

# Preliminary Submission

# Lantern Hill Estates - Phase 2

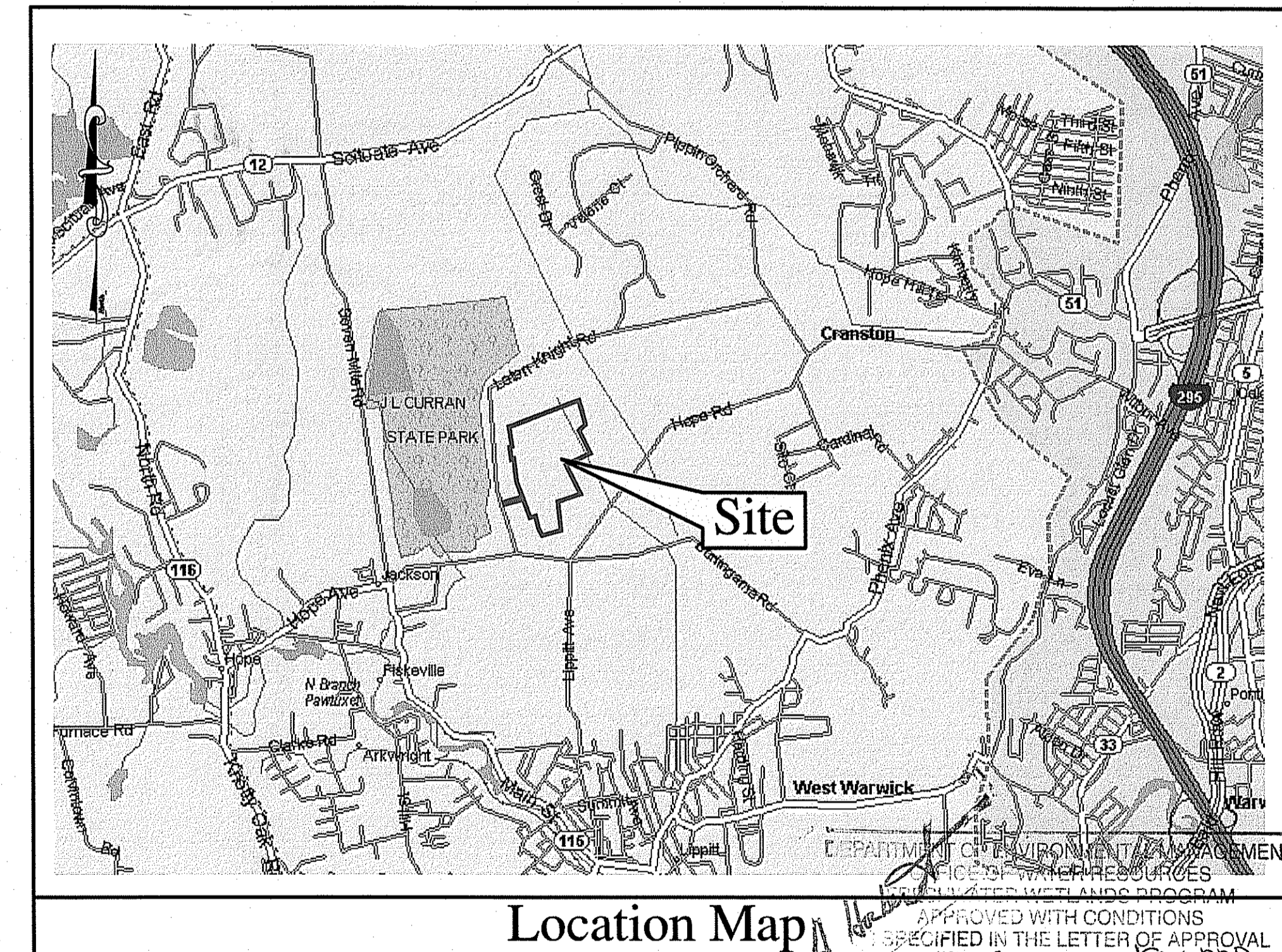
Located on Laten Knight Road  
Cranston, Rhode Island

Assessor's Plat 30/4 Lot 250

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1. Cover Sheet
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3. Existing Conditions Plan
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9. Plan & Profile
10. Plan & Profile
11. Plan & Profile
12. Plan & Profile
13. Plan & Profile
14. Detail Sheet
15. Detail Sheet

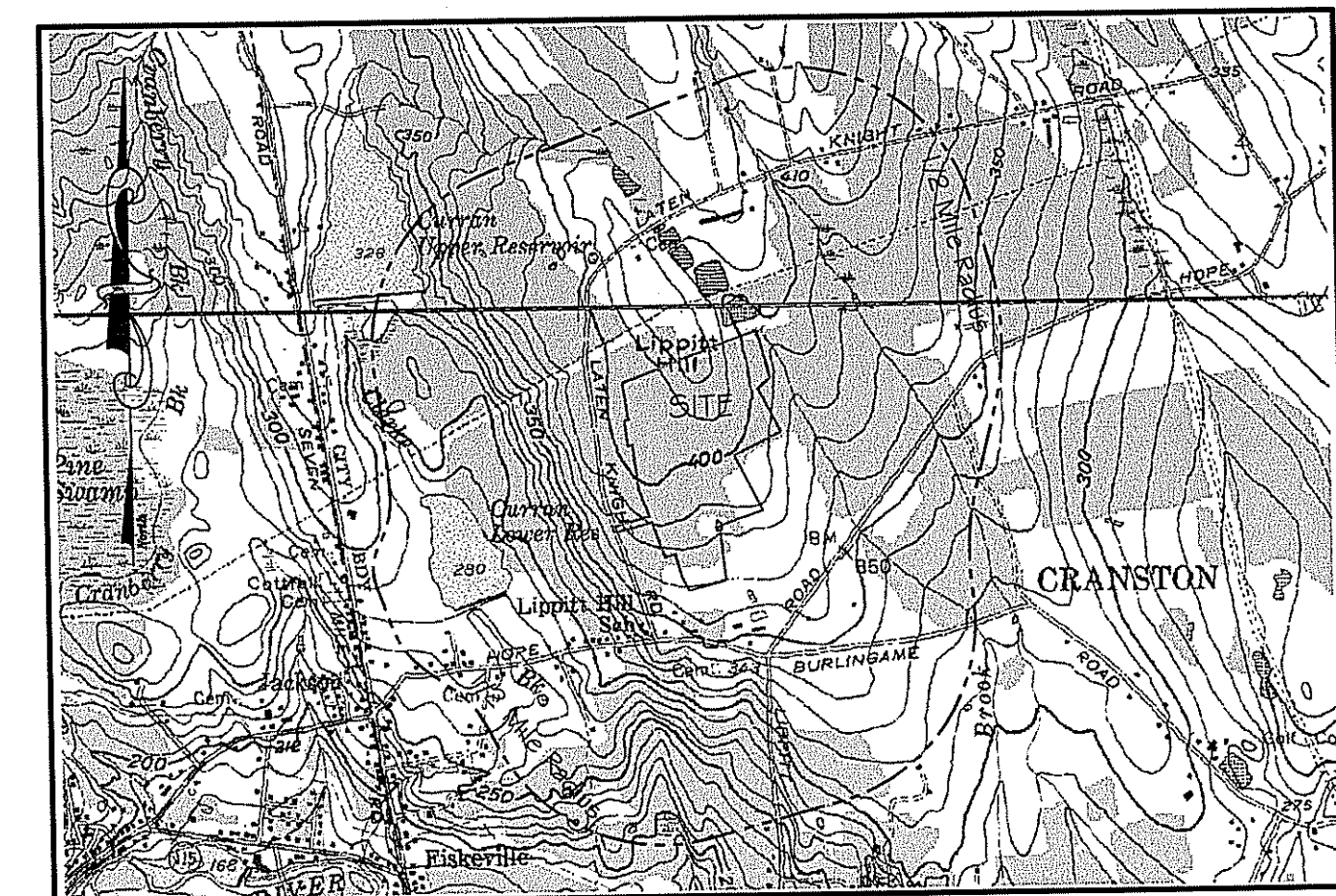
Road Construction and  
Stormwater Management  
System Only



APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
NOV 5 2018 FILE # 18-028-1  
CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE  
**RIDEM Submission**

This Plan Should Be Indexed By  
The Following Streets:  
• Laten Knight Road  
• Hope Road

