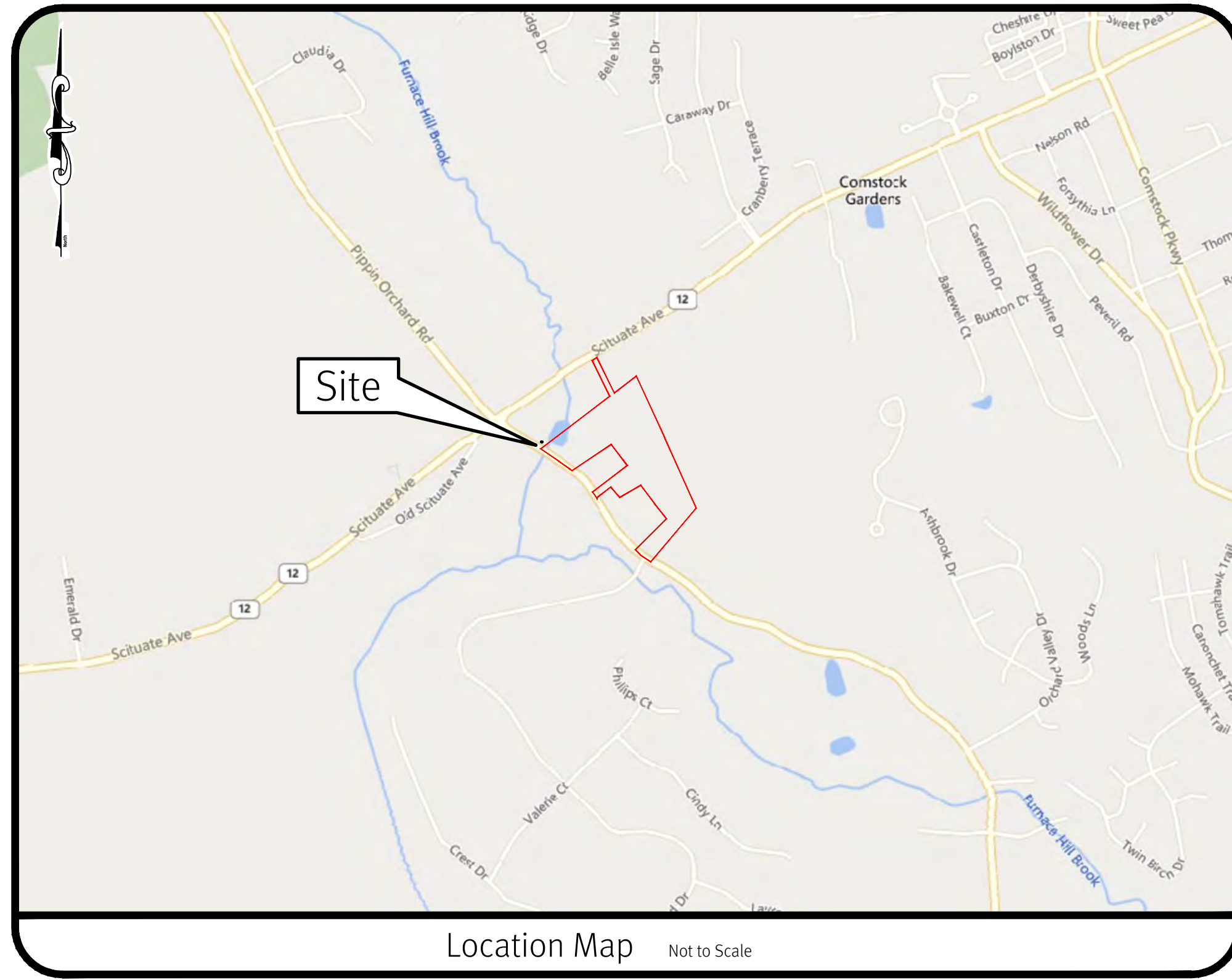


Master Plan Submission

The Preserve at Pippin Orchard

Pippin Orchard Road
Cranston, Rhode Island

Assessor's Plat 34 Lot 51



Location Map Not to Scale

Sheet Index

- 1 Cover Sheet
- 2 Aerial and Half Mile Radius
- 3 Existing Analysis Plan
- 4 RPD Site Layout Plan
- 5 Conventional 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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ERIC M. DRIVE
No. 8662
REGISTERED PROFESSIONAL ENGINEER CIVIL

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The contractor is responsible for all of the means, methods, safety and implementation of this plan and design.
Engineer attests that on this plan are approximate only. DiPrete Engineering assumes no responsibility for damages, incurred due to locations of existing utilities.

