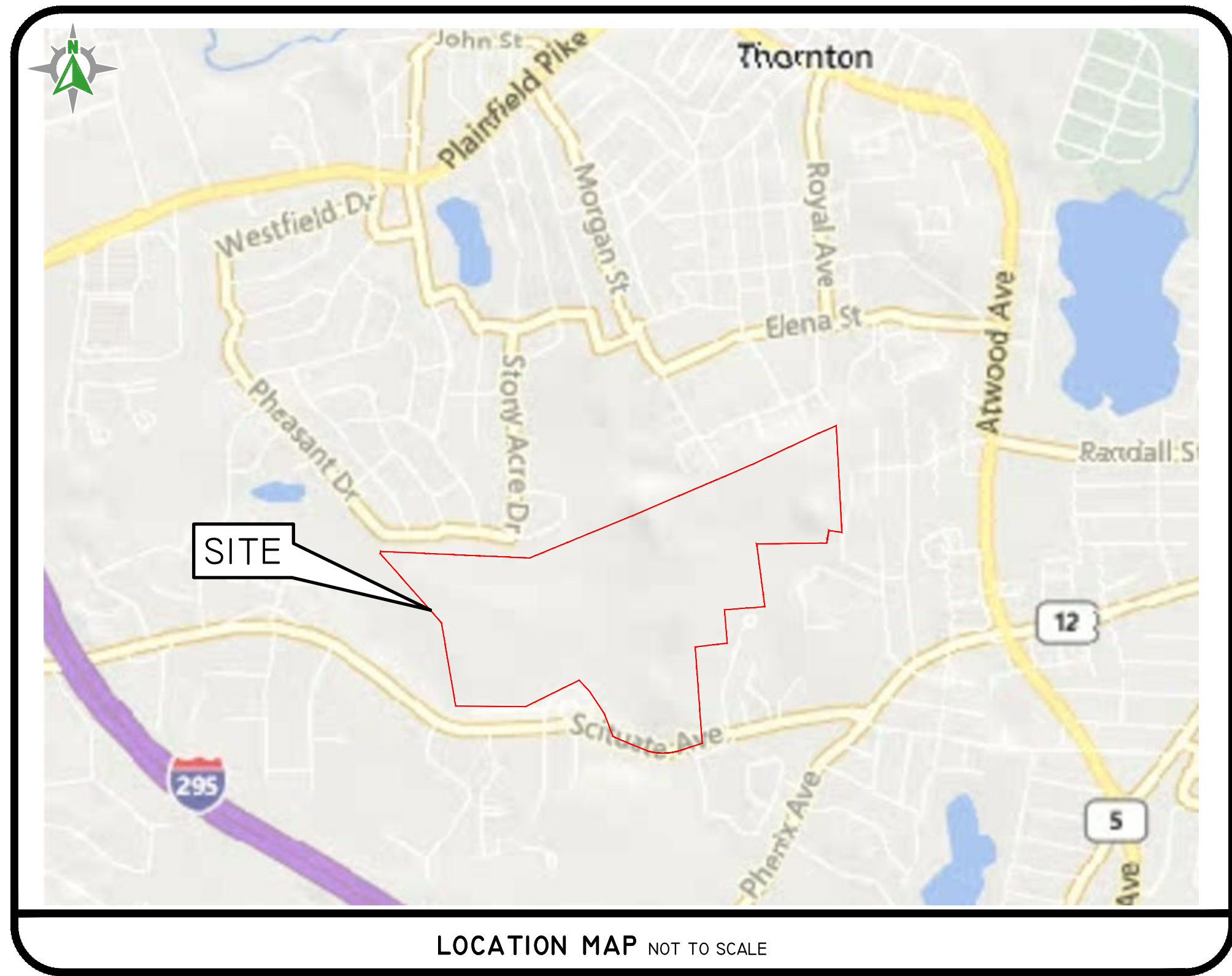


# TECHNICAL REVIEW COMMITTEE

# CHAMPLIN SCOUT RESERVATION

223 SCITUATE AVENUE  
CRANSTON, RHODE ISLAND

ASSESSOR'S PLAT 37-4, LOTS 7 & 10



## SHEET LIST TABLE

- 1 COVER SHEET
- 2 AERIAL 500' RADIUS
- 3 EXISTING CONDITIONS PLAN
- 4 SITE PLAN
- 5 ENLARGED SITE PLAN - 1
- 6 ENLARGED SITE PLAN - 2
- 7 ENLARGED SITE PLAN - 3
- 8 ENLARGED SITE PLAN - 4
- 9 DETAIL SHEET - 1



Two Stafford Court Cranston, RI 02920  
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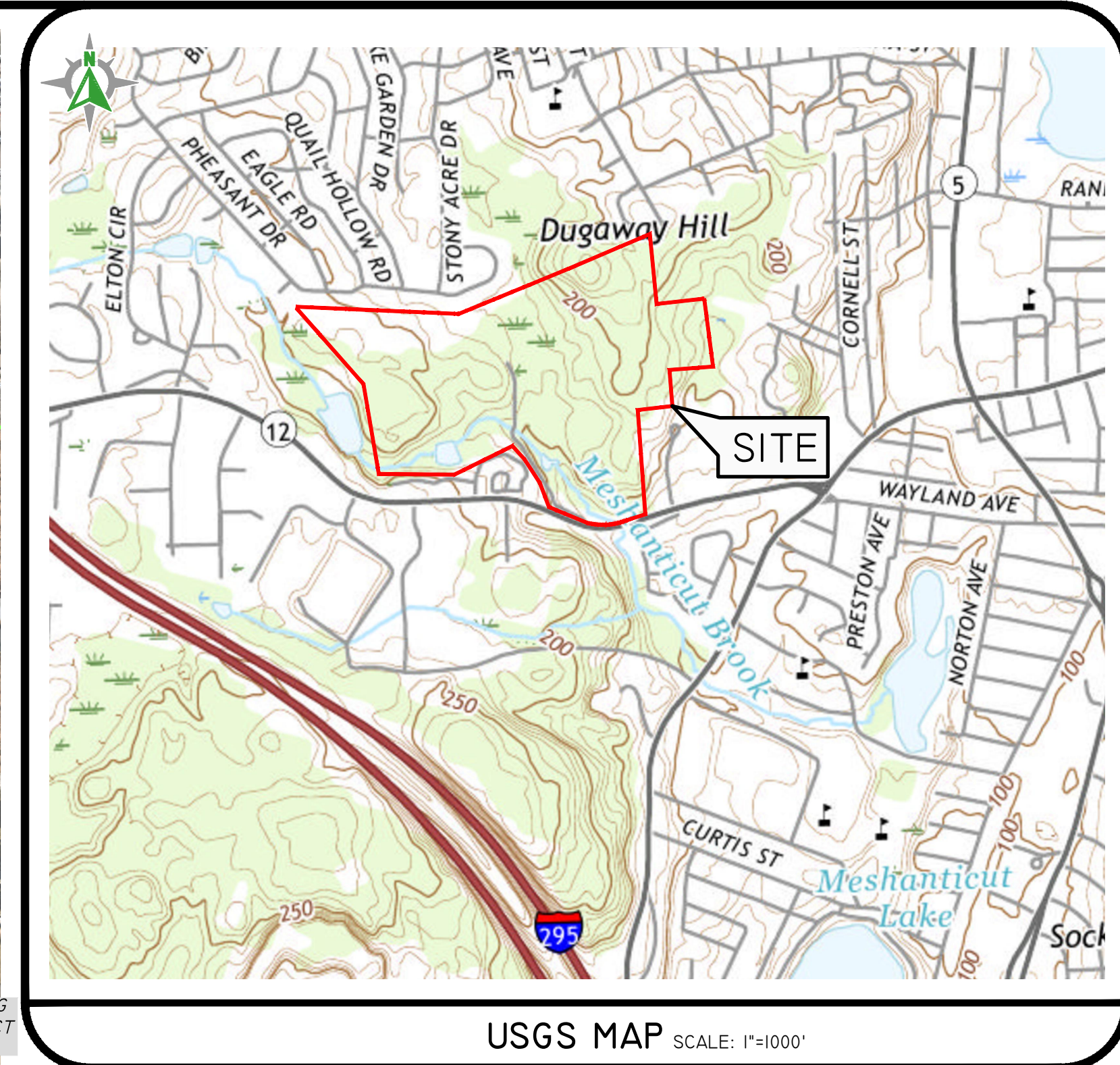
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NO.	DATE	DESCRIPTION
1	11/30/24	TECHNICAL REVIEW COMMITTEE

**COVER SHEET**  
CHAMPLIN SCOUT RESERVATION  
ASSESSOR'S PLAT 37-4, LOTS 7 & 10  
CRANSTON, RHODE ISLAND  
PREPARED FOR  
**NARRAGANSETT COUNCIL BOY SCOUTS OF AMERICA**  
10 RISHO AVENUE, P.O. BOX 14,777  
EAST PROVIDENCE, RI 02914  
DE. JOB NO. 2706-00. COPYRIGHT 2023 BY DIPRETE ENGINEERING ASSOCIATES, INC.

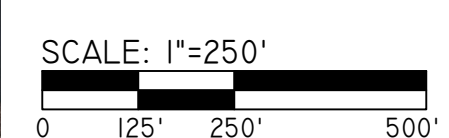
Z:\DEMAN\PROJECTS\2706-00\CHAMPLIN FACILITY\BSA\AUTOCAD DRAWINGS\2706-00-COVERING.PLOTTER - 1/30/2024





USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.  
DATE OF PHOTOGRAPHY 03-27-2023.



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**1/30/24**

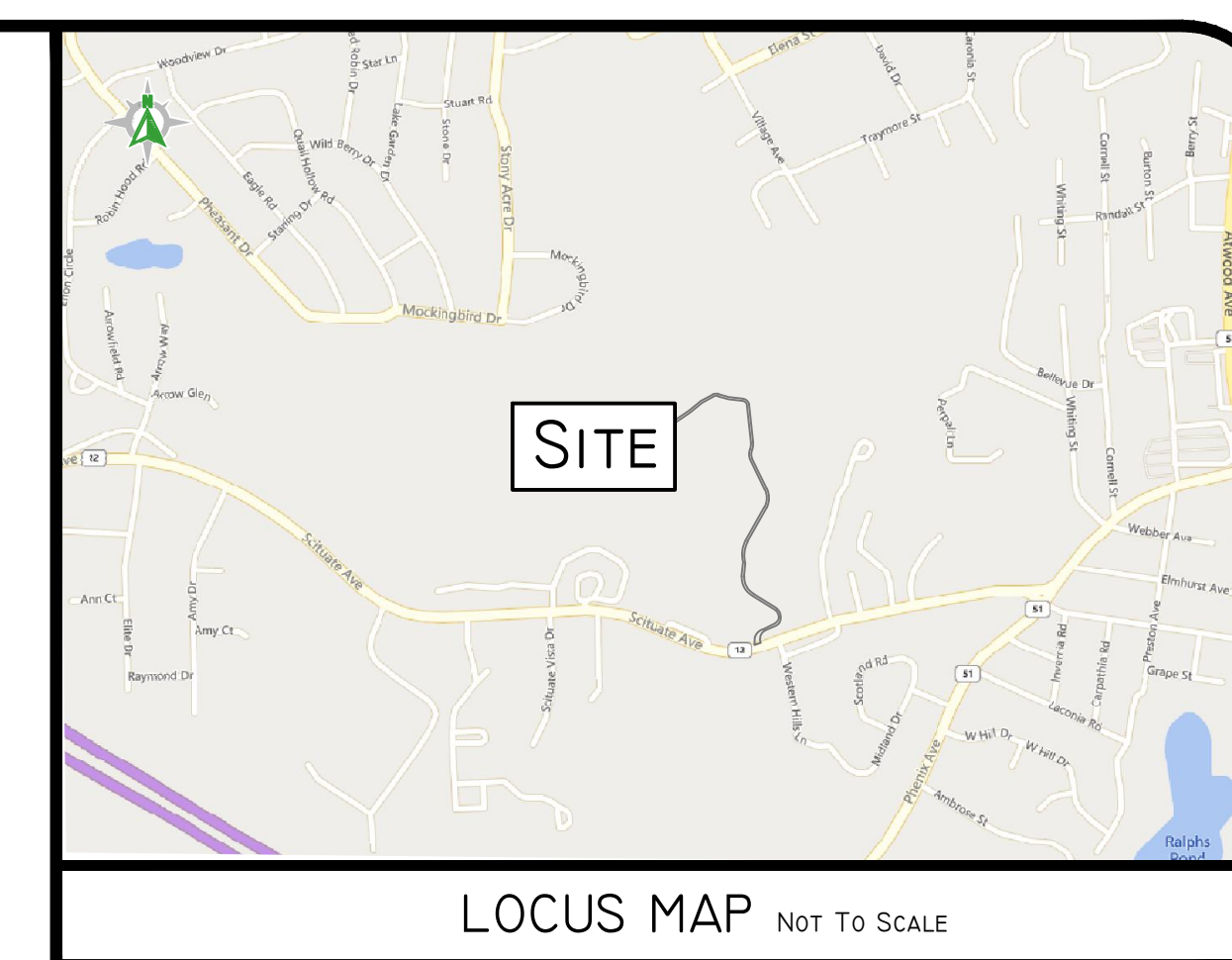
NO.	DATE	DESCRIPTION
1	01-23-2024	PRELIMINARY REVIEW SUBMIT THE
2	01-23-2024	PRELIMINARY REVIEW SUBMIT THE
3	01-23-2024	PRELIMINARY REVIEW SUBMIT THE

