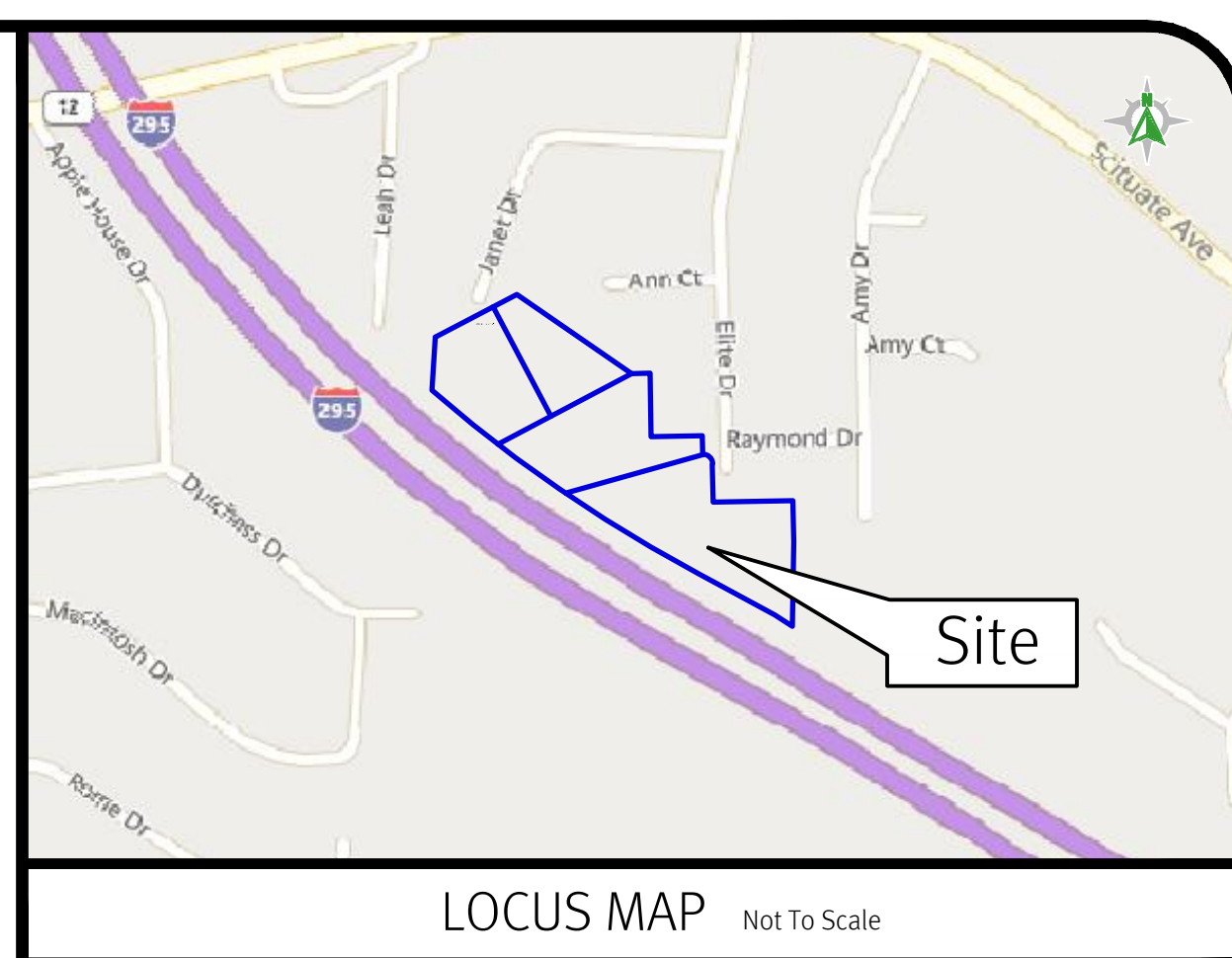


**LEGEND**

WATER LINE	123/234 DEED BOOK/PAGE	BOLLARD
SEWER LINE	AP ASSESSOR'S PLAT	SOIL EVALUATION
SEWER FORCE MAIN	HC HANDICAPPED	CATCH BASIN
GAS LINE	N/F NOW OR FORMERLY	DOUBLE CATCH BASIN
ELECTRIC LINE	LC LANDSCAPING	WATER VALVE
OVERHEAD WIRES	(M) MEASURED	GAS VALVE
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
ASSESSOR'S 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.
  - 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.
  - WETLAND LOCATIONS SHOWN BASED ON FIELD SURVEY BY DIPRETE ENGINEERING. WETLAND FLAGS WERE DELINEATED BY DIPRETE ENGINEERING.

- 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.
  - RHP NO. 1441

- ZONING NOTES**
- THE PARCEL IS ZONED A20 PER THE ASSESSOR'S ONLINE DATABASE.
  - THE ZONING ORDINANCE SECTION 17.20.120 LISTS THE DIMENSIONAL REGULATIONS AS FOLLOWS:
 

MINIMUM LOT AREA	20,000 SQUARE FEET
MINIMUM LOT WIDTH AND FRONTAGE	125 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM REAR YARD	30 FEET
MINIMUM SIDE YARD	15 FEET
MAXIMUM LOT COVERAGE	20 %
MAXIMUM HEIGHT	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.
- \*FRONTAGE AND LOT WIDTH VARIANCES APPROVED BY THE CRANSTON ZONING BOARD ON MAY 12, 2021

**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 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  
11/12/21

**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	REVISION	DESCRIPTION	A.U.F.	B.T.

**RECORD PLAN**  
**ELITE DRIVE SUBDIVISION**  
ASSESSOR'S PLAT 26, LOT 50  
CRANSTON, RHODE ISLAND

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

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SHEET 1 OF 1

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