

DEVELOPMENT DATA:

TOTAL SITE AREA:	91.59± ACRES
AREA UNSUITABLE FOR DEVELOPMENT:	15.54± ACRES
REQUIRED OPEN SPACE AREA FOR RPD: 30%	27.48± ACRES
REQUIRED SUITABLE OPEN SPACE AREA:	13.74± ACRES
TOTAL NUMBER OF LOTS:	44 LOTS
TOTAL LOT AREA:	30.47± ACRES
TOTAL OPEN SPACE AREA PROVIDED:	45.90± ACRES
SUITABLE OPEN SPACE PROVIDED AREA:	40.44± ACRES
LOT AREA UNSUITABLE FOR DEVELOPMENT:	0.03± ACRES
LOT AREA SUITABLE FOR DEVELOPMENT:	30.44± ACRES
AVERAGE LOT AREA:	0.69± ACRES
AVERAGE SUITABLE LOT AREA:	0.69± ACRES
RIGHT OF WAY AREA:	5.17± ACRES
RIGHT OF WAY WIDTH:	50'
LENGTH OF WINI STREET EXTENSION:	1,894'±
LENGTH OF VAUGHN LANE EXTENSION:	795'±
LENGTH OF ROAD A:	1,031'±
LENGTH OF ROAD B:	521'±
PAVEMENT WIDTH:	24'

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	A-20	A-20	A-20	A-80	A-80
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	PROVIDED
MINIMUM LOT AREA:	125	20,000 SF	10,000 SF	80,000 SF	20,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	30'	60'	60'	125'	125'
MINIMUM FRONT AND CORNER SIDE YARD:	30'	30'	40'	40'	40'
MINIMUM SIDE YARD:	30'	30'	30'	20'	20'
MINIMUM REAR YARD:	30'	30'	30'	100'	100'
MAXIMUM STRUCTURE HEIGHT:	35'	35'	35'	35'	35'
MAXIMUM LOT COVERAGE:	20%	20%	20%	10%	10%

WHERE ANY PART OF A SINGLE FAMILY DWELLING OR TWO FAMILY DWELLING IS PROPOSED TO BE LOCATED WITHIN ONE HUNDRED (100) FEET OF AN ABUTTING PROPERTY BOUNDARY, SUCH BUILDING SHALL BE LOCATED SO AS TO COMPLY WITH THE MINIMUM YARD DIMENSIONS FOR THE UNDERLYING ZONING DISTRICT.

NO LESS THAN THIRTY (30) PERCENT OF THE TOTAL LAND AREA OF A RESIDENTIAL PLANNED DISTRICT SHALL BE OPEN SPACE THIS FIGURE SHALL BE COMPUTED BY MULTIPLYING THE APPLICANT'S TOTAL ADJACENT UNDEVELOPED LAND ACRES BY A FACTOR OF .30, EXCLUSIVE OF AREA COVERED BY EXISTING WATER BODIES AND STREAMS. THIS OPEN SPACE SHALL NOT INCLUDE BUILDING LOTS. STREET RIGHTS OF WAY OR LAND POSSESSING OTHER PHYSICAL CONSTRAINTS CAUSING IT TO BE UNSUITABLE FOR RESIDENTIAL DEVELOPMENT.

AT LEAST ONE HALF OF THE OPEN SPACE OR FIFTEEN (15) PERCENT OF THE TOTAL LAND AREA SHALL POSSESS NO SIGNIFICANT CONSTRAINTS TO DEVELOPMENT FOR ACTIVE RECREATION.

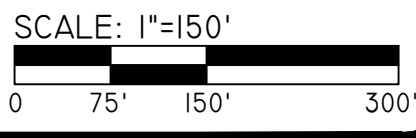
PROVISIONS SHALL BE MADE TO INSURE THAT NO MORE THAN TWENTY (20) PERCENT OF THE OPEN SPACE SHALL BE DEVOTED TO PAVED AREAS AND PERMITTED RECREATION RELATED STRUCTURES.