**AERIAL 500' RADIUS**  
**CHAMPLIN SCOUT RESERVATION**  
 ASSESSOR'S PLAT 37-4, LOTS 7 & 10  
 CRANSTON, RHODE ISLAND  
 PREPARED FOR: **BRANFLET**  
 NARRAGANSETT COUNCIL BOY SCOUTS OF AMERICA  
 10 RISBIO AVENUE, P.O. BOX 14,777  
 EAST PROVIDENCE, RI 02914

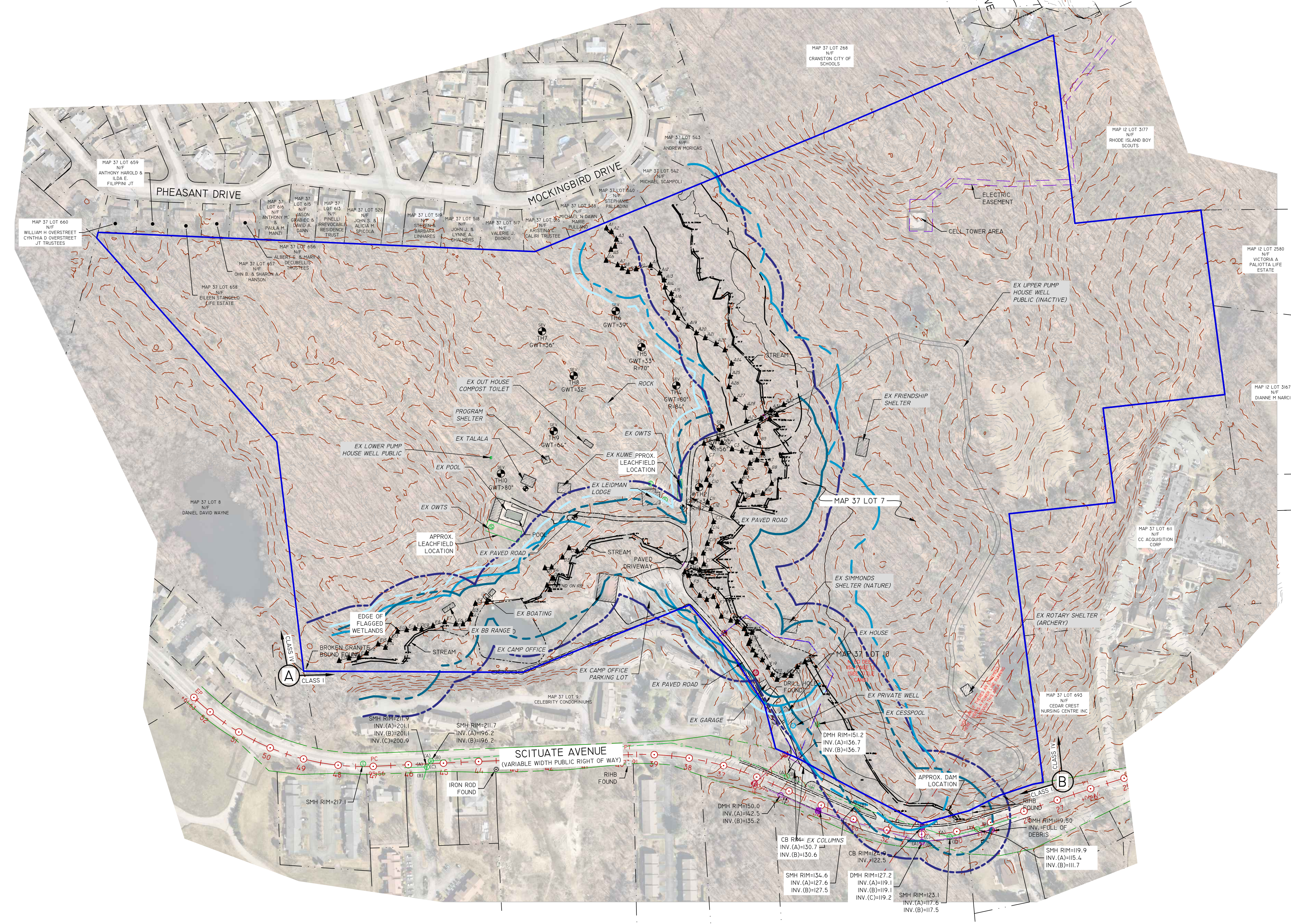
Z:\DEVELOPMENT\PROJECTS\2706-001\CHAMPLIN FACILITY\BSA\AUTOCAD DRAWINGS\2706-001-COVERING PLOTTED 1/30/2024

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 ONLY A DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.





LOCUS MAP NOT TO SCALE



**LEGEND**

— W —	WATER LINE	123/1234	DEED BOOK/PAGE	○	BOLLARD
— S —	SEWER LINE	AP	ASSESSOR'S PLAT	○	SOIL EVALUATION
— SFN —	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
— OHW —	OVERHEAD WIRES	(R)	RECORD	○	GAS VALVE
— D —	DRAINAGE LINE	(CA)	CHORD ANGLE	▲	WETLAND FLAG
— M —	MINOR CONTOUR LINE	▲	NAIL/SPIKE	○	DRAINAGE MANHOLE
— P —	PROPERTY LINE	○	DRILL HOLE	○	FLARED END SECTION
— A —	ASSESSORS LINE	○	IRON ROD/PIPE	○	GUY POLE
— T —	TREELINE	□	BOUND	○	ELECTRIC MANHOLE
— G —	GUARDRAIL	□	SIGN POST	○	UTILITY/POWER POLE
— F —	FENCE	○	SEWER MANHOLE	○	WELL
— R —	RETAINING WALL	○	SEWER CLEANOUT	○	MONITORING WELL
— S —	STONE WALL	○	HYDRANT	○	BENCH MARK
		○	IRRIGATION VALVE	○	TREE
		○	UNKNOWN MANHOLE		

- GENERAL NOTES**
1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 37 LOT 7 & 10 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
  2. THE OWNER PER DEED BOOK 278, PAGE 17 IS RHODE ISLAND BOY SCOUTS.
  3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0313H, 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 S1 BASED ON THE CITY OF CRANSTON GIS SITE. 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.
  6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON JULY 21-28, 2022. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
  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.
  8. 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.

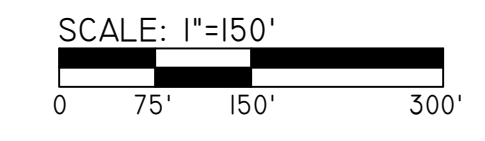
- PLAN REFERENCES:**
1. "A CONDOMINIUM PLAT OF CELEBRITY CONDOMINIUMS, SITUATED IN CRANSTON, RHODE ISLAND," SCALE 1" = 50', DATED DECEMBER 1, 1983, PREPARED BY OCEAN STATE PLANNERS, PREPARED FOR PAOLINA HOMES, INC.
  2. "POND VIEW CONDOMINIUMS, SITUATED IN CRANSTON, RHODE ISLAND," SCALE 1" = 30', DATED OCTOBER 1988, PREPARED BY OCEAN STATE PLANNERS, INC.

**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 (PARTIAL) CLASS I
- COMPILATION PLAN (PARTIAL) CLASS IV
- (NOT A BOUNDARY SURVEY)
- TOPOGRAPHIC SURVEY CLASS T-4

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.



THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:

- SCITUATE AVENUE

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1/30/2024

DATE: 01/30/2024  
 BY: [Signature]  
 CHECKED BY: [Signature]  
 DESCRIPTION: EXISTING CONDITIONS PLAN

EXISTING CONDITIONS PLAN

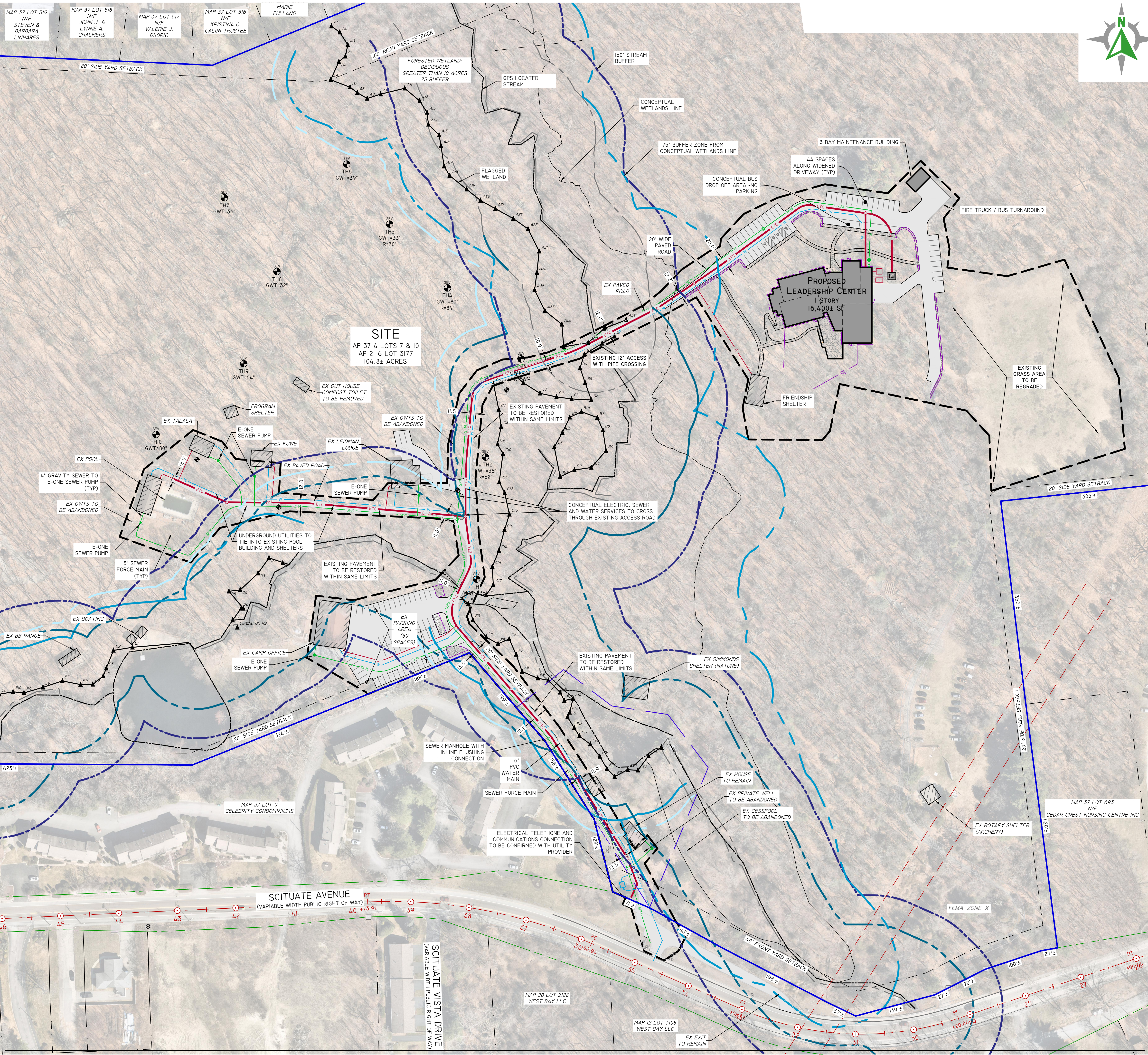
223 SCITUATE AVENUE  
 MAP 37 LOTS 7 & 10  
 CRANSTON, RHODE ISLAND  
 PREPARED FOR:  
 RHODE ISLAND BOY SCOUTS  
 223 SCITUATE AVE, CRANSTON, RHODE ISLAND 02920

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SHEET 3 OF 9

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- GENERAL NOTES:**
- THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE.
  - THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
  - PROPOSED DRIVEWAY IS TO BE 20' WIDE PAVEMENT.
  - THE DRAINAGE SYSTEM WILL MEET THE CITY OF CRANSTON LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
  - DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

**DIMENSIONAL REGULATIONS:**

CURRENT ZONING:	S-1
MINIMUM LOT AREA:	80,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'
MINIMUM FRONT YARD:	40'
MINIMUM SIDE YARD:	20'
MINIMUM REAR YARD:	100'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM LOT COVERAGE:	10%

