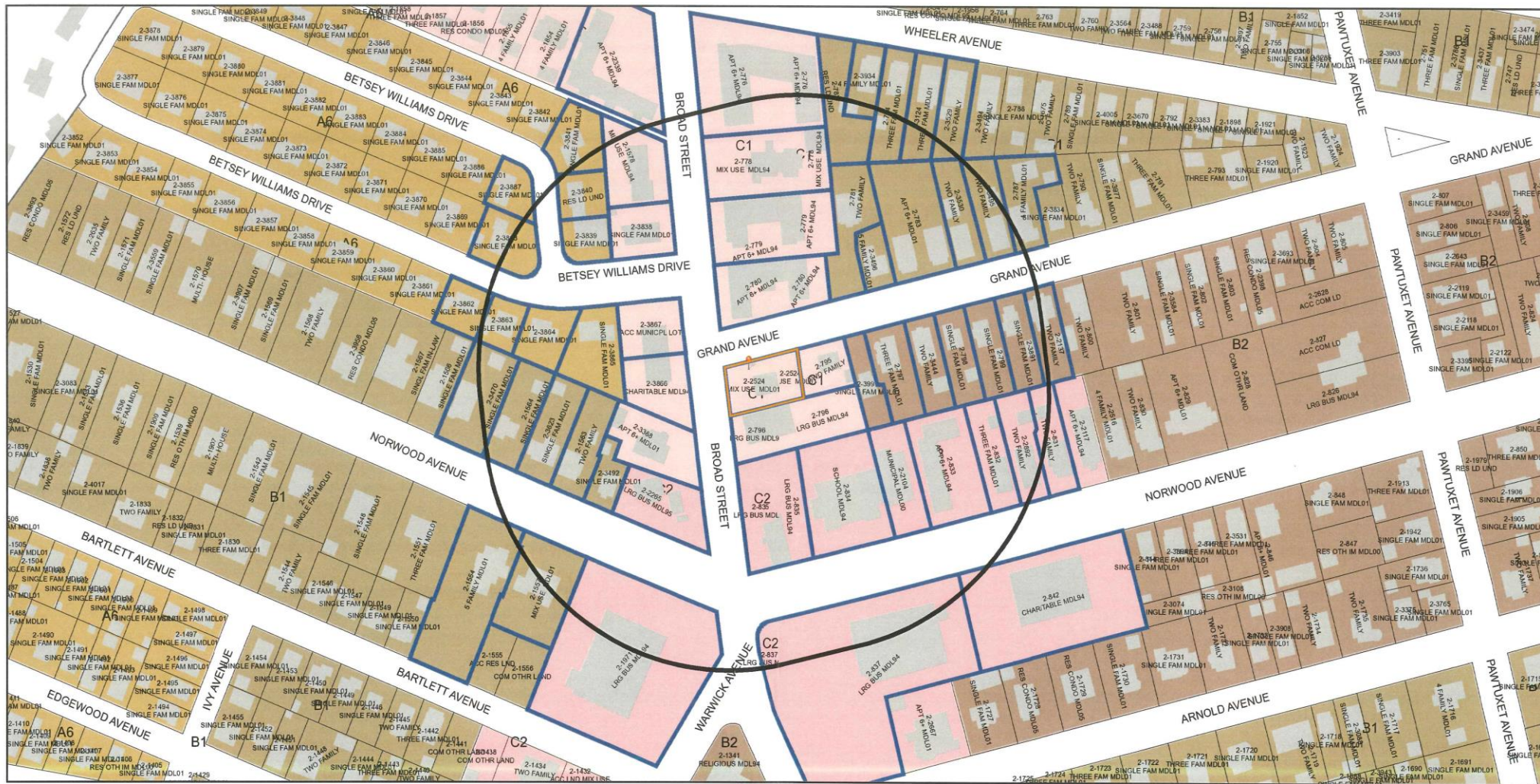


▶ **Ward 1**

▶ **LUC REALTY HOLDINGS, LLC(OWN/APP)** has applied to the Board to convert a professional office into a dwelling unit in a mixed-use building converting it to a multi-family four unit use at **1732 Broad Street**, A.P. 2, lot 2524; area 8978 s.f.; zoned C-1. Applicant seeks relief per sections 17.92.010-Variance; Section 17.20.090(A)- Specific Requirements.

▶ Application filed 8/5/2022. Steven A. Moretti, Esq.

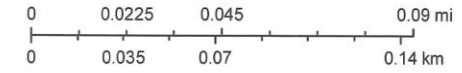
# 1732 Broad St 400' Radius Plat 2 Lot 2524



7/27/2022, 8:07:01 AM

Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names		Zoning		A6		C4		S1
—	Cranston Boundary	none		B1		C5		Other
⋮	Parcels	A80		B2		M1		
▭	Buildings	A20		C1		M2		
—	Zoning Dimensions	A12		C2		E1		

