

Master Plan Submission

Elite Drive Subdivision

Elite Drive & Janet Drive
Cranston, Rhode Island

Assessor's Plat 26 Lot 50



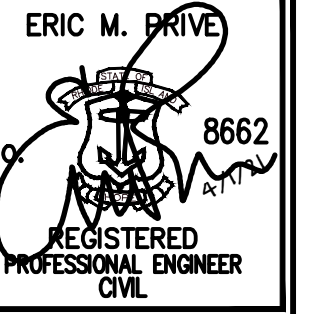
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- 1 Cover Sheet
- 2 Aerial & Half Mile Radius
- 3 Existing Conditions Plan
- 4 Site Layout Plan
- Boundary Survey (Sheet 1 of 1)

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

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NO.	DATE	DESCRIPTION	DESIGN BY
1	6/12/2021	Master Plan Comments	K.M.R.
2	05/23/21	Master Plan Submission	Z.B.R.
3			D.P.
Drawn By: K.M.R.			Design By: E.M.P.

Cover Sheet
Elite Drive Subdivision

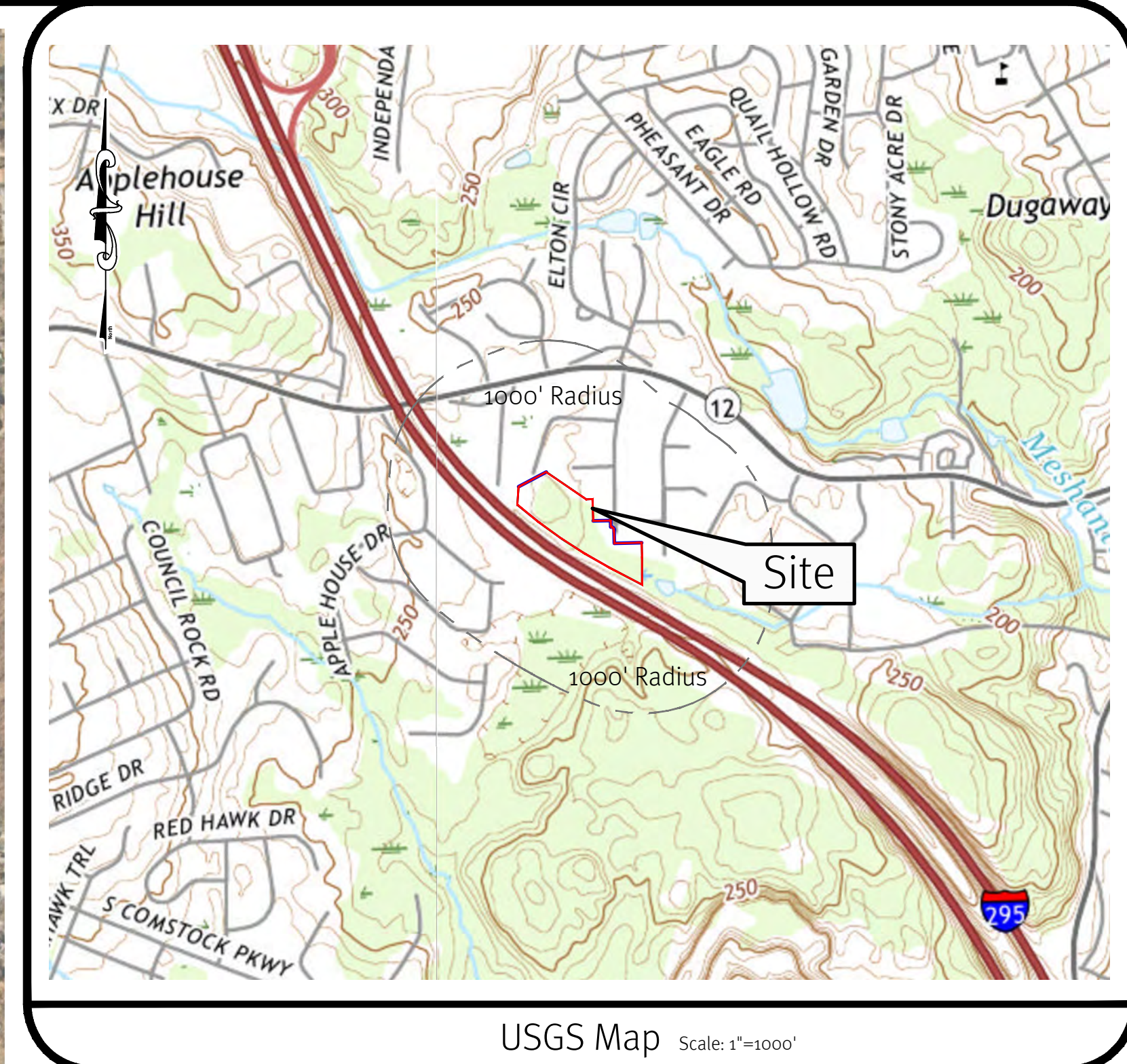
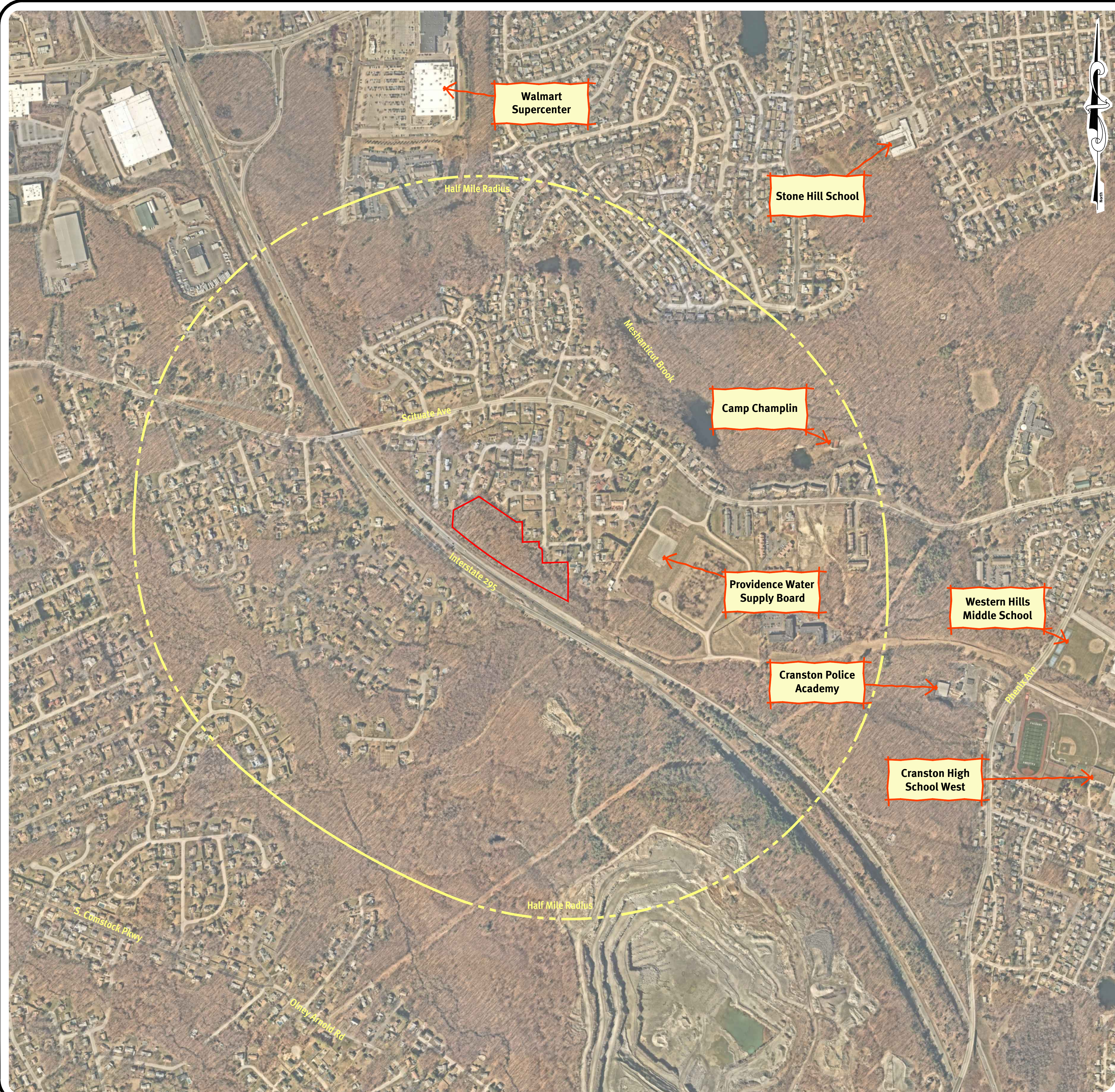
Assessor's Plat 26 Lot 50
Cranston, Rhode Island

