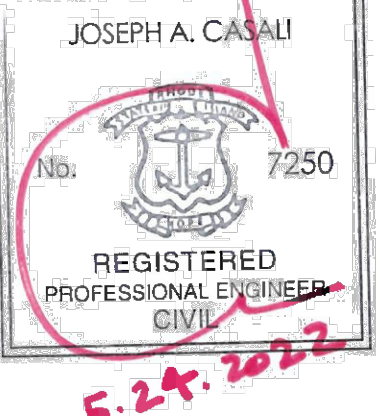
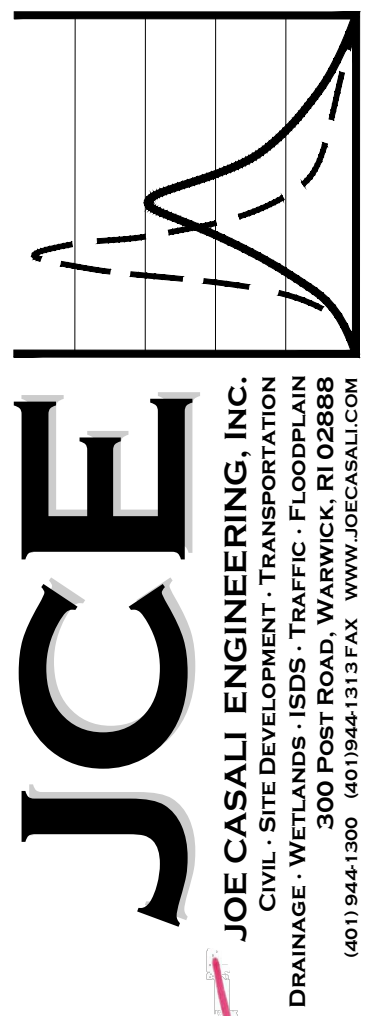