1:1,887



City of Cranston

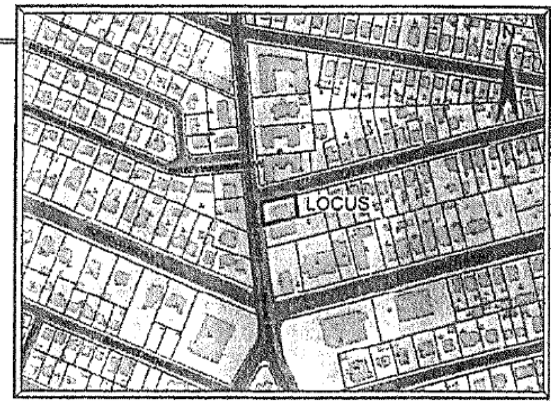
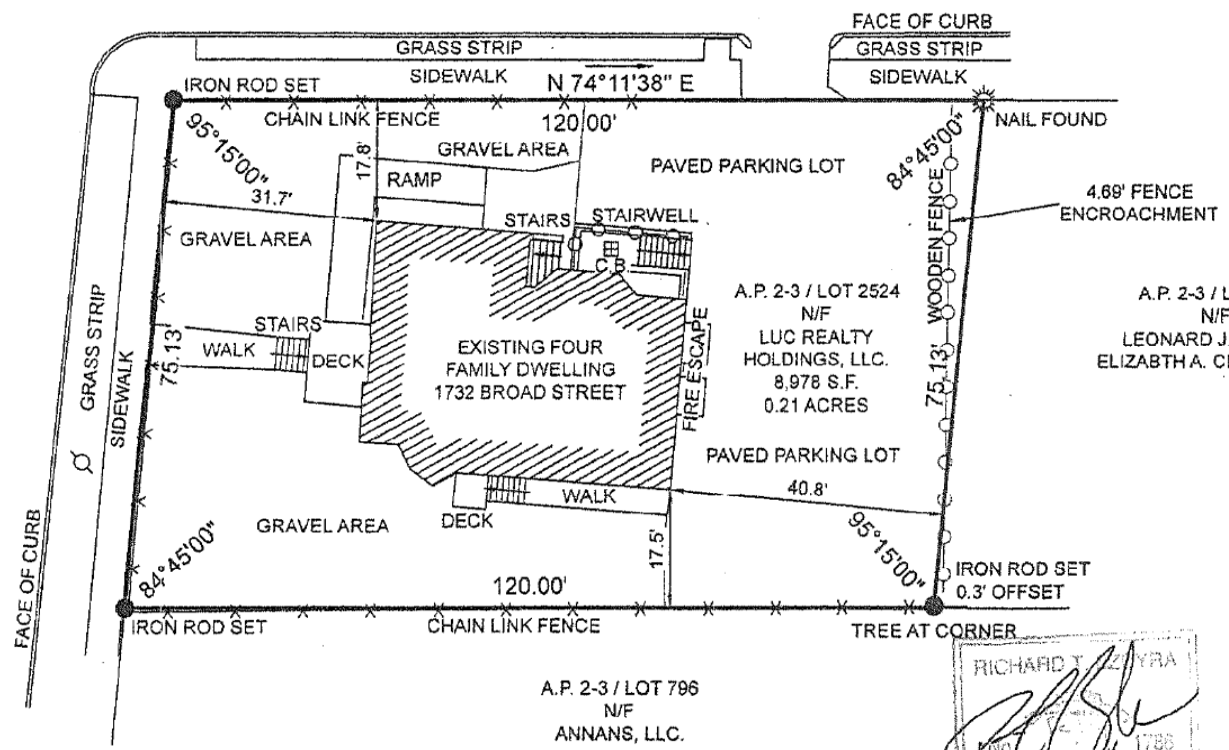
**REFERENCE:**

1. DEED BK. 5315 PG. 103
2. PART OF LOT 77 ON "THE ROGER WILLIAMS PARK PLAT SURVEYED AND PLATTED DECEMBER 28, 1856 REPLATTED MAY 13TH 1872 BY N.B. SCHUBARTH" P.C. 67



**BROAD STREET**  
(60' PUBLIC)

**GRAND AVENUE**  
(60' PUBLIC)



**LOCUS MAP**  
NOT TO SCALE

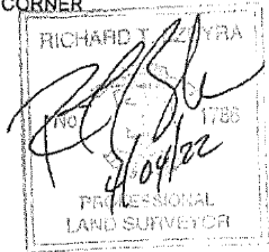
**ZONING DISTRICT C-1**

- MINIMUM LOT AREA: 6,000 S.F.
- MINIMUM LOT FRONTAGE: 60 FT.
- MINIMUM SETBACKS: FRONT: 25 FT.
- SIDE: 8 FT.
- REAR: 20 FT.
- MAXIMUM STRUCTURE HEIGHT: 35 FT.
- MAXIMUM LOT COVERAGE: 60%

A.P. 2-3 / LOT 795  
N/F  
LEONARD J. BAUM &  
ELIZABTH A. CHMBERLAIN

A.P. 2-3 / LOT 2524  
N/F  
LUC REALTY  
HOLDINGS, LLC.  
8,978 S.F.  
0.21 ACRES

A.P. 2-3 / LOT 796  
N/F  
ANNANS, LLC.



**BOUNDARY STAKE-OUT SURVEY**

A.P. 2-3 / LOT 2524  
1732 BROAD STREET  
CRANSTON, R.I. 02920  
SCALE: 1"=20' DATE: APRIL 1, 2022

PREPARED FOR:  
**LUC REALTY HOLDINGS, LLC.**  
90 CREST DRIVE, CRANSTON, R.I. 02910  
PHONE: (401) 316-8099

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10200 / DWG. NO. 10200 - C1 - (AJB)

GRAPHIC SCALE: 1" = 20'



**SURVEY CLASSIFICATION:**

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

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: 4/04/22  
RICHARD T. BZDYRA, PLS. LICENSE #1786. COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



ARCHITECTS

Saccoccio & Associates, Inc.

1035 Park Avenue  
Cranston, Rhode Island 02910

TEL 401.542.7970  
FAX 401.542.7975

Consultant

Broad Street  
Apartments

1732 Broad Street,  
Cranston RI

Revision Schedule

Revision Number	Revision Date

SHEET TITLE  
EXISTING  
EXTERIOR  
ELEVATIONS

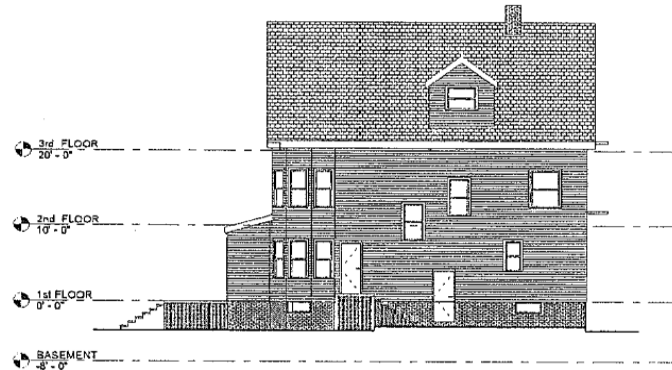
DRAWN: JMP  
JOB NUMBER: 22032  
CHECKED BY: HS  
DATE: 6-26-22

