

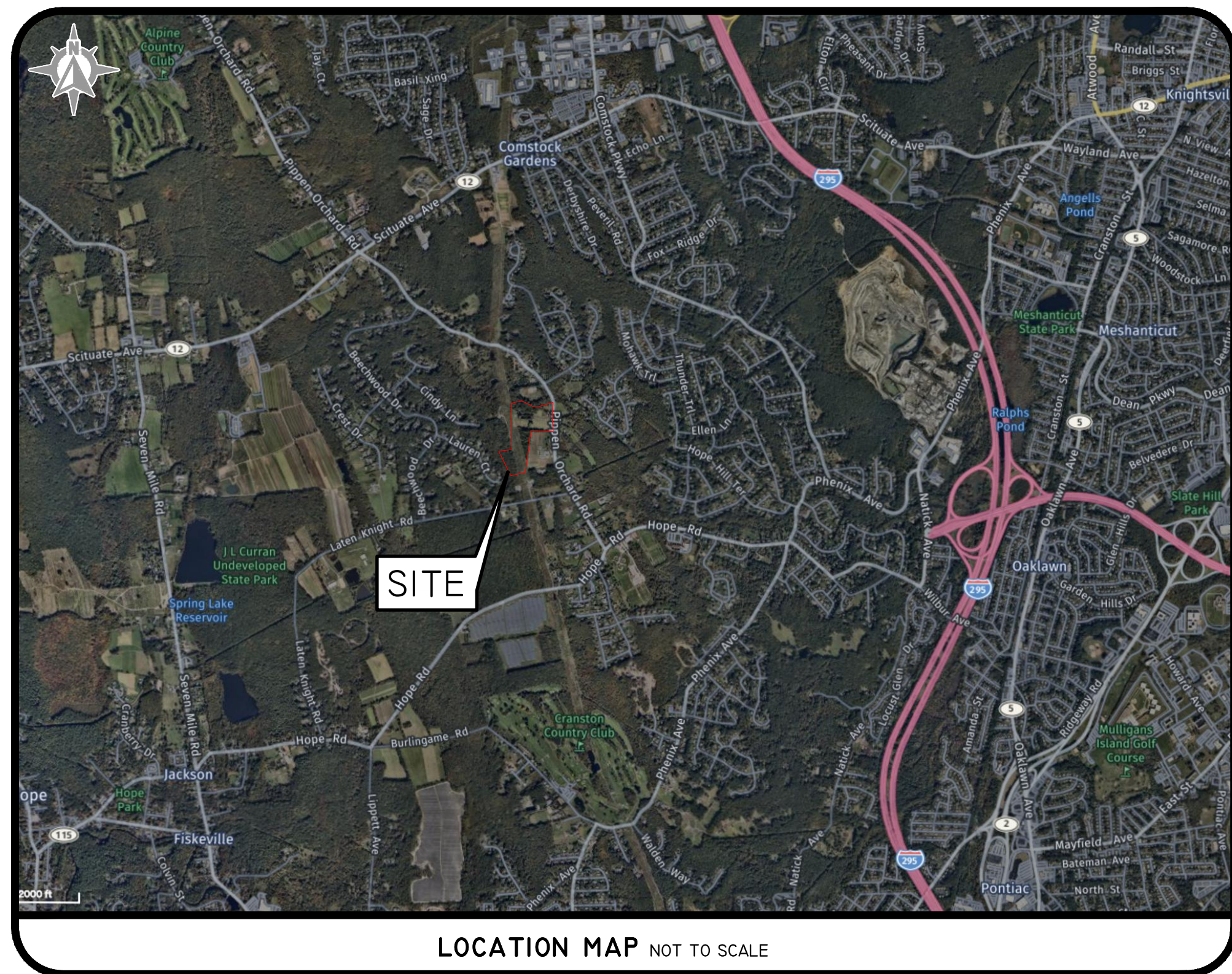
MASTER PLAN SUBMISSION

ORCHARD MEADOWS

1489 PIPPIN ORCHARD ROAD

CRANSTON, RHODE ISLAND

ASSESSOR'S PLAT 28 LOTS 10, 31, 45 & 86



LOCATION MAP NOT TO SCALE

SHEET INDEX

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

STREET INDEX:
 • PIPPIN ORCHARD ROAD

COVER SHEET
 ORCHARD MEADOWS
 1489 PIPPIN ORCHARD ROAD
 ASSESSOR'S PLAT 28, LOTS 10, 31, 45 & 86
 CRANSTON, RHODE ISLAND
 PREPARED FOR:
PIPPIN ORCHARD INVESTORS
 2269 FLAT RIVER ROAD
 COVENTRY, RI 02816

