



Incorporated 1910

Minor Subdivision Application

Submit the completed application to the Cranston Planning Department *together* with all required and supporting documents and materials. Illegible or incomplete applications will not be reviewed.

Project Phase: Pre-application Preliminary Final

Project Info

Project Info

Project Name: Realterm Minor Subdivision
Assessor's Plat(s): 36-2 Assessor's Lot(s): 99 & 24
Address of Project: 2110 Plainfield Pike, Cranston, RI 02921

Contact Information

Applicant

Name: Realterm (c/o Jack Battles)
Address: 333 W. Wacker Drive, Chicago, IL 60606
Phone: 443-321-2616 Email: jbattles@realterm.com

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

Name: RLF IV Terminals SPE, LLC
Address: 201 West Street, Annapolis, MD 21401
Phone: _____ Email: _____

Attorney (If applicable)

Name: Robert D. Murray, Esq., Taft & McSally LLP
Address: 21 Garden City Drive, Cranston, RI 02920
Phone: 401-946-3800 Email: rdmurray@taftmcsally.com

Cranston Planning Department
869 Park Avenue Cranston, RI 02908
(401) 780-3136

Engineer

Name: _____

Address: _____

Phone: _____ Email: _____

Land Surveyor

Name: Bradford J. Travers, PLS, Waterman Engineering Company

Address: 46 Sutton Avenue, East Providence, RI 02914

Phone: 401-438-5775 Email: Brad@watermanengineering.net

Owner/Applicant Signature

I (we) hereby certify that I (we) own the subject property and seek Minor Subdivision and/or Land Development Plan approval(s) as drafted in the accompanying plans for review by the City Plan Commission.

Brian Dowling SVP *Brian Dowling*

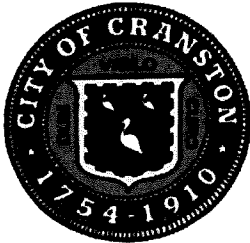
Applicant Name & Title (please print) **Applicant Signature**
Date: 26-Jun-2025 | 09:34:04 EDT

Signature of Owner (if different than above)
Date: _____

Brian Dowling

Signature of Owner(s)
Date: 26-Jun-2025 | 09:34:04 EDT

Certification



Incorporated 1910

Minor Subdivision Checklist

Name of proposed subdivision/development:

Realterm Minor Subdivision Plan

Preparer: Bradford J. Travers, PLS - Waterman Eng. Co.

Phone Number: 401-438-5775

Email: Brad@watermanengineering.net

Date of Application: 06/17/2025

Plat and Lot Number(s) of the land being subdivided/developed: A.P. 36-2, Lots 99 & 24

Date Received / Initials

INSTRUCTIONS

Digital copies of all submissions are required. Email initial submission for review to planning@cranstonri.org prior to printing documents.

All plans required by this checklist shall show the following information (as applicable). The shaded boxes in the checklist indicate an item is **not** required at a particular stage. If any checklist items are marked "not applicable (NA)" please provide a brief explanation as to why the item is not applicable in the space provided at the end of each section of the checklist.

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

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

Please check the applicable stage of review for the submission:

Stage of Review:	<input type="checkbox"/> Pre-Application with Staff (PA)
	<input checked="" type="checkbox"/> Preliminary Plan (PR)
	<input type="checkbox"/> Final Plan (F)
Check if requesting zoning relief for this stage of review:	<input checked="" type="checkbox"/> Unified Development Review

A. FORMS AND DOCUMENTS

A	PA	PR	F	REQUIRED FORMS AND DOCUMENTS	REVIEW CODE
1.		X		1 digital copy of all plans and application materials	
2.		X		2 paper copies of the plan set (24"x 36")	
3.		X		Minor Subdivision Application	
4.		X		Relevant Filing Fee (See Table G.)	
5.		X		Radius Package from Tax Assessor's Office (map and mailing list for notices)	
6.		X		All relevant supporting materials as determined during Pre-Application Conference	
7.				All relevant supporting materials as conditioned by Preliminary Plan Approval	
Checklist Item #		Applicant Comments on Required Forms/Documents:			
Checklist Item #		Reviewer Comments on Required Forms/Documents:			

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

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

C. EXISTING CONDITIONS PLAN(S)

C	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		X		A general location map showing the relationship of the parcel to the area within a half-mile radius, provide an aerial or satellite image depicting the subject parcel	

C	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
2.		X		Certification by a RI Registered Land Surveyor that a perimeter study of the land being developed has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information	
3.		X		District Dimensional Regulations of the subject parcel	
4.		X		Zoning district(s) of the subject parcel(s), with zoning boundary lines shown if there is more than one district	
5.		n/a		Notes referencing any relevant previous zoning relief including conditions of approval	
6.		n/a		Boundaries and total area of any land classified as "unsuitable for development"	
7.		X		Dimensions & area of subject parcel, and location and dimensions of existing property lines, type of easements and rights-of-way within or adjacent to the subject parcel	
8.				Existing contours at intervals at intervals of ten (10) feet	
9.		X		Existing contours at intervals at a minimum of two (2) feet	
10.		X		FEMA Flood Map and Base flood elevation; use the North American Vertical Datum of 1988 (NAVD 88)	
11.		X		Boundaries and notation of soil classifications for the entire project area	
12.		n/a		Location of soil contaminants present on the subject parcel	
13.				Location of Phase III Remediation Plan area, if required by RIDEM	
14.		n/a		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	
15.		X		Notation of existing ground cover with approximate location of wooded areas and areas of active agricultural use. Identify prime agricultural soils as determined by NRCS.	
16.		X		Location of known easements and rights-of-way within or adjacent to the subject parcel(s), including streets, driveways, farm roads, and/or trails that have been in public use	
17.		X		Location, width, classification, and names of existing public, private, and paper streets within and adjacent to the subject parcel(s)	
18.		X		Location, size, and use/type of all existing buildings or significant above-ground structures, including stone walls, on the subject parcel(s)	
19.		X		Location and size of existing buildings or significant above-ground structures on parcels immediately adjacent to the subject parcel(s)	
20.		X		Location, size, and type of all known, existing above and below ground utilities, including sewer, OWTS, wells, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be present on the site or within the right of way along the property frontage	
21.		X		Location of any unique and/or historic features within or adjacent to the subject parcel(s), including stone walls, historic cemeteries and access, or, if none, a notation indicating such	
22.		X		Accurate location of any unique natural features present on the site, including but not limited to significant specimen trees, or if none, a notation indicating such	
23.		X		Determination if the proposed development or subdivision lies within any area designated by the town or state for purposes of environmental, natural or cultural resource protection, such as: <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. Wellhead Protection Area e. Groundwater Recharge Area 	

C	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
		n/a		f. Areas within a TMDL watershed, as identified by RIDEM g. An OWTS Critical Resource Area, as defined by RIDEM h. A Drinking Water Supply Watershed, as defined by RIDEM i. National Register of Historic Places j. Cranston Historic District	
Checklist Item #		Applicant Comments on Required Items:			
Checklist Item #		Reviewer Comments on Required Items:			

D. PROPOSED CONDITIONS PLAN(S)

D	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		n/a		Location, size, and use/type of proposed buildings and structures, including proposed number of residential units per building, if applicable, and include all accessory structures, building setbacks, and total lot coverage	
2.		n/a		Proposed buildings and other site improvements for a commercial or industrial development, include building setback lines and lot coverage	
3.		x		Proposed lots with dimensions and areas indicated, include all interior lot lines, building setback lines and street lines with dimensions indicated and drawn so as to distinguish them from existing lot line	
4.		x		For lots with multiple frontages, identification of primary frontage	
5.		x		Proposed zoning relief -Unified Development Review	
6.		n/a		Proposed waivers	
7.				Notation of zoning relief and waivers received under UDR	
8.		n/a		Boundaries and total area of any land classified as "unsuitable for development" (see definition in Subdivision Regulations)	
9.		n/a		Concept measures to minimize impacts to the natural topography of the site using the Low Impact Development (LID) Site Planning & Design Guidance Manual	
10.		n/a		Any proposed on- and /or off-site improvements including streets, access drives, loading areas, parking areas, sidewalks, and bicycle paths, include profiles and typical cross-sections	
11.		n/a		Utilities Plan: Proposed location, size, and type of all above ground and underground utilities servicing the property, including wastewater, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be required for site development	
12.		n/a		If future development is to be serviced by an On-Site Wastewater Treatment System(s), soil evaluations in the relative location where each system is proposed, which have been performed by a licensed RI soil evaluator and witnessed by RIDEM	
13.		n/a		Location and dimensions of proposed easements and rights-of-way within the development parcel(s), or those to be acquired adjacent to the development parcel(s) as maybe necessary	
14.		n/a		Location, dimension, monumentation, and proposed use of any area(s) proposed to be set aside as open space, if any	
15.		n/a		Proposed phasing, including depiction of which structures and on- and off-site improvements are to be installed in which phase, if applicable	