EX-2

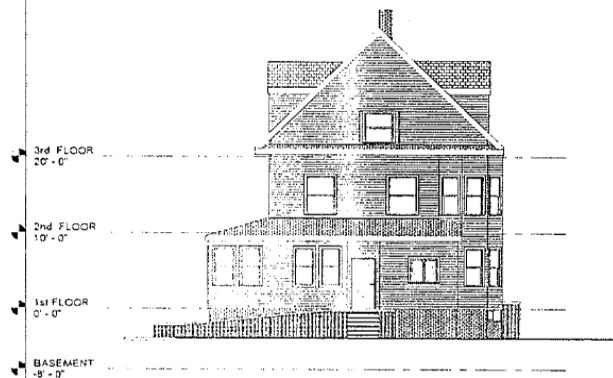
SHEET OF



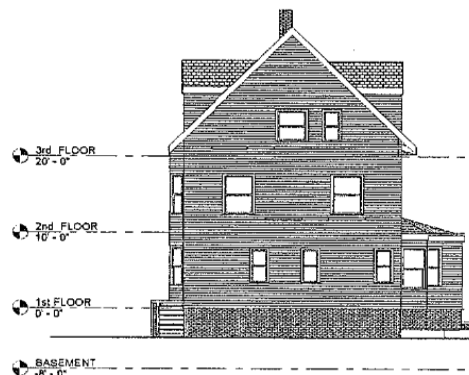
3 EX-2  
EXISTING - EAST ELEVATION  
1/8" = 1'-0"



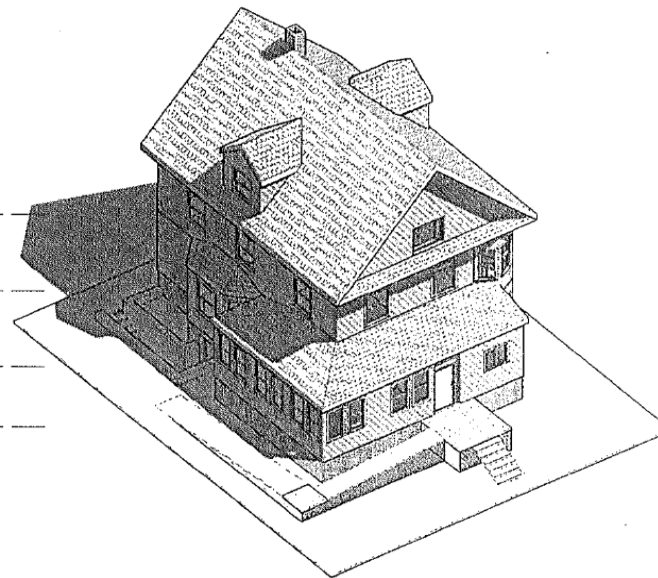
4 EX-2  
EXISTING - WEST ELEVATION  
1/8" = 1'-0"



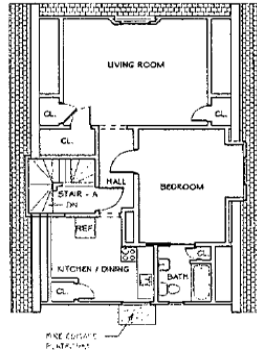
5 EX-2  
EXISTING - NORTH ELEVATION  
1/8" = 1'-0"



6 EX-2  
EXISTING - SOUTH ELEVATION  
1/8" = 1'-0"

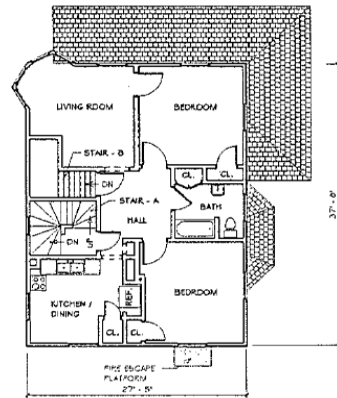






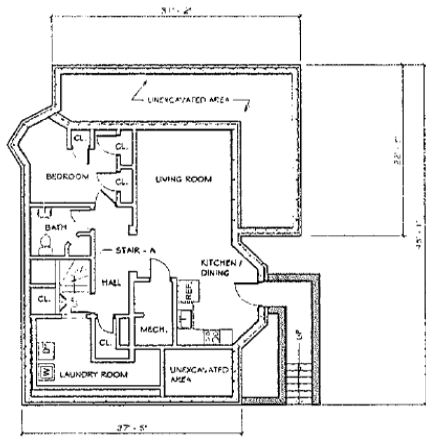
APARTMENT - 301  
1 BEDROOM  
1 BATH

4 EX-1  
EXISTING - 3rd FLOOR PLAN  
1/8" = 1'-0"



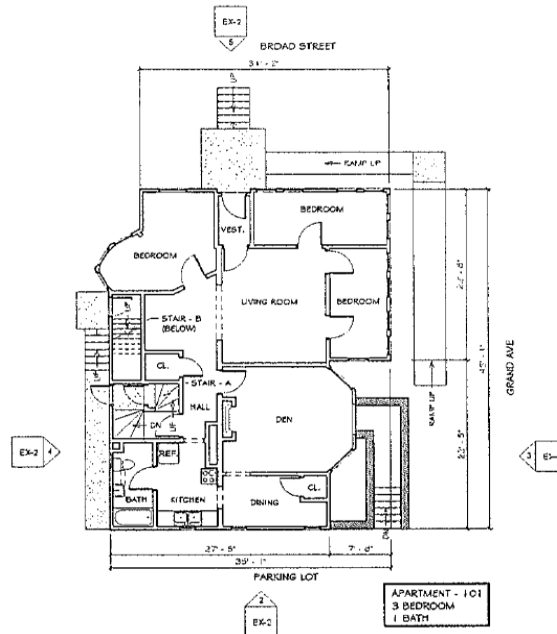
APARTMENT - 201  
2 BEDROOM  
1 BATH

3 EX-1  
EXISTING - 2nd FLOOR PLAN  
1/8" = 1'-0"



APARTMENT - 001  
1 BEDROOM  
1 BATH

1 EX-1  
EXISTING - BASEMENT PLAN  
1/8" = 1'-0"



APARTMENT - 101  
3 BEDROOM  
1 BATH

2 EX-1  
EXISTING - 1st FLOOR PLAN  
1/8" = 1'-0"



ARCHITECTS

Saccoccio &  
Associates, Inc.