SHEET | OF 5

NO.	DATE	DESCRIPTION	BY	DESIGN BY
2	11/14/2022	MASTER PLAN SUBMISSION	J.L.S.	J.L.S.
1	07/14/2022	MASTER PLAN SUBMISSION	J.L.S.	J.L.S.
1	08/02/2022	MASTER PLAN SUBMISSION	J.L.S.	J.L.S.
1	07/27/2022	MASTER PLAN SUBMISSION	J.L.S.	J.L.S.
1	07/27/2022	MASTER PLAN SUBMISSION	J.L.S.	J.L.S.

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

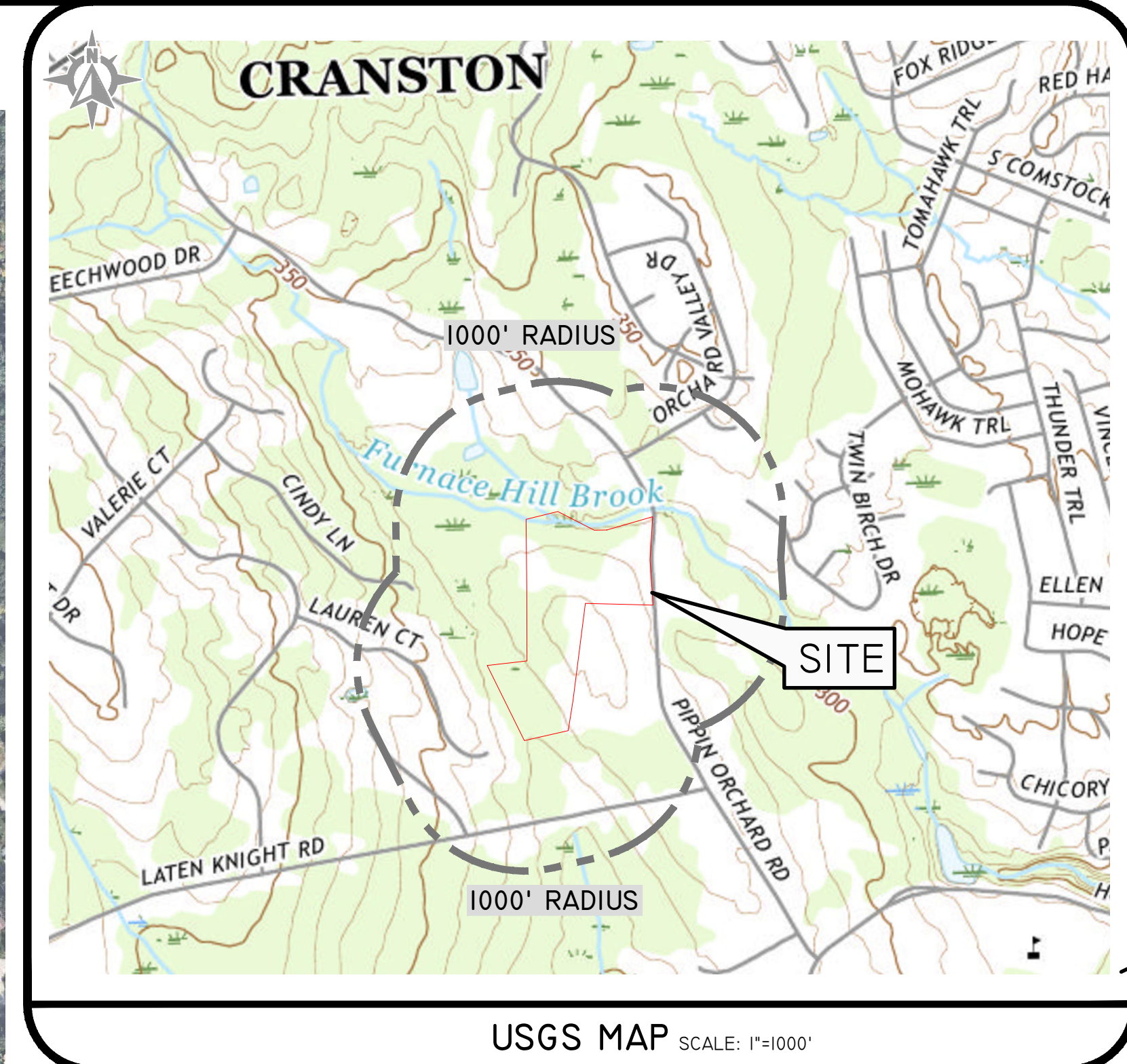
DAVID A. RUSSO
 No. 14251
 REGISTERED PROFESSIONAL ENGINEER CIVIL

