

# Preliminary Plan Submission

# Elite Drive Subdivision

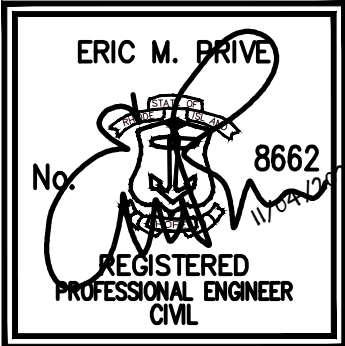
Elite Drive & Janet Drive  
Cranston, Rhode Island

Assessor's Plat 26 Lot 50



## Sheet List Table

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



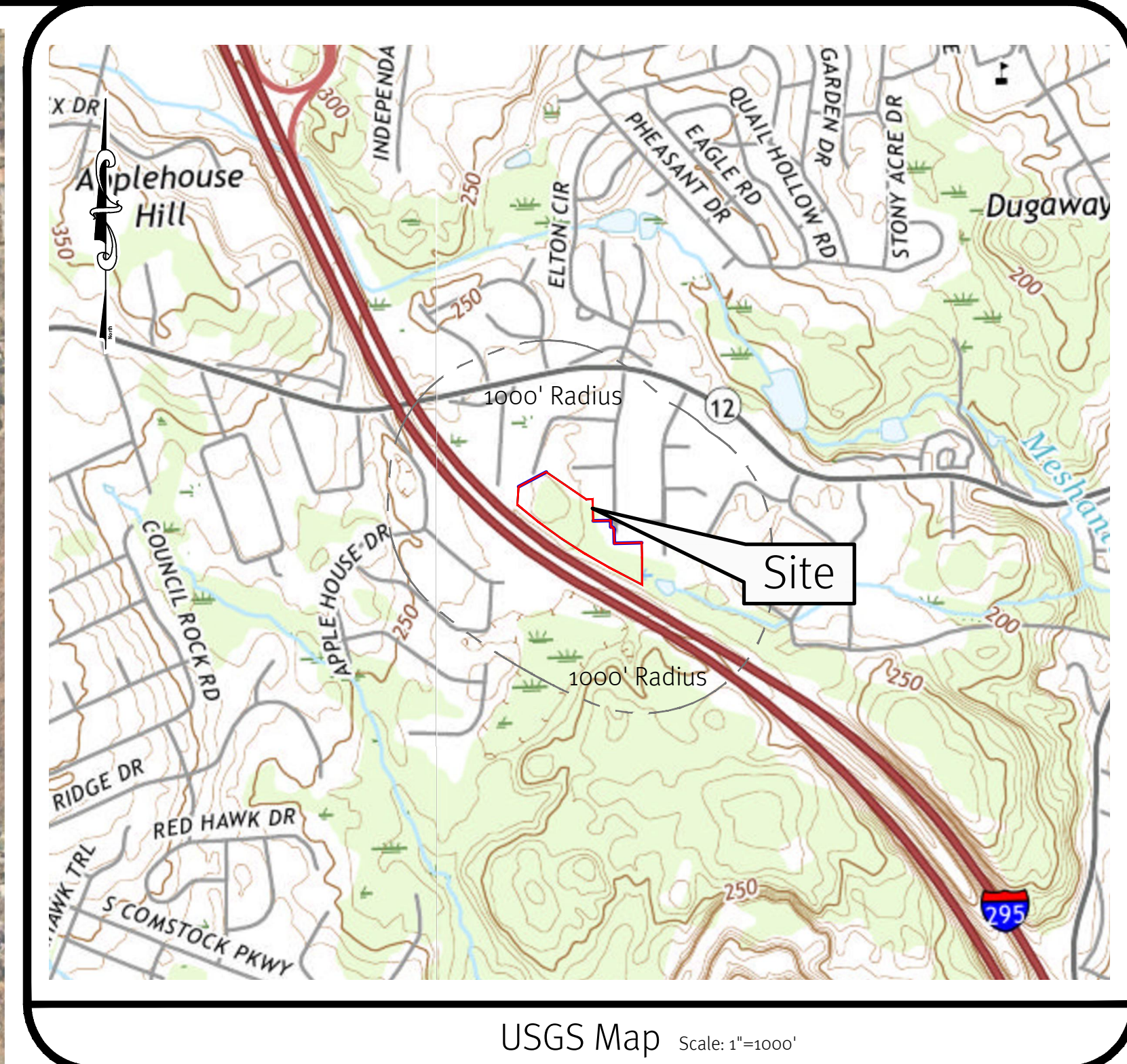
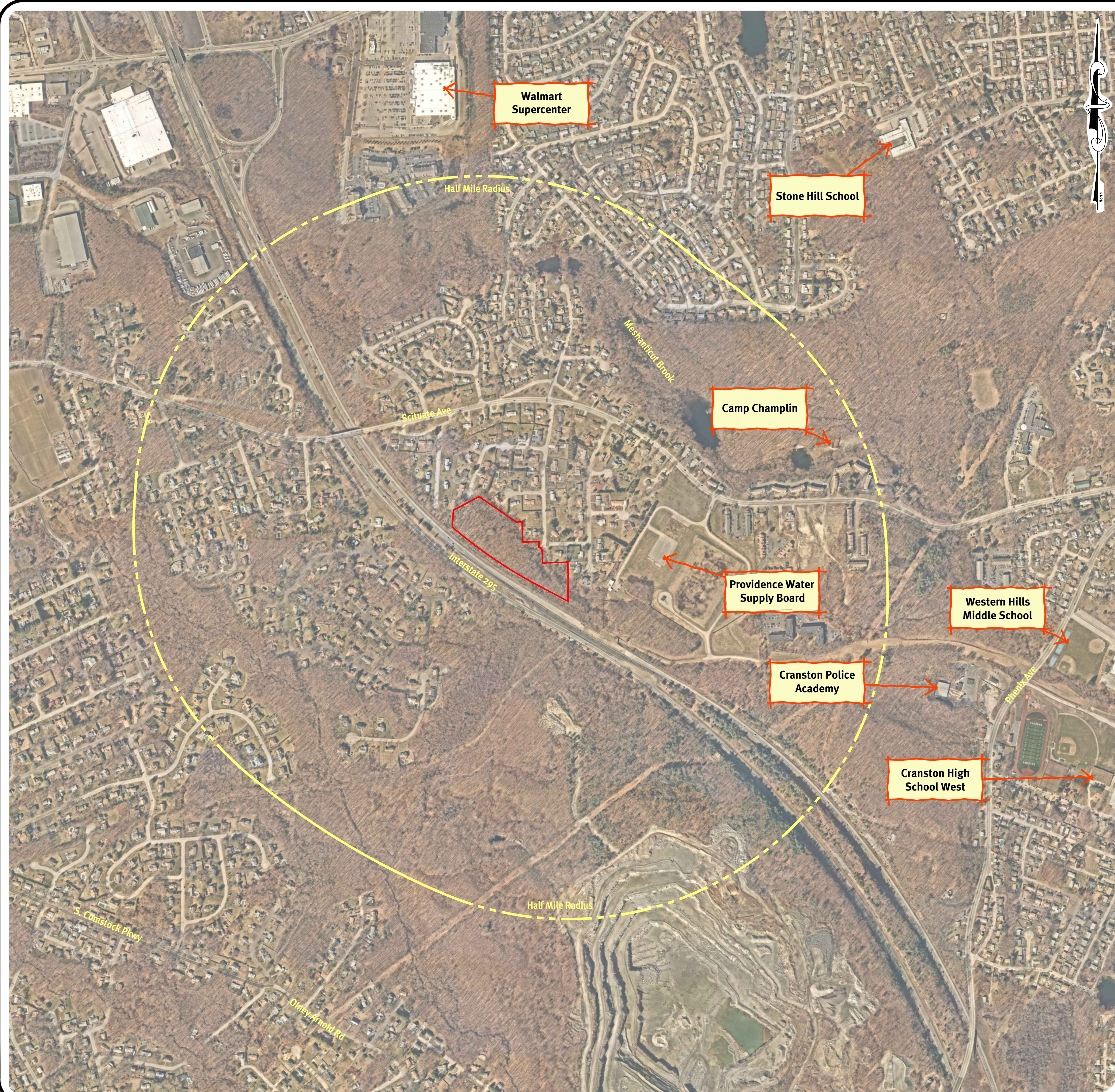
This plan set must not be used for construction purposes unless stamped, issued for construction, and stamped by a registered professional engineer of D'Prete Engineering.  
The contractor is responsible for all of the means, methods, safety and implementation of this plan and design.  
The contractor is responsible for all of the means, methods, safety and implementation of this plan and design.  
The contractor is responsible for all of the means, methods, safety and implementation of this plan and design.  
The contractor is responsible for all of the means, methods, safety and implementation of this plan and design.