		<b>COVER SHEET</b> OCT 20 2018 <b>Lantern Hill Estates</b> ASSESSOR'S PLAT 30/4 LOT 250 CRANSTON, RHODE ISLAND PREPARED BY <b>DiPrete Engineering Associates, Inc.</b> ENGINEERING, SURVEYING AND PLANNING CONSULTANTS TWO STAFFORD COURT CRANSTON, R.I. 02920 (401) 943-1000 FAX: (401) 464-6006 PREPARED FOR <b>Lippitt Land Investment, LLC</b> 75 LAMBERT LIND HIGHWAY WARWICK, RHODE ISLAND 02886 (401) 732-3700 JULY, 2004 DWN. BY: D.A.R.		
NO.	DATE	DESCRIPTION	BY	SHEET <b>1</b> OF 15 DEPARTMENT OF ENVIRONMENTAL MANAGEMENT DIVISION OF WETLANDS PROGRAM RIDEM SUBMISSION

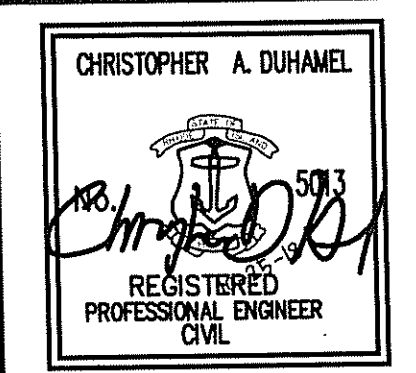


USGS Location Map Scale 1" = 2000'

Symbol Legend			
--- 138 ---	Existing 2' contour	⊕	Cl & station marker
--- 140 ---	Existing 10' contour	⊗	Existing stone wall
--- 142 ---	Proposed 2' contour	⊗	Wetland flag
⊕ 120	Existing utility pole	---	Proposed haybale line
⊕	Existing tree line	---	Proposed drainage line
⊕	Proposed tree line	⊕	Proposed catch basin
---	Proposed subdrain	⊕	Proposed manhole
⊕	Combination drain	⊕	Proposed flared end
⊕	Subdrain	⊕	Proposed rip-rap

*Christopher A. Duhamel*  
 DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 RIVER AND WETLANDS PROGRAM  
 72 STATE HOUSE AVENUE  
 AS CHECKED BY THE LETTER OF APPROVAL  
 DATED: Nov 5 2010 FILE # 18-0023  
 NO CHANGES REQUIRED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

**RIDEM Submission**



**AERIAL 1/2 MILE RADIUS**

**Lantern Hill Estates**  
 ASSESSOR'S PLAT 30/4 LOT 250  
 CRANSTON, RHODE ISLAND

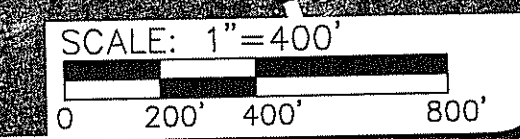
PREPARED BY  
**DiPrete Engineering Associates, Inc.**  
 ENGINEERING, SURVEYING AND PLANNING CONSULTANTS  
 TWO STAFFORD COURT  
 CRANSTON, R.I. 02920  
 (401) 943-1000 FAX: (401) 464-6006

PREPARED FOR  
**Lippitt Land Investment, LLC**  
 75 LAMBERT LIND HIGHWAY  
 WARWICK, RHODE ISLAND 02886  
 (401) 732-3700

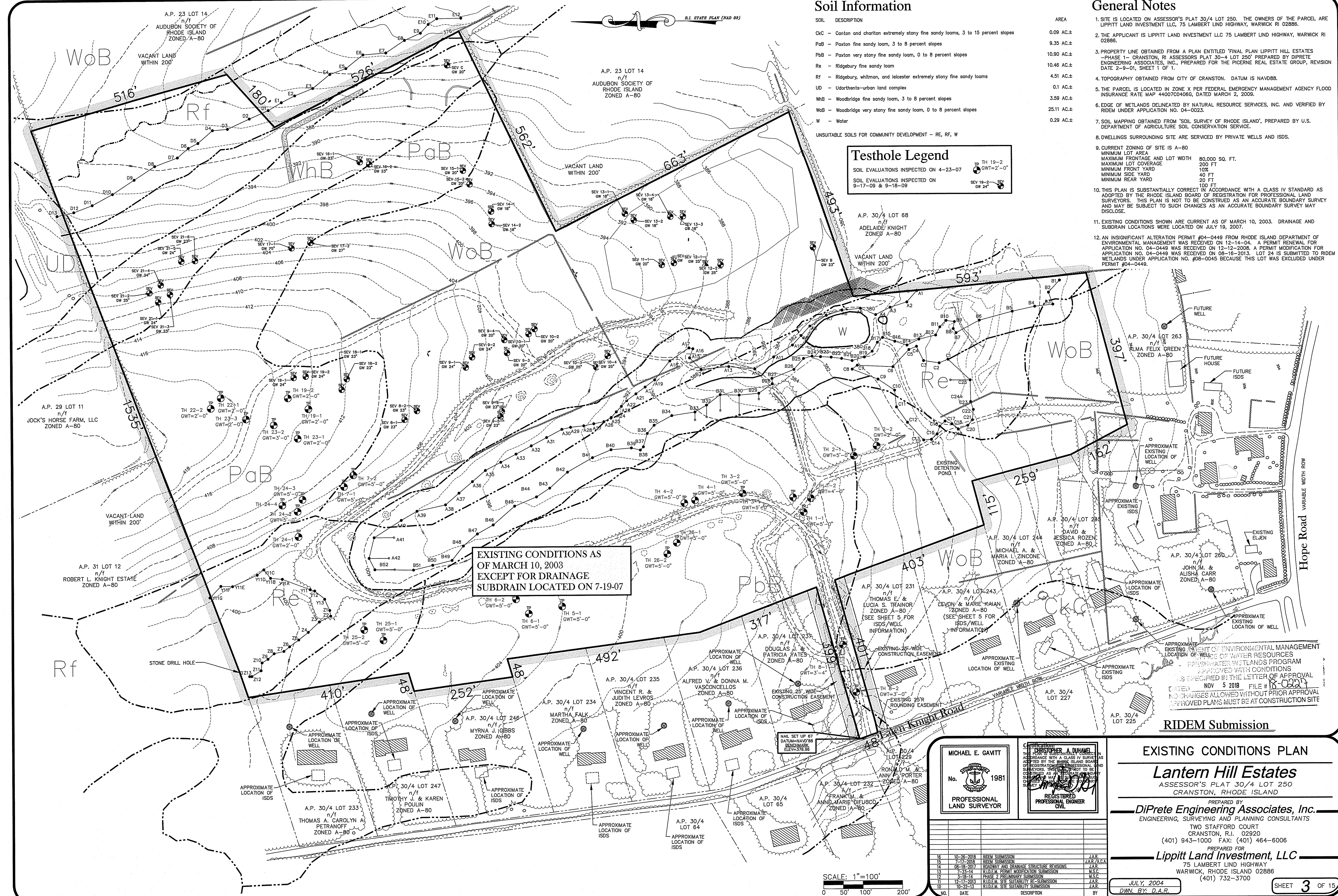
JULY, 2004  
 DWN. BY: D.A.R.

SHEET 2 OF 15

NO.	DATE	DESCRIPTION	BY
15	10-26-2016	RIDEM SUBMISSION	J.A.R.
15	7-17-2016	RIDEM SUBMISSION	J.A.R./A.C.A.
14	08-18-2017	ROADWAY AND DRAINAGE SCHEMATIC REVISIONS	J.A.R.
13	7-13-14	R.I.D.E.M. PERMIT MODIFICATION SUBMISSION	M.S.C.
12	1-18-14	PHASE 2 PRELIMINARY SUBMISSION	M.S.C.
11	12-17-2013	R.I.D.E.M. SITE SUITABILITY (R-3) SUBMISSION	J.A.R.
10	10-27-13	R.I.D.E.M. SITE SUITABILITY SUBMISSION	J.A.R.



