



**LEGEND**

---	W	WATER LINE	123/1234	DEED BOOK/PAGE	○	BOLLARD
---	S	SEWER LINE	AP	ASSESSOR'S PLAT	⊗	SOIL EVALUATION
---	SFM	SEWER FORCE MAIN	HC	HANDICAPPED	■	CATCH BASIN
---	G	GAS LINE	N/F	NOW OR FORMERLY	□	DOUBLE CATCH BASIN
---	E	ELECTRIC LINE	LC	LANDSCAPING	⊕	WATER VALVE
---	OH	OVERHEAD WIRES	(R)	RECORD	⊕	GAS VALVE
---	D	DRAINAGE LINE	(CA)	CHORD ANGLE	▲	WETLAND FLAG
---	MCL	MINOR CONTOUR LINE	●	NAIL/SPIKE	⊕	DRAINAGE MANHOLE
---	MJCL	MAJOR CONTOUR LINE	⊙	DRILL HOLE	⊕	FLARED END SECTION
---	PL	PROPERTY LINE	⊙	IRON ROD/PIPE	⊕	ELECTRIC MANHOLE
---	AL	ASSESSOR'S LINE	⊙	BOUND	⊕	UTILITY/POWER POLE
---	TL	TREELINE	⊙	SIGN POST	⊕	LIGHTPOST
---	GR	GUARDRAIL	⊕	SEWER MANHOLE	⊕	WELL
---	F	FENCE	⊕	SEWER CLEANOUT	⊕	MONITORING WELL
---	RW	RETAINING WALL	⊕	HYDRANT	⊕	BENCH MARK
---	SW	STONE WALL	⊕	IRRIGATION VALVE	⊕	TREE
---			⊕	UNKNOWN MANHOLE		



LOCUS MAP Not To Scale

**GENERAL NOTES**

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 8 LOT 276 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 6324, PAGE 174 IS THOMAS VESSELLA & ROBERT GASBARRO JR.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C032H, 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. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
5. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON DECEMBER 7, 2021. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
6. 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.
7. 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 REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

**PLAN REFERENCES**

1. "PLAT OF LAND IN CRANSTON, R.I., BELONGING TO STEPHEN MATHEWSON", SURVEYED & PLATTED DEC. 1874, DRAWN BY J.A. LATHAM. SCALE 80 FT TO AN INCH.

**ZONING NOTES**

1. THE PARCEL AND ALL ABUTTING PARCELS ARE ZONED B-1 PER THE ASSESSOR'S ONLINE DATABASE.
2. THE ZONING ORDINANCE SECTION 17.20.120 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:

	SINGLE-FAMILY	TWO-FAMILY
MINIMUM LOT AREA	6,000 SQUARE FEET	8,000 SQUARE FEET
MINIMUM FRONTAGE AND LOT WIDTH	60 FEET	60 FEET
MINIMUM FRONT AND CORNER SIDE YARD	25 FEET	25 FEET
MINIMUM SIDE YARD	8 FEET	8 FEET
MINIMUM REAR YARD	20 FEET	20 FEET
MAXIMUM LOT COVERAGE	35 %	35 %
MAXIMUM HEIGHT	35 FEET	35 FEET

