

City of Cranston  
**Zoning Board of Review  
Application**

Application for exception or variation under the zoning ordinance "City of Cranston Zoning Code, December 1994 Edition as amended."

To: Cranston Zoning Board of Review  
35 Sockanosset Crossroad Suite 6  
Cranston, RI 02920

Date: April 1, 2021

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: Michael J. Spagnole and Irene A. Antonelli

ADDRESS: 410 Jacob Street, Seekonk, MA ZIP CODE: 02771

APPLICANT: David M. Devany

ADDRESS: 2 Dutchess Drive, Cranston, RI ZIP CODE: 02921

LESSEE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

1. ADDRESS OF PROPERTY: 0 Elite Drive

2. ASSESSOR'S PLAT #: 26/4 BLOCK #: \_\_\_\_\_ ASSESSOR'S LOT #: 50 WARD: 4

3. LOT FRONTAGE: 50' Janet Drive LOT DEPTH: \_\_\_\_\_ LOT AREA: 327,136 sq. ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-20 20,000 sq. ft. 35  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: N/A PROPOSED: N/A

6. LOT COVERAGE, PRESENT: -0- PROPOSED: -0-

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 1993

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? No

9. GIVE SIZE OF EXISTING BUILDING(S): N/A

10. GIVE SIZE OF PROPOSED BUILDING(S): N/A

11. WHAT IS THE PRESENT USE? vacant residential land

12. WHAT IS THE PROPOSED USE? Four (4) residential dwellings

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: four

14. Describe in detail extent of proposed alterations. Four lot subdivision planned.  
Applicant seeks dimensional variances to create three (3) residential lots with  
restricted street frontage. Two lots on Janet Drive will each have 25' of frontage.  
One lot on Elite Drive will have 50 feet of frontage. Pending master plan approval.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? no

16. WERE YOU REFUSED A PERMIT? no

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH  
APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

17.20.120 (Schedule of Intensity Regulations); 17.92.010 (Variance) and all  
applicable sections of the zoning code

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Applicant seeks dimensional relief for  
street frontage for proposed lots to be created. The lots at the terminus of Elite Drive  
Janet Drive can be serviced with long driveways that will be compatible with surrounding  
homes.

SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

RESPECTFULLY SUBMITTED.

Michael J. Spagnole  
(OWNER SIGNATURE) Michael J. Spagnole

Irene A. Antonelli  
(OWNER SIGNATURE) Irene A. Antonelli

Dana M. Wray  
(APPLICANT SIGNATURE)

(LESSEE SIGNATURE)

Robert D. Murray, Esq.  
(ATTORNEY SIGNATURE)

Robert D. Murray, Esq.  
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:

[Signature]  
(PLANNING DEPT. SIGNATURE)

4-14-21  
(DATE)

Refer to Narrative for requested relief  
for lot width. Lot 4 may require  
relief for frontage, TBD by Zoning Secretary.

508-336-6447  
(PHONE NUMBER)

(401) 438-1976  
(PHONE NUMBER)

(401) 829-8545  
(PHONE NUMBER)

(PHONE NUMBER)

401-946-3800  
(PHONE NUMBER)

**MICHAEL J. SPAGNOLE AND IRENE A. ANTONELLI (“OWNER”)**

**DAVID M. DEVANY (“APPLICANT”)**

**0 Elite Drive**

**Cranston, RI 02921**

**ZONING BOARD OF REVIEW PROJECT NARRATIVE**

This project narrative is offered in connection with the application of David M. Devany for dimensional relief from the Zoning Board of Review from the street frontage requirements for a four (4) lot subdivision off Elite Drive and Janet Drive. A master plan application has been submitted for consideration by the Cranston Planning Commission.

The existing 327,136 +/- square foot parcel is located at the end of the two streets. Lot No. 50 on AP 26/4 is zoned A-20 which is a residential zone requiring a minimum lot size of 20,000 square feet.

The Applicant proposes to create two (2) residential lots off of Elite Drive and two (2) residential lots off of Janet Drive. The Planning Commission is being asked to subdivide the parcel in to four (4) lots with these proposed lot sizes.

Lot 1 67,218 square feet

Lot 2 50,702 square feet

Lot 3 84,586 square feet

Lot 4 123,372 square feet

All the proposed lots substantially exceed the minimum lot size of 20,000 square feet for the A-20 zone. The Applicant's proposal is for the lots to be serviced with driveways off the public rights of way. All four lots will be serviced by public sewer and water.

Three of the proposed lots will require dimensional relief of the required 125 feet of frontage for a lot in the A-20 zone.

Off of Janet Drive, Lot 1 will have frontage of twenty five (25) feet with a requested variance of one hundred (100) feet. Lot 2 will have similar frontage of twenty five (25) feet with the same requested dimensional variance for the required minimum frontage for the A-20 zone.

Off of Elite Drive, Lot 3 will have frontage of fifty (50) feet with a requested variance of seventy five (75) feet. Lot 4 has frontage of one hundred (140) feet on an unimproved portion of Elite Drive. The improved portion of Elite Drive includes thirty nine (39) feet of frontage that requires a variance of eighty six (86) feet.