NO.	DATE	DESCRIPTION	DESIGN BY
1	5/25/2021	Master Plan Submission	K.M.R.
2	7/12/2021	Pre-Submittal Submission	K.M.R.
3	7/12/2021	Pre-Submittal Submission	K.M.R.
4	7/12/2021	Pre-Submittal Submission	K.M.R.
5	7/12/2021	Pre-Submittal Submission	K.M.R.
6	7/12/2021	Pre-Submittal Submission	K.M.R.
7	7/12/2021	Pre-Submittal Submission	K.M.R.
8	7/12/2021	Pre-Submittal Submission	K.M.R.
9	7/12/2021	Pre-Submittal Submission	K.M.R.
10	7/12/2021	Pre-Submittal Submission	K.M.R.
11	7/12/2021	Pre-Submittal Submission	K.M.R.
12	7/12/2021	Pre-Submittal Submission	K.M.R.
13	7/12/2021	Pre-Submittal Submission	K.M.R.
14	7/12/2021	Pre-Submittal Submission	K.M.R.
15	7/12/2021	Pre-Submittal Submission	K.M.R.
16	7/12/2021	Pre-Submittal Submission	K.M.R.
17	7/12/2021	Pre-Submittal Submission	K.M.R.
18	7/12/2021	Pre-Submittal Submission	K.M.R.
19	7/12/2021	Pre-Submittal Submission	K.M.R.
20	7/12/2021	Pre-Submittal Submission	K.M.R.
21	7/12/2021	Pre-Submittal Submission	K.M.R.
22	7/12/2021	Pre-Submittal Submission	K.M.R.
23	7/12/2021	Pre-Submittal Submission	K.M.R.
24	7/12/2021	Pre-Submittal Submission	K.M.R.
25	7/12/2021	Pre-Submittal Submission	K.M.R.
26	7/12/2021	Pre-Submittal Submission	K.M.R.
27	7/12/2021	Pre-Submittal Submission	K.M.R.
28	7/12/2021	Pre-Submittal Submission	K.M.R.
29	7/12/2021	Pre-Submittal Submission	K.M.R.
30	7/12/2021	Pre-Submittal Submission	K.M.R.
31	7/12/2021	Pre-Submittal Submission	K.M.R.
32	7/12/2021	Pre-Submittal Submission	K.M.R.
33	7/12/2021	Pre-Submittal Submission	K.M.R.
34	7/12/2021	Pre-Submittal Submission	K.M.R.
35	7/12/2021	Pre-Submittal Submission	K.M.R.
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40	7/12/2021	Pre-Submittal Submission	K.M.R.
41	7/12/2021	Pre-Submittal Submission	K.M.R.
42	7/12/2021	Pre-Submittal Submission	K.M.R.
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46	7/12/2021	Pre-Submittal Submission	K.M.R.
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55	7/12/2021	Pre-Submittal Submission	K.M.R.
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95	7/12/2021	Pre-Submittal Submission	K.M.R.
96	7/12/2021	Pre-Submittal Submission	K.M.R.
97	7/12/2021	Pre-Submittal Submission	K.M.R.
98	7/12/2021	Pre-Submittal Submission	K.M.R.
99	7/12/2021	Pre-Submittal Submission	K.M.R.
100	7/12/2021	Pre-Submittal Submission	K.M.R.

Cover Sheet
The Preserve at Pippin Orchard
Assessor's Plat 34 Lot 51
Cranston, Rhode Island
Prepared For
Narragansett Partners, LLC
c/o William Hoyt
1215 Reservoir Avenue, Cranston, RI 02920
DE JOB No: 2921-001 Copyright 2021 by DiPrete Engineering Associates, Inc.

