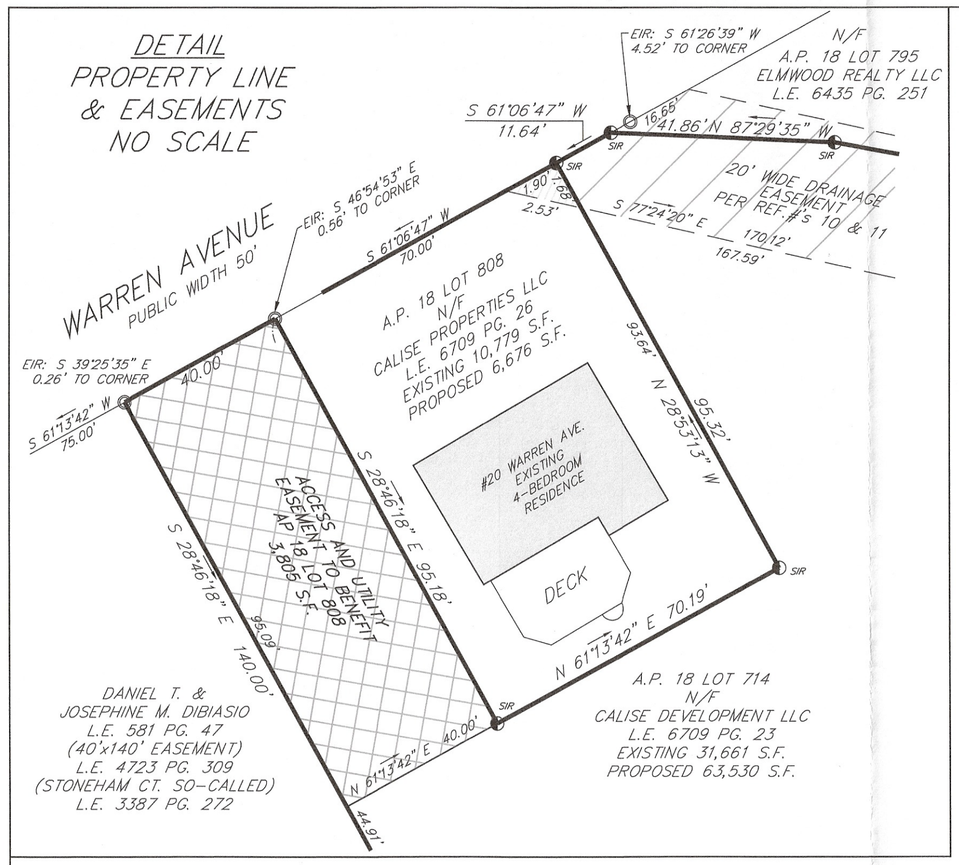

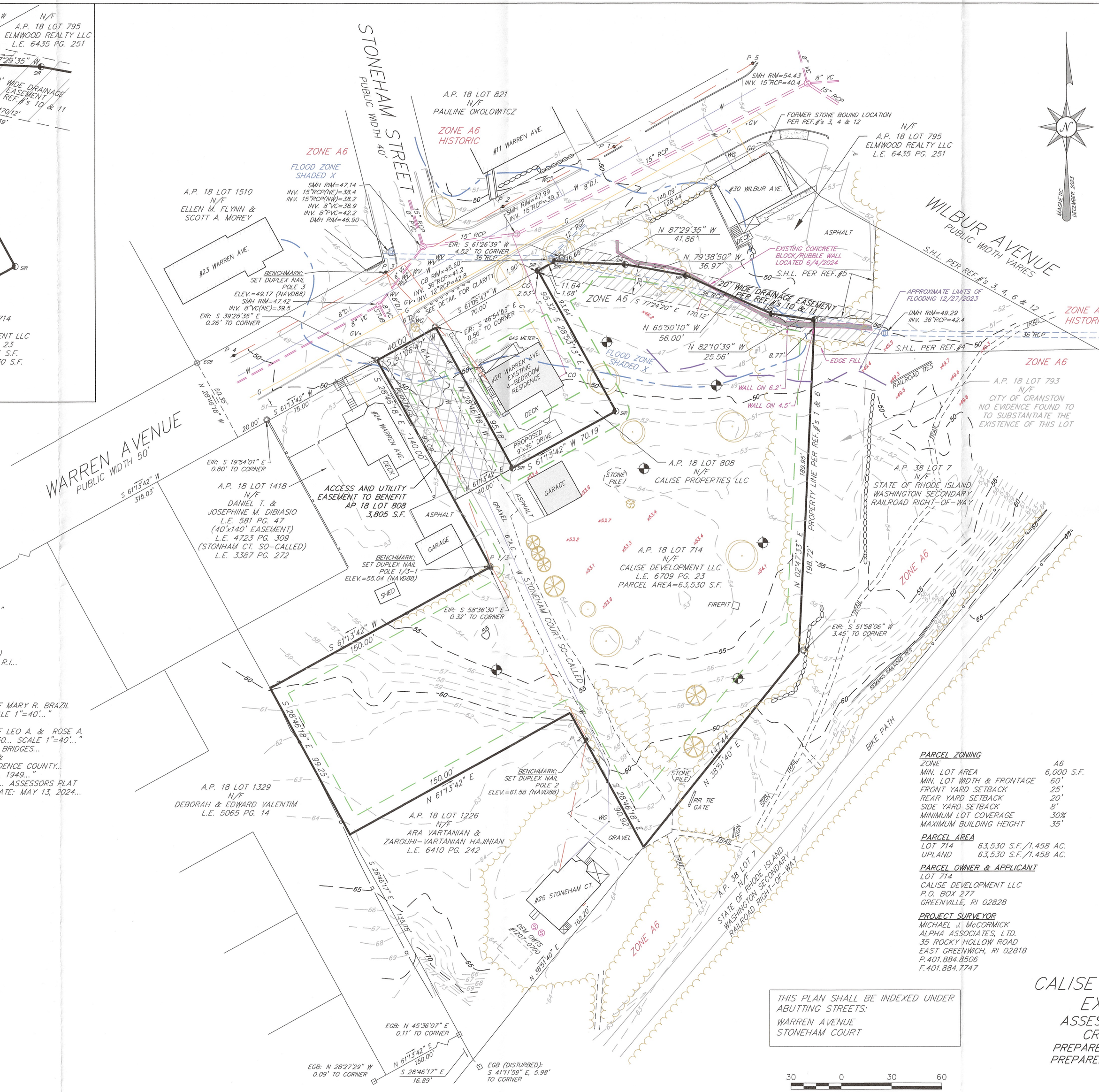

LOCUS – NO SCALE

LEGEND

- EXISTING STONE WALL
- EXISTING WOODED AREA
- EXISTING BOARD FENCE
- EXISTING PICKET FENCE
- EXISTING WOOD RAIL FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF GRAVEL
- W APPROXIMATE WATER LINE
- G APPROXIMATE GAS LINE
- 15" RCP S EXISTING SEWER PIPE
- 36" RCP EXISTING DRAINAGE PIPE
- EXISTING CONTOUR
- EXISTING OVERHEAD UTILITIES
- ZONING SETBACK LINE
- FLOOD ZONE BOUNDARY LINE
- APPROXIMATE FLOODING LIMITS
- CONCRETE SURFACE
- DRAINAGE EASEMENT AREA
- ACCESS/UTILITY EASEMENT AREA
- P 1 EXISTING UTILITY POLE
- EXISTING SIGN
- EIR EXISTING IRON ROD
- EDH EXISTING DRILL HOLE
- EGB EXISTING GRANITE BOUND
- EPK EXISTING "PK" NAIL
- SIR SET IRON ROD w/ CAP
- S EXISTING SEWER MANHOLE
- EXISTING SOIL EVALUATION
- SV CO EXISTING SEWER VALVE/CLEANOUT
- EXISTING DRAINAGE MANHOLE/CATCH BASIN
- GG EXISTING GAS GATE
- WG EXISTING WATER GATE
- EXISTING TREE

PLAN NOTE:

THERE ARE NO KNOWN OR ANTICIPATED ENVIRONMENTAL HAZARDS FOR THIS PROJECT.