Dimensional relief is sought for lot width on Lots 1, 2 and 3. At the setback line there should be 125 feet of width. Even though the lots exceed that as you move to the rears of the lot, the variance is asked for as follows:

**RECEIVED**

**APR 12 2021**

**BUILDING INSPECTIONS**

- Lot 1 72 feet of width (variance of 53 feet at front setback line)
- Lot 2 72 feet of width (variance of 53 feet at front setback line)
- Lot 3 57 feet of width (variance of 68 feet at front setback line)

All other requirements for intensity regulations and setbacks can be met for the A-20 zone. Single family homes would be constructed on each lot. The establishment of access to the lots by long driveways will blend into the surrounding area

The following relief is sought from the Zoning Board of Review:

17.20.120 (Schedule of intensity regulations)

Three proposed lots require dimensional relief for the street frontage requirement of 125 feet. One lot on Elite Drive need 75 feet of relief. The two proposed lots on Janet Drive need 100 feet of relief each. Three lots need lot width variances.

17.92.010 Variance for dimensional relief



March 31, 2021

Jason Pezzullo, Planning Director  
Cranston Planning Department  
869 Park Avenue  
Cranston, RI 02910

**RE: Elite Drive Subdivision  
A.P. 26 Lot 50  
Cranston, Rhode Island**

Dear Mr. Pezzullo,

On behalf of the applicant, we are submitting the Master Plan and supporting materials for the proposed 4 lot subdivision located on Elite Drive and Janet Drive in Cranston, Rhode Island. The site is located on Assessors Plat 26 Lot 50 and is zoned A20 (Residential A-20).

Existing Conditions

The property is a wooded, undeveloped remainder parcel of the previously-developed “Sherwood Estates” subdivision with access directly at the terminus of Elite Drive and Janet Drive. There are public utilities in both Elite Drive and Janet Drive. There are no existing buildings/structures on the property.

Topography

The property has a gentle terrain with very little topographic relief. The topography is suitable for residential development.

Wetlands

The property was evaluated for wetlands by Christian Sutter of DiPrete Engineering, who is a Professional Wetland Scientist. There is an onsite wooded swamp wetland within the southeastern portion of the property. There is a 50’ perimeter wetland associated with the wooded swamp. There is also an offsite intermittent stream as a roadside swale along Interstate 295. There is a 100’ riverbank wetland that extends onto the property. A RIDEM Freshwater Wetlands Insignificant Alteration Permit will be required for the proposed subdivision and provided prior to Preliminary Plan submission.

Floodplain

There is no 100-year floodplain on the property per FEMA Flood Insurance Rate Map 44007C0313H revised October 2, 2015. The entire property is within Zone X (areas determined to be outside the 500-year floodplain).

Soils

Per Natural Resources Conservation Service’s “Soil Survey of Rhode Island”, the underlying soils in the vicinity of the proposed development are Narragansett extremely stony silt loam (NcC) and Bridgehampton silt loam (BhA). Both soils are suitable for development.

#### Proposed Development

The applicant is proposing to create 4 lots with reduced frontage along the existing public rights-of-way (2 lots fronting on Elite Drive and 2 lots fronting on Janet Drive terminus). The reduced frontage requires a frontage and lot width variance from the Zoning Board of Review. We believe it is better planning practice to obtain the Zoning Board frontage variance to eliminate the need for additional public roadways (that require city maintenance) and increased impervious surface and stormwater runoff. We believe the proposed 4 lot layout with reduced frontage fits with the surrounding neighborhood. The proposed lots are substantially oversized compared to the surrounding lots with an average lot size is 81,480 s.f., which is over 4 times larger than the underlying R-20 zoning (20,000 s.f. minimum lot area).

#### Drainage

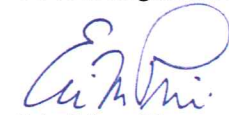
The proposed subdivision will utilize Low Impact Drainage (LID) practices following the latest Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). It is anticipated that each lot will have a drywell for roof runoff and an infiltration trench for driveway runoff. All runoff will be treated for water quality improvement and mitigated to pre-development levels for up to the 100-year storm event. Additional details will be provided with the Preliminary Plan submission.

#### Phasing

The subdivision is proposed to be built in multiple phases with individual building permits being obtained per lot depending on market conditions.

We look forward to presenting and further discussing with the Planning Commission at an upcoming meeting.

Sincerely,  
DiPrete Engineering Associates, Inc.