D	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
16.				Limits of disturbance/work relative to on-and off-site improvements and infrastructure installation	
17.		n/a		Grading plan(s) to show contours at sufficient detail (2-foot intervals) for all on and off-site street construction, drainage facilities, and individual house lots, certified by a RI registered Professional Engineer for final plans	
18.		n/a		Stormwater management plan(s), to show accurate designs and details of proposed stormwater management infrastructure, including type, location, drainage calculations, extension of existing lines, and configuration, prepared by a RI-Registered Professional Engineer	
19.		n/a		Landscape plan(s), maintenance plan and tree preservation plan, to show all significant proposed clearing of land, removal of existing vegetation, re-vegetation, landscaping on street rights-of-way, and within common areas, and landscape installation details and related notations, signed by a RI licensed Landscape Architect for final plans	
20.				Certification by a RI Registered Professional Engineer that the Proposed Conditions Plan is correct	
21.				Any revisions to the proposed conditions required by the Preliminary Plan approval	
22.				Notation of any special conditions/documents received as required by the Preliminary Plan approval	
Checklist Item #				Applicant Comments on Required Items:	
Checklist Item #				Applicant Comments on Required Items:	

E. PROJECTS WITH STREET CREATION/EXTENSIONS

E	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
Required Elements in the Plans					
1.		n/a		Roadway design plan(s) and profile(s), including existing and proposed elevations and locations of proposed utility infrastructure, and proposed street names	
2.				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	
3.		n/a		Notation whether the street extension or creation is to be private or public	
Required Supporting Materials					
1.		n/a		City Engineer memo of approval and performance guarantee amount	
2.		n/a		Draft Roadway deed	
3.		n/a		Draft public improvement guarantee	
Checklist Item #				Applicant Comments on Required Items:	

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

F	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
1.		n/a		Renderings, elevations or photographs to illustrate the visual impact of the proposal for subdivision/development (on request)	
2.		x		Copies of an aerial photograph or satellite image vicinity map drawn to a measurable scale as necessary to show the relationship of the subject parcel(s) to the area within a half-mile radius, identifying the locations of all streets, zoning district boundaries, schools, parks, fire stations, and other significant public facilities (on request)	
3.		n/a		Copies of a narrative report or written statement including: <ul style="list-style-type: none"> a. A general description of the existing physical environment and existing use(s) of the property; b. A general description of the location, use(s), type(s), and density of subdivision/development proposed; 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 f. A general analysis of soil types and suitability for the subdivision/development proposed; g. A description of proposed phasing, if any. 	
4.				Copy of the Deed/Title to the subject parcel, if requested	
5.				Copies of any RIDEM stormwater or other general construction permits that are required, or an affidavit, signed by a qualified professional, stating that no RIDEM stormwater or construction permits are required	
6.		n/a		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)	
7.		n/a		Soil Erosion Sediment Control Plan (submission for Final Plan stage only upon significant changes to plan)	
8.		n/a		Environmental Site Assessments, if any (on request)	
9.				RIDEM Approved Environmental Site Assessment Phase III (Remediation Plan) if required	
10.		x		<u>If requesting zoning relief under UDR:</u> Narrative report describing requested 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).	
11.		x		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	
12.				Draft copies of the metes and bounds description(s) and warranty deed(s) for all proposed public roadways and/or lands proposed to be dedicated to the City for open space purposes, if any, in a form acceptable to the Administrative Officer and reflective of any conditions of the Preliminary Plan approval	
13.		x		Municipal Lien Certificate (MLCs) from the Tax Collector dated within 6 months showing taxes are paid and no outstanding municipal liens on the parcel.	

F	PA	PR	F	ELEMENT REQUIRED	REVIEW CODE
14.				Approval letter from RI Coastal Resources Management Council if subject lot(s) is within 200' of a <u>coastal shoreline</u>	
15.				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 pursuant to RIDEM rules and regulations; or b. A letter of non-jurisdiction from RIDEM	
16.		n/a		If <u>proposing service by public water</u> , copy of a water availability letter	
17.				If <u>proposing service by public water</u> , copies of a written statement from the applicable water service provider that the proposed plan, with plan revision date indicated, has been reviewed and which provides: a. Approval of connection to the existing water main as depicted on the plan; and, b. If extension is proposed, approval from the company or district of the extension of the water main as depicted on the plan	
18.		n/a		If proposing service by public sewer, copy of sewer service availability letter from the Department of Public Works	
19.				If <u>proposing service by public sewer</u> , copies of a written statement from the Department of Public Works and applicable sewer operator that the proposed plan, with plan revision date indicated, has been reviewed and which provides: a. Approval of connection to the existing sewer main as depicted on the plan; b. If a <u>sewer main extension</u> is proposed, approval of extension by the Department of Public Works as depicted on the plan.	
20.				If <u>proposing septic and on-site wastewater treatment systems</u> , copies of a RIDEM OWTS permit must be provided.	
21.				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	
22.		n/a		Written confirmation and/or permits from any additional required federal, state or local agencies as needed	
23.		n/a		Traffic study performed by a RI Licensed Engineer (if requested)	
24.				Location, type, intensity and direction of illumination of outdoor lighting fixtures	
25.		n/a		Signage including location, size, design and illumination.	
26.		n/a		Building elevations showing exterior building design, materials, colors & height (Optional)	
Checklist Item #			Applicant Comments on Required Items:		
Checklist Item #			Reviewer Comments on Required Items:		

G. FEES

G	PA	PR	F		Received?
1.				Pre-Application Conference with Staff: <i>No fees</i>	
2.		X		Preliminary Plan Review Fee: \$300 + 35 per unit*	
3.		n/a		Review Fee for Street Creation/Extension: \$200	
4.				Final Plan Fee: \$200 + 35 per unit*	

5.		X		<i>For public hearings:</i> Radius Package (collected at the City Assessor's Office, 1st floor City Hall, 869 Park Ave. Cranston RI 02910): \$75.00	
7.		X		<i>For public hearings:</i> Beacon Communications advertising fee (determined after advertising, paid directly to BC)	
8.				<u>Capital Facilities Development Impact Fee:</u> Eastern Cranston: \$593.46 / dwelling unit Western Cranston: \$1,389.50 / dwelling unit	
9.				Final Decision Recording Fee (\$49 for each decision + \$1 per additional page) – submitted <u>AFTER</u> Final Plan approval	
10.				Final Plan Recording Fee (\$49 for plat map + \$1 per additional page) – submitted <u>AFTER</u> Final Plan approval	
11.				Sewer Connection Fee (<i>Municode 13.08, Art. III, Sec.13.08.100, E</i>)	
12.				Water Impact Fee (<i>Municode 15.04.020, Sec. 1408.0 B.</i>)	

*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 after Approval of Final Plan

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

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

Signature of Applicant or Applicant Representative:  _____

Signature of reviewer: _____

Date of Review: _____

Hon. Kenneth J. Hopkins
Mayor

Steven Frias
Chair

Robert Coupe
Vice-Chair

Beth Ashman, MCP, AICP
City Planning Director



Thomas Barbieri
David Exter
Kathleen Lanphear
Lisa Mancini
Nicole Renzulli

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

July 9, 2025

Owner/Applicant:
Realterm
333 W. Wacker Drive
Chicago, IL 60606

Representative:
Robert D. Murray, Esq.
21 Garden City Drive
Cranston, RI 02920

CERTIFICATE OF COMPLETENESS
“Realterm Minor Subdivision”
Preliminary Plan – Minor Subdivision | File #1151
2110 Plainfield Pike (aka 2112 Plainfield Pike)
AP 36-2, Lot 99 & 24

Dear Applicant,

Please be advised that on July 8, 2025, an Administrative Officer to the Cranston City Plan Commission reviewed your Preliminary Plan Application for the above-referenced project and deemed it to be **“substantially complete.”**

This project is scheduled for review and consideration under Unified Development Review for approval by the City Plan Commission at their regularly scheduled meeting on Tuesday, **August 5, 2025** at the Cranston City Council Chamber, 3rd Floor City Hall, 869 Park Avenue.