PLAN REFERENCES:

1. RIGHT OF WAY & TRACK MAP FOR THE NEW YORK, NEW HAVEN & HARTFORD R.R. Co... V.37 50, SHEETS 9, 10 & 11... DATE: JUNE 30, 1915... SCALE 1"=50'..."
2. STATE HIGHWAY PLAT #616
3. STATE HIGHWAY PLAT #799
4. STATE HIGHWAY PLAT #829
5. STATE HIGHWAY PLAT #1212
6. STATE HIGHWAY PLAT #2410 (WASHINGTON SECONDARY RAILROAD RIGHT-OF-WAY)
7. PLAT BOOK 14, PAGE 9, CARD 375, "WILBUR TERRACE... SITUATED IN CRANSTON, R.I... BY G.L. ANTHONY, ENG'R... DATE: MAY 1950... SCALE 1"=50'..."
8. CITY OF CRANSTON ENGINEERS BOOK 17 PAGE 46 (LOTS 793, 474 & 795)
9. CITY OF CRANSTON ENGINEERS BOOK 22 PAGE 143 (LOT 795)
10. RHODE ISLAND DEPARTMENT OF PUBLIC WORKS, DIVISION OF ROADS & BRIDGES... CRANSTON-WILBUR AVENUE, OAKLAWN... PROPOSED DRAINAGE THRU PROPERTY OF MARY R. BRAZIL IN ACCORDANCE WITH DRAINAGE AGREEMENT NO. 344...DATE: JUNE 1, 1950... SCALE 1"=40'..."
11. RHODE ISLAND DEPARTMENT OF PUBLIC WORKS, DIVISION OF ROADS & BRIDGES... CRANSTON-WILBUR AVENUE, OAKLAWN... PROPOSED DRAINAGE THRU PROPERTY OF LEO A. & ROSE A. FRIGON IN ACCORDANCE WITH DRAINAGE AGREEMENT NO. 342...DATE: JUNE 1, 1950... SCALE 1"=40'..."
12. STATE OF RHODE ISLAND, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ROADS & BRIDGES... PLAN, PROFILE AND SECTIONS OF PROPOSED STATE HIGHWAY... BRIDGE NO. 420 & APPROACHES COMMONLY KNOWN AS WILBUR AVE. R.R. BRIDGE, CRANSTON, PROVIDENCE COUNTY... FEDERAL AID SECONDARY PROJECT NO. S G-40 (1) 0.098 MILES... DATE: DEC. 19, 1949..."
13. RECORD PLAT XXX "CALISE DEVELOPMENT LLC PLAT, ADMINISTRATIVE SUBDIVISION... ASSESSORS PLAT 18-3, LOTS 684, 714, 798 & 808... PREPARED BY ALPHA ASSOCIATES, LTD... DATE: MAY 13, 2024... SCALE 1"=30'..."

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.

NO.	DATE	DESCRIPTION

UTILITY NOTE:
ALPHA ASSOCIATES, Ltd. IN NO WAY GUARANTEES THE LOCATION OR CHARACTERISTICS OF THE SHOWN UTILITIES. IT SHALL BE THE CONTRACTOR OR CLIENTS RESPONSIBILITY TO CONTACT INDIVIDUAL UTILITY AGENCIES AND DIG-SAFE PRIOR TO PLANNING OR START OF CONSTRUCTION

GENERAL NOTE:
THESE PLANS MAY NOT BE MODIFIED FROM THEIR ORIGINAL FORMAT. THESE PLANS MAY NOT BE DISSEMINATED FOR ANY PURPOSE WITHOUT THE CONSENT OF ALPHA ASSOCIATES, LTD. BY ACCEPTING THESE PLANS, THE PROPERTY OWNER / CONTRACTOR AGREES TO ALL ABOVE TERMS