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

Z:\CLIENT\PROJECTS\1945-001 PIPPIN ORCHARD\1489 AUTOCAD DRAWINGS\205-001-PPIN.DWG PLOTTED: 11/16/2022

DE JOB NO. 1952-001 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEPT\PROJECTS\1945-00 PIPPIN ORCHARD\MAP AUTOCAD DRAWINGS\1945-00-PPIN\DWG PLOTTED: 11/16/2022



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

DAVID A. RUSSO
 No. 13257
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL

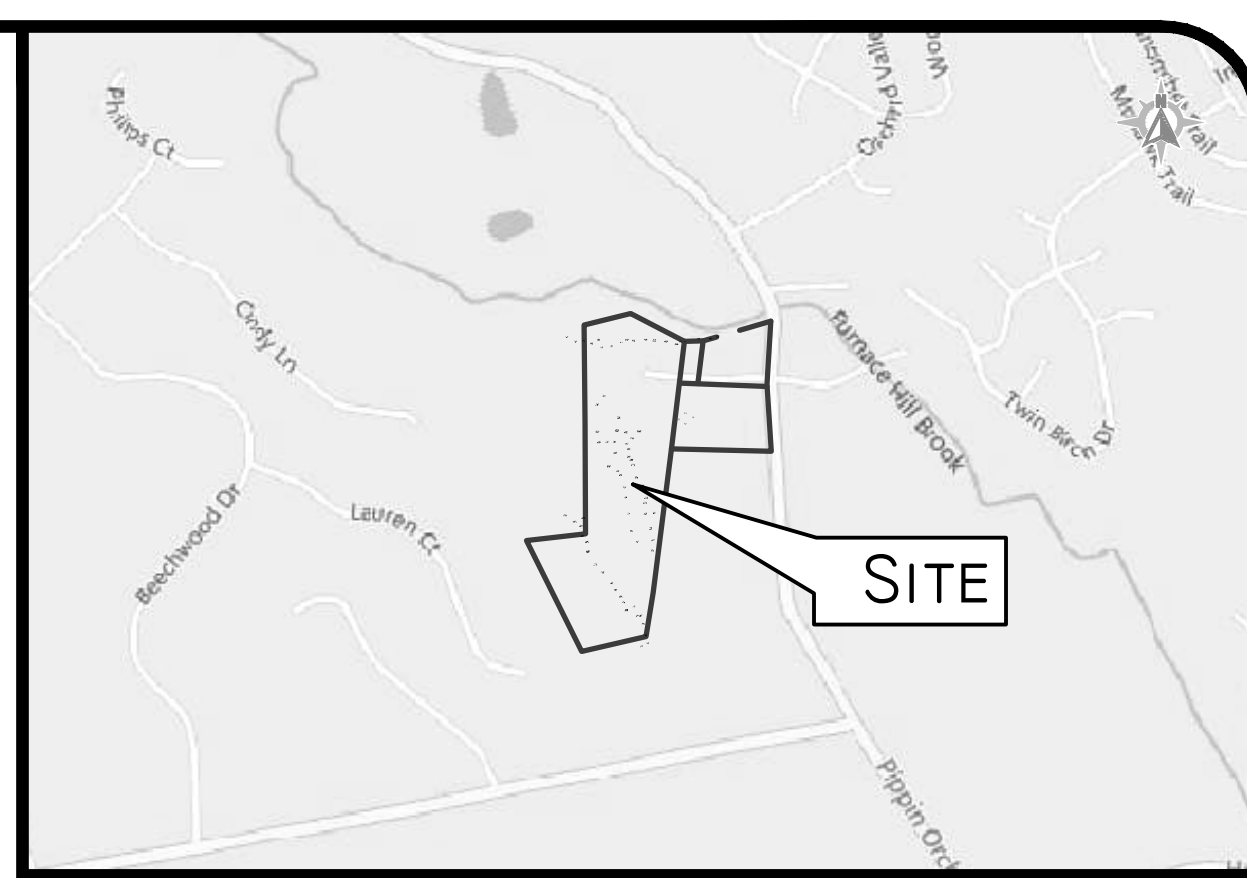
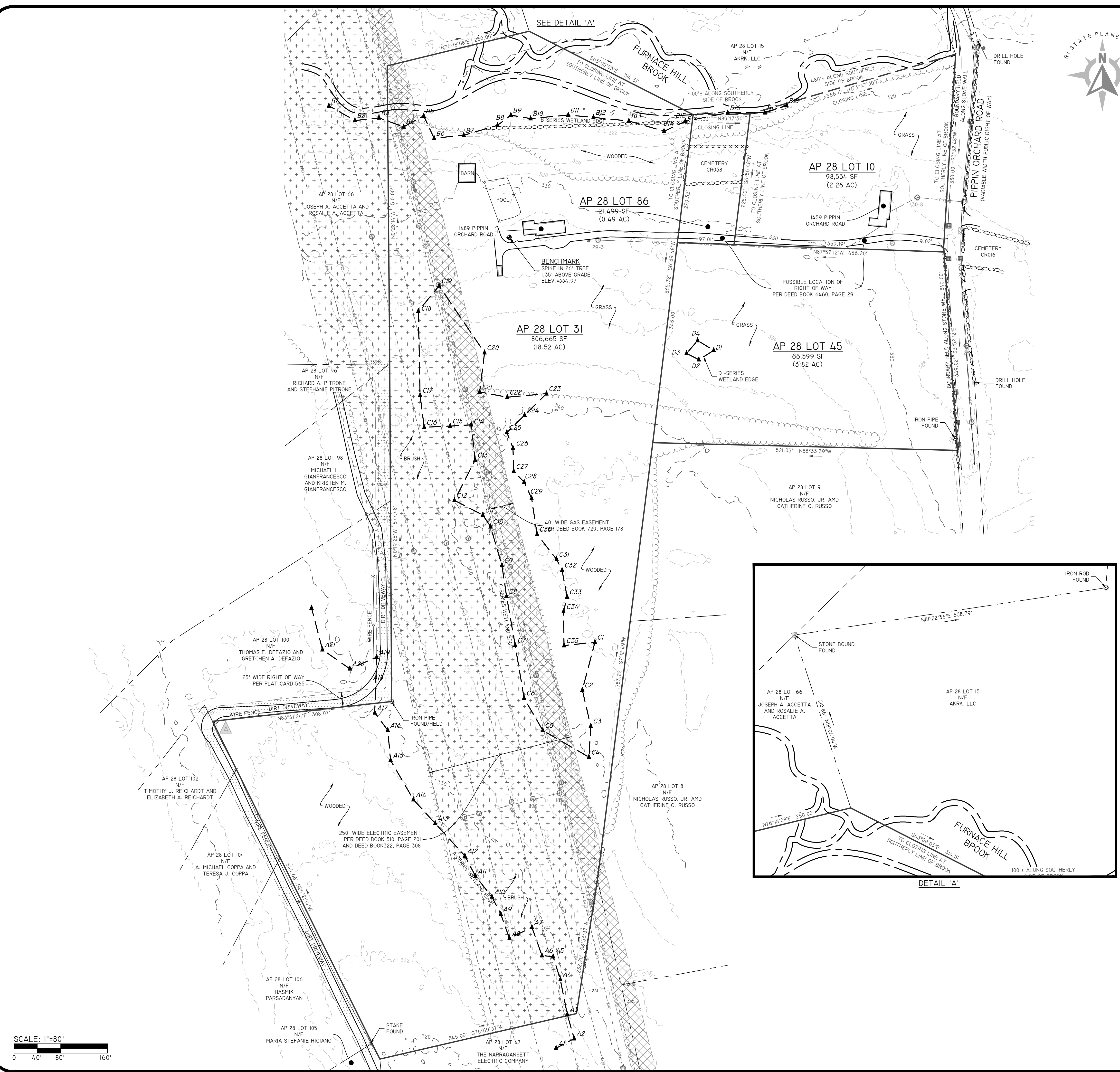
THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED, ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ONLY DIPRETE ENGINEERING'S PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARMAP DATA ACCURACY AND FOR THE ACCURACY OF THE NEARMAP DATA 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 COLLISIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGN BY
1	07/16/2021	MASTER PLAN SUBMISSION	J.L.S.
2	07/16/2021	MASTER PLAN SUBMISSION	J.L.S.
3	07/16/2021	MASTER PLAN SUBMISSION	J.L.S.
4	07/16/2021	MASTER PLAN SUBMISSION	J.L.S.