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

Sincerely,

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

Cc: Owner Representative
File

RLF IV TERMINALS SPE LLC

("OWNER"- "APPLICANT")

**2110 Plainfield Pike
aka 2112 Plainfield Pike
Cranston, RI 02921**

PROJECT NARRATIVE

This project narrative is offered in connection with application of RLF IV TERMINALS SPE LLC ("Owner-Applicant") for a minor subdivision of land to re-subdivide two (2) lots under the Unified Development Review regulations for the property adjacent to 2110 Plainfield Pike. The tax assessor refers to the property as 2112 Plainfield Pike.

The subject property is designated as Lot Nos 24 and 99 on Assessor's Plat No. 36/2 and are in an M-2 industrial zone. Based on the tax assessor's records Lot No. 99 presently contains 326,700 +/- square feet and Lot 24 contains 11,928 +/- square feet

When re-subdivided the smaller parcel (Parcel 1) will contain 77,453 +/- square feet. The larger lot, serving principally the existing truck terminal, (Parcel 2) will be reduced to 260,130 +/- square feet.

In the M-2 zone, the minimum lot width and frontage is 200 feet. As submitted, the plans call for Parcel 1 to have 212.02 feet of frontage. Parcel 2 would have 136.36 feet of frontage.

The subdivision will require the Planning Commission to grant a dimensional variance for lot width and frontage under the Unified Development Review process.

The following dimensional variance is sought from the Planning Commission.

Relief from the 200 feet of frontage requirement and allow Parcel 2 to have 136.36 linear feet of frontage.

The applicable sections of the Zoning Code is:

17.20.120 Schedule of Intensity Regulations

The minimum lot width and frontage size is 200 feet in the M-2 zone.

17.86.010 Authorization

17.92.010 Variance for dimensional relief

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant.

The hardship is not the result of any prior action of the applicant and;

The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance codified in this title or the comprehensive plan upon which the ordinance is based.

That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, which shall mean that the relief sought is minimal to the reasonable enjoyment of the permitted use to which the proposed property is devoted.

SUMMARY

The dimensional relief sought is minimal and reasonable in nature and will allow Parcel 1 to be made available for future development.

Prepared by:
Robert D. Murray, Esq.
Taft & McSally LLP
21 Garden City Drive
Cranston, RI 02920
(401) 946-3800 (O)
rdmurray@taftmcsally.com

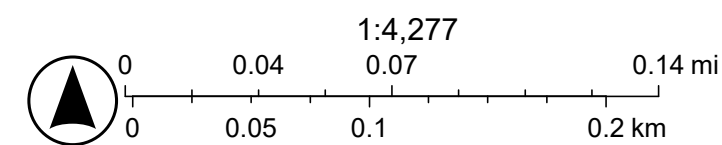
Dated: 6-27-25.

2110 Plainfield Pike Cranston RI



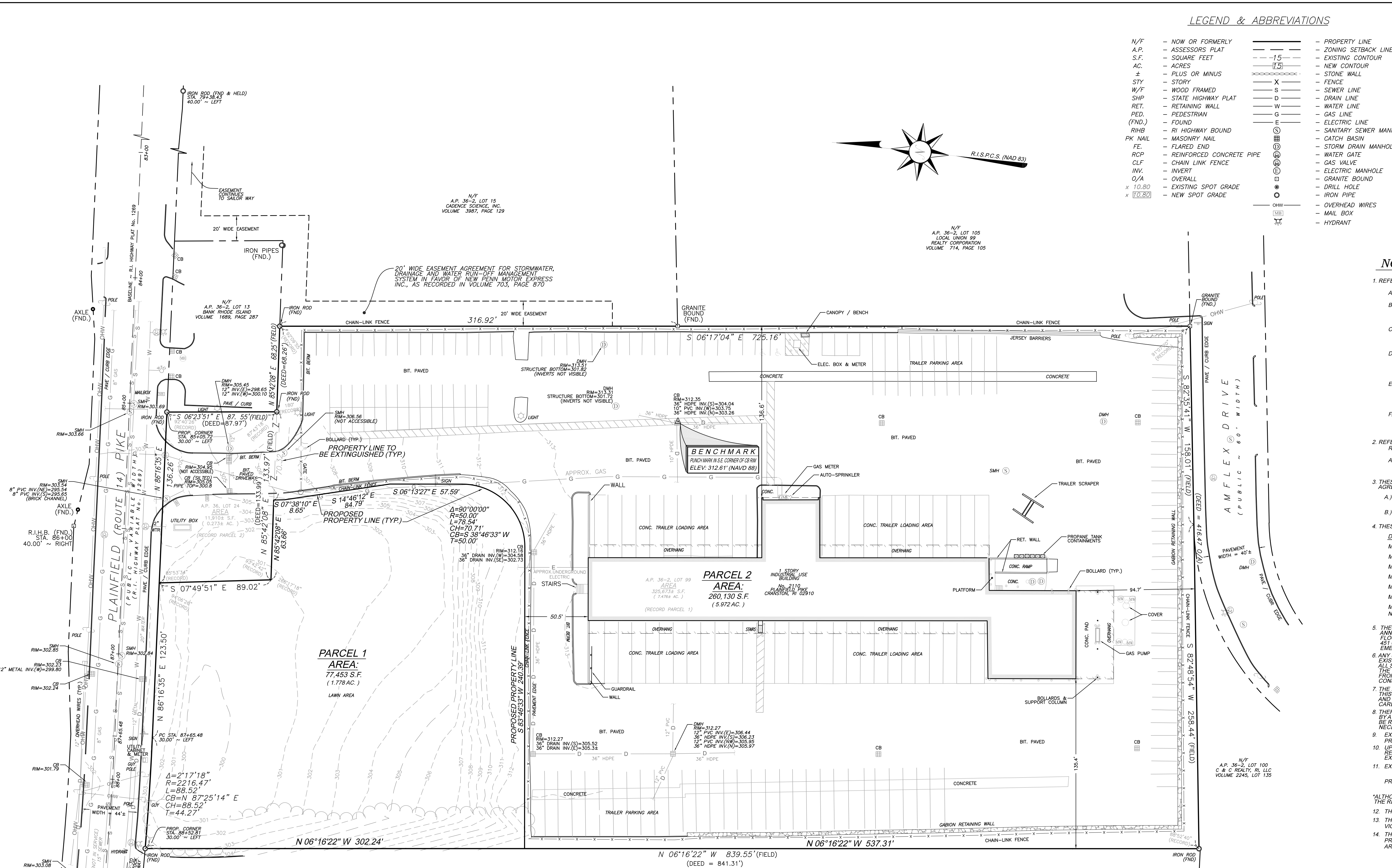
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- | | | | |
|-----------------------------|-------------------|----------------------------|------------------------------|
| World_Boundaries_and_Places | Swamp | Cranston Boundary | High Resolution 60cm Imagery |
| Streets Names | Buildings | Roads | High Resolution 30cm Imagery |
| E911 Site Addresses | Cranston Boundary | World Imagery | Citations |
| Hydro Poly 2001 | Parcels | Low Resolution 15m Imagery | 1.2m Resolution Metadata |
| Stream/Water Body | | | |