GENERAL NOTES:

1. THE PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES, WITH THE FINAL PHASING DETAILS TO BE DETERMINED UPON COMPLETION OF SITE ENGINEERING AND DESIGN EVALUATIONS. HOMES ARE PROPOSED TO BE 3+ BEDROOMS.
2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
3. PROPOSED PUBLIC RIGHTS OF WAY ARE TO BE 50' WIDE WITH 24' WIDE PAVEMENT (11' TRAVEL LANES AND 1' BERM ON EACH SIDE).
4. THE DRAINAGE SYSTEM WILL MEET THE CITY OF CRANSTON, RHODE ISLAND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
5. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

PROPOSED LEGEND:

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - ASPHALT PAVEMENT
 - LIMIT OF DISTURBANCE
 - CONCEPTUAL DRAINAGE AREA
 - OPEN SPACE



DiPrete Engineering
 Two Stafford Court Cranston, RI 02926
 Tel: 401-943-1000 Fax: 401-464-6000 www.diprete-eng.com

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THIS PLAN SET HAS NOT BEEN REVIEWED FOR CONSTRUCTION PURPOSES UNLESS SHOWN OTHERWISE FOR CONSTRUCTION AND STAMPED BY A PROFESSIONAL ENGINEER OR ARCHITECT.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NECESSARY PERMITS AND UTILITIES UTILITIES GOING ON THE PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

DATE	DESCRIPTION	BY
10/20/2023	RPD OPEN SPACE EXHIBIT	J.K.R.
		B.T.
		DESIGN BY: K.M.R.

RPD OPEN SPACE EXHIBIT

VAUGHN LANE
 ASSESSORS PLAT 30 LOTS 83, 84, 85, & 258
 CRANSTON, RHODE ISLAND

PREPARED FOR:
777 MAIN STREET LLC
 20 LIPPITT AVENUE
 CRANSTON, RHODE ISLAND 02921

SCALE: 1"=150'

SHEET 1 OF 1

LEGEND

- I23/I234 DEED BOOK/PAGE
- AP ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- (R) RECORD
- (CA) CHORD ANGLE
- ▲ / ▲ NAIL/ SPIKE FOUND/SET
- / ○ DRILL HOLE FOUND/SET
- / ● IRON ROD/PIPE FOUND/SET
- / ■ BOUND FOUND/SET
- PROPERTY LINE
- - - ASSESSOR'S LINE
- - - TREELINE
- - - GUARDRAIL
- - - FENCE
- - - STONE WALL



LOCUS MAP Not To Scale

GENERAL NOTES

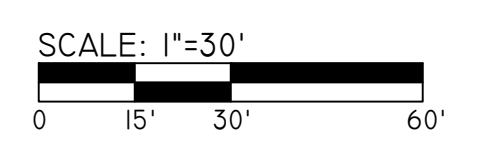
1. THE PARCEL IS IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
2. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X AND ZONE X-SHADED. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440070404H, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
3. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON JULY 14, 2025. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
4. 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

1. ALTA/NPS LAND TITLE SURVEY, 538 MAIN STREET ASSESSORS PLAT 103 LOTS 11 & 79, COVENTRY, RHODE ISLAND, ASSESSORS PLAT 30 LOT 193, CRANSTON RHODE ISLAND, PREPARED FOR MADISON TITLE AGENCY, L.L.C. PLAN BY DIPRETE ENGINEERING DATED JUNE 13, 2024. PLAN REVISED OCTOBER 15, 2024.
2. RHP NO. 1298.
3. ADMINISTRATIVE SUBDIVISION "RE-PLAT OF MOFFETT HAYDEN PLAT ASSESSOR'S PLAT 30-1 LOTS 259 AND 230 PRIVATE WAY EAST OF VAUGHN LANE CRANSTON, RHODE ISLAND. PLAN BY FLYNN SURVEYS INC DATED SEPTEMBER 17, 2008.
3. ARKWRIGHT INTERLAKEN INC. PLAT OWNED BY ARKWRIGHT INTERLAKEN INC. RAY C. MATTESON ENGR AUG.1963 SCALE 1"=100'. THIS PLAT IS PART OF ASSESSORS LOT 83 ON PLAT 30 IN CRANSTON, R.I. RECEIVED AUGUST 22, 1963.