1035 Park Avenue Tel: 401.942.7970  
Cranston, Rhode Island Fax: 401.942.7975  
02910

Consultant:

Broad Street  
Apartments

1732 Broad Street,  
Cranston RI

Revision Schedule

Revision Number	Revision Date

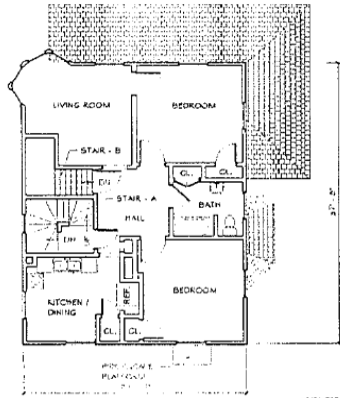
SHEET TITLE  
EXISTING FLOOR  
PLANS

DRAWN: JMP JOB NUMBER: 22010

CHECKED BY: MS DATE: 6-25-22

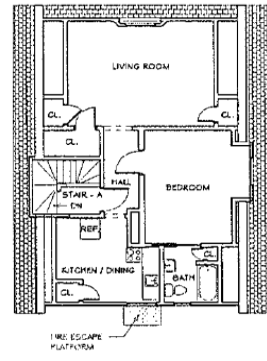
EX-1

SHEET: OF:



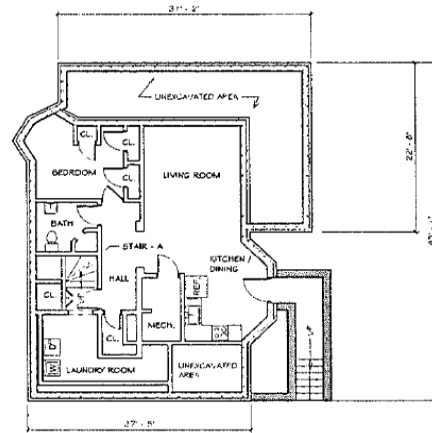
APARTMENT - 201  
2 BEDROOM  
1 BATH

3 EX-1  
EXISTING - 2nd FLOOR PLAN  
1/8" = 1'-0"



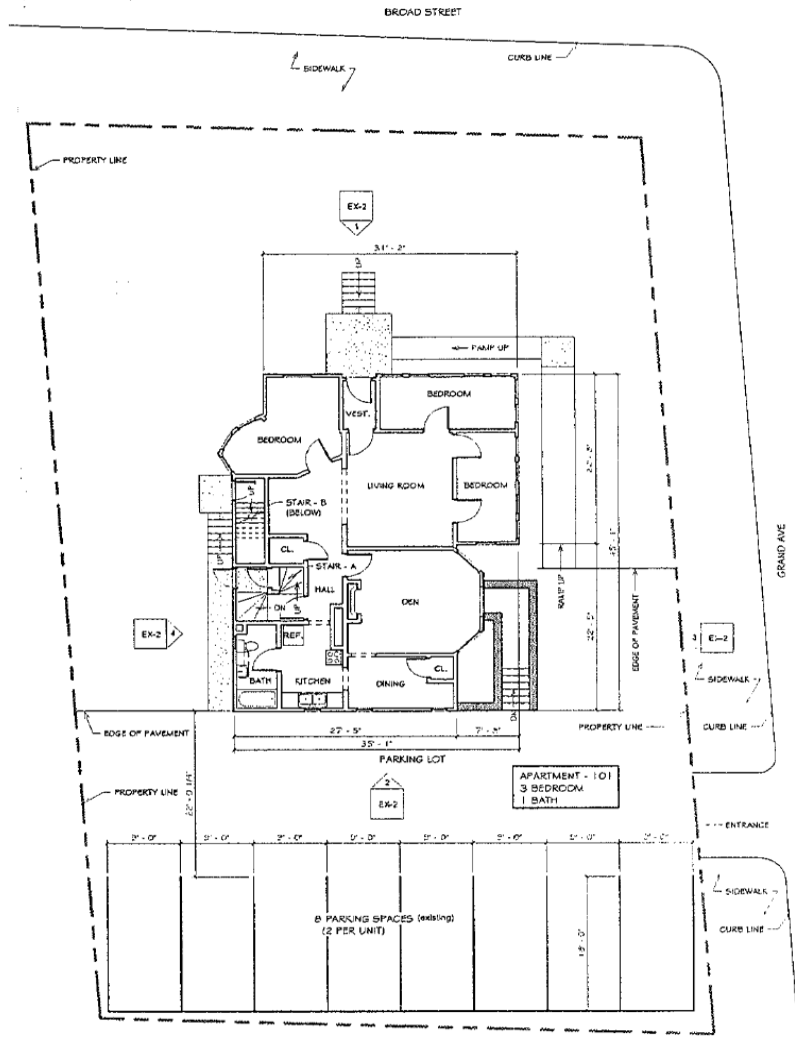
APARTMENT - 301  
1 BEDROOM  
1 BATH

4 EX-1  
EXISTING - 3rd FLOOR PLAN  
1/8" = 1'-0"



APARTMENT - B01  
1 BEDROOM  
1 BATH

1 EX-1  
EXISTING - BASEMENT PLAN  
1/8" = 1'-0"



6 EX-1  
EXISTING - 1st FLOOR PLAN  
1/8" = 1'-0"

**SZ ARCHITECTS**  
Saccoccio & Associates, Inc.  
1082 Park Avenue  
Cranston, Rhode Island  
02910  
Tel: 401.942.7870  
Fax: 401.942.7592