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**Soil Information**

SOIL DESCRIPTION	AREA
CkC - Canton and charlton extremely stony fine sandy loams, 3 to 15 percent slopes	0.09 AC±
PaB - Paxton fine sandy loam, 3 to 8 percent slopes	9.35 AC±
PbB - Paxton very stony fine sandy loam, 0 to 8 percent slopes	10.90 AC±
Re - Ridgebury fine sandy loam	10.46 AC±
Rf - Ridgebury, whitman, and leicester extremely stony fine sandy loams	4.51 AC±
UD - Udorthents-urban land complex	0.1 AC±
WhB - Woodbridge fine sandy loam, 3 to 8 percent slopes	3.59 AC±
WoB - Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	25.11 AC±
W - Water	0.29 AC±

**Testhole Legend**

SOIL EVALUATIONS INSPECTED ON 4-23-07

SOIL EVALUATIONS INSPECTED ON 9-17-09 & 9-18-09

TH 19-2  
GWT=2'-0"

SEV 19-2  
GW 24'

**General Notes**

- SITE IS LOCATED ON ASSESSOR'S PLAT 30/4 LOT 250. THE OWNERS OF THE PARCEL ARE LIPPITT LAND INVESTMENT LLC, 75 LAMBERT LIND HIGHWAY, WARWICK RI 02886.
- THE APPLICANT IS LIPPITT LAND INVESTMENT LLC 75 LAMBERT LIND HIGHWAY, WARWICK RI 02886.
- PROPERTY LINE OBTAINED FROM A PLAN ENTITLED 'FINAL PLAN LIPPITT HILL ESTATES - PHASE 1 - CRANSTON, RI ASSESSORS PLAT 30-4 LOT 250' PREPARED BY DIPRETE ENGINEERING ASSOCIATES, INC., PREPARED FOR THE PICERNE REAL ESTATE GROUP, REVISION DATE 2-9-01, SHEET 1 OF 1.
- TOPOGRAPHY OBTAINED FROM CITY OF CRANSTON. DATUM IS NAVD83.
- THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44007004066, DATED MARCH 2, 2009.
- EDGE OF WETLANDS DELINEATED BY NATURAL RESOURCE SERVICES, INC. AND VERIFIED BY RIDEM UNDER APPLICATION NO. 04-0023.
- SOIL MAPPING OBTAINED FROM 'SOIL SURVEY OF RHODE ISLAND', PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- DWELLINGS SURROUNDING SITE ARE SERVICED BY PRIVATE WELLS AND ISDS.
- CURRENT ZONING OF SITE IS A-80  
MINIMUM LOT AREA 80,000 SQ. FT.  
MAXIMUM FRONTAGE AND LOT WIDTH 200 FT.  
MAXIMUM LOT COVERAGE 10%  
MINIMUM FRONT YARD 40 FT.  
MINIMUM SIDE YARD 20 FT.  
MINIMUM REAR YARD 100 FT.
- THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.
- EXISTING CONDITIONS SHOWN ARE CURRENT AS OF MARCH 10, 2003. DRAINAGE AND SUBDRAIN LOCATIONS WERE LOCATED ON JULY 19, 2007.
- AN INSIGNIFICANT ALTERATION PERMIT #04-0449 FROM RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT WAS RECEIVED ON 12-14-04. A PERMIT RENEWAL FOR APPLICATION NO. 04-0449 WAS RECEIVED ON 12-12-2008. A PERMIT MODIFICATION FOR APPLICATION NO. 04-0449 WAS RECEIVED ON 08-16-2013. LOT 24 IS SUBMITTED TO RIDEM WETLANDS UNDER APPLICATION NO. #08-0045 BECAUSE THIS LOT WAS EXCLUDED UNDER PERMIT #04-0449.

EXISTING CONDITIONS AS OF MARCH 10, 2003 EXCEPT FOR DRAINAGE SUBDRAIN LOCATED ON 7-19-07

**RIDEM Submission**

**EXISTING CONDITIONS PLAN**

**Lantern Hill Estates**

ASSESSOR'S PLAT 30/4 LOT 250  
CRANSTON, RHODE ISLAND

PREPARED BY  
**DiPrete Engineering Associates, Inc.**  
ENGINEERING, SURVEYING AND PLANNING CONSULTANTS

TWO STAFFORD COURT  
CRANSTON, R.I. 02920  
(401) 943-1000 FAX: (401) 464-6006

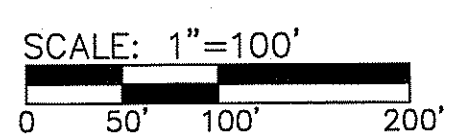
PREPARED FOR  
**Lippitt Land Investment, LLC**  
75 LAMBERT LIND HIGHWAY  
WARWICK, RHODE ISLAND 02886  
(401) 732-3700

JULY 2004  
DWN. BY D.A.R.

SHEET 3 OF 15

**MICHAEL E. GAVITT**  
No. 1981  
PROFESSIONAL LAND SURVEYOR

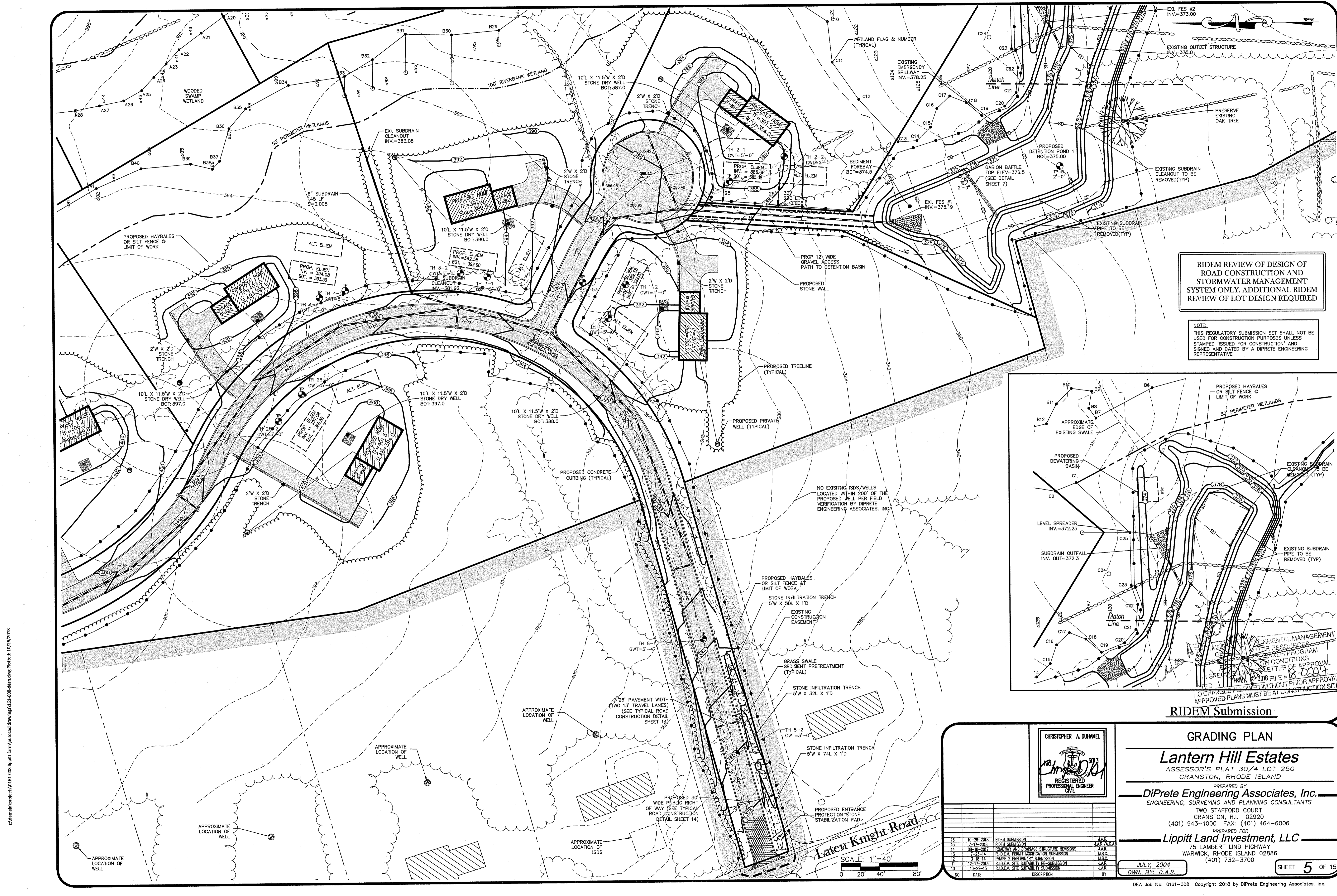
**AMANDA A. NUNAM**  
REGISTERED PROFESSIONAL ENGINEER CIVIL



NO.	DATE	DESCRIPTION	BY
16	10-26-2018	RIDEM SUBMISSION	J.A.R.
15	7-12-2018	FIELD SURVEY	J.A.R./A.G.A.
14	08-18-2017	ROADWAY AND DRAINAGE STRUCTURE REVISIONS	J.A.R.
13	7-23-14	RIDEM PERMIT MODIFICATION SUBMISSION	M.S.C.
12	4-18-14	PHASE 2 PRELIMINARY SUBMISSION	M.S.C.
11	12-17-2013	RIDEM SITE SUITABILITY SUBMISSION	J.A.R.
10	10-22-13	RIDEM SITE SUITABILITY SUBMISSION	J.A.R.

