Zoning Board of Review Application

ZBR-26-36

Submitted On: Oct 14, 2026

Applicant

Jennifer Cervenka
[redacted]
[redacted]

Primary Location

232 Cranston St
Providence, RI 02907

Pre-Application Review

Owners and Applicants Information

Who is Submitting this Application?

Owner

Owner Mailing Address

[redacted]

Owner Email

[redacted]

Owner Phone

[redacted]

Name of Applicant, if different than owner

--

Applicant Mailing Address, if different than owner

--

Applicant Email, if different than owner

--

Applicant Phone, if different than owner

--

Attorney Name

Jennifer Cervenka

Attorney Mailing Address

[redacted]

Attorney Email

[redacted]

Attorney Phone

[redacted]

Owner Attestation and Signature Page

544760

For fillable pdf of the Owner Attestation and Signature Page please visit the Applications and Forms section of our website: https://www.providenceri.gov/inspection/boards-of-review/

Type of Application

Application Type

Special Use Permit

Identify the section(s) of the Zoning Ordinance that provide for the special use permit, and list all section(s) which provide Use Standards for the proposed Special Use(s)

Sections 1901 (General Standards for Special Use Permits) and 1202(V)(2) (Parking Lot as Principal Use)

Summarize any changes proposed for the Property (use, construction/renovation, site alteration):

Convert the existing, compacted gravel and partially paved parking lot to a principal use parking lot and bring non-compliant principal use parking lot into zoning compliance.

Subject Property Information

Address of Subject Property

232 Cranston Street

Plat

30

Lot(s)

722

Existing Zoning Use of the Property

Parking Lot (Principal Use)

Base Zoning District

C-2 General Commercial District

Base Zoning District 2 (if applicable)

--

Overlay Zoning District (if applicable)

--

Overlay Zoning District 2 (if applicable)

--

Overlay Zoning District 3 (if applicable)

--

Date Owner Purchased the Property

01/07/2025

Start Date of Lessee's Occupancy

--

Are there outstanding violations concerning the Property under the City of Providence Zoning Ordinance?

No

Are there outstanding violations concerning the Property under the RI State Building or Property Maintenance Code(s)?

No

Buildings & Structures

Lot Dimensions, Coverage Percentage, and Parking Information

Plat/Lot Number

30/722

Existing Lot Width

181.37

Proposed Lot Width

181.37

Existing Lot Area

14128

Proposed Lot Area

14128

Existing Building Coverage

--

Proposed Building Coverage

--

Existing Total Impervious Coverage

14000

Proposed Total Impervious Coverage

9400

Existing Rear Yard Impervious Coverage

--

Proposed Rear Yard Impervious Coverage

--

Existing Front Yard Impervious Coverage

--

Proposed Front Yard Impervious Coverage

--

Number of Existing Parking Spaces

36

Number of Proposed Parking Spaces

34

Appendix B: Application for Special Use Permit

1. Indicate the Ordinance section(s) which provide Use Standards for the proposed Special Use(s); and State all facts that demonstrate that the proposed special use will be in conformance with the Use Standards for the proposed Special Use(s):

Sections 1901 (general standards for Special Use Permits) and 1202(V)(2) (Parking Lot as Principal Use)

2. State all facts that demonstrate that the proposed special use will not substantially injure the use and enjoyment of neighboring property and will not significantly devalue neighboring property:

The parking lot is located along Cranston Street in a mixed-use area that includes commercial and multifamily residential properties, as well as other open-air parking lots. Accordingly, the proposed small parking lot is compatible with surrounding uses and will not adversely affect the use and enjoyment of neighboring properties. Additional landscaping will provide screening along Cranston Street and assist with stormwater management. Wider parking spaces will improve vehicle circulation and facilitate safer ingress and egress. Proposed lighting will be directed toward the parking area, with minimal light spillover at the property boundaries. The parking lot will also provide dedicated parking for employees of the medical office at 239 Cranston Street, which serves 11,249 patients.

3. State all facts that demonstrate that the proposed special use will not be detrimental or injurious to the health or welfare of the community:

The parking lot is located along Cranston Street in a mixed-use area that includes commercial and multifamily residential properties, as well as other open-air parking lots. Accordingly, the proposed small parking lot is compatible with surrounding uses. Additional landscaping will provide screening along Cranston Street and assist with stormwater management. Wider parking spaces will improve on-site circulation and facilitate safer vehicle movements. Two proposed rain gardens at Bridgham Street will provide stormwater quality treatment for runoff from the lot. Lighting will be directed toward the parking area and designed to comply with applicable zoning requirements. The parking lot will provide additional off-street parking for employees of the medical office at 239 Cranston Street, reducing the demand for on-street parking and improving parking availability for patients and other visitors to the surrounding area.

CITY OF PROVIDENCE ZONING BOARD OF REVIEW

DEPARTMENT OF INSPECTION + STANDARDS
444 Westminster Street, 1st Floor, Providence, Rhode Island 02903

ATTESTATION/OWNER AUTHORIZATION FOR APPLICATION FOR VARIANCE AND/OR SPECIAL USE PERMIT

ATTESTATION

The undersigned acknowledge(s) that the statements in the application herein and in any attachments or appendices are true and accurate, and that providing a false statement in this application may be subject to criminal and/or civil penalties as provided by law, including prosecution under the State and Municipal False Claims Acts. ***Owner(s)/Applicant(s) are jointly responsible with their attorney(s), if any, for any false statements. As indicated in the application instructions, neither the application nor this attestation may be signed by an attorney on behalf of their client(s).***

The undersigned further acknowledge(s) and agree(s) that members of the Zoning Board of Review and its staff may enter upon the exterior of the Property in order to view the Property prior to any hearing on the application.

Address, Plat, and Lot of Subject Property: 232 Cranston Street, A.P. 30, Lot 722

Owner(s)

Name:
The Providence Community Health Centers, Inc.

Signature:

Date:
October 6, 2026

Applicant(s)

Name:
The Providence Community Health Centers, Inc.

Signature:

Date:
October 6, 2026

OWNER AUTHORIZATION

To be completed if the online application is being filled out and submitted by someone other than the Owner of the subject property.

This is to certify that I The Providence Community Health Centers, Inc.,

authorize Jennifer Cervenka, Esq. to submit this Zoning Board

of Review Application on my behalf for the property located at 232 Cranston Street, A.P. 30, Lot 722.

By signing this letter, I understand that I, or my attorney, must be present at the Zoning Board Meeting at which my application is scheduled to be heard.

Property Owner Name:
The Providence Community Health Centers, Inc.

Property Owner Signature:

Date: October 6, 2026

REAL ESTATE SURVEY FOR PROPERTY LOCATED AT 232 CRANSTON STREET (A.P. 30, LOT 722) PROVIDENCE, RHODE ISLAND

Presented to: City of Providence
Zoning Board of Review
Ryan Holt, Chairman

Anthia Maniotes
Bianca Rodriguez
Brendan Ryan

Marcus Mitchell, Alternate
James Scott, Alternate

For: Jennifer Cervenka
CERVENKA GREEN, LLC
[redacted]

By: Thomas O. Sweeney, SIOR
SWEENEY REAL ESTATE & APPRAISAL
[redacted]

Property Type: Parking Lot

Date: October 6, 2026

Mr. Chairman and Members of the Zoning Board of Review:

At the request of Jennifer Cervenka, Esq., I have inspected the real estate located at 232 Cranston Street, Providence, Rhode Island, otherwise designated as Lot722 on Plat 30 of the Tax Assessor's Plat of the City of Providence, State of Rhode Island. In addition to my inspection, I have reviewed the surrounding properties and the Zoning Ordinance of the City of Providence. The purpose of my inspection and review was to determine the effect, if any; the granting of the petitioner's request for special use permit to utilize the subject with a principal use being a parking lot.

The subject property is located on the southerly side of Cranston Street between Gilmore Street and Bridgham Street in the West End section of the City. Uses along Cranston Street are a mix of retail, office and residential uses. The Cranston Street Armory is located just west of the subject property. Uses on the interior streets are a mix of single and multifamily housing. Properties are adequately maintained and in average to good condition.

The subject site consists of a 14,128± square foot parcel of land with 181± feet of frontage on Cranston Street, 80± feet of frontage on Gilmore Street and 80± feet of frontage on Bridgham Street. The site is level at street grade. The property is zoned Commercial C-2. The property is currently partially compacted gravel and partially asphalt paved for parking. The site has been the subject of environmental investigation for over two years and is documented to have contaminated soils and a suspected underground storage tank,

On September 10, 2026, the Rhode Island Department of Environmental Management issued a Remedial Decision Letter to the owner, The Providence Community Health Centers, Inc. ("PCHC"), approving limited soil removal in connected with the tank, capping of the entire property, and the recording of an Environmental Land Use Restriction (ELUR), limiting the site's use to commercial only.

The subject property has been utilized for the last eight years as employee parking for PCHC's Central Facility, located at 239 Cranston Street. The facility services 11,249 patients and employs ten providers. PCHC purchased the property in January 2025.

The applicant proposes to bring the site into compliance with the zoning ordinance including perimeter fencing, landscaped green space, and additional lighting in order to utilize the property for parking for 34 cars.

