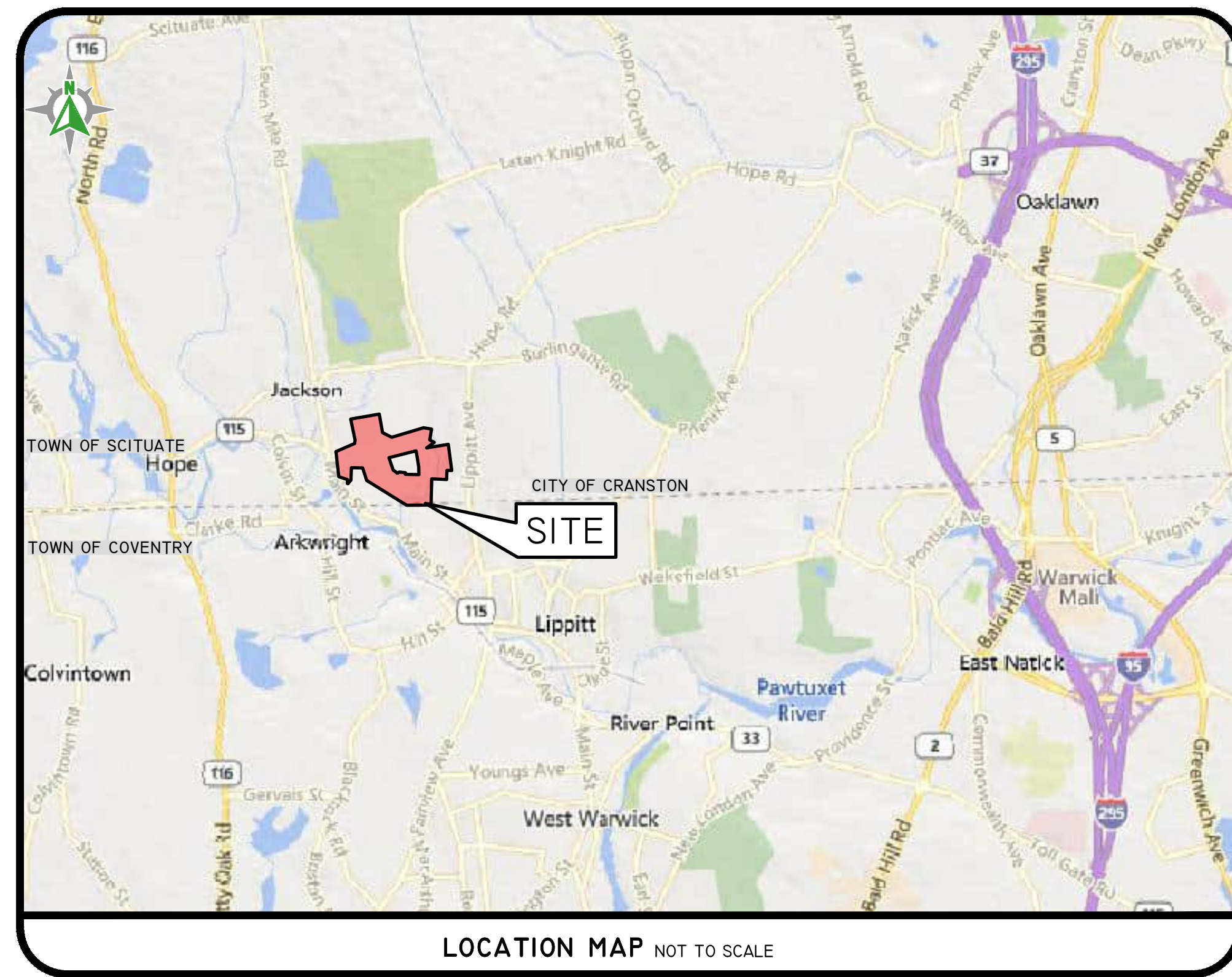


# PRE APPLICATION SUBMISSION

# VAUGHN LANE

LOCATED ON 538 MAIN STREET  
CRANSTON, RHODE ISLAND

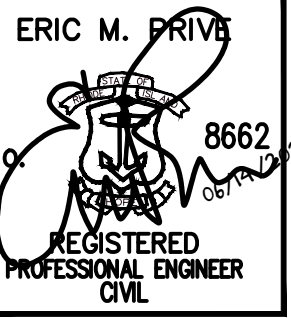
ASSESSOR'S PLAT 30 LOTS 83, 84, 85, AND 258



LOCATION MAP NOT TO SCALE

## SHEET LIST TABLE

- 1 COVER SHEET
- 2 AERIAL HALF MILE RADIUS
- 3 EXISTING CONDITIONS PLAN
- 4 SITE PLAN - CONVENTIONAL YIELD
- 5 SITE PLAN - RPD



THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.  
DIPRETE ENGINEERING ONLY WARRANTS ITS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT ITS PLANS TO ANY OTHER PARTY. THE CLIENT ASSUMES ALL RISKS IN THE USE OF THESE METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN STANDARDS IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.  
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING THE LOCATION OF UTILITIES OR FOR ANY UTILITIES. SEE UTILITY NOTE ON SHEET 3.

