

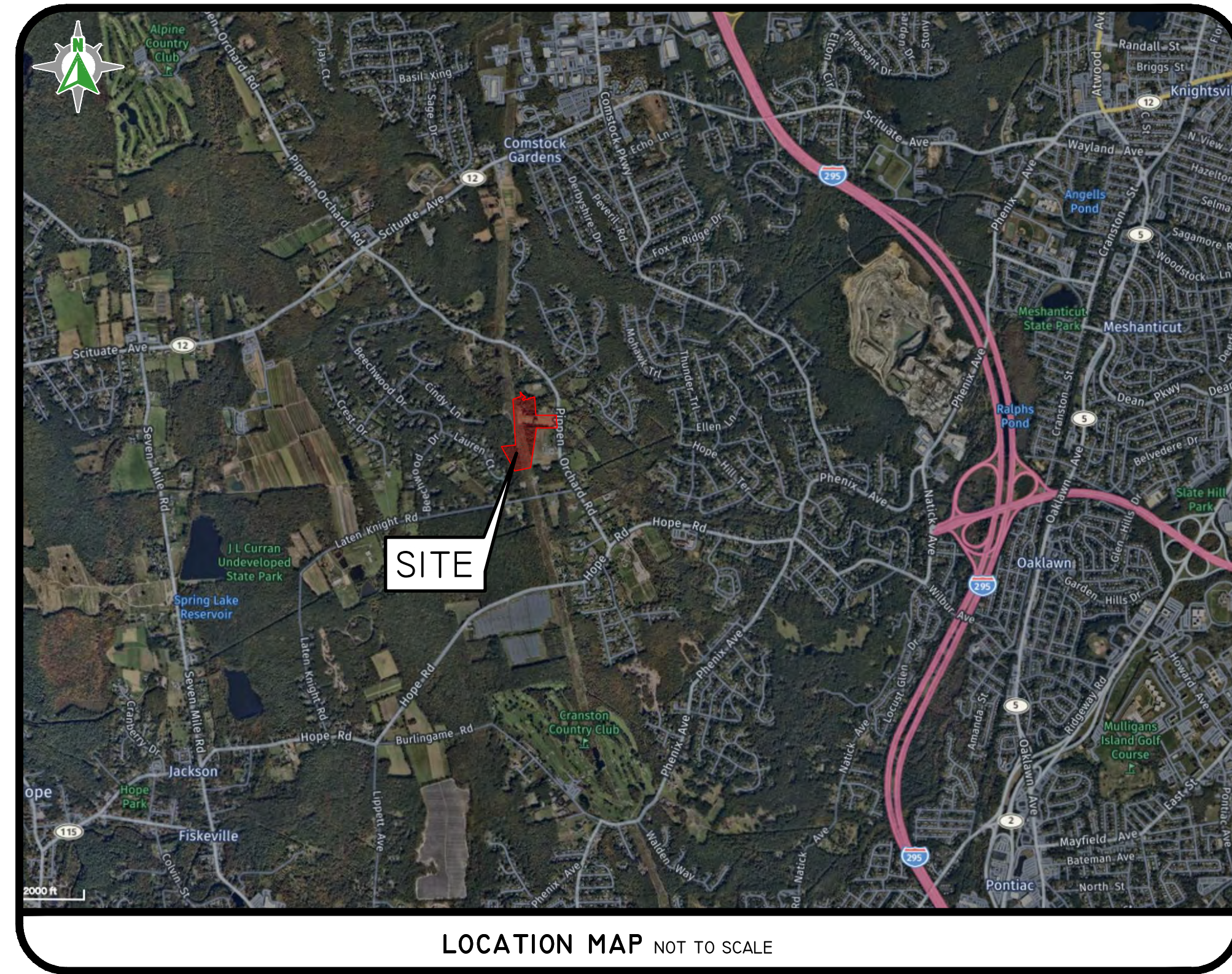
PRE APPLICATION SUBMISSION

RPD SUBDIVISION

1489 PIPPIN ORCHARD ROAD

CRANSTON, RHODE ISLAND

ASSESSOR'S PLAT 21 LOT 31-0 & 45-0



LOCATION MAP NOT TO SCALE

SHEET INDEX

1. COVER SHEET
2. AERIAL HALF MILE RADIUS
3. EXISTING CONDITIONS PLAN
4. ADMINISTRATIVE SUBDIVISION PLAN
5. YIELD PLAN
6. RPD SITE PLAN