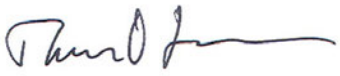
After completing my inspection of the property and surrounding area and reviewing both the Zoning Code and the City's Comprehensive Plan, I have come to the following conclusions regarding the approval of a Special Use Permit to allow for a parking lot as a primary use:

- The proposed use is specifically set forth in the Ordinance and complies with any conditions set forth therein for the authorization of the special use permit

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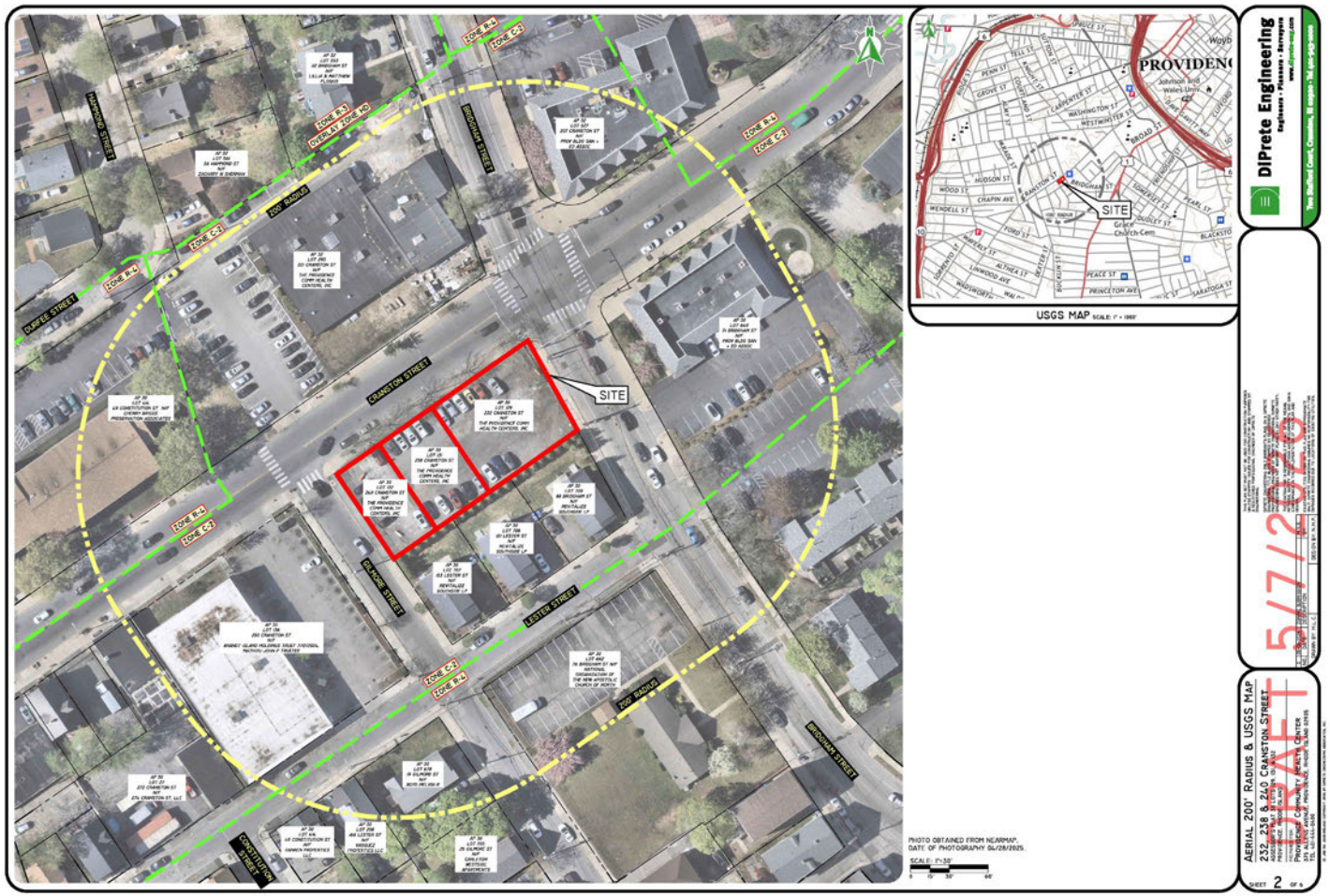
- That granting the proposed special use permits will not substantially injure the use and enjoyment of nor significantly devalue neighboring property. The proposed use is for parking lots that support the medical office use at 239 Cranston Street (directly across the street). The use is similar to others in the neighborhood, and the applicant will meet all dimensional requirements. That granting of the proposed special use permits will not be detrimental or injurious to the general health or welfare of the community. The proposed use will provide off street parking to the facility, removing vehicles from the street. Additionally, the applicant is upgrading the site in order to meet the site requirements. The proposed uses will have no detrimental impact on the surrounding properties' use, values or the general health or welfare of the community.

Respectfully submitted,
SWEENEY REAL ESTATE & APPRAISAL

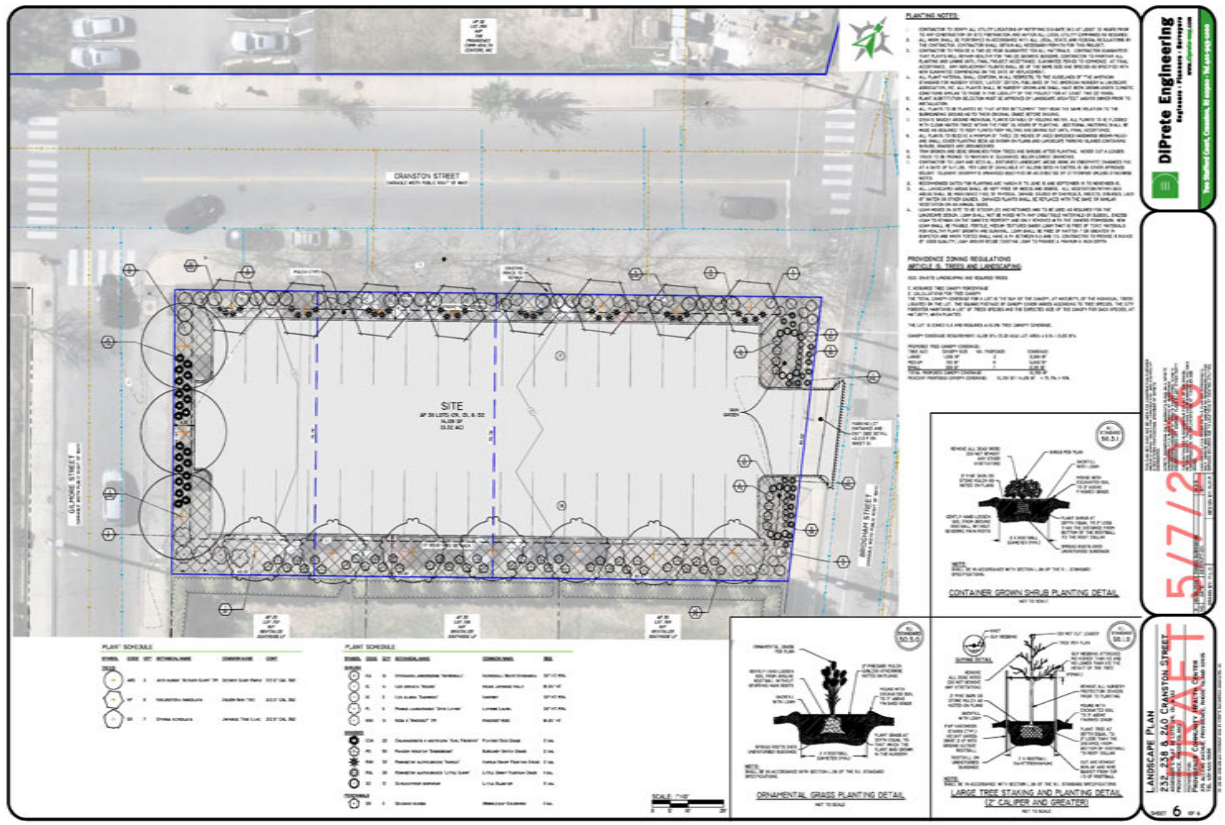


Thomas O. Sweeney, SIOR.