No.	Date	Description	Design By
2	11/01/2021	Preliminary Plan Submission	B.E.G.
1	10/20/2021	8662.M. Wetlands Comments	B.E.G.
0	7/27/2021	8662.M. Wetlands Submission	B.E.G.
0			D.P.
Drawn By: K.M.R.			Design By: E.M.P.

**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

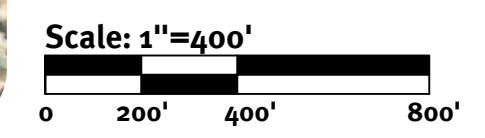
z:\deman\projects\2549-001 elite drive\autocad drawings\2549-001-prim.dwg Plotted: 11/4/2021

z:\demain\projects\2549-001\_ellipse drive\autocad drawings\2549-001\_prim.dwg Plotted: 11/17/2021



USGS Map Scale: 1"=1000'

Photo Obtained from NearMap, Date of Photography 3/21/20.



**DiPrete Engineering**  
 Two Stafford Court, Cranston, RI 02920  
 Tel: 401-943-1000 Fax: 401-464-6006 www.diprete-eng.com

**Boston • Providence • Newport**

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

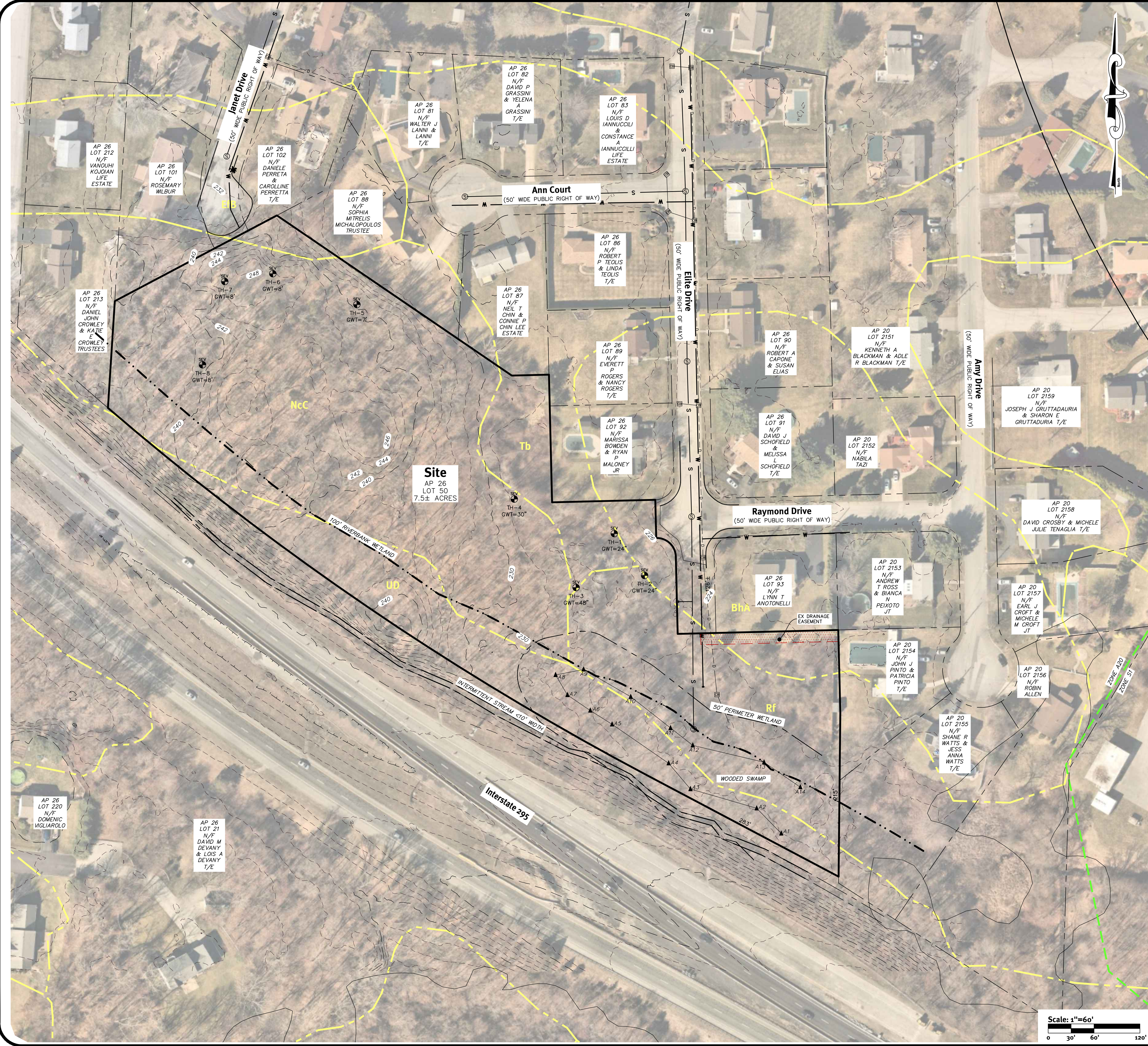
This plan set must not be used for construction purposes unless stamped, issued for construction, and stamped by a registered professional engineer of DiPrete Engineering.  
 The contractor is responsible for all of the means, methods, safety, and implementation of this plan and design.  
 DiPrete Engineering does not warrant plans by any other party.  
 DiPrete Engineering assumes no responsibility for damages, incurred due to locations of existing utilities.