NOTE:
VAUGHN LANE
AS SHOWN ON THIS SURVEY
IS 47.410 SF (1.09 AC)

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	77°07'41"	30.23'	40.69'	24.10	37.69'	N85°46'30"E
C2	66°53'12"	31.31'	36.55'	20.68	34.51'	S11°41'31"W
C3	88°44'45"	25.00'	38.72'	24.46	34.97'	N0°50'17"E
C4	23°26'00"	272.00'	111.24'	56.41	110.47'	N31°49'06"W
C5	18°16'16"	222.00'	70.79'	35.70	70.49'	S34°23'58"E
C6	5°09'44"	222.00'	20.00'	10.01	19.99'	S22°40'58"E
C7	51°35'28"	112.07'	100.91'	54.17	97.54'	N5°41'38"E
C8	51°35'28"	62.07'	55.89'	30.00	54.02'	S5°41'38"W
C9	58°38'49"	165.77'	169.68'	93.12	162.37'	N60°48'47"E
C10	58°38'49"	115.77'	118.50'	65.03	113.39'	S60°48'47"W



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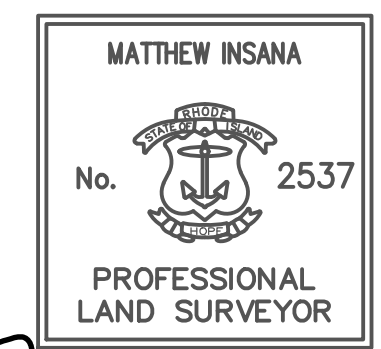
BOUNDARY & TOPOGRAPHIC SURVEY PLAN
VAUGHN LANE & WINI ST EXISTING ROW
ASSESSOR'S PLAT 30 LOTS 83, 84, 85 & 258
CRANSTON, RHODE ISLAND
PREPARED FOR:
JEREMY MOSES
20 LIPPITT AVENUE,
CRANSTON, RHODE ISLAND 02921
DE JOB NO.: 2025-001 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 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 CLASS 1 (RIGHT OF WAY)