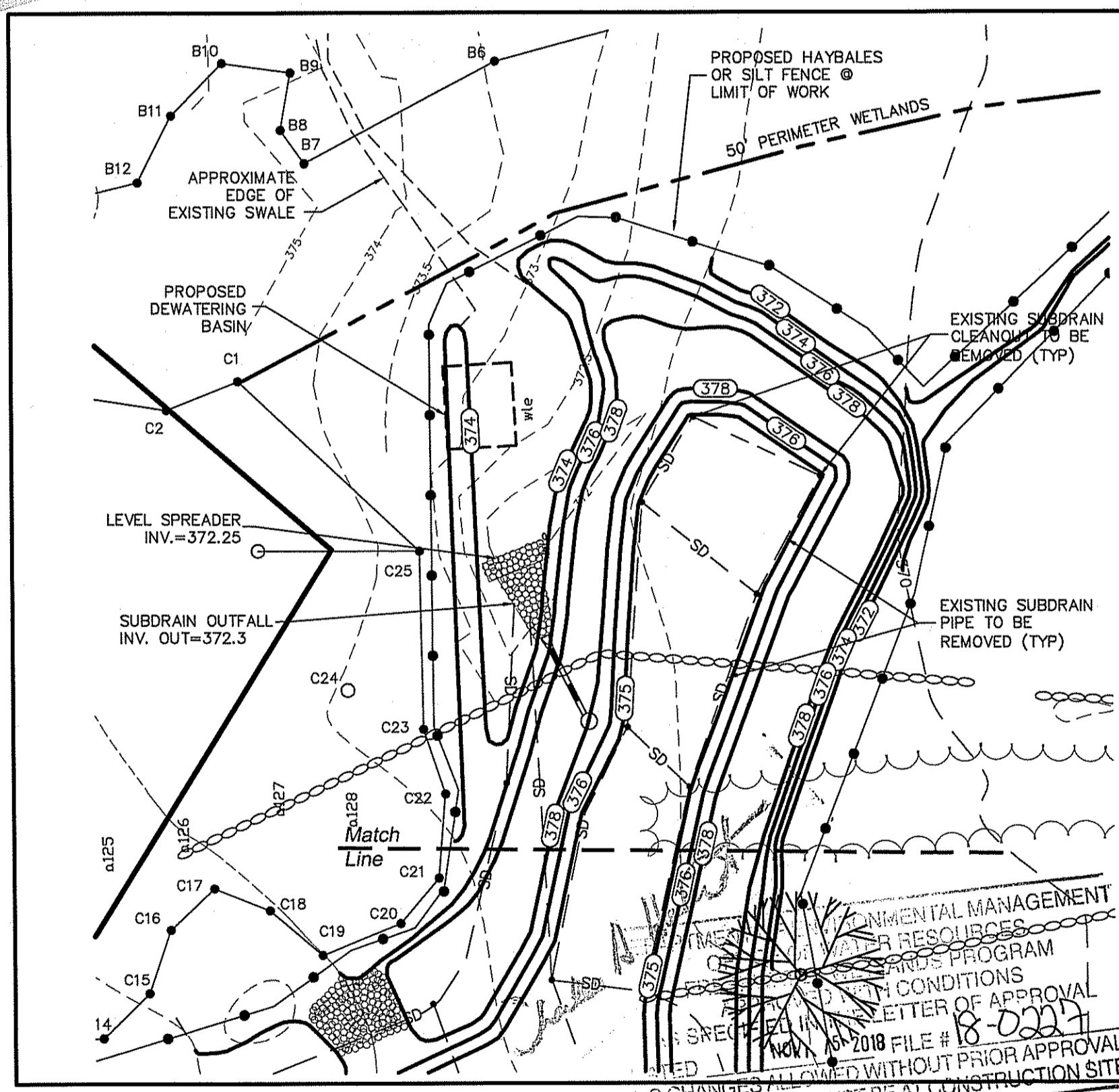
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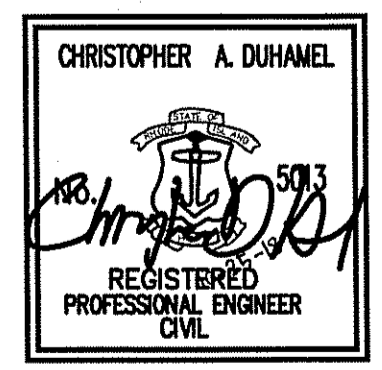


**RIDEM REVIEW OF DESIGN OF ROAD CONSTRUCTION AND STORMWATER MANAGEMENT SYSTEM ONLY. ADDITIONAL RIDEM REVIEW OF LOT DESIGN REQUIRED**

**NOTE:**  
THIS REGULATORY SUBMISSION SET SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED 'ISSUED FOR CONSTRUCTION' AND SIGNED AND DATED BY A DIPRETE ENGINEERING REPRESENTATIVE



**RIDEM Submission**



**GRADING PLAN**  
**Lantern Hill Estates**  
ASSESSOR'S PLAT 30/4 LOT 250  
CRANSTON, RHODE ISLAND

PREPARED BY  
**DiPrete Engineering Associates, Inc.**  
ENGINEERING, SURVEYING AND PLANNING CONSULTANTS  
TWO STAFFORD COURT  
CRANSTON, R.I. 02920  
(401) 943-1000 FAX: (401) 464-6006

PREPARED FOR  
**Lippitt Land Investment, LLC**  
75 LAMBERT LIND HIGHWAY  
WARWICK, RHODE ISLAND 02886  
(401) 732-3700

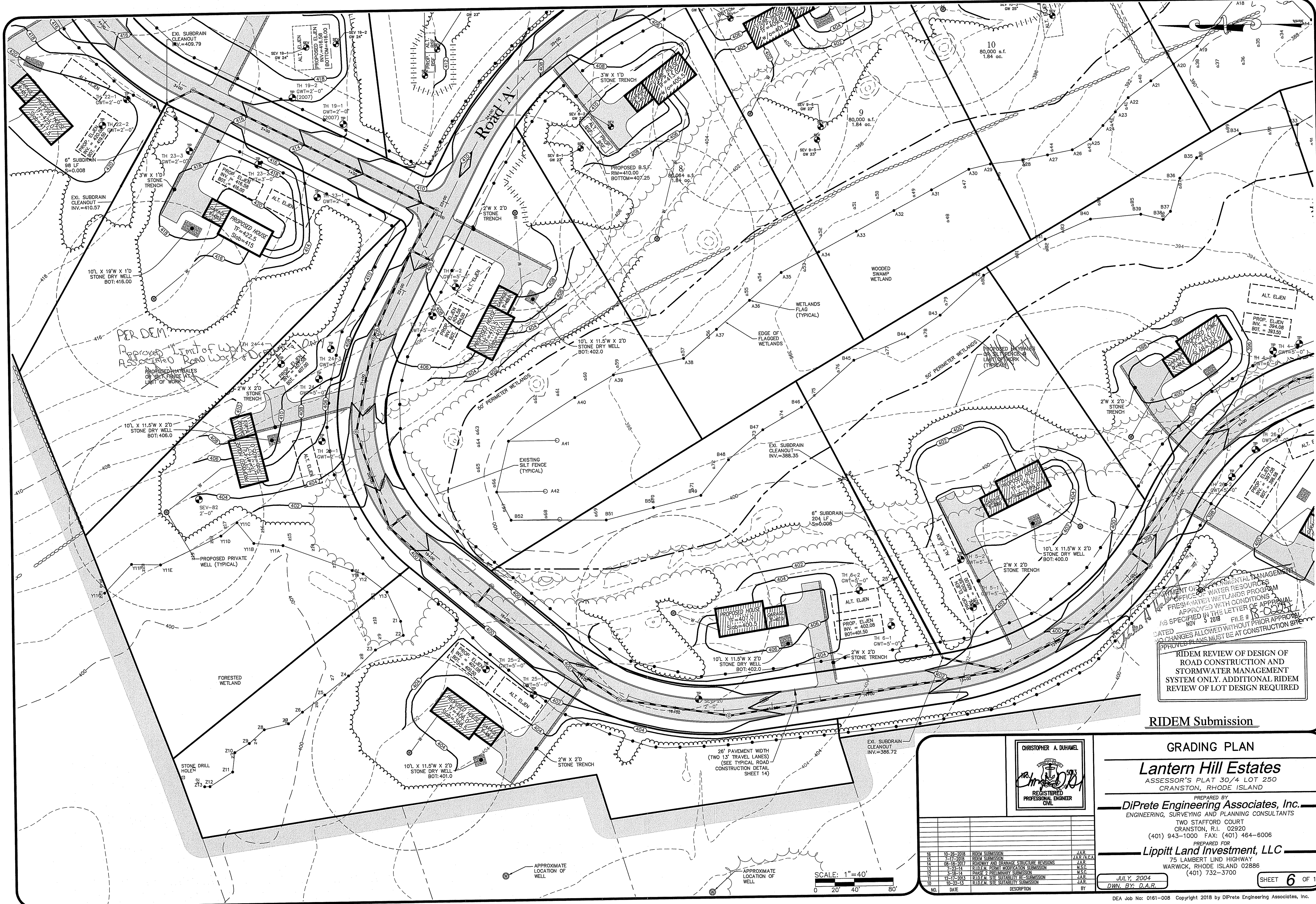
JULY, 2004  
DWN. BY: D.A.R.

