

**PROPOSED PRELIMINARY PLAN  
FOR A MINOR SUBDIVISION**

**PELLI PLAT**

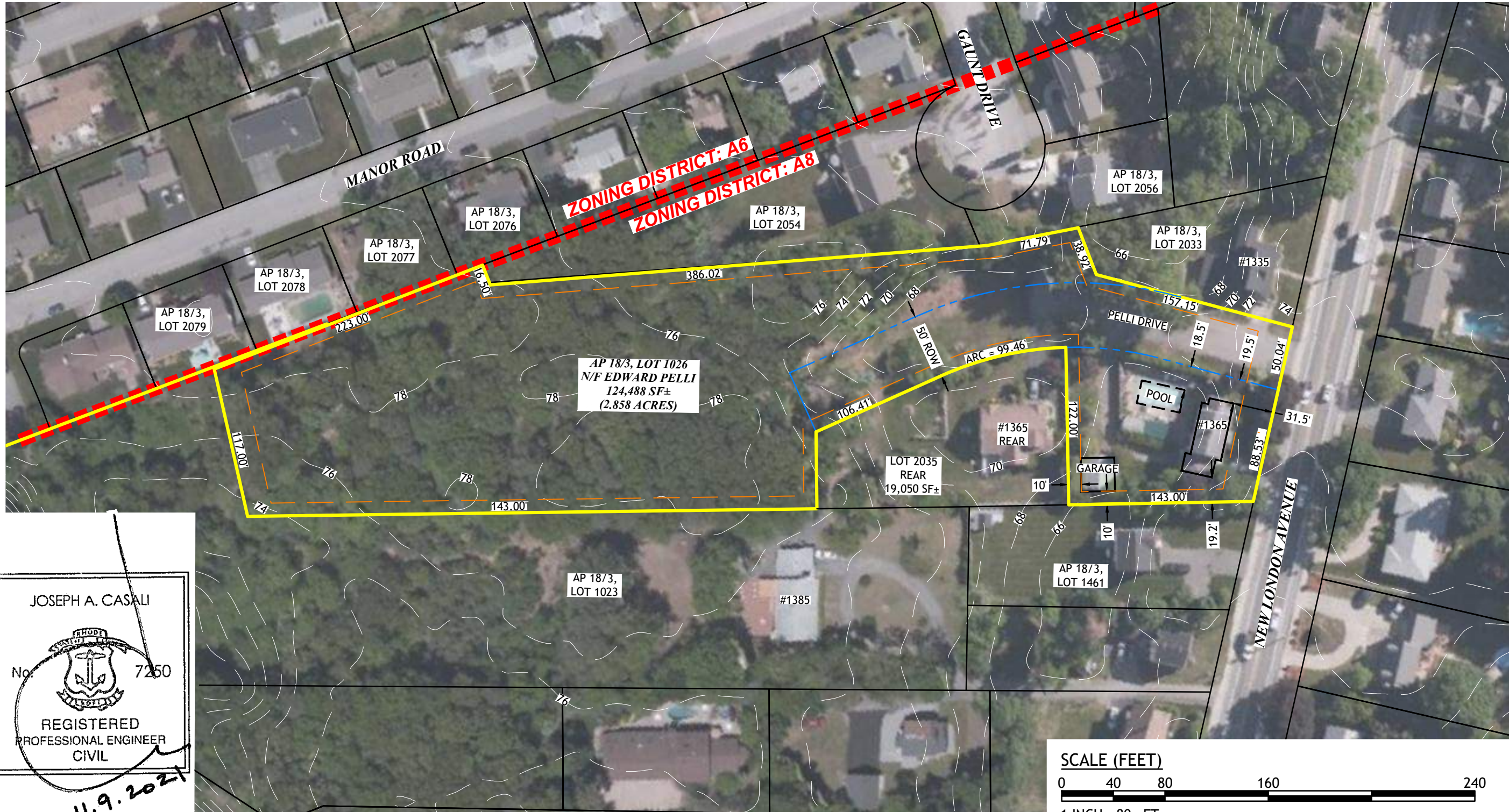
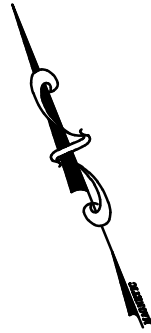
1365 NEW LONDON AVENUE  
CRANSTON, RI  
AP 18/3, LOT 1026