**MASTER PLAN SUBMISSION FOR A PROPOSED
14-LOT MAJOR SUBDIVISION**

BRIARWOOD ESTATES

**CRANSTON, RHODE ISLAND
AP 18-3, LOTS 1023 & 1026**

ZONING DISTRICT: RESIDENTIAL A-8



**A 14-LOT MAJOR SUBDIVISION
BRIARWOOD ESTATES
CRANSTON, RHODE ISLAND
AP 18/3, LOTS 1023 & 1026**

PROJECT TEAM

APPLICANT: UNIVERSAL REALTY, LLC
728 VALLEY STREET
PROVIDENCE, RI 02908

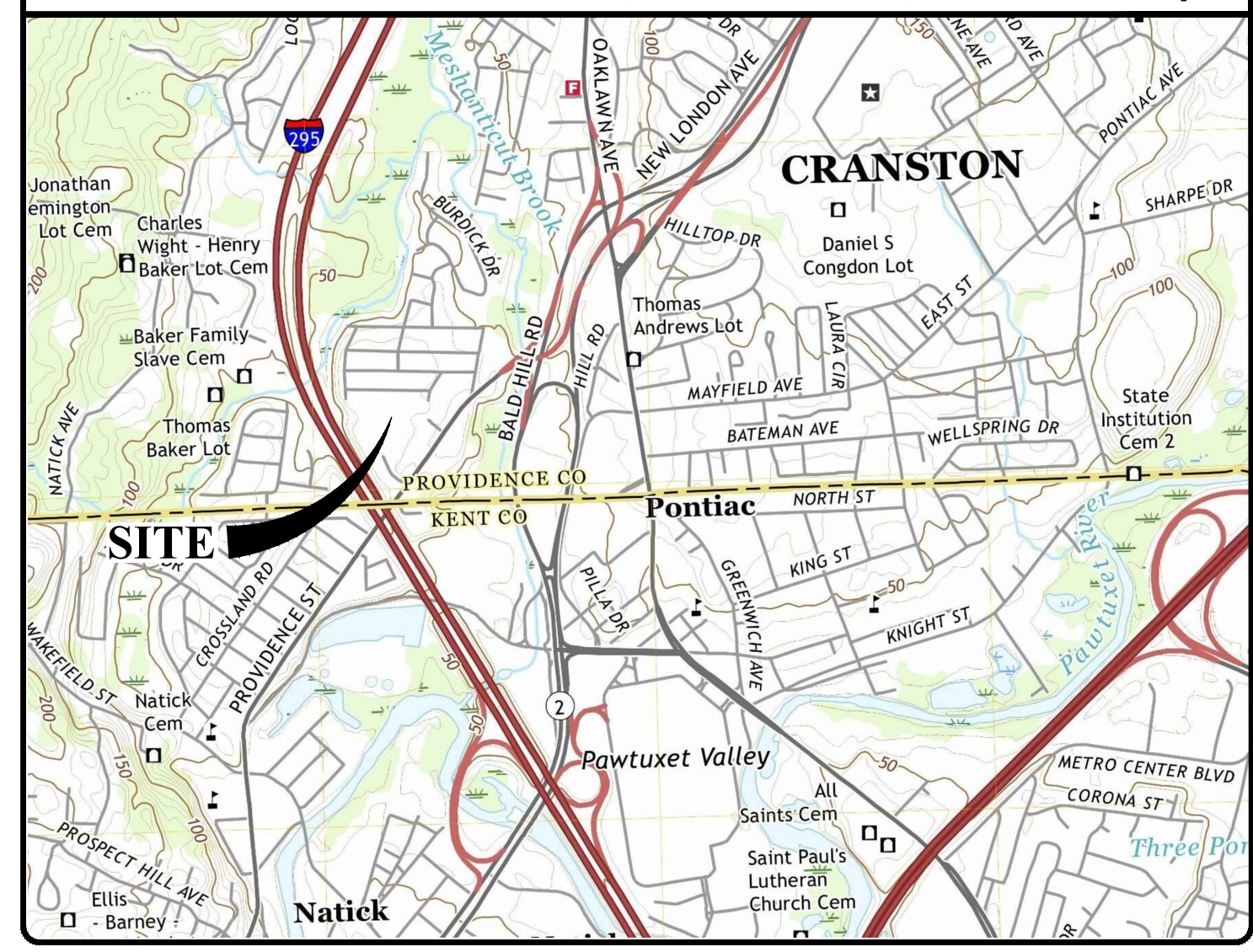
OWNER: EDWARD PELLI
(AP 18-3, LOT 1026)
1365 NEW LONDON AVENUE
CRANSTON, RI 02920