SHEET 5 OF 15

NO.	DATE	DESCRIPTION	BY
16	10-26-2018	RIDEM SUBMISSION	JLR/JAG
15	7-17-2018	RIDEM SUBMISSION	JLR/JAG
14	06-18-2017	ROADWAY AND DRAINAGE STRUCTURE REVISIONS	JLR
13	7-23-14	RIDEM PERMIT MODIFICATION SUBMISSION	M.S.C.
12	3-18-14	PHASE 1 PRELIMINARY SUBMISSION	M.S.C.
11	12-17-2013	RIDEM SITE SUITABILITY SUBMISSION	JLR
10	10-22-13	RIDEM SITE SUITABILITY SUBMISSION	JLR

SCALE: 1"=40'  
0 20' 40' 80'

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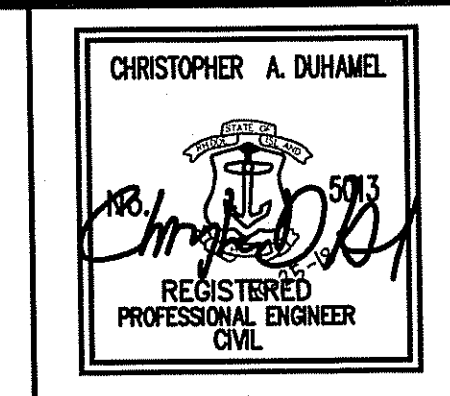
**RIDEM Submission**

**GRADING PLAN**

**Lantern Hill Estates**  
 ASSESSOR'S PLAT 30/4 LOT 250  
 CRANSTON, RHODE ISLAND

PREPARED BY  
**DiPrete Engineering Associates, Inc.**  
 ENGINEERING, SURVEYING AND PLANNING CONSULTANTS  
 TWO STAFFORD COURT  
 CRANSTON, R.I. 02920  
 (401) 943-1000 FAX: (401) 464-6006

PREPARED FOR  
**Lippitt Land Investment, LLC**  
 75 LAMBERT LIND HIGHWAY  
 WARWICK, RHODE ISLAND 02886  
 (401) 732-3700



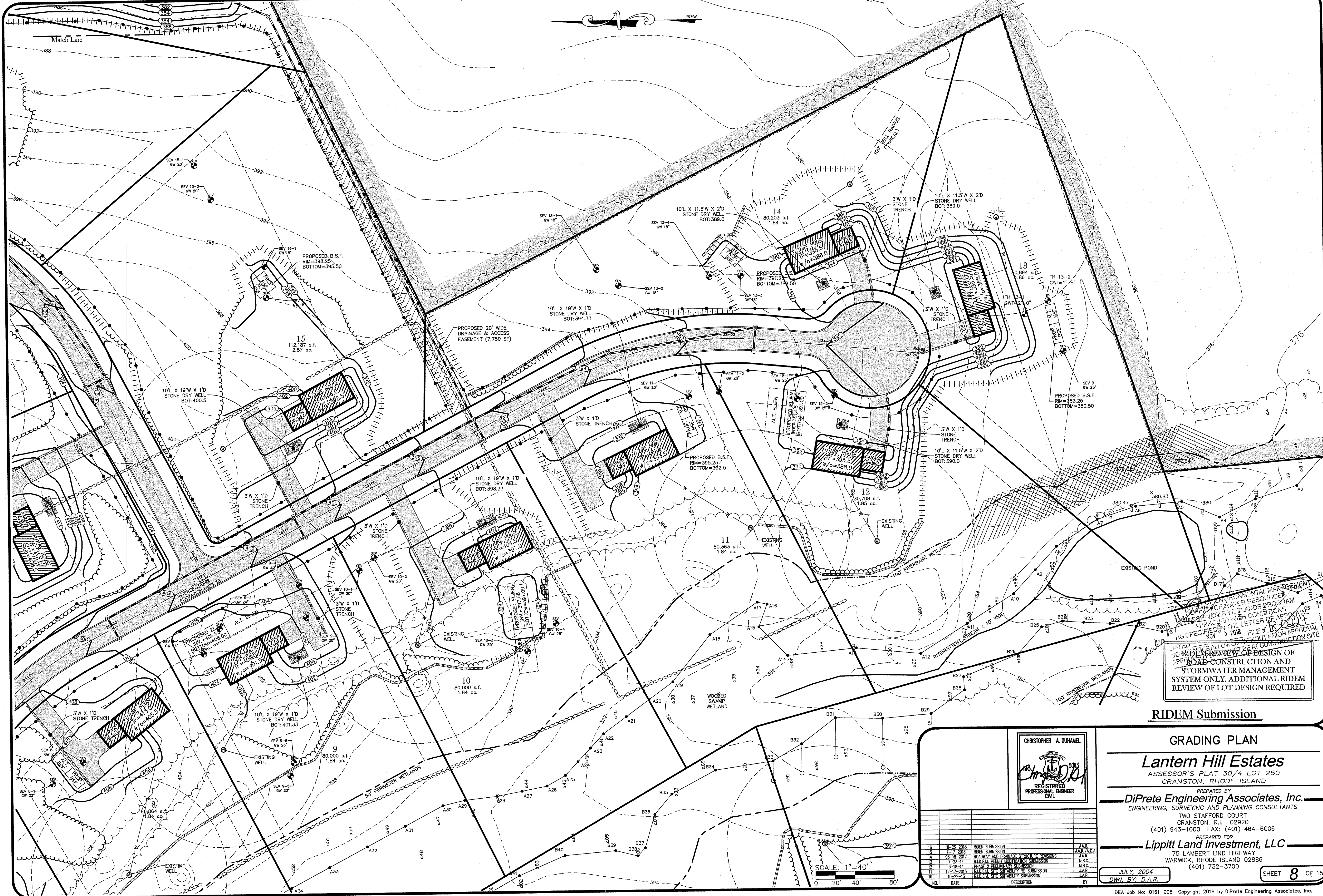
NO.	DATE	DESCRIPTION	BY
15	10-28-2018	RIDEM SUBMISSION	J.A.R.
14	7-17-2018	RIDEM SUBMISSION	J.A.R./A.C.A.
13	08-16-2017	ROADWAY AND DRAINAGE STRUCTURE REVISIONS	M.S.C.
12	7-13-14	RIDEM PERMIT MODIFICATION SUBMISSION	M.S.C.
11	1-18-14	PHASE 2 PRELIMINARY SUBMISSION	M.S.C.
10	12-17-2013	RIDEM SITE SUITABILITY RE-SUBMISSION	J.A.R.
9	10-22-13	RIDEM SITE SUITABILITY SUBMISSION	J.A.R.

JULY, 2004  
 DWN. BY: D.A.R.

SHEET **6** OF 15

SCALE: 1"=40'  
 0 20' 40' 80'





NO CONSTRUCTION SHALL BE ALLOWED IN ANY ENVIRONMENTAL MANAGEMENT ZONE OR WETLANDS RESOURCE AREA WITHOUT THE APPROVAL OF THE RIVERBANK WETLANDS PROGRAM. APPROVED WITH CONDITIONS AS SPECIFIED IN THE LETTER OF APPROVAL DATED 5/5/2018. FILE # 18-0004

**RIDEM Submission**

**NO CONSTRUCTION OR DESIGN OF APPROXIMATE ROAD CONSTRUCTION AND STORMWATER MANAGEMENT SYSTEM ONLY. ADDITIONAL RIDEM REVIEW OF LOT DESIGN REQUIRED**

**RIDEM Submission**

**GRADING PLAN**

**Lantern Hill Estates**

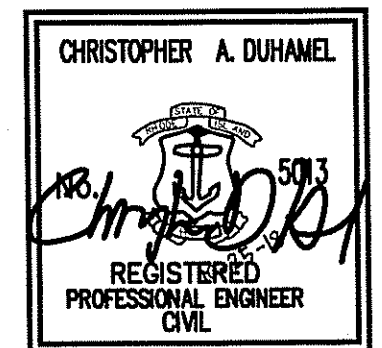
ASSESSOR'S PLAT 30/4 LOT 250  
CRANSTON, RHODE ISLAND

PREPARED BY  
**DiPrete Engineering Associates, Inc.**

ENGINEERING, SURVEYING AND PLANNING CONSULTANTS  
TWO STAFFORD COURT  
CRANSTON, R.I. 02920  
(401) 943-1000 FAX: (401) 464-6006

PREPARED FOR  
**Lippitt Land Investment, LLC**

75 LAMBERT LIND HIGHWAY  
WARWICK, RHODE ISLAND 02886  
(401) 732-3700



NO.	DATE	DESCRIPTION	BY
16	10-26-2018	RIDEM SUBMISSION	JAR
15	7-17-2018	RIDEM SUBMISSION	JAR/JAC
14	06-16-2017	ROADWAY AND DRAINAGE STRUCTURE REVISIONS	JAR
13	7-23-14	RAILROAD FRONT ACQUISITION SUBMISSION	M.S.C.
12	3-16-14	PHASE 2 PRELIMINARY SUBMISSION	M.S.C.
11	12-17-2013	RIDEM SITE SUITABILITY RE-SUBMISSION	JAR
10	10-22-13	RIDEM SITE SUITABILITY SUBMISSION	JAR
9			
8			
7			
6			
5			
4			
3			
2			
1			

JULY, 2004  
DWN. BY: D.A.R.