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

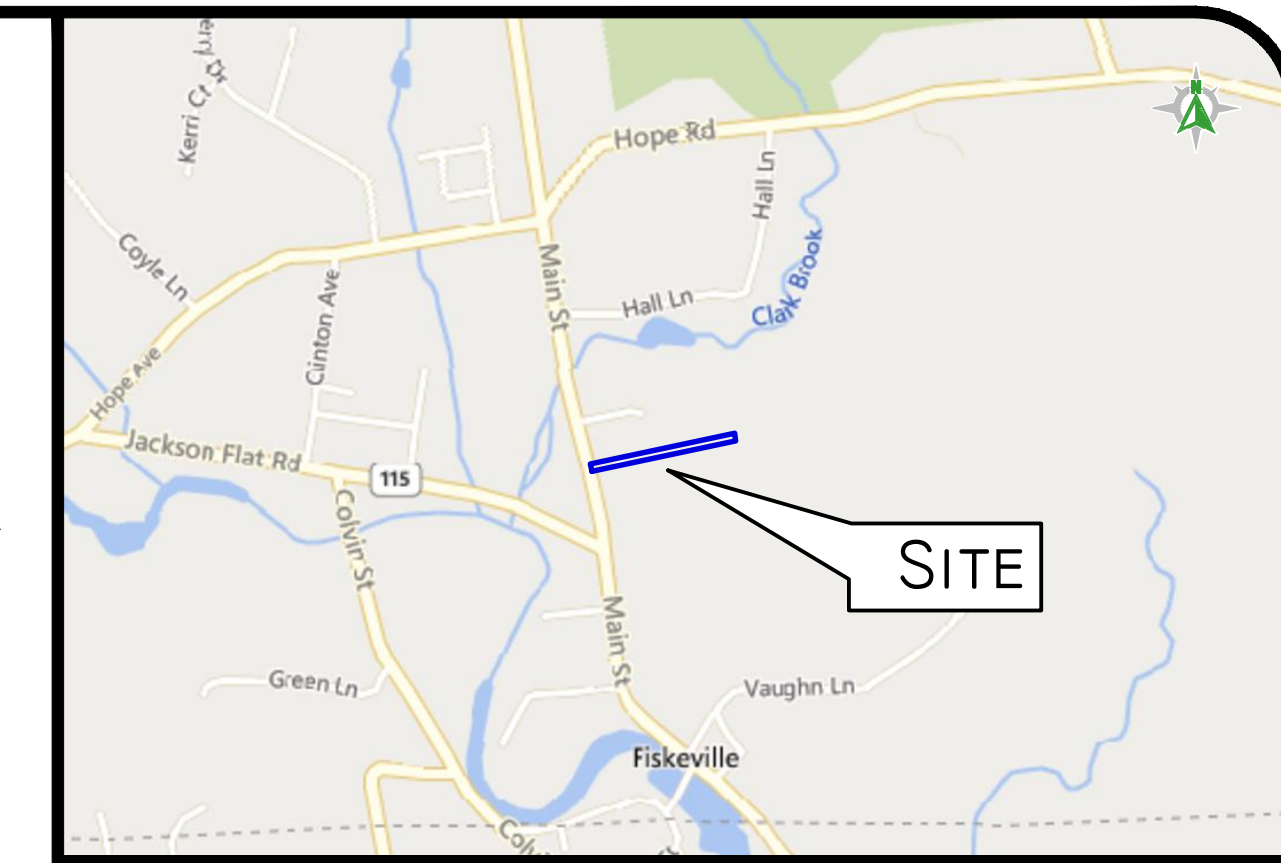


Matthew Insana 8/5/2025
MATTHEW INSANA, RIPLS #2537, COA #1.S.000A160



LEGEND

- 123/1234 DEED BOOK/PAGE
- AP ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- (R) RECORD
- (CA) CHORD ANGLE
- ▲ / ▲ NAIL/SPIKE FOUND/SET
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LOCUS MAP NOT TO SCALE