OWNER: LEONARD A REALI & CAROL REALI
(AP 18-3, LOT 1023)
1375 NEW LONDON AVENUE
CRANSTON, RI 02920

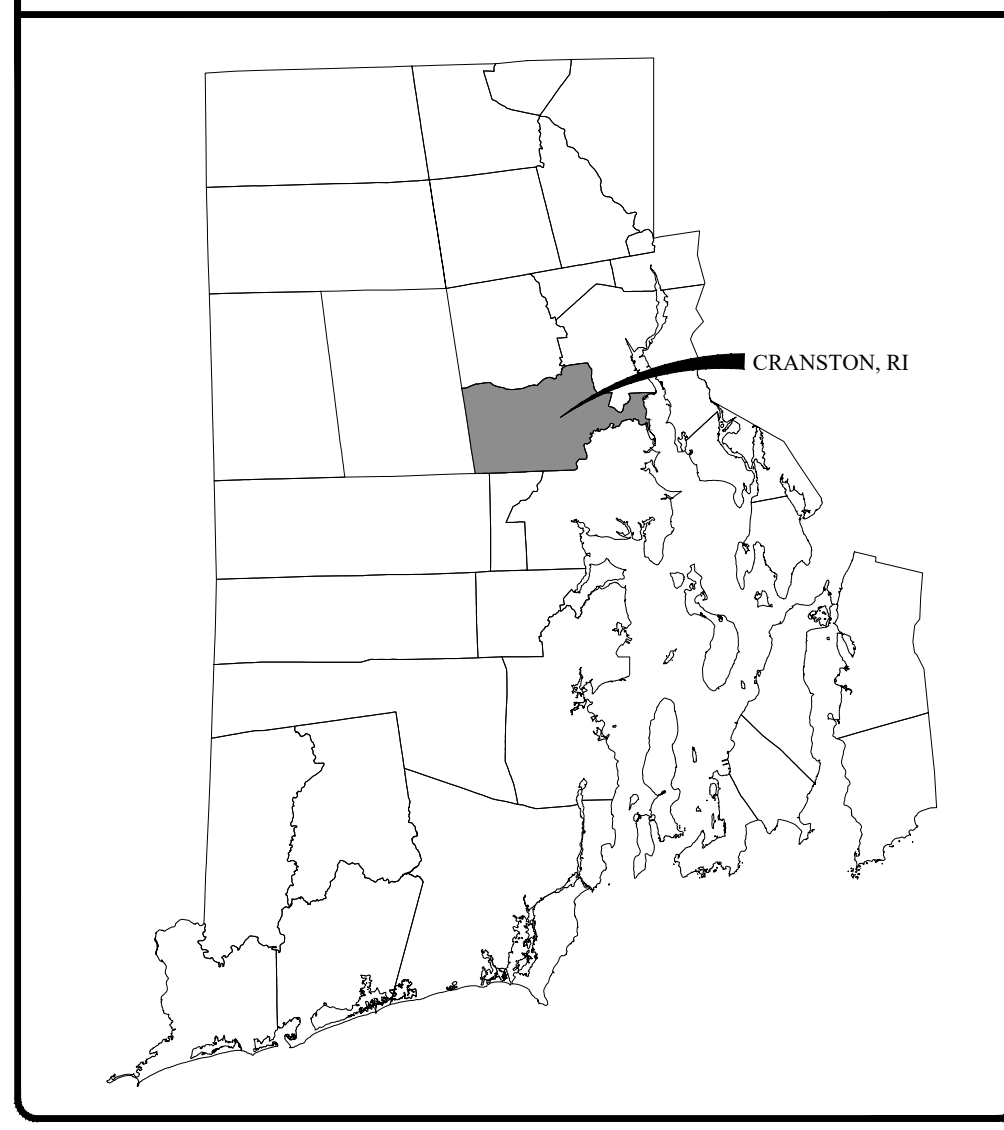
CIVIL ENGINEER: JOE CASALI ENGINEERING, INC.
300 POST ROAD
WARWICK, RI 02888
PHONE: 401-944-1300
FAX: 401-944-1313

LAND SURVEYOR: E. GREENWICH SURVEYORS, LLC
1050 MAIN STREET, SUITE 31
EAST GREENWICH, RI 02818
PHONE: 401-339-2681

LOCUS MAP (NOT TO SCALE)



STATE WIDE MAP



INDEX OF DRAWINGS

SHEET NO.	PLAN
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE PLAN
4	UTILITY PLAN

REFERENCE PLAN:

RI	ADMINISTRATIVE SUBDIVISION PLAN PREPARED BY E. GREENWICH SURVEYORS, LLC, DATED FEB. 2022
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REVISIONS:

NO.	DATE	DESCRIPTION
R1	4/19/2022	REMOVED LOT 2006
R2	5/24/2022	REDUCED ROW

DESIGNED BY:	WMLJR
DRAWN BY:	SEP
CHECKED BY:	JAC
DATE:	MARCH 2022
PROJECT NO.:	21-71

PRELIMINARY, NOT FOR CONSTRUCTION

COVER SHEET

SHEET 1 OF 4

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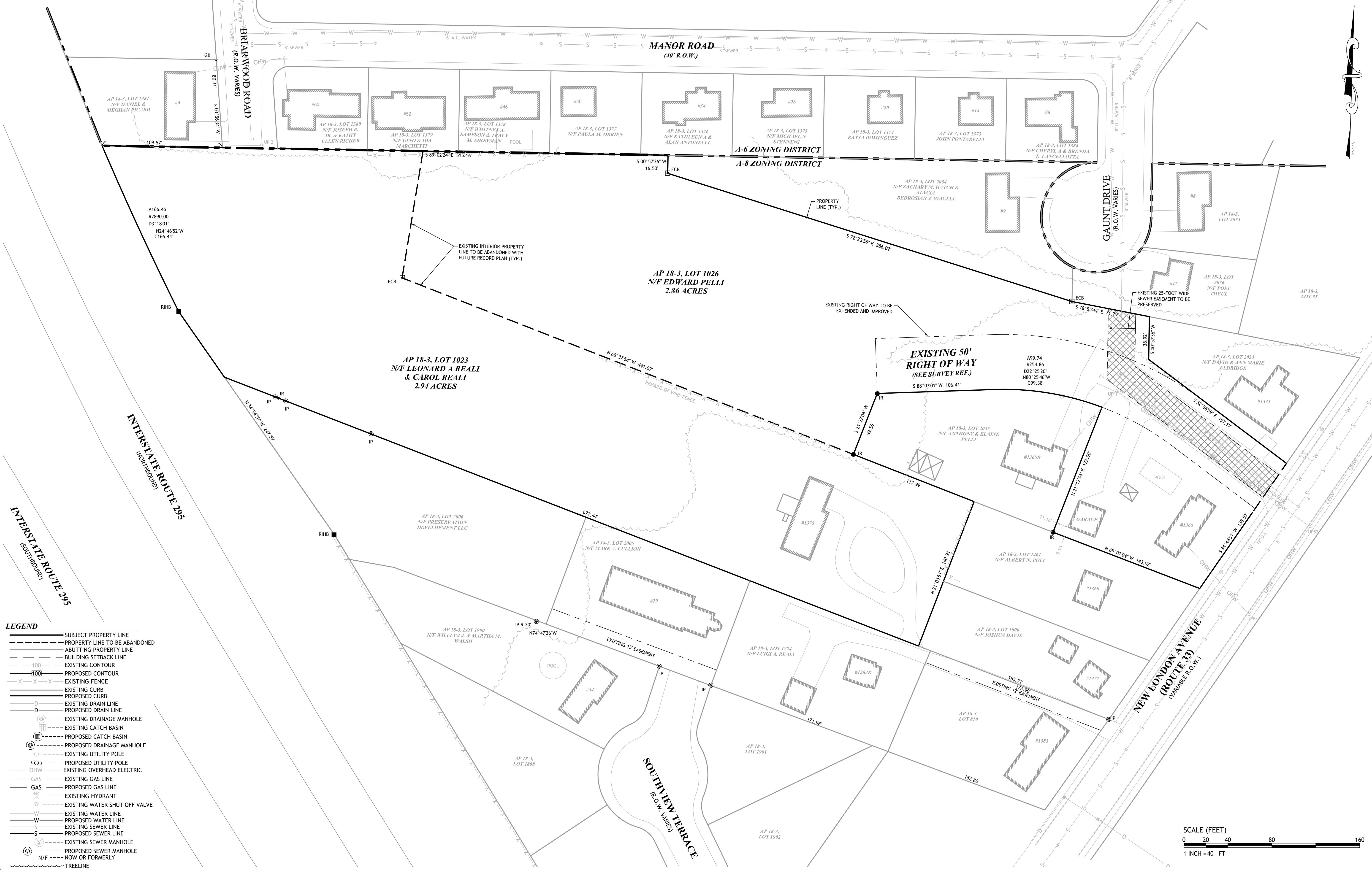
A-8 ZONE DIMENSIONAL REGULATIONS