**DEVELOPMENT DATA:**

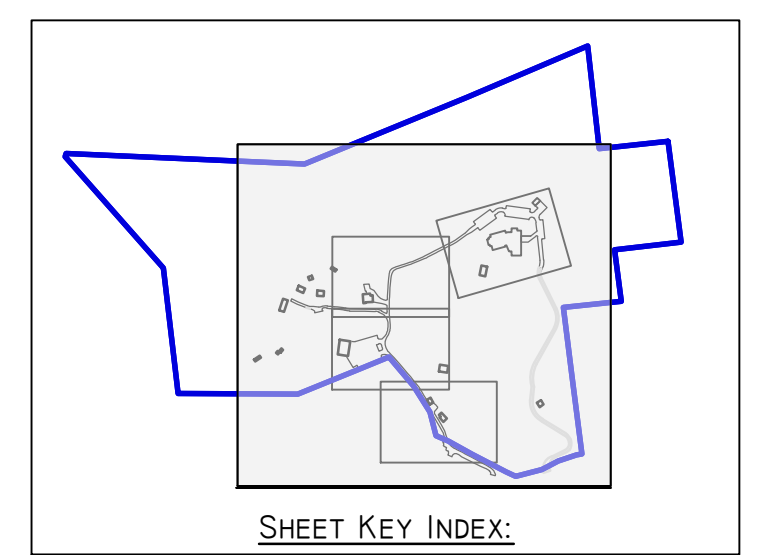
TOTAL SITE AREA:	84.7± ACRES
TOTAL NUMBER OF BUILDINGS PROPOSED:	1
LENGTH OF ROAD:	2,140'
PAVEMENT WIDTH:	20' AFTER BRIDGE CROSSING

**PARKING REGULATIONS - EXISTING:**

PARKING USE:	OFFICE - EXISTING CAMP OFFICE
PARKING REQUIREMENT:	4 SPACES / 1000 SF
BUILDING SQUARE FOOTAGE:	4,270± SF
REQUIRED PARKING CALCULATIONS:	(4,270 / 1000) * 4 = 18 SPACES
TOTAL PARKING SPACES PROVIDED:	59
ADA PARKING REQUIREMENT:	2 SPACES
ADA PARKING INCLUDED IN TOTAL SPACES:	2 SPACES

**PARKING REGULATIONS - PROPOSED:**

PARKING USE:	DANCE HALL/NIGHT CLUB
PARKING REQUIREMENT:	1 SPACE PER 3 SEATS +1 PER 0.75 EMPLOYEE
PARKING USE:	OFFICE
PARKING REQUIREMENT:	4 SPACES / 1000 SF
PARKING USE:	RETAIL
PARKING REQUIREMENT:	1 SPACES / 300 SF
BUILDING FOOTPRINT (GFA):	16,400 SF
HALL SEATS:	240 (3,200 SF)
EMPLOYEES:	10
REQUIRED PARKING CALCULATIONS:	(180 / 4) + (10 * 0.75) = 53 SPACES
OFFICE AREA:	2,430 SF
TRAINING AREA:	1,820 SF
REQUIRED PARKING CALCULATIONS:	(4,250 / 1000) * 4 = 17 SPACES
RETAIL AREA:	850 SF
REQUIRED PARKING CALCULATIONS:	(850 / 300) = 3 SPACES
TOTAL PARKING SPACES REQUIRED:	73 SPACES
TOTAL PARKING SPACES PROVIDED:	53 SPACES
ADA PARKING REQUIREMENT:	4 SPACES
ADA PARKING INCLUDED IN TOTAL SPACES:	4 SPACES



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DATE: 03/12/2024  
DESCRIPTION: ELECTRICAL REVIEW REPORT

**SITE PLAN**

**CHAMPLIN SCOUT RESERVATION**  
ASSESSOR'S PLAT 37-4, LOTS 7 & 10  
CRANSTON, RHODE ISLAND

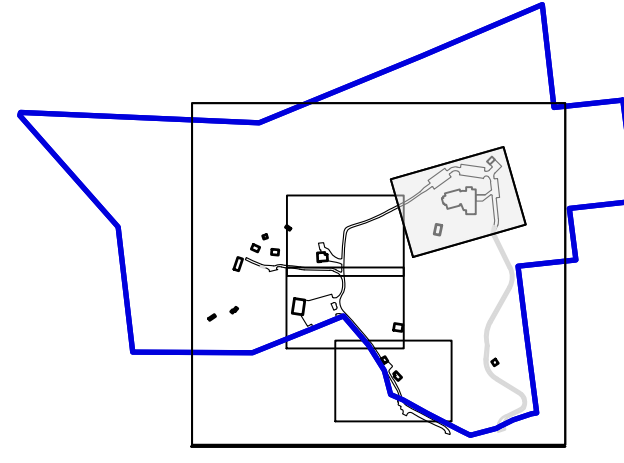
PREPARED FOR:  
**NARRAGANSETT COUNCIL BOY SCOUTS OF AMERICA**  
10 RISB AVENUE, P.O. BOX 14777  
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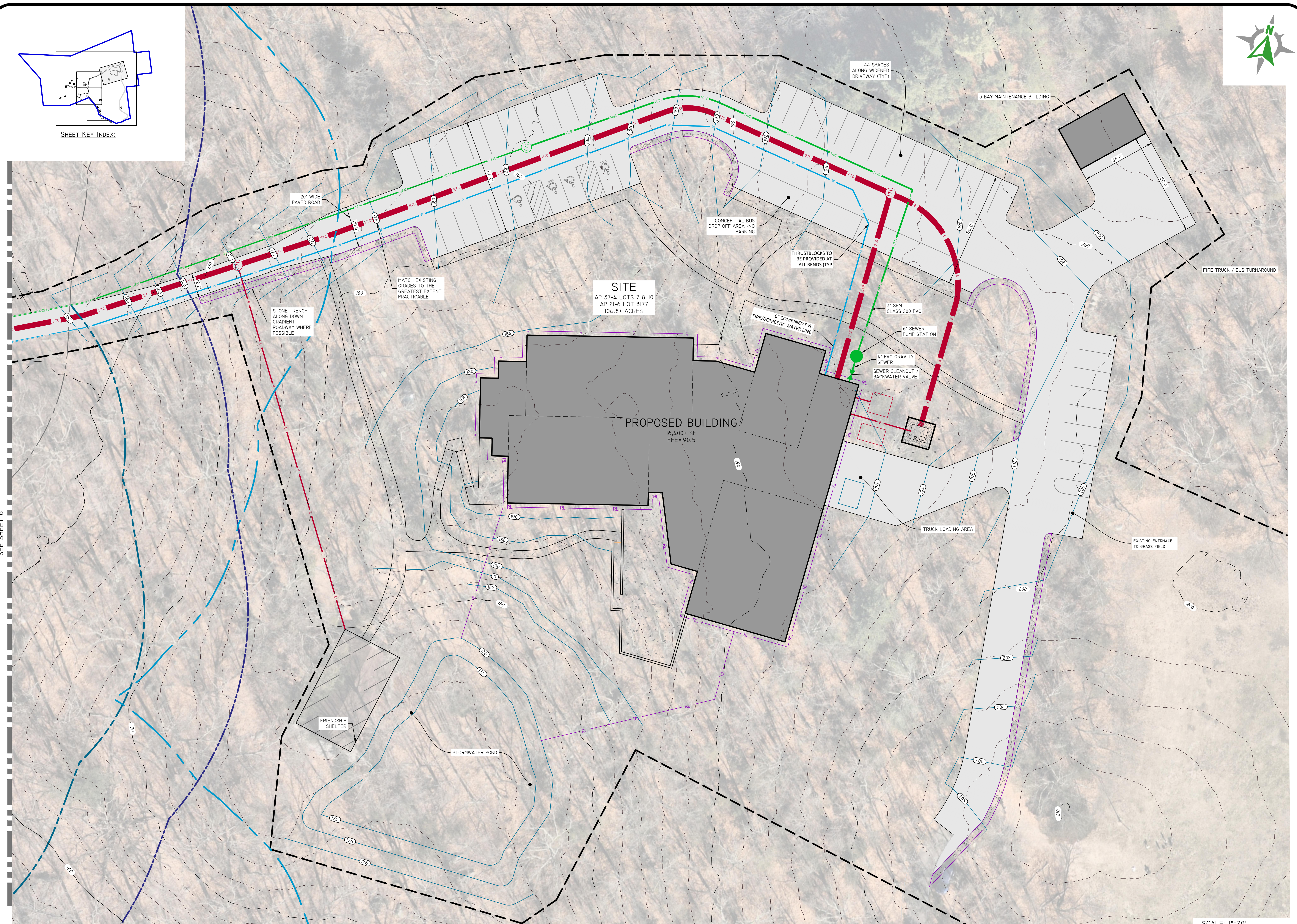
**SHEET 4 OF 9**

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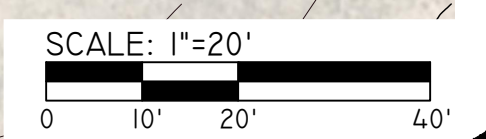




SHEET KEY INDEX:



SEE SHEET 6



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**1/30/24**

NO. DATE DESCRIPTION REVIEW COORDINATE THE DATE BY:

**ENLARGED SITE PLAN - I**

**CHAMPLIN SCOUT RESERVATION**

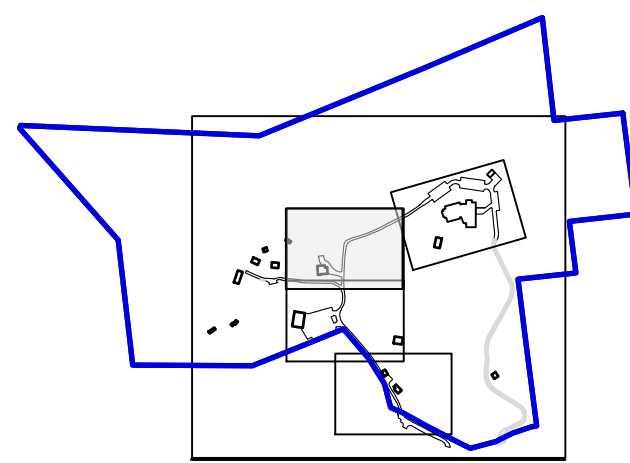
ASSASSOR'S PLAT 37-4, LOTS 7 & 10  
 CRANSTON, RHODE ISLAND

PREPARED FOR:  
**NARRAGANSETT COUNCIL BOY SCOUTS OF AMERICA**  
 10 RISBIO AVENUE, P.O. BOX 14,777  
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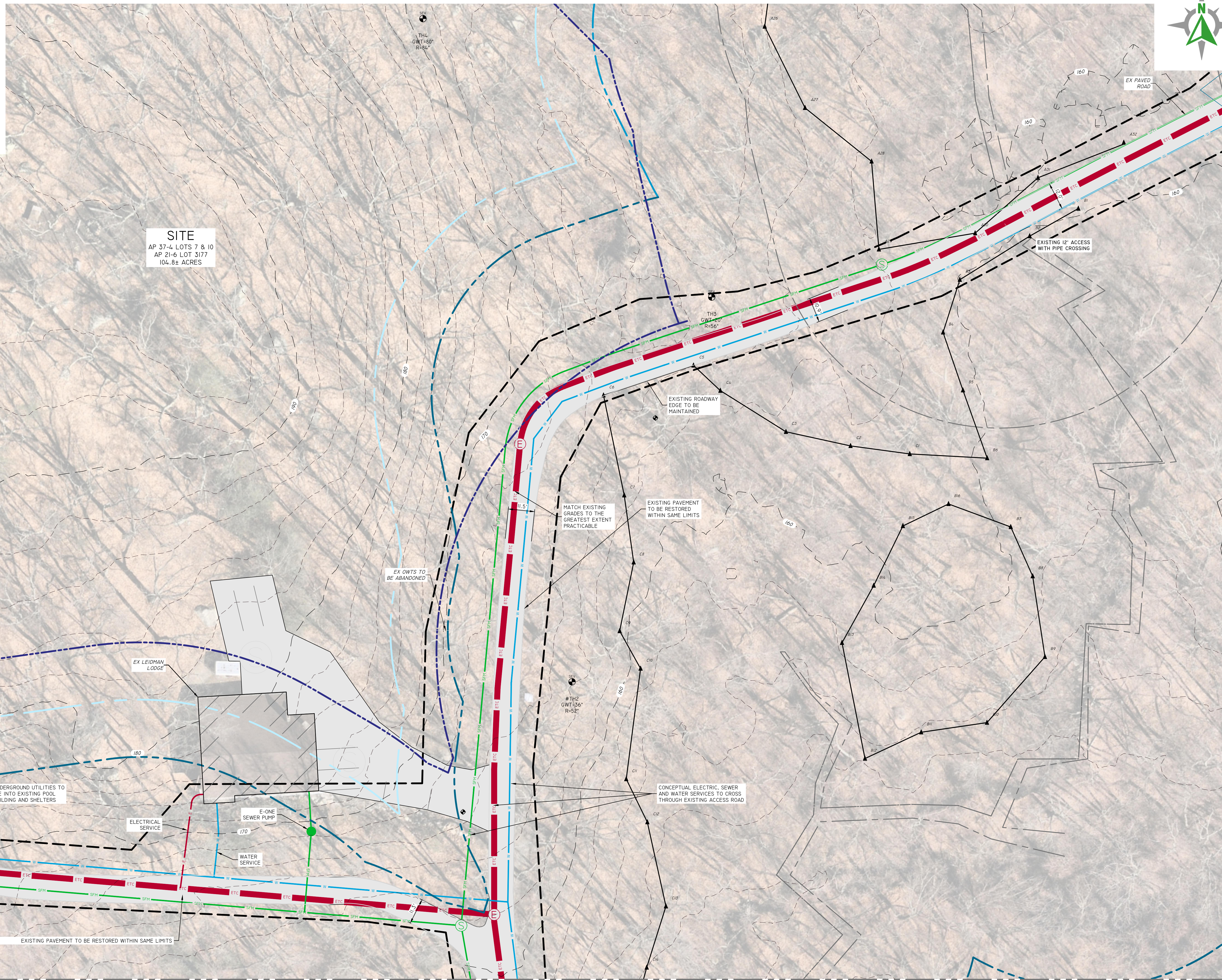
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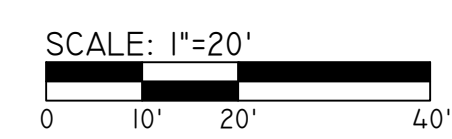
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**SITE**  
 AP 37-4, LOTS 7 & 10  
 AP 21-6 LOT 3177  
 104.8± ACRES



