



CROSSMAN ENGINEERING

Consulting Engineers & Surveyors

Civil • Transportation • Environmental • Site Planning • Surveying • Permitting

September 11, 2026

Beth E. Ashman, MCP, AICP
City Planning Director
City of Cranston

Re: **Master Plan Submission Narrative Report**
0 Independence Way
Cranston, Rhode Island 02921
Plat 37, Lot 860

Director Ashman,

On behalf of the applicant and owner, Summit Capital, LLC, Crossman Engineering respectfully submits this Major Land Development application for 0 Independence Way (A.P. 37, Lot 860) at the master plan stage of review. In accordance with the Major Subdivision & Land Development Checklist, we have prepared this narrative.

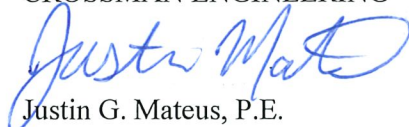
The subject site is currently undeveloped and largely forested. There is a 50-foot-wide access and utility easement through the site that will be maintained. There are no wetlands on the site but a portion of an off-site wetland buffer zone overlaps with the site in the southern corner. There are no other environmental limitations associated with the site. The site soils are classified as hydro group B with the estimated seasonal high-water table greater than 6-feet deep. The site drainage will rely on infiltration so soil evaluations were already completed and determined the seasonal high-water table to be 7-feet. The soil evaluations also confirmed that the soils are adequate for site development.

The proposed development includes the construction of forty-two (42) new two-story condominiums with 1,200 square-feet of living space, a one-car garage and a deck in the rear. While the garage will be built on a slab, the remainder of the footprint will have a below-ground basement. The condominiums will be divided into seven (7) buildings, each containing six (6) units. All units will have access to public water and sewer.

In addition to the development, this project requires a zone change from Mixed Plan Development (MPD) to C-2. We respectfully request that this master plan application be review with the condition that the City Council approves the zone change and an amendment to the Future Land Use Map (FLUM) prior to the preliminary application. There are no waiver and/or variances requested with this application.

Thank you,

CROSSMAN ENGINEERING



Justin G. Mateus, P.E.

1 George Leven Drive, Suite 200, North Attleboro, MA 02760
100 Jefferson Boulevard, Suite 200, Warwick, RI 02888

508-695-1700
401-738-5660