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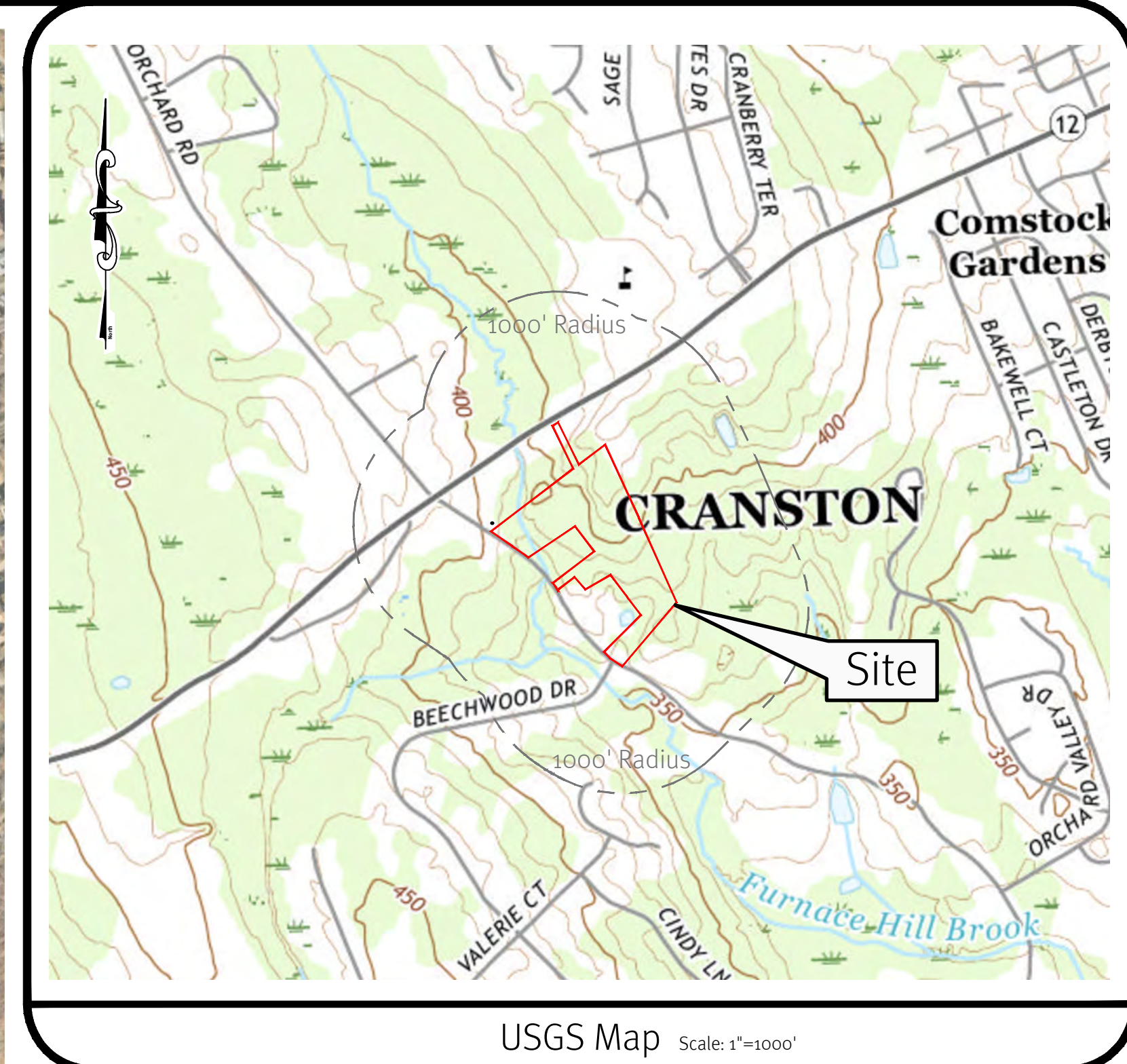
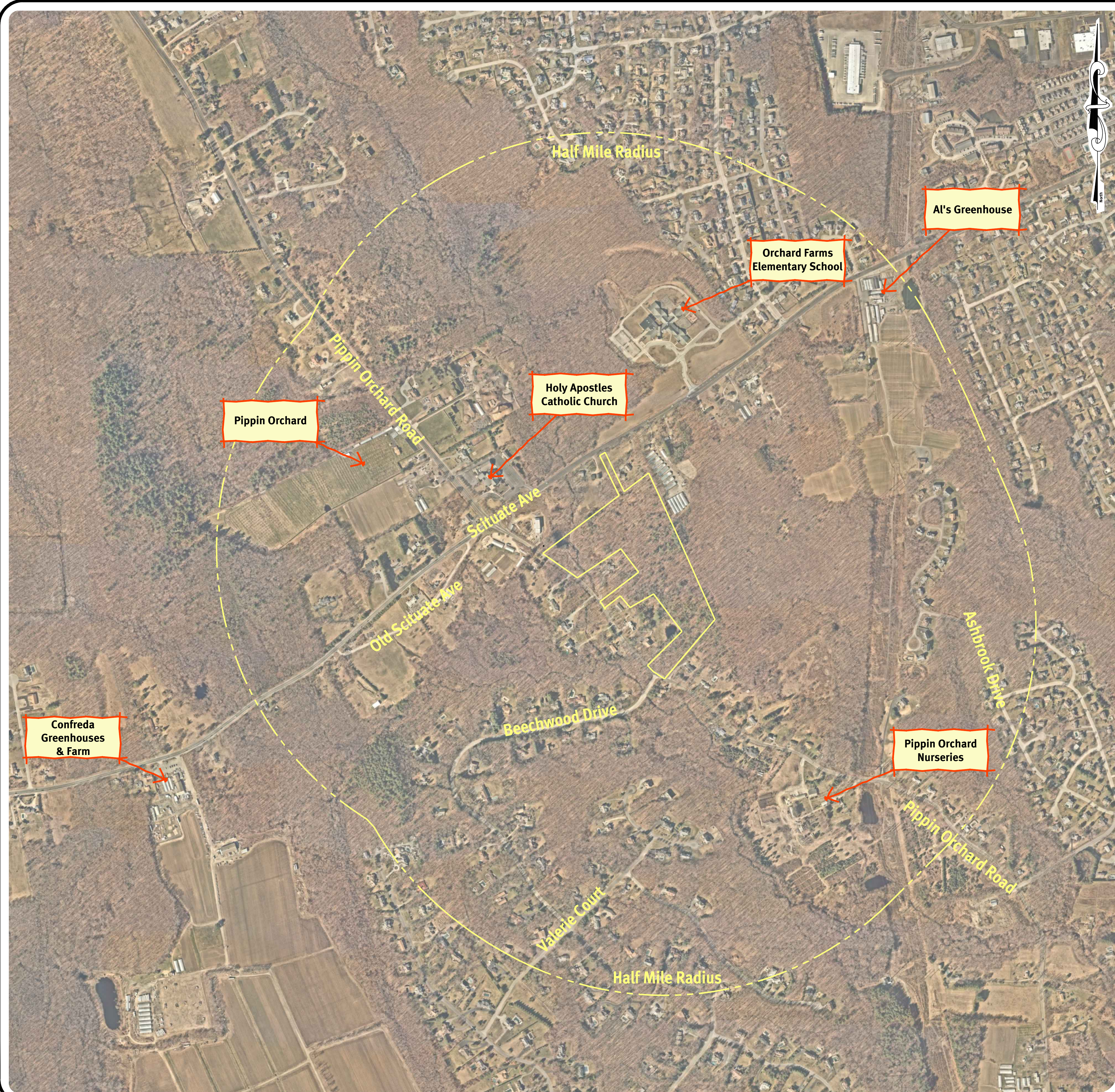


Photo Obtained from the ARCGIS 2008 Orthophotography.