SEE SHEET 7



SEE SHEET 5

**ENLARGED SITE PLAN - 2**

**CHAMPLIN SCOUT RESERVATION**  
 ASSESSOR'S PLAT 37-4, LOTS 7 & 10  
 CRANSTON, RHODE ISLAND  
 PREPARED FOR:  
**NARRAGANSETT COUNCIL BOY SCOUTS OF AMERICA**  
 10 RISBIO AVENUE, P.O. BOX 14,777  
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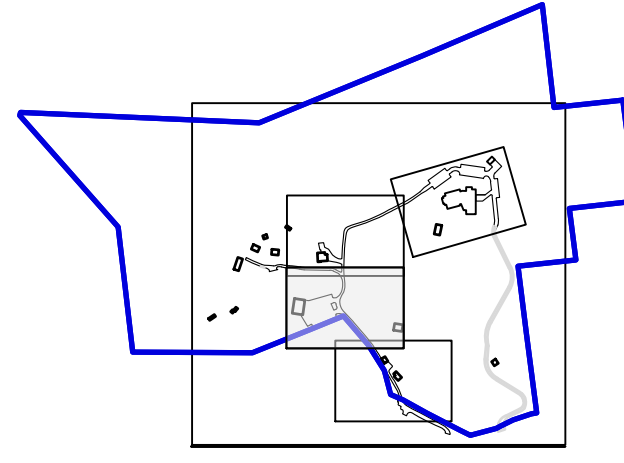
**Diprete Engineering**  
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**1/30/24**  
 NO. DATE DESCRIPTION REVIEW EXHIBIT THE DATE BY:

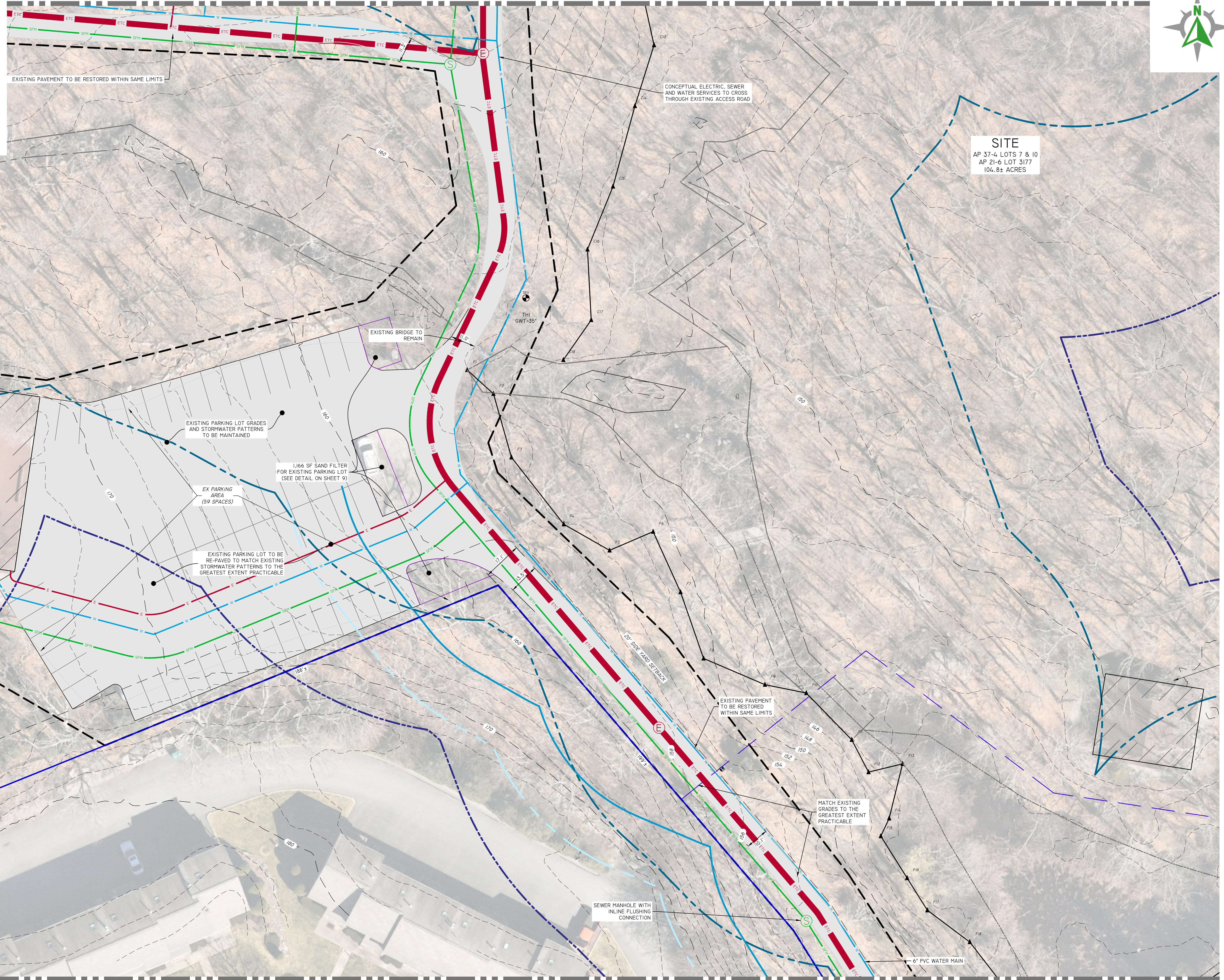
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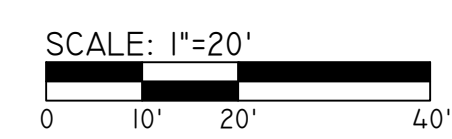


SHEET KEY INDEX:



**SITE**  
AP 37-4, LOTS 7 & 10  
AP 21-6 LOT 3177  
104.8± ACRES

SEE SHEET 8



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DATE: 10/21/2024  
BY: [Signature]

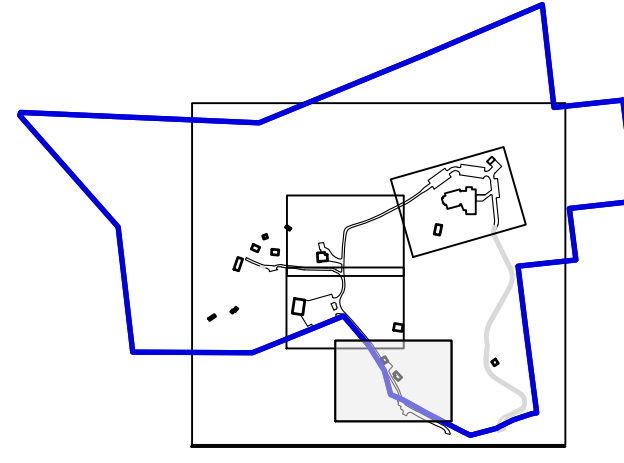
**1/30/24**

**ENLARGED SITE PLAN - 3**  
**CHAMPLIN SCOUT RESERVATION**  
ASSESSOR'S PLAT 37-4, LOTS 7 & 10  
CRANSTON, RHODE ISLAND  
PREPARED FOR:  
**NARRAGANSETT COUNCIL BOY SCOUTS OF AMERICA**  
10 RUSH AVENUE, P.O. BOX 14,777  
EAST PROVIDENCE, RI 02914  
DE JURE NO. 2766-06. COPYRIGHT 2023 BY DIPRETE ENGINEERING ASSOCIATES, INC.

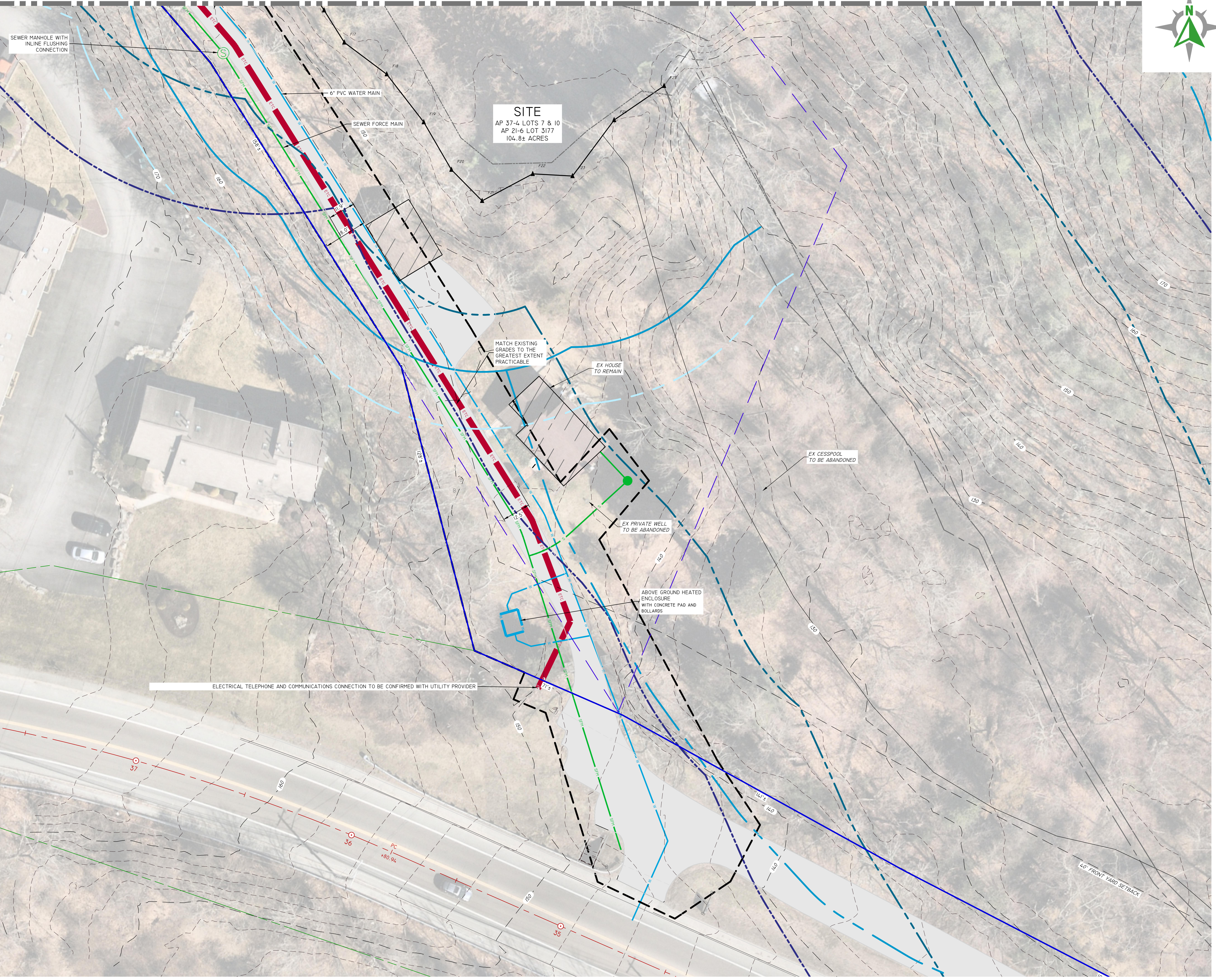
Z:\DEMAN\PROJECTS\2766-06 CHAMPLIN FACILITY\BSA\AUTOCAD DRAWINGS\2766-06\HSTR\DWG PLOTTER: 10/21/2024



SEE SHEET 7



SHEET KEY INDEX:



**SITE**  
AP 37-4 LOTS 7 & 10  
AP 21-6 LOT 3177  
104.8± ACRES

MATCH EXISTING GRADES TO THE GREATEST EXTENT PRACTICABLE

EX HOUSE TO REMAIN

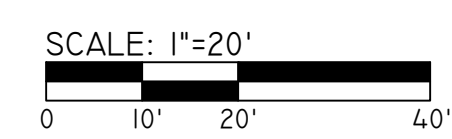
EX CESSPOOL TO BE ABANDONED

EX PRIVATE WELL TO BE ABANDONED

ABOVE GROUND HEATED ENCLOSURE WITH CONCRETE PAD AND BOLLARDS

ELECTRICAL TELEPHONE AND COMMUNICATIONS CONNECTION TO BE CONFIRMED WITH UTILITY PROVIDER

60' FRONT YARD SETBACK



SCALE: 1"=20'



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DATE: 01/23/2024  
DESCRIPTION: NEW COVERTIBLE  
BY: [Signature]

**1/30/24**

ENLARGED SITE PLAN - 4

CHAMPLIN SCOUT RESERVATION

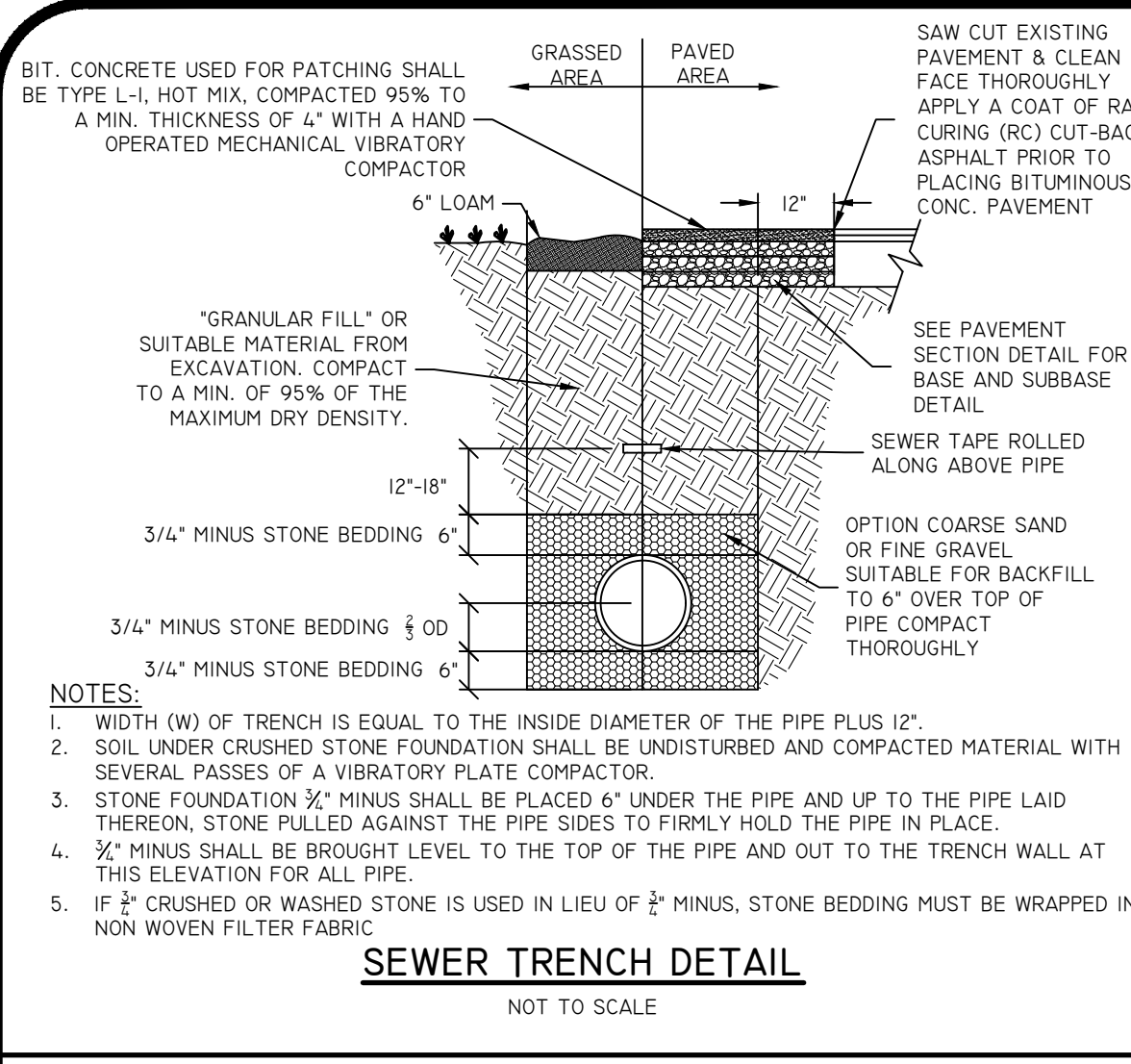
ASSESSOR'S PLAT 37-4, LOTS 7 & 10  
CRANSTON, RHODE ISLAND

PREPARED FOR:  
**BRAVET**  
NARRAGANSETT COUNCIL BOY SCOUTS OF AMERICA  
10 RISKO AVENUE, P.O. BOX 14,777  
EAST PROVIDENCE, RI 02914

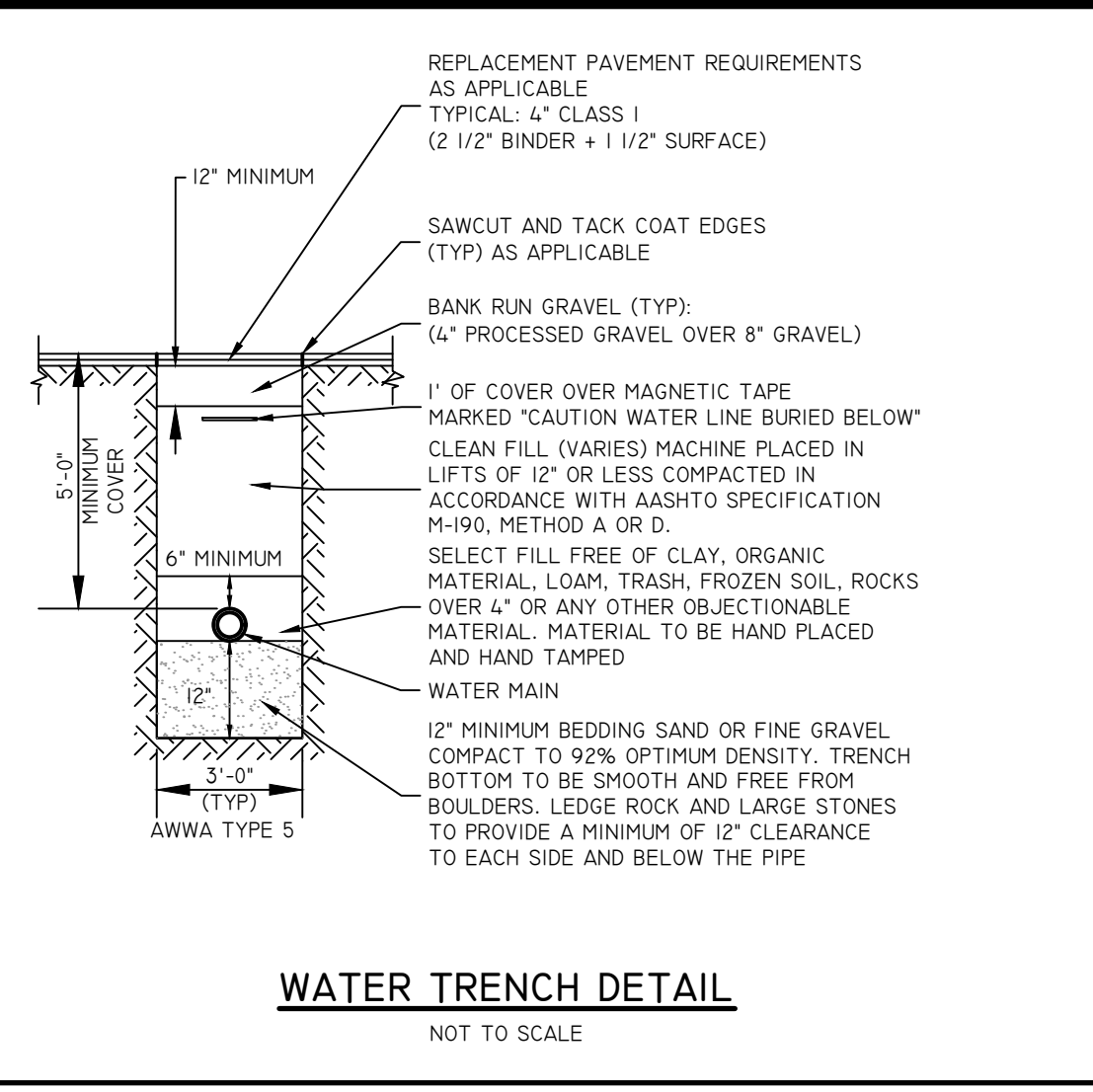
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Z:\DEMAN\PROJECTS\2706-00 CHAMPLIN FACILITY\BSA\AUTOCAD DRAWINGS\2706-00\INSTRUMG PLOTTPR-10312024