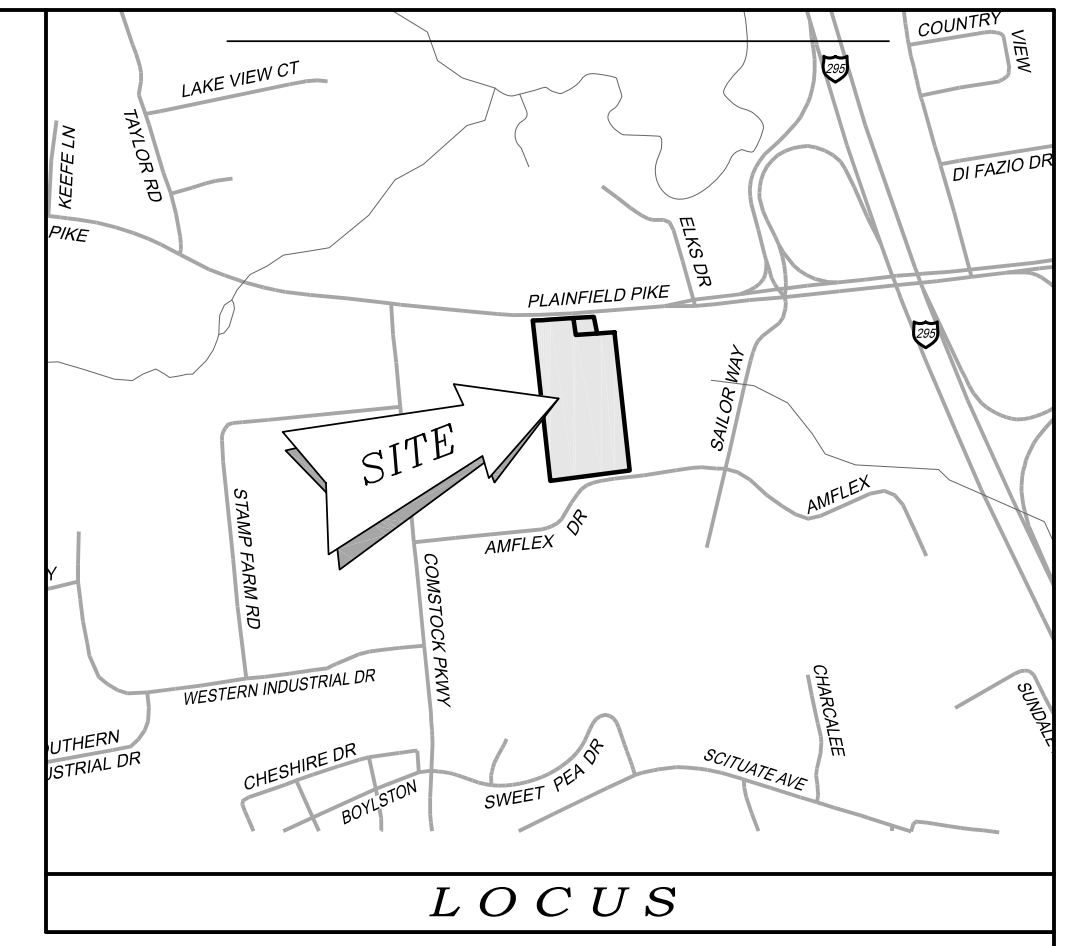
Esri, HERE, Garmin, iPC, City of Cranston, Maxar

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 WATERMAN ENGINEERING CO., CIVIL ENGINEERS & SURVEYORS 46 SUTTON AVENUE EAST PROVIDENCE, RI 02914-2006



LEGEND & ABBREVIATIONS

- | | | | |
|---------|----------------------------|----------------|--------------------------|
| N/F | - NOW OR FORMERLY | --- | - PROPERTY LINE |
| A.P. | - ASSESSORS PLAT | - - - 15 - - - | - ZONING SETBACK LINE |
| S.F. | - SQUARE FEET | - - - 15 - - - | - EXISTING CONTOUR |
| AC. | - ACRES | - - - 15 - - - | - NEW CONTOUR |
| ± | - PLUS OR MINUS | XXXXXX | - STONE WALL |
| STY | - STORY | X | - FENCE |
| W/F | - WOOD FRAMED | S | - SEWER LINE |
| SHP | - STATE HIGHWAY PLAT | D | - DRAIN LINE |
| RET. | - RETAINING WALL | W | - WATER LINE |
| PED. | - PEDESTRIAN | G | - GAS LINE |
| (FND.) | - FOUND | E | - ELECTRIC LINE |
| R/HB | - RI HIGHWAY BOUND | ⊕ | - SANITARY SEWER MANHOLE |
| PK NAIL | - MASONRY NAIL | ⊕ | - CATCH BASIN |
| FE. | - FLARED END | ⊕ | - STORM DRAIN MANHOLE |
| RCP | - REINFORCED CONCRETE PIPE | ⊕ | - WATER GATE |
| CLF | - CHAIN LINK FENCE | ⊕ | - GAS VALVE |
| INV. | - INVERT | ⊕ | - ELECTRIC MANHOLE |
| O/A | - OVERALL | ⊕ | - GRANITE BOUND |
| x 10.00 | - EXISTING SPOT GRADE | ⊕ | - DRILL HOLE |
| x 10.00 | - NEW SPOT GRADE | ⊕ | - IRON PIPE |
| | | CHW | - OVERHEAD WIRES |
| | | XX | - MAIL BOX |
| | | | - HYDRANT |



NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - RHODE ISLAND HIGHWAY PLAT 1269
 - PLAN ENTITLED "SUBDIVISION OF LAND, WESTERN CRANSTON INDUSTRIAL PARK, SUBDIVISION - WEST SECTION I, SITUATED IN CRANSTON, RHODE ISLAND, PREPARED BY JOHN P. GATTO CORPORATION, SCALE: 1" = 100', DATED APRIL 17, 1989
 - PLAN ENTITLED "SURVEY AND SITE PLAN FOR CADENCE SCIENCE, INC., LOCATED AT 2080 PLAINFIELD PIKE, CRANSTON, RHODE ISLAND, PREPARED BY AMERICAN ENGINEERING, INC., SCALE: 1" = 40', DATED 01/14/2009
 - PLAN ENTITLED "ALTANSPLS LAND TITLE SURVEY YRC PORTFOLIO, NV5 PROJECT No. 20190337-090, N005, 2110 PLAINFIELD PIKE, CRANSTON, RI 02910, PREPARED FOR: BOCK & CLARK CORPORATION AN NVS COMPANY, PREPARED BY WATERMAN ENGINEERING COMPANY, SCALE: 1" = 60', DATED SEPTEMBER 26, 2018
 - PLAN ENTITLED "ALTANSPLS LAND TITLE SURVEY, YELLOW NV5 PROJECT No. 202208992, 142, 2110 PLAINFIELD PIKE, CRANSTON, RI 02910, PREPARED FOR: BOCK & CLARK CORPORATION AN NVS COMPANY, PREPARED BY WATERMAN ENGINEERING COMPANY, SCALE: 1" = 60', DATED APRIL 19, 2023
 - PLAN ENTITLED "ALTANSPLS LAND TITLE SURVEY, FREIGHT PORTFOLIO, SITE NUMBER: N105 RI, 2110 PLAINFIELD PIKE, CRANSTON, RHODE ISLAND, 02910, PREPARED FOR: MKA NATIONAL LAND SERVICES GROUP, PREPARED BY WATERMAN ENGINEERING COMPANY, SCALE: 1" = 40', DATED JANUARY 24, 2024
 - REFERENCE IS MADE TO THE FOLLOWING CITY OF CRANSTON LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
 - A.P. 36-2, LOT 24 & 99 - RLF IV TERMINALS SPE, LLC - VOLUME 6750, PAGE 51
201 WEST STREET
ANNAPOLIS, MD 21401
 - THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF CONSTRUCTION OR ANY VARIANCES GRANTED:
 - RESTRICTIONS AS SET FORTH IN VOLUME 634, PAGE 340 AND IN VOLUME 634, PAGE 343 (NOT PLOTTABLE)
 - APPURTENANT EASEMENT AGREEMENT BY AND BETWEEN ROBERT A. VOTOLATO AND NEW PENN MOTOR EXPRESS, INC., AS SET FORTH IN VOLUME 703, PAGE 970 (PLOTTED AS SHOWN)
 - THESE PREMISES ARE SITUATED IN AN M-2 ZONE (GENERAL INDUSTRY)

DIMENSIONAL REQUIREMENTS

MIN. LOT AREA	= 60,000 SQ. FT.
MIN. FRONTAGE / WIDTH	= 200 FT.
MIN. S/B FRONT YARD	= 40 FT.
MIN. S/B REAR YARD	= 30 FT.
MIN. S/B SIDE YARD	= 25 FT.
MAX. LOT COVERAGE	= 80%
MAX. STRUCTURE HEIGHT	= 35 FT.