Photo Obtained from NearMap. Date of photograph 03/21/2020
 Scale: 1"=500'
 0 250' 500' 1000'

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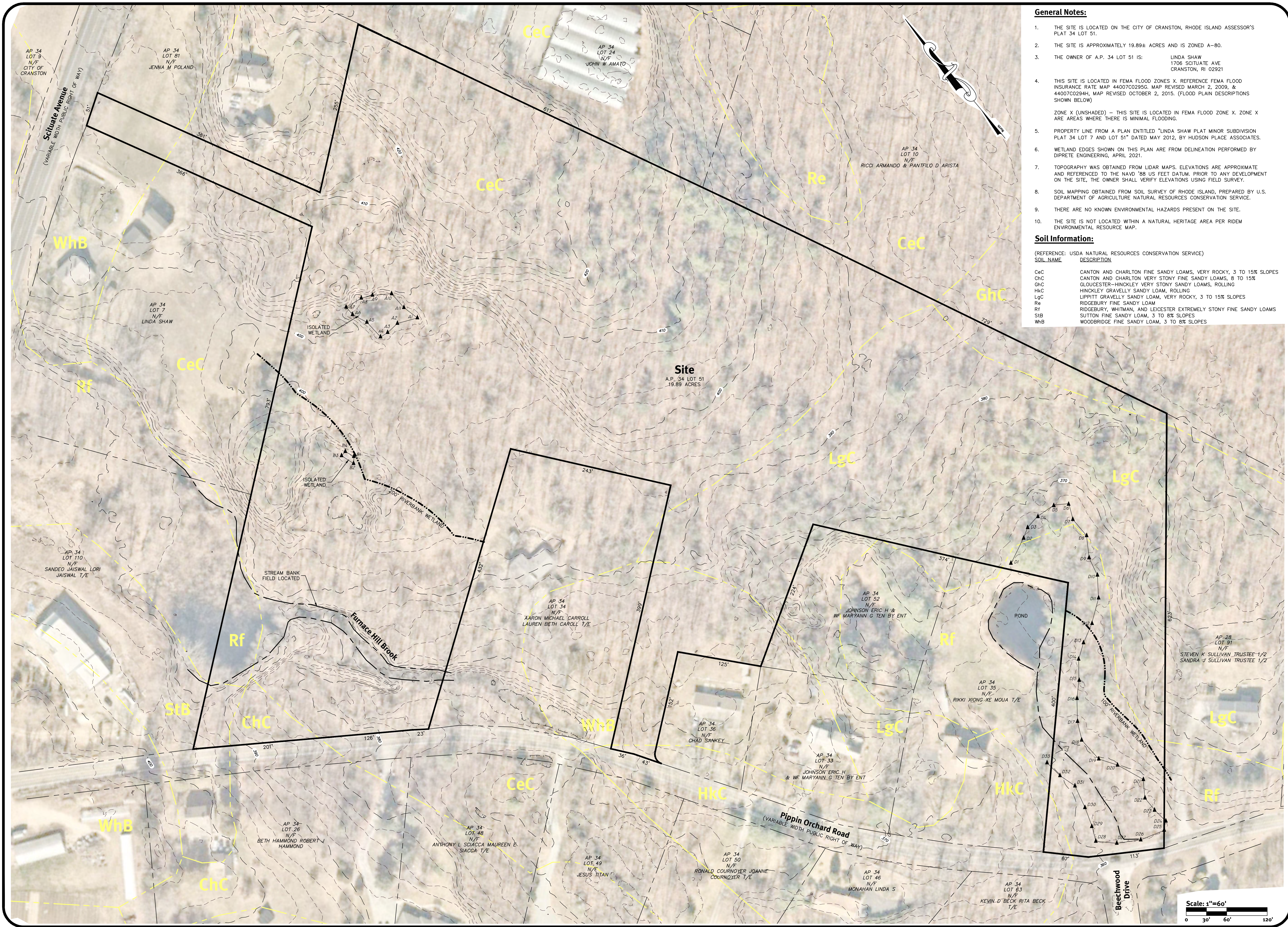
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 No. 8662
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

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1	5/25/2021	Master Plan Submission	K.M.R.	Design By: E.M.P.
2	4/20/2021	Pre-Application Submission	K.M.R.	
3			Dr:	

**Aerial And Half Mile Radius
 The Preserve at Pippin Orchard**
 Assessor's Plat 5, Lot 51
 Cranston, Rhode Island
 Prepared For
Narragansett Partners, LLC
 c/o William Holt
 1215 Reservoir Avenue, Cranston, RI 02920
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General Notes:

1. THE SITE IS LOCATED ON THE CITY OF CRANSTON, RHODE ISLAND ASSESSOR'S PLAT 34 LOT 51.
2. THE SITE IS APPROXIMATELY 19.89± ACRES AND IS ZONED A-80.
3. THE OWNER OF A.P. 34 LOT 51 IS: LINDA SHAW, 1706 SQTUATE AVE, CRANSTON, RI 02921
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440700295G, MAP REVISED MARCH 2, 2009, & 440700294H, MAP REVISED OCTOBER 2, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X AREAS WHERE THERE IS MINIMAL FLOODING.
5. PROPERTY LINE FROM A PLAN ENTITLED "LINDA SHAW PLAT MINOR SUBDIVISION PLAT 34 LOT 7 AND LOT 51" DATED MAY 2012, BY HUDSON PLACE ASSOCIATES.
6. WETLAND EDGES SHOWN ON THIS PLAN ARE FROM DELINEATION PERFORMED BY DIPRETE ENGINEERING, APRIL 2021.
7. 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.
8. SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE.
9. THERE ARE NO KNOWN ENVIRONMENTAL HAZARDS PRESENT ON THE SITE.
10. THE SITE IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA PER RIDEM ENVIRONMENTAL RESOURCE MAP.