Eric Prive, PE

Senior Project Manager

eprive@diprete-eng.com



April 1, 2021

Jason Pezzullo, Planning Director  
Cranston Planning Department  
869 Park Avenue  
Cranston, RI 02910

**RE: Wetlands Letter of Findings  
Elite Drive Subdivision  
A.P. 26 Lot 50  
Cranston, Rhode Island**

Dear Mr. Pezzullo:

DiPrete Engineering has conducted a site investigation of the subject property for the purpose of identifying and delineating wetland areas on-site and directly adjacent to the subject site. The field work was conducted on February 23, 2021 at which time wetland edges were delineated, flagged, and located using a Trimble GeoXT7 data collector. In addition to a field investigation, reviews of the applicable soil survey, topographical maps, and environmental resource maps were also conducted. Identification of wetlands on site was done in accordance with the RIDEM Freshwater Wetlands Act and the Rules Governing the Administration and Enforcement of the Freshwater Wetlands Act (250-RICR-150-15-1 Section 1.18). Below is a listing of RIDEM jurisdictional wetlands identified, along with their associated setback:

<u>Wetland Classification</u>	<u>Jurisdictional Setback</u>
Wooded Swamp	50' Perimeter Wetland
Stream (<10' wide)	100' Riverbank Wetland

Based on the field investigation and review of the available supporting mapping and documentation, no additional freshwater wetlands are present on this site. Any future disturbance within the vicinity of the existing wetlands will be subject to RIDEM Freshwater Wetlands permitting. All wetland determinations are subject to review and approval by RIDEM Office of Water Resources.

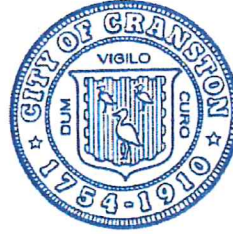
Please feel free to contact me should you have any questions or require additional information regarding this letter.

Sincerely,  
DiPrete Engineering Associates, Inc.

A handwritten signature in black ink, appearing to read "C. Sutter", is written over a light blue horizontal line.

**Christian Sutter, PWS**  
Environmental Scientist

KENNETH J. HOPKINS  
MAYOR



Kenneth R. Mason P.E.  
Director of Public Works

DEPARTMENT OF PUBLIC WORKS  
CITY HALL, ROOM 109  
869 PARK AVENUE  
CRANSTON, RHODE ISLAND 02910

March 9, 2021

David M. Devany  
2 Dutchess Drive  
Cranston, RI 02921

**Re: Sewer Availability Request  
Proposed Major Subdivision – Elite Drive – Janet Drive  
(Plat 26 / Lot 50)**

Dear Mr. Devany:

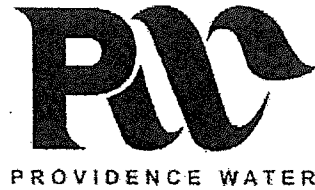
The City of Cranston has reviewed your request for sewer availability requested on February 23, 2021 for the above referenced project. The project consists of a 4-lot residential subdivision without a roadway extension. This letter is to inform you that sewer is available on Elite Drive as depicted on sewer as-built drawing Pocasset Part 10 Sheet 65 and on Janet Drive as depicted on sewer as-built drawing Pocasset Part 10 Sheet 64.

If you have any questions feel free to contact me at 401-780-3173.

Sincerely,

Edward Tally  
Environmental Program Manager

CC: Kenneth R. Mason, P.E., Director of Public Works  
Jason Pezzullo, Cranston Planning  
Joshua Berry, Cranston Planning  
John Ayotte, Veolia  
Earl Salisbury, Veolia



## Water Service Availability Request & Certification

\*\*\*\*\*

Property Located At: Terminus of Janet Drive  
Corner of Elite Drive & Raymond Drive

Plat: 26 Lot(s): 50 Recorded Lot: \_\_\_\_\_

### To Be Completed By Water Authority

Is Water Available?	<u>Yes</u>	No
Is a Water Main Extension Required?	Yes ?	No
Is a Service Connection Required?	<u>Yes</u>	No
Is an Easement Involved?	Yes ?	No
Is Proposed Water Service a Minimum of Ten (10') Feet from any Sewer Line?	<del>Yes</del> UNKNOWN	<del>No</del>