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ALPHA ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
THESE DRAWINGS ARE THE PROPERTY OF THE SURVEYOR AND HAVE BEEN PREPARED FOR THIS OWNER, FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF IT'S DIRECTORS

PARCEL ZONING

ZONE	A6
MIN. LOT AREA	6,000 S.F.
MIN. LOT WIDTH & FRONTAGE	60'
FRONT YARD SETBACK	25'
REAR YARD SETBACK	20'
SIDE YARD SETBACK	8'
MINIMUM LOT COVERAGE	30%
MAXIMUM BUILDING HEIGHT	35'

PARCEL AREA

LOT 714	63,530 S.F./1.458 AC.
UPLAND	63,530 S.F./1.458 AC.

PARCEL OWNER & APPLICANT

LOT 714
CALISE DEVELOPMENT LLC
P.O. BOX 277
GREENVILLE, RI 02828

PROJECT SURVEYOR

MICHAEL J. McCORMICK
ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
P.401.884.8506
F.401.884.7747

THIS PLAN SHALL BE INDEXED UNDER ABUTTING STREETS:
WARREN AVENUE
STONEHAM COURT

30 0 30 60
SCALE IN FEET

MICHAEL J. McCORMICK
No. 1972
PROFESSIONAL LAND SURVEYOR

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO 435-RICR-00-00-1.9 RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 23, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHY SURVEY ACCURACY	CLASS T-I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY IS TO SHOW THE EXISTING CONDITIONS OF LOTS 684, 714, 798 & 808.

By: _____
MICHAEL J. McCORMICK PLS 1972
RI COA LS-A101

MASTER PLAN
CALISE DEVELOPMENT LLC PLAT
EXISTING CONDITIONS

ASSESSORS PLAT 18-4 LOT 714
CRANSTON, RHODE ISLAND
PREPARED FOR: CALISE DEVELOPMENT LLC
PREPARED BY: ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T.401.884.8506 F.401.884.7747

SCALE 1" = 30' DATE: JUNE 20, 2024 SHEET 1 OF 3

PLAN REFERENCES:

1. RIGHT OF WAY & TRACK MAP FOR THE NEW YORK, NEW HAVEN & HARTFORD R.R. Co... V.37 50, SHEETS 9, 10 & 11... DATE: JUNE 30, 1915... SCALE 1"=50'..."
2. STATE HIGHWAY PLAT #616
3. STATE HIGHWAY PLAT #799
4. STATE HIGHWAY PLAT #829
5. STATE HIGHWAY PLAT #1212
6. STATE HIGHWAY PLAT #2410 (WASHINGTON SECONDARY RAILROAD RIGHT-OF-WAY)
7. PLAT BOOK 14, PAGE 9, CARD 375, "WILBUR TERRACE... SITUATED IN CRANSTON, R.I... BY G.L. ANTHONY, ENG'R... DATE: MAY 1950... SCALE 1"=50'..."
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10. RHODE ISLAND DEPARTMENT OF PUBLIC WORKS, DIVISION OF ROADS & BRIDGES... CRANSTON-WILBUR AVENUE, OAKLAWN... PROPOSED DRAINAGE THRU PROPERTY OF MARY R. BRAZIL IN ACCORDANCE WITH DRAINAGE AGREEMENT NO. 344...DATE: JUNE 1, 1950... SCALE 1"=40'..."
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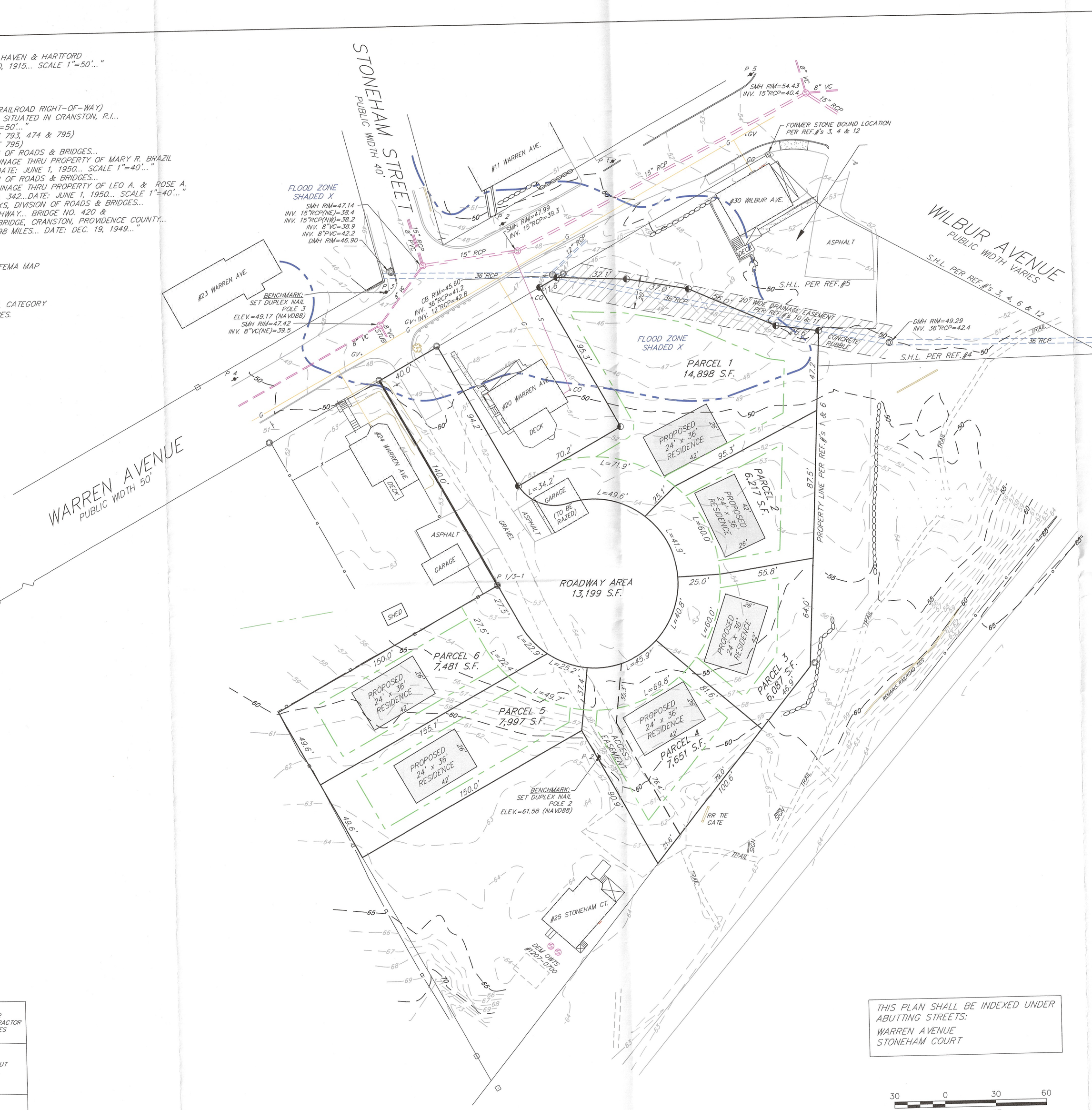
12. STATE OF RHODE ISLAND, DEPARTMENT OF PUBLIC WORKS, DIVISION OF ROADS & BRIDGES... PLAN, PROFILE AND SECTIONS OF PROPOSED STATE HIGHWAY... BRIDGE NO. 420 & APPROACHES COMMONLY KNOWN AS WILBUR AVE. R.R. BRIDGE, CRANSTON, PROVIDENCE COUNTY... FEDERAL AID SECONDARY PROJECT NO. S G-40 (1) 0.098 MILES... DATE: DEC. 19, 1949..."

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.