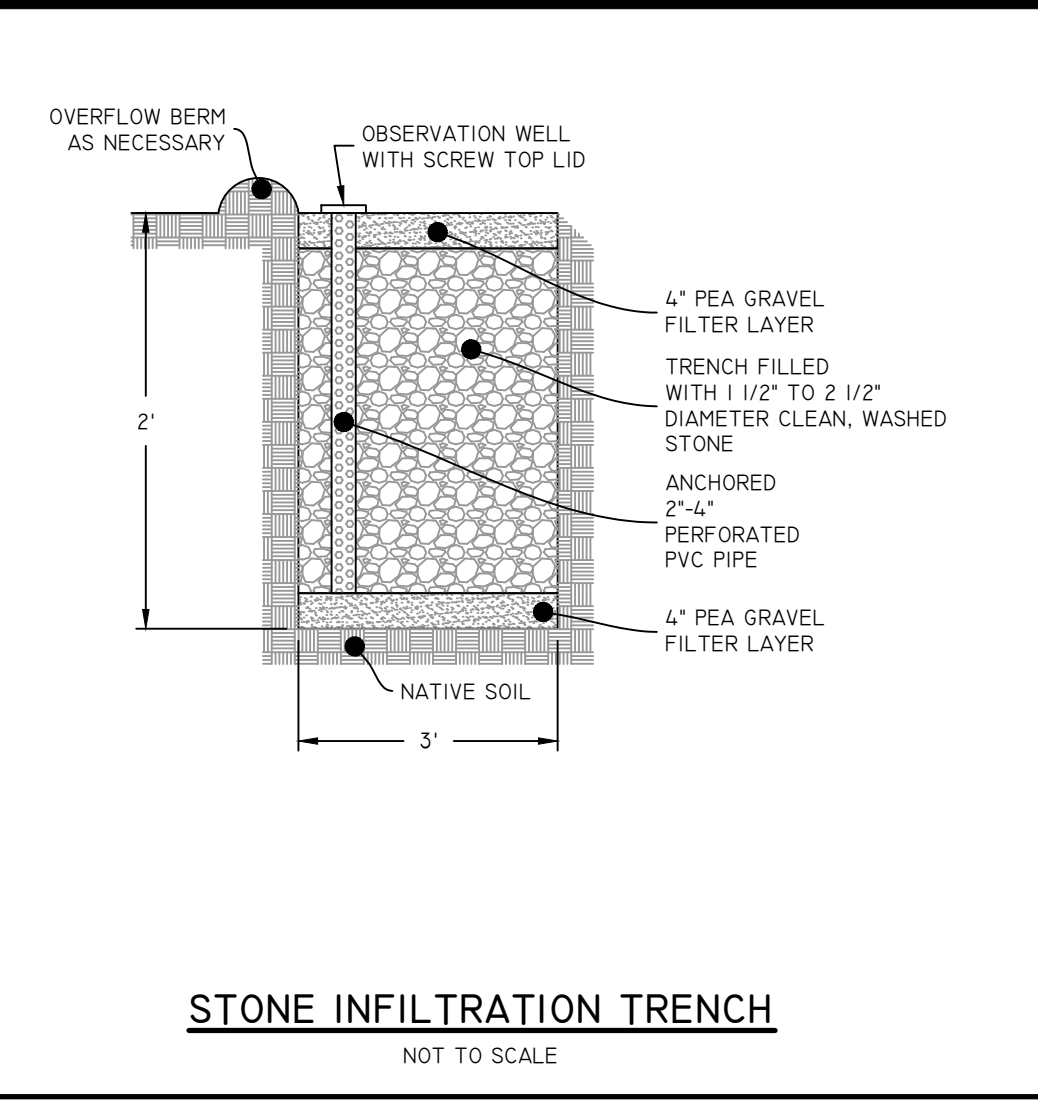




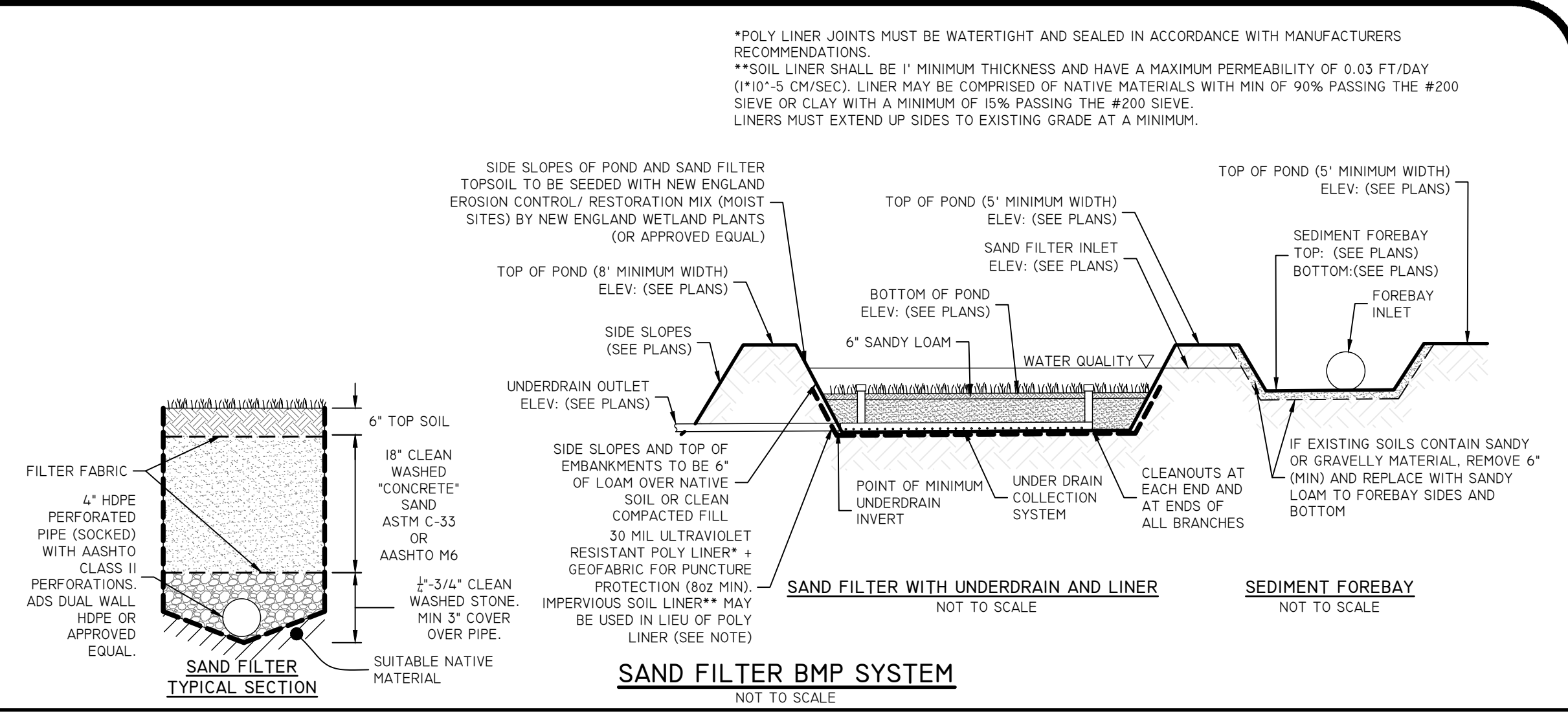
**SEWER TRENCH DETAIL**  
NOT TO SCALE



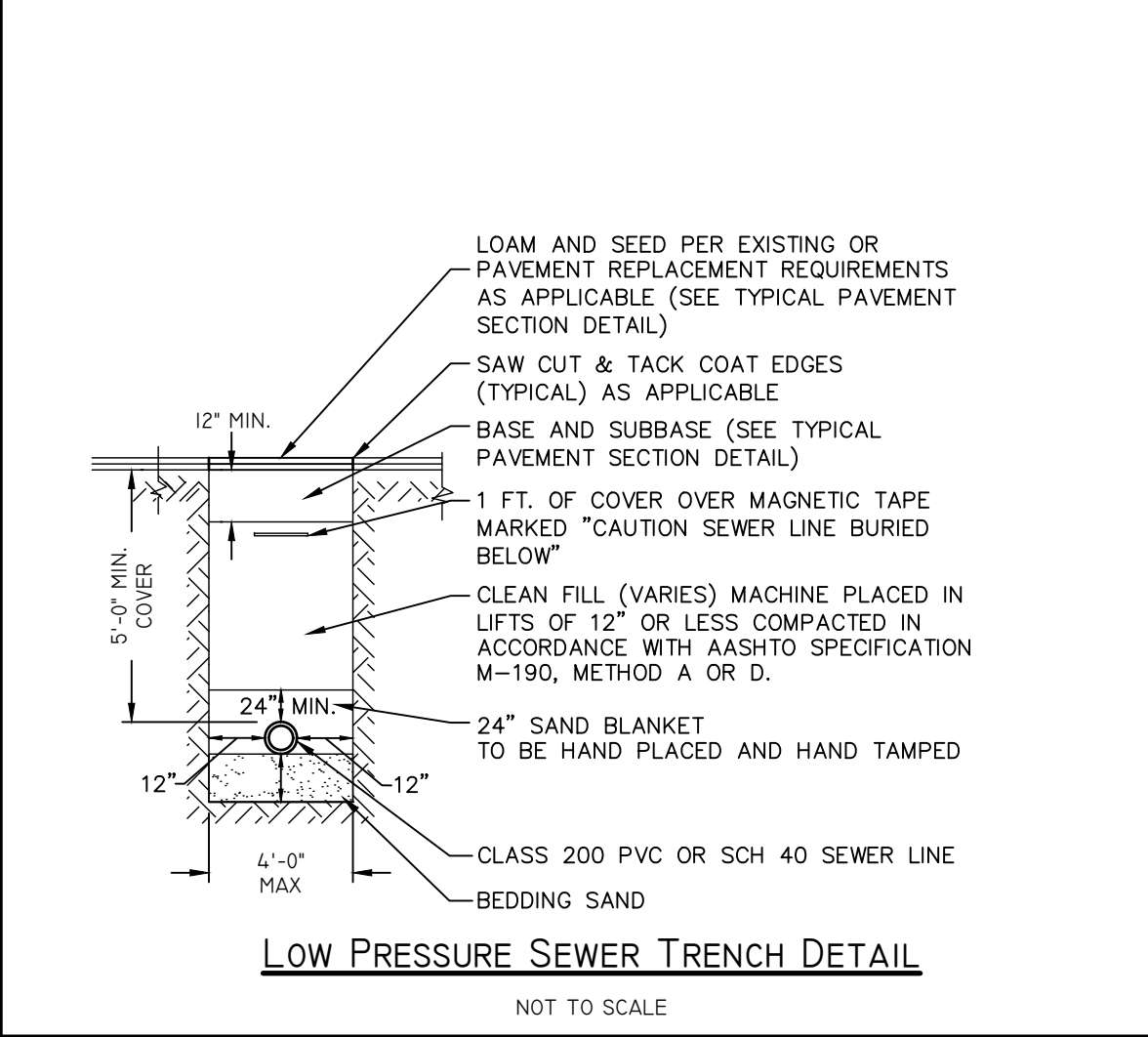
**WATER TRENCH DETAIL**  
NOT TO SCALE



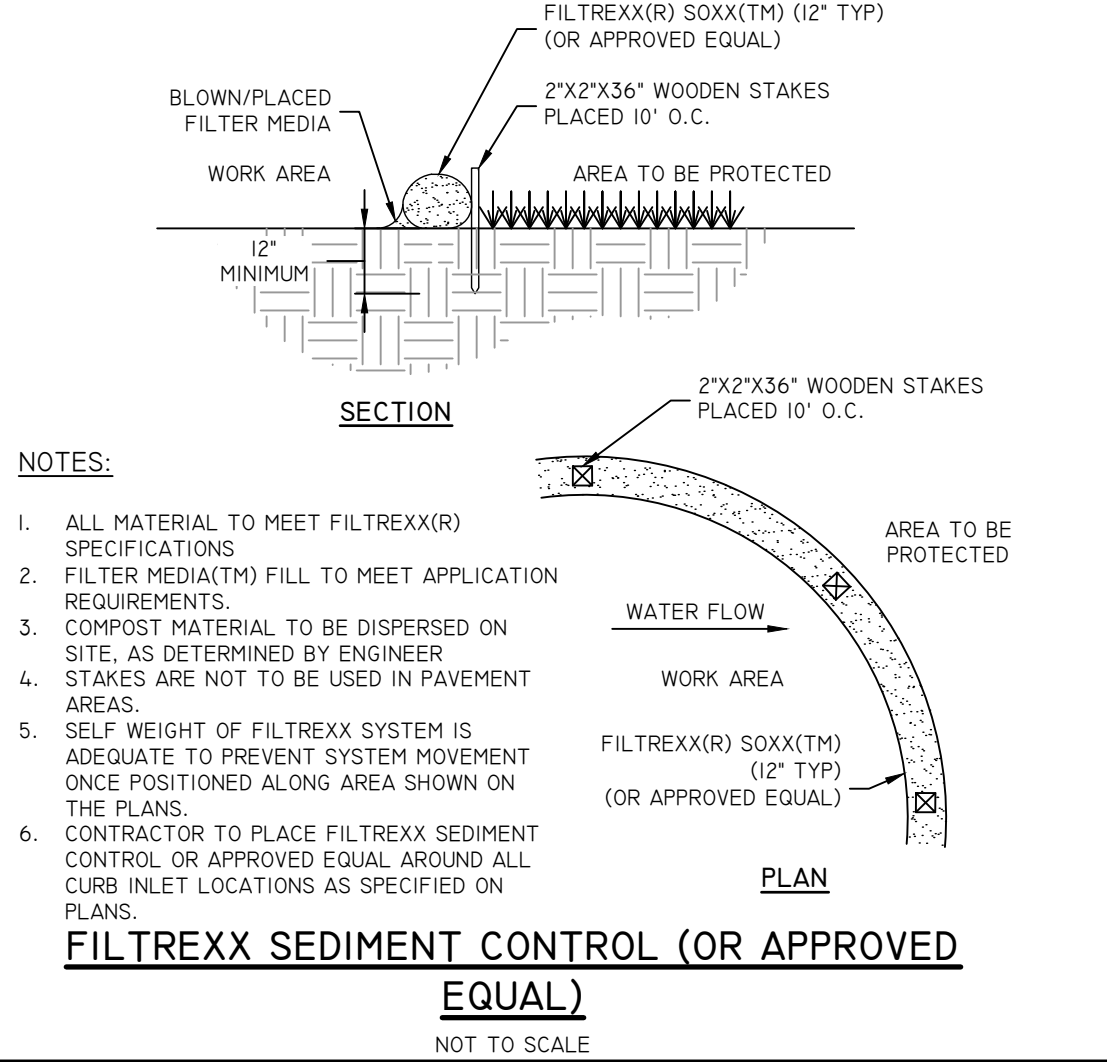
**STONE INFILTRATION TRENCH**  
NOT TO SCALE