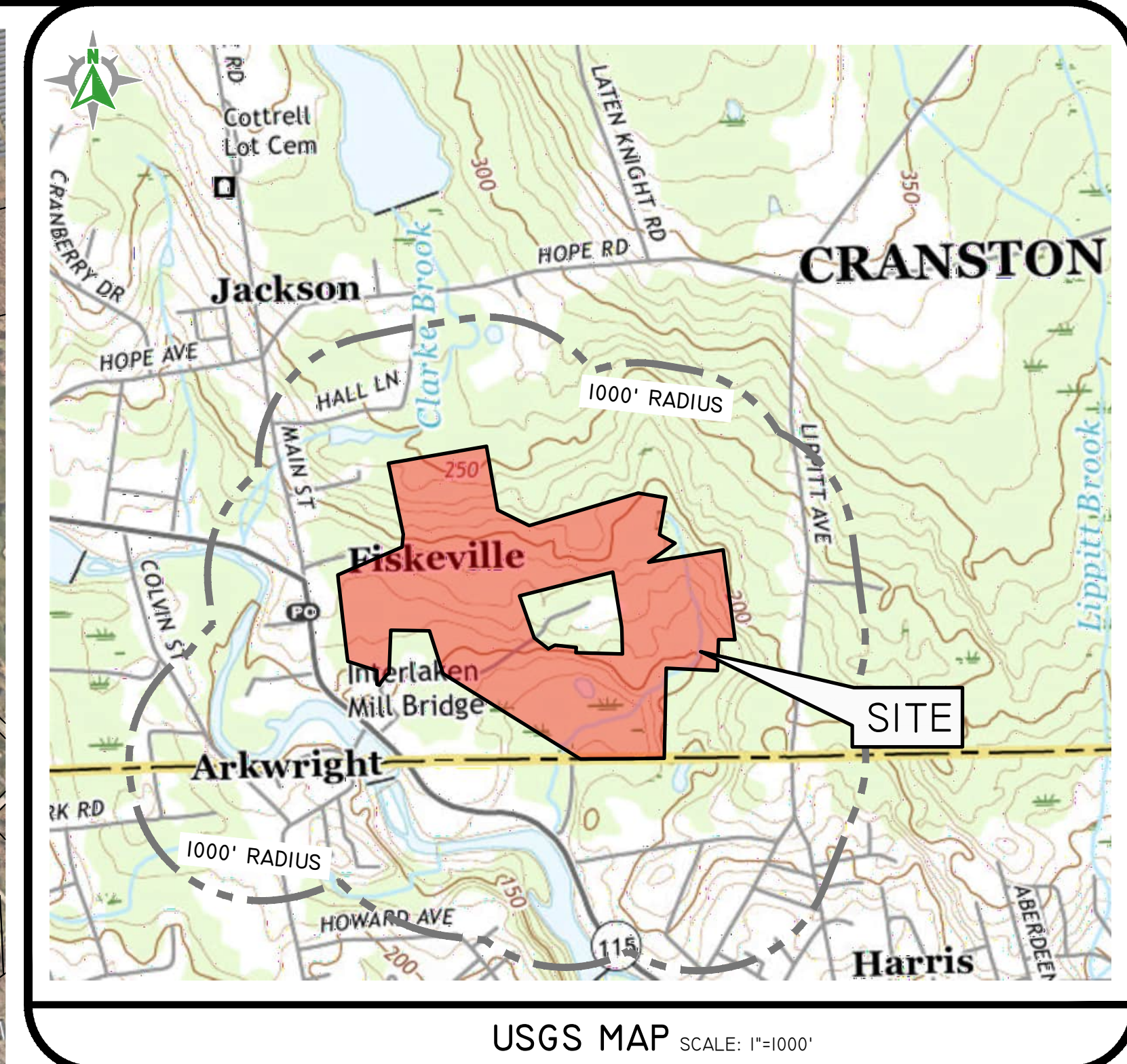
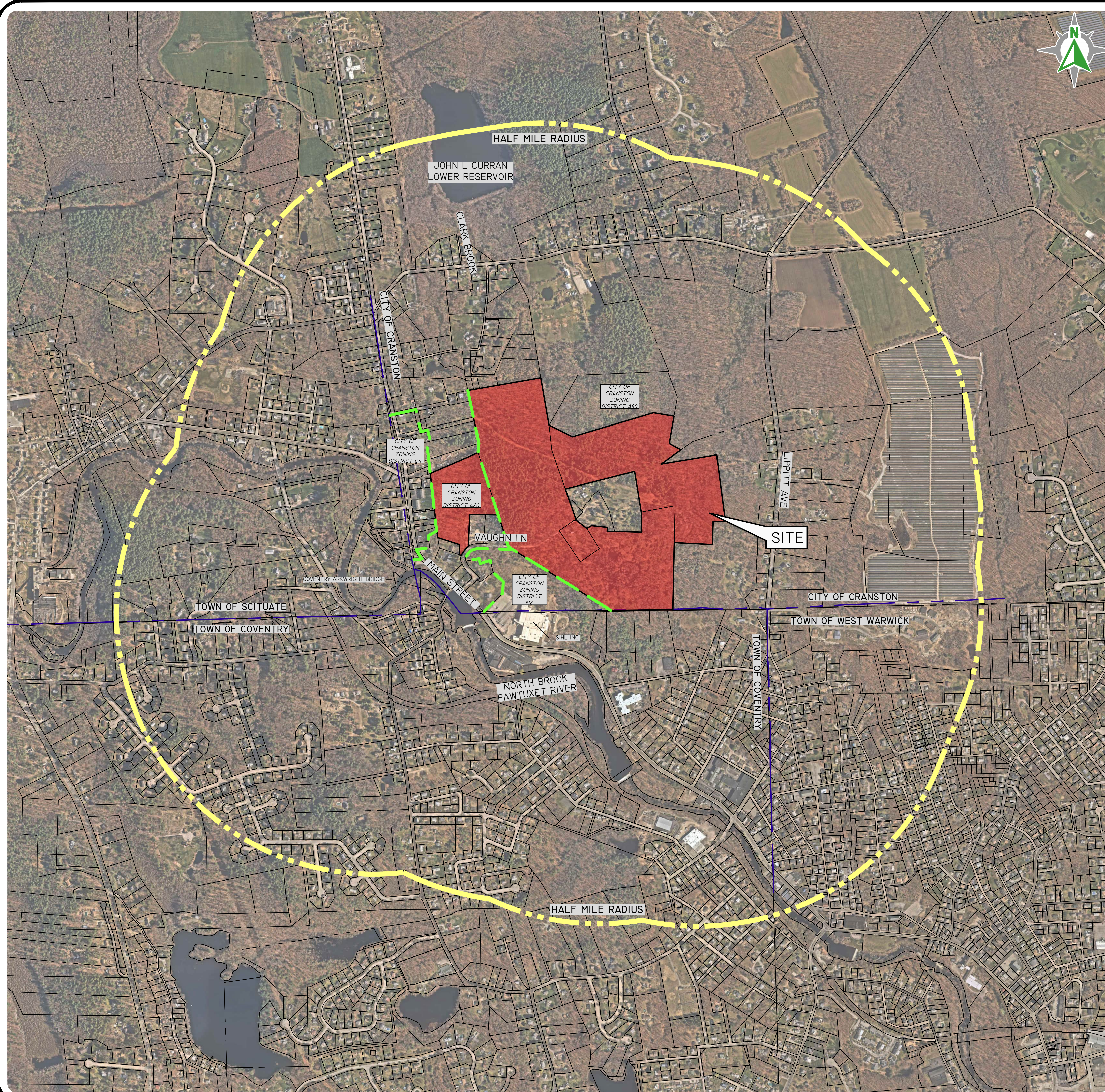
NO.	DATE	DESCRIPTION	DESIGNED BY	DATE
1	06/12/2024	PRE APPLICATION SUBMISSION	K.M.R.	