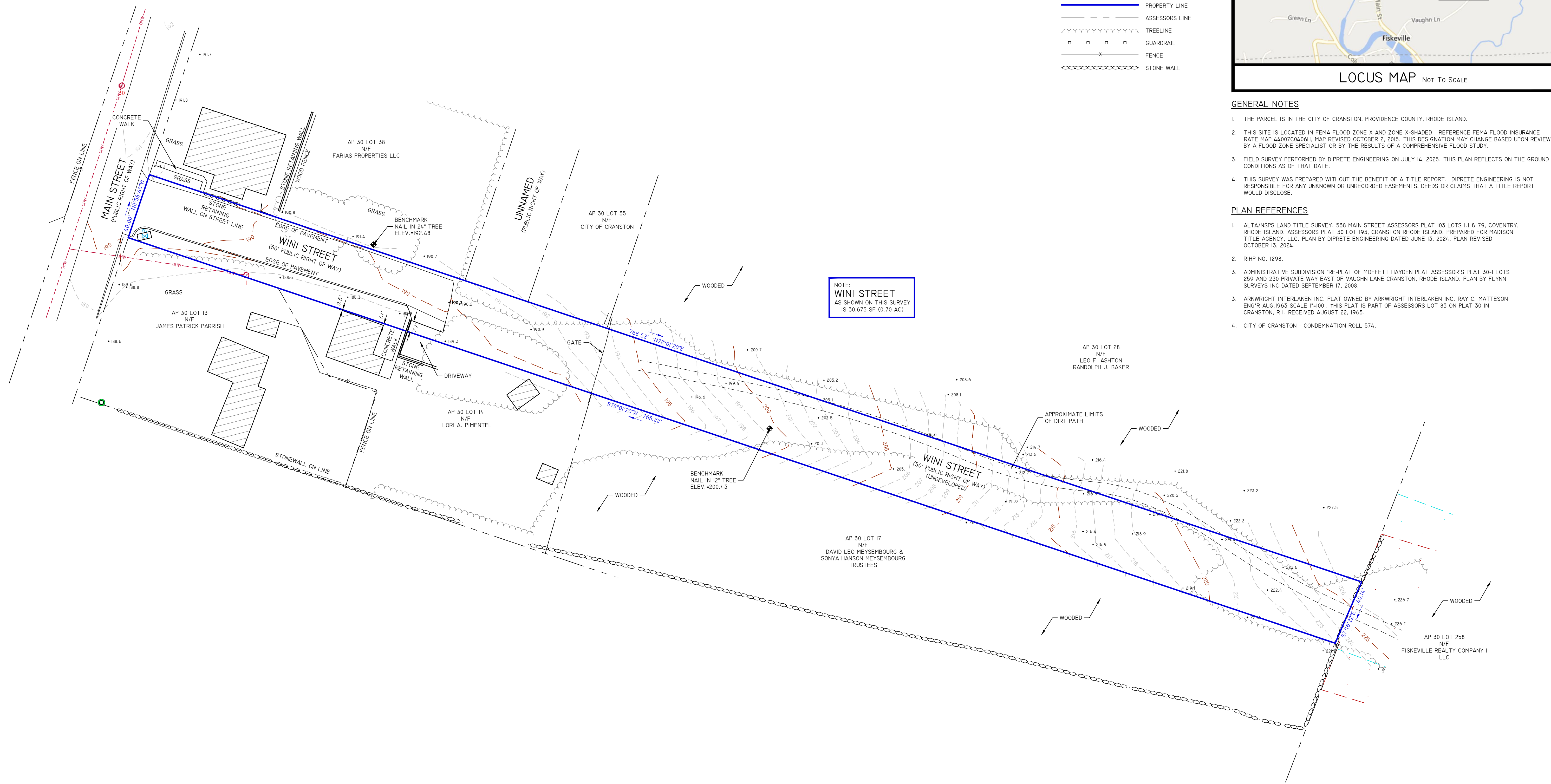
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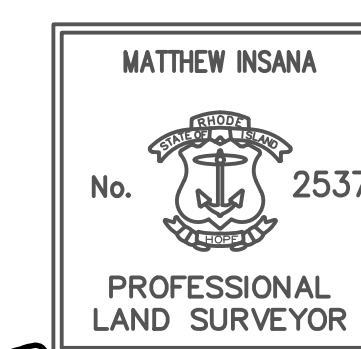
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- CITY OF CRANSTON - CONDEMNATION ROLL 574.

NOTE:
WINI STREET
AS SHOWN ON THIS SURVEY
IS 30,675 SF (0.70 AC)



SCALE: 1"=30'
0 15' 30' 60'



Matthew Insana 8/5/2025
MATTHEW INSANA, RIFLS #2537, COA #LS.000A160

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- LIMITED CONTENT BOUNDARY SURVEY (RIGHT OF WAY) CLASS I

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



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NO.	DATE	DESCRIPTION	J.C.F.	B.T.
1	8-5-25	BOUNDARY & TOPOGRAPHIC SURVEY PLAN		

BOUNDARY & TOPOGRAPHIC SURVEY PLAN
VAUGHN LANE & WINI ST EXISTING ROW
 ASSESSOR'S PLAT 30 LOTS 83, 84, 85 & 258
 CRANSTON, RHODE ISLAND

PREPARED FOR:
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Sample Drainage Photos