Z:\BEPAN\PROJECTS\1945-001 PIPPIN ORCHARD MAP\AUTOCAD DRAWINGS\2145-001-PPRD-DWG.PLOT1ED: 7/6/2022

DiPrete Engineering

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

Boston • Providence • Newport

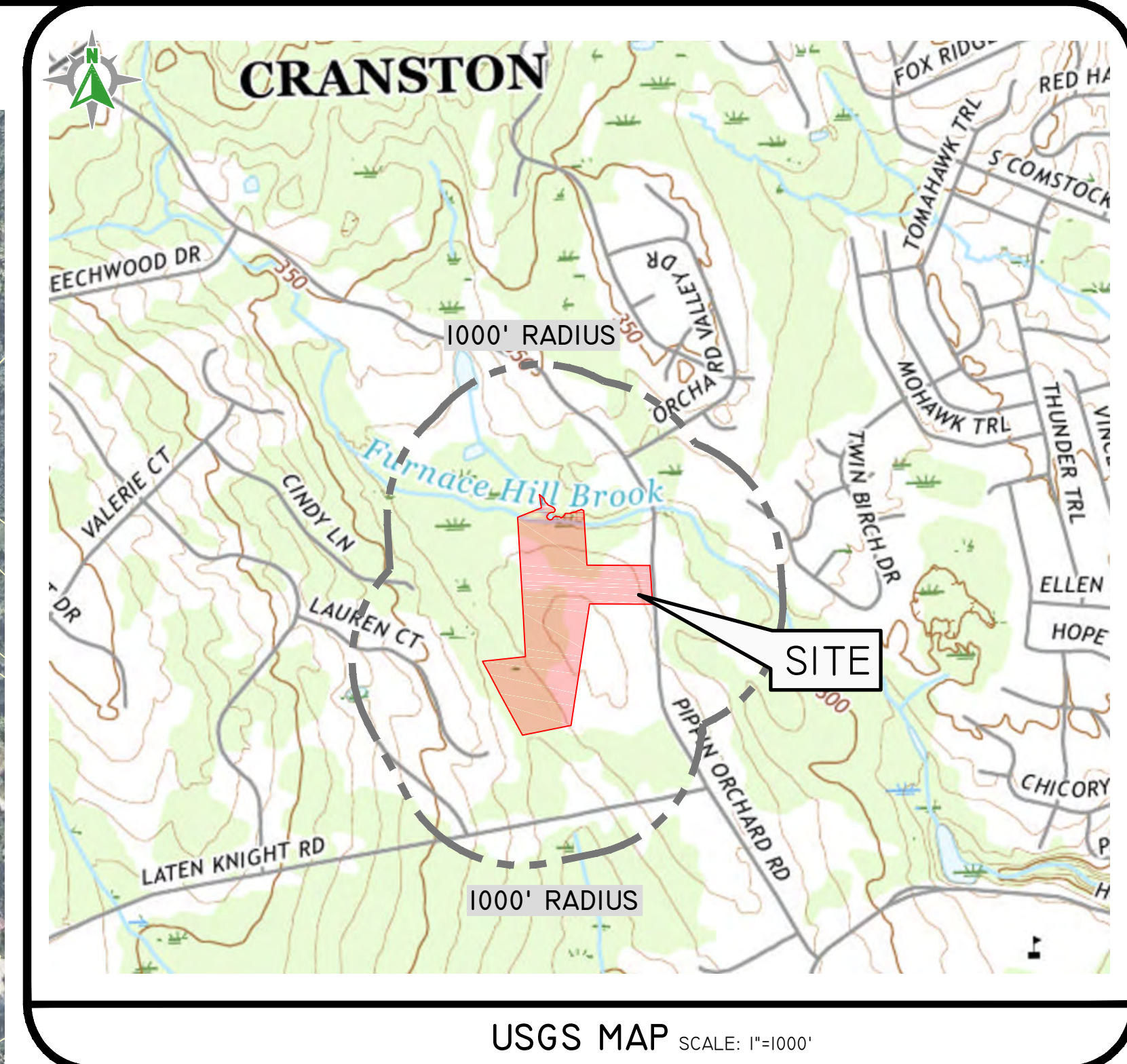
CHRISTOPHER A. DUHAMEL
Christopher A. Duhamel
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ONLY. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE RELEVANT AGENCIES AND UTILITIES. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO OMISSIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGN BY	S.E.	D.T.
1	10/27/2021	PRE APPLICATION SUBMISSION	X.X.X.		
2			X.X.X.		

COVER SHEET
RPD SUBDIVISION
1489 PIPPIN ORCHARD ROAD
ASSESSOR'S PLAT 21 LOT 31-0 & 45-0
CRANSTON, RHODE ISLAND
PREPARED FOR:
SACCOCCIA'S CONSTRUCTION & LANDSCAPING
2269 FLAT RIVER ROAD
COVENTRY, RI 02816

Z:\CLIENT\PROJECTS\2021-001\PIPPIN ORCHARD MAP\AUTOCAD DRAWINGS\2021-001\PIPPIN ORCHARD MAP\DWG PLOTTED: 7/6/2022



USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 10/12/2021.
SCALE: 1"=400'
0 200' 400' 800'

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

Boston • Providence • Newport

CHRISTOPHER A. DUHAMEL
(Signature)
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ONLY. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO OMISSIONS OF EXISTING UTILITIES.