No.	Date	Description	By	Design By
2	11/10/2021	Preliminary Plan Submission	B.E.G.	E.M.P.
1	10/20/2021	80% Plan Wetlands Comments	B.E.G.	
0	7/27/2021	80% Plan Wetlands Submission	B.E.G.	
1	7/27/2021	100% Plan Submission	B.E.G.	
1	7/27/2021	100% Plan Submission	B.E.G.	

Drawn By: K.M.R.

**Aerial & Half Mile Radius**  
**Elite Drive Subdivision**  
 Cranston, Rhode Island  
 Prepared For  
**David M. Devany**  
 2 Dutchess Drive, Cranston, Rhode Island 02921

DE JOB No: P20200509-ELITE Copyright 2021 by DiPrete Engineering Associates, Inc.



**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: DAVID M. DEVANY & EARL J. CROFT, III  
2 DUTCHESS DRIVE  
CRANSTON, RI 02921
- 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
BnA	BRIDGEHAMPTON SILT LOAM, 0 TO 3 PERCENT SLOPES
EB	ENFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
NcC	NARRAGANSETT EXTREMELY STONY SILT LOAM, 3 TO 15 PERCENT SLOPES
Rf	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
▨	BUILDING
~	BRUSHLINE
~	TREELINE
—	GUARDRAIL
—	FENCE
—	RETAINING WALL
—	STONE WALL
—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
—	DRAINAGE LINE
⊠	CATCH BASIN
—	MINOR CONTOUR LINE
—	MAJOR CONTOUR LINE
—	SOILS LINES
—	50' PERIMETER WETLAND
—	200' RIVERBANK WETLAND
—	FEMA BOUNDARY
—	WETLAND LINE & FLAG
—	ZONE LINE

**Diprete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-644-6006 www.diprete-eng.com

**Boston • Providence • Newport**

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

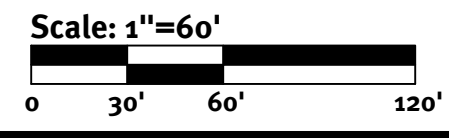
This plan set must not be used for construction purposes unless stamped, issued for construction, and stamped by a registered professional Engineer of Diprete Engineering.  
The contractor is responsible for all of the means, methods, safety and implementation of this plan and design.  
Engineer attests that he has prepared this plan and design in accordance with the provisions of the Rhode Island Professional Engineers Act, Chapter 52-23-1, R.I. Code.  
Engineering assumes no responsibility for damages incurred due to locations of existing utilities.

Rev.	Date	Description	By	Design By
1	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
2	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
3	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
4	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
5	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
6	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
7	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
8	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
9	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
10	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
11	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
12	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
13	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
14	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
15	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
16	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
17	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
18	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
19	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
20	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
21	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
22	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
23	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
24	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
25	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
26	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
27	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
28	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
29	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
30	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
31	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
32	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
33	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
34	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
35	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
36	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
37	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
38	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
39	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
40	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
41	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
42	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
43	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
44	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
45	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
46	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
47	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
48	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
49	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.
50	11/18/2021	Final Plan Submission	B.E.S.	E.M.P.

**Existing Conditions Plan**  
**Elite Drive Subdivision**  
Assessors Plat 26 Lot 50  
Cranston, Rhode Island  
Prepared For  
**David M. Devany**  
2 Dutchess Drive, Cranston, Rhode Island 02921

Drawn By: K.M.R. Design By: E.M.P.

DE JOB No: P2020050-ELITE Copyright 2021 by Diprete Engineering Associates, Inc.



**SOIL EROSION CONTROL LEGEND**

- TEMPORARY SEDIMENT TRAP
- EROSION CONTROL (COMPOST SOCK, SILT FENCE (RI STD 9.2.0, OR APPROVED EQUAL))
- LIMIT OF DISTURBANCE (NO SEDIMENT CONTROL)
- LIMIT OF DISTURBANCE (WITH SEDIMENT CONTROL)
- TRIBUTARY AREA TO SESC BMP
- CONSTRUCTION ENTRANCE (RIDOT STD 9.9.0)
- INFILTRATING AREA (TO BE PROTECTED BY COMPOST SOCK OR SILT FENCE)
- FINAL CONTOUR GRADE
- INLET SEDIMENT CONTROL

**SOIL EROSION CONTROL IMPLEMENTATION PHASING**

- PHASE IA - INSTALL EROSION CONTROL SILT FENCE & STONE CONSTRUCTION ENTRANCE.
- PHASE IB - INSTALL TEMPORARY SEDIMENTATION TRAP, CONSTRUCT CLEAN WATER DIVERSIONS
- PHASE IC - CONSTRUCT PROPOSED DIVERSIONS
- PHASE IIA - CLEAR AND GRUB IMPERVIOUS AREAS, CONSTRUCT PROPOSED BUILDING & INSTALL UTILITIES WITH ROADWAYS, INSTALL DRAINAGE NETWORK WORKING FROM THE DOWN GRADIENT BASINS UP TO THE START OF NETWORK, INSTALL ASPHALT PAVING.
- PHASE IIB - STABILIZE ALL DISTURBED AREAS, DE-CONSTRUCT DIVERSIONS AND TEMPORARY SEDIMENTATION TRAPS.

NOTE - SOIL EROSION CONTROL IMPLEMENTATION PHASING SHOULD NOT BE MISCONSTRUED WITH CONSTRUCTION PHASING/ SEQUENCING. ALL MEASURES DEPICTED ON THIS PLAN ARE TO BE INSTALLED WITH THE FIRST PHASE OF CONSTRUCTION.

**GENERAL NOTES:**

- THE TEMPORARY SEDIMENT TRAP SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES
- THE TEMPORARY SEDIMENT TRAP MUST PROVIDE A STORAGE VOLUME FOR ONE INCH OF RUNOFF FROM THE CONTRIBUTING AREA. HALF OF THE STORAGE MUST BE PROVIDED IN THE FORM OF WET STORAGE. SEE DETAIL BELOW SECTION 6 OF THE RISESCH.
- ALL CUT AND FILL SLOPES MUST BE 2:1 OR FLATTER EXCEPT FOR THE EXCAVATED WET STORAGE AREA WHERE SLOPES MUST NOT EXCEED 1.5:1.
- THE OUTLET MUST BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
- THE OUTLET CONSISTS OF A PERVIOUS STONE DIKE WITH A CORE OF MODIFIED RIPRAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
- TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
- MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO 5 FEET (BOTTOM OF DRY STORAGE TO TOP OF EMBANKMENT). TOTAL EMBANKMENT HEIGHT MUST NOT EXCEED 6 FEET (BOTTOM OF WET STORAGE TO TOP OF EMBANKMENT).
- SIDE SLOPES OF THE EMBANKMENT MUST BE 2:1 OR FLATTER.
- MODIFIED RIPRAP SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2.
- FILTER STONE SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03 TABLE I, COLUMN V FILTER STONE.