### Comments: **Sewer Locations Unknown by PWSB**

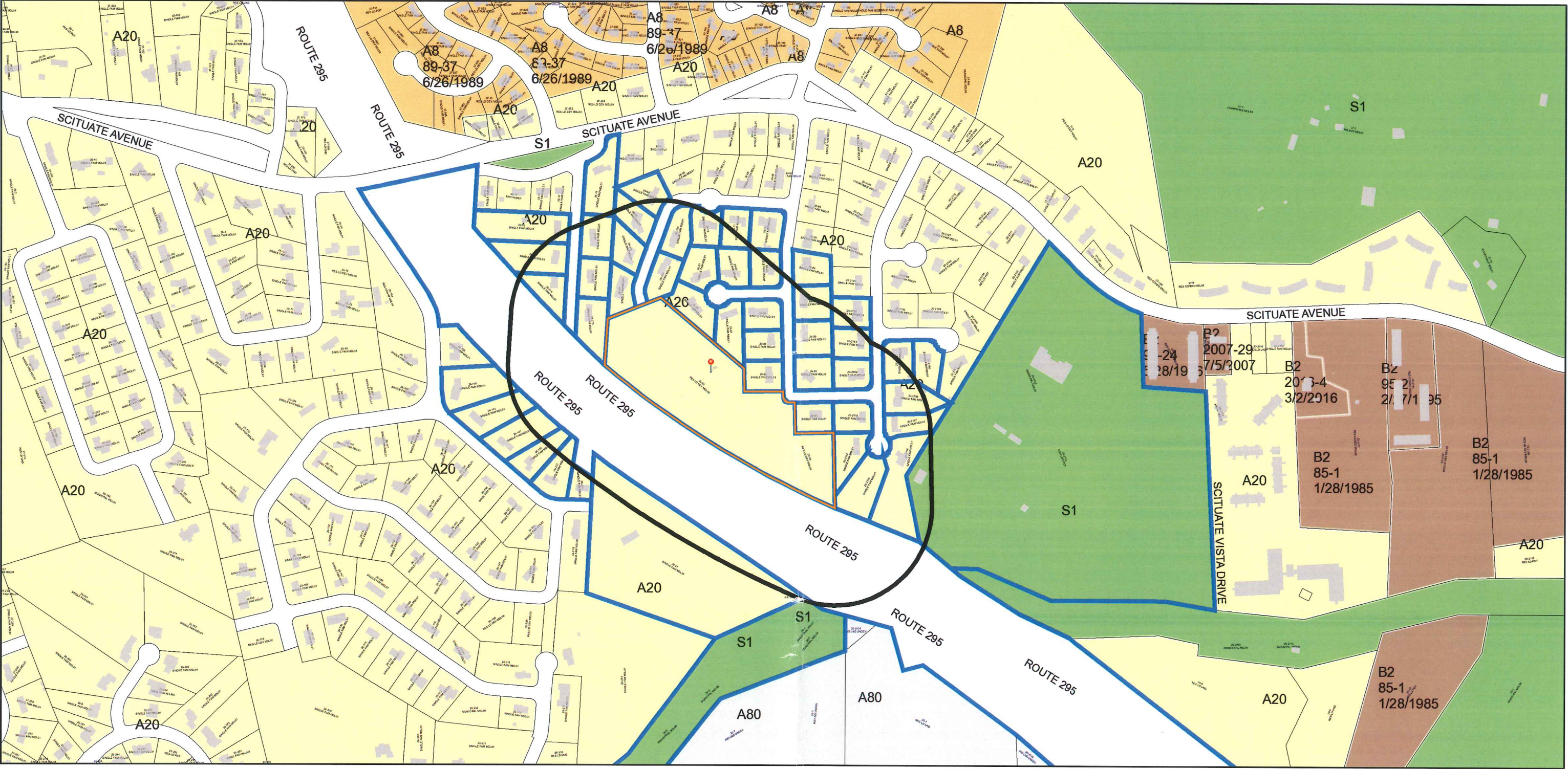
4 Lot Subdivision - Lot 1 & Lot 2 (Janet Drive)  
Lot 3 (Elite Dr) Lot 4 (Raymond Dr) 120 psi +/-  
Plan Submitted is a "DRAFT". Utility Plans Required  
for Review

Verified By: [Signature] Title: Manager of Date: 2/26/21  
Technical Services

Please mail or fax completed original request & certification to:

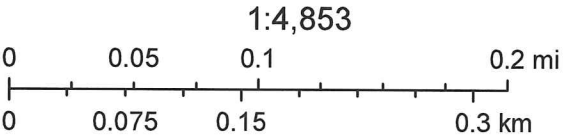
Providence Water Supply Board  
Engineering Department  
c/o Michael DiNobile  
125 Dupont Drive  
Providence, Rhode Island 02907  
401-521-6300, ext. 7213  
401-632-4655 (fax)