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED
 - THESE PREMISES ARE SITUATED WITHIN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 292 OF 451 CITY OF CRANSTON, MAP NUMBER 440070292H, MAP REVISED OCTOBER 2, 2015, FEDERAL EMERGENCY MANAGEMENT AGENCY RECEIVERS
 - ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
 - THE HORIZONTAL DATUM FOR THIS PROJECT IS R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88. THE PROJECT DATUMS WERE ESTABLISHED FROM REFERENCE STATIONS AND GNSS CORRECTIONS RECEIVED FROM THE LEICA SMARTNET NORTH AMERICA RTK NETWORK VIA CAROLSON BROS GNSS ANTENNA 7 RECEIVERS
 - THERE ARE NO KNOWN WETLANDS ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. A SITE INSPECTION BY A PROFESSIONAL BIOLOGIST WAS NOT CONDUCTED AS PART OF THIS PROJECT. A SITE INSPECTION MAY BE REQUIRED TO VERIFY THE EXISTENCE, NONEXISTENCE OF ANY FRESHWATER WETLANDS PRESENT, IF NECESSARY
 - EXISTING NUMBER OF PARCELS: 2
PROPOSED NUMBER OF PARCELS: 2
 - UPON CONVEYANCE OF EITHER PARCEL ANY EXISTING UTILITIES CROSSING "PARCEL 1" SHALL EITHER BE RELOCATED OR UTILITY EASEMENTS SHALL BE GRANTED IN THE LOCATION IN WHICH THEY CURRENTLY EXIST
 - EXISTING FRONTAGE: LOT 24 = 136.26' (REQUIRED=200')
PROPOSED FRONTAGE: PARCEL 1 = 212.82'
PARCEL 2 = 136.26' (REQUIRED=200')
- *ALTHOUGH THE EXISTING FRONTAGE WILL NOT BE CHANGING, A FRONTAGE VARIANCE IS ANTICIPATED AS THE RESULTING "PARCEL 2" WILL NOT HAVE THE REQUIRED 200' OF TOTAL FRONTAGE AS SHOWN.
- THERE ARE NO KNOWN WETLANDS ON OR IN THE VICINITY OF THE SUBJECT PROPERTY.
 - THERE ARE NO KNOWN UNIQUE AND/OR HISTORICAL OR UNIQUE NATURAL FEATURES ON OR IN THE VICINITY OF THE SUBJECT PROPERTY.
 - THE SUBJECT PROPERTY DOES NOT FALL WITHIN A RIDEM NATURAL HERITAGE AREA, GROUNDWATER PROTECTION OVERLAY DISTRICT, WELLHEAD PROTECTION AREA OR GROUNDWATER RECHARGE AREA AS DELINEATED ON THE RIDEM ENVIRONMENTAL RESOURCE MAPS.

** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

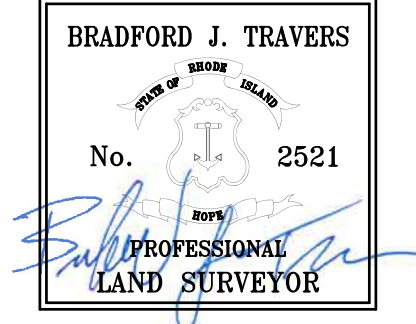
CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

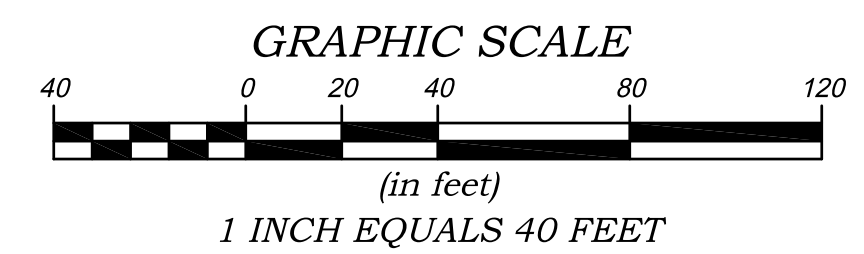
TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT / ACCURACY SPECIFICATION: 1

OTHER TYPE OF SURVEY: TOPOGRAPHIC SURVEY
DATA ACCUMULATION SURVEY: T-1 (PARTIAL AS SHOWN)

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
RECONFIGURE THE TWO EXISTING PARCELS INTO TWO NEW PARCELS AS SHOWN.



BY: *Bradford J. Travers* 2521 05/27/2025
 BRADFORD J. TRAVERS, P.L.S. REG. NO. 2521
 WATERMAN ENGINEERING COMPANY (COA No. LS.0004463) DATE



RIGL 34-13-1	
ABUTTING STREET INDEX	
1. PLAINFIELD PIKE	
2. ROUTE 14	

NO.	DATE	REVISION	CHECKED BY
1	05/27/2025	UPDATED TO ADD PARTIAL TOPOGRAPHY / UTILITIES	BJT

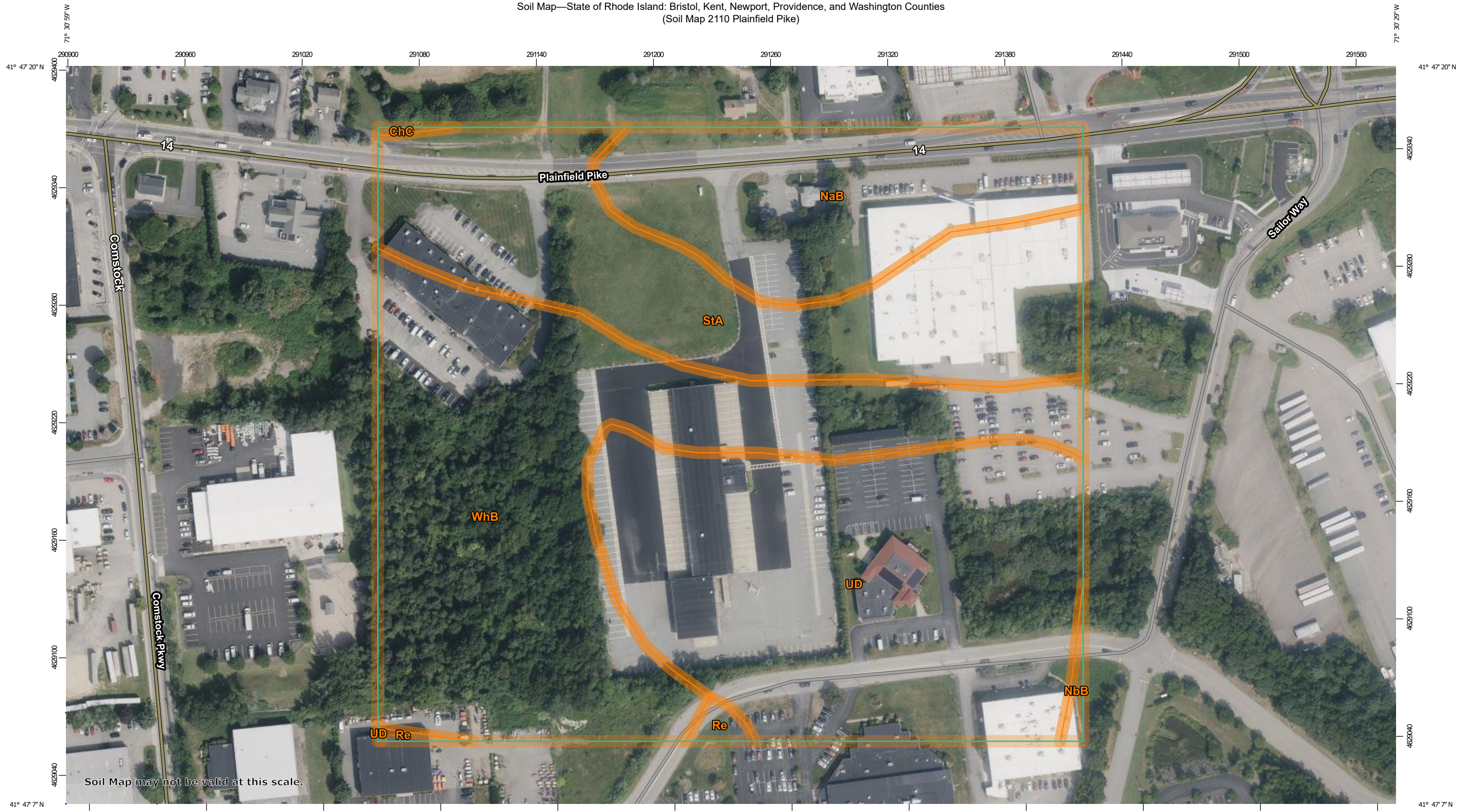
PROJECT NO. 19-068
 SCALE: 1" = 40'
 DATE: 12/11/2024
 DRAWN BY: BJT
 CHECKED BY: RSL
 FILENAME: 19-068_EX1
 of SHITS
 DRAWING # EX1