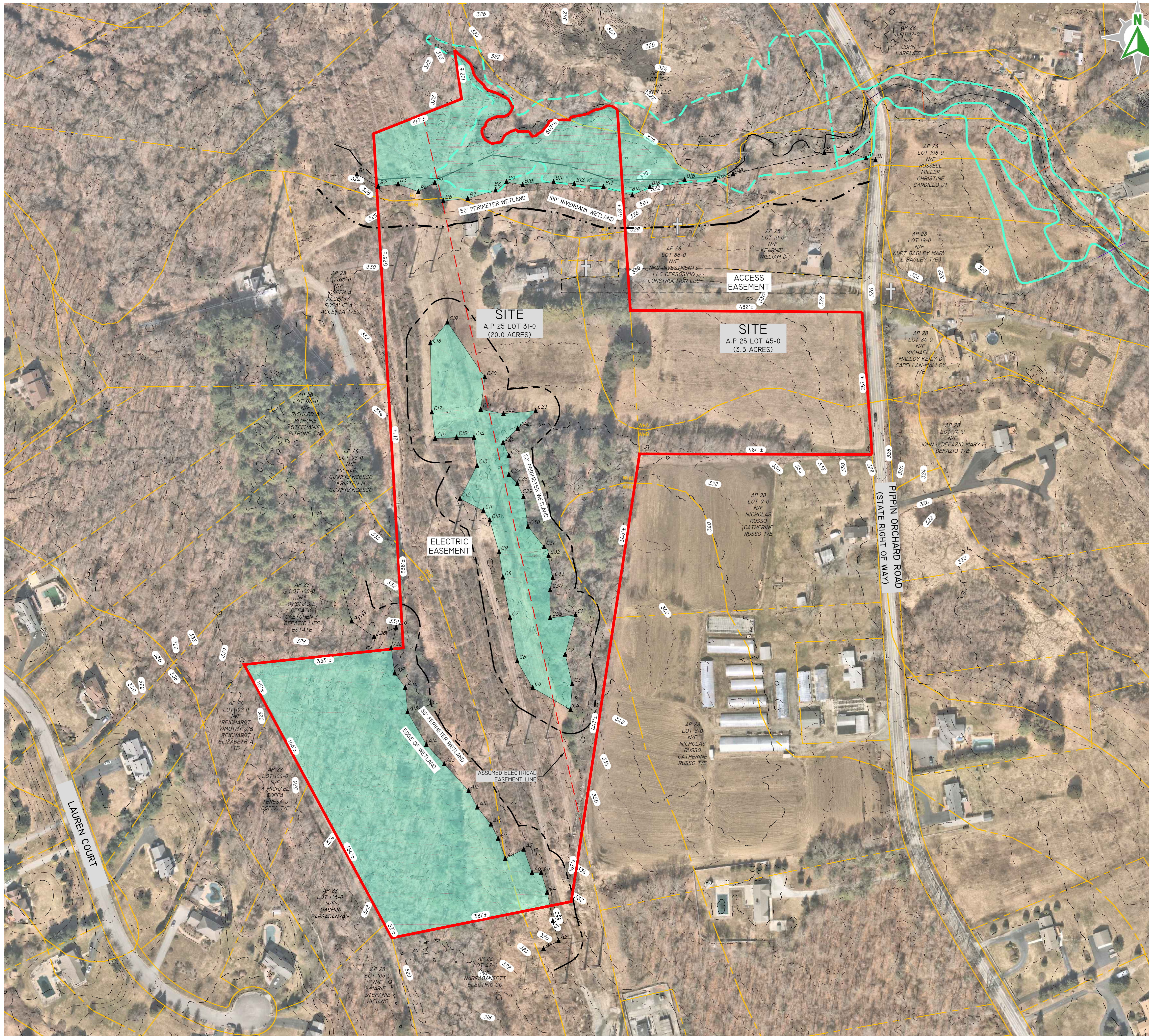
NO.	DATE	DESCRIPTION	SCALE	BY
1	10/12/2021	FOR SUBMITTAL SUBMISSION	AS SHOWN	BY: X.X.X.

AERIAL HALF MILE RADIUS PLAN
RPD SUBDIVISION
1489 PIPPIN ORCHARD ROAD
ASSESSOR'S PLAT Z8, LOT 31-0 & 45-0
CRANSTON, RHODE ISLAND

PREPARED FOR:
SACCOCCIA'S CONSTRUCTION & LANDSCAPING
2699 FLAT RIVER ROAD
COVENTRY, RI 02816

DE JOB NO: 2021-001 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **2** OF 6



- GENERAL NOTES:**
- THE SITE IS LOCATED ON THE CITY OF CRANSTON, RHODE ISLAND ASSESSOR'S PLAT 28 LOT 45-0.
 - THE SITE IS APPROXIMATELY 23.3± ACRES AND IS ZONED A80.
 - THE OWNER OF AP 28 LOT 31-0 & 45-0 IS: ELIZABETH E KEARNEY TRUST AGREEMENT
C/O ANTHONY MIGNANELLI
10 WEYBOSSET ST STE 400
PROVIDENCE, RI 02903
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0294H, MAP REVISED OCTOBER 2, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
 - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
 - THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
 - CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
 - WETLAND DELINEATION BY AVINZINS ENVIRONMENTAL SERVICES, INC.
 - THE SITE IS NOT WITHIN A:
 - GROUNDWATER PROTECTION AREA (RIDEM)
 - NATURAL HERITAGE AREAS (RIDEM)
 - GREENWICH BAY SAMP (CRMC)
 - METRO BAY SAMP (CRMC)
 - THE SITE IS WITHIN A:
 - SPECIAL FLOOD HAZARD DISTRICT (TOWN)

EXISTING LEGEND
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	ASSESSORS LINE
	BUILDING
	BRUSHLINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SOILS LINES
	50' PERIMETER WETLAND
	100' RIVERBANK WETLAND
	200' RIVERBANK WETLAND
	FEMA BOUNDARY
	STREAM
	WETLAND LINE & FLAG
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA
	GROUNDWATER RESERVOIR
	NATURAL HERITAGE
	COMMUNITY WELLHEAD PROTECTION
	NON-COMMUNITY WELLHEAD PROTECTION

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

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
**FARMLAND OF STATEWIDE IMPORTANCE

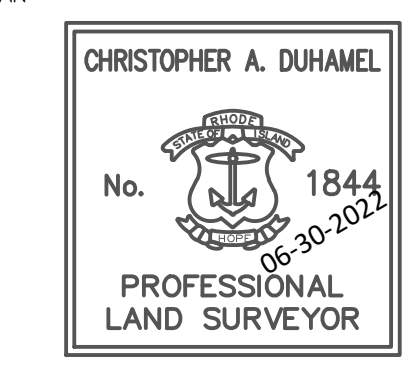
SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-001-9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

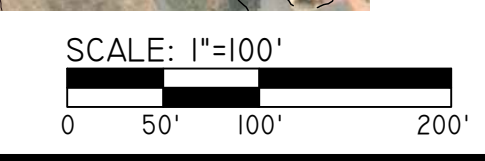
• COMPILATION PLAN CLASS IV
(NOT A BOUNDARY SURVEY)

THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: COMPILATION PLAN



BY
CHRISTOPHER A. DUHAMEL, RPLS #1844
C.G.A. NO. 15-A160



Z:\DEPMAN\PROJECTS\1945-001 PIPPIN ORCHARD MAP\AUTOCAD DRAWINGS\2015-001\1945-001.PIPPIN.DWG PLOTTED: 7/6/2022

Diprete Engineering
Two Stafford Court Cranston, RI 02920
Tel 401-943-1000 Fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

EXISTING CONDITIONS PLAN

RPD SUBDIVISION
1489 PIPPIN ORCHARD ROAD
ASSESSOR'S PLAT 28, LOT 31-0 & 45-0
CRANSTON, RHODE ISLAND

PREPARED FOR:
SACCOCCIA'S CONSTRUCTION & LANDSCAPING
2269 FLAT RIVER ROAD
COVENTRY, RI 02816

DE JOB NO: 1945-001 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

DESIGN BY: K.X.X.