**ZONING DISTRICT: A-8**

ZONING CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	A-8	A-8
MINIMUM LOT AREA	8,000 SF	124,488 SF
MINIMUM LOT WIDTH & FRONTAGE	80 FT	138.58 FT
MINIMUM FRONT YARD SETBACK	25 FT	31.5 FT
MINIMUM REAR YARD SETBACK	20 FT	>20 FT
MINIMUM SIDE YARD (EACH SIDE)	10 FT	19.1 FT
MAXIMUM LOT COVERAGE	30%	<30%
MAXIMUM BUILDING HEIGHT (MAIN)	35 FT	<35 FT

**GENERAL NOTES:**

1. CLASS I PROPERTY LINE SURVEY COMPLETED BY BOYER ASSOCIATES OF 1071 MAIN STREET, WEST WARWICK, RI 02893 IN DECEMBER 2015. REFER TO ATTACHED SURVEY PLAN.
2. THE ENTIRE PROJECT SITE LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FIRM MAP FOR KENT COUNTY, RHODE ISLAND, MAP NUMBER 44007C0426H, EFFECTIVE DATE OCTOBER 2, 2015.
3. THERE ARE NO KNOWN FRESHWATER WETLANDS ON OR ADJACENT TO THE SUBJECT SITE, NOR ARE THERE ANY KNOWN HIGH HAZARD AREAS ON OR ADJACENT TO THE SUBJECT SITE.
4. PUBLIC WATER, SEWER, GAS AND ELECTRIC ARE AVAILABLE FROM NEW LONDON AVENUE.
5. NEITHER THE SUBJECT PARCEL OR THE SURROUNDING AREA ARE LOCATED WITHIN A NATURAL HERITAGE AREA.



JOSEPH A. CASALI

No. 7250

REGISTERED  
PROFESSIONAL ENGINEER  
CIVIL

11.9.2021

**JCE**

JOE CASALI ENGINEERING, INC.  
CIVIL - SITE DEVELOPMENT - TRANSPORTATION  
DRAINAGE - WETLANDS - ISDS - TRAFFIC - FLOODPLAIN  
300 POST ROAD, WARWICK, RI 02886  
(401) 944-1900 (401) 944-1313 FAX WWW.JOECASALI.COM

**PELLI MINOR SUBDIVISION**  
1365 NEW LONDON AVENUE  
CRANSTON, RHODE ISLAND  
AP 18/3, LOT 1026

REVISIONS:

NO.	DATE	DESCRIPTION

DESIGNED BY: WMLJR  
DRAWN BY: SEP  
CHECKED BY: JAC  
DATE: NOV. 2021  
PROJECT NO: 21-71a

PRELIMINARY, NOT FOR CONSTRUCTION

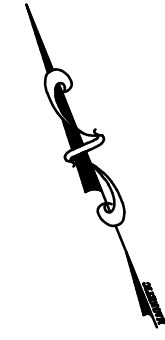
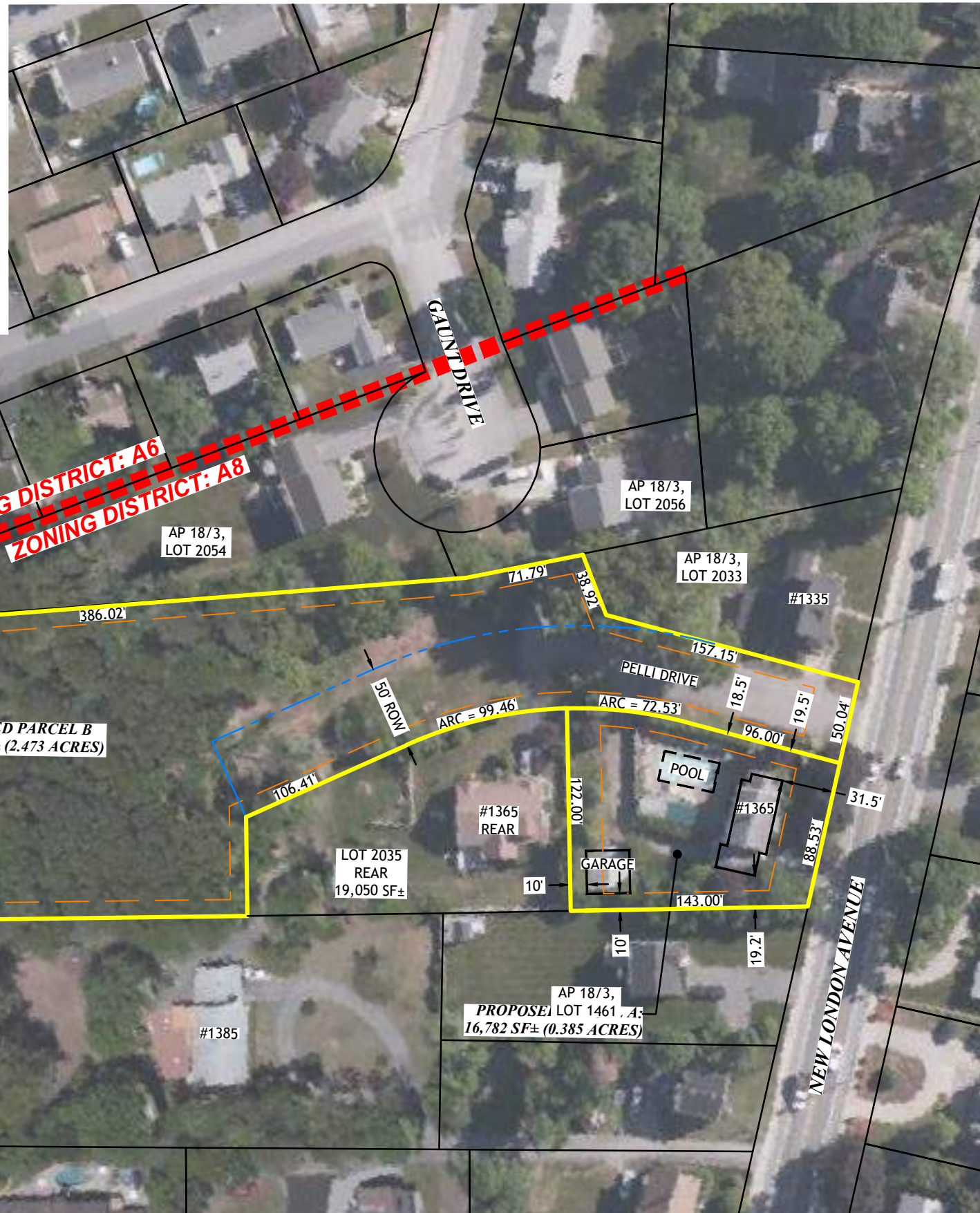
**EXISTING CONDITIONS**

**SHEET 1 OF 2**

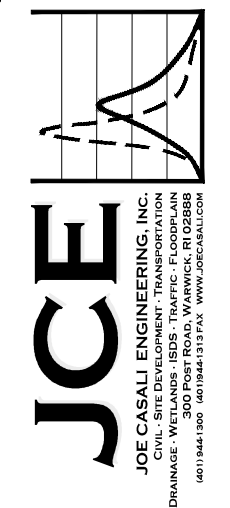
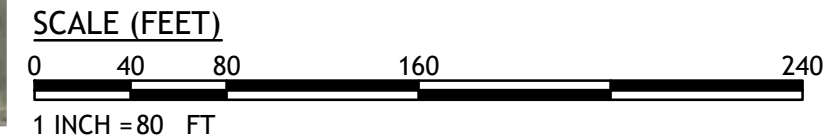
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ZONING CRITERIA	REQUIRED	EXISTING	EXISTING	EXISTING
		LOT 1026	PARCEL A	PARCEL B
ZONING DISTRICT	A-8	A-8	A-8	A-8
MINIMUM LOT AREA	8,000 SF	124,488 SF	16,782 SF	107,706 SF
MINIMUM LOT WIDTH & FRONTAGE	80 FT	138.58 FT	88.53 FT	50.04 FT*
MINIMUM FRONT YARD SETBACK	25 FT	31.5 FT	31.5 FT	N/A
MINIMUM REAR YARD SETBACK	20 FT	>20 FT	87.2 FT	N/A
MINIMUM SIDE YARD (EACH SIDE)	10 FT	19.1 FT	19.1 FT	N/A
MAXIMUM LOT COVERAGE	30%	<30%	<30%	N/A
MAXIMUM BUILDING HEIGHT (MAIN)	35 FT	<35 FT	<35 FT	N/A