LOCUS - NO SCALE

LEGEND

- EXISTING STONE WALL
- EXISTING BOARD FENCE
- EXISTING PICKET FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF GRAVEL
- G — APPROXIMATE GAS LINE
- 15" RCP — EXISTING SEWER PIPE
- 36" RCP — EXISTING DRAINAGE PIPE
- 100 — EXISTING CONTOUR
- ZONING SETBACK LINE
- CONCRETE SURFACE
- DRAINAGE EASEMENT AREA
- P 1 — EXISTING UTILITY POLE
- EXISTING IRON ROD
- EXISTING DRILL HOLE
- EXISTING GRANITE BOUND
- EXISTING "PK" NAIL
- SET IRON ROD w/ CAP
- EXISTING SEWER MANHOLE
- SV CO — EXISTING SEWER VALVE/CLEANOUT
- EXISTING DRAINAGE MANHOLE/CATCH BASIN
- GG — EXISTING GAS GATE

PARCEL ZONING

ZONE 'A-6'

MINIMUM LOT AREA	6,000 S.F.
MINIMUM LOT WIDTH	60'
FRONT YARD SETBACK	25'
REAR YARD SETBACK	20'
SIDE YARD SETBACK	8'
MINIMUM LOT COVERAGE	30%
MAXIMUM BUILDING HEIGHT	35'

PARCEL AREA

LOT 714	63,530 S.F./1.458 AC.
UPLAND	63,530 S.F./1.458 AC.

PARCEL 1	14,898 S.F.
PARCEL 2	6,217 S.F.
PARCEL 3	6,087 S.F.
PARCEL 4	7,651 S.F.
PARCEL 5	7,997 S.F.
PARCEL 6	7,481 S.F.
ROADWAY	13,199 S.F.
TOTAL	63,530 S.F.

PARCEL OWNER & APPLICANT

LOT 714
CALISE DEVELOPMENT LLC
P.O. BOX 277
GREENVILLE, RI 02828

PROJECT SURVEYOR

MICHAEL J. McCORMICK
ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
P.401.884.8506
F.401.884.7747

MICHAEL J. McCORMICK No. 1972 PROFESSIONAL LAND SURVEYOR

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO 4.15-RICR-00-00-1.9 RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHY SURVEY ACCURACY	CLASS T-1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY IS TO SHOW THE EXISTING CONDITIONS OF LOTS 684, 714, 798 & 808.

BY:
MICHAEL J. McCORMICK PLS 1972
RI COA LS-A101

THIS PLAN SHALL BE INDEXED UNDER ABUTTING STREETS:
WARREN AVENUE
STONEHAM COURT

30 0 30 60
SCALE IN FEET

NO.	DATE	DESCRIPTION

UTILITY NOTE:
ALPHA ASSOCIATES, Ltd. IN NO WAY GUARANTEES THE LOCATION OR CHARACTERISTICS OF THE SHOWN UTILITIES. IT SHALL BE THE CONTRACTOR OR CLIENTS RESPONSIBILITY TO CONTACT INDIVIDUAL UTILITY AGENCIES AND DIG-SAFE PRIOR TO PLANNING OR START OF CONSTRUCTION

GENERAL NOTE:
THESE PLANS MAY NOT BE MODIFIED FROM THEIR ORIGINAL FORMAT. THESE PLANS MAY NOT BE DISSEMINATED FOR ANY PURPOSE WITHOUT THE CONSENT OF ALPHA ASSOCIATES, LTD. BY ACCEPTING THESE PLANS, THE PROPERTY OWNER / CONTRACTOR AGREES TO ALL ABOVE TERMS