0 Elite Dr 400' Radius Plat 26 Lot 50



2/3/2021, 4:02:58 PM

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



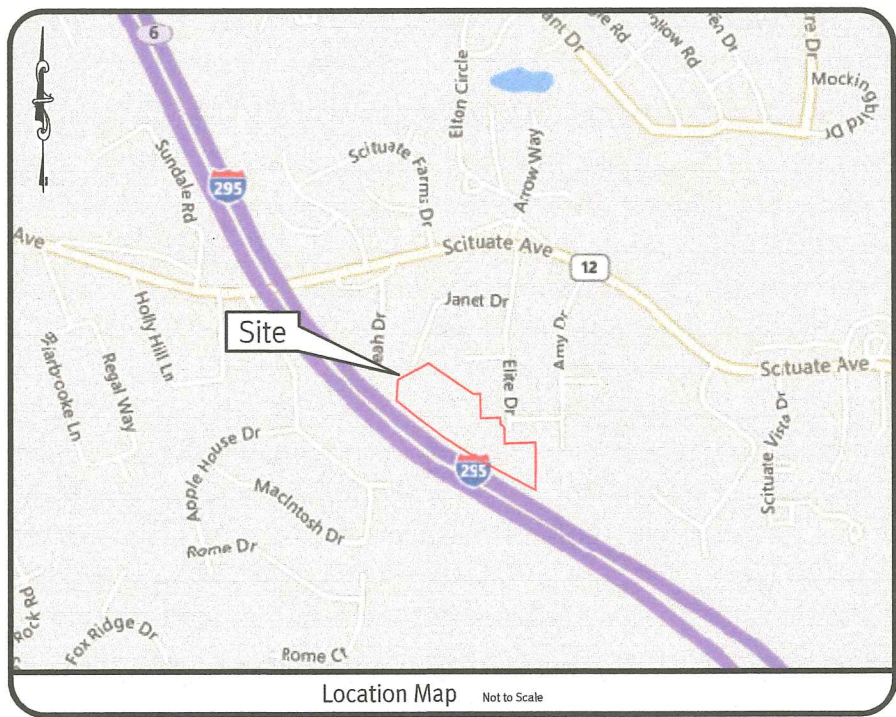
City of Cranston

Master Plan Submission

Elite Drive Subdivision

Elite Drive & Janet Drive  
Cranston, Rhode Island

Assessor's Plat 26 Lot 50



Sheet List Table

- 1 Cover Sheet
- 2 Aerial & Half Mile Radius
- 3 Existing Conditions Plan
- 4 Site Layout Plan
- Boundary Survey (Sheet 1 of 1)

**DiPrete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6066 www.diprete-eng.com

**ERIC M. PRIVE**  
No. 8662  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

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No.	Date	Description	Design By: E.M.P.
1	04-2021	Master Plan, Comments	
2	02-2021	Master Plan, Submission	
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**Cover Sheet**  
**Elite Drive Subdivision**  
Assessor's Plat 26 Lot 50  
Cranston, Rhode Island  
Prepared for  
**David M. Devany**  
2 Dutchess Drive, Cranston, Rhode Island 02921

z:\demain\projects\2940-001 elite drive\autocad drawings\2940000001-elite-mstr.dwg Plotted: 4/1/2021

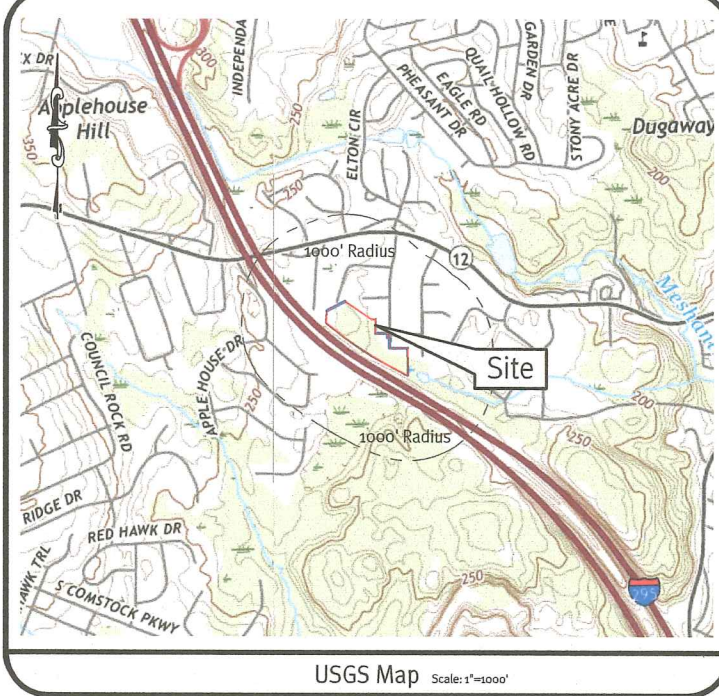
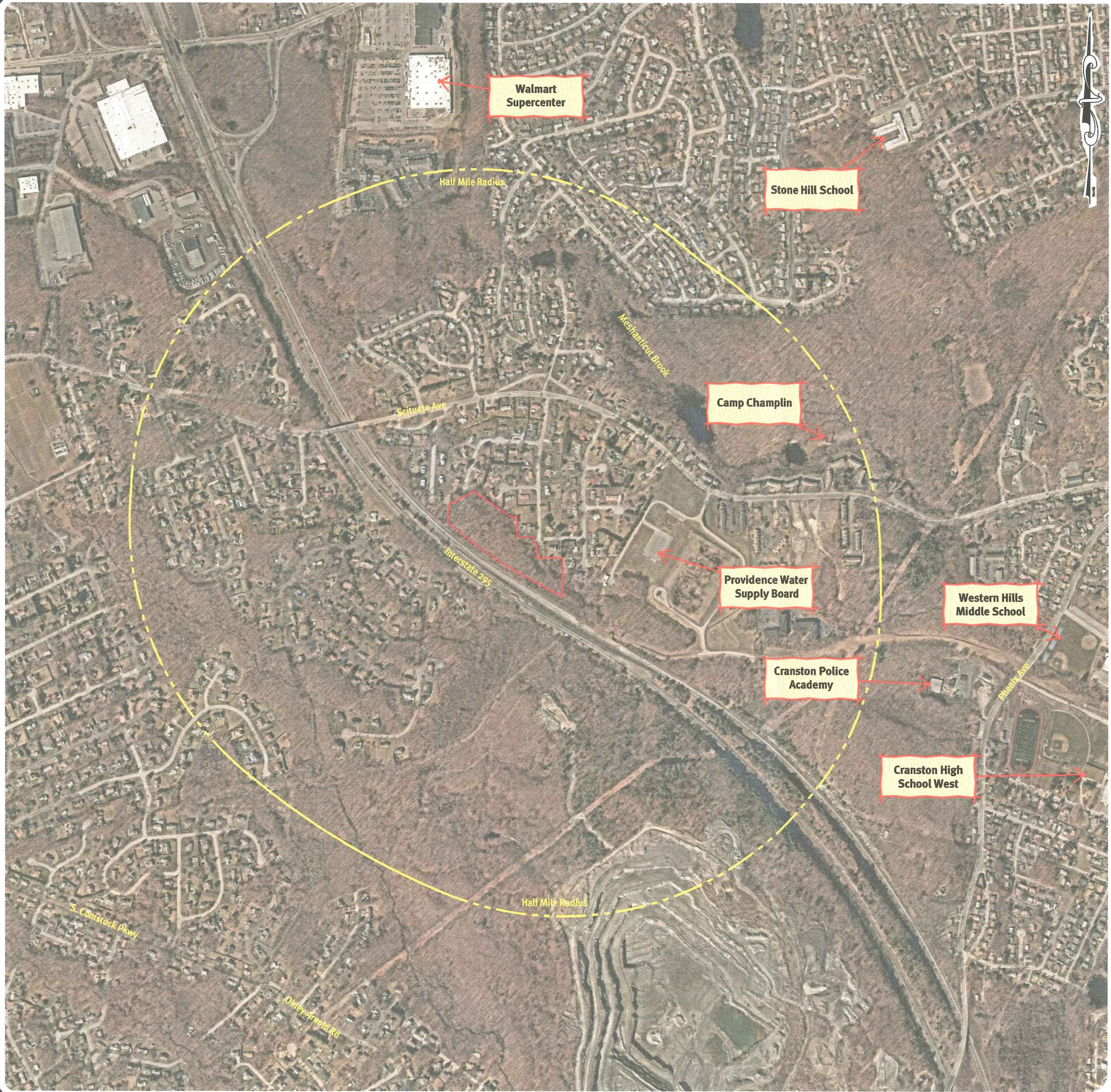