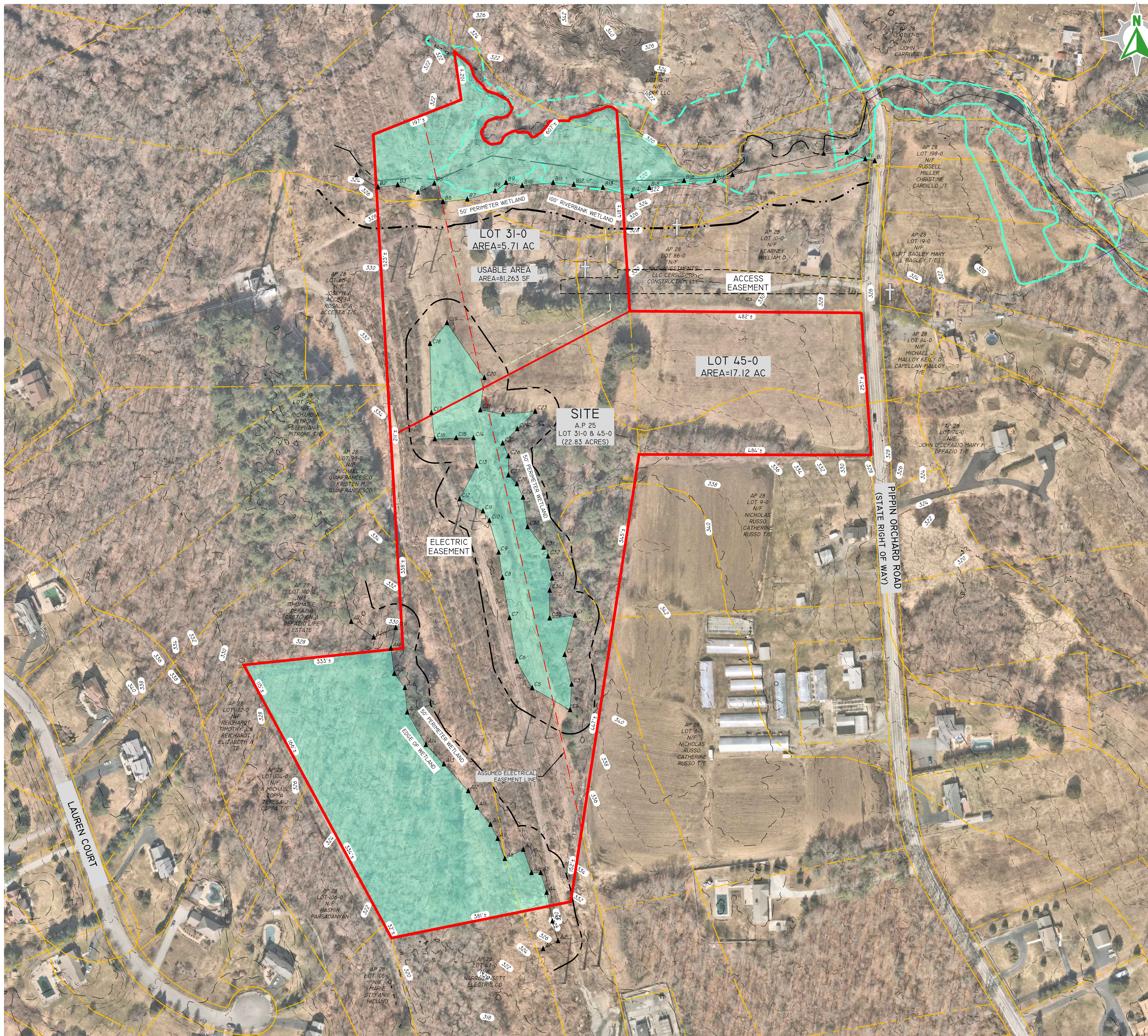
DATE: 07/20/2022

DESCRIPTION: RPD SUBDIVISION SUBMISSION

SCALE: S.E.H.

SHEET 3 OF 6

DESIGN BY: K.X.X.



GENERAL NOTES:

1. THE SITE IS LOCATED ON THE CITY OF CRANSTON, RHODE ISLAND ASSESSOR'S PLAT 28 LOT 31-0 & 45-0.
2. THE SITE IS APPROXIMATELY 22.83± ACRES AND IS ZONED A80.
3. THE OWNER OF AP 28 LOT 31-0 & 45-0 IS: NKC INVESTMENTS LLC CERSOSIMO CONSTRUCTION LLC 121 TERRE MAR DR NORTH KINGSTOWN, RI 02852
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES A AND X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 440070294H, MAP REVISED OCTOBER 2, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
 - ZONE A - THIS SITE IS LOCATED IN FEMA FLOOD ZONE A. ZONE A ARE AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
 - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
5. THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
6. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
7. THE SITE IS NOT WITHIN A:
 - GROUNDWATER PROTECTION AREA (RIDEM)
 - NATURAL HERITAGE AREAS (RIDEM)
 - GREENWICH BAY SAMP (CRMC)
 - METRO BAY SAMP (CRMC)

THE SITE IS WITHIN A:
SPECIAL FLOOD HAZARD DISTRICT (TOWN)