ZONING CRITERIA	REQUIRED	EXISTING	EXISTING
		LOT 1026	LOT 1023
ZONING DISTRICT	A-8	A-8	A-8
MINIMUM LOT AREA	8,000 SF	124,466 SF	127,886 SF
MINIMUM LOT WIDTH & FRONTAGE	50 FT	138.57 FT	NONE
MINIMUM FRONT YARD SETBACK	25 FT	29.91 FT	N/A
MINIMUM REAR YARD SETBACK	20 FT	89.27 FT	>20 FT
MINIMUM SIDE YARD SETBACK	10 FT	18.29 FT	33.01 FT
MAXIMUM LOT COVERAGE	30%	1.69%	1.52%
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT

GENERAL NOTES:

- THESE PLANS ARE BASED ON A CLASS I COMPREHENSIVE BOUNDARY, PERFORMED BY E. GREENWICH SURVEYORS, LLC., EAST GREENWICH, RI IN FEBRUARY 2022.
- THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR CITY WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
- THE SITE IS LOCATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CRANSTON, RHODE ISLAND, MAP NUMBER 44007C0428H, EFFECTIVE DATE OCTOBER 2, 2015. BASED ON THIS FEMA FLOOD INSURANCE MAP, THE SUBJECT PROPERTY AND ALL ADJACENT PROPERTIES, ARE IDENTIFIED AS LYING WITHIN FEMA FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL-CHANCE FLOOD ELEVATION.
- SOILS EXISTING ON THE SITE CONSISTS OF HINCKLEY LOAMY SAND, 0 TO 3% SLOPES (HKA) AND HINCKLEY LOAMY SAND, 8-15% SLOPES (HRC). BOTH SOILS CLASSIFY AS HYDROLOGIC SOIL GROUP A.
- THERE ARE NO WETLANDS ON OR ADJACENT TO THE SITE. THE SITE IS NOT LOCATED IN A NATURAL HERITAGE AREA.
- THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE PAWTUCKET RIVER MAINSTEM WATERSHED. THERE ARE NO EXTRAORDINARY OR UNUSUAL FEATURES OR ENVIRONMENTAL HAZARDS ON THE SUBJECT SITE.
- THERE IS AN EXISTING 25-FOOT-WIDE SEWER EASEMENT WITHIN THE SITE. THERE IS A 50-FOOT-WIDE RIGHT-OF-WAY WITHIN THE SITE.
- THERE ARE NO CEMETERIES WITHIN OR ADJACENT TO THE SUBJECT PARCEL.
- ELECTRIC/COMMUNICATIONS, SEWER AND WATER ARE AVAILABLE FROM WITHIN NEW LONDON AVENUE (ROUTE 33).

NOTES:
1. PRE-EXISTING, NON-CONFORMING CONDITION.



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BRIARWOOD ESTATES
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AP 18/3, LOTS 1023 & 1026**

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NO.	DATE	DESCRIPTION
R1	4/19/2022	REMOVED LOT 2006
R2	5/24/2022	REDUCED ROW