Z:\DEVELOPMENT\PROJECTS\12684-001\_VAUGHN\_LANE\AUTOCAD DRAWINGS\12684-001-PRAP-DWG PLOTTED: 6/17/2024

DE JOB NO. 12684-001 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

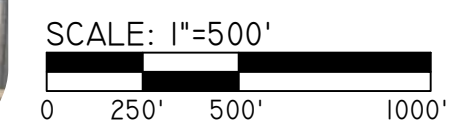


Z:\DEVELOPMENT\PROJECTS\12684-001\_VAUGHN\_LANE\AUTOCAD DRAWINGS\12684-001-FRAG-DWG\_PLOTTED\_6/17/2024



USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.  
DATE OF PHOTOGRAPHY 04/09/2024.



**DiPrete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6000 www.diprete-eng.com

**Boston • Providence • Newport**

**ERIC M. PRIVE**  
No. 8662  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

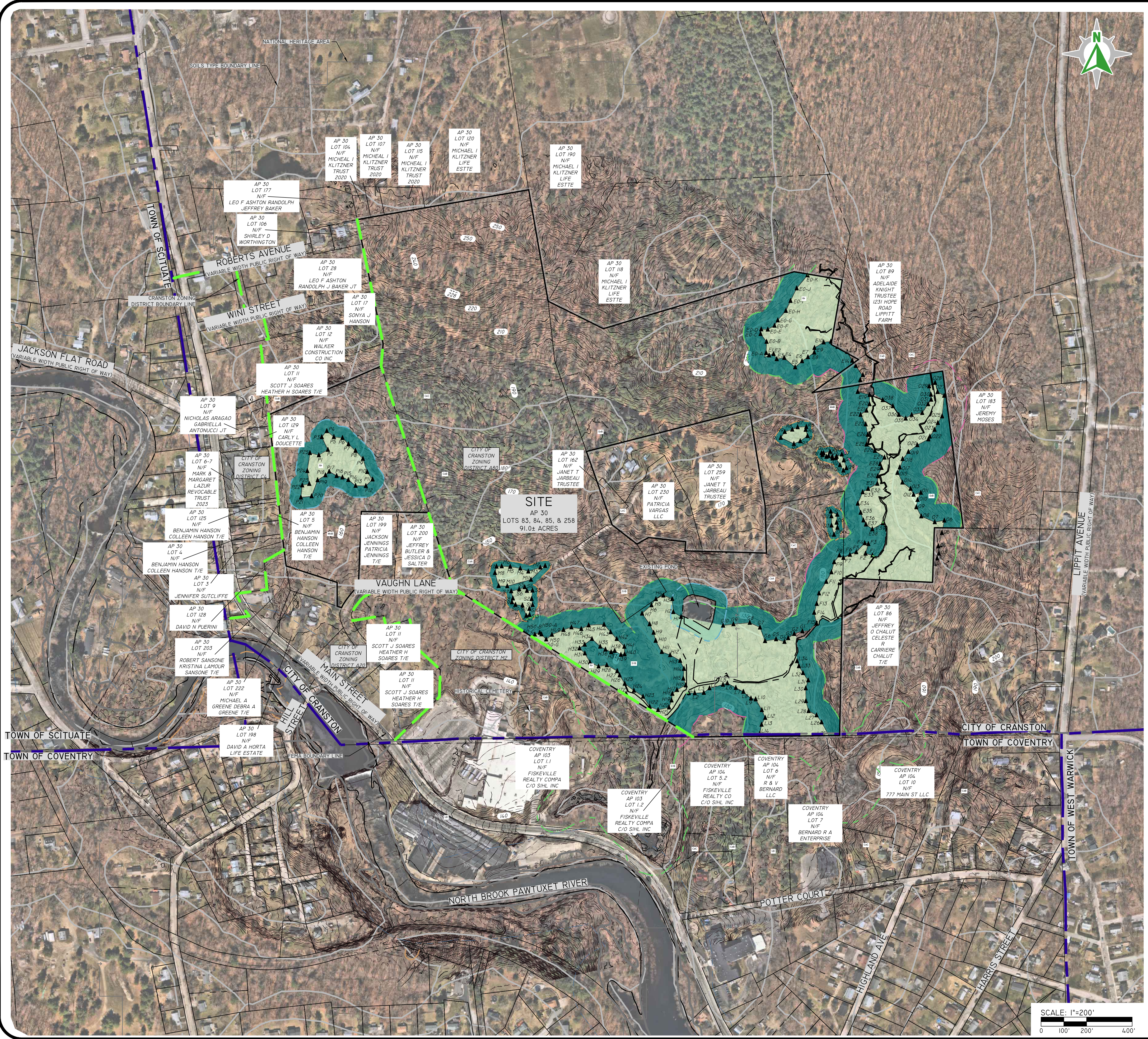
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS APPROVED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.  
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, DIPRETE PROFESSIONAL ENGINEER, NOT WORKING FOR ANOTHER PARTY.  
USE OF THIS PLAN SET FOR ANY OTHER PURPOSES WITHOUT THE CONSULTATION OF DIPRETE ENGINEERING, AND WITHOUT THE NECESSARY PRECAUTIONS AND REQUIREMENTS, IS UNLAWFUL.  
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING THE EXACT LOCATION OF UTILITIES. SEE UTILITY NOTES ON SHEET 3.

NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
1	06/17/2024	PRELIMINARY SUBMISSION	K.M.R.	K.M.R.

**AERIAL HALF MILE RADIUS**  
**VAUGHN LANE**  
ASSESSORS PLAT 30 LOTS 83, 84, 85, & 258  
CRANSTON, RHODE ISLAND  
PREPARED FOR:  
**JEREMY MOSES**  
201 LIPPITT AVENUE, CRANSTON, RHODE ISLAND 02921

DE JOB NO. 12684-001 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.





