

# Minor Subdivision Submission

# West Gate Estates

151 Laten Knight Road  
Cranston, Rhode Island

Assessor's Plat 28 Lot 11



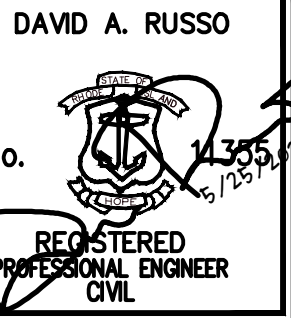
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3. Existing Conditions Plan
4. Site Plan

**DiPrete Engineering**

Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

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**CERTIFICATION:**  
THIS SURVEY AND PLAN CONFORMS TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE APRIL 1, 1984.  
BOUNDARY SURVEY: CLASS I  
TOPOGRAPHIC SURVEY: CLASS N/A

This regulatory submission set shall not be used for construction purposes unless stamped, issued for construction and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

| No.       | Date | Description            | Drawn By | C.R.P. | D.P. |
|-----------|------|------------------------|----------|--------|------|
| 015252022 |      | Resubmittal Submission | M.S.C.   |        |      |

**Cover Sheet**  
**West Gate Estates**

Residential Planned District  
Assessor's Plat 28, Lot 11  
Cranston, Rhode Island

**Applicant:**  
**Lawrence D. and Elizabeth L. Moses**  
151 Laten Knight Road, Cranston, Rhode Island 02921

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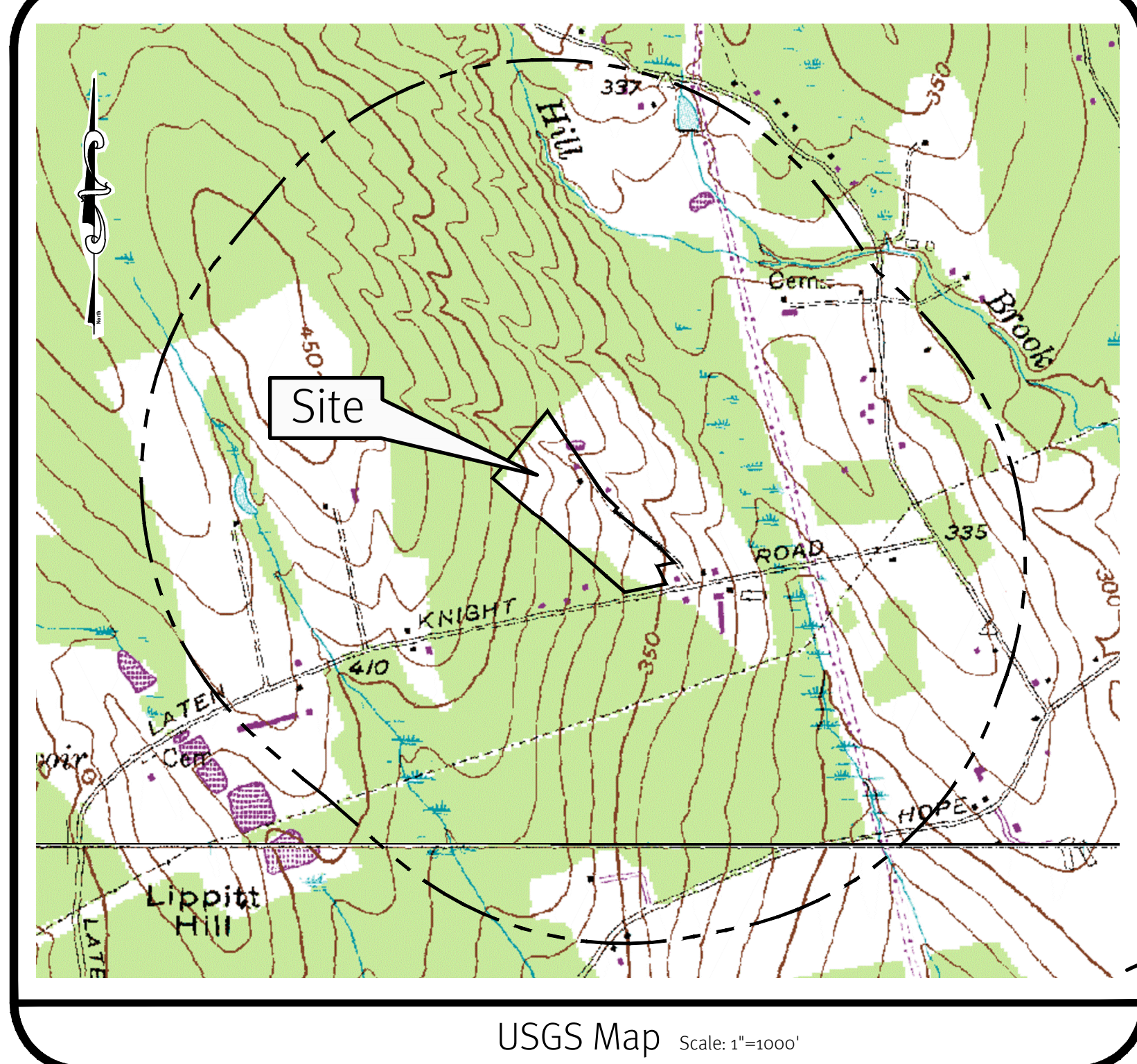
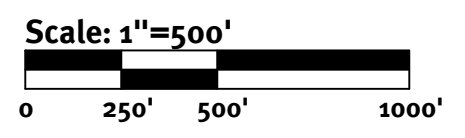