**Broad Street  
Apartments**  
1732 Broad Street,  
Cranston RI

Revision Schedule	
Revision Number	Revision Date

**SHEET TITLE**  
EXISTING FLOOR PLANS

DRAWN BY: JMF  
JOB NUMBER: 22030  
CHECKED BY: NIS  
DATE: 7.14.22

**EX-1**

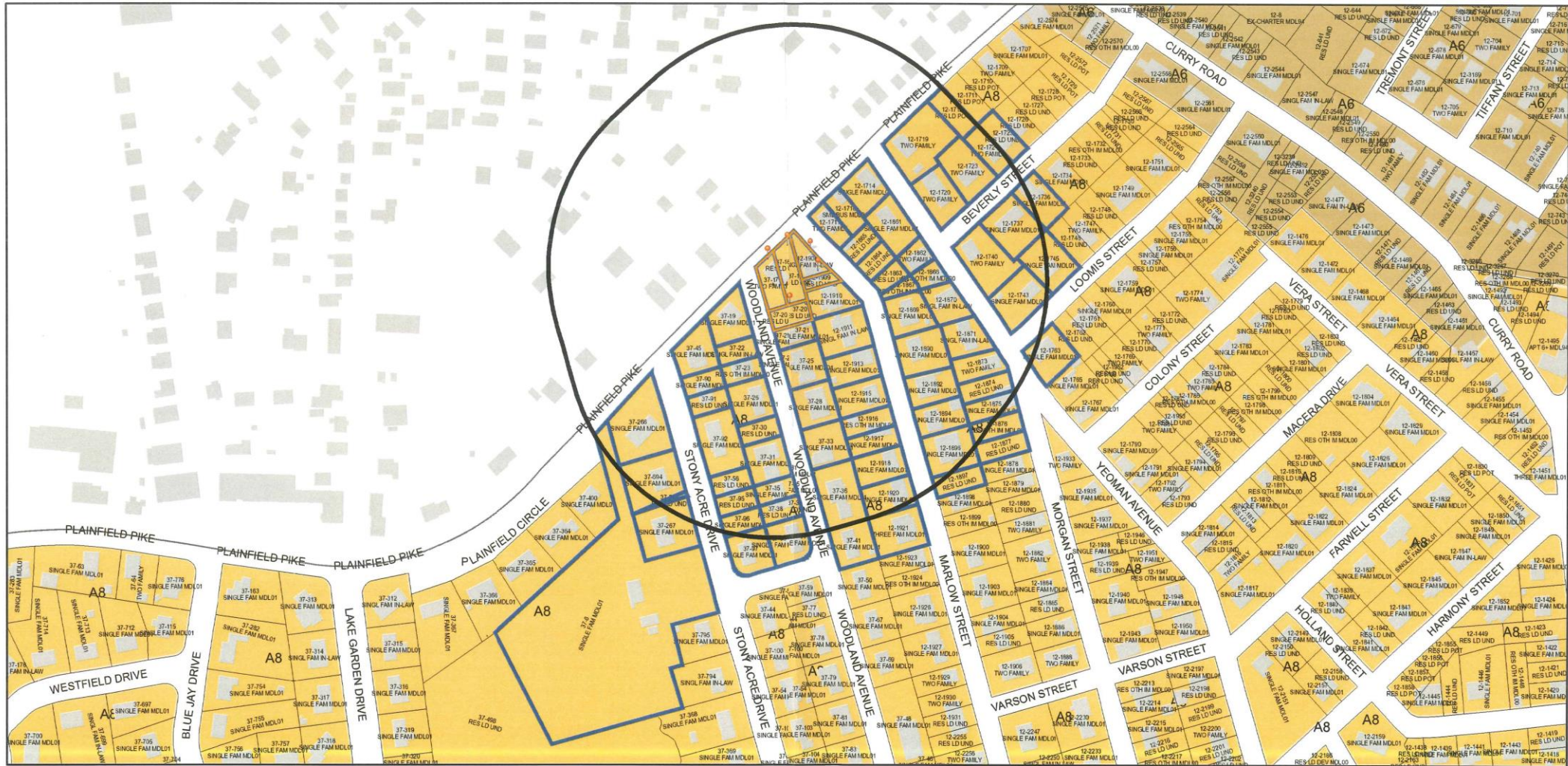
SHEET: 01

▶ **Ward 5**

▶ **DAVID C. & LIANNE DiMAIO and DAVID DiMAIO (APP)** have filed an application to construct a single-family dwelling on an under-sized lot at **0 Woodland Avenue**, A.P. 37, lot 20; area 3,223 s.f.; zoned A8. Applicant seeks relief per sections 17.92.010- Variance; Section 17.20.120- Schedule of Intensity Regulations.

▶ Application filed 8/9/2022. Robert D. Murray, Esq.

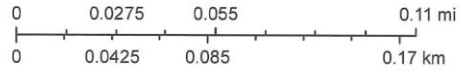
# 0 Woodland Ave 400' Radius Plat 37 Lots 20, 16 etc