**GENERAL NOTES:**

1. THE SITE IS LOCATED ON THE CITY OF CRANSTON ASSESSOR'S PLAT 30 LOTS 83, 84, 85, AND 258. LOT 83 IS ZONED A20-SINGLE FAMILY DWELLING 20,000. LOTS 84, 85, & 258 ARE ZONED A80-SINGLE FAMILY DWELLINGS 80,000.
2. THE SITE IS APPROXIMATELY 91.0± ACRES.
3. THE OWNER OF AP 30 LOTS 83-85 & 258 IS:  
 FISKEVILLE REALTY CO II LLC  
 538 MAIN ST  
 FISKEVILLE, RI 02823
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X AND AE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0406H, 44002C0106H, MAP REVISED OCTOBER 10, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
  - ZONE AE - THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE. ZONE AE ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
  - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
  - ZONE X (SHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
5. THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSIDERED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
6. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
7. SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
8. THE SITE IS WITHIN A:  
 NATURAL HERITAGE AREAS (RIDEM)
9. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLANDS BUFFER RIVER PROTECTION REGION I PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3, 24).
10. WETLAND EDGE DELINEATED BY DIPRETE ENGINEERING AND SURVEYED BY DIPRETE ENGINEERING USING SUBMETER GPS ON DATE 11/7/2023.

**EXISTING LEGEND**

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	ASSESSORS LINE
	BUILDING
	BRUSHLINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SOILS LINES
	25' BUFFER
	50' BUFFER
	75' BUFFER
	100' BUFFER
	150' BUFFER
	200' BUFFER
	FEMA BOUNDARY
	STREAM
	WETLAND LINE & FLAG
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA
	GROUNDWATER RESERVOIR
	NATURAL HERITAGE
	COMMUNITY WELLHEAD PROTECTION
	NON-COMMUNITY WELLHEAD PROTECTION

**SOIL INFORMATION:**

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS, SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME DESCRIPTION	
C&C	CANTON-CHARLTON-ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES
CA*	CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 3 PERCENT SLOPES
CB*	CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
CC	CANTON AND CHARLTON FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
CH*	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
CH	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 15 TO 25 PERCENT SLOPES
CK	CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
L&C	LIPPITT GRAVELLY SANDY LOAM, VERY ROCKY, 3 TO 15 PERCENT SLOPES
Rf	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
ST*	SUTTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
SUB	SUTTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
SVB	SUTTON EXTREMELY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
UD	UDORTHTENS-URBAN LAND COMPLEX
WB	WOODBIDGE VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
WB*	WOODBIDGE EXTREMELY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES

NOTE: \*PRIME FARMLAND  
 \*\*FARMLAND OF STATEWIDE IMPORTANCE

**DiPrete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 Tel: 401-943-1000 Fax: 401-464-6000 www.diprete-eng.com

**Boston • Providence • Newport**

**ERIC M. PRIVE**  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES AS A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.  
 DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS FOR ANY OTHER PARTY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, REGULATIONS, AND REQUIREMENTS, AND OSHA SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA DESIGN APPROVALS IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.  
 EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING OR VERIFYING THE LOCATION OF ANY UTILITIES. SEE UTILITY MAPS ON SHEET 3.

DATE: 11/27/2023  
 PREPARED FOR: JEREMY MOSES  
 PROJECT: VAUGHAN LANE  
 DRAWN BY: K.M.R. DESIGN BY: K.M.R.