AERIAL HALF MILE RADIUS
ORCHARD MEADOWS
 1489 PIPPIN ORCHARD ROAD
 ASSESSOR'S PLAT 28, LOTS 10, 31, 45 & 86
 CRANSTON, RHODE ISLAND
PIPPIN ORCHARD INVESTORS
 2269 FLAT RIVER ROAD
 COVENTRY, RI 02816



LOCUS MAP NOT TO SCALE

LEGEND

---	WATER LINE	123/1234	DEED BOOK/PAGE	○	BOLLARD
---	SEWER LINE	AP	ASSESSOR'S PLAT	○	SOIL EVALUATION
---	SEWER FORCE MAIN	HC	HANDICAPPED	■	CATCH BASIN
---	GAS LINE	N/F	NOW OR FORMERLY	■	DOUBLE CATCH BASIN
---	ELECTRIC LINE	LC	LANDSCAPING	○	WATER VALVE
---	OVERHEAD WIRES	(R)	RECORD	○	GAS VALVE
---	DRAINAGE LINE	(CA)	CHORD ANGLE	○	WETLAND FLAG
---	MINOR CONTOUR LINE	▲	NAIL/SPIKE	○	DRAINAGE MANHOLE
---	MAJOR CONTOUR LINE	●	DRILL HOLE	○	FLARED END SECTION
---	PROPERTY LINE	○	IRON ROD/PIPE	○	GUY POLE
---	ASSESSORS LINE	□	BOUND	○	ELECTRIC MANHOLE
---	TREELINE	□	SIGN POST	○	UTILITY/POWER POLE
---	GUARDRAIL	○	SEWER MANHOLE	○	LIGHTPOST
---	FENCE	×	SEWER CLEANOUT	○	WELL
---	RETAINING WALL	×	HYDRANT	○	MONITORING WELL
---	STONE WALL	×	IRRIGATION VALVE	○	BENCH MARK
---		○	UNKNOWN MANHOLE	○	TREE

GENERAL NOTES

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 28, LOTS 10, 31, 45, & 86 IN THE CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND.
- THE OWNER OF:
 - LOT 10 PER DEED BOOK 544, PAGE 234 IS WILLIAM D. KEARNEY
 - LOTS 31, 45, & 86 PER DEED BOOK LR6460, PAGE 29 IS NRC INVESTMENTS, LLC, AND CERSOSIMO CONSTRUCTION LLC, AND SB LLC.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X, A, AND AE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 14007C0204H, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE SITE IS ZONED A80 BASED ON THE CITY OF CRANSTON ONLINE GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- PLEASE REFER TO RHODE ISLAND GENERAL LAW § 23-23-18-II FOR BUILDING REQUIREMENTS AROUND A HISTORIC CEMETERY.
- DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR AN ARCHAEOLOGICAL INVESTIGATION NEEDED TO TO DETERMINE THE BOUNDARIES OF THE UNMARKED CEMETERY AS REQUIRED BY RHODE ISLAND GENERAL LAW § 23-23-18-II SUBSECTION 2C.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING BETWEEN MAY 25 - JUNE 3, 2022. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THOSE DATES.
- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- A CLOSING LINE IS AN ARBITRARY SURVEY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE MISINTERPRETED AS A PROPERTY LINE.
- 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 4, 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 LOCATIONS SHOWN BASED ON CAD FILE AND MAP PROVIDED BY AVIZINIS ENVIRONMENTAL SERVICES INC.