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

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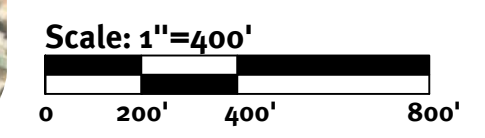
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USGS Map Scale: 1"=1000'

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



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ERIC M. DRIVE
 No. 8662
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

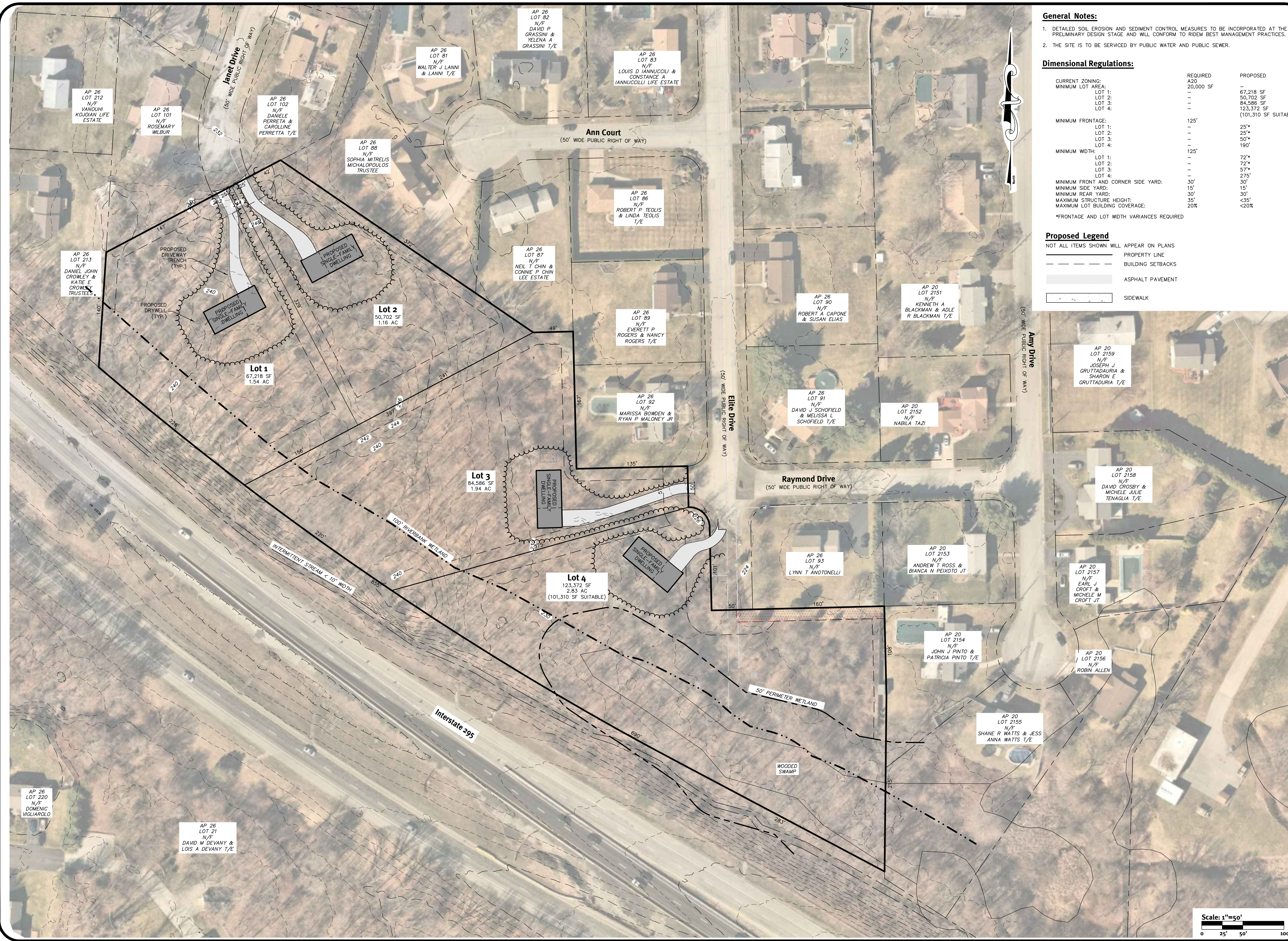
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Master Plan Comments	K.A.R.	E.M.P.
01/23/21	01/23/21	01/23/21
02/23/21	02/23/21	02/23/21
03/23/21	03/23/21	03/23/21
04/23/21	04/23/21	04/23/21
05/23/21	05/23/21	05/23/21
06/23/21	06/23/21	06/23/21
07/23/21	07/23/21	07/23/21
08/23/21	08/23/21	08/23/21
09/23/21	09/23/21	09/23/21
10/23/21	10/23/21	10/23/21
11/23/21	11/23/21	11/23/21
12/23/21	12/23/21	12/23/21