Soil Information:

(REFERENCE: USDA NATURAL RESOURCES CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
CeC	CANTON AND CHARLTON FINE SANDY LOAMS, VERY ROCKY, 3 TO 15% SLOPES
ChC	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 8 TO 15%
GbC	GLoucester-HINckley VERY STONY SANDY LOAMS, ROLLING
HkC	HINckley GRAVELLY SANDY LOAM, ROLLING
LgC	LIPpitt GRAVELLY SANDY LOAM, VERY ROCKY, 3 TO 15% SLOPES
Re	RIDGEbury FINE SANDY LOAM
Rf	RIDGEbury, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
SIB	SUTTON FINE SANDY LOAM, 3 TO 8% SLOPES
WhB	WOODBRIDGE FINE SANDY LOAM, 3 TO 8% SLOPES

ERIC M. DRIVE
No. 8662
REGISTERED PROFESSIONAL ENGINEER
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NO.	DATE	DESCRIPTION	BY
1	5/25/2021	Master Plan Submission	K.M.R.
2	5/25/2021	Pre-Submittal Submission	K.M.R.
3	5/25/2021	Final	E.M.P.

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

Existing Analysis Plan
The Preserve at Pippin Orchard
Assessor's Plat 34, Lot 51
Cranston, Rhode Island
Prepared For:
Narragansett Partners, LLC
c/o William Holt
1215 Reservoir Avenue, Cranston, RI 02920
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General Notes:

- THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES.
- DETAILED DRAINAGE SYSTEM PLANS, AND SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE. THE MEASURES WILL CONFORM TO RIDEM BEST MANAGEMENT PRACTICES AND THE CITY OF CRANSTON SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- PROPOSED RIGHTS OF WAY ARE TO BE 50' WIDE WITH 24' WIDE PAVEMENT (11' TRAVEL LANES AND 1' BERM ON EACH SIDE), NO SIDEWALKS ARE PROPOSED. A WAIVER IS REQUESTED FOR BERM IN LIEU OF CONCRETE CURB AND THE ELIMINATION OF SIDEWALKS.
- THE SITE IS PROPOSED WITH UNDERGROUND UTILITIES.

Development Data:

TOTAL SITE AREA:	19.89 ACRES
TOTAL NUMBER OF LOTS:	8
TOTAL LOT AREA:	6.43 ACRES
TOTAL OPEN SPACE AREA:	11.89 ACRES (60% OF TOTAL AREA)
AVERAGE LOT AREA:	0.80 ACRES
RIGHT OF WAY AREA:	1.57 ACRES
RIGHT OF WAY WIDTH:	50'
LENGTH OF ROAD:	1,090'

Dimensional Regulations:

	A-80	BED	PROVIDED
CURRENT ZONING:			
MINIMUM LOT AREA:	80,000 SF	20,000 SF	30,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'	125'	125'
MINIMUM FRONT YARD:	40'	30'	30'
MINIMUM SIDE YARD:	20'	15'	15'
MINIMUM REAR YARD:	100'	30'	30'
MINIMUM OPEN SPACE:	25%	25%	60%

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 No. 8662
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

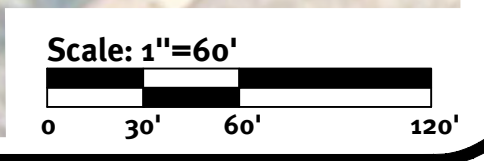
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NO.	DATE	BY	DESCRIPTION
1	5/25/2021	K.M.R.	Master Plan Submission
2	5/25/2021	K.M.R.	Pre-Submittal Submission