PLAN REFERENCES

- RIDGEWOOD - SECTION 6, CRANSTON, RHODE ISLAND, SCALE 1"=100', DATED AUGUST 7, 1987, PLAN BY AVT ASSOCIATES, RECORDED ON PLAT CARD 565.
- FIVE ACRE ORCHARD PLAT, AN ADMINISTRATIVE SUBDIVISION, BY W.P. SKORUPSKI, LOCATED IN CITY OF CRANSTON, ASSESSORS PLAT 28, LOTS 57 AND 65, SCALE 1"=80', DATED FEBRUARY, 2008, RECORDED ON PLAT CARD 653.
- RECORD PLAN, PINE ORCHARD ESTATES, A.P. 28, LOT 197, PIPPIN ORCHARD ROAD, CRANSTON, RHODE ISLAND, SCALE 1"=60', DATED MAY 28, 2015, PLAN BY OCEAN STATE PLANNERS, RECORDED ON PLAT CARD 908.

LIST OF POSSIBLE ENCROACHMENTS

- WIRE FENCE AND DIRT DRIVEWAY OVER PROPERTY LINE

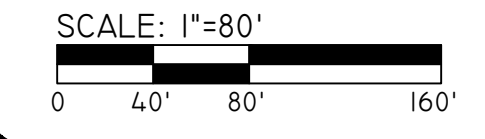
SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO §35-1-1 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- LIMITED CONTENT BOUNDARY SURVEY CLASS I
 - TOPOGRAPHIC SURVEY CLASS T-4
- THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

Robert G. Babcock
ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160
11/4/22



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

Boston • Providence • Newport

NO.	DATE	REVISION/CONDITIONS/PLAN	A.U.F.	B.T.
1	7/27/22	EXISTING CONDITIONS PLAN		
2	11/4/22	DESCRIPTION		

EXISTING CONDITIONS PLAN

1489 PIPPIN ORCHARD ROAD
ASSESSOR'S PLAT 28, LOTS 10, 31, 45, & 86
CRANSTON, RHODE ISLAND

PREPARED FOR:
SACCOCCIA'S CONSTRUCTION & LANDSCAPING
2889 FLAT RIVER ROAD, COVENTRY, RHODE ISLAND 02816
TEL (401) 459-5005

DEED NO. 995-2001 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 3 OF 5



GENERAL SITE INFORMATION:

1. THE SITE IS LOCATED ON THE CITY OF CRANSTON, RHODE ISLAND ASSESSOR'S PLAT 28 LOT 31-0, 45-0, 86-0 & 10-0.
2. THE SITE IS APPROXIMATELY 25.1± ACRES AND IS ZONED A80.
3. THE OWNER OF AP 28 LOT 31-0, 45-0 & 86-0 IS:
NKC INVESTMENTS LLC CERSOSIMO CONSTRUCTION LLC
121 TERRE MAR DR
NORTH KINGSTOWN, RI 02852

- THE OWNER OF AP 28 LOT 10-0 IS:
WILLIAM D KEARNEY ESTATE C/O WILLIAM KEARNEY
1459 PIPPIN ORCHARD RD
CRANSTON, RI 02921
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES A, AE AND X (UNSHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C0294H, MAP REVISED OCTOBER 2, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
 - ZONE X - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
 - ZONE AE - THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE. ZONE AE ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
 - ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X AREAS WHERE THERE IS MINIMAL FLOODING.
 5. WETLAND LOCATIONS SHOWN BASED ON CAD FILE AND MAP PROVIDED BY AVIZINS ENVIRONMENTAL SERVICES INC.