Photo Obtained from NearMap, Date of Photography 3/21/20.  
Scale: 1"=400'

# Aerial & Half Mile Radius Elite Drive Subdivision

Prepared for  
Assessor's Plat 26 Lot 50  
Cranston, Rhode Island  
**David M. Devany**  
2 Dutchess Drive, Cranston, Rhode Island 02921

DE Job No: P20200501-ELITE Copyright 2021 by DiPrete Engineering Associates, Inc.

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The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.  
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1	4-2-2021	Water Plat Comments	K.M.R.	Design By: E.M.P.
2	6-23-21	Water Plat Submission	K.M.R.	By:
No.	Date	Description		Drawn By: K.M.R.

**DiPrete Engineering**

Two Stafford Court Cranston, RI 02920  
Tel: 401-943-1000 Fax: 401-464-6066 www.diprete-eng.com

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z:\domain\projects\2340-001 elite drive\intercad drawings\020209001-elite-mstr.dwg Plotdate: 4/1/2023



**General Notes:**

- THE SITE IS LOCATED ON THE CITY OF CRANSTON, RHODE ISLAND ASSESSOR'S PLAT 26 LOT 50.
- THE SITE IS APPROXIMATELY 7.5± ACRES AND IS ZONED A20.
- THE OWNER OF A.P. 26 LOT 50 IS: MICHAEL J SPAGNOLE & IRENE A ANTONELLI  
410 JACOB STREET  
SEEKONK, MA 02771-1618
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0313H, MAP REVISED OCTOBER 2, 2015.
- TOPOGRAPHY WAS OBTAINED FROM LIDAR MAPS. ELEVATIONS ARE APPROXIMATE AND REFERENCED TO THE NAVD '88 US FEET DATUM. PRIOR TO ANY DEVELOPMENT ON THE SITE, THE OWNER SHALL VERIFY ELEVATIONS USING FIELD SURVEY.
- SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE.
- WETLANDS HAVE BEEN DELINEATED AND LOCATED BY DIPRETE ENGINEERING.
- THE SITE IS NOT WITHIN A NATURAL HERITAGE AREAS (RIDEM).
- THERE ARE NO KNOWN EXISTING AREAS OF ENVIRONMENTAL CONCERN.