PLAN SHOWING EXISTING CONDITION AND RADIUS

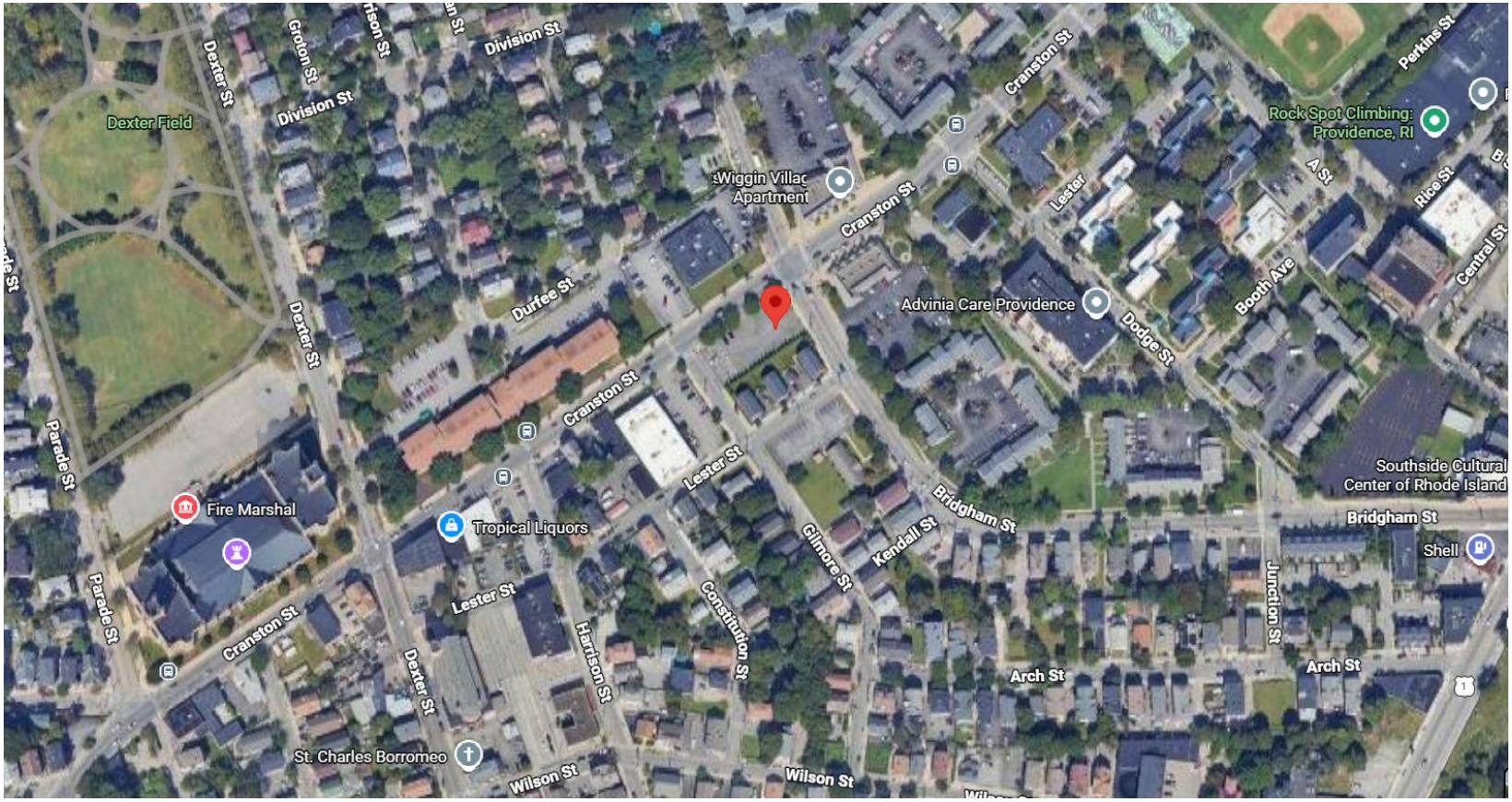


PLAN SHOWING PROPOSED CONSTRUCTION AND LANDSCAPING



SUBJECT PHOTOGRAPHS

GOOGLE EARTH VIEW OF THE SUBJECT NEIGHBORHOOD



SUBJECT PHOTOGRAPHS

VIEW OF SUBJECT PROPERTY



VIEW OF SUBJECT PROPERTY



SUBJECT PHOTOGRAPHS

STREET SCENE



STREET SCENE



SUBJECT PHOTOGRAPHS

STREET SCENE



STREET SCENE



QUALIFICATIONS OF THOMAS O. SWEENEY, SIOR

REALTOR AND APPRAISAL SPECIALIST

Engaged in Real Estate business since 1983:
Principal, Sweeney REAL ESTATE APPRAISAL
Vice President, RODMAN REAL ESTATE (1996 – 2010)
Executive Vice President, HENRY W. COOKE CO. (1983 - 1996)

Certified General Real Estate Appraiser:
Rhode Island Certification No. CGA.0A00217

Licensed Real Estate Broker:
Rhode Island Real Estate Broker's License Number B13444
Commonwealth of Massachusetts Real Estate Broker's License # 137525

Member:
Industrial Specialist Designation, Society of Industrial and Office Realtors (SIOR)
National Association of Realtors (NAR)
National Association of Real Estate Appraisers, Certified Commercial Real Estate Appraiser (CCRA)
Rhode Island Association of Realtors (RIAR)
Rhode Island Commercial and Appraisal Board of Realtors (RICABOR)

Graduated from:
Providence College with a Bachelor of Arts Degree in Political Science.

Successfully completed the following courses and examinations:
Society of Real Estate Appraisers:
Course 101: Introduction to Appraising Real Property
Course 102: Applied Property Valuation
Course 201: Principles of Income Property Appraising
Course 202: Applied Income Property Valuation
Seminar: Narrative Report Seminar
Seminar: How to Appraise Apartments
Seminar: Overview of Income Capitalization
American Institute of Real Estate Appraisers:
Course 1A1: Real Estate Appraisal Principles
Course 1A2: Basic Valuation Procedures
Appraisal Institute
Standards of Professional Practice, Parts A & B
Seminar: Feasibility Analysis & Highest and Best Use Analysis

QUALIFICATIONS OF THOMAS O. SWEENEY, SIOR

Qualified Expert Witness:

Qualified as a Real Estate Expert to Testify in Superior Court & Family Court, State of Rhode Island

Qualified as a Real Estate Expert to Testify in Federal Bankruptcy Court, Federal District Court.

Zoning Boards of Review:

Cities of Providence, Warwick, Cranston, East Providence, Woonsocket, Newport and Pawtucket.

Towns of Smithfield, Johnston, North Providence, Lincoln, Barrington, Scituate, Glocester, Foster, Burrillville, East Greenwich, Coventry, West Greenwich, West Warwick, Cumberland, Middletown, North Kingstown, South Kingstown, Westerly, Hopkinton, Richmond Warren and Bristol

Appraisals for Attorneys, Business and Homeowners

Clients include:

United States Small Business Administration

State of Rhode Island

Department of Transportation, Real Estate Division

Department of Administration, Division of Municipal Affairs

Department of Environmental Management

City of Providence

Water Supply Board

Department of Planning and Development

Department of Public Property

Resource Recovery Corporation

Narragansett Bay Commission

Providence Redevelopment Agency

Federal National Mortgage Association

QUALIFICATIONS OF THOMAS O. SWEENEY, SIOR

Clients, continued:

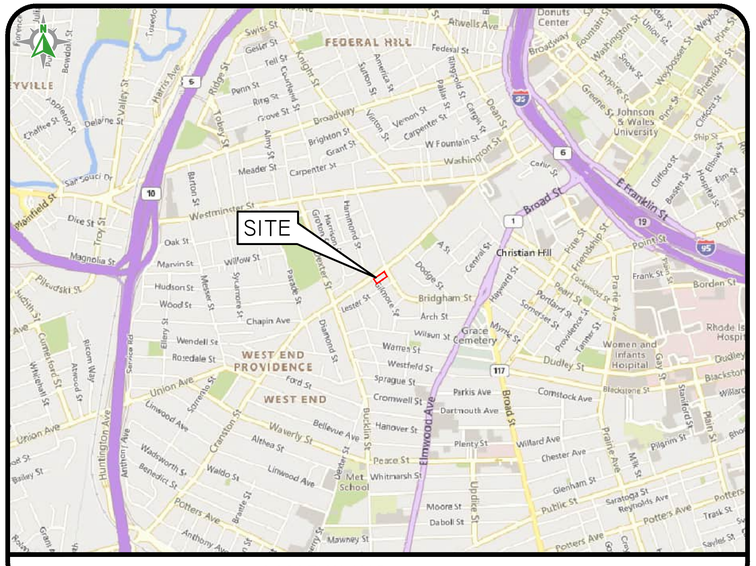
Bank of America
Citizens Bank
Home Loan and Savings Bank
Washington Trust
Centerville Bank
Rockland Bank
Bristol County Savings Bank
Locke Lord
Hinckley, Allenr
Moses and Ryan
Darrow\Everett
Adler, Pollock and Sheehan
Partridge, Snow and Hahn
Nixon – Peabody
Moonan, Stratton and Waldman
Chase, Ruttenberg and Freedman
Benny's Stores
Christmas Tree Shops
McLaughlin Automotive
Ferland Corp.
Tenneco Gas
National Grid

Zoning Submission

232 Cranston St

Located in
Providence, Rhode Island

ASSESSOR'S PLAT 30 LOTS 722



LOCATION MAP SCALE: 1" = 1000'

Sheet Index

1 Cover Sheet
2 Aerial 200' Radius & USGS Map
3 Boundary & Topographic Survey Plan
4 Site Plan
5 Detail Sheet
6 Landscape Plan

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

C N BEAULIEU-SHEA
No. 5701
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND STAMPED BY DIPRETE ENGINEERING AS APPROVED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION IN CONFORMANCE WITH THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN. DIPRETE ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:
0	02/09/2026	ZONING SUBMISSION	M.R.B.

DRAWN BY: M.L.C. | DESIGN BY: N.M.P.

Cover Sheet

232 Cranston Street
ASSESSOR'S PLAT 30 LOTS 722
PROVIDENCE, RHODE ISLAND

PREPARED FOR:
Providence Community Health Center
375 Allens Avenue, Providence, Rhode Island 02905
Tel 401-444-0400

SHEET 1 OF 6

DE JOB No. 2228-005-A02 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEPAN\PROJECTS\2228-005-A02 CRANSTON STREET PARKING LOT\AUTOCAD DRAWINGS\2228-005-CVAR.DWG Plotted: 9/9/2026

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 04/28/2025.

SCALE: 1"=30'

0 15' 30' 60'

USGS MAP SCALE: 1" = 1000'

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

C N BEAULIEU-SHEA
No. 5701
09-29-2026
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:
0	09-29-2026	ZONING SUBMISSION	M.E.B.

DRAWN BY: M.L.C. | DESIGN BY: N.M.P.

AERIAL 200' RADIUS & USGS MAP

232 CRANSTON STREET

ASSESSOR'S PLAN 30 LOTS 722
PROVIDENCE, RHODE ISLAND

PREPARED FOR:
PROVIDENCE COMMUNITY HEALTH CENTER
375 ALLENS AVENUE, PROVIDENCE, RHODE ISLAND 02905
TEL 401-444-0400

DE #28 NO. 2224-005-A02 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEPMAIN\PROJECTS\2224-005-A02 CRANSTON STREET PARKING LOT\AUTOCAD DRAWINGS\2224-005-CVAR.DWG Plotted: 9/9/2026

LIST OF POSSIBLE ENCROACHMENTS

A — CONCRETE SIDEWALK OVER PROPERTY LINE

B — FENCE OVER PROPERTY LINE

C — UTILITY POLE OVER PROPERTY LINE

TOPOGRAPHIC NOTES

1. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING SURVEY-GRADE GPS OBSERVATIONS TIED TO PUBLISHED BENCHMARKS.

SURVEYOR'S CERTIFICATE

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 NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY — CLASS I
- TOPOGRAPHIC SURVEY — CLASS T-2
- DATA ACCUMULATION SURVEY (PLANIMETRIC) — CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.