GENERAL NOTES:

1. THE SITE IS PROPOSED TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
2. PROPOSED RIGHT OF WAY IS TO BE 40' WIDE WITH 24' WIDE PAVEMENT (11' TRAVEL LANES AND 1' BERM/CURB ON EACH SIDE). PROPOSED ROAD A WILL BE A PUBLIC LOCAL ROADWAY.
3. THE DRAINAGE SYSTEM WILL BE DESIGNED TO MEET THE CITY OF CRANSTON SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET RIEM AND CRANSTON BEST MANAGEMENT PRACTICES. BEST MANAGEMENT PRACTICES ARE TO BE DESIGNED USING THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS AND MANUAL DATED DECEMBER 2010.
4. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INCORPORATED AT THE PRELIMINARY STAGE AND WILL CONFORM TO RIDEM BEST MANAGEMENT PRACTICES. FINAL GRADING AND DRAINAGE TO BE DESIGNED AT PRELIMINARY SUBMISSION.
5. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
6. THE SUBDIVISION IS PROPOSED WITH 6 SINGLE FAMILY RESIDENTIAL HOMES.
2 EXISTING HOMES TO REMAIN - LOTS 5 & 6
4 PROPOSED 4 BEDROOM HOMES - LOTS 1, 2, 3 & 4.

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	A80	REQUIRED	PROVIDED
MINIMUM LOT AREA:	80,000 SF	80,000 SF	80,515± SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'	200'	200'
MINIMUM FRONT AND CORNER SIDE YARD:	40'	40'	40'
MINIMUM SIDE YARD:	20'	20'	20'
MINIMUM REAR YARD:	100'	100'	100'
MAXIMUM STRUCTURE HEIGHT:	35'	35'	<35'
MAXIMUM LOT COVERAGE:	10%	10%	<10%

DEVELOPMENT DATA:

TOTAL SITE AREA:	25.1± ACRES
AREA SUITABLE FOR DEVELOPMENT:	12.7± ACRES
TOTAL NUMBER OF LOTS:	6
TOTAL LOT AREA:	24.4± ACRES
TOTAL LOT AREA SUITABLE FOR DEVELOPMENT:	12.0± ACRES
AVERAGE LOT AREA:	4.1± ACRES
AVERAGE LOT USABLE AREA:	2.0± ACRES
RIGHT OF WAY AREA:	0.7± ACRES
RIGHT OF WAY WIDTH:	40'
LENGTH OF ROAD:	655'
PAVEMENT WIDTH:	24'
CUL-DE-SAC OUTSIDE CURB RADIUS:	37'
CUL-DE-SAC RIGHT OF WAY RADIUS:	50'

DESIGN NOTES:

1. 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)
2. 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 B.3.A)
3. IN CASES WHERE UNUSUAL CONDITIONS EXIST, THE COMMISSION MAY MODIFY THE REQUIREMENTS FOR DEAD-END STREETS AND CUL-DE-SACS. DUE TO SITE CONSTRAINTS, CUL-DE-SAC LENGTH TO BE EXTENDED TO 655' FROM THE MAXIMUM 400' REQUIREMENT.

EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

---	SITE BOUNDARY
---	PROPERTY LINE
---	ASSESSORS LINE
▨	BUILDING
~	BRUSHLINE
~	TREELINE
---	GUARDRAIL
---	FENCE
---	RETAINING WALL
---	STONE WALL
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	SOILS LINES
---	75' WETLAND BUFFER
---	150' RIVERBANK WETLAND
---	FEMA BOUNDARY
---	STREAM
---	WETLAND LINE & FLAG

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

---	LOT LINE
---	SETBACK LINE

SOIL INFORMATION:

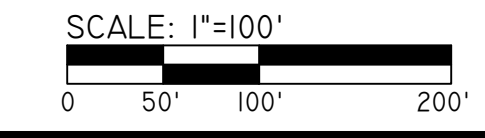
(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

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

STREET INDEX:
• PIPPIN ORCHARD ROAD



DiPrete Engineering
Two Stafford Court Cranston, RI 02926
tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

Boston • Providence • Newport

DAVID A. RUSSO
No. 1