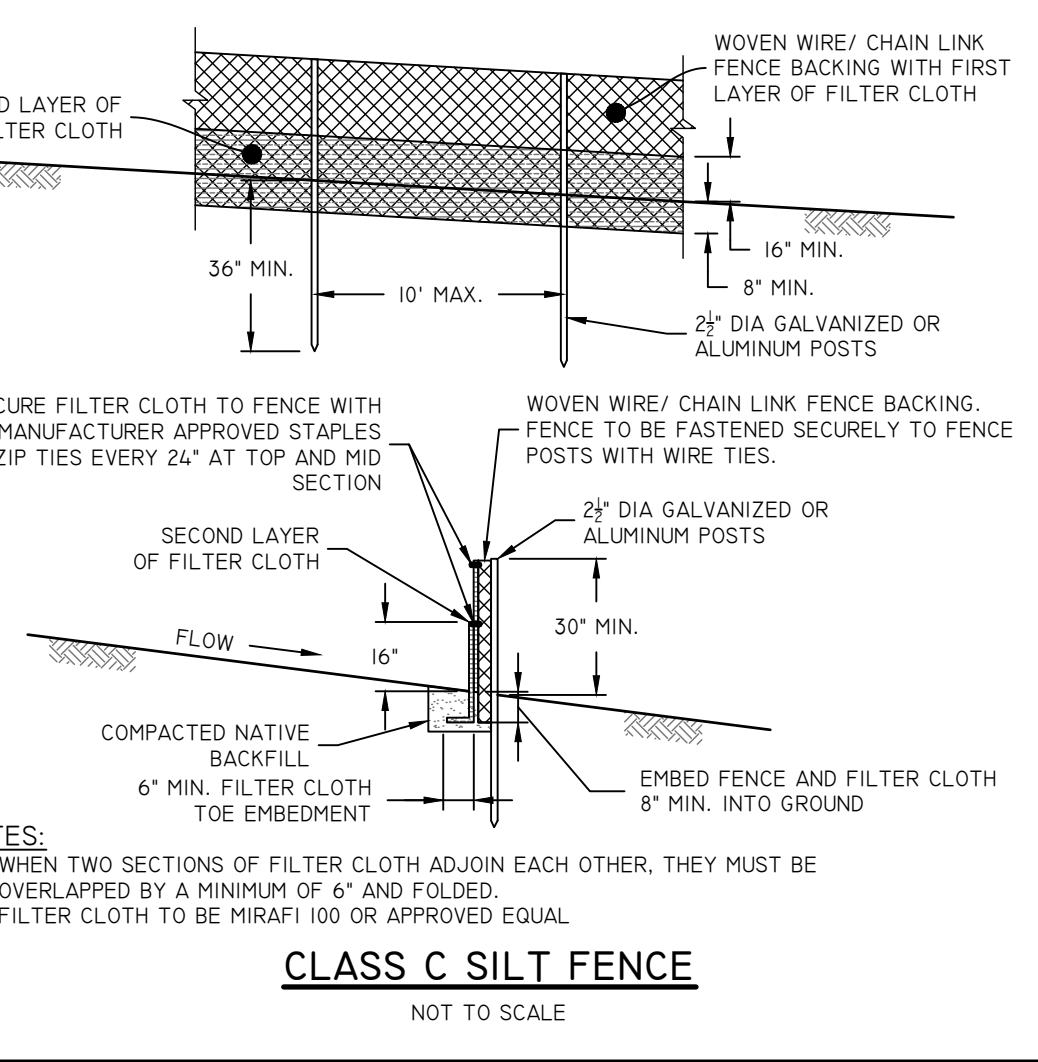
**SAND FILTER BMP SYSTEM**  
NOT TO SCALE



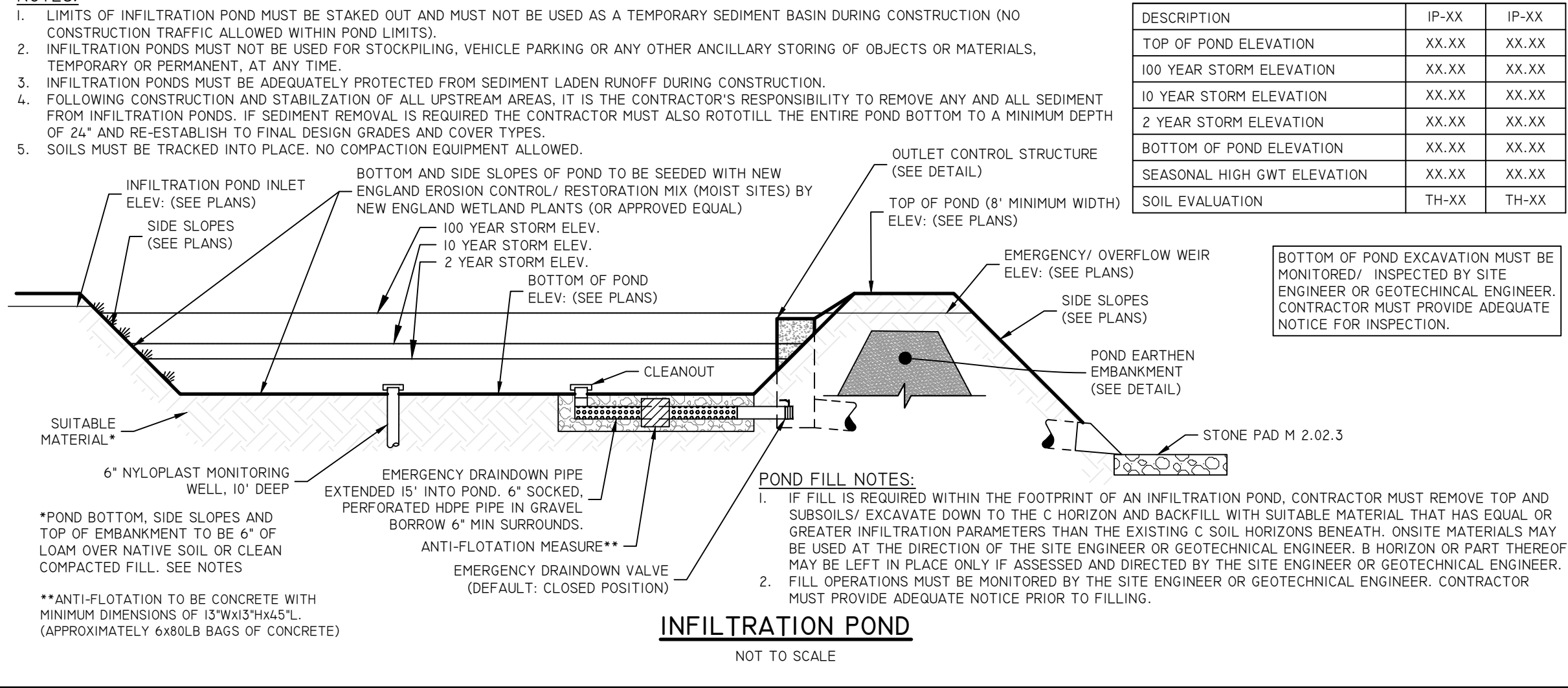
**LOW PRESSURE SEWER TRENCH DETAIL**  
NOT TO SCALE