**Soil Information:**

(REFERENCE: USDA NATURAL RESOURCES CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
BhA	BRIDGEHAMPTON SILT LOAM, 0 TO 3 PERCENT SLOPES
E/B	ENFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
NcC	NARRAGANSETT EXTREMELY STONY SILT LOAM, 3 TO 15 PERCENT SLOPES
Rt	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
Tb	TISBURY SILT LOAM
UD	UDORTHTENTS-URBAN LAND COMPLEX

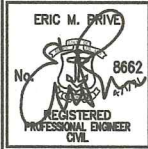
**Existing Legend**

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

---	PROPERTY LINE
- - -	ASSESSORS LINE
[Hatched Box]	BUILDING
[Dashed Line]	BRUSHLINE
[Wavy Line]	TREELINE
[Dashed Line]	GUARDRAIL
[Dashed Line]	FENCE
[Dashed Line]	RETAINING WALL
[Dashed Line]	STONE WALL
[S in Circle]	SEWER LINE
[S in Circle]	SEWER MANHOLE
[W in Circle]	WATER LINE
[Dashed Line]	DRAINAGE LINE
[CB in Circle]	CATCH BASIN
- - -	MINOR CONTOUR LINE
- - -	MAJOR CONTOUR LINE
[Dashed Line]	SOILS LINES
[Dashed Line]	50' PERIMETER WETLAND
[Dashed Line]	200' RIVERBANK WETLAND
[Dashed Line]	FEMA BOUNDARY
[Dashed Line]	WETLAND LINE & FLAG
[Dashed Line]	ZONE LINE

**Existing Conditions Plan**  
**Elite Drive Subdivision**

Assessor's Plat 26 Lot 50  
Cranston, Rhode Island  
Prepared for  
**David M. Devany**  
2 Dutchess Drive, Cranston, Rhode Island 02921



This plan set must not be used for construction purposes unless it is accompanied by a signed and sealed title block, stamped by a registered Professional Engineer of Diprete Engineering. Diprete Engineering only warrants plans on a Diprete Engineering title block, stamped by a 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 compliance in the implementation of this plan and design. Existing utilities shown on this plan are approximate only. Diprete Engineering is not responsible for damages incurred due to locations of existing utilities.

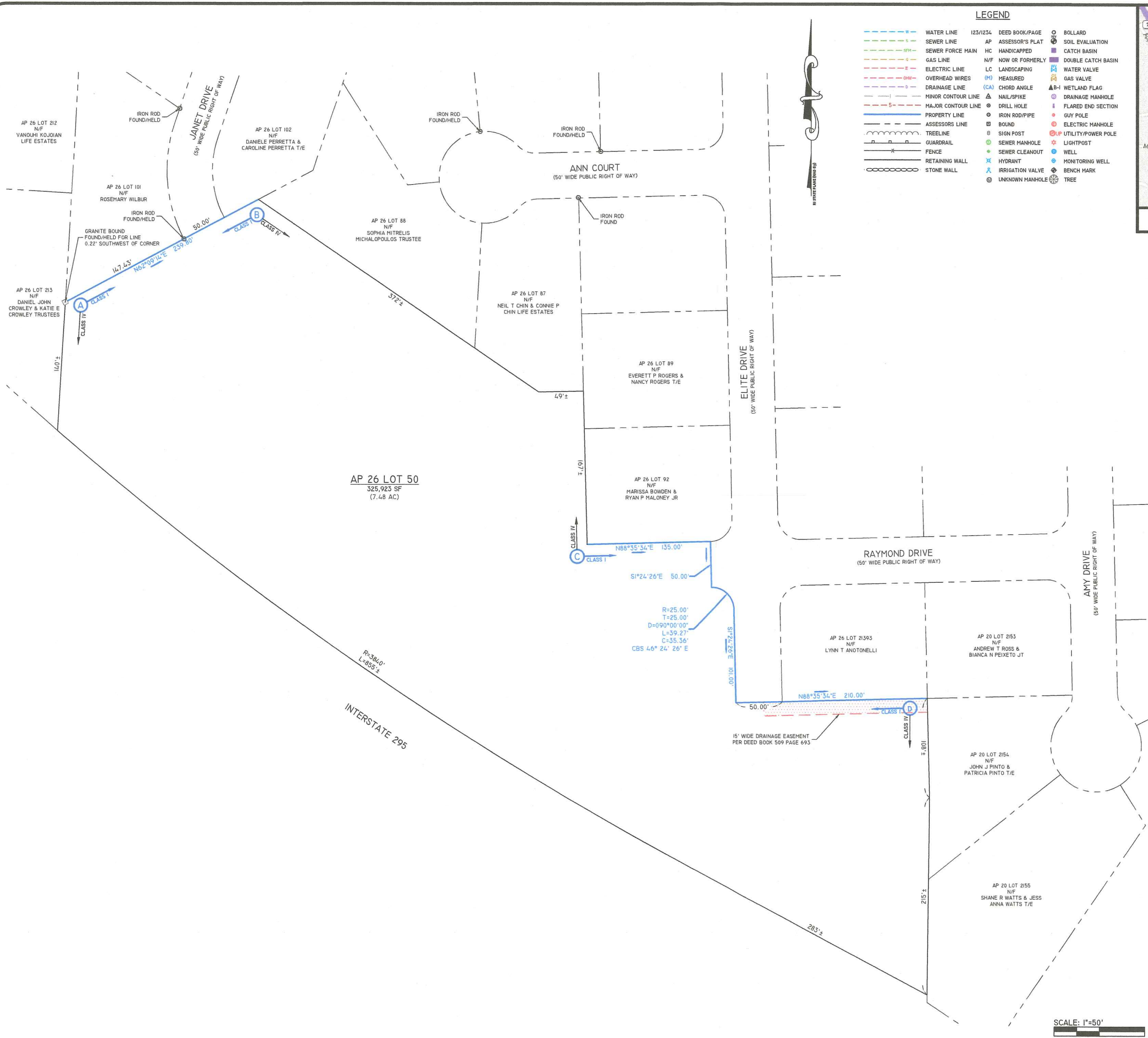
No.	Date	Description	By	Design By: E.M.P.
1	04-25-23	Master Plan Comments	K.M.R.	
2	05-23-23	Master Plan Submission	K.M.R.	