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	A80
REQUIRED:	80,000 SF
MINIMUM LOT AREA:	200'
MINIMUM FRONTAGE AND LOT WIDTH:	40'
MINIMUM FRONT AND CORNER SIDE YARD:	20'
MINIMUM SIDE YARD:	100'
MINIMUM REAR YARD:	35'
MAXIMUM STRUCTURE HEIGHT:	10%
MAXIMUM LOT COVERAGE:	

DEVELOPMENT DATA:

TOTAL SITE AREA:	22.83± ACRES
TOTAL NUMBER OF LOTS:	2 ADMINISTRATIVE SUBDIVISION
ORIGINAL LOT AREA:	LOT 31-0: 20.0± ACRES LOT 45-0: 2.83± ACRES
NEW LOT AREA:	LOT 31-0: 5.71± ACRES LOT 45-0: 17.12± ACRES

EXISTING LEGEND
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

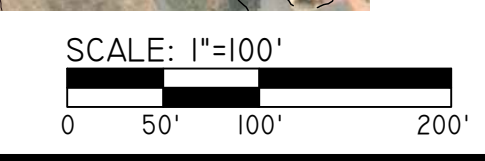
	PROPERTY LINE
	ASSESSORS LINE
	BUILDING
	BRUSHLINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SOILS LINES
	50' PERIMETER WETLAND
	100' RIVERBANK WETLAND
	200' RIVERBANK WETLAND
	ZONE X
	ZONE A
	FEMA BOUNDARY
	STREAM
	WETLAND LINE & FLAG
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA
	GROUNDWATER RESERVOIR
	NATURAL HERITAGE
	COMMUNITY WELLHEAD PROTECTION
	NON-COMMUNITY WELLHEAD PROTECTION

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

EFA*	ENFIELD SILT LOAM, 0 TO 3 PERCENT SLOPES
RF	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
RU	RUMNEY FINE SANDY LOAM
WH*	WOODBRIIDGE FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
WH*	WOODBRIIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

NOTE:
*PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE



Z:\DEPT\PROJECTS\045-1-001 PIPPIN ORCHARD MAP AUTOCAD DRAWINGS\2015-001\PPIN.DWG PLOTTED: 7/6/2022

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

Boston • Providence • Newport

CHRISTOPHER A. DUHAMEL
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND DATA PROVIDED TO DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

DATE	DESCRIPTION	SE	BY
10/20/2021	FOR CONSTRUCTION SUBMISSION		

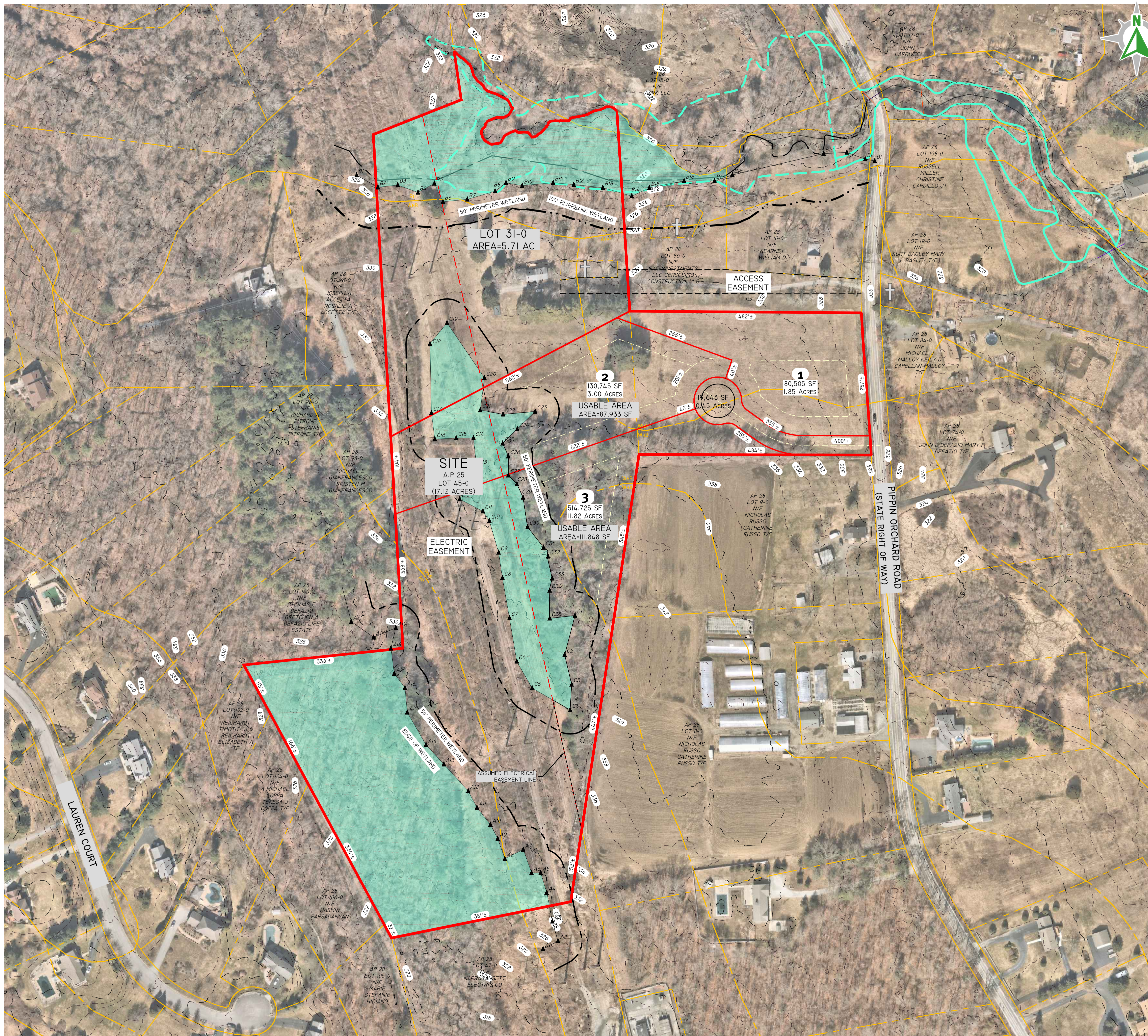
DESIGN BY: X.X.X.
DRAWN BY: X.X.X.