\*RELIEF REQUESTED  
(PARCEL B IS PART OF A FUTURE MAJOR SUBDIVISION PROJECT THAT WILL UTILIZE THE FRONTAGE ALONG NEW LONDON AVENUE FOR A NEW PUBLIC RIGHT-OF-WAY INTO THE SUBDIVISION. WHEN THIS RIGHT-OF-WAY IS IMPLEMENTED, THE NON-CONFORMITY WILL BE ELIMINATED.)



JOSEPH A. CASALI  
No. 7250  
REGISTERED PROFESSIONAL ENGINEER CIVIL  
11.9.2021



**PELLI MINOR SUBDIVISION**  
**1365 NEW LONDON AVENUE**  
**CRANSTON, RHODE ISLAND**  
**AP 18/3, LOT 1026**

NO.	DATE	DESCRIPTION

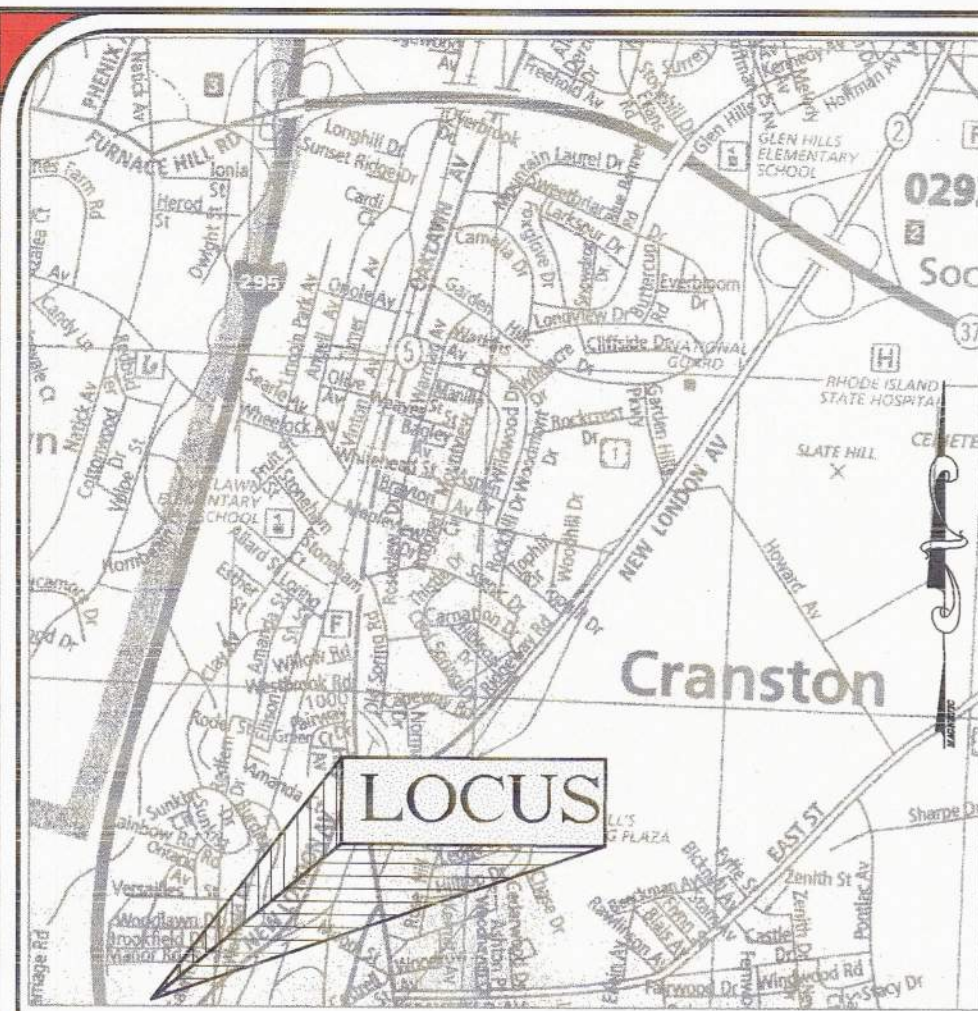
DESIGNED BY: WMLJR  
DRAWN BY: SEP  
CHECKED BY: JAC  
DATE: NOV. 2021  
PROJECT NO: 21-71a