**INSPECTION, MAINTENANCE, AND REMOVAL REQUIREMENTS:**

- INSTALL "SEDIMENT STORAGE" STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
- INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCH OR GREATER.
- CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
- CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
- WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
- DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA AS DESIGNATED BY THE GEOTECHNICAL ENGINEER.
- THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

**INSTALLATION NOTES:**

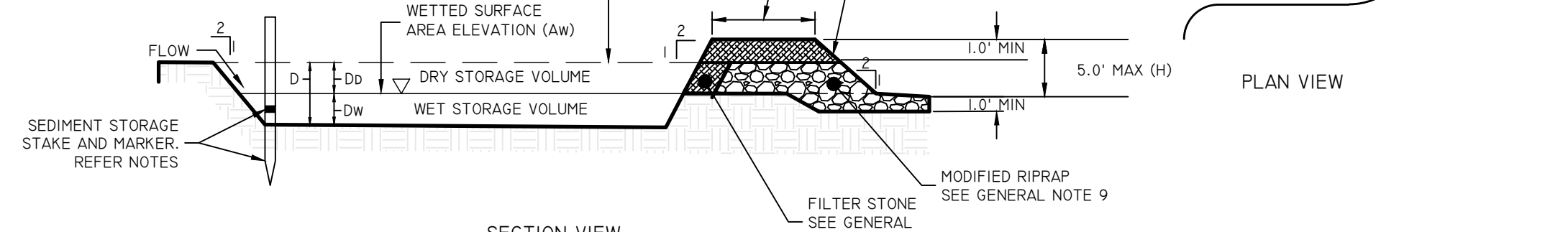
- CLEAR, GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
- REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN THREE (3) INCHES AND OTHER DEBRIS.
- EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
- USE ONLY FILL MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER SIX (6) INCHES) OR OTHER UNSUITABLE MATERIALS. COMPACT THE EMBANKMENT IN 9-INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
- STABILIZE THE EARTHEN EMBANKMENT USING ANY OF THE FOLLOWING MEASURES: SEEDING FOR TEMPORARY VEGETATION COVER, SEEDING FOR PERMANENT VEGETATIVE COVER, OR SLOPE PROTECTION, IMMEDIATELY AFTER INSTALLATION.

SEDIMENT TRAP DIMENSIONS*	TRAP A	TRAP B
TRIBUTARY DRAINAGE AREA	0.94 AC	0.86 AC
WET STORAGE DEPTH (Dw)	2.00 FT	2.00 FT
DRY STORAGE DEPTH (Dd)	1.00 FT	1.00 FT
TOTAL DEPTH (D)	3.00 FT	3.00 FT
BOTTOM OF TRAP AREA (Ab)	797.00 SQ.FT	631.00 SQ.FT
WETTED SURFACE AREA (Aw)	1,316.00 SQ.FT	1,006.00 SQ.FT
SURFACE AREA AT OUTLET (Ad)	1,610.00 SQ.FT	1,381.00 SQ.FT

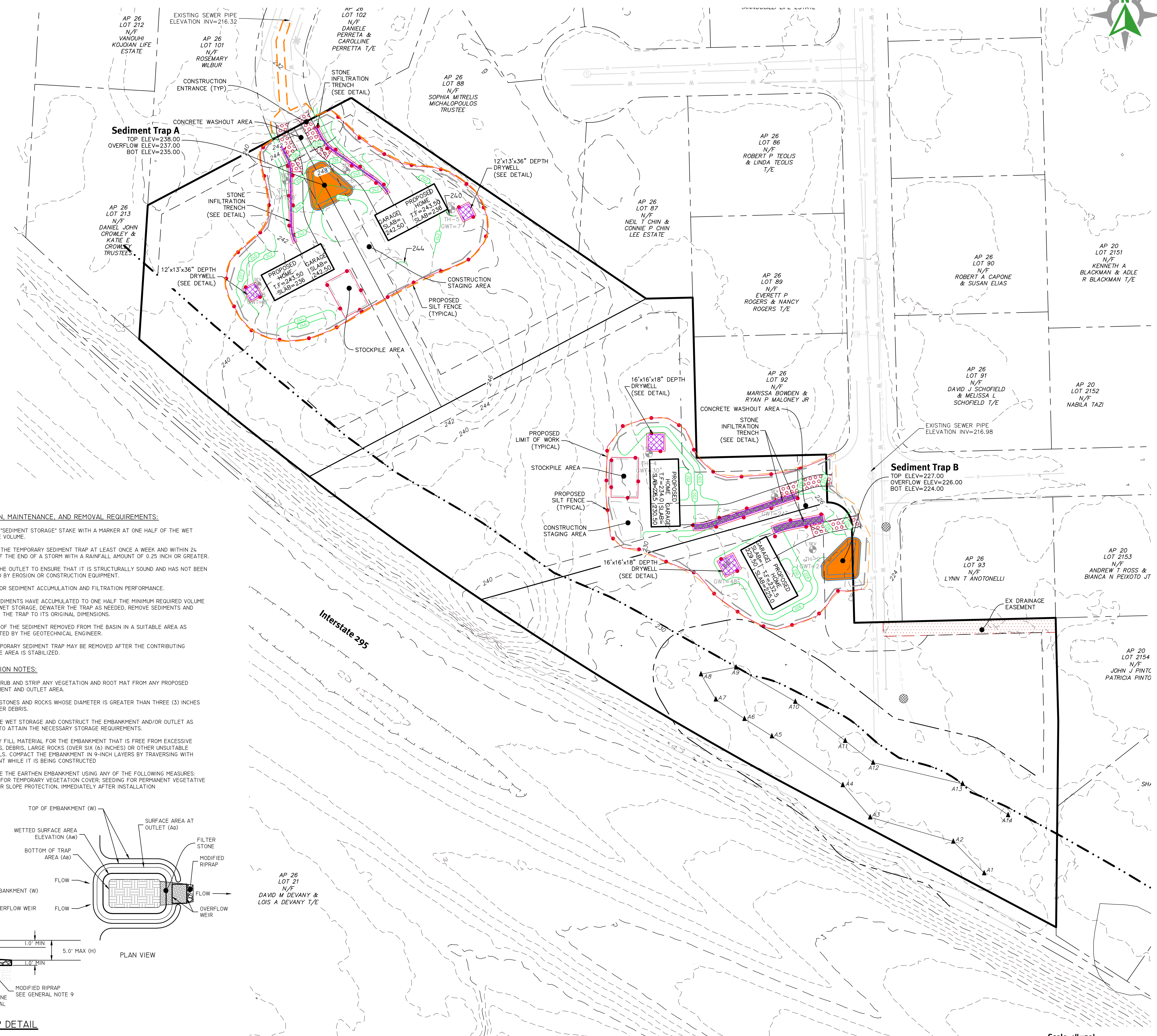
\*TRAP DIMENSIONS REPRESENT MINIMUM REQUIRED SIZING TO MEET THE RISESCH. CONTRACTOR MAY SHAPE TRAP DIFFERENTLY THAN SHOWN ON PLANS AS LONG AS THE MINIMUM SIZING HAS BEEN PROVIDED.