DESIGNED BY:	WMLJR
DRAWN BY:	SEP
CHECKED BY:	JAC
DATE:	MARCH 2022
PROJECT NO.:	21-71

PRELIMINARY, NOT FOR CONSTRUCTION

EXISTING CONDITIONS PLAN

SHEET 2 OF 4

A-8 ZONE DIMENSIONAL REGULATIONS

ZONING CRITERIA	REQUIRED	EXISTING	EXISTING	PROPOSED													
	LOT 1026	LOT 1026	LOT 1023	LOT 1026	LOT 1023	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12
ZONING DISTRICT	A-8	A-8	A-8	A-8	A-8	A-8	A-8	A-8	A-8	A-8	A-8	A-8	A-8	A-8	A-8	A-8	A-8
MINIMUM LOT AREA	8,000 SF	124,466 SF	80,695 SF	18,058 SF	53,279 SF	8,937 SF	9,771 SF	11,021 SF	12,371 SF	12,371 SF	12,065 SF	10,000 SF	10,209 SF	8,967 SF	8,245 SF	8,183 SF	11,179 SF
MINIMUM LOT WIDTH & FRONTAGE	80 FT	138.57 FT	50.18 FT	105.68 FT (W)	223.43 FT	88.07 FT	80.46 FT	80.00 FT	80.00 FT	80.00 FT	81.89 FT	182.54 FT	80.00 FT	80.00 FT	80.00 FT	82.27 FT	85.20 FT
MINIMUM FRONT YARD SETBACK	25 FT	29.91 FT	N/A	29.63 FT	76.75 FT	>25 FT	>25 FT	>25 FT	>25 FT	>25 FT	>25 FT	>25 FT	>25 FT	>25 FT	>25 FT	>25 FT	>25 FT
MINIMUM REAR YARD SETBACK	20 FT	89.27 FT	N/A	N/A	36.88 FT	>20 FT	>20 FT	>20 FT	>20 FT	>20 FT	>20 FT	>20 FT	>20 FT	>20 FT	>20 FT	>20 FT	>20 FT
MINIMUM SIDE YARD SETBACK	10 FT	18.29 FT	N/A	18.29 FT	33.77 FT	>10 FT	>10 FT	>10 FT	>10 FT	>10 FT	>10 FT	>10 FT	>10 FT	>10 FT	>10 FT	>10 FT	>10 FT
MAXIMUM LOT COVERAGE	30%	1.69%	N/A	6.01%	3.65%	<30%	<30%	<30%	<30%	<30%	<30%	<30%	<30%	<30%	<30%	<30%	<30%
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	N/A	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT

- NOTES:
- PRE-EXISTING, NON-CONFORMING CONDITION.
 - REGARDING LOT 1026: THE EXISTING ACCESSORY GARAGE MEETS THE REQUIRED 5' SETBACK; THE EXISTING IN-GROUND SWIMMING POOL MEETS THE REQUIRED FRONT SETBACK OF 25 FEET UNDER PROPOSED CONDITIONS



JCE
 JOE CASALI ENGINEERING, INC.
 CIVIL ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, SURVEYING, PLANNING, ENVIRONMENTAL ENGINEERING
 300 POST ROAD, WARWICK, RI 02888
 (401) 944-1300 WWW.JOECASALI.COM

JOSEPH A. CASALI
 No. 7250
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 5-24-2022

**A 14-LOT MAJOR SUBDIVISION
 BRIARWOOD ESTATES
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PRELIMINARY, NOT FOR CONSTRUCTION

SITE PLAN

SHEET 3 OF 4

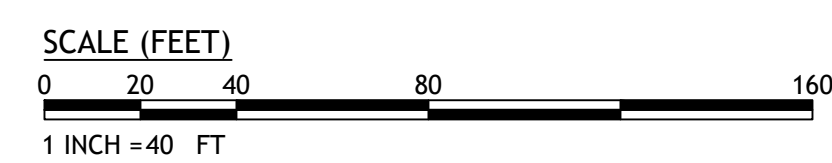
CRANSTON ZONING ORDINANCE

SECTION XII, ARTICLE B.3.a.: STREET WIDTHS: RIGHT OF WAY: STREET RIGHTS-OF-WAY SHALL NOT BE LESS THAN THE WIDTHS SHOWN BELOW:
 LOCAL ROAD = 40 FEET RIGHT-OF-WAY WIDTH; 24 FEET PAVEMENT WIDTH