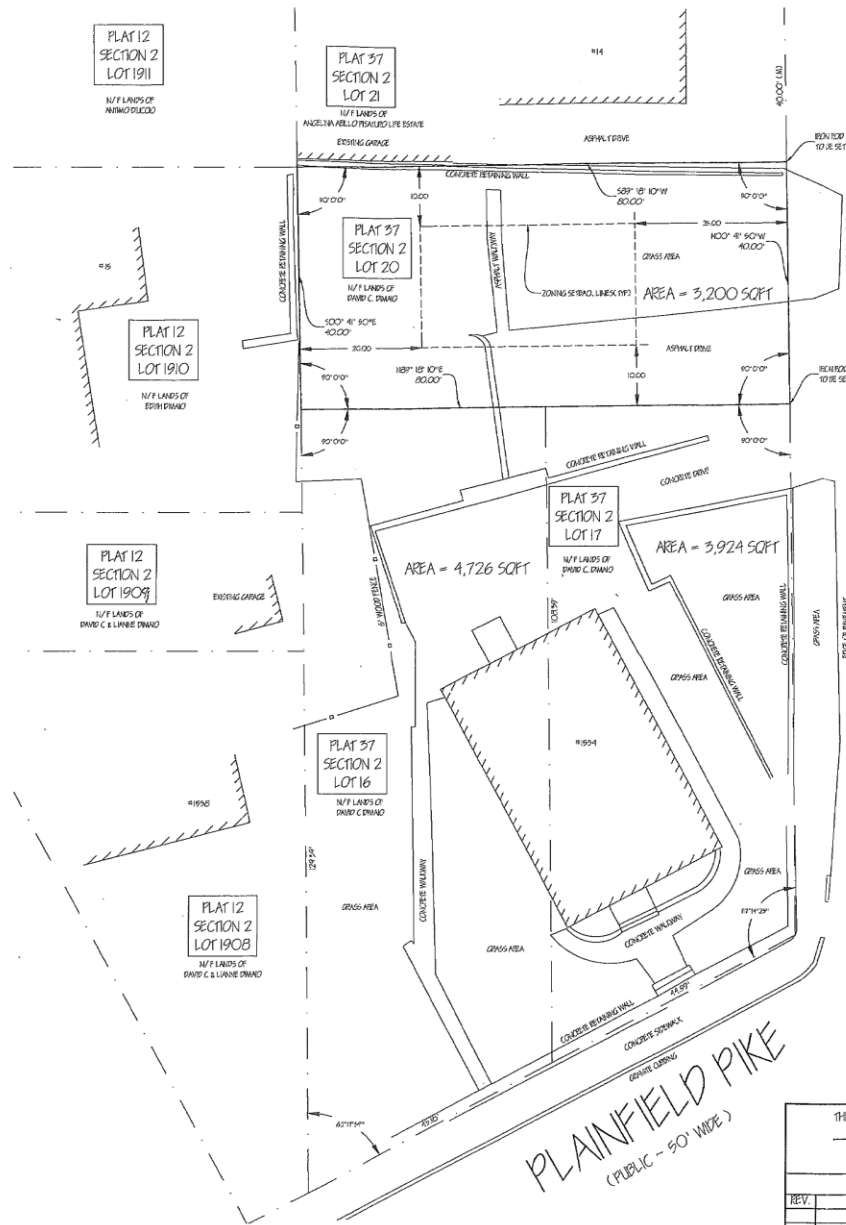
6/30/2022, 8:07:24 AM

Parcel ID Labels		Historic Overlay District				
Streets Names		Zoning				
— Cranston Boundary		none				
⋮ Parcels		A80				
▬ Buildings		A20				
Zoning Dimensions		A12				

1:2,278

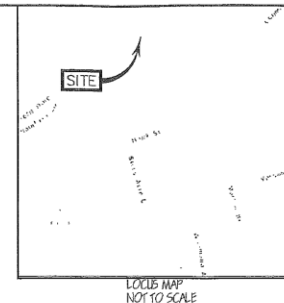


City of Cranston



WOODLAND AVE  
(PUBLIC 40' WIDE)

PLAINFIELD PIKE  
(PUBLIC - 50' WIDE)



NOTES:

1. PROPERTY KNOWN AS LOT 20 AS SHOWN ON THE CITY OF CRANSTON, PROVIDENCE COUNTY, STATE OF RHODE ISLAND, PLAT NO. 37.
2. AREA = 3,200 SQUARE FEET OR 0.073 ACRES
3. UNDERGROUND UTILITIES HAVE NOT BEEN FOUND BEFORE ANY SITE EVALUATION. PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS OF MINIMAL FLOODING) PER REF. # 2
7. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADJUNCTION, ETC.

REFERENCES:

1. THE TAX ASSESSOR PLAT OF THE CITY OF CRANSTON, PROVIDENCE COUNTY, PLAT 37.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, PANEL 311 OF 454" COMMUNITY PANEL NUMBER 445556 0311 R, MAP REVISED, OCT. 2, 2015.
3. MAP ENTITLED "THE HAZARD HOMESTEAD PLAT, NO. 1, BELONGING TO CHAS. H. STONE AND JOAN C. SMITH, WALTER J. BRADY, ENGR., JUNE, 1983" WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS IN THE CITY OF CRANSTON IN PLAT BOOK 10 AT PAGE 22 AND ON PLAT CARD 234.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 45A-R02-00-00-19 OF THE RULES AND REGULATIONS ADOPTED BY THE BOARD OF SURVEYING AND REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 29, 2019 AS FOLLOWS:

- |  |  |
|--|--|
| A. TYPE OF BOUNDARY SURVEY:  | MEASUREMENT SPECIFICATION:   |
| LIMITED CONVENT BOUNDARY SURVEY  | I  |
| B. OTHER TYPE OF SURVEY:   | MEASUREMENT SPECIFICATION:   |
| PLANIMETRIC SURVEY   | II   |
| C. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: | PREPARE BOUNDARY SURVEY FOR LOT NUMBER 20 ASSESSED IN PARCEL 37 FOR BUILDING PERMIT. |

ITEM	QUANTITY	UNIT
FIELD AREA	3,200	SQ. FEET
CONCRETE DRIVE	2	LINEAL FEET
CONCRETE WALL	200	LINEAL FEET
CONCRETE DRIVE	2	LINEAL FEET
CONCRETE DRIVE	2	LINEAL FEET

NOTE: JOINDER GENERAL CONTRACTOR HAS BEEN ADVISED BY SURVEYOR OF NECESSARY REVISIONS AND PERMITS FOR EVIDENCE ONLY AND NOT FOR CONSTRUCTION PURPOSES. OTHER APPLICABLE CODES, IS GOVERN VALUED.

NICHOLAS VELTRI  
STATE REGISTERED PROFESSIONAL LAND SURVEYOR #158  
CERTIFICATE OF REGISTRATION #1445

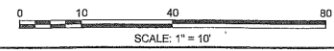
PREPARED BY:  
**N. VELTRI SURVEYING, INC.**  
SURVEYING - LAND PLANNING  
(P) 401-640-0354  
VELTRISURVEY@VERIZON.NET

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING STREETS:  
WOODLAND AVENUE  
PLAINFIELD PIKE

REV.	REVISIONS	DATE

SCALE: 10 FEET TO THE INCH  
FILE NAME: David Dimajo Zoning Plat.docx  
FIELD BOOK NO: B-2022-1  
DRAWN BY: CMS  
FIELD CHECK: CMS  
JOB NO: 22-0001  
DATE: 01/26/2022

PROPERTY SURVEY PLAN  
DAVID C. DIMAIO  
0 WOODLAND AVENUE  
CRANSTON, RI 02920  
AP 37 SECTION 2 LOT 20

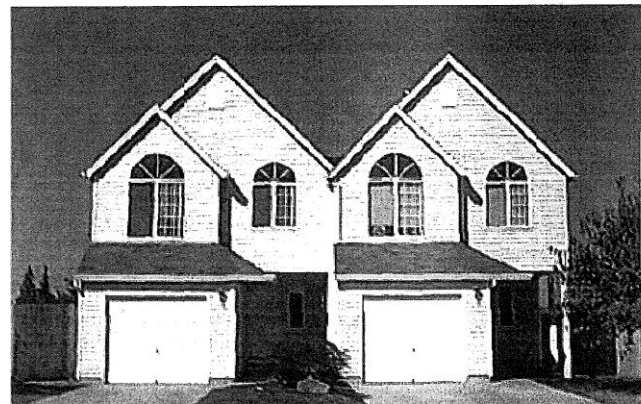
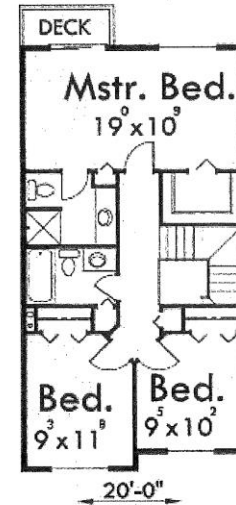