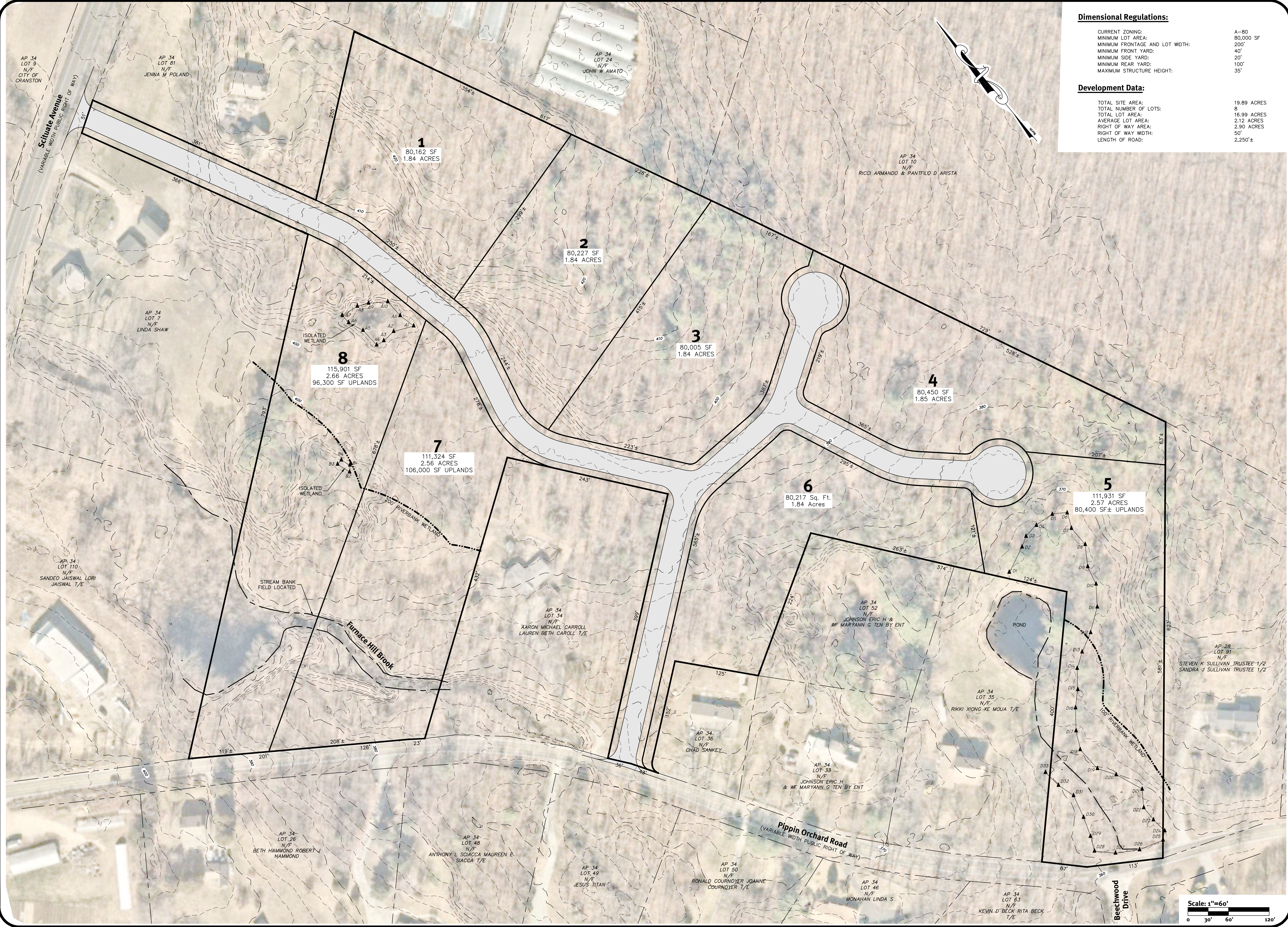
Drawn By: K.M.R. Design By: E.M.P.

RPD Site Layout Plan
The Preserve at Pippin Orchard
 Prepared For:
 Narragansett Partners, LLC
 c/o William Holt
 1215 Reservoir Avenue, Cranston, RI 02920
 DE JOB NO: 2921-001. Copyright 2021 by DiPrete Engineering Associates, Inc.

SHEET **4** OF 5



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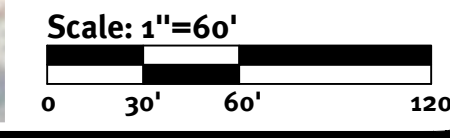
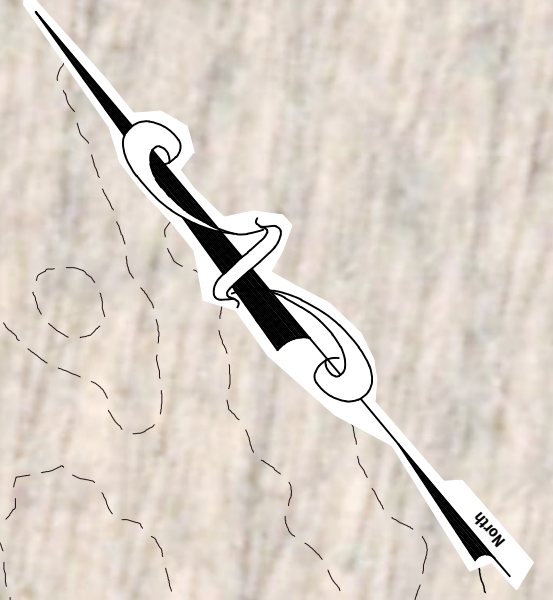


Dimensional Regulations:

CURRENT ZONING:	A-80
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'

Development Data:

TOTAL SITE AREA:	19.89 ACRES
TOTAL NUMBER OF LOTS:	8
TOTAL LOT AREA:	16.99 ACRES
AVERAGE LOT AREA:	2.12 ACRES
RIGHT OF WAY AREA:	2.90 ACRES
RIGHT OF WAY WIDTH:	50'
LENGTH OF ROAD:	2,250'±



DiPrete Engineering
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 tel 401-943-1000 fax 401-664-6006 www.diprete-eng.com