PRELIMINARY, NOT FOR CONSTRUCTION

**SUBDIVISION PLAN**

**SHEET 2 OF 2**

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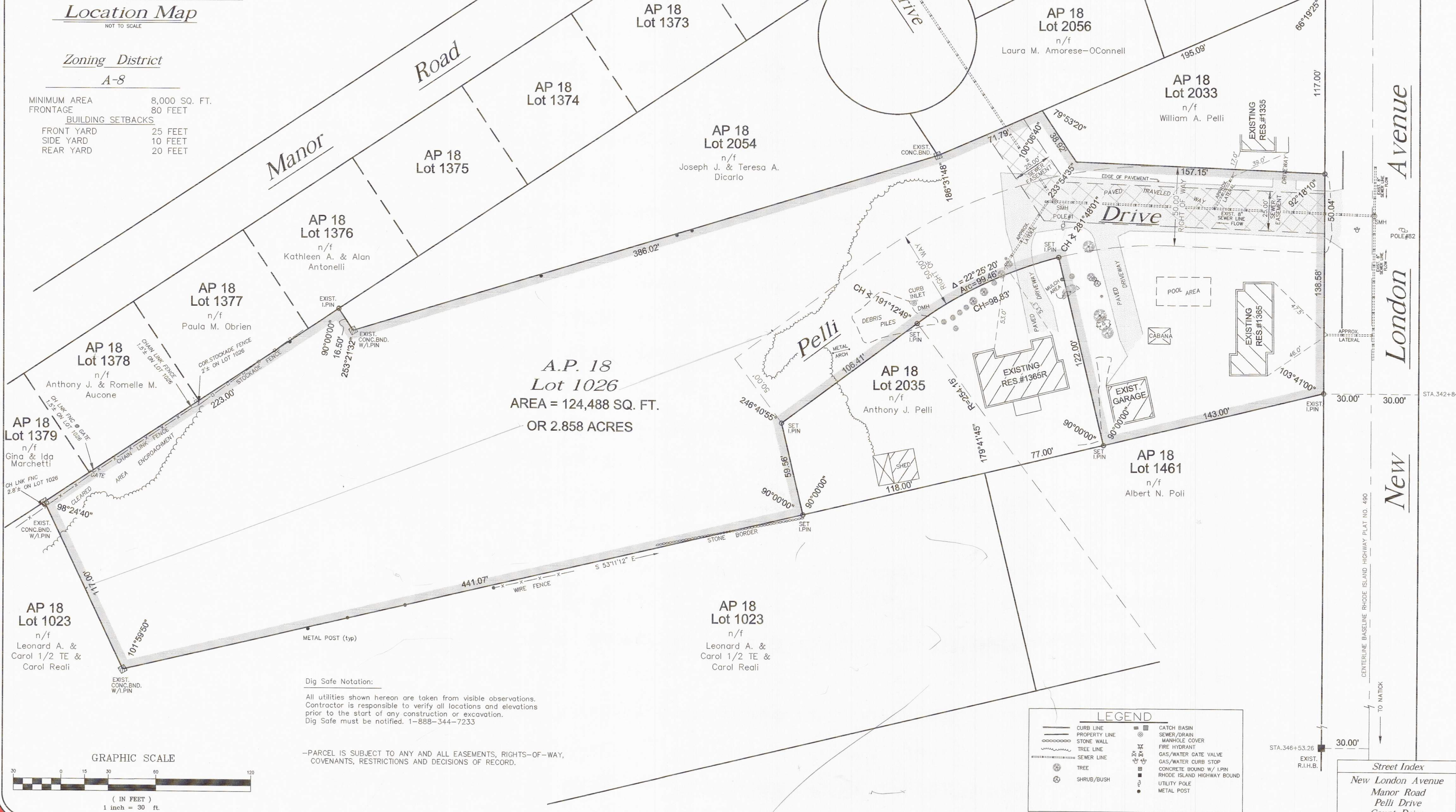