**EXISTING CONDITIONS PLAN**  
**VAUGHAN LANE**  
 ASSESSORS PLAT 30 LOTS 83, 84, 85, & 258  
 CRANSTON, RHODE ISLAND

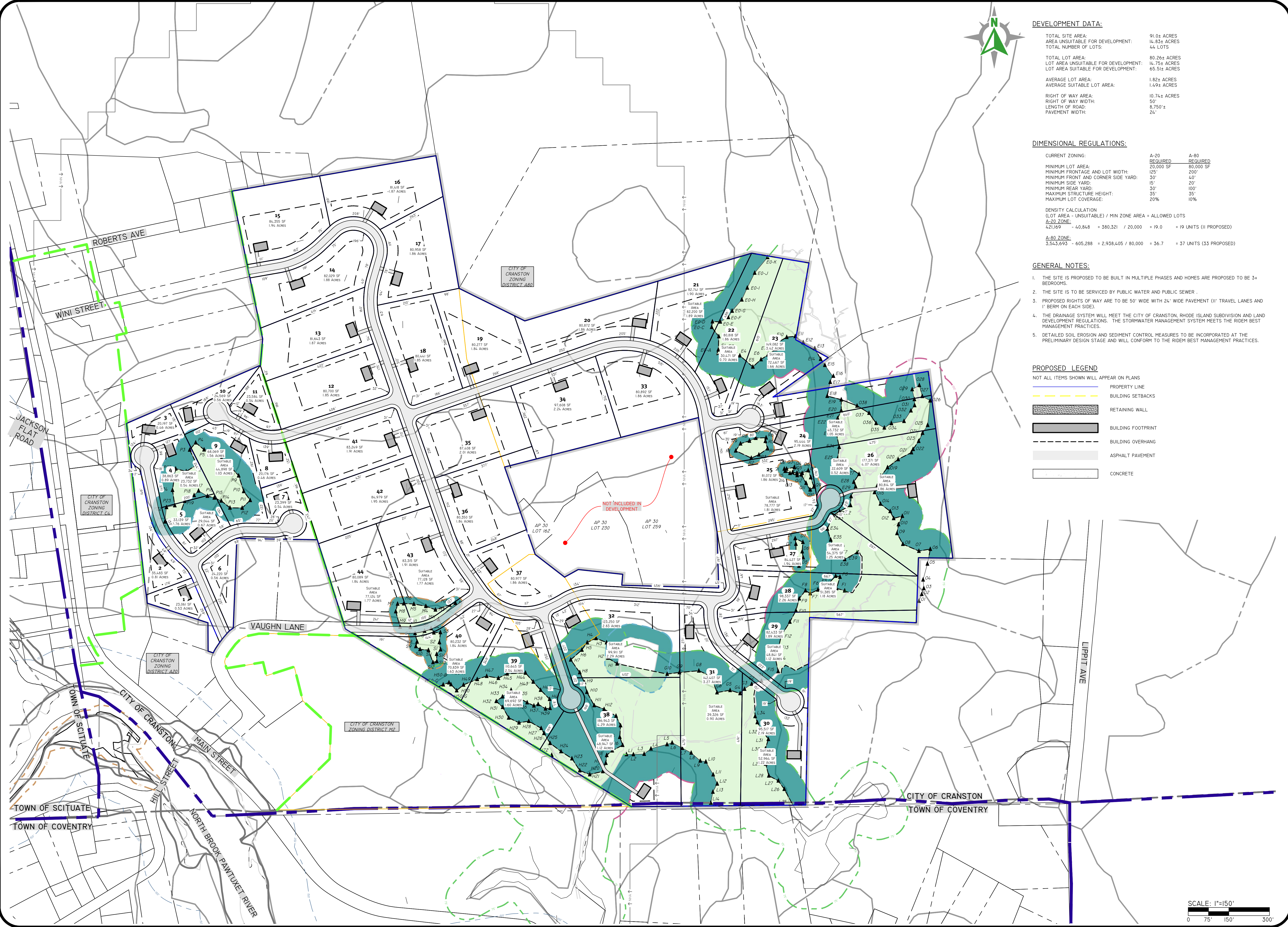
PREPARED FOR: **JEREMY MOSES**  
 201 LIPPITT AVENUE, CRANSTON, RHODE ISLAND 02921

SCALE: 1"=200'

SHEET 3 OF 5

Z:\DEPAIN\PROJECTS\12684-001 VAUGHAN LANE\AUTOCAD DRAWINGS\12684-001-FRAME.DWG PLOTTED: 6/17/2024





**DEVELOPMENT DATA:**

TOTAL SITE AREA:	91.0± ACRES
AREA UNSUITABLE FOR DEVELOPMENT:	14.83± ACRES
TOTAL NUMBER OF LOTS:	44 LOTS
TOTAL LOT AREA:	80.26± ACRES
LOT AREA UNSUITABLE FOR DEVELOPMENT:	14.75± ACRES
LOT AREA SUITABLE FOR DEVELOPMENT:	65.51± ACRES
AVERAGE LOT AREA:	1.82± ACRES
AVERAGE SUITABLE LOT AREA:	1.49± ACRES
RIGHT OF WAY AREA:	10.74± ACRES
RIGHT OF WAY WIDTH:	50'
LENGTH OF ROAD:	8,750±
PAVEMENT WIDTH:	24'

**DIMENSIONAL REGULATIONS:**

CURRENT ZONING:	A-20 REQUIRED	A-80 REQUIRED
MINIMUM LOT AREA:	20,000 SF	80,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	125'	200'
MINIMUM FRONT AND CORNER SIDE YARD:	30'	40'
MINIMUM SIDE YARD:	15'	20'
MINIMUM REAR YARD:	30'	100'
MAXIMUM STRUCTURE HEIGHT:	35'	35'
MAXIMUM LOT COVERAGE:	20%	10%

**DENSITY CALCULATION**  
 (LOT AREA - UNSUITABLE) / MIN ZONE AREA = ALLOWED LOTS  
**A-20 ZONE:**  
 421,169 - 40,848 = 380,321 / 20,000 = 19.0 = 19 UNITS (11 PROPOSED)  
**A-80 ZONE:**  
 3,343,693 - 605,288 = 2,938,405 / 80,000 = 36.7 = 37 UNITS (33 PROPOSED)

**GENERAL NOTES:**

1. THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES AND HOMES ARE PROPOSED TO BE 3+ BEDROOMS.
2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
3. PROPOSED 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
- BUILDING SETBACKS
- RETAINING WALL
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- ASPHALT PAVEMENT
- CONCRETE

**DiPrete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 tel 401-943-1000 fax 401-464-6000 www.diprete-eng.com

**Boston • Providence • Newport**

**ERIC M. PRIVE**  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.  
 DIPRETE ENGINEERING ONLY WARRANTS THIS PLAN SET AS A PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT THIS PLAN SET AS AN ARCHITECT, LANDSCAPE ARCHITECT, MECHANICAL, ELECTRICAL, PLUMBING, SAFETY, HEALTH, AND ENVIRONMENTAL ENGINEER, OR OTHER PROFESSIONAL ENGINEER.  
 EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. SEE UTILITY NOTES ON SHEET S-1.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	06/27/2024	PRELIMINARY SUBMISSION	K.M.R.	K.M.R.