MINIMUM TOP WIDTH VS HEIGHT	
H (FT)	W (FT)
1.5	2.0
2.0	2.5
2.5	3.0
3.0	3.5
4.0	4.5
5.0	5.0

W-TOP WIDTH OF EMBANKMENT	
H (FT)	W (FT)
1.5	2.0
2.0	2.5
2.5	3.0
3.0	3.5
4.0	4.5
5.0	5.0



**TEMPORARY SEDIMENT TRAP DETAIL**  
NOT TO SCALE



Scale: 1"=50'  
0 25' 50' 100'

**DiPrete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-644-6006 www.diprete-eng.com

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

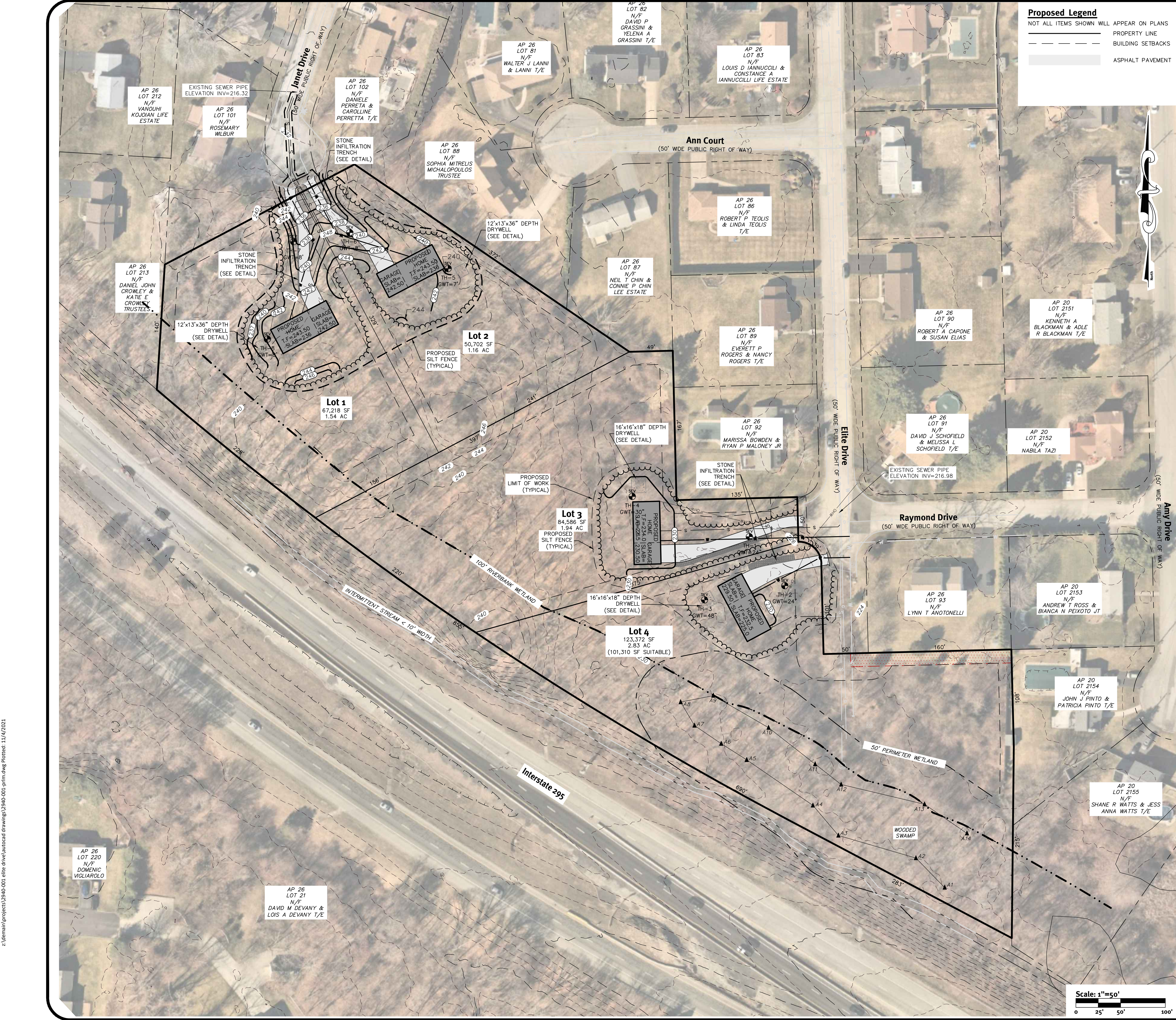
This plan set must not be used for construction purposes unless stamped, issued for construction, and stamped by a registered professional engineer of DiPrete Engineering.  
The contractor is responsible for all of the means, methods, safety and implementation of this plan and design.  
DiPrete Engineering does not warrant plans by any other party.

Rev.	Date	Description	By	Check
1	11.03.2021	Preliminary Plan Submission	ECM	ECM
2	10.20.2021	Revised Wetland Comments	ECM	ECM
3	10.20.2021	SSC Plan	ECM	ECM
4	10.20.2021	SSC Plan	ECM	ECM

Design By: E.M.P.  
Drawn By: K.M.R.

**SESC PLAN**  
**Elite Drive Subdivision**  
Accessors: Blk 26 Lot 50  
Cranston, Rhode Island  
Prepared For:  
**David M. Devany**  
2 Dutchess Drive, Cranston, Rhode Island 02921  
DE JOB No: P20200590-ELITE Copyright: 2021 by DiPrete Engineering Associates, Inc.

z:\beman\projects\2540-001\_ellipse drive\autocad drawings\2540-001\_pfm.dwg Plotted: 11/4/2021



**Proposed Legend**

---	NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
---	PROPERTY LINE
---	BUILDING SETBACKS
---	ASPHALT PAVEMENT

**General Notes:**

- DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- THE SITE HAS BEEN REVIEWED AND APPROVED BY RIDEM FRESHWATER WETLANDS PROGRAM UNDER RIDEM WETLANDS APPLICATION NO. 21-0251 AND RIDDES NO R102257.

**Dimensional Regulations:**

CURRENT ZONING:	REQUIRED	PROPOSED
MINIMUM LOT AREA:	A20 20,000 SF	-
LOT 1:	-	67,218 SF
LOT 2:	-	50,702 SF
LOT 3:	-	84,586 SF
LOT 4:	-	123,372 SF
		(101,310 SF SUITABLE)
MINIMUM FRONTAGE:	125'	25'
LOT 1:	-	25'
LOT 2:	-	50'
LOT 3:	-	190'
LOT 4:	-	-
MINIMUM WIDTH:	125'	72'
LOT 1:	-	72'
LOT 2:	-	72'
LOT 3:	-	57'
LOT 4:	-	275'
MINIMUM FRONT AND CORNER SIDE YARD:	30'	30'
MINIMUM REAR YARD:	15'	15'
MINIMUM REAR YARD:	30'	30'
MAXIMUM STRUCTURE HEIGHT:	35'	<35'
MAXIMUM LOT BUILDING COVERAGE:	20%	<20%