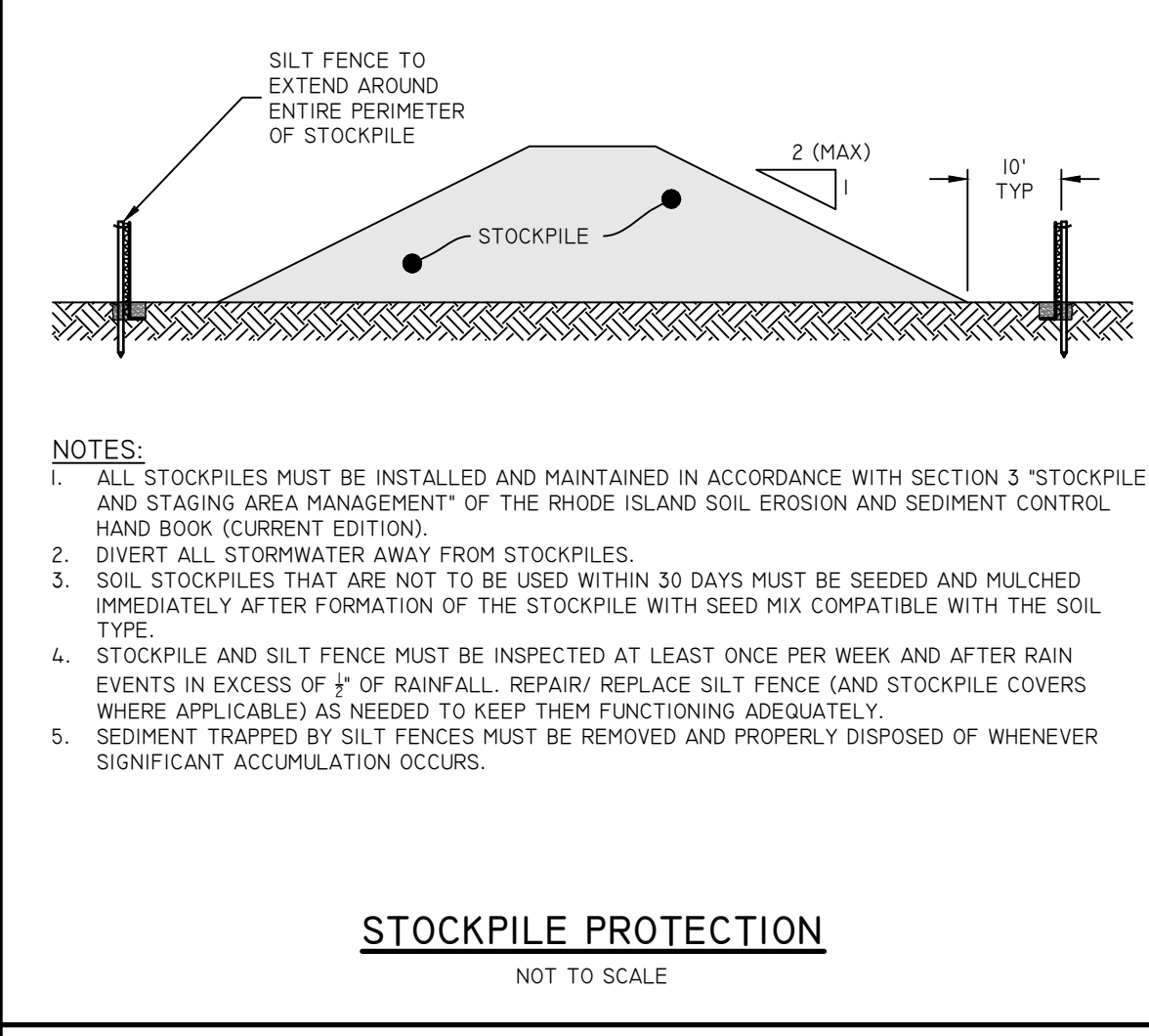
**FILTRREXX SEDIMENT CONTROL (OR APPROVED EQUAL)**  
NOT TO SCALE



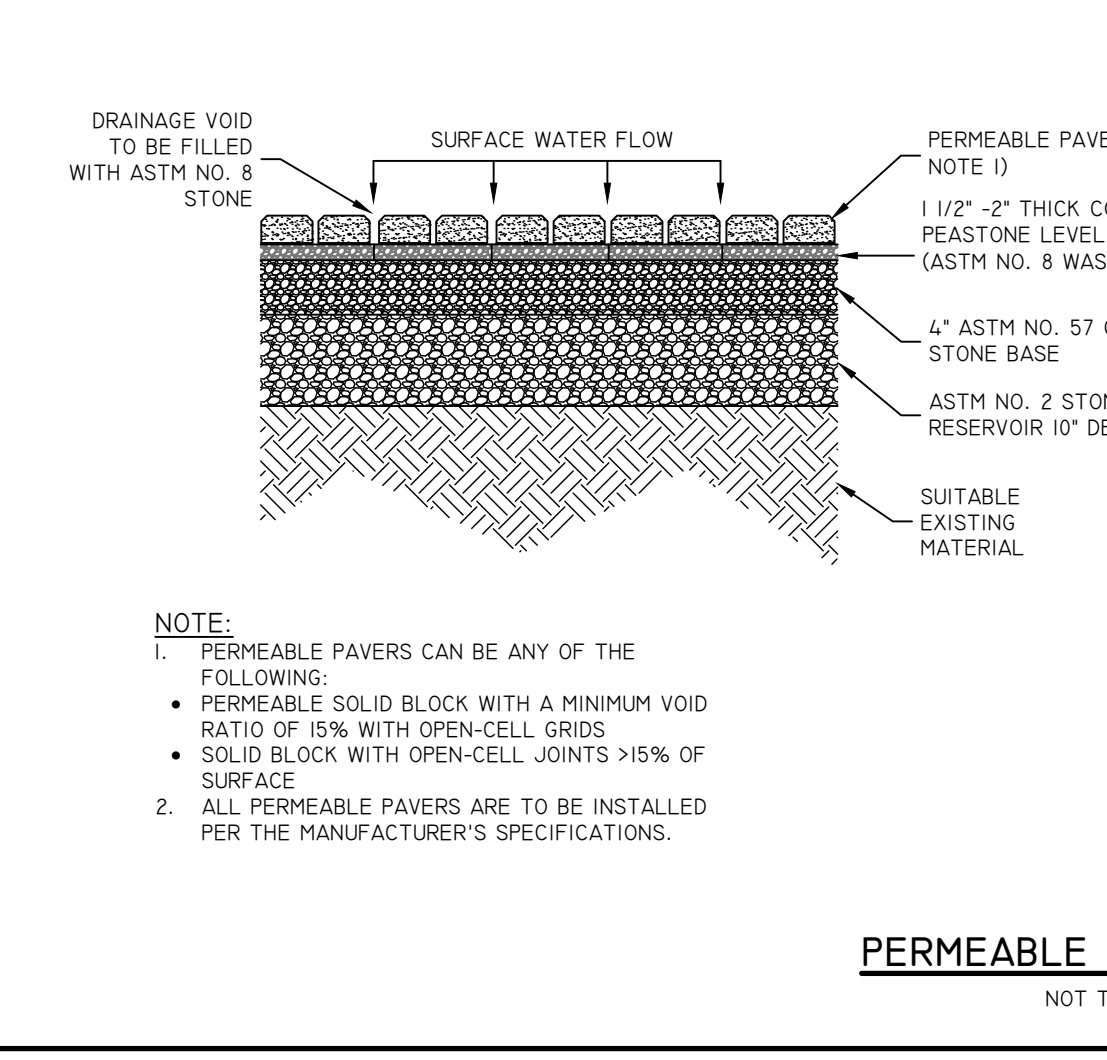
**CLASS C SILT FENCE**  
NOT TO SCALE



**INFILTRATION POND**  
NOT TO SCALE



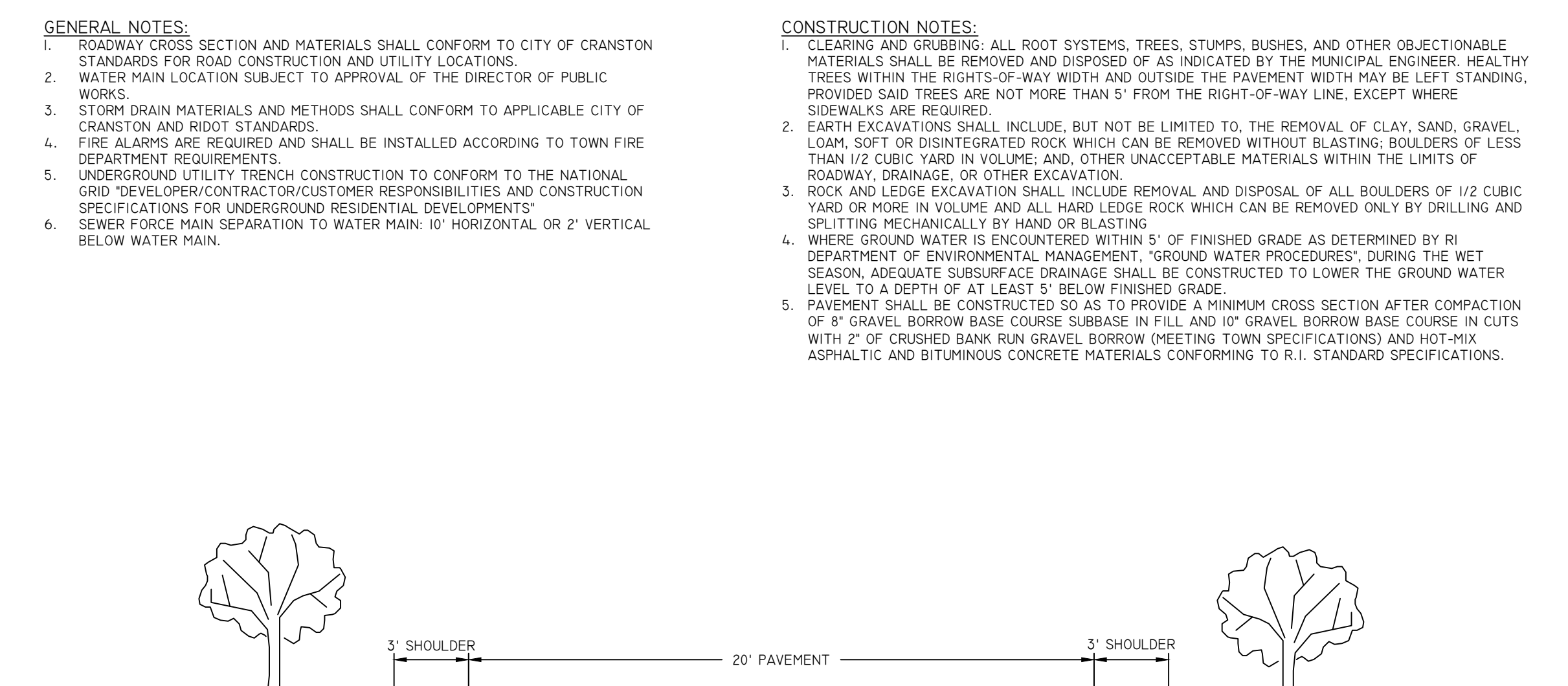
**STOCKPILE PROTECTION**  
NOT TO SCALE



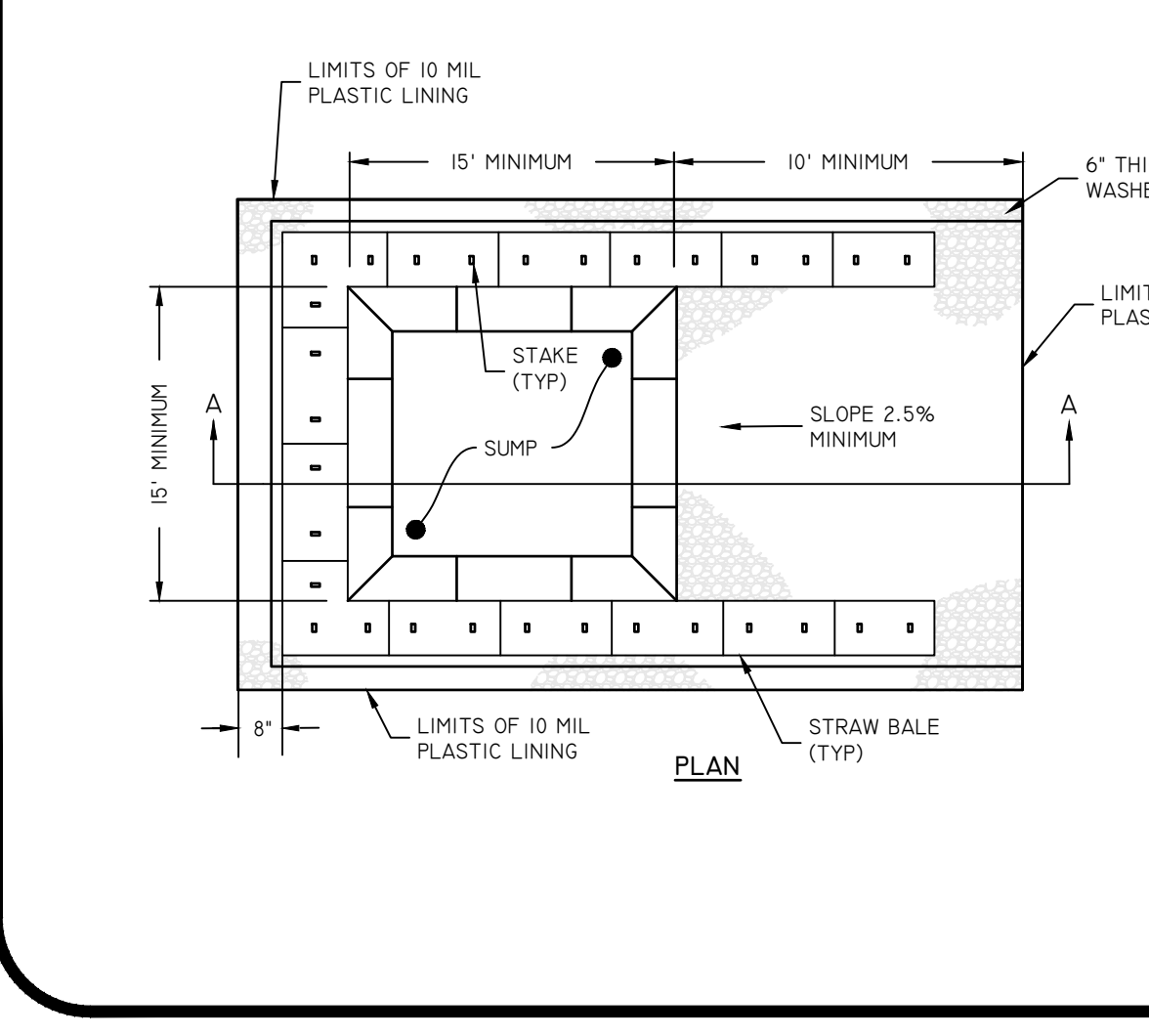
**PERMEABLE PAVER DETAIL**  
NOT TO SCALE

STANDARD SIEVE SIZE (INCHES)	AASHTO NO. 57	AASHTO NO. 8	AASHTO NO. 2
3			100
2 1/2			90-100
2			55-70
1 1/2	100		0-15
1	95-100		
3/4			
1/2	25-60	100	
3/8		85-100	
#4	0-10	10-30	
#8	0-5	0-10	
#16		0-5	
#200	0	0-2	

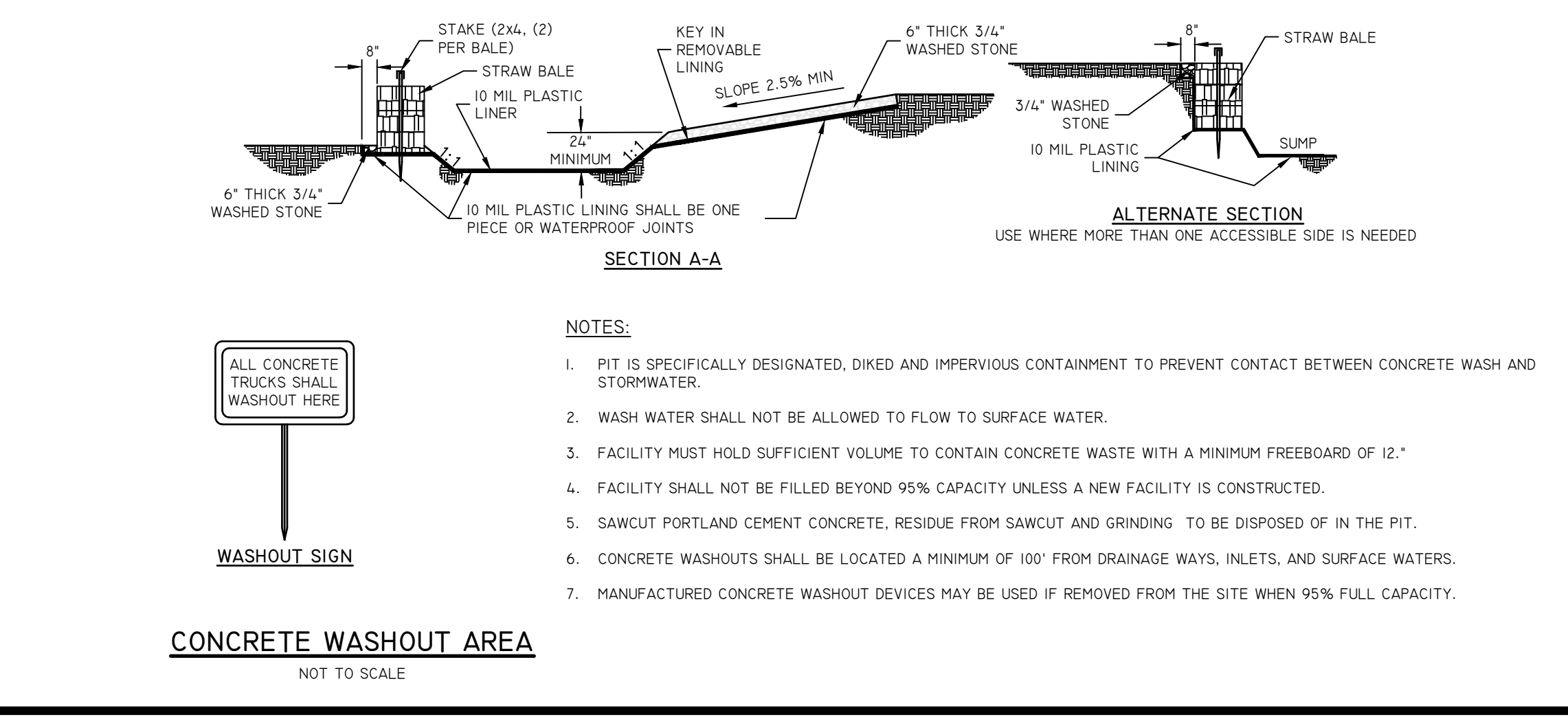
**PERMEABLE PAVER DETAIL**  
NOT TO SCALE



**TYPICAL 20' WIDE ROAD CONSTRUCTION (PRIVATE ROAD)**  
NOT TO SCALE



**CONCRETE WASHOUT AREA**  
NOT TO SCALE



**WASHOUT SIGN**

**DiPrete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6000 www.diprete-eng.com

**Boston • Providence • Newport**

**1/30/20**

TECHNICAL REVIEW REPORT

DATE: 1/30/20

DESCRIPTION: [REDACTED]

**1/30/20**

TECHNICAL REVIEW REPORT

DATE: 1/30/20

DESCRIPTION: [REDACTED]

**1/30/20**

TECHNICAL REVIEW REPORT

DATE: 1/30/20

DESCRIPTION: [REDACTED]

Z:\DEPARTMENT\PROJECTS\2016-001 CHAMPLIN FACILITY\BAU\AUTOCAD DRAWINGS\2706-00-CAR.DWG PLOTTER: 1/30/2024

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PLAN SET. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE WORK AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. ONLY DIPRETE ENGINEERING ASSUMES RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

DATE: 1/30/20

DESCRIPTION: [REDACTED]

DATE: 1/30/20

DESCRIPTION: [REDACTED]