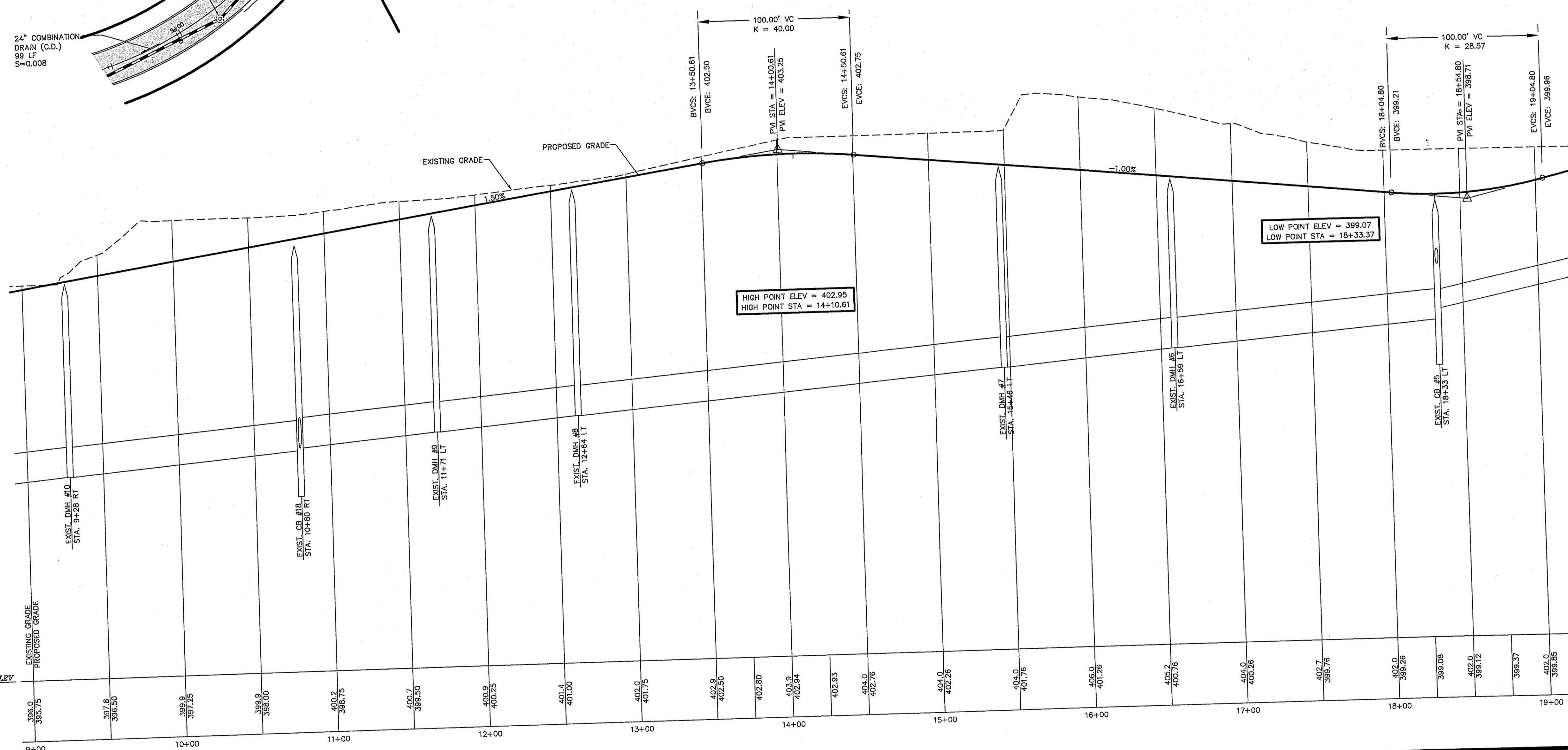
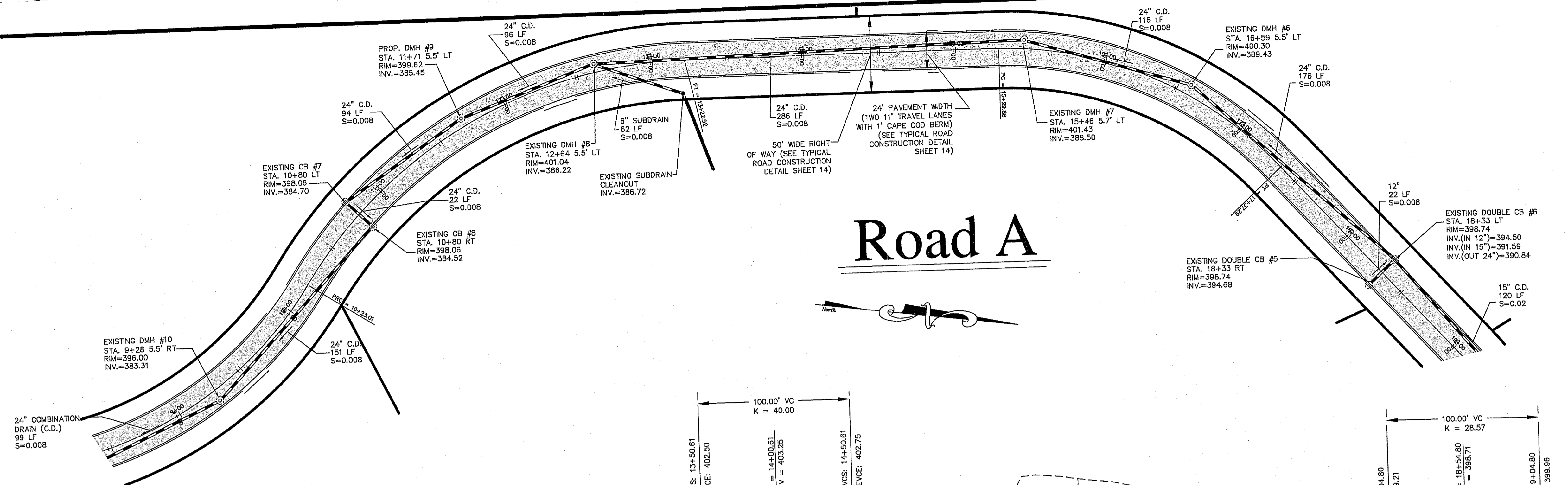
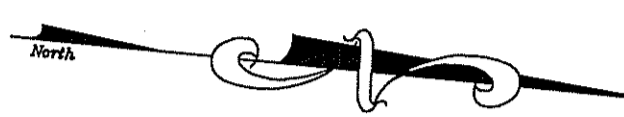
SHEET 8 OF 15

SCALE: 1"=40'  
0 20' 40' 80'

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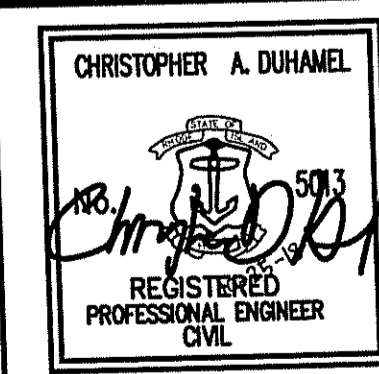


# Road A



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESHWATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS  
 AS SPECIFIED IN THE LETTER OF APPROVAL  
 DATED NOV 5 2018 FILE # 18-0227  
 NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

**RIDEM Submission**



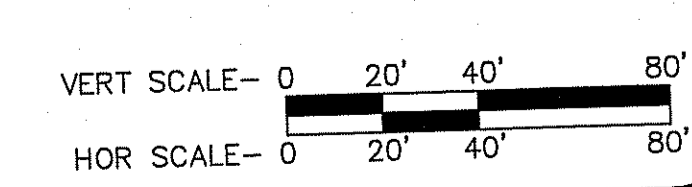
**PLAN & PROFILE**  
**Lantern Hill Estates**  
 ASSESSOR'S PLAT 30/4 LOT 250  
 CRANSTON, RHODE ISLAND