\*FRONTAGE AND LOT WIDTH VARIANCES APPROVED BY THE CRANSTON ZONING BOARD ON MAY 12, 2021

**Note:**

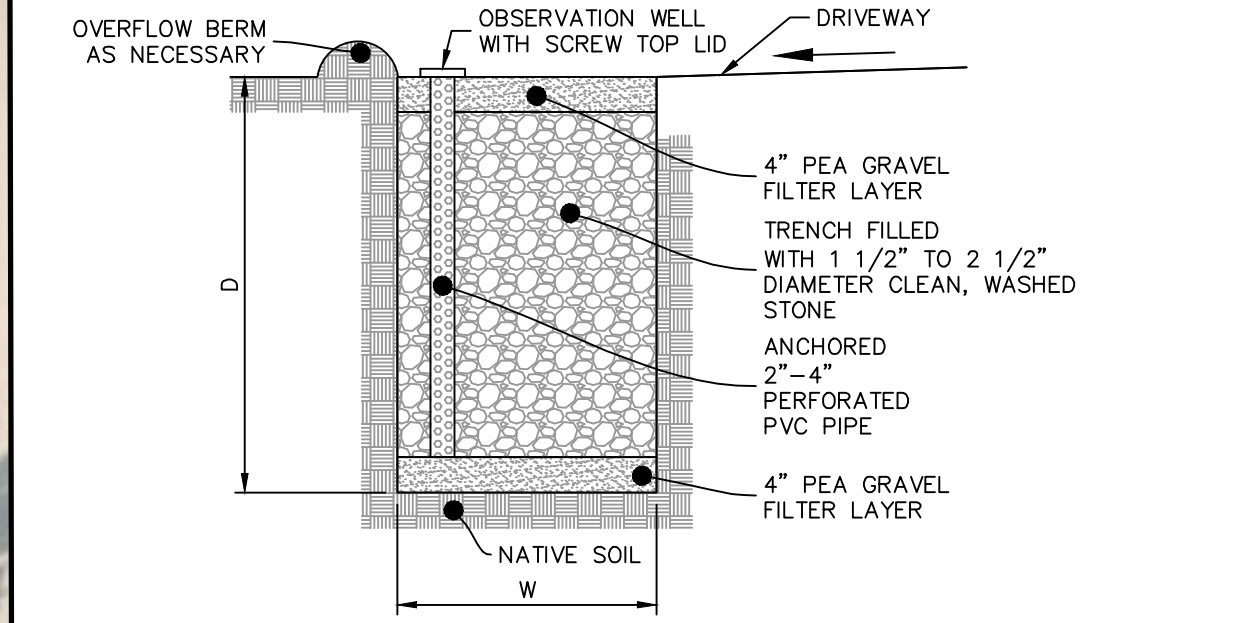
- STONE INFILTRATION TRENCHES HAVE BEEN SIZED USING THE STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT, UPDATED 2/13/13, SECTION D - INFILTRATION TRENCH AND DRY WELLS, TABLES 10 (SANDY SOILS) - SIZING GUIDANCE FOR INFILTRATION TRENCHES AND DRY WELLS.
- SOIL EVALUATIONS INDICATE A SEASONAL HIGH GROUNDWATER TABLE DEPTH OF 24" TO 96" BELOW EXISTING GRADE (SEE BELOW FOR SPECIFIC PER LOT).

**INFILTRATION TRENCH SIZING CALCULATION:**

IMPERVIOUS AREA (LOT 1 DRIVEWAY) = 1,777 SF (LOT 3 DRIVEWAY) = 2,300 SF  
 IMPERVIOUS AREA (LOT 2 DRIVEWAY) = 1,777 SF (LOT 4 DRIVEWAY) = 1,470 SF

LOTS 1 & 2 @ 36" STONE DEPTH = 69 S.F. PER 1,000  
 LOTS 3 & 4 @ 6" STONE DEPTH = 239 S.F. PER 1,000

TRENCH S.F. REQUIRED (LOT 1) = 123 S.F. TRENCH S.F. REQUIRED (LOT 3) = 549.7 S.F.  
 TRENCH S.F. REQUIRED (LOT 2) = 123 S.F. TRENCH S.F. REQUIRED (LOT 4) = 351.3 S.F.



LOCATION	TRENCH DEPTH (D)	TRENCH WIDTH (W)	TRENCH LENGTH (L)	PROVIDED AREA (S.F.)
INFILTRATION TRENCH LOT 1	36"	1.25'	100'	125
INFILTRATION TRENCH LOT 2	36"	1.25'	100'	125
INFILTRATION TRENCH LOT 3	6"	5.0'	110'	550
INFILTRATION TRENCH LOT 4	6"	6.75'	53'	358

**Stone Infiltration Trench**  
NOT TO SCALE

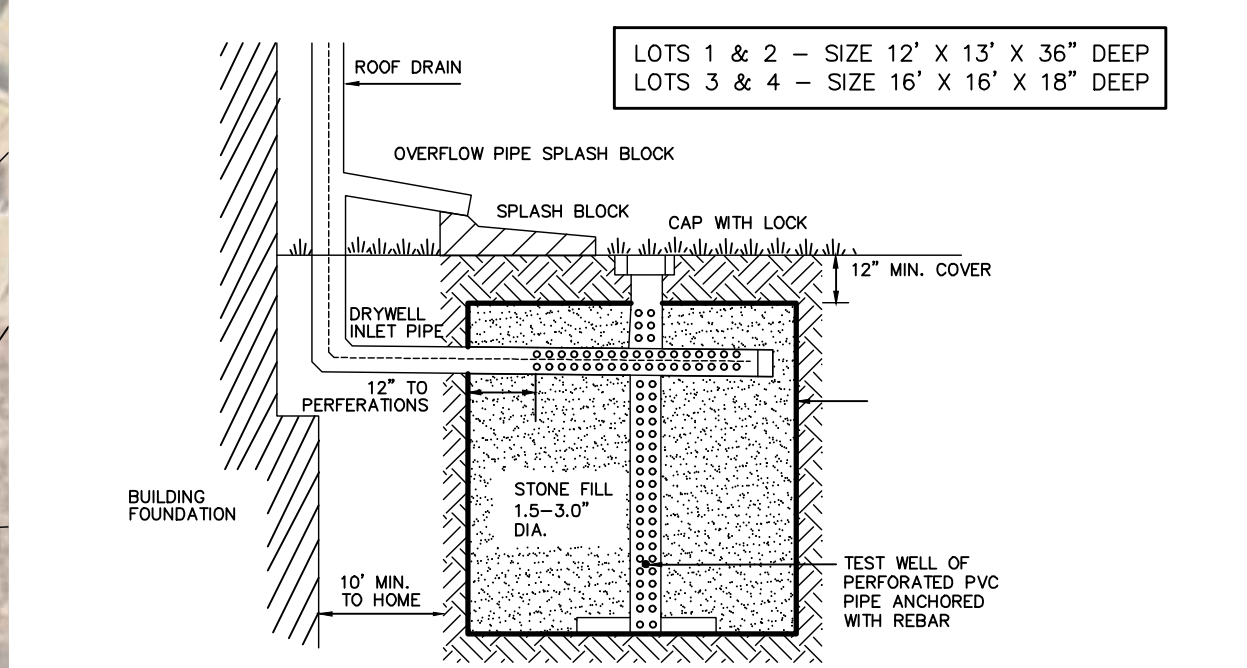
**Note:**

- DRYWELLS HAVE BEEN SIZED USING THE STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT, UPDATED 2/13/13, SECTION D - INFILTRATION TRENCH AND DRY WELLS, TABLES 10 (SANDY SOILS) - SIZING GUIDANCE FOR INFILTRATION TRENCHES AND DRY WELLS.
- SOIL EVALUATIONS INDICATE A SEASONAL HIGH GROUNDWATER TABLE DEPTH OF 24" TO 96" BELOW EXISTING GRADE (SEE BELOW FOR SPECIFIC PER LOT).