Photo Obtained from the ARCGIS 2008 Orthophotography.



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**DAWD A. RUSSO**  
 No. 1435  
 REGISTERED PROFESSIONAL ENGINEER CIVIL

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| NO. | DATE       | DESCRIPTION      | BY  |
|-----|------------|------------------|-----|
| 0   | 05/25/2022 | Final Submission | DAW |

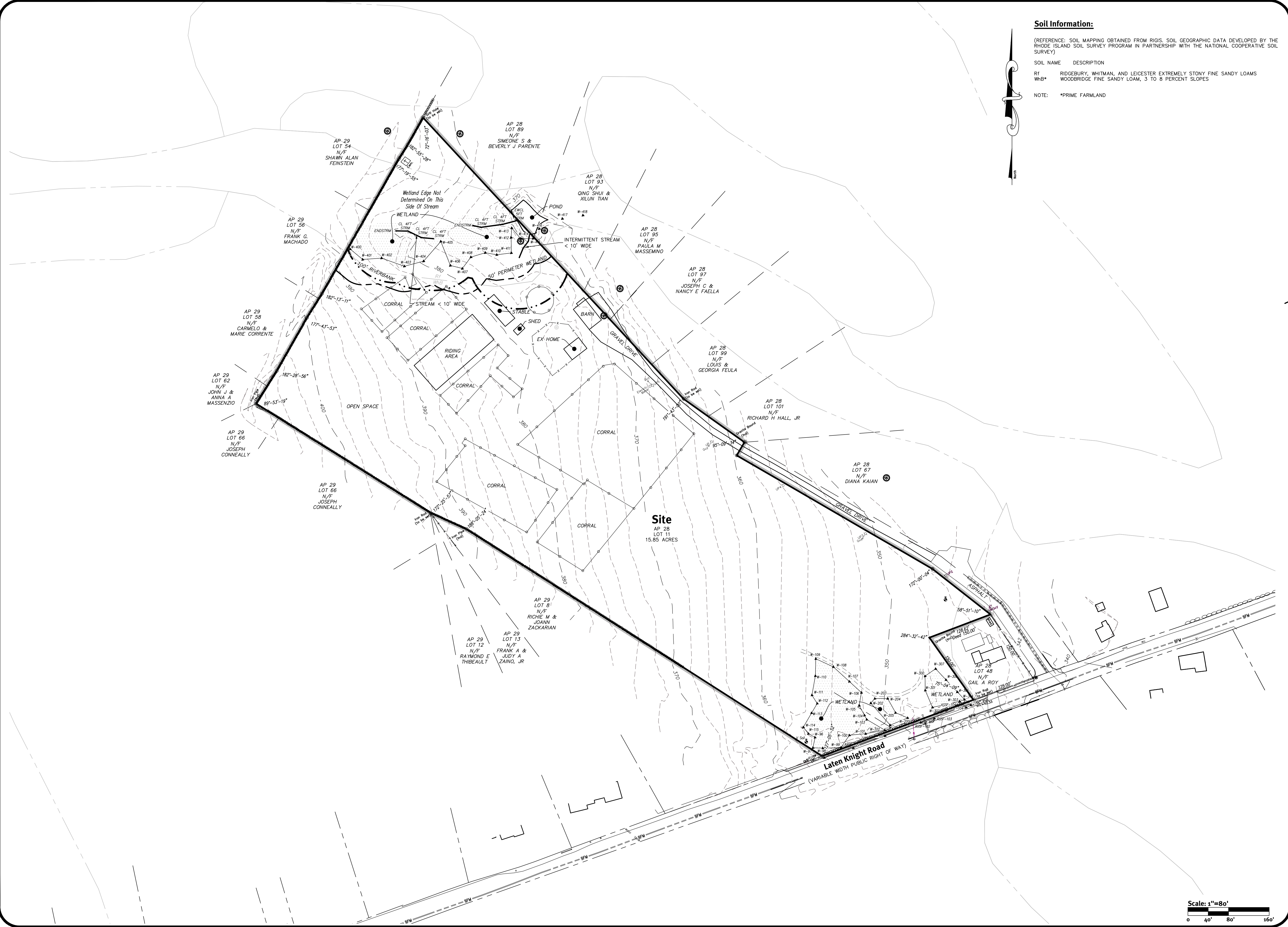
Drawn By: M.S.C.