PREPARED BY  
**DiPrete Engineering Associates, Inc.**  
 ENGINEERING, SURVEYING AND PLANNING CONSULTANTS  
 TWO STAFFORD COURT  
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 75 LAMBERT LIND HIGHWAY  
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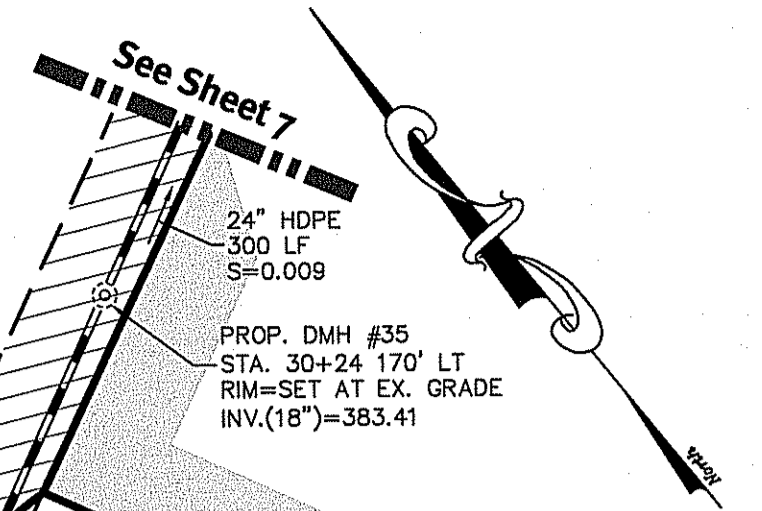
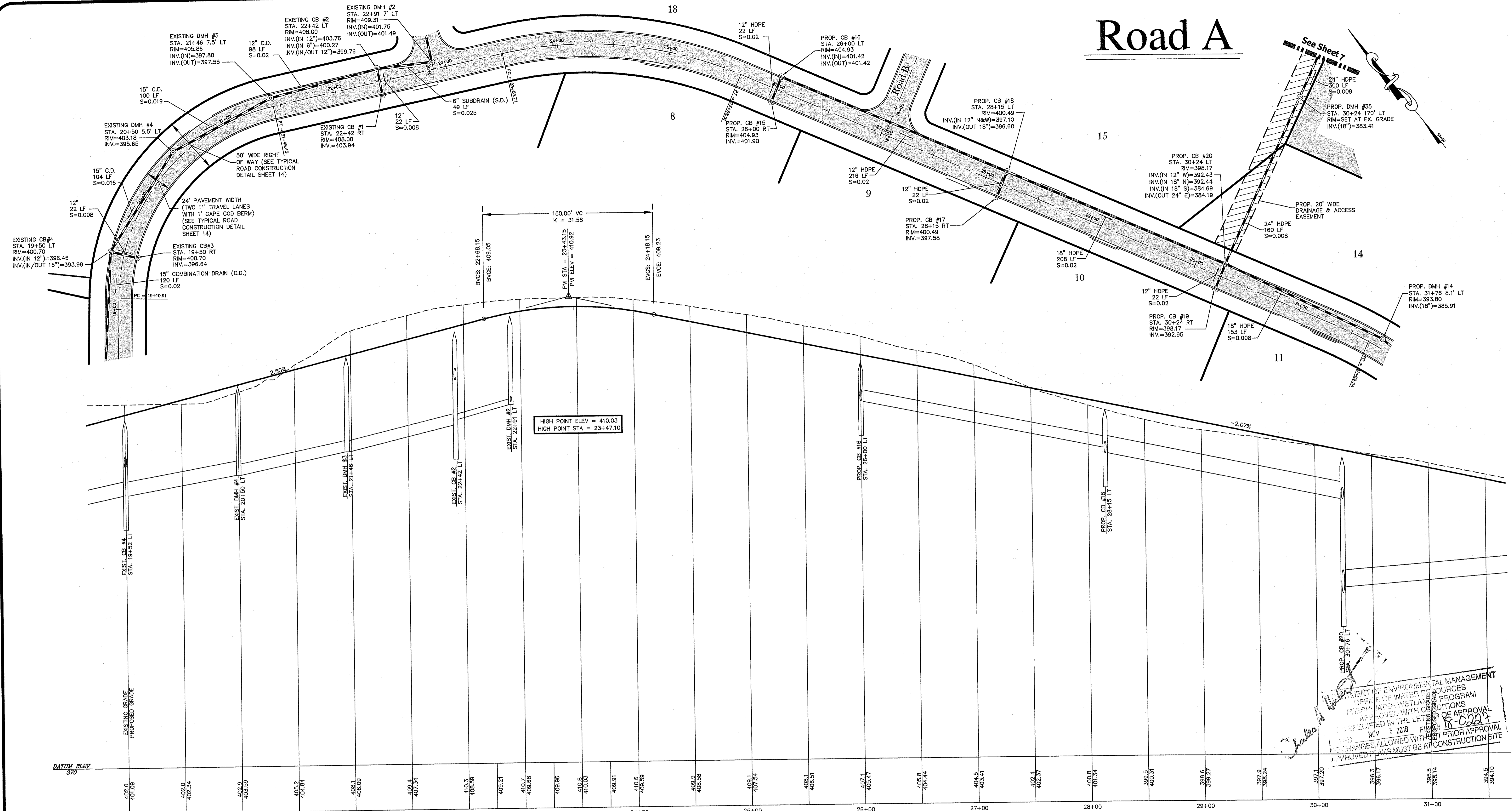
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14	08-18-2017	ROADWAY AND DRAINAGE STRUCTURE REVISIONS	J.A.R.
13	7-23-14	RIDEM PERMIT MODIFICATION SUBMISSION	M.S.C.
12	5-18-14	PHASE 2 PRIMARY SUBMISSION	M.S.C.
11	12-17-2013	RIDEM SITE SUITABILITY SUBMISSION	J.A.R.
10	10-27-13	RIDEM SITE SUITABILITY SUBMISSION	J.A.R.



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# Road A



STATEMENT OF ENVIRONMENTAL MANAGEMENT  
 OFFICE OF WATER RESOURCES  
 FRESH WATER WETLANDS PROGRAM  
 APPROVED WITH CONDITIONS OF APPROVAL  
 PREPARED IN THE LETTERING OF APPROVAL  
 NOV 5 2018  
 CHANGES ALLOWED WITH PRIOR APPROVAL  
 APPROVED PLANS MUST BE AT CONSTRUCTION SITE

## RIDEM Submission

CHRISTOPHER A. DUHAMEL  
  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

PLAN & PROFILE  
**Lantern Hill Estates**  
 ASSESSOR'S PLAT 30/4 LOT 250  
 CRANSTON, RHODE ISLAND

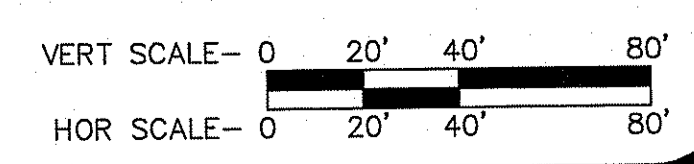
PREPARED BY  
**DiPrete Engineering Associates, Inc.**  
 ENGINEERING, SURVEYING AND PLANNING CONSULTANTS  
 TWO STAFFORD COURT  
 CRANSTON, R.I. 02920  
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 75 LAMBERT LIND HIGHWAY  
 WARWICK, RHODE ISLAND 02886  
 (401) 732-3700

JULY, 2004  
 DWN. BY: D.A.R.