MATTHEW INSANA
RHODE ISLAND
No. 2537
PROFESSIONAL LAND SURVEYOR

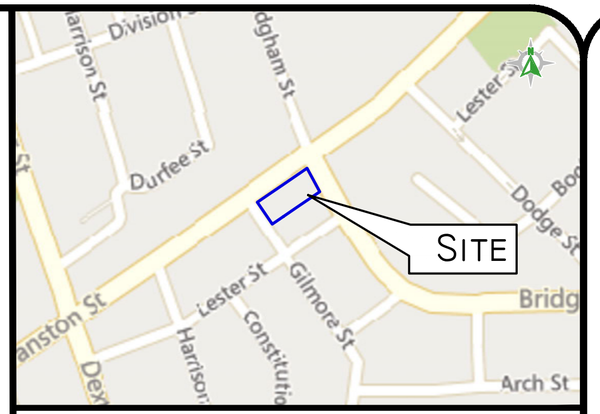
09-11-2026

MATTHEW INSANA, RIPLS #2537, COA #LS.000A160

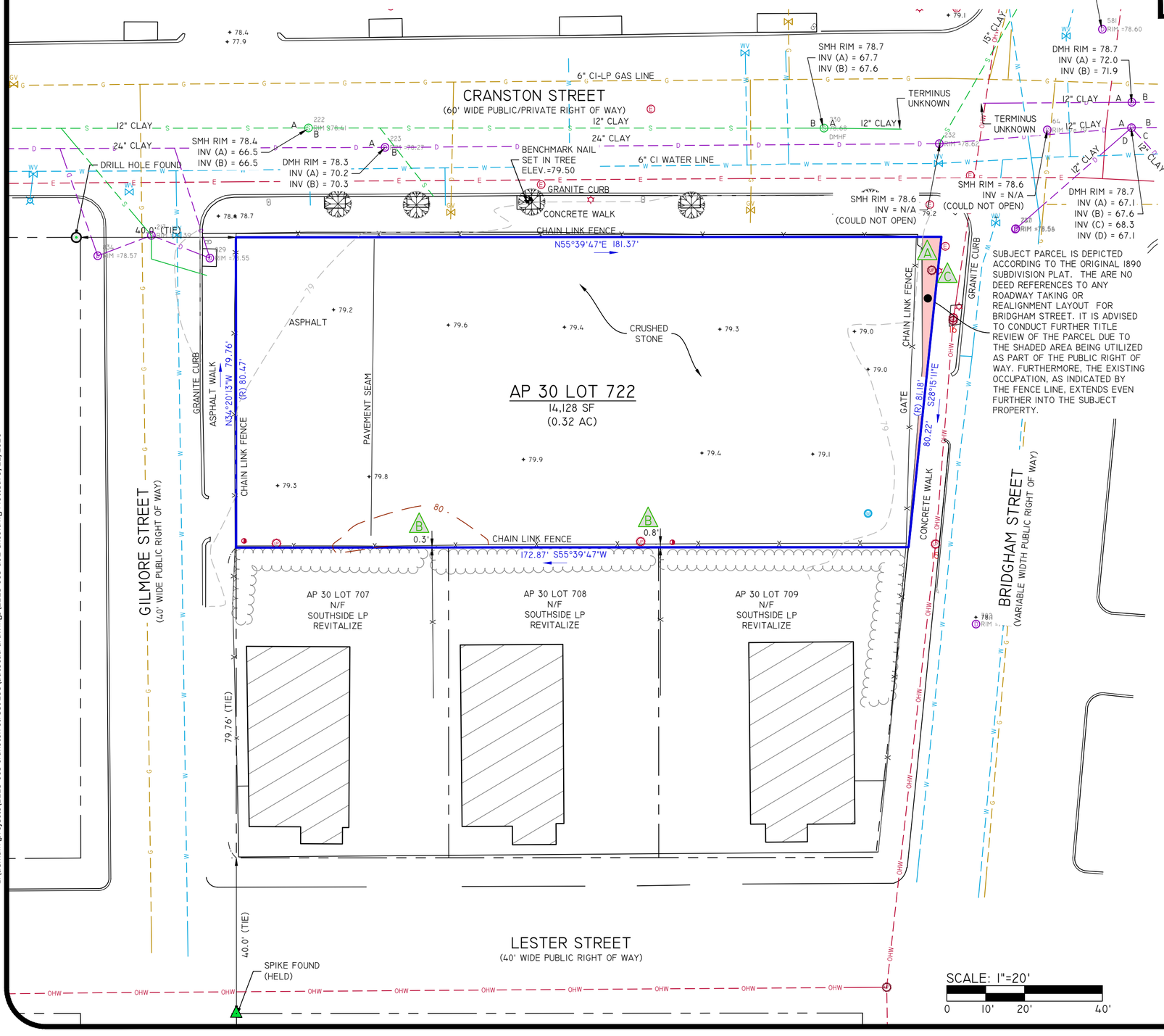
LEGEND

PROPERTY LINE		123/1234	DEED BOOK/PAGE
ASSESSORS LINE		AP	ASSESSOR'S PLAT
TREELINE		N/F	NOW OR FORMERLY
GUARDRAIL		(R)	RECORD
FENCE		(CA)	CHORD ANGLE
STONE WALL			NAIL/SPIKE FOUND/SET
OVERHEAD WIRES	OHW		DRILL HOLE FOUND/SET
			IRON ROD/PIPE FOUND/SET
			BOUND FOUND/SET
			UTILITY POLE

RI STATE PLANE NAD 83



LOCUS MAP NOT TO SCALE



SUBJECT PARCEL IS DEPICTED ACCORDING TO THE ORIGINAL 1890 SUBDIVISION PLAT. THE ARE NO DEED REFERENCES TO ANY ROADWAY TAKING OR REALIGNMENT LAYOUT FOR BRIDGHAM STREET. IT IS ADVISED TO CONDUCT FURTHER TITLE REVIEW OF THE PARCEL DUE TO THE SHADED AREA BEING UTILIZED AS PART OF THE PUBLIC RIGHT OF WAY. FURTHERMORE, THE EXISTING OCCUPATION, AS INDICATED BY THE FENCE LINE, EXTENDS EVEN FURTHER INTO THE SUBJECT PROPERTY.

GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 30, LOT 722 IN THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNER AP 30 LOT 722 PER DEED BOOK 14323, PAGE 331 IS THE PROVIDENCE COMMUNITY HEALTH CENTERS, INC.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0308J, 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 C-2 BASED ON CITY OF PROVIDENCE 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. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON APRIL 4, 2024. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. 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.

PLAN REFERENCES

1. "ADMINISTRATIVE SUBDIVISION PLAN FOR SWAP, PLAT 30, LOTS 133, 134 & 135" BY MARC N. NYBERG ASSOCIATES, INC., SCALE 1" = 20', DATED OCTOBER 7, 2013, REVISED DECEMBER 9, 2013. RECORDED IN THE CITY OF PROVIDENCE LAND EVIDENCE RECORDS IN PLAT BOOK 87, PAGE 102.
2. "PLAN OF LOTS FORMERLY BELONGING TO THE ESTATE OF FERDINAND POTTER" BY CHARLES F. CHASE, CIVIL AND SANITARY ENGINEER, DATED FEBRUARY 4, 1890, SCALE 1" = 20'. RECORDED IN THE CITY OF PROVIDENCE LAND EVIDENCE RECORDS IN PLAT BOOK 18, PAGE 65.
3. ADMINISTRATIVE SUBDIVISION PLAN, 232, 238 & 240 CRANSTON STREET, ASSESSORS PLAT 30, LOTS 129, 131, & 132, PROVIDENCE, RHODE ISLAND, PREPARED FOR PROVIDENCE COMMUNITY HEALTH CENTERS, INC., PREPARED BY DIPRETE ENGINEERING ASSOCIATES, INC., RECORDED AUGUST 27, 2026, IN BOOK 117, PAGE 72.

UTILITY NOTES

1. ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN CI/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 FROM PROVIDENCE WATER SUPPLY BOARD.
   - 5.2. SEWER INFORMATION OBTAINED FROM PROVIDENCE SEWER DEPARTMENT.
   - 5.3. GAS INFORMATION OBTAINED FROM NATIONAL GRID.
   - 5.4. ELECTRIC INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
   - 5.5. DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