DESIGN BY: K.M.R.

**SITE PLAN - CONVENTIONAL YIELD**  
**VAUGHN LANE**  
 ASSESSORS PLAT 30 LOTS 83, 84, 85, & 258  
 CRANSTON, RHODE ISLAND

PREPARED FOR:  
**JEREMY MOSES**  
 201 LIPPITT AVENUE, CRANSTON, RHODE ISLAND 02921

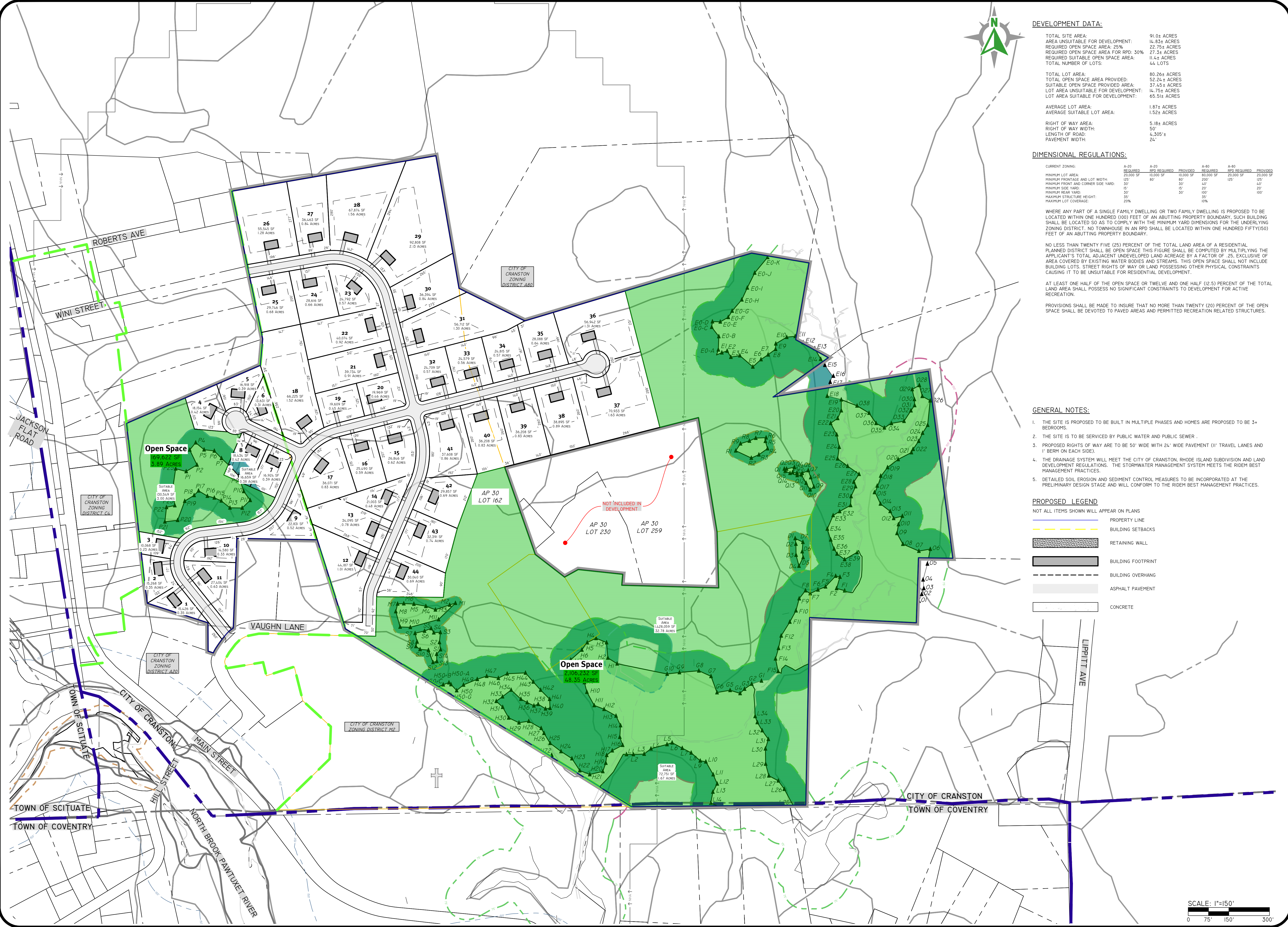
BE JOB NO. 2424-000 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SCALE: 1"=150'