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1	5/29/2021	Master Plan Submission	K.M.R.	Design By: E.M.P.
2	5/29/2021	Pre-Submittal/Revision	Z.B.P.	
3	5/29/2021	Description	D.P.	
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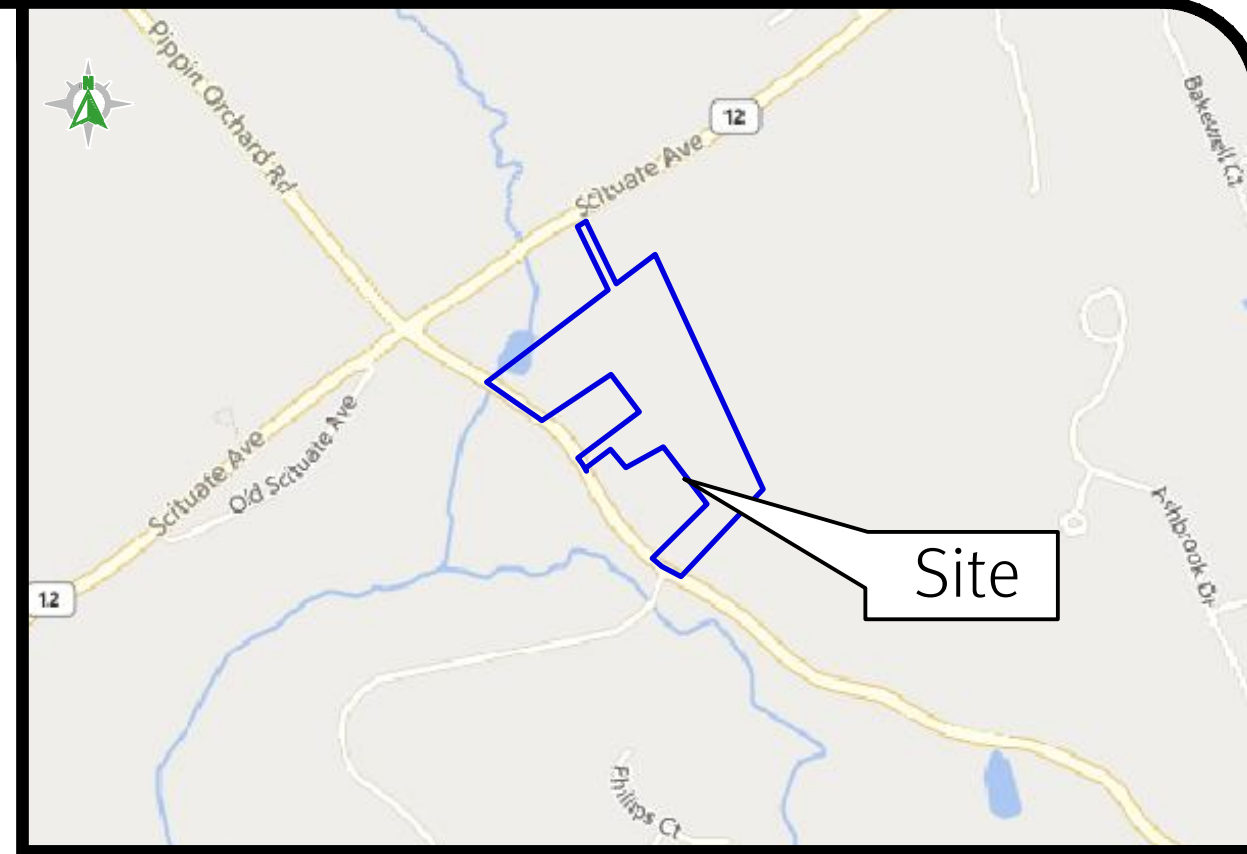
Conventional Site Layout Plan
The Preserve at Pippin Orchard
 Assessor's Plat 34, Lot 51
 Cranston, Rhode Island
 Prepared For
Narragansett Partners, LLC
 c/o William Hoyt
 1215 Reservoir Avenue, Cranston, RI 02920
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SHEET **5** OF 5



LEGEND

- W WATER LINE
- S SEWER LINE
- SPM SEWER FORCE MAIN
- G GAS LINE
- E ELECTRIC LINE
- OHV OVERHEAD WIRES
- D DRAINAGE LINE
- M MINOR CONTOUR LINE
- S MAJOR CONTOUR LINE
- P PROPERTY LINE
- AS ASSESSOR'S LINE
- T TREELINE
- G GUARDRAIL
- F FENCE
- R RETAINING WALL
- SW STONE WALL
- 123/234 DEED BOOK/PAGE
- AP ASSESSOR'S PLAT
- HC HANDICAPPED
- N/F NOW OR FORMERLY
- LC LANDSCAPING
- (R) RECORD
- (CA) CHORD ANGLE
- ▲ NAIL/SPIKE
- DRILL HOLE
- BOUND
- SIGN POST
- SEWER MANHOLE
- SEWER CLEANOUT
- HYDRANT
- IRRIGATION VALVE
- UNKNOWN MANHOLE
- BOLLARD
- SOIL EVALUATION
- CATCH BASIN
- DOUBLE CATCH BASIN
- WATER VALVE
- GAS VALVE
- ▲ B-I WETLAND FLAG
- DRAINAGE MANHOLE
- FLARED END SECTION
- GUY POLE
- ELECTRIC MANHOLE
- UTILITY/POWER POLE
- LIGHTPOST
- WELL
- MONITORING WELL
- BENCH MARK
- TREE