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

No.	DATE	DESCRIPTION	BY:	R.G.
0	9-11-26	BOUNDARY SURVEY		

EXISTING CONDITIONS PLAN

232 CRANSTON STREET

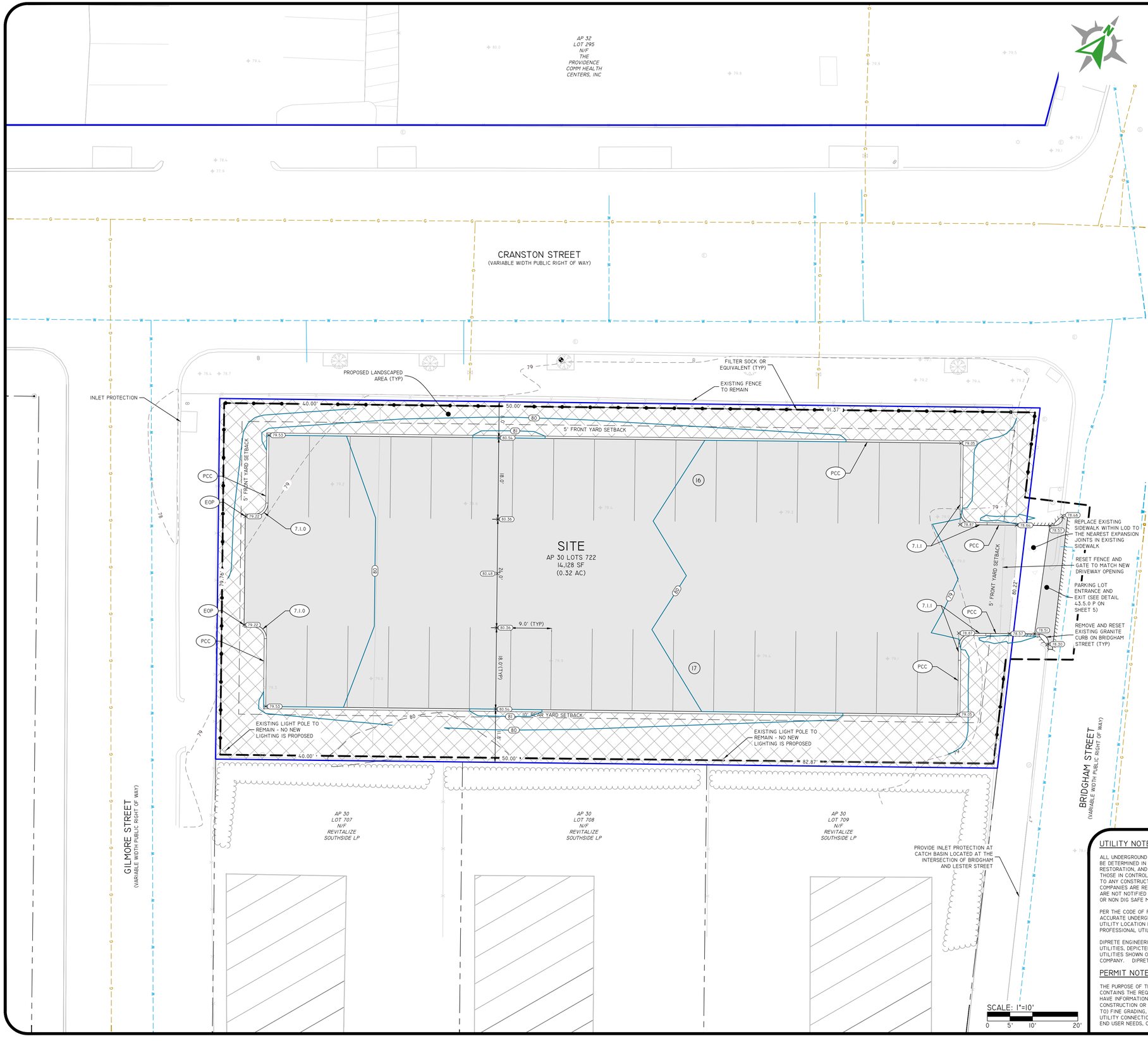
ASSESSORS PLAT 30 LOT 722
PROVIDENCE, RI

PREPARED FOR:
THE PROVIDENCE COMMUNITY HEALTH CENTERS, INC.
375 ALLENS AVENUE, PROVIDENCE, RHODE ISLAND 02905

SHEET 3 OF 6

DE JOB NO: 2228-005 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\demain\projects\2228-005 cranston street 293\autocad drawings\2228-005-a02-exco.dwg Plotted: 9/11/2026



GENERAL NOTES:

1. THE SITE IS LOCATED ON THE CITY OF PROVIDENCE ASSESSOR'S MAP 30 LOTS 722.
2. THE SITES ARE APPROXIMATELY 14,128 SF AND IS ZONED C-2 COMMERCIAL.
3. THE OWNER OF AP 30 LOTS 722 IS:
   THE PROVIDENCE COMMUNITY HEALTH CENTERS
   375 ALLENS AVE
   PROVIDENCE, RI 02905-5010

DIMENSIONAL REGULATIONS:

	C2-COMMERCIAL REQUIRED
CURRENT ZONING:	
MINIMUM LOT AREA:	NONE
MINIMUM FRONTAGE:	0'-5'
MINIMUM SIDE YARD:	NONE(1)
MINIMUM REAR YARD:	NONE (2)
MAXIMUM STRUCTURE HEIGHT:	50'
MAXIMUM LOT COVERAGE:	NONE

(1) UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 10'.

(2) UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 20'.

ABBREVIATIONS:

EXISTING	EX
PROPOSED	PR
ASSESSOR'S PLAT	AP
NOW OR FORMERLY	N/F
TYPICAL	TYP

CERTIFICATION NOTE:

THIS PLAN IS TO BE USED FOR DISCUSSION PURPOSES ONLY. THE INFORMATION SHOWN ON THIS PLAN IS COMPILED FROM AVAILABLE INFORMATION IN THE PUBLIC DOMAIN. DIPRETE ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THIS COMPILED DATA OR CERTIFY TO THE ACCURACY OF ITS PORTRAYAL ON THIS PLAN DUE TO DEVIATIONS THAT MAY BE POSSIBLE DUE TO METHODS OF COMPILATION AND ACCURACY OF INFORMATION USED. THESE DEVIATIONS ARE STANDARD IN THE SURVEYING AND ENGINEERING INDUSTRY AND CANNOT BE AVOIDED WITHOUT AN ACTUAL FIELD SURVEY. TITLE REVIEW AND DEED RESEARCH. THE PROPERTY LINE INFORMATION IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO CHANGE WHEN AN ACCURATE BOUNDARY SURVEY IS COMPLETED. ANY USER OF THIS PLAN SHOULD ASSESS THE INTEGRITY OF THE DATA BEFORE MAKING ANY DECISION BASED UPON IT. DIPRETE ENGINEERING IS NOT LIABLE FOR ANY DIRECT OR INDIRECT DAMAGES OR COSTS ASSOCIATED WITH THE USE OF THE INFORMATION PRESENTED ON THIS PLAN TO MAKE ANY DECISIONS RELATED TO LAND ACQUISITION, DUE DILIGENCE OR OTHER DECISIONS MADE.

ZONING NOTES:

PRINCIPAL USE PARKING LOTS ARE PERMITTED IN C-2 ZONE WITH A SPECIAL USE PERMIT.

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING SETBACKS
- ASPHALT PAVEMENT
- CONCRETE
- EROSION CONTROL (COMPOST SOCK, SILT FENCE (RI STD 9.2.0, OR APPROVED EQUAL)
- LIMIT OF WORK (NO SEDIMENT CONTROL)
- LIMIT OF WORK (WITH SEDIMENT CONTROL)
- LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)
- LANDSCAPE AREAS
- INLET SEDIMENT CONTROL

SITE CALLOUTS LEGEND

- 7.1.0 RIDOT STD PRECAST CONCRETE CURB
- 7.1.1 RIDOT STD 3'-0" PRECAST CONCRETE TRANSITION CURB
- 7.3.0 RIDOT STD GRANITE CURB
- 43.1.0 RIDOT STD CEMENT CONCRETE SIDEWALK

CONSTRUCTION STANDARDS NOTES

1. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE AUTHORITY HAVING JURISDICTION AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CONSTRUCTION STANDARDS.
2. ALL REFERENCES TO CONSTRUCTION STANDARDS, SPECIFICATIONS, DETAILS, MANUALS, ETC. BY OUTSIDE AGENCIES IS UNDERSTOOD TO MEAN THE VERSION CURRENT AT THE TIME THE CONTRACT IS AWARDED, INCLUDING ALL REVISIONS, ADDENDA AND UPDATES.
3. IF CONTRACT DOCUMENTS DO NOT INCLUDE SPECIFIC STANDARDS OR DETAILS FOR A WORK ITEM, THE CONTRACTOR MUST REFER TO THE FOLLOWING SOURCES IN THE ORDER LISTED BELOW:
   - MANUFACTURERS STANDARDS, DETAILS, AND RECOMMENDATIONS
   - LOCAL MUNICIPAL STANDARDS
   - STATE STANDARDS, (INCLUDING BUT NOT LIMITED TO, RI SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, RIDOT STANDARD DETAILS, RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION)
   - STATE STANDARDS (INCLUDING BUT NOT LIMITED TO MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, MASSDOT STANDARD DETAILS, AND MASS DOT CONSTRUCTION SPECIFICATIONS)
   - FEDERAL STANDARDS

UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS 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.

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.

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.

PERMIT NOTE:

THE PURPOSE OF THIS PLAN SET IS TO OBTAIN A PERMIT FROM THE REGULATORY AGENCY IT WAS SUBMITTED TO. THIS PLAN SET CONTAINS THE REQUIRED INFORMATION NECESSARY FOR APPROVAL BY THE SPECIFIC AGENCY IT WAS SUBMITTED TO AND MAY NOT HAVE INFORMATION NECESSARY FOR OTHER REGULATORY AGENCIES. THIS PLAN SET MUST NOT BE CONSTRUED AS A FULL CONSTRUCTION OR BID SET. ADDITIONAL DETAIL IS REQUIRED FOR CONSTRUCTION AND BID DOCUMENTS, SUCH AS (BUT NOT LIMITED TO) FINE GRADING, GRADING BETWEEN THE CONTOUR INTERVAL, ADDITIONAL SURVEY/ MAPPING, BUILDING SHAPE/ LOCATION, ADA, UTILITY CONNECTIONS, UTILITY CROSSINGS, SURFACE AND GROUND WATER MITIGATION, SOIL STABILITY AND CONSISTENCY, SPECIFIC END USER NEEDS, CONSTRUCTABILITY ISSUES, ETC. ANY USER OF THESE PLANS SHOULD UNDERSTAND THIS LIMITATION.

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

C N BEAULIEU-SHEA
No. 5701
REGISTERED PROFESSIONAL ENGINEER
CIVIL
9-19-2026

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
A REGISTERED PROFESSIONAL ENGINEER IS DEFINED AS ONE REGISTERED BY THE STATE OF RHODE ISLAND.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS SPECIFICALLY NOTED OTHERWISE IN THE CONTRACT DOCUMENTS, AND FOR INSURING THAT ALL WORK IS PERFORMED AND CONDUCTED IN CONFORMANCE WITH THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:
0	09-29-2026	ZONING SUBMISSION	M.R.B.

DRAWN BY: M.L.C. DESIGN BY: N.M.P.