REALTERM MINOR SUBDIVISION PLAN - RECORD PLAN
 A.P. 36-2, LOTS 99 & 24
 2110 PLAINFIELD PIKE (R.I. ROUTE 14)
 CRANSTON, RHODE ISLAND

REALTERM
 333 W. WACKER DRIVE
 CHICAGO, IL 60606

Waterman ENGINEERING COMPANY
 Engineers & Surveyors - Est. 1894
 46 Sutton Avenue
 East Providence, RI
 Phone: (401) - 438 - 5775
 Fax: (401) - 438 - 5773
 www.watermanengineering.net


Soil Map—State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties
(Soil Map 2110 Plainfield Pike)



Map Scale: 1:1,830 if printed on B landscape (17" x 11") sheet.
0 25 50 100 150 Meters
0 50 100 200 300 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties
Survey Area Data: Version 24, Aug 30, 2024

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

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

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChC	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony	0.0	0.1%
NaB	Narragansett silt loam, 3 to 8 percent slopes	4.0	14.2%
NbB	Narragansett very stony silt loam, 0 to 8 percent slopes	0.1	0.4%
Re	Ridgebury fine sandy loam, 0 to 3 percent slopes	0.2	0.6%
StA	Sutton fine sandy loam, 0 to 3 percent slopes	6.1	21.6%
UD	Udorthents-Urban land complex	8.4	29.8%
WhB	Woodbridge fine sandy loam, 3 to 8 percent slopes	9.4	33.4%
Totals for Area of Interest		28.1	100.0%



**Certificate of Municipal Liens
Under 44-7-11 of the
General Laws of Rhode Island
Cranston City Hall
Tax Collections Dept
869 Park Avenue**



ORIGINAL

**CERTIFICATE NUMBER: 2025-1442710
ISSUED: 25-Jun-2025**

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application are listed below.

**TAX RATE SUMMARY
FISCAL YEAR 2025**

Residential:	13.88
Open Space:	13.88
Commercial:	20.82
Industrial:	20.82
Total Value:	\$20,300

**TAFT & MCSALLY
21 GARDEN CITY DR
CRANSTON RI 02920**

Parcel Id: 036-0024-000
Location: 0 PLAINFIELD PIKE
Acreage: .27383
Legal Reference: 6750-51
Assessed Owner(s): RLF IV TERMINALS SPE LLC
Current Owner: RLF IV TERMINALS SPE LLC

2025 Bill #1916973001 2024 Bill #1505749801 2023 Bill #1505028501 Prior to 2023

ASSESSMENTS	2025 Bill #1916973001	2024 Bill #1505749801	2023 Bill #1505028501	Prior to 2023				
Gross Tax	\$422.65	\$414.53	\$493.29	\$3,968.22				
Net Tax	\$422.65	\$414.53	\$493.29	\$3,968.22				
Interest To: 26-Jul-2025	\$4.24	\$12.45		\$17.70				
Total Net	\$426.89	\$426.98	\$493.29	\$3,985.92				
PAYMENTS								
Tax Payments		\$414.53	\$493.29	\$3,968.22				
Interest		\$12.45		\$17.70				
OTHER								
Net Q1 RE Tax Due: 15-Jul-2025	\$105.66	\$103.63	\$123.32	\$992.04				
Net Q2 RE Tax Due: 15-Oct-2025	\$105.66	\$103.63	\$123.32	\$992.04				
Net Q3 RE Tax Due: 15-Jan-2026	\$105.66	\$103.63	\$123.32	\$992.04				
Net Q4 RE Tax Due: 15-Apr-2026	\$105.67	\$103.64	\$123.33	\$992.10				
UNPAID TAXES								
Total Unpaid Real Estate Taxes	\$426.89							
TOTAL UNPAID TAXES (PER DIEM)	\$426.89 (\$0.04 per diem)	\$0.00	\$0.00	\$0.00				
PAYMENT HISTORY	Date	Amount	Date	Amount	Date	Amount	Date	Amount
		-	4/17/2025	103.64	7/3/2023	493.29	7/11/2022	483.20
		-	1/8/2025	103.63			7/13/2021	469.80
		-	10/23/2024	116.08			7/14/2020	482.98
		-	7/11/2024	103.63			3/30/2020	33.08
		-		-			12/27/2019	120.74
		-		-			11/27/2019	87.68
		-		-			10/18/2019	120.74
		-		-			7/10/2019	120.74
		-		-			12/4/2018	371.57
		-		-			7/17/2018	117.95

I HAVE NO KNOWLEDGE OF ANY OTHER LIENS OUTSTANDING AS OF THIS DATE: 6/25/2025

OTHER UNPAID BALANCES

<u>DESCRIPTION</u>	<u>LAST READ</u>	<u>ACCOUNT #</u>	<u>BALANCE DUE</u>	<u>NOTES</u>
Note:				WATER USE SEE PROVIDENCE

This is to certify that the above is true and correct. Said Certification is given in accordance with 44-7-11 of the General Laws of Rhode Island 1956 as of this day 25-Jun-2025

City Treasurer
City of Cranston



**Certificate of Municipal Liens
Under 44-7-11 of the
General Laws of Rhode Island
Cranston City Hall
Tax Collections Dept
869 Park Avenue**



ORIGINAL

CERTIFICATE NUMBER: 2025-1442711
ISSUED: 25-Jun-2025

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application are listed below.

