

June 30, 2022

Jason Pezzullo
Planning Director
869 Park Avenue
Cranston, Rhode Island 02910

**RE: RPD Subdivision
1489 Pippin Orchard Road, Cranston, Rhode Island
Project #: 2953-001**

Dear Mr. Pezzullo,

On behalf of the applicant, we are submitting the Pre Application Plan and supporting materials for the proposed RPD Subdivision on Pippin Orchard Road, north of Laten Knight Road in Cranston, Rhode Island. The site is located at 1489 Pippin Orchard Road, Assessor's Plat 21 Lots 31-0 and 45-0 and is Zoned A80 (Single Family 80,000 sf).

Existing Conditions

The site is currently open field / farming.

Topography

The site is sloping downward from southwest to northeast with elevations at the southwest about 340' and with elevations at the northeast about 327'.

Wetlands

There are areas of wetlands on the site. One is along the northern boundary of Lot 31. A second is located along the eastern boundary of the electrical easement that crosses the site north to south. A third wetland is located in the far southwest corner on the western side of said electrical easement.

Floodplain

There is no 100-year floodplain on the majority of the property which is within Zone X (areas determined to be outside the 500-year floodplain) with an area of Zone A (areas of 100-year flood - base flood elevations and flood hazard factors not determined) along the northern boundary of Lot 31. per FEMA Flood Insurance Rate Map44007C0294H, Map Revised October 2, 2015.

Soils

Per Natural Resources Conservation Service's "Soil Survey of Rhode Island", the underlying soils in the vicinity of the proposed development are:

EfA* ENFIELD SILT LOAM, 0 TO 3 PERCENT SLOPES

Rf RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS

Ru RUMNEY FINE SANDY LOAM

WhA* WOODBRIDGE FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES

WhB* WOODBRIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

NOTE: *PRIME FARMLAND

Proposed Development

The applicant is proposing a Residential Planned District (RPD) with 2 residential lots and the associated preserved open space lot. An RPD will allow the preservation of the open field connecting the parcels north and south of the site. The parcel does not meet a minimum requirement for an RPD and will require relief. The site does not support the development of 6 dwelling units (in accordance with the underlying district – sec.17.104.020 B) and relief for 3 of those lots will be required.

Drainage

The proposed development will follow the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM) and integrate into the existing drainage pattern of the area.

Phasing

The development is proposed to be built in one phase.

We look forward to presenting and further discussing with the Planning Commission at an upcoming meeting.

Sincerely,
DiPrete Engineering Associates, Inc.



Christopher Duhamel, PE, PLS
Principal
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