SITE PLAN

232 CRANSTON STREET

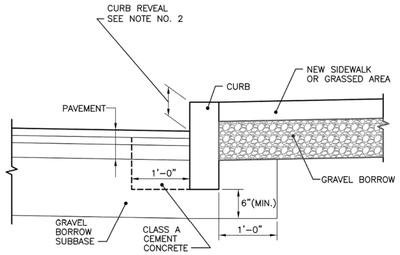
ASSESSOR'S PLAT 30 LOTS 722
PROVIDENCE, RHODE ISLAND

PREPARED FOR:
PROVIDENCE COMMUNITY HEALTH CENTER
375 ALLENS AVENUE, PROVIDENCE, RHODE ISLAND 02905
TEL 401-444-0400

DE JOB NO. 2224-005-A02 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 4 OF 6

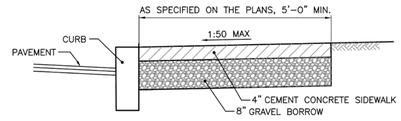
Z:\DEPMAIN\PROJECTS\2224-005-A02 CRANSTON STREET PARKING LOT\AUTOCAD DRAWINGS\2224-005-A02-P-PLAN.DWG Plotted: 9/19/2026



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
2. NEW CURBING CONSTRUCTION SHALL BE SET AT A 6 INCH REVEAL OR AS INDICATED ON PLANS OR DIRECTED BY PROVIDENCE DPW. NEW CURBING INSTALLED ADJACENT TO EXISTING CURBING SHALL MATCH THE EXISTING REVEAL OR A MINIMUM OF 4 INCHES, WHICHEVER IS GREATER. IF ADJACENT EXISTING REVEAL IS LESS THAN 4 INCHES, THE FIRST SECTION OF NEW CURB SHALL TRANSITION TO 4" REVEAL,

CURB SETTING DETAIL
N.T.S.
7.6.0 P PROVIDENCE STANDARD

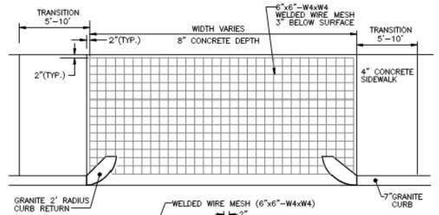
ISSUE DATE: 1/6/17



NOTES
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. SEE CURB SETTING DETAIL WHERE APPLICABLE.
3. RUNNING SLOPE OF SIDEWALK SHALL NOT EXCEED 8.3% (1:12). TYPICALLY, RUNNING SLOPE SHALL MATCH ROAD SLOPE.
4. CROSS SLOPE OF SIDEWALK SHALL NOT EXCEED 2% (1:50).
5. SIDEWALK MAY BE SUBJECT TO GRASS STRIP INSTALLATION. CONSULT WITH DPW ENGINEERING
6. GRAVEL BORROW BASE SHALL COMPACT TO ACHEIVE SOIL DENSITY VALUES OF 95% MODIFIED PROCTOR DENSITY (AASHTO T180).
7. SIDEWALK REPAIRS TWENTY FEET OR LONGER ARE SUBJECT TO REQUIREMENTS HEREIN. SIDEWALK REPAIRS SHORTER THAN TWENTY FEET SHALL MAKE EVERY EFFORT TO MEET REQUIRED SLOPES.
8. CONTROLL JOINTS SHALL BE INSTALLED EVERY 5 FEET IN EACH DIRECTION.
9. EXPANSION JOINTS SHALL BE INSTALLED EVERY 20 FEET IN EACH DIRECTION AT FOUNDATIONS AND WALLS AND IN A SQUARE PATTERN AROUND MANHOLE COVERS, HYDRANTS, SIGN POSTS AND UTILITY POLES. THE EXPANSION JOINT SHALL BE THE FULL DEPTH OF THE SIDEWALK AND FILLED WITH AN APPROVED TYPE OF PREMOLDED EXPANSION JOINT FILLER.

CEMENT CONCRETE SIDEWALK
N.T.S.
43.1.0 P PROVIDENCE STANDARD

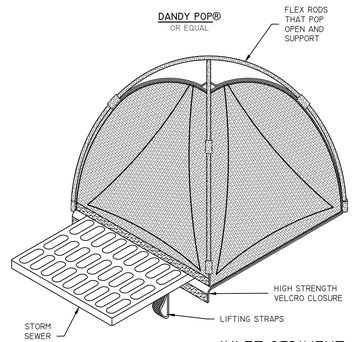
ISSUE DATE: 1/6/17



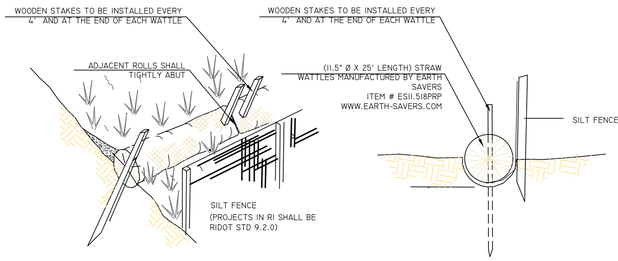
NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE RIDOT STANDARD SPECIFICATIONS.
2. RUNNING SLOPE OF SIDEWALK/DRIVEWAY SHALL NOT EXCEED 8.3% (1:12)
3. 4' MINIMUM ACCESSIBLE PATH SHALL BE INSTALLED WITH CROSS SLOPE NOT EXCEEDING 2% (1:50)
4. RESIDENTIAL CURB CUTS SHALL BE NO WIDER THAN 12' FROM INSIDE OF CURB RETURNS.

CEMENT CONCRETE DRIVEWAYS
N.T.S.
43.5.0 P PROVIDENCE STANDARD

ISSUE DATE: 1/6/17, REVISED 10/6/17



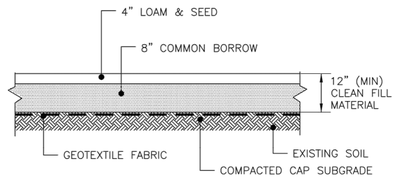
INLET SEDIMENT CONTROL DEVICES
NOT TO SCALE



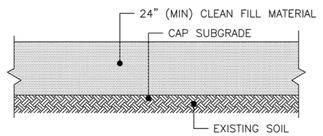
NOTES:
1. EROSION CONTROL BARRIER TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.
2. FOR SOFT SOILS, DIG A 3 TO 5 INCH TRENCH. FOR HARD SOILS, DIG A 2 TO 3 INCH TRENCH.
3. INSTALL WOOD STAKES FOR EVERY 4' (MAX) OF STRAW WATTLE, AS WELL AS ADDITIONAL WOOD STAKE ON EACH END OF EACH STRAW WATTLE.
4. MINIMUM WOOD STAKE DIMENSIONS TO BE 1"x2"x24" (SOFT SOIL) AND 1"x2"x18" (HARD SOIL).

CROSS SECTION VIEW

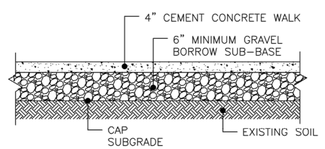
SILT FENCE/STRAW WATTLE SEDIMENT BARRIER
NOT TO SCALE



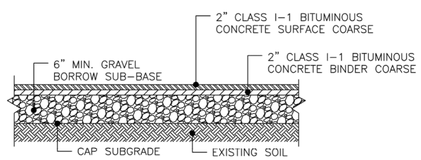
EARTHEN BARRIER W/ GEO-TEXTILE
NOT TO SCALE



EARTHEN BARRIER
NOT TO SCALE

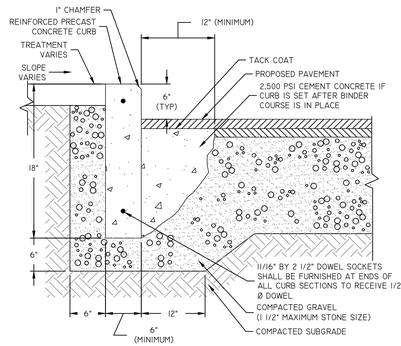


CONCRETE BARRIER
NOT TO SCALE

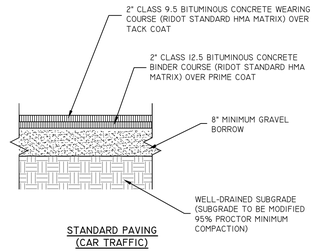


ASPHALT BARRIER
NOT TO SCALE

CAP SPECIFICATIONS
NOT TO SCALE

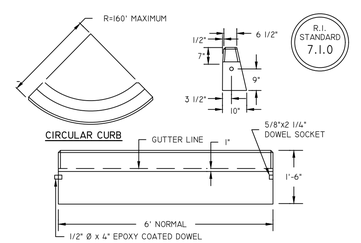


PRECAST CONCRETE CURB
NOT TO SCALE



STANDARD PAVING (CAR TRAFFIC)

TYPICAL PAVEMENT SECTION
NOT TO SCALE



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0".
3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
4. CIRCULAR CURB IS REQUIRED ON CURVES WITH RADII OF 160'-0" OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
5. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.

PRECAST CONCRETE CURB
NOT TO SCALE

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

C N BEAULIEU-SHEA
No. 5701
10-09-2026
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT HAS BEEN SIGNED AND STAMPED BY REGISTERED PROFESSIONAL ENGINEER. ANY UNAUTHORIZED CHANGES TO THIS PLAN SET SHALL BE REPORTED TO DIPRETE ENGINEERING WITHIN 30 DAYS OR THE PLANS SHALL BE CONSIDERED COMPLETE.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED ENGINEER. ANY PLANS NOT STAMPED BY DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND OSHA COMPLIANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:
0	09-09-2026	ZONING SUBMISSION	M.R.B.
			DESIGN BY: N.M.P.
			DRAWN BY: M.L.C.

