



LOCUS MAP



SURVEY NOTE:
THIS IS NOT A SURVEY BOUNDARY PLAN, REFER TO SURVEY PLAN PREPARED BY ALPHA ASSOCIATES, LTD IN THIS PLAN SET.

FLOOD NOTE:
THE PARCELS FALL WITHIN ZONES X & SHADED X PER FEMA MAP NUMBER 44007C0426H, EFFECTIVE 10/2/2015.

SOIL NOTE:
THE ENTIRE PARCEL AND SURROUNDING SITES ARE SOIL CATEGORY Hka HINCKLEY. LOAMY SAND, GENERAL 0 TO 3% SLOPES.

PARCEL ZONING		PARCEL OWNER & APPLICANT	
ZONE 'A-6'	6,000 S.F.	LOTS 684 & 714	CALISE DEVELOPMENT LLC
MINIMUM LOT AREA	60'	P.O. BOX 277	GREENVILLE, RI 02828
MINIMUM LOT WIDTH	25'	LOT 808 PROPERTIES LLC	CALISE DEVELOPMENT LLC
FRONT YARD SETBACK	20'	P.O. BOX 277	GREENVILLE, RI 02828
REAR YARD SETBACK	8'	PROJECT SURVEYOR	MICHAEL J. McCORMICK
SIDE YARD SETBACK	30%	ALPHA ASSOCIATES, LTD.	35 ROCKY HOLLOW ROAD
MINIMUM LOT COVERAGE	35'	EAST GREENWICH, RI 02818	P. 401.884.8506
MAXIMUM BUILDING HEIGHT		F. 401.884.7747	

NOT FOR CONSTRUCTION
PRE-APPLICATION PLAN

- LEGEND**
- — — — — EXISTING STONE WALL
 - — — — — EXISTING WOODED AREA
 - — — — — EXISTING BOARD FENCE
 - — — — — EXISTING PICKET FENCE
 - — — — — EXISTING EDGE OF ASPHALT
 - — — — — EXISTING EDGE OF GRAVEL
 - — — — — APPROXIMATE WATER LINE
 - — — — — APPROXIMATE GAS LINE
 - — — — — EXISTING SEWER PIPE
 - — — — — EXISTING DRAINAGE PIPE
 - — — — — EXISTING CONTOUR
 - — — — — EXISTING OVERHEAD UTILITIES
 - — — — — ZONING SETBACK LINE
 - — — — — CONCRETE SURFACE
 - — — — — DRAINAGE EASEMENT AREA
 - — — — — EXISTING UTILITY POLE
 - — — — — EXISTING IRON ROD
 - — — — — EXISTING DRILL HOLE
 - — — — — EXISTING GRANITE BOUND
 - — — — — EXISTING "PK" NAIL
 - — — — — EXISTING SEWER MANHOLE
 - — — — — EXISTING SEWER VALVE/CLEANOUT
 - — — — — EXISTING DRAINAGE MANHOLE/CATCH BASIN
 - — — — — EXISTING GAS GATE
 - — — — — EXISTING WATER GATE

TIMOTHY J. BEHAN
No. 6278
REGISTERED PROFESSIONAL ENGINEER
05/30/24

COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

REVISIONS

No.	DATE	DRWN	CHKD

PROPOSED PLAN
CALISE DEVELOPMENT LLC PLAT
for
A.P. 18-4 LOTS 684, 714, 798 & 808
WARREN AVENUE
in
CRANSTON, RHODE ISLAND

SCALE: 1"=30' SHEET NO: 1 of 1
DRAWN BY: TB DESIGN BY: TB CHECKED BY: TB
DATE: 05/30/24 PROJECT NO.: 24049.00