ADMIN SUB
RPD SUBDIVISION
1489 PIPPIN ORCHARD ROAD
ASSESSOR'S PLAT 28, LOT 31-0 & 45-0
CRANSTON, RHODE ISLAND

PREPARED FOR:
SACCOCCIA'S CONSTRUCTION & LANDSCAPING
2269 FLAT RIVER ROAD
COVENTRY, RI 02826

DE JOB NO: 495-001 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 1 OF 6



- GENERAL NOTES:**
- THE SITE IS LOCATED ON THE CITY OF CRANSTON, RHODE ISLAND ASSESSOR'S PLAT 28 LOT 45-0.
 - THE SITE IS APPROXIMATELY 17.12± ACRES AND IS ZONED A80.
 - THE OWNER OF AP 28 LOT 45-0 IS: NKC INVESTMENTS LLC CERSOSIMO CONSTRUCTION LLC 121 TERRE MAR DR NORTH KINGSTOWN, RI 02852
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONE A AND X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0294H, MAP REVISED OCTOBER 2, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
 - ZONE A - THIS SITE IS LOCATED IN FEMA FLOOD ZONE A. ZONE A ARE AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
 - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
 - THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
 - CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
 - THE SITE IS NOT WITHIN A:
 - GROUNDWATER PROTECTION AREA (RIDEM)
 - NATURAL HERITAGE AREAS (RIDEM)
 - GREENWICH BAY SAMP (CRMC)
 - METRO BAY SAMP (CRMC)

THE SITE IS WITHIN A:

SPECIAL FLOOD HAZARD DISTRICT (TOWN)

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	A80	REQUIRED
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'	
MAXIMUM STRUCTURE HEIGHT:	35'	
MAXIMUM LOT COVERAGE:	10%	

DEVELOPMENT DATA:

TOTAL SITE AREA:	17.12± ACRES
AREA SUITABLE FOR DEVELOPMENT:	6.4± ACRES
TOTAL NUMBER OF LOTS:	3
TOTAL LOT AREA:	16.67± ACRES
TOTAL LOT AREA SUITABLE FOR DEVELOPMENT:	5.90± ACRES
AVERAGE LOT AREA:	1.98± ACRES
RIGHT OF WAY AREA:	0.45± ACRES
RIGHT OF WAY WIDTH:	40'
LENGTH OF ROAD:	399'
PAVEMENT WIDTH:	24'

- DESIGN NOTES:**
- FOR UNIQUE SITUATIONS ON LOCAL ROADS, ON PRIVATE ROADS OR ON CUL-DE-SACS WITH FEWER THAN TEN LOTS, THE RIGHT-OF-WAY WIDTH MAY BE REDUCED TO 40 FEET AND PAVEMENT WIDTH MAY BE REDUCED TO 24 FEET. (SUBDIVISION REGULATIONS SEC. XII B.3.B)
 - IN ANY CASE WHERE THE STREET LINE SHOWN ON THE PLAT TAKES THE FORM OF AN ARC, THE MINIMUM STREET FRONTAGES SPECIFIED ABOVE SHALL AT THE OPTION OF THE APPLICANT, BE MEASURED ALONG THE BUILDING LINE AS FIXED BY CHAPTER 30 OF THE CODE OF THE CITY OF CRANSTON, ENTITLED, "ZONING". (SUBDIVISION REGULATIONS SEC. XII D.3.A)

EXISTING LEGEND
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

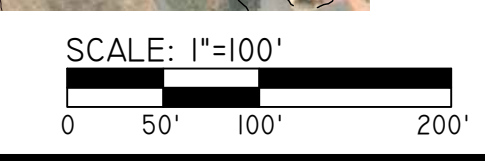
	PROPERTY LINE
	ASSESSORS LINE
	BUILDING
	BRUSHLINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SOILS LINES
	50' PERIMETER WETLAND
	100' RIVERBANK WETLAND
	200' RIVERBANK WETLAND
	FEMA BOUNDARY
	STREAM
	WETLAND LINE & FLAG
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA
	GROUNDWATER RESERVOIR
	NATURAL HERITAGE
	COMMUNITY WELLHEAD PROTECTION
	NON-COMMUNITY WELLHEAD PROTECTION

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

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*	WOODBIDGE FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
WHB*	WOODBIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