DETAIL SHEET

232 CRANSTON STREET
ASSESSOR'S PLAT 36 LOTS 722
PROVIDENCE, RHODE ISLAND

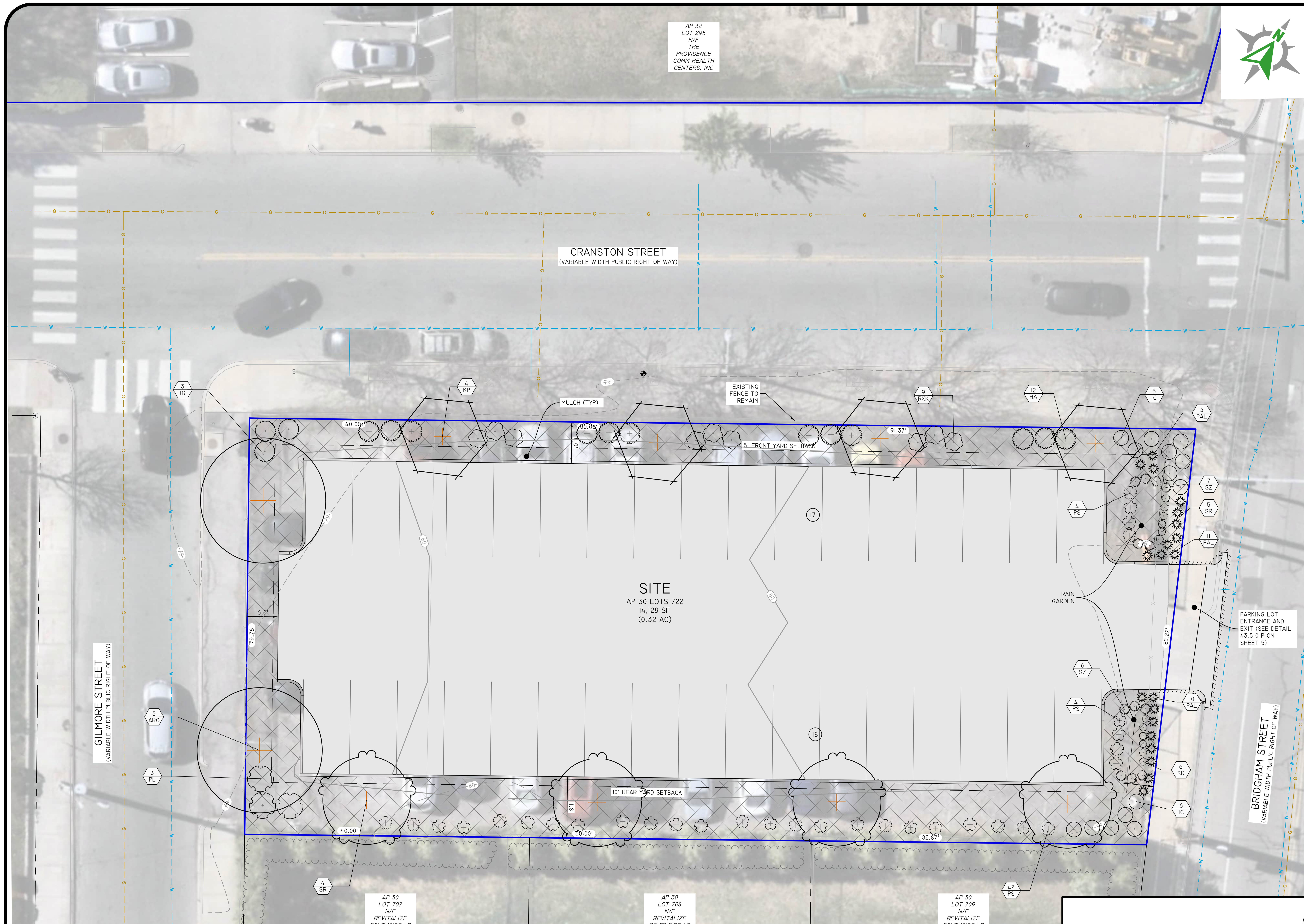
PREPARED FOR:
PROVIDENCE COMMUNITY HEALTH CENTER
375 ALLENS AVENUE, PROVIDENCE, RHODE ISLAND 02905
TEL 401-444-0400

DE JOB NO. 2228-005-A02

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SHEET 5 OF 6

Z:\DEPAIN\PROJECTS\2228-005-A02 CRANSTON STREET PARKING LOT\AUTOCAD DRAWINGS\2228-005-A02-PLAN.DWG PLOTTED: 9/9/2026



PLANTING NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING DIG-SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION OR SITE PREPARATION AND ANY/OR ALL LOCAL UTILITY COMPANIES AS REQUIRED.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
3. CONTRACTOR TO PROVIDE A TWO (2) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR TWO (2) GROWING SEASONS. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
4. ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
5. PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
6. ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
7. CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
8. ALL PLANTS TO RECEIVE A MINIMUM OF THREE (3) INCHES OF AGED SHREDDED HARDWOOD BROWN MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON PLANS AND LANDSCAPE PARKING ISLANDS CONTAINING SHRUBS, GRASSES AND GROUNDCOVER.
9. TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
10. TREES TO BE PRUNED TO MAINTAIN 6' CLEARANCE BELOW LOWEST BRANCHES.
11. CONTRACTOR TO LOAM AND SEED ALL DISTURBED LANDSCAPE AREAS USING AN ENDOPHYTE ENHANCED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI OR OTHER APPROVED DOUGHT TOLERANT ENDOPHYTE ENHANCED SEED MIX) OR AS DIRECTED BY CITY/OWNER UNLESS OTHERWISE NOTED.
12. RECOMMENDED DATES FOR PLANTING ARE MARCH 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
13. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.
14. LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNERS PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY, LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.

PROVIDENCE ZONING REGULATIONS ARTICLE 15. TREES AND LANDSCAPING:

1503. ON-SITE LANDSCAPING AND REQUIRED TREES

C. REQUIRED TREE CANOPY PERCENTAGE
2. CALCULATIONS FOR TREE CANOPY
THE TOTAL CANOPY COVERAGE FOR A LOT IS THE SUM OF THE CANOPY, AT MATURITY, OF THE INDIVIDUAL TREES LOCATED ON THE LOT. THE SQUARE FOOTAGE OF CANOPY COVER VARIES ACCORDING TO TREE SPECIES. THE CITY FORESTER MAINTAINS A LIST OF TREES SPECIES AND THE EXPECTED SIZE OF THE CANOPY FOR EACH SPECIES, AT MATURITY, WHEN PLANTED.

THE LOT IS ZONED C-2 AND REQUIRES A 15.0% TREE CANOPY COVERAGE.

CANOPY COVERAGE REQUIREMENT: 14,128 SF± (0.32 AC±) LOT AREA x 0.15 = 2,120 SF±

PROPOSED TREE CANOPY COVERAGE:

TREE SIZE	CANOPY SIZE	NO. PROPOSED	COVERAGE
LARGE	1,000 SF	2	2,000 SF
MEDIUM	700 SF	4	2,800 SF
SMALL	300 SF	4	1,200 SF
TOTAL PROPOSED CANOPY COVERAGE:			6,000 SF
PERCENT PROPOSED CANOPY COVERAGE:	6,000 SF/ 14,128 SF = 42.4% > 15%		

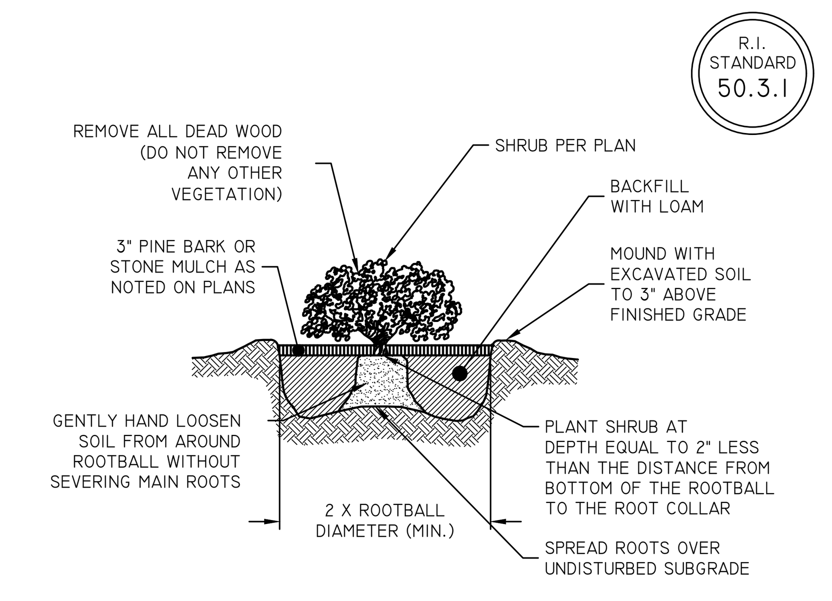
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
TREES					
	ARO	3	Acer rubrum `October Glory` TM	October Glory Maple	2/2.5" CAL B&B
	KP	8	Koelreuteria paniculata	Golden Rain Tree	2/2.5" CAL B&B
	SR	7	Syringa reticulata	Japanese Tree Lilac	2/2.5" CAL B&B

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS					
	HA	12	Hydrangea arborescens 'Incrediball'	Incrediball White Hydrangea	36" HT MIN.
	IC	14	Ilex crenata `Helerii`	Heler Japanese Holly	18-24" HT
	IG	3	Ilex glabra `Shamrock`	Inkberry	36" HT MIN.
	PL	3	Prunus laurocerasus `Otto Luyken`	Luykens Laurel	36" HT MIN.
	RXK	9	Rosa x `Knockout` TM	Knockout Rose	18-24" HT
GRASSES					
	PS	32	Panicum virgatum `Shenendoah`	Burgundy Switch Grass	2 gal
	PAL	20	Pennisetum alopecuroides `Little Bunny`	Little Bunny Fountain Grass	1 gal
	SZ	13	Schizachyrium scoparium	Little Bluestem	5 gal
PERENNIALS					
	SR	11	Solidago rugosa	Wrinkleleaf Goldenrod	1 gal