**DRYWELL SIZING CALCULATION (PER BUILDING):**

IMPERVIOUS AREA = 2,100 S.F. LOTS 1 & 2 @ 36" STONE DEPTH = 69 S.F. PER 1,000  
 LOTS 3 & 4 @ 18" STONE DEPTH = 120 S.F. PER 1,000

DRYWELL S.F. REQUIRED (LOT 1) = 145 S.F. DRYWELL S.F. REQUIRED (LOT 3) = 252 S.F.  
 DRYWELL S.F. REQUIRED (LOT 2) = 145 S.F. DRYWELL S.F. REQUIRED (LOT 4) = 252 S.F.



LOCATION	TOP ELEV. (FT)	BOTTOM ELEV. (FT)	SEASONAL HIGH GROUND WATER TABLE (FT)
DRYWELL SYSTEM LOT 1	239.00	236.00	231.00
DRYWELL SYSTEM LOT 2	238.00	235.00	232.00
DRYWELL SYSTEM LOT 3	229.00	227.50	225.50
DRYWELL SYSTEM LOT 4	225.50	224.00	222.00

**Drywell Detail**  
NOT TO SCALE

**DiPrete Engineering**  
Two Stafford Court, Cranston, RI 02920  
tel 401-943-1000 fax 401-644-6006 www.diprete-eng.com

**Boston • Providence • Newport**

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

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.

The contractor is responsible for all of the means, methods, safety and implementation of this plan and design.

Engineer's office shows on this plan are approximate only. DiPrete Engineering assumes no responsibility for damages incurred due to locations of existing utilities.

Rev.	Date	Description	By	Check
1	11/10/2021	Preliminary Plan Submission	B.E.S.	B.E.S.
2	10/20/2021	Final Wetlands Comments	B.E.S.	B.E.S.
3	7/27/2021	Final Wetlands Submission	B.E.S.	B.E.S.
4	7/27/2021	Final Wetlands Submission	B.E.S.	B.E.S.

Drawn By: K.M.R. Design By: E.M.P.

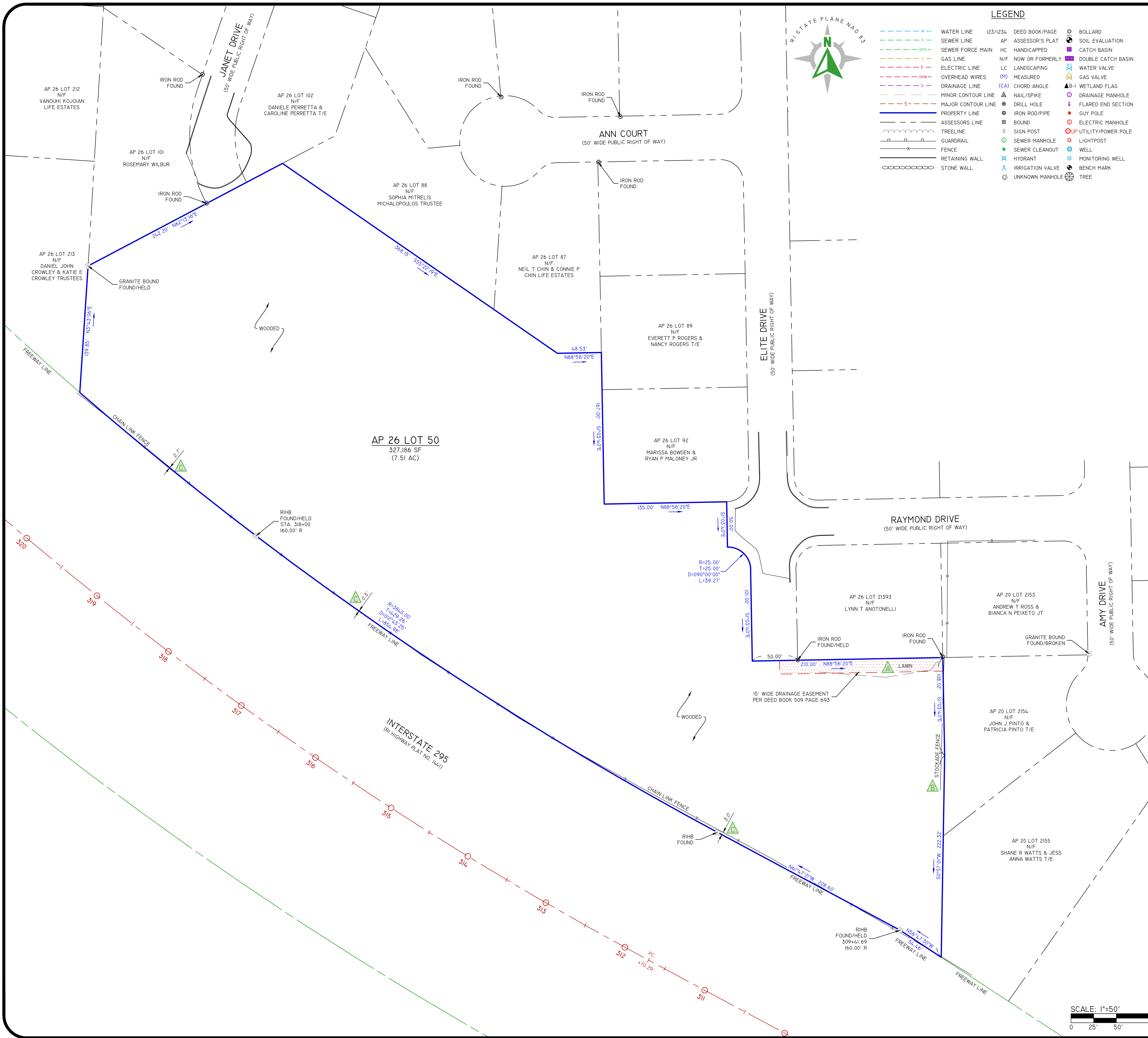
**Site Layout Plan**  
**Elite Drive Subdivision**  
Assessors: Blk 26 Lot 50  
Cranston, Rhode Island

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

DE JOB NO: P20200590-ELITE Copyright 2021 by DiPrete Engineering Associates, Inc.

