

NARRATIVE REPORT

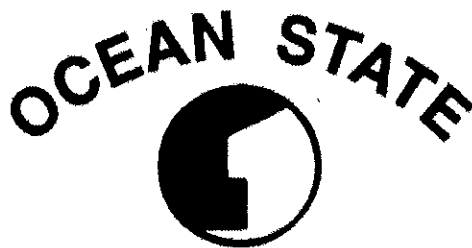
A.P. 29, LOT 5
341 LATEN KNIGHT ROAD
CRANSTON, R.I. 02921

PREPARED FOR:
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REPLAT OF LOT 5 ON "RIDGEWOOD SECTION 9"

8 LOT SUBDIVISION

PREPARED BY:



PLANNERS, INC.

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July 31, 2022
PROJECT NO. 6310

LOCATION:

This report pertains to Lot 5 as shown on Assessor's Plat 29 in the City of Cranston, State of Rhode Island. This property abuts Laten Knight Road which is an existing public right of way and Crest Drive which is an existing public right of way. The total area of the property is approximately 1,006,469 S.F..

PROPOSAL:

This proposal is for a 8 lot subdivision. A proposed public right of way extending Crest Drive into the middle of the existing lot. 7 proposed lots shall have frontage along this proposed right of way with the final lot having frontage along Laten Knight Road. All lots will be buildable lots with lot 7 having the existing house upon it.

ZONING:

This site is presently zoned A-80. The minimum lot area for a residential development with public water is 80,000 S.F.. All lots will be in accordance with the current zoning dimensional requirements.

DESCRIPTION:

This site is predominantly wooded and contains large swaths of wetlands along the eastern and western lot lines. There is an existing dirt road along the length of the lot with an existing dwelling location along the westerly side of the road.

UTILITIES:

Sewers, telephone and electricity are available to this site. Water will be provided using on-site wells.

POPULATION ESTIMATION:

Future development of parcels 1-6 & 8 would lead to an increase in population.

SOILS ANALYSIS:

Based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Rhode Island, this parcel contains two different soil groups classified as Ridgebury fine sandy loam, 0 to 3 percent slopes (Re), Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony (Rf), Woodbridge fine sandy loam, 0 to 3 percent slopes (WhA), Woodbridge fine sandy loam, 3 to 8 percent slopes (WhB) and Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony (WoB). All of these soils, with the exception of Re and Rf, are suitable for community development.

EXCAVATION AND FILL ANALYSIS:

No excavation nor fill is necessary for this site.

LAND DEDICATION:

No land dedications are intended for this subdivision.

DEED RESTRICTIONS:

No deed restrictions currently exist for the site, and no new restrictions are proposed.

EASEMENTS & COVENANTS:

No easements or covenants currently exist for the site, and no new easements nor covenants are proposed.

FEDERAL/STATE PERMITS:

WETLANDS DELINEATION REPORT:

Wetlands edge verification will be required and has been scheduled.



VICINITY MAP (NO SIGNIFICANT PUBLIC FACILITIES IN 1/2 MILE RADIUS)