SHEET 4 OF 5

Z:\DEPT\PROJECTS\2424-000\VAUGHN\_LANE\AUTOCAD DRAWINGS\2424-000\PRAP.DWG PLOTTED: 6/17/2024





**DEVELOPMENT DATA:**

TOTAL SITE AREA:	91.01 ACRES
AREA UNSUITABLE FOR DEVELOPMENT:	14.83± ACRES
REQUIRED OPEN SPACE AREA: 25%	22.75± ACRES
REQUIRED OPEN SPACE AREA FOR RPD: 30%	27.3± ACRES
REQUIRED SUITABLE OPEN SPACE AREA:	11.4± ACRES
TOTAL NUMBER OF LOTS:	44 LOTS
TOTAL LOT AREA:	80.26± ACRES
TOTAL OPEN SPACE AREA PROVIDED:	52.24± ACRES
SUITABLE OPEN SPACE PROVIDED AREA:	37.45± ACRES
LOT AREA UNSUITABLE FOR DEVELOPMENT:	14.75± ACRES
LOT AREA SUITABLE FOR DEVELOPMENT:	65.51± ACRES
AVERAGE LOT AREA:	1.87± ACRES
AVERAGE SUITABLE LOT AREA:	1.52± ACRES
RIGHT OF WAY AREA:	5.18± ACRES
RIGHT OF WAY WIDTH:	50'
LENGTH OF ROAD:	4,305±'
PAVEMENT WIDTH:	24'

**DIMENSIONAL REGULATIONS:**

CURRENT ZONING:	A-20	A-20	A-80	A-80
	REQUIRED	RPD REQUIRED	PROVIDED	RPD REQUIRED
MINIMUM LOT AREA:	20,000 SF	10,000 SF	10,000 SF	20,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	125'	80'	80'	125'
MINIMUM FRONT AND CORNER SIDE YARD:	30'	40'	20'	40'
MINIMUM SIDE YARD:	15'	15'	20'	20'
MINIMUM REAR YARD:	30'	30'	30'	100'
MAXIMUM STRUCTURE HEIGHT:	35'	35'	35'	100'
MAXIMUM LOT COVERAGE:	20%	20%	100%	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 TOWNHOUSE IN AN RPD SHALL BE LOCATED WITHIN ONE HUNDRED FIFTY(150) FEET OF AN ABUTTING PROPERTY BOUNDARY.

NO LESS THAN TWENTY FIVE (25) 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 ACREAGE BY A FACTOR OF .25. INCLUDE 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 TWELVE AND ONE HALF (12.5) 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 SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES AND HOMES ARE PROPOSED TO BE 3+ BEDROOMS.
2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
3. PROPOSED 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
  - BUILDING SETBACKS
  - RETAINING WALL
  - BUILDING FOOTPRINT
  - BUILDING OVERHANG
  - ASPHALT PAVEMENT
  - CONCRETE

**DiPrete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 Tel: 401-943-1000 Fax: 401-464-6000 www.diprete-eng.com

**Boston • Providence • Newport**

**ERIC M. PRIVE**  
 No. 8662  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS ACCOMPANIED BY A REGISTERED PROFESSIONAL ENGINEER OF RHODE ISLAND ENGINEERING.  
 DIPRETE ENGINEERING ONLY WARRANTS THIS PLAN ON A DIPRETE REGISTERED PROFESSIONAL ENGINEER OF RHODE ISLAND ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT THE ACCURACY OF ANY OTHER PARTY'S SURVEY DATA, FIELD MEASUREMENTS, RECORD DRAWINGS, RECORDS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OTHER INFORMATION IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.  
 EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR OBTAINING OR VERIFYING THE LOCATION, DEPTH, OR SIZE OF ANY UTILITIES. SEE UTILITY NOTES ON SHEET 5.

DATE	DESCRIPTION	DESIGN BY: K.M.R.
06/22/2024	PRELIMINARY SUBMISSION	
07/12/2024	FINAL SUBMISSION	

**SITE PLAN - RPD**  
**VAUGHN LANE**  
 ASSESSORS PLAT 30 LOTS 83, 84, 85, & 258  
 CRANSTON, RHODE ISLAND

PREPARED FOR:  
**JEREMY MOSES**  
 201 LIPPITT AVENUE, CRANSTON, RHODE ISLAND 02921

SCALE: 1"=150'

SHEET **5** OF 5

Z:\DEPARTMENT\PROJECTS\1206-001\VAUGHN\_LANE\AUTOCAD DRAWINGS\1206-001-RPD-DWG PLOTTED: 6/17/2024