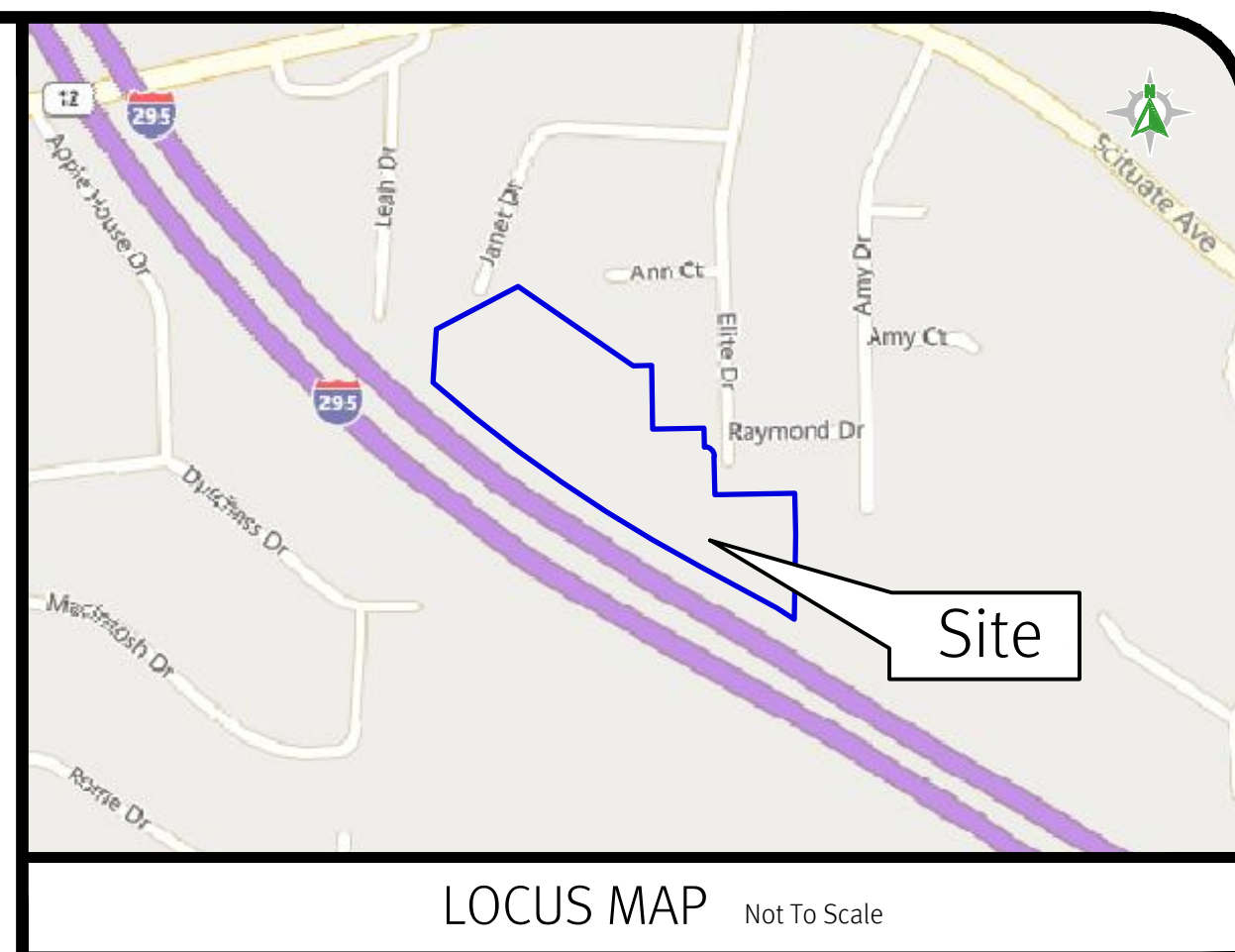
SHEET 5 OF 5

Z:\deman\projects\2540-001\_elite\_drive\autoCAD drawings\2540-001\_prim.dwg Plotted: 11/14/2021



**LEGEND**

--- W	WATER LINE	123/1234	DEED BOOK/PAGE	○	BOLLARD
--- S	SEWER LINE	AP	ASSESSOR'S PLAT	○	SOIL EVALUATION
--- SPM	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	(M)	MEASURED	⊗	GAS VALVE
--- D	DRAINAGE LINE	(CA)	CHORD ANGLE	▲	WETLAND FLAG
---	MINOR CONTOUR LINE	○	NAIL/SPIKE	○	DRAINAGE MANHOLE
---	MAJOR CONTOUR LINE	○	DRILL HOLE	○	FLARED END SECTION
---	PROPERTY LINE	○	IRON ROD/PIPE	○	GUY POLE
---	ASSESSORS LINE	□	BOUND	○	ELECTRIC MANHOLE
---	TREELINE	○	SIGN POST	○	UTILITY/POWER POLE
---	GUARDRAIL	○	SEWER MANHOLE	○	LIGHTPOST
---	FENCE	○	SEWER CLEANOUT	○	WELL
---	RETAINING WALL	○	HYDRANT	○	MONITORING WELL
---	STONE WALL	○	IRRIGATION VALVE	○	BENCH MARK
		○	UNKNOWN MANHOLE	○	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 DEED BOOK 6335, PAGE 236 IS DAVID M. DEVANY AND EARL J. CROFT, III.
  - 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.
  - 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 OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY. BASED ON ADDITIONAL REVIEW OF RI HISTORICAL CEMETERY DATABASE/WEBSITE, THERE ARE NOT ANY HISTORICAL CEMETERIES ON SITE.
  - FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON MAY 12, 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 513, MAP 25.
  - RIHP NO. 1441

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

- JANET DRIVE
- ELITE DRIVE
- RAYMOND DRIVE
- INTERSTATE 295

- LIST OF POSSIBLE ENCROACHMENTS:**
- LAWN 20.6' OVER PROPERTY LINE
  - STOCKADE FENCE 4.1' OVER PROPERTY LINE
  - CHAIN LINK FENCE OVER PROPERTY LINE

**SURVEYOR'S CERTIFICATE**

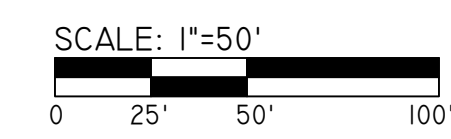
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- LIMITED CONTENT BOUNDARY SURVEY (PERIMETER) CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT SURVEY.

ROBERT G. BABCOCK  
No. 2504  
PROFESSIONAL LAND SURVEYOR

*Robert G. Babcock*  
ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160  
9/16/21



**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	REVISED OWNER	BY	DESCRIPTION
1	9/16/21	DAVID M. DEVANY	ROBERT G. BABCOCK	BOUNDARY SURVEY

**BOUNDARY SURVEY**  
**ELITE DRIVE SUBDIVISION**  
ASSESSOR'S PLAT 26, LOT 50  
CRANSTON, RHODE ISLAND

APPLICANT: **DAVID M. DEVANY**  
2 DUTCHESS DRIVE, CRANSTON, RHODE ISLAND 02921

DE JOB NO. 2942-001 COPYRIGHT 2021 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 1 OF 1

Z:\diprete\projects\2942-001 Elite Drive\subdiv\drawings\2942-001.plt (duwg) (format: 9/16/21)