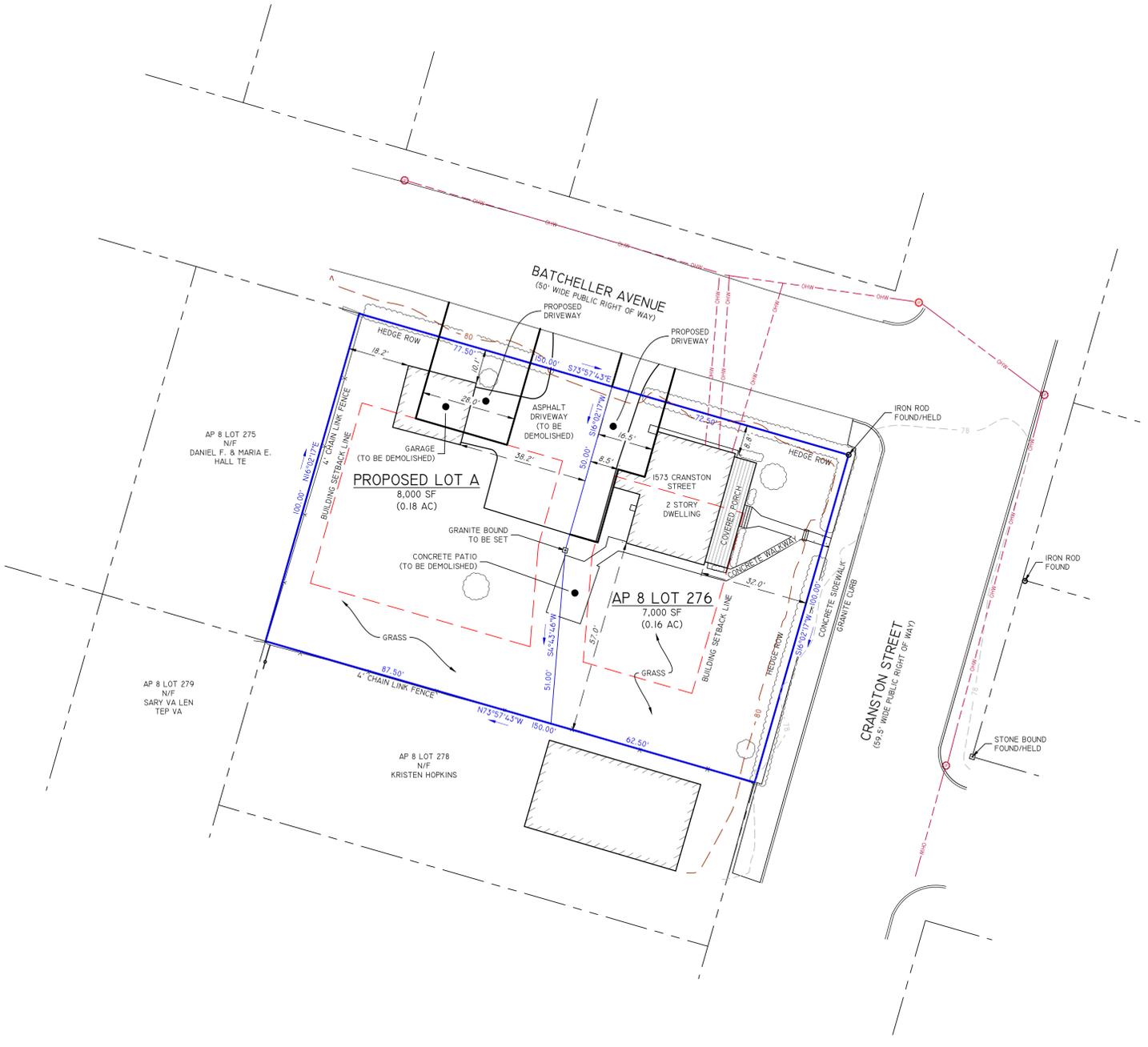
THE ABOVE NOTES ARE BASED ON INFORMATION FROM THE CITY OF CRANSTON ASSESSOR'S ONLINE DATABASE AND THEIR ZONING ORDINANCE ONLY. ANY SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.

**THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:**

- BATCHELLER AVENUE
- CRANSTON STREET

	AREA
PROPOSED LOT A	8,000 SF
AP 8 LOT 276	7,000 SF
TOTAL	15,000 SF

**THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AP 8 LOT 276 INTO TWO LOTS**



**SURVEYOR'S CERTIFICATE**

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

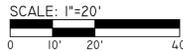
- LIMITED CONTENT BOUNDARY SURVEY (PERIMETER)

CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: RECORD PLAN

ROBERT G. BABCOCK  
No. 2504  
PROFESSIONAL LAND SURVEYOR

*Robert G. Babcock*  
ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160  
6/3/22



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**Boston • Providence • Newport**

NO.	DATE	REVISION/DESCRIPTION	A.U.F.	B.T.
1	6/3/22	MINOR SUBDIVISION PLAN		
		DESCRIPTION		

**MINOR SUBDIVISION PLAN**  
**1573 CRANSTON STREET SUBDIVISION**  
ASSESSOR'S PLAT 8 LOT 276  
CRANSTON, RHODE ISLAND

PREPARED FOR:  
**THOMAS VESSELLA & ROBERT GASBARRO JR.**  
187 JAMES P. PURPHY IND. HIGHWAY,  
WEST WARWICK, RHODE ISLAND 02893

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