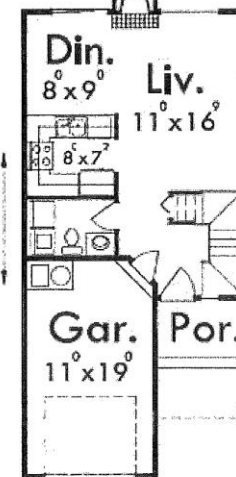
Shown as single family plan 9920

**PLAN # 9920**

MAIN FLR 490 SQ. FT.  
 UPPER FLR 690 SQ. FT.  
 TOTAL 1180 SQ. FT.  
 GARAGE 230 SQ. FT.



Shown as Duplex plan D-319

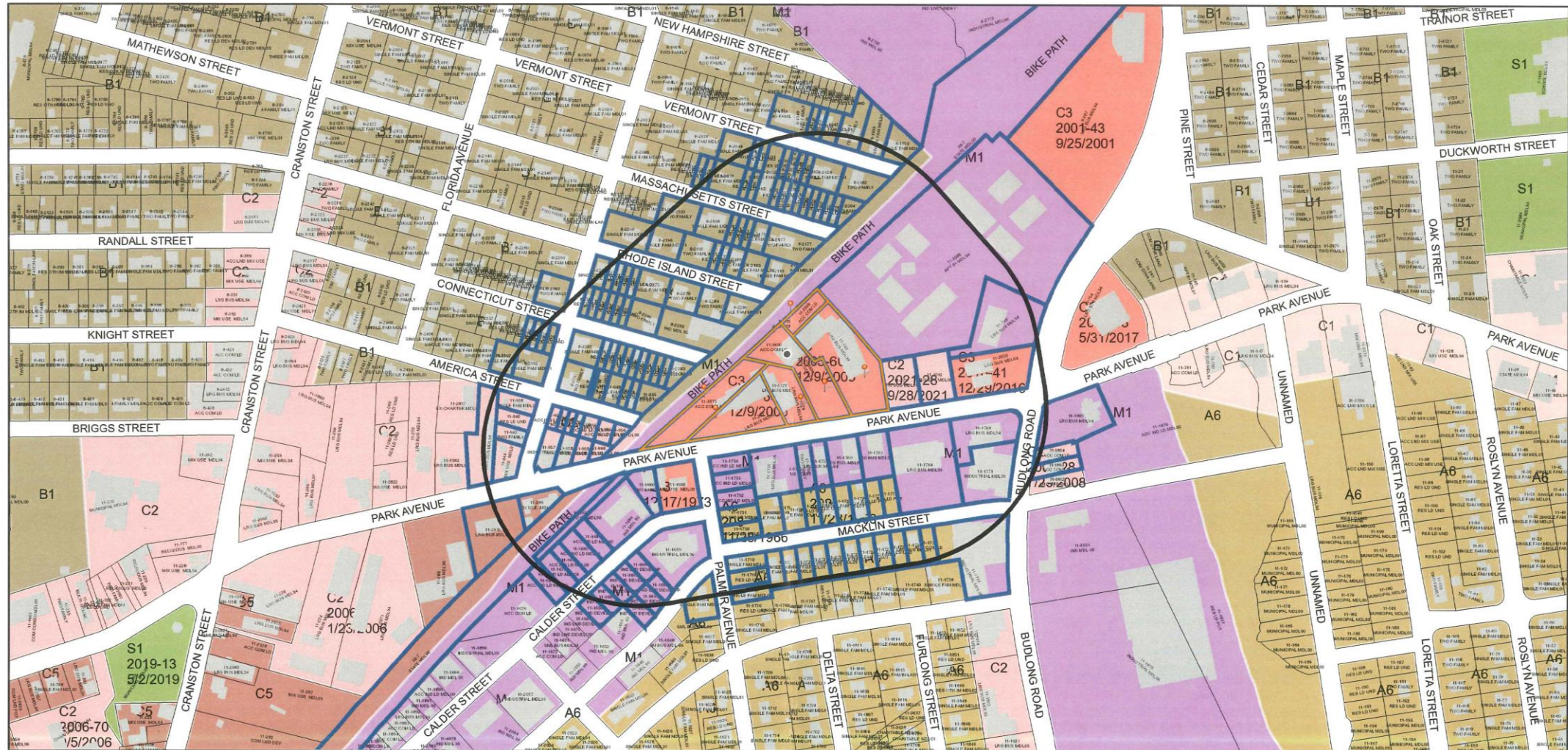


▶ **Ward 3**

▶ **PARK AVENUE PLAZA, LLC (OWN) and FIVE RIVERS, LLC (APP)** has applied to the Board to allow a drive-up window to be installed for a pharmacy use in an attached unit of a shopping plaza at **1375 Park Avenue**, A.P. 11, lots 749,3599, 3600; area 67,001s.f.; zoned C3. Applicant seeks relief per sections 17.92.010- Variance; Section 17.28.010 (B), (1)- Drive-In Uses.

▶ Application filed 8/10/2022. Robert D. Murray, Esq.