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

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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 SERVED BY PUBLIC WATER AND PUBLIC SEWER.

Dimensional Regulations:

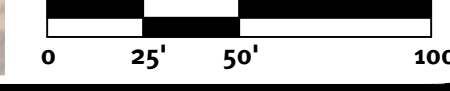
	REQUIRED	PROPOSED
CURRENT ZONING:	A20	-
MINIMUM LOT AREA:	20,000 SF	-
LOT 1:	-	67,218 SF
LOT 2:	-	50,702 SF
LOT 3:	-	84,586 SF
LOT 4:	-	123,372 SF
		(101,310 SF SUITABLE)
MINIMUM FRONTAGE:	125'	-
LOT 1:	-	25'
LOT 2:	-	25'
LOT 3:	-	50'
LOT 4:	-	190'
MINIMUM WIDTH:	125'	-
LOT 1:	-	72'
LOT 2:	-	72'
LOT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

*FRONTAGE AND LOT WIDTH VARIANCES REQUIRED

Proposed Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING SETBACKS
- ASPHALT PAVEMENT
- SIDEWALK



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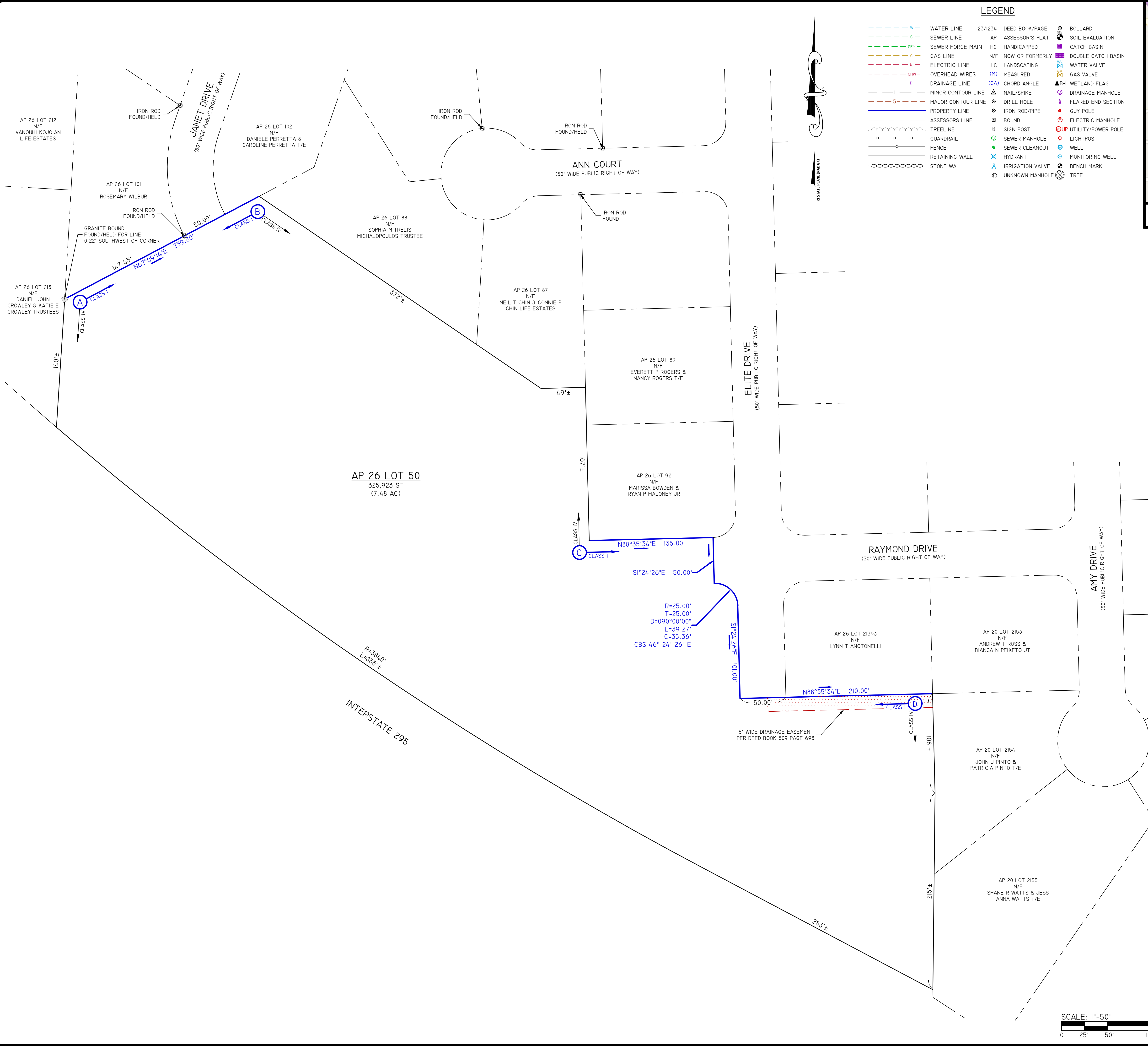
NO.	DATE	DESCRIPTION	BY	DESIGN BY
1	6-12-2021	MASTER PLAN COMMENTS	K.M.R.	E.M.P.
2	05-23-21	REVISION SUBMISSION	K.M.R.	E.M.P.
3	05-23-21	DESCRIPTION	K.M.R.	E.M.P.

Drawn By: K.M.R.

Site Layout Plan
Elite Drive Subdivision
 Assessors: Blk 26 Lot 50
 Cranston, Rhode Island
 Prepared For:
David M. Devany
 2 Dutchess Drive, Cranston, Rhode Island 02921