NOTE: *PRIME FARMLAND
**FARMLAND OF STATEWIDE IMPORTANCE



Z:\CRANSTON\PROJECTS\045-1-001 PIPPIN ORCHARD MAP AUTOCAD DRAWINGS\2015-001\PPAD.DWG PLOTTED: 7/6/2022

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

Boston • Providence • Newport

CHRISTOPHER A. DUHAMEL

REGISTERED PROFESSIONAL ENGINEER CIVIL

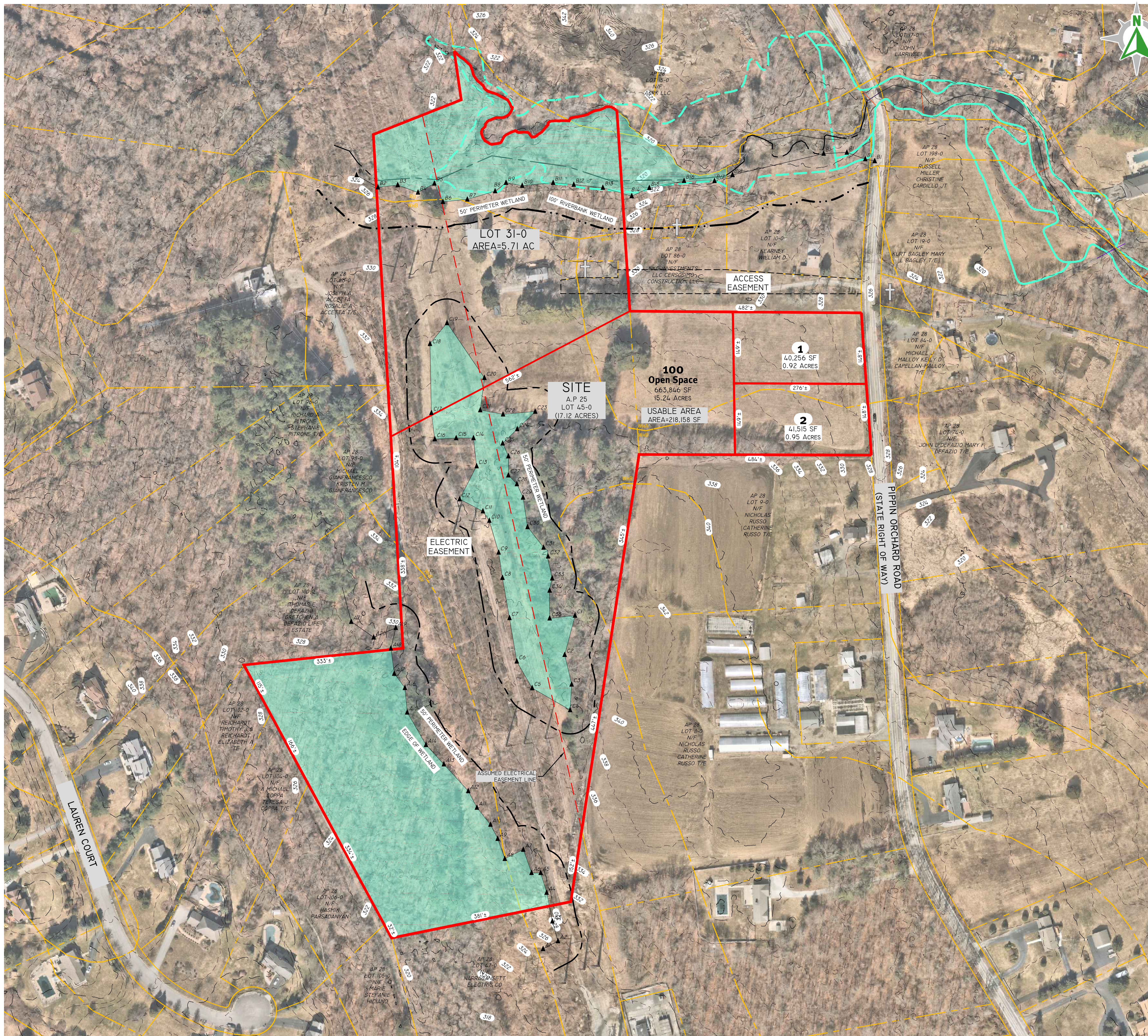
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING ONLY WARRANTS PLANS ONLY DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE TOWN OF CRANSTON. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO CLONING OF EXISTING UTILITIES.

DATE: 10/27/2022
DESCRIPTION: RPD SUBDIVISION
DRAWN BY: X.K.X.
DESIGN BY: X.K.X.

YIELD PLAN
RPD SUBDIVISION
1489 PIPPIN ORCHARD ROAD
ASSESSOR'S PLAT 28, LOT 31-0 & 45-0
CRANSTON, RHODE ISLAND

PREPARED FOR:
SACCOCCIA'S CONSTRUCTION & LANDSCAPING
2269 FLAT RIVER ROAD
COVENTRY, RI 02816

DE JOB NO: 2852-001 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.



- GENERAL NOTES:**
- THE SITE IS PROPOSED TO BE BUILT IN (1) PHASE(S) AND HOMES ARE PROPOSED TO BE 4 BEDROOMS.
 - THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
 - PROPOSED RIGHTS OF WAY ARE TO BE 50' WIDE WITH 24' WIDE PAVEMENT (1' TRAVEL LANES AND 1' BERM/CURB ON EACH SIDE).
 - THE DRAINAGE SYSTEM IS DESIGNED TO MEET CITY OF CRANSTON SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
 - DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	A80 REQUIRED	RPD (SINGLE FAMILY)
MINIMUM LOT AREA:	80,000 SF	20,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'	125'
MINIMUM FRONT AND CORNER SIDE YARD:	40'	
MINIMUM SIDE YARD:	20'	
MINIMUM REAR YARD:	100'	
MAXIMUM STRUCTURE HEIGHT:	35'	
MAXIMUM LOT COVERAGE:	10%	

WHERE ANY PART OF A SINGLE-FAMILY DWELLING OR TWO-FAMILY DWELLING IS PROPOSED TO BE LOCATED WITHIN ONE HUNDRED (100) FEET OF AN ABUTTING PROPERTY BOUNDARY, SUCH BUILDING SHALL BE LOCATED SO AS TO COMPLY WITH THE MINIMUM YARD DIMENSIONS FOR THE UNDERLYING ZONING DISTRICT. NO TOWNHOUSE IN AN RPD SHALL BE LOCATED WITHIN ONE HUNDRED FIFTY (150) FEET OF AN ABUTTING PROPERTY BOUNDARY.