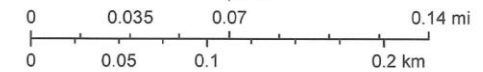
# 1375 Park Ave 400' Radius Plat 11 Lot 749-3600



7/12/2022, 10:43:34 AM

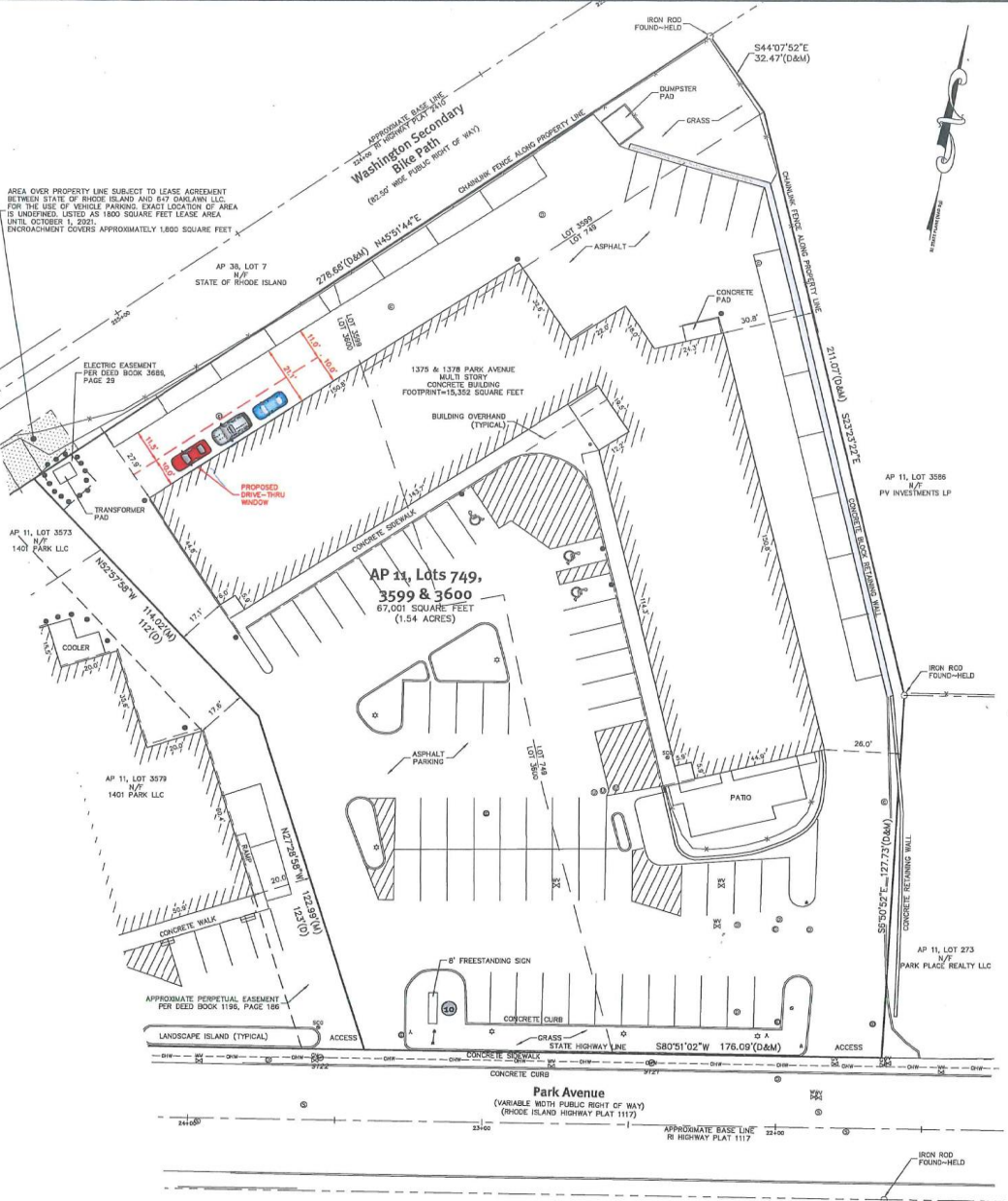
Parcel ID Labels		Historic Overlay District		A8		C3		MPD
Streets Names	<b>Zoning</b>			A6		C4		S1
— Cranston Boundary	none			B1		C5		Other
⋯ Parcels	A80			B2		M1		
▭ Buildings	A20			C1		M2		
Zoning Dimensions	A12			C2		EI		

1:2,967

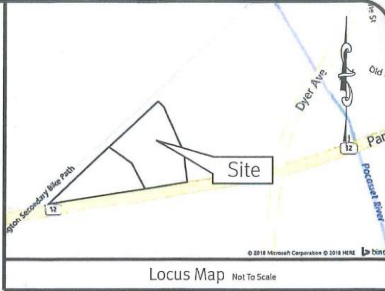


City of Cranston





Legend	
BUILDING	NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY
AP	AP ASSessor's PLAT
N/P	NOT PREVIOUSLY FOUND/SET
(D)	DEED
(M)	MEASURED
(CA)	CHORD ANGLE
HC	HANDICAPPED
	PROPERTY LINE
	ASSESSOR'S LINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	WATER LINE
	SEWER LINE
	SEWER FORCE MAIN
	GAS LINE
	ELECTRIC LINE
	OVERHEAD WIRES
	DRAINAGE LINE
	MAX. FOUND/SET
	DRILL HOLE FOUND/SET
	IRON ROD/PIPE FOUND/SET
	BRONG FOUND/SET
	SIGN
	BOLLARD
	SOIL EVALUATION
	CATCH BASIN
	DOUBLE CATCH BASIN
	DRAINAGE MANHOLE
	FLARED END SECTION
	GUY POLE
	ELECTRIC MANHOLE/HANDHOLE
	UTILITY/POWER POLE
	LIGHTPOST
	SEWER/ELECTRIC MANHOLE
	SEWER VALVE
	CLEANOUT
	HYDRANT
	IRRIGATION VALVE
	WATER VALVE
	WELL
	MONITORING WELL
	UNKNOWN MANHOLE
	GAS VALVE
	BENCH MARK
	SHRUB
	WETLAND FLAG
	TREE



**General Notes**

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 11, LOTS 749, 3599 & 3600 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 3688, PAGE 338 & DEED BOOK 4331, PAGE 289 IS AIR HOLDINGS INC.
- BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44027C01R, DATED OCTOBER 3, 2018. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED C3 BASED ON CITY OF CRANSTON GIS. 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.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON MAY 22, 2018. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.

**Plan References:**

- RHODE ISLAND HIGHWAY PLAT 1117.
- "NATIONALGRID, MID CITY, INC., 1375 PARK AVENUE, CRANSTON, RI, PADMOUNT INSTALLATION, DATE: 3-12-2007," DEED BOOK 3688, PAGE 338.

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 Fax: 401-863-8301  
 www.diprete-engineering.com



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Boston • Providence • Newport