**Location Map**  
NOT TO SCALE

**Zoning District**  
**A-8**

MINIMUM AREA	8,000 SQ. FT.
FRONTAGE	80 FEET
<b>BUILDING SETBACKS</b>	
FRONT YARD	25 FEET
SIDE YARD	10 FEET
REAR YARD	20 FEET

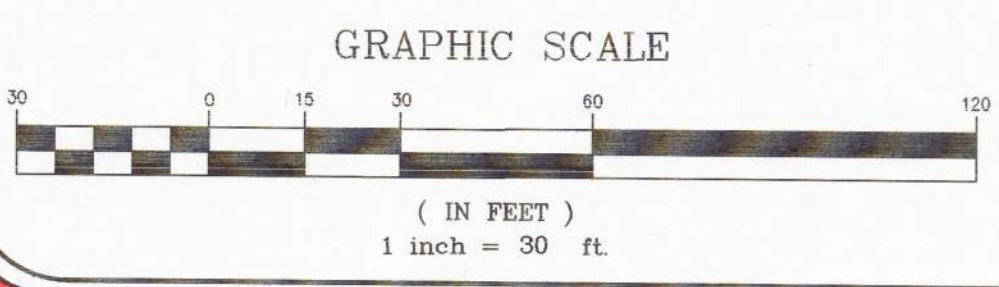
- References:**
- 1) Brookfield Manor Cranston, R.I. November 1953 Scale: 50 ft. per inch By H. Chappy Eng. belonging to Liberato Ciccolello & wife Theresa Ciccolello, (J.T.)
  - 2) Plan of Land in Cranston, R.I. Belonging to Anthony Pelli et ux. by Boyer Engineering Co. Inc. Nov. 1964, Sept. 1965 Scale 1"=60'
  - 3) Contract # 6 City of Cranston, Rhode Island Public Works Department, Sewer Division Meshanticut Valley Sewer System Part #6 Record Plan - As Built File No. SH Plan Nos. 36 & 37 Scale: As Noted 1973 Rev. 4-74 Engineering Div. City of Cranston.
  - 4) Parcel to be Conveyed by Anthony & Rose Pelli Cranston, R.I. July 1991 Scale 1"=50'
  - 5) Rhode Island Highway Plat No. 490



**A.P. 18 Lot 1026**  
AREA = 124,488 SQ. FT.  
OR 2.858 ACRES

**Dig Safe Notation:**  
All utilities shown hereon are taken from visible observations. Contractor is responsible to verify all locations and elevations prior to the start of any construction or excavation. Dig Safe must be notified. 1-888-344-7233

-PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESTRICTIONS AND DECISIONS OF RECORD.



**LEGEND**

—	CURB LINE	⊗	CATCH BASIN
—	PROPERTY LINE	⊗	SEWER/RAIN MANHOLE COVER
—	STONE WALL	⊗	FIRE HYDRANT
—	TREE LINE	⊗	GAS/WATER GATE VALVE
—	SEWER LINE	⊗	GAS/WATER CURB STOP
⊗	TREE	⊗	CONCRETE BOUND W/ I/PIN
⊗	SHRUB/BUSH	⊗	RHODE ISLAND HIGHWAY BOUND
		⊗	UTILITY POLE
		⊗	METAL POST

**Street Index**  
New London Avenue  
Manor Road  
Pelli Drive  
Gaunt Drive

Being: ASSESSORS PLAT NO. 18/3 LOT NO. 1026

**SURVEY PLAN FOR**  
**Edward Pelli**

1365 New London Avenue  
Cranston, Rhode Island 02920

Checked By: R.B.B. Drawn By: J.D.M.  
Scale: 1"=30' Date: Dec. 18, 2015

**CERTIFICATION**  
THIS REGISTERED SURVEY PLAN CONFORMS TO THE STANDARDS AND PRACTICES AS ADOPTED BY THE BOARD OF SURVEYORS FOR PROFESSIONAL LAND SURVEYORS.

**BOYER ASSOCIATES**  
1071 MAIN STREET  
WEST WARWICK, RI 02889  
TEL. (401)821-8872 FAX (401)826-1993

Sheet **1** of 1 sheets

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Joe Casali adm. Sub.  
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joc@pcasali.com