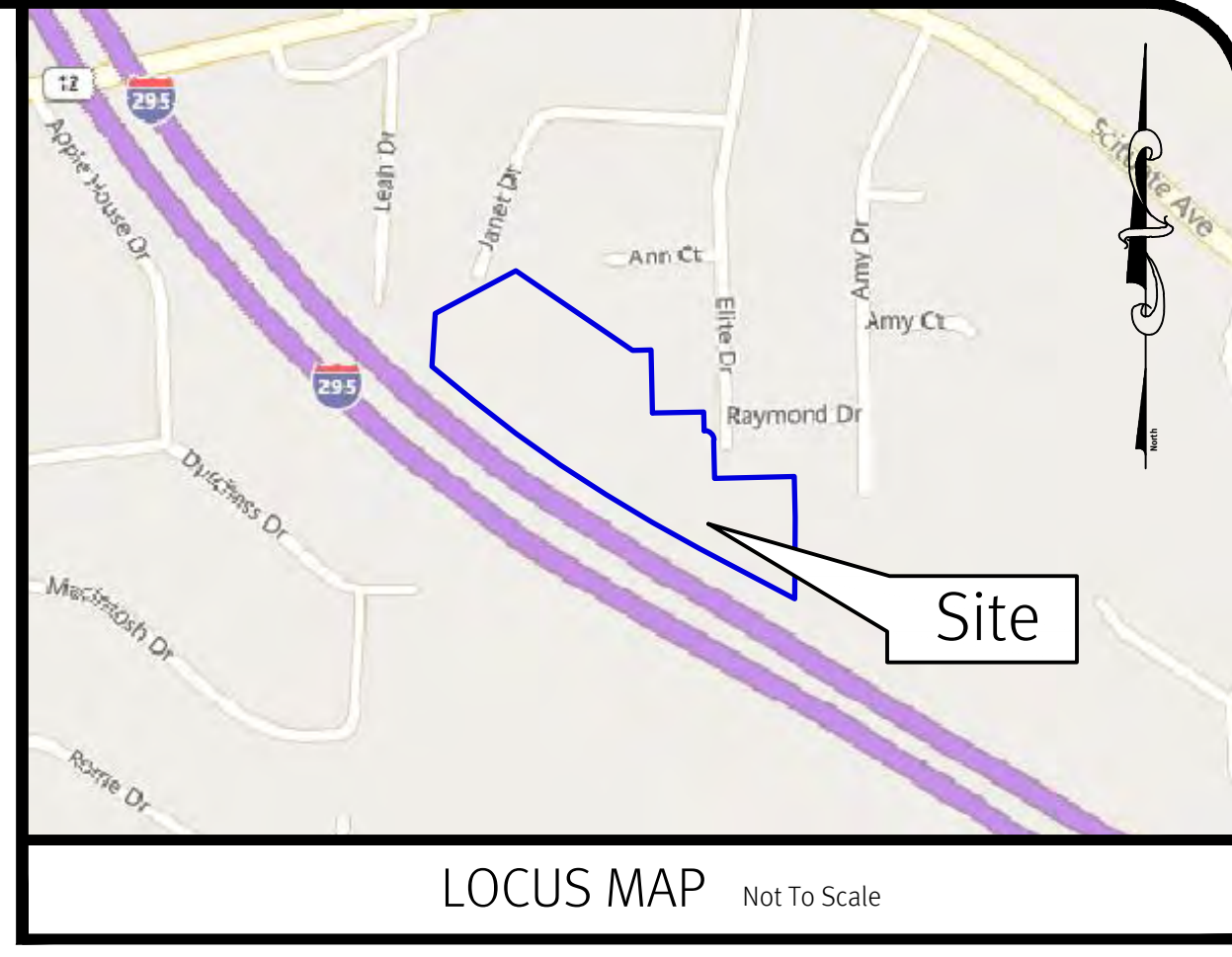
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SHEET **4** OF 4



LEGEND

W	WATER LINE	123/124	DEED BOOK/PAGE	○	BOLLARD
S	SEWER LINE	AP	ASSESSOR'S PLAT	⊗	SOIL EVALUATION
SFM	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
MC	MINOR CONTOUR LINE	●	DRILL HOLE	○	DRAINAGE MANHOLE
ML	MAJOR CONTOUR LINE	⊙	IRON ROD/PIPE	⊕	FLARED END SECTION
P	PROPERTY LINE	⊙	BOUND	⊕	ELECTRIC MANHOLE
AL	ASSESSORS LINE	⊙	SIGN POST	⊕	UTILITY/POWER POLE
T	TREELINE	⊙	SEWER MANHOLE	⊕	LIGHTPOST
G	GUARDRAIL	⊙	SEWER CLEANOUT	⊕	WELL
F	FENCE	⊙	HYDRANT	⊕	MONITORING WELL
R	RETAINING WALL	⊙	IRRIGATION VALVE	⊕	BENCH MARK
SW	STONE WALL	⊙	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 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 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 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.
- TITLE 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:

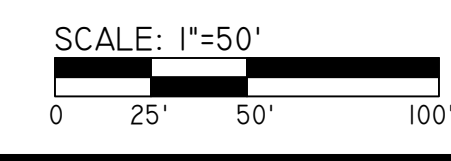
- LIMITED CONTENT BOUNDARY SURVEY (A->B AND C->D) CLASS I
- PERIMETER CLASS IV
- COMPILED PLAN (NOT A BOUNDARY SURVEY)

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 AUTHORITY 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
No. 2504
PROFESSIONAL LAND SURVEYOR

3/31/21
ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160



Diprete Engineering
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Rev.	Date	Boundary Survey Description	S.I.F.	D.P.
1	3/31/21			

Boundary Survey
Elite Drive
Assessors Plat 26 Lot 50
Cranston, Rhode Island

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

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SHEET 1 OF 1

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