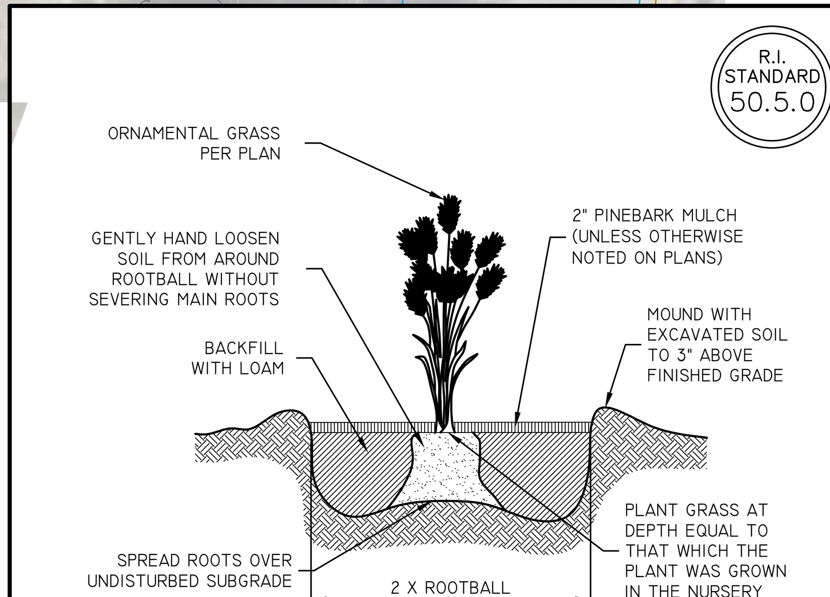
SCALE: 1"=10'
0 5' 10' 20'



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

CONTAINER GROWN SHRUB PLANTING DETAIL

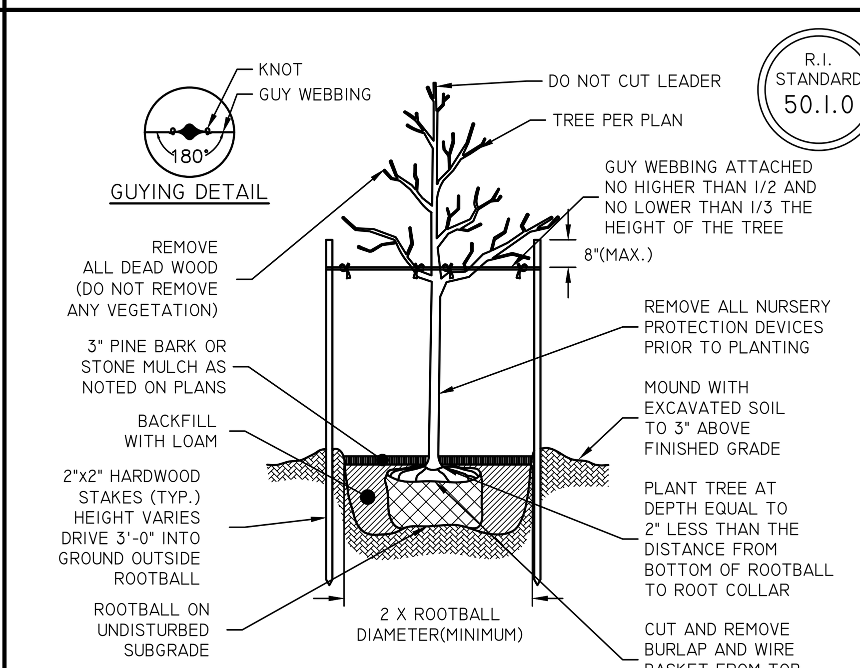
NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

ORNAMENTAL GRASS PLANTING DETAIL

NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

LARGE TREE STAKING AND PLANTING DETAIL (2" CALIPER AND GREATER)

NOT TO SCALE

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

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED 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, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.
EXISTING 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	BY:
0	09-09-2026	ZONING SUBMISSION	M.R.B.

DRAWN BY: M.L.C. DESIGN BY: N.M.P.

LANDSCAPE PLAN

232 CRANSTON STREET

ASSESSOR'S PLAT 30 LOTS 722
PROVIDENCE, RHODE ISLAND

PREPARED FOR:
PROVIDENCE COMMUNITY HEALTH CENTER
375 ALLENS AVENUE, PROVIDENCE, RHODE ISLAND 02905
TEL 401-444-0400

DE JOB NO: 2228-005-A02 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEMAIN\PROJECTS\2228-005-A02 CRANSTON STREET PARKING LOT\AUTOCAD DRAWINGS\2228-005-A02-LARC.DWG PLOTTED: 9/9/2026

Site Photos



Southern Corner (Looking North)



Western Corner (Looking East)



Northern Corner (Looking South)



Eastern Corner (Looking West)

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 04/28/2025.

SCALE: 1"=30'

0 15' 30' 60'

USGS MAP SCALE: 1" = 1000'

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

C N BEAULIEU-SHEA
No. 5701
09-29-2026
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND OSHA CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:
0	09-29-2026	ZONING SUBMISSION	M.E.B.

DRAWN BY: M.L.C. | DESIGN BY: N.M.P.

AERIAL 200' RADIUS & USGS MAP

232 CRANSTON STREET

ASSESSOR'S PLAN 30 LOTS 722
PROVIDENCE, RHODE ISLAND

PREPARED FOR:
PROVIDENCE COMMUNITY HEALTH CENTER
375 ALLENS AVENUE, PROVIDENCE, RHODE ISLAND 02905
TEL 401-444-0400

DE #28 NO. 2224-005-A02 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEPMAIN\PROJECTS\2224-005-A02 CRANSTON STREET PARKING LOT\AUTOCAD DRAWINGS\2224-005-CVAR.DWG Plotted: 9/9/2026

DOC: 2025383228
Bk: 14323 Pg: 331

Tax: $2,760.00
Date: 01/07/2025
RECORDER: op
CITY OF PROVIDENCE
679736
RHODE ISLAND
REAL ESTATE
CONVEYANCE TAX

WARRANTY DEED

WE, **MICHAEL AUTIELLO & LORI AUTIELLO** both of Smithfield, Rhode Island for consideration paid of **SIX HUNDRED THOUSAND ($600,000.00) DOLLARS** the receipt and sufficiency of which is hereby acknowledged grant to **The Providence Community Health Centers, Inc., a Rhode Island non profit corporation of 375 Allens Avenue, Providence, Rhode Island 02905** with WARRANTY COVENANTS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS TRANSFER IS SUCH THAT NO R.I.G.L. 44-30-71.3 WITHHOLDING IS REQUIRED AS SELLERS ARE RESIDENTS OF RHODE ISLAND AS EVIDENCED BY AFFIDAVIT.

Witness our hands this 6 day of January, 2025

Michael Autiello
MICHAEL AUTIELLO

Lori Autiello
LORI AUTIELLO

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence on this 6 day of January, 2025 before me personally appeared **MICHAEL AUTIELLO & LORI AUTIELLO** to me known and known by me to be the parties executing the foregoing instrument and that they acknowledged said instrument by them executed to be their free act and deed.

Joseph Tudino
Notary Public

Grantee's Address:
375 Allens Avenue
Providence, RI 02905

Joseph Tudino
Notary Public, State of Rhode Island
My Commission Expires: 6/23/25

EXHIBIT A

Legal Description

PARCEL I: 240 CRANSTON STREET

That certain lot or parcel of land with all the buildings and improvements thereon situated at Cranston Street, in the City of Providence, County of Providence, State of Rhode Island, laid out and designated as Lot No. 2 (TWO), on that certain plat entitled "PLAN OF LOTS FORMERLY BELONGING TO THE ESTATE OF FERDINAND POTTER 1890 SCALE 20 FEET TO AN INCH CHARLES F. CHASE, CIVIL & SANITARY ENGINEER", which said plat is recorded in the Land Evidence Records of the City of Providence, in Plat Book 18, at Page 65 and (copy) on Plat Card 614.

PARCEL II: 232 CRANSTON STREET AND 238 CRANSTON STREET

Those certain lots of land with all buildings and improvements thereon, situated on the southeasterly side of Cranston Street and on the westerly side of Bridgham Street in the City of Providence and State of Rhode Island, and are laid out and delineated as Lot Nos. 4 (four), 6 (six) and 7 (seven) upon that plat entitled, "Plan of Lots formerly belonging to The Estate of Ferdinand Potter 1890" and recorded in the Land Evidence Records in said City of Providence in Plat Book 18 at Page 65 and (copy) on Plat Card No. 614.

Said lots together form one parcel which is further bounded and described as follows: Beginning at the northeasterly corner of said parcel at the southwesterly corner of said Cranston Street and Bridgham Street; thence southerly bounding easterly on said Bridgham Street eighty one and 18/100 (81.18) feet to land now or formerly of Albert Lisker, et al., Trustees; thence southwesterly bounding southeasterly on the last named land in part, and in part on land now or formerly of Simon Aharonian et al., one hundred thirty-two and 87/100 (132.87) feet, more or less, to land now or formerly of Carmine D'Errico and wife; thence northwesterly bounding southwesterly on the last named land eighty and 47/100 (80.47) feet to said Cranston Street and thence northeasterly bounding northwesterly on said Cranston Street one hundred forty-one and 19/100 (141.19) feet, more or less, to the point of beginning.

Meaning and intending to convey the same premises described in Quitclaim Deed recorded in Book 12810 at Page 116 and by confirmatory Quitclaim Deed recorded herewith.

FOR REFERENCE ONLY:
232, 238 and 240 Cranston Street
Providence, RI
APlat 30, Lots 129, 131 and 132

RECEIVED:
Providence
Received for Record
01/07/2025 03:18:18 PM
Document Num: 2025383228
Jeanne Pascone
Recorder of Deeds

TRUE COPY
RECORDER OF DEEDS
PROVIDENCE, R.I.

060610

RECEIVED FOR RECORD

ATTEST

Book: 14323
Page: 331-332

CERTIFIED COPY

JUN 29 2026