**TAX RATE SUMMARY
FISCAL YEAR 2025**

Residential:	13.88
Open Space:	13.88
Commercial:	20.82
Industrial:	20.82
Total Value:	\$2,312,200

**TAFT & MCSALLY
21 GARDEN CITY DR
CRANSTON RI 02920**

Parcel Id: 036-0099-000
Location: 2112 PLAINFIELD PIKE
Acreage: 7.50000
Legal Reference: 6750-51
Assessed Owner(s): RLF IV TERMINALS SPE LLC
Current Owner: RLF IV TERMINALS SPE LLC

	2025 Bill #1916973002	2024 Bill #1505749802	2023 Bill #1505028502	Prior to 2023				
ASSESSMENTS								
Gross Tax	\$48,140.00	\$47,215.12	\$59,835.51	\$495,886.52				
Net Tax	\$48,140.00	\$47,215.12	\$59,835.51	\$495,886.52				
Sewer Full Year	\$5,010.09	\$5,010.09	\$5,010.09	\$39,934.80				
Interest	\$531.52	\$1,666.97		\$2,963.28				
To: 26-Jul-2025								
Total Net	\$53,681.61	\$53,892.18	\$64,845.60	\$538,784.60				
PAYMENTS								
Tax Payments		\$47,215.12	\$59,835.51	\$495,886.52				
Interest		\$1,666.97		\$2,963.28				
Sewer Payments		\$5,010.09	\$5,010.09	\$39,934.80				
OTHER								
Net Q1 RE Tax	\$12,035.00	\$11,803.78	\$14,958.87	\$123,971.61				
Due: 15-Jul-2025								
Net Q2 RE Tax	\$12,035.00	\$11,803.78	\$14,958.87	\$123,971.61				
Due: 15-Oct-2025								
Net Q3 RE Tax	\$12,035.00	\$11,803.78	\$14,958.87	\$123,971.61				
Due: 15-Jan-2026								
Net Q4 RE Tax	\$12,035.00	\$11,803.78	\$14,958.90	\$123,971.69				
Due: 15-Apr-2026								
UNPAID TAXES								
Total Unpaid Real Estate Taxes	\$48,621.40							
Total Unpaid Sewer Taxes	\$5,060.21							
TOTAL UNPAID TAXES (PER DIEM)	\$53,681.61 (\$0.08 per diem)	\$0.00	\$0.00	\$0.00				
PAYMENT HISTORY								
	Date	Amount	Date	Amount	Date	Amount	Date	Amount
		-	4/17/2025	11,803.78	2/6/2024	14,958.90	3/20/2023	14,652.84
		-	1/8/2025	11,803.78	1/10/2024	14,958.87	1/9/2023	14,652.84
		-	12/12/2024	5,260.61	10/12/2023	14,958.87	9/27/2022	14,652.84
		-	10/23/2024	13,220.23	7/3/2023	14,958.87	7/20/2022	5,010.09
		-	7/11/2024	11,803.78	6/29/2023	5,010.09	7/11/2022	14,652.84
		-		-		-	3/15/2022	14,246.55
		-		-		-	1/20/2022	14,246.55
		-		-		-	9/28/2021	14,246.55
		-		-		-	7/13/2021	14,246.55
		-		-		-	7/1/2021	5,010.09

I HAVE NO KNOWLEDGE OF ANY OTHER LIENS OUTSTANDING AS OF THIS DATE: 6/25/2025

OTHER UNPAID BALANCES

DESCRIPTION	LAST READ	ACCOUNT #	BALANCE DUE	NOTES
Note:				WATER USE SEE PROVIDENCE

City Treasurer
City of Cranston

This is to certify that the above is true and correct. Said Certification is given in accordance with 44-7-11 of the General Laws of Rhode Island 1956 as of this day 25-Jun-2025

STATE OF RHODE ISLAND
PROVIDENCE, SC.

CITY OF CRANSTON
CITY PLAN COMMISSION

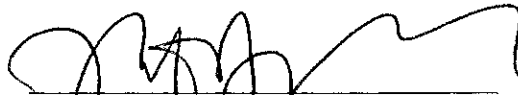
RE: REALTERM MINOR SUBDIVISION
2112 PLAINFIELD PIKE AKA 2110 PLAINFIELD PIKE

AFFIDAVIT OF NOTICE COMPLIANCE

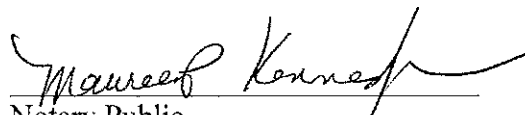
I, Robert D. Murray, Esq. of Cranston, Rhode Island, make affidavit and state that I gave notice of the meeting of the City Planning Commission on August 5, 2025, to the property owners within the 400' radius for the Minor Subdivision Preliminary Plan application entitled "Realterm Minor Subdivision at 2112 Plainfield Pike aka 2110 Plainfield Pike. The property is owned by RLF IV TERMINALS SPE, LLC ("Owner") and is designated as Lot Nos. 24 and 99 on Assessor's Plat No. 36/2.

That said notices were mailed on July 11, 2025, by certified mail, postage prepaid and that a true copy of said notice is attached hereto.

A copy of the list of property owners notified is also attached hereto.


Robert D. Murray

Subscribed and sworn to before me this 11th day of July 2025.


Notary Public
My Commission Expires:

**MAUREEN P. KENNEDY-CASE
NOTARY PUBLIC - RHODE ISLAND
ID # 32666
MY COMMISSION EXPIRES JUNE 2, 2029**



CITY OF CRANSTON
NOTICE OF PUBLIC HEARING
“Realterm Minor Subdivision”
Preliminary Plan/Unified Development Review
Minor Subdivision with Zoning Relief

The Cranston City Plan Commission will meet to review the Preliminary Plan under Unified Development Review for a proposed Minor Subdivision requiring zoning relief entitled “**Realterm Minor Subdivision**”. This public hearing will be held on **Tuesday, August 5, 2025, at 6:30 P.M.**, in the City Council Chamber of Cranston City Hall, 869 Park Avenue at which time plans will be presented for public comment and City Plan Commission consideration.

Zoom webinar information for remote participation:

<https://zoom.us/j/94303128417?pwd=NnIzvrR1UgnsqoB4tAx34Lb96LrDjSZ.1>

Passcode:947142

Phone one-tap: +16465588656,94303128417# US (New York)

Phone audio: +1 646 558 8656 US (New York)

Webinar ID: 943 0312 8417

International numbers available: <https://zoom.us/j/94303128417?pwd=NnIzvrR1UgnsqoB4tAx34Lb96LrDjSZ.1>

The meeting of the City Plan Commission will be live streamed on the City’s YouTube channel. You will only be able to watch the proceedings: <https://www.youtube.com/@cityofcranston>

In accordance with the provisions of RIGL § 45-23-50.1 and §45-24-46.4 (Unified Development Plan Review), the City Plan Commission will consider and vote upon any requested zoning relief in lieu of the Zoning Board of Review for subdivisions and land development projects. The Proposal requires relief from provisions of the Zoning Ordinance including Chapter 17.20.120 – Schedule of Intensity Regulation relating to minimum lot width requirements for street frontage.

The subject parcel is located at 2112 Plainfield Pike (also listed as 2110 Plainfield Pike) designated as Lot Nos. 24 and 99 on Assessor’s Plat No. 36/2. The owner is RLF IV Terminals SPE, LLC. The existing two lots contain a combined 338,628 square feet. The proposal is to re-subdivide the two lots to create a Parcel One of 77, 453 +/- square feet and a Parcel Two of 260,139 +/-square feet. The parcels are zoned Industrial M-2. A minimum of 200 feet of lot width and frontage is required in the M-2 zone. Parcel One will have 212.02 feet of frontage, Parcel Two as proposed will have 136,36 of street frontage. Dimensional relief for lot width and frontage for Parcel Two is being asked of the City Plan Commission.

All staff reports, recommendations, and the PowerPoint slide presentation with additional details on this application will be posted to the City’s website and can be found on the City Planning Department’s webpage at <https://www.cranstonri.com/departments/planning/>. If you are unable to access the internet, you can contact the City Planning Department directly at 780-3136 for access to meeting materials.

As an abutting resident, you are invited to attend this public information meeting at which time, plans will be presented for public comment and City Plan Commission review. The application may be reviewed prior to the meeting in the City Planning Department, Room 309, Cranston City Hall, during regular office hours, 8:30 A.M. – 4:30 P.M., Monday through Friday.

Pursuant to the Cranston Subdivision and Land Development Regulations, the proposed plan may be revised by the City Plan Commission as a result of further study or because of views expressed at this meeting. Individuals requesting interpreter services for the hearing impaired should contact the Planning Department at 780-3136, seventy-two (72) hours prior to the meeting date.