**Diprete Engineering**

Two Stafford Court Cranston, RI 02920  
Tel: 401-945-1000 Fax: 401-404-0006 www.diprete-eng.com

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LEGEND	
123/1234	DEED BOOK/PAGE
AP	ASSESSOR'S PLAT
HC	HANDICAPPED
N/F	NOW OR FORMERLY
LC	LANDSCAPING
(H)	MEASURED
(CA)	CHORD ANGLE
Δ	NAIL/SPIKE
○	DRILL HOLE
⊙	IRON ROD/PIPE
□	BOUND
⊙	SIGN POST
⊙	SEWER MANHOLE
⊙	SEWER CLEANOUT
⊙	HYDRANT
⊙	IRRIGATION VALVE
⊙	UNKNOWN MANHOLE
○	BOLLARD
○	SOIL EVALUATION
○	CATCH BASIN
○	DOUBLE CATCH BASIN
○	WATER VALVE
○	GAS VALVE
○	WETLAND FLAG
○	DRAINAGE MANHOLE
○	FLARED END SECTION
○	GUY POLE
○	ELECTRIC MANHOLE
○	UTILITY/POWER POLE
○	LIGHTPOST
○	WELL
○	MONITORING WELL
○	BENCH MARK
○	TREE



- GENERAL NOTES**
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 26, LOT 50 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
  - THE OWNER PER THE CITY OF CRANSTON ONLINE GIS IS MICHAEL J. SPAGNOLE AND IRENE A. ANTONELLI.
  - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0313R, 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.
  - THE PARCEL IS ZONED A20 BASED ON THE CITY OF CRANSTON ONLINE GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
  - THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
  - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON MARCH 22, 2021. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
  - 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:**
- FINAL PLAN, SHERWOOD ESTATES, SECTION 1, IN CRANSTON RI, ROSA DIFAZIO - OWNER, ELITE BUILDER - DEVELOPERS, BY GEORGE B. DUPONT, P.E., SCALE 1"=50', DATED FEBRUARY, 1979, RECORDED ON PLAT CARD 523.
  - FINAL PLAN, SHERWOOD ESTATES, SECTION 2, IN CRANSTON RI, ROSA DIFAZIO - OWNER, ELITE BUILDER - DEVELOPERS, BY GEORGE B. DUPONT, P.E., SCALE 1"=50', DATED APRIL, 1979, RECORDED ON PLAT CARD 529.
  - FINAL PLAN, SHERWOOD ESTATES EAST, IN CRANSTON R.I., FOR ENTERPRISE DEVELOPMENT ASSOCIATES, BY GEORGE B. DUPONT, P.E., DATED JULY, 1979, RECORDED ON PLAT CARD 536.
  - FINAL SUBDIVISION PLAN, QUEEN'S COURT SECTION 2 IN CRANSTON, R.I., SCALE 1"=40', DATED JANUARY, 1980, PLAN BY AMERICAN ASSOCIATE, INC., RECORDED ON PLAT CARD 515, MAP 25.

THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:

- JANET DRIVE
- ELITE DRIVE
- RAYMOND DRIVE

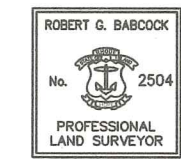
**SURVEYOR'S CERTIFICATE**

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 (A-B AND C-D) CLASS I
- PERIMETER CLASS IV
- COMPILATION PLAN (NOT A BOUNDARY SURVEY) CLASS I

THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORIZATIVE FIELD SURVEY MAY DISCLOSE.

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



Robert G. Babcock, RIPLS #2504, COA #LS.000A160

3/3/21

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Boston • Providence • Newport

No.	Date	Description	FILE	BY
0	3/3/21	Boundary Survey		

Boundary Survey

**Elite Drive**

Assessor's Plat 26 Lot 50  
Cranston, Rhode Island

Prepared for  
**David M. Devany**  
2 Dutchess Drive, Cranston, Rhode Island 02921

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