* NO LESS THAN TWENTY-FIVE (25) PERCENT OF THE TOTAL LAND AREA OF A RESIDENTIAL PLANNED DISTRICT SHALL BE OPEN SPACE. THIS FIGURE SHALL BE COMPUTED BY MULTIPLYING THE APPLICANT'S TOTAL ADJACENT UNDEVELOPED LAND ACRES BY A FACTOR OF .25. EXCLUSIVE OF AREA COVERED BY EXISTING WATER BODIES AND STREAMS. THIS OPEN SPACE SHALL NOT INCLUDE BUILDING LOTS, STREET RIGHTS-OF-WAY, OR LAND POSSESSING OTHER PHYSICAL CONSTRAINTS CAUSING IT TO BE UNSUITABLE FOR RESIDENTIAL DEVELOPMENT.

AT LEAST ONE-HALF OF THE OPEN SPACE OF TWELVE AND ONE-HALF (12.5) PERCENT OF THE TOTAL LAND AREA SHALL POSSESS NO SIGNIFICANT CONSTRAINTS TO DEVELOPMENT FOR ACTIVE RECREATION.

PROVISIONS SHALL BE MADE TO INSURE THAT NO MORE THAN TWENTY (20) PERCENT OF THE OPEN SPACE SHALL BE DEVOTED TO PAVED AREAS AND PERMITTED RECREATION RELATED STRUCTURES.

DEVELOPMENT DATA:

TOTAL SITE AREA:	17.12± ACRES
AREA SUITABLE FOR DEVELOPMENT:	6.43± ACRES
DEVELOPMENT AREA:	1.87± ACRES (11%) - 2 BUILDABLE LOTS
OPEN SPACE:	15.24± ACRES (89%)
USABLE OPEN SPACE:	5.0± ACRES (29%)
TOTAL NUMBER OF LOTS:	2 RESIDENTIAL LOTS & 1 OPEN SPACE LOT
TOTAL LOT AREA:	17.12± ACRES
AVERAGE LOT AREA:	5.7± ACRES

- DESIGN NOTES & WAIVERS:**
- PLANNED DISTRICTS MAY BE ESTABLISHED ON PARCELS OF LAND SUITABLE TO SUCH DEVELOPMENT AND SHALL CONTAIN A MINIMUM OF FIVE ACRES FOR EXCLUSIVE RESIDENTIAL USE. SITE IS 6.4 AC SUITABLE.
 - THE TRACT OF LAND PROPOSED FOR AN RPD SHALL HAVE, IN ADDITION TO THE AREA REQUIREMENTS OF SUBSECTION 17.96.100(H), THE MINIMAL CAPACITY TO SUPPORT SIX DWELLING UNITS IN ACCORDANCE WITH THE UNDERLYING ZONING DISTRICT REGULATIONS. SITE DOES NOT SUPPORT 6 D.U. WAIVER FOR 3 UNITS.
 - THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED IN AN RPD SHALL NOT EXCEED THE AMOUNT COMPUTED USING THE FOLLOWING FORMULA:
 THE NUMBER OF DWELLING UNITS PERMITTED IS EQUAL TO THE GROSS AREA OF TRACT LESS LAND UNSUITABLE FOR DEVELOPMENT DIVIDED BY THE MINIMUM LOT SIZE PERMITTED IN ZONING DISTRICT (SECTION 17.20.100). $278,784 / 80,000 = 3.50 = 2$ LOTS PROPOSED.
 IN NO CASE SHALL THE NUMBER OF DWELLING UNITS PERMITTED IN THE RPD EXCEED THE NUMBER WHICH WOULD BE PERMITTED IN THE ZONING DISTRICT(S) IN WHICH THE TRACT LIES IF DEVELOPED IN THE CONVENTIONAL MANNER. SEE YIELD PLAN.

EXISTING LEGEND
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

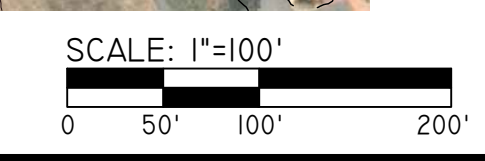
	PROPERTY LINE
	ASSESSORS LINE
	BUILDING
	BRUSHLINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SOILS LINES
	50' PERIMETER WETLAND
	100' RIVERBANK WETLAND
	200' RIVERBANK WETLAND
	FEMA BOUNDARY
	STREAM
	WETLAND LINE & FLAG
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA
	GROUNDWATER RESERVOIR
	NATURAL HERITAGE
	COMMUNITY WELLHEAD PROTECTION
	NON-COMMUNITY WELLHEAD PROTECTION

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

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

NOTE: *PRIME FARMLAND
 **FARMLAND OF STATEWIDE IMPORTANCE



DiPrete Engineering
 Two Stafford Court Cranston, RI 02926
 Tel 401-943-1000 Fax 401-464-6006 www.diprete-eng.com
 Boston • Providence • Newport

CHRISTOPHER A. DUHAMEL

 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SHOWN TO BE ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
 DIPRETE ENGINEERING ONLY WARRANTS PLANS ONLY DIPRETE ENGINEERING SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN SET. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
 THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN SET. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN SET.
 EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN SET.
 DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	SE/H	BT
1	10/20/2021	FOR CONSTRUCTION SUBMISSION		

DESIGN BY: X.X.X.
 DRAWN BY: X.X.X.

RPD SITE PLAN
RPD SUBDIVISION
 1489 PIPPIN ORCHARD ROAD
 ASSESSOR'S PLAT 281, LOT 31-0 & 45-0
 CRANSTON, RHODE ISLAND
 PREPARED FOR:
SACCOCIA'S CONSTRUCTION & LANDSCAPING
 2269 FLAT RIVER ROAD
 COVENTRY, RI 02916

DE JOB NO: 2852-201. COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **6** OF 6

Z:\CLIENT\PROJECTS\2021\001 PIPPIN ORCHARD MAP\AUTOCAD DRAWINGS\2021-001 PIPRA\DWG PLATTED 7/6/2022