Stephen Frias
President

Beth E. Ashman, MCP, AICP
City Planning Director

Abbuter's List: 2112 Plainfield Pike 400' Radius Plat 36 Lots 24 & 99

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
36-100-0	0 AMFLEX DRIVE IND LND DEVELOP	C & C REALTY RI LLC 122 CALVARY ST WALTHAM, MA 02454
36-101-1	11 AMFLEX DRIVE IND CONDO MDL06	EDRAL LLC C/O ERIC FALK 63 BOYLSTON AVENUE PROVIDENCE, RI 02906-2412
36-101-2	11 AMFLEX DRIVE IND CONDO MDL06	EDRAL LLC C/O ERIC FALK 63 BOYLSTON AVENUE PROVIDENCE, RI 02906-2412
36-101-3	11 AMFLEX DRIVE IND CONDO MDL06	EDRAL LLC C/O ERIC FALK 63 BOYLSTON AVENUE PROVIDENCE, RI 02906-2412
36-101-4	11 AMFLEX DRIVE IND CONDO MDL06	EDRAL LLC C/O ERIC FALK 63 BOYLSTON AVENUE PROVIDENCE, RI 02906-2412
36-102-0	15 AMFLEX DRIVE INDUSTRIAL MDL96	AMFLEX REALTY INC 15 AMFLEX DR CRANSTON, RI 02921
36-103-0	21 AMFLEX DRIVE INDUSTRIAL MDL96	AMFLEX LLC PO BOX 751 NARRAGANSETT, RI 02882-0751
36-104-0	25 AMFLEX DRIVE INDUSTRIAL MDL96	PRINTING REALTY LLC 25 AMFLEX DR CRANSTON, RI 02921
36-105-0	22 AMFLEX DRIVE INDUSTRIAL MDL94	LOCAL UNION 99 REALTY CORPORATION 22 AMFLEX DRIVE CRANSTON, RI 02921
36-106-0	0 AMFLEX DRIVE MUNICIPAL MDL00	CRANSTON CITY OF 869 PARK AVE CRANSTON, RI 02910
36-107-0	10 AMFLEX DRIVE INDUSTRIAL MDL96	C & C REALTY RI LLC 122 CALVARY ST WALTHAM, MA 02454
36-118-0	SAILOR WAY ACC IND LD MDL00	CADENCE SCIENCE INC 2080 PLAINFIELD PIKE CRANSTON, RI 02921
36-13-0	2104 PLAINFIELD PIKE LRG BUS MDL94	BANK RHODE ISLAND ONE TURKS HEAD PLACE PROVIDENCE, RI 02903
36-15-0	2080 PLAINFIELD PIKE INDUSTRIAL MDL96	CADENCE SCIENCE INC 2080 PLAINFIELD PIKE CRANSTON, RI 02921-2012
36-16-0	2158 PLAINFIELD PIKE INDUSTRIAL MDL96	COMMERCE PARK WEST LLC 75 LAMBERT LIND HIGHWAY WARWICK, RI 02886-1131
36-24-0	0 PLAINFIELD PIKE IND LND UNDEV	RLF IV TERMINALS SPE LLC 200 N LASALLE ST SUITE 23770 CHICAGO, IL 60601-1014
36-36-0	2174 PLAINFIELD PIKE LRG BUS MDL94	ALWOODLEY REALTY LLC C/O WASHINGTON TRUST COMPANY 23 BROAD STREET ACCOUNTS PAYABLE WESTERLY, RI 02891
36-47-0	0 COMSTOCK PARKWAY IND LND UNDEV	COXCOM INC C/O TAX DEPT 6205-A PEACHTREE DUNWOODY RD M/S CP-12 ATTN RANDI CURRINGTON
36-48-0	0 COMSTOCK PARKWAY ACC IND LD MDL00	COXCOM INC C/O TAX DEPT 6205-A PEACHTREE DUNWOODY RD M/S CP-12 ATTN RANDI CURRINGTON

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
36-49-0	0 COMSTOCK PARKWAY ACC IND LD MDL00	COXCOM INC C/O TAX DEPT 6205-A PEACHTREE DUNWOODY RD M/S CP-12 ATTN RANDI CURRINGTON
36-5-0	COMSTOCK PARKWAY ACC COM LD	ALWOODLEY REALTY LLC C/O WASHINGTON TRUST COMPANY 23 BROAD STREET ACCOUNTS PAYABLE WESTERLY, RI 02891
36-50-0	70 COMSTOCK PARKWAY INDUSTRIAL MDL96	COXCOM INC C/O TAX DEPT M/S CP-12 ATTN RANDI CURRINGTON 6205-A PEACHTREE DUNWOODY RD ATLANTA, GA 30328-4524
36-51-0	COMSTOCK PARKWAY IND LND POT DEV	CLEAN PLATE LLC 21 STEPHANIE DR SCITUATE, RI 02825-1167
36-99-0	2112 PLAINFIELD PIKE INDUSTRIAL MDL96	RLF IV TERMINALS SPE LLC 200 N LASALLE ST SUITE 23770 CHICAGO, IL 60601-1014

Johnston 400' Abutters

<u>Property ID</u>	<u>Location/Land Use Description</u>	<u>Owner(s)</u>
29-12	0 Plainfield Pike	Eugene Iannelli and Alessio Iannelli 1931 Plainfield Pike Johnston, RI 02919
29-53	1901 Plainfield Pike	Plainfield Pike Dev LLC 1901 Plainfield Pike Johnston, RI 02919
29-78	1987 Plainfield Pike	Eugene Iannelli and Eugene Iannelli II 1987 Plainfield Pike Johnston, RI 02919
29-89	1931 Plainfield Pike	Eugene Iannelli and Alessio Iannelli 1931 Plainfield Pike Johnston, RI 02919
29-91	1987 Plainfield Pike	Net Lease Realty Inc. 450 South Orange Avenue Suite 900 Orlando, FL 32801

STATE OF RHODE ISLAND
PROVIDENCE, SC.

CITY OF CRANSTON
CITY PLAN COMMISSION

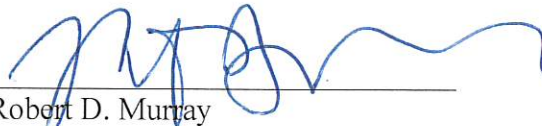
RE: REALTERM MINOR SUBDIVISION
2112 PLAINFIELD PIKE AKA 2110 PLAINFIELD PIKE

AFFIDAVIT OF NOTICE COMPLIANCE

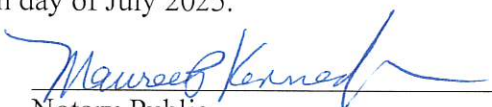
I, Robert D. Murray, Esq. of Cranston, Rhode Island, make affidavit and state that I gave notice of the meeting of the City Planning Commission on August 5, 2025, to the Administrative Officer of the Planning Division - Department of Development and Public Services 100 Irons Avenue, Johnston, RI 02919 for the Minor Subdivision Preliminary Plan application entitled "Realterm Minor Subdivision at 2112 Plainfield Pike aka 2110 Plainfield Pike. The property is owned by RLF IV TERMINALS SPE, LLC ("Owner") and is designated as Lot Nos. 24 and 99 on Assessor's Plat No. 36/2.

That said notice was mailed on July 11, 2025, by certified mail, postage prepaid and that a true copy of said notice is attached hereto.

A copy of the certified mailing envelope is also attached hereto.


Robert D. Murray

Subscribed and sworn to before me this 11th day of July 2025.


Notary Public
My Commission Expires:

MAUREEN P. KENNEDY-CASE
NOTARY PUBLIC - RHODE ISLAND
ID # 32666
MY COMMISSION EXPIRES JUNE 2, 2029

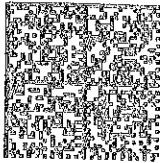
Cranston Planning Department
869 Park Avenue
Cranston, RI 02910

CERTIFIED MAIL®



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FIRST-CLASS



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0006152327 JUL 11 2025

Administrative Officer
Planning Division - Department of
Development and Public Services
100 Irons Avenue
Johnston, RI 02919