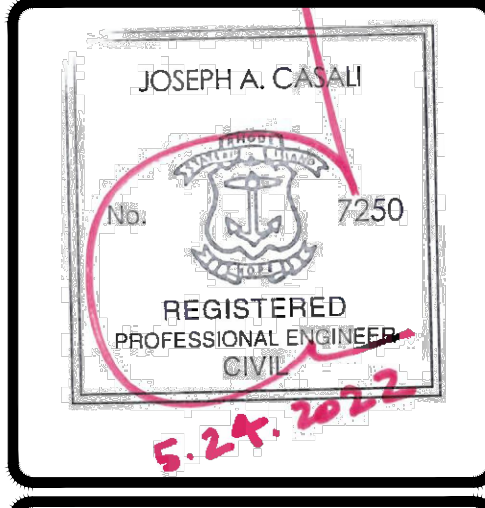
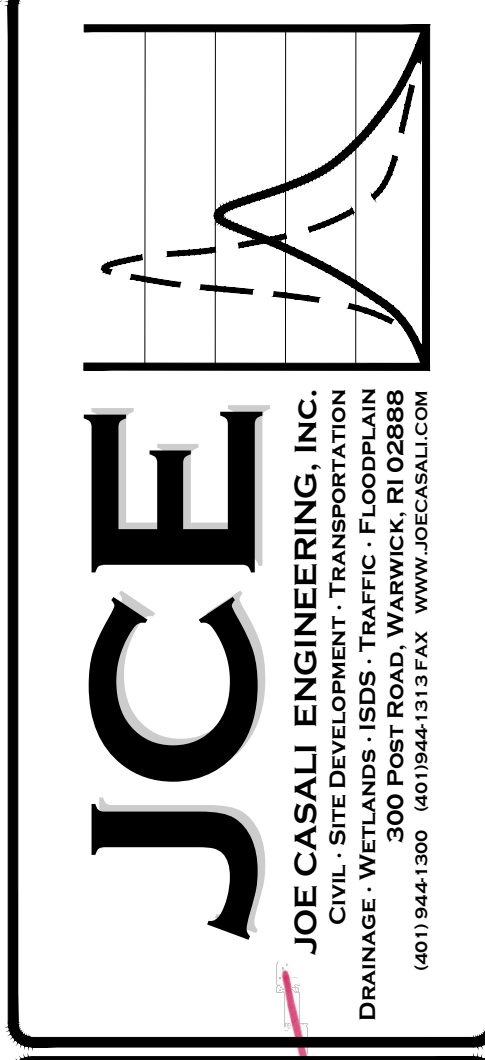
PROPOSED RIGHT OF WAY TO ACCESS LOT AP 18-3, LOT 2006
 REQUIRED: 40' ROW WIDTH; 24' PAVEMENT WIDTH
 PROPOSED: 32' ROW WIDTH; 24' PAVEMENT WIDTH
 WAIVER REQUESTED: 8' ROW WIDTH

SECTION XII, ARTICLE B.18: SIDEWALKS: SIDEWALKS SHALL BE REQUIRED TO BE INSTALLED AT MINIMUM ON ONE SIDE OF ALL PROPOSED NEW PUBLIC STREETS IN RESIDENTIAL SUBDIVISIONS

WAIVER REQUESTED TO NOT INSTALL SIDEWALKS TO MATCH EXISTING CONDITIONS OF BRIARWOOD ROAD



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 BRIARWOOD ESTATES
 CRANSTON, RHODE ISLAND
 AP 18/3, LOTS 1023 & 1026**

REVISIONS:

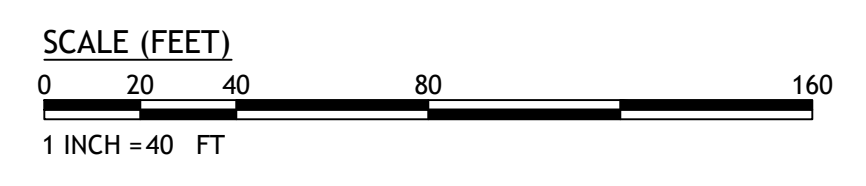
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DESIGNED BY:	WMLJR
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CHECKED BY:	JAC
DATE:	MARCH 2022
PROJECT NO.:	21-71

PRELIMINARY, NOT FOR CONSTRUCTION

UTILITY PLAN

SHEET 4 OF 4



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