SHEET 11 OF 15

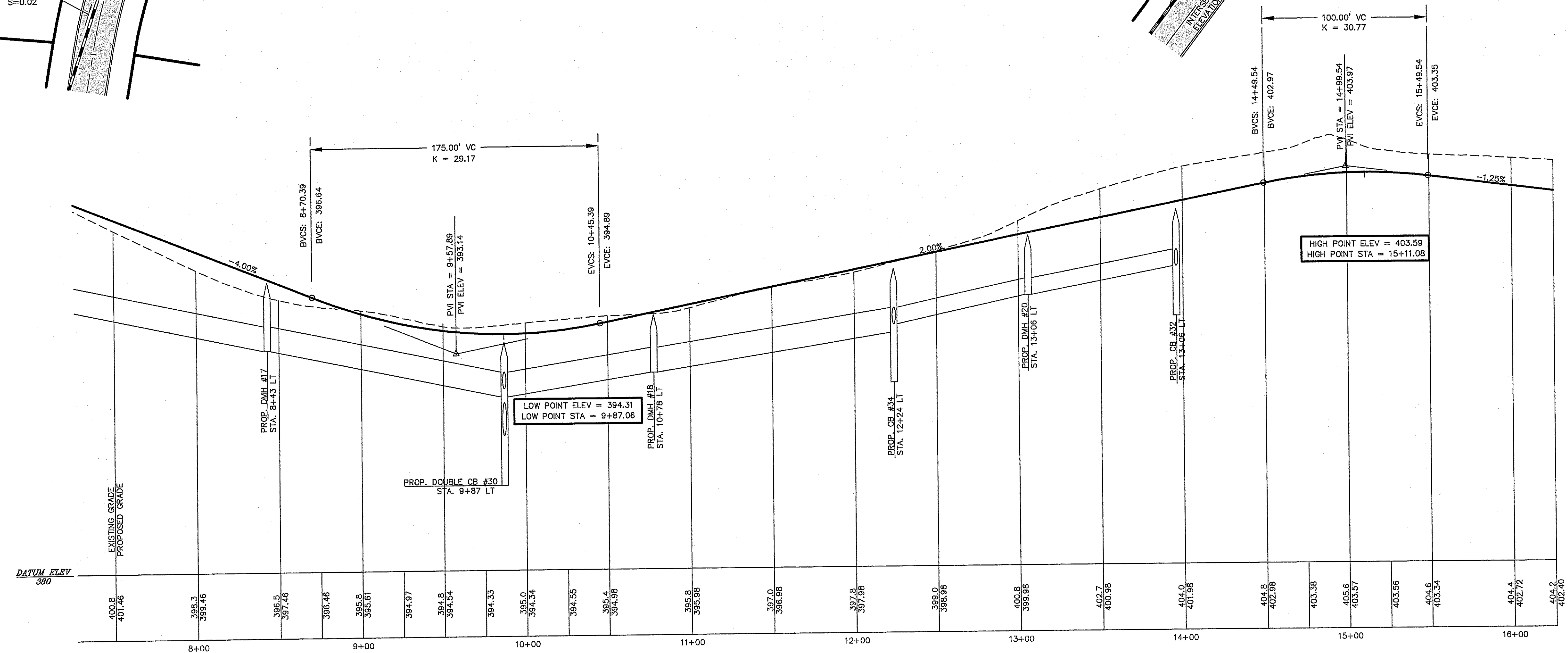
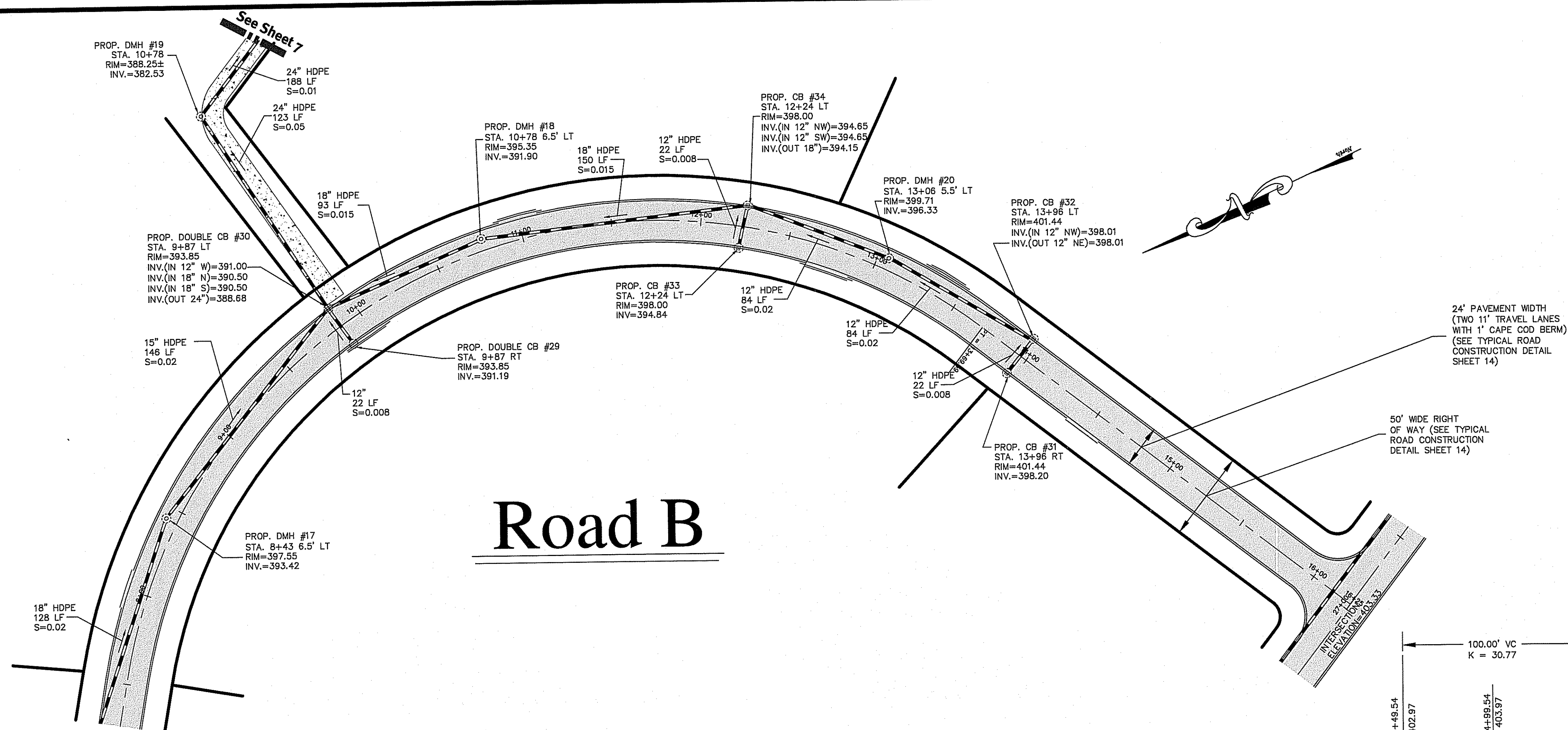
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13	7-28-16	EXISTING PERMIT MODIFICATION SUBMISSION	M.S.C.
12	4-15-14	PHASE 2 PRELIMINARY SUBMISSION	M.S.C.
11	12-17-2013	RIDEM SITE STABILITY RE-SUBMISSION	J.A.R.
10	10-22-13	RIDEM SITE STABILITY SUBMISSION	J.A.R.



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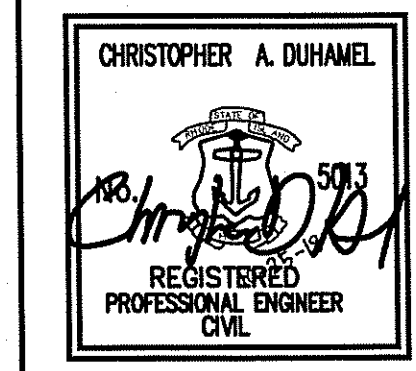


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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM  
APPROVED WITH CONDITIONS  
AS SPECIFIED IN THE LETTER OF APPROVAL  
NOV 5 2018 FILE # 18-0227  
CHANGES ALLOWED WITHOUT PRIOR APPROVAL  
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

**RIDEM Submission**



**PLAN & PROFILE**

**Lantern Hill Estates**

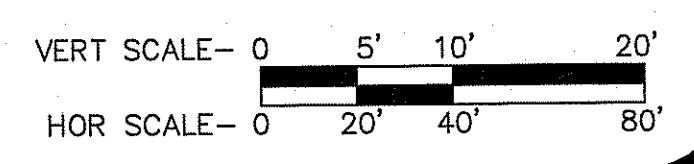
ASSESSOR'S PLAT 30/4 LOT 250  
CRANSTON, RHODE ISLAND

PREPARED BY  
**DiPrete Engineering Associates, Inc.**  
ENGINEERING, SURVEYING AND PLANNING CONSULTANTS

TWO STAFFORD COURT  
CRANSTON, R.I. 02920  
(401) 943-1000 FAX: (401) 464-6006

PREPARED FOR  
**Lippitt Land Investment, LLC**  
75 LAMBERT LIND HIGHWAY  
WARWICK, RHODE ISLAND 02886  
(401) 732-3700

JULY, 2004  
DWN. BY: D.A.R.



NO.	DATE	DESCRIPTION	BY
16	10-26-2018	RIDEM SUBMISSION	J.A.R.
15	7-11-2018	RIDEM SUBMISSION	J.A.R./D.A.R.
14	06-18-2017	ROADWAY AND DRAINAGE STRUCTURE REVISIONS	J.A.R.
13	7-23-14	RIDEM PERMIT MODIFICATION SUBMISSION	M.S.G.
12	5-16-14	PHASE 2 PERMIT SUBMISSION	M.S.G.
11	12-17-2013	RIDEM SITE SUITABILITY RE-SUBMISSION	J.A.R.
10	10-22-13	RIDEM SITE SUITABILITY SUBMISSION	J.A.R.