**Aerial Half Mile Radius  
 West Gate Estates**  
 Residential Planned District  
 Accession # 286, Loc 11  
 Cranston, Rhode Island

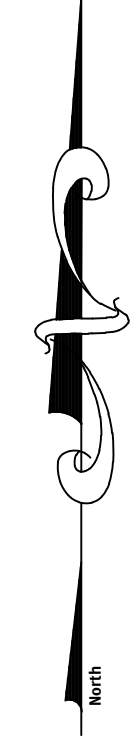
**Applicant:**  
**Lawrence D. and Elizabeth L. Moses**  
 151 Laten Knight Road, Cranston, Rhode Island 02921

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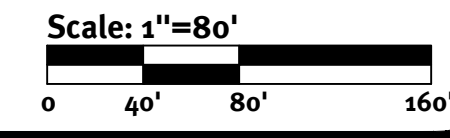
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**Soil Information:**  
 (REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)  
 SOIL NAME DESCRIPTION  
 Rf RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS  
 WhB\* WOODBRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES  
 NOTE: \*PRIME FARMLAND



**Site**  
 AP 28  
 LOT 11  
 15.65 ACRES



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**DAWD A. RUSSO**  
 No. 14755  
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| NO. | DATE       | DESCRIPTION              | BY |
|-----|------------|--------------------------|----|
| 0   | 05-25-2022 | Pre-Submittal Submission | DR |

Drawn By: M.S.C.

**Existing Conditions Plan**  
**West Gate Estates**  
 Residential Planned District  
 C-Resessor's Plat 28, Lot 11  
 Cranston, Rhode Island  
 Applicant  
**Lawrence D. and Elizabeth L. Moses**  
 151 Laten Knight Road, Cranston, Rhode Island 02921  
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**General Notes:**

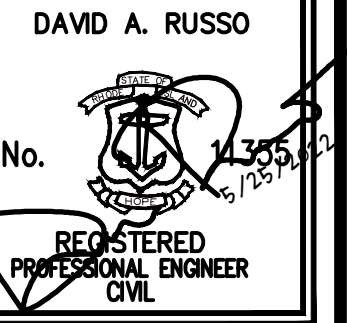
1. THE SITE IS LOCATED ON THE CITY OF CRANSTON ASSESSOR'S PLAT 28 LOT 11.
2. THE SITE IS APPROXIMATELY 15.85± ACRES AND IS ZONED A-80.
3. THE OWNER OF AP 28 LOT 11 IS: LAWRENCE D & ELISABETH L MOSES  
380 LATEN KNIGHT ROAD  
CRANSTON, RI 02921-3210
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0294H, MAP REVISED OCTOBER 02, 2015.  
ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X AREAS WHERE THERE IS MINIMAL FLOODING.
5. THE SITE IS NOT WITHIN A:  
GROUNDWATER PROTECTION AREA (RIDEM)  
NATURAL HERITAGE AREAS (RIDEM)
6. THE SITE IS TO BE SERVICED BY PRIVATE WELL & PUBLIC SEWER.

**Development Data:**

|                     |              |
|---------------------|--------------|
| TOTAL SITE AREA:    | 15.85± ACRES |
| RIGHT OF WAY AREA:  | 0.59 ACRES   |
| RIGHT OF WAY WIDTH: | 30'          |
| LENGTH OF ROAD:     | 1649'        |

**Dimensional Regulations:**

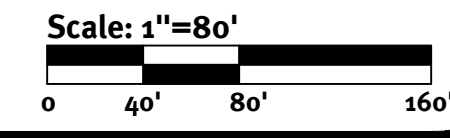
|                                     |           |
|-------------------------------------|-----------|
| CURRENT ZONING:                     | A-80      |
| MINIMUM LOT AREA:                   | 80,000 SF |
| MINIMUM FRONTAGE AND LOT WIDTH:     | 200'      |
| MINIMUM FRONT AND CORNER SIDE YARD: | 40'       |
| MINIMUM SIDE YARD:                  | 20'       |
| MINIMUM REAR YARD:                  | 100'      |



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|                  |            |                          |     |
|------------------|------------|--------------------------|-----|
| 0                | 05/25/2022 | Pre-Submittal Submission | DRP |
| 1                | 05/25/2022 | Description              | DRP |
| Drawn By: M.S.C. |            |                          |     |



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