

**EARL J. CROFT III AND DAVID M. DEVANY**  
**(“OWNER/APPLICANTS”)**  
**0 Elite Drive**  
**Cranston, RI 02921**

**PRELIMINARY PLAN NARRATIVE**

This narrative is offered in connection with the application of Earl J. Croft III and David M. Devany for Preliminary Plan approval for a four (4) lot subdivision off Elite Drive and Janet Drive.

The Master Plan was approved by the Planning Commission on May 4, 2021, and the decision of approval was recorded on May 6, 2021. The proposed Preliminary Plan has not changed in any significant way since Master Plan approval.

The existing 327,136 +/- square foot parcel is located at the end of the two public streets. Lot No. 50 on AP 26/4 is zoned A-20 which is a residential zone requiring a minimum lot size of 20,000 square feet.

The Applicants propose to create two (2) residential lots off Elite Drive and two (2) residential lots off Janet Drive. The Preliminary Plan subdivides the parcel in to four (4) lots with these proposed lot sizes.

Lot 1 67,044 square feet  
Lot 2 50,554 square feet  
Lot 3 84,960 square feet  
Lot 4 124,627 square feet

All the proposed lots substantially exceed the minimum lot size of 20,000 square feet for the A-20 zone. The Applicants’ proposal is for the lots to be serviced with driveways off the public rights of way. All four lots will be serviced by public sewer and water. Approval letters have been obtained from Providence Water and the Public Works Department.

**Updates since Master Plan Approval**

In a letter dated May 5, 2021, the Rhode Island Historical Preservation & Heritage Commission declared that no historical properties will be affected by the proposed subdivision.

The required relief for lot width and street frontage was obtained from the Cranston Zoning Board of Review in a decision recorded on May 18, 2021.

The Applicants obtained ownership of the property in a deed recorded on September 14, 2021.

A combined RIPDES and Freshwater Wetlands Permit was obtained from the Rhode Island Department of Environmental Management dated October 25, 2021.