LOCUS MAP Not To Scale

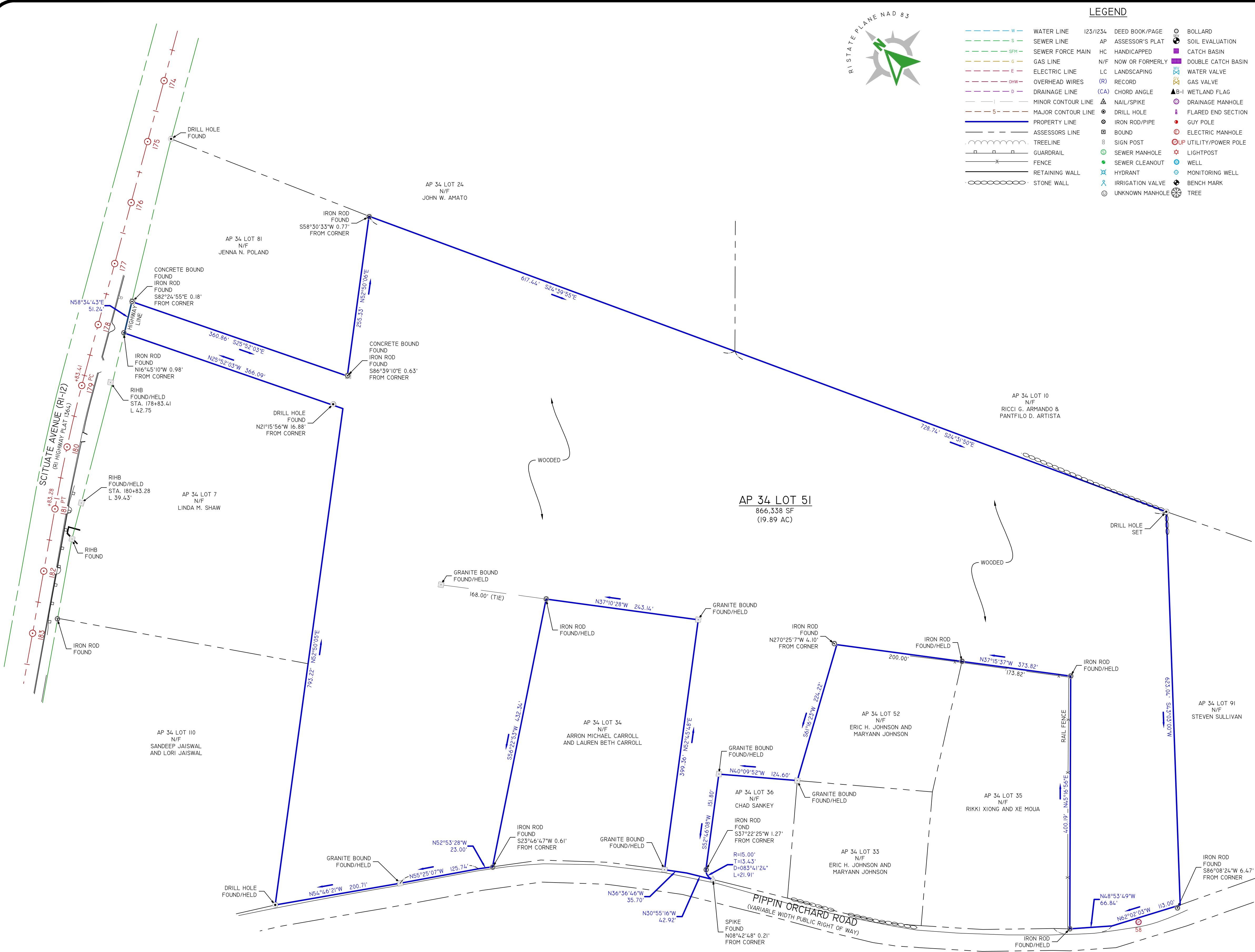
GENERAL NOTES

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 34, LOT 51 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 4233, PAGE 233 IS LINDA M. SHAW.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0294H, MAP REVISED OCTOBER 2, 2015 AND FEMA FLOOD INSURANCE RATE MAP 44007C0295G, MAP REVISED MARCH 2, 2009. 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 A80 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 APRIL 28, 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.
- BOUNDARY SHOWN BASED ON DEEDS AND SUBDIVISION PLANS OR RECORD. A CORRECTIVE DEED SHOWING OWNERSHIP OF LOT 51 TO BE RECORDED.

PLAN REFERENCES:

- RHODE ISLAND HIGHWAY PLAT NO. 1364.
- LINDA SHAW PLAT ADMINISTRATIVE SUBDIVISION, PLAT 34, LOT 34, AND LOT 51, CRANSTON, RHODE ISLAND, SCALE 1"=100', DATED MAY 2010, PLAN BY HUDSON PLACE ASSOCIATES, RECORDED ON PLAT CARD 800.
- LINDA SHAW PLAT MINOR SUBDIVISION, PLAT 34, LOT 7 AND LOT 51, CRANSTON, RHODE ISLAND, SCALE 1"=100', DATED MAY 14, 2012, PLAN BY HUDSON PLACE ASSOCIATES, RECORDED ON PLAT CARD 842.

THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:
• PIPPIN ORCHARD ROAD
• SCITUATE AVENUE



SURVEYOR'S CERTIFICATE

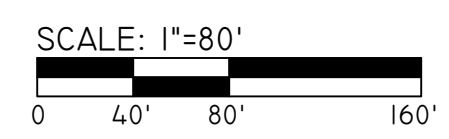
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- 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: PERIMETER RETRACEMENT.



Robert G. Babcock
ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160
5/24/21



BOUNDARY SURVEY

THE PRESERVE AT PIPPIN ORCHARD
ASSESSOR'S PLAT 34, LOT 51
CRANSTON, RHODE ISLAND

PREPARED FOR
NARRAGANSETT PARTNERS, LLC
C/O WILLIARD HOLL
123 RESERVOIR AVENUE, CRANSTON, RI 02920

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