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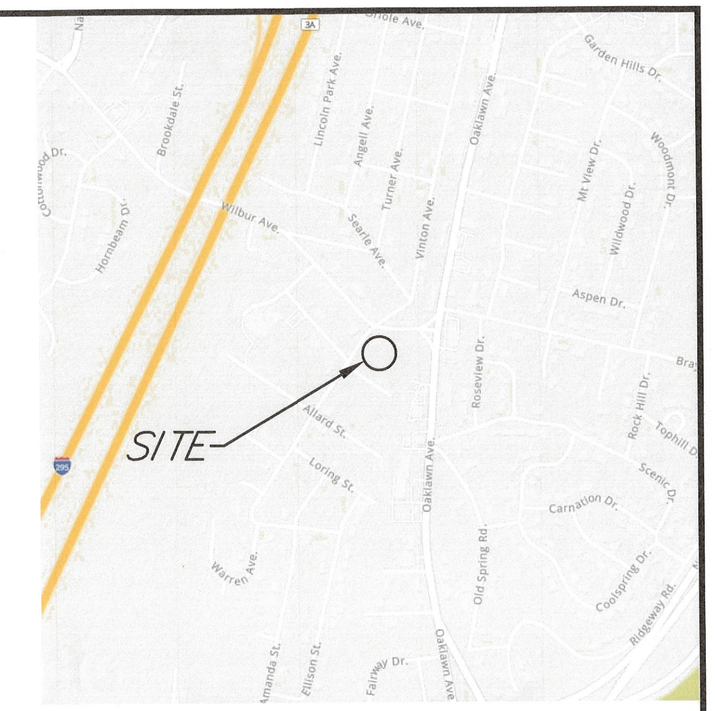
ALPHA ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818

THESE DRAWINGS ARE THE PROPERTY OF THE SURVEYOR AND HAVE BEEN PREPARED FOR THIS OWNER, FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF IT'S DIRECTORS.

CALISE DEVELOPMENT LLC PLAT
CONVENTIONAL SUBDIVISION SCHEME

ASSESSORS PLAT 18-4 LOT 714
CRANSTON, RHODE ISLAND
PREPARED FOR: CALISE DEVELOPMENT LLC
PREPARED BY: ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T.401.884.8506 F.401.884.7747

SCALE 1" = 30' DATE: JUNE 20, 2024 SHEET 2 OF 2



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
ZONE 'A-6'

MINIMUM LOT AREA	6,000 S.F.
MINIMUM LOT WIDTH	60'
FRONT YARD SETBACK	25'
REAR YARD SETBACK	20'
SIDE YARD SETBACK	8'
MINIMUM LOT COVERAGE	30%
MAXIMUM BUILDING HEIGHT	35'

PARCEL AREA

LOT 684	12,879 S.F./0.296 AC.
LOT 714	31,661 S.F./0.727 AC.
LOT 798	14,884 S.F./0.342 AC.
LOT 808	10,779 S.F./0.247 AC.

PARCEL OWNER & APPLICANT
LOTS 684 & 714
CALISE DEVELOPMENT LLC
P.O. BOX 277
GREENVILLE, RI 02828

LOT 808
CALISE PROPERTIES LLC
P.O. BOX 277
GREENVILLE, RI 02828

PROJECT SURVEYOR
MICHAEL J. McCORMICK
ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
P.401.884.8506
F.401.884.7747

LEGEND

	EXISTING STONE WALL
	EXISTING WOODED AREA
—— B ——	EXISTING BOARD FENCE
—— X ——	EXISTING PICKET FENCE
	EXISTING EDGE OF ASPHALT
	EXISTING EDGE OF GRAVEL
—— W ——	APPROXIMATE WATER LINE
—— G ——	APPROXIMATE GAS LINE
15" RCP —— S ——	EXISTING SEWER PIPE
36" RCP	EXISTING DRAINAGE PIPE
	EXISTING CONTOUR
	EXISTING OVERHEAD UTILITIES
	ZONING SETBACK LINE
	CONCRETE SURFACE
	DRAINAGE EASEMENT AREA
	EXISTING UTILITY POLE
EIR	EXISTING IRON ROD
EDH	EXISTING DRILL HOLE
EGB	EXISTING GRANITE BOUND
EPK	EXISTING "PK" NAIL
S	EXISTING SEWER MANHOLE
SV CO	EXISTING SEWER VALVE/CLEANOUT
D	EXISTING DRAINAGE MANHOLE/CATCH BASIN
GG	EXISTING GAS GATE
WG	EXISTING WATER GATE

NOT FOR CONSTRUCTION
PRE-APPLICATION PLAN

TIMOTHY J. BEHAN
No 6278
5/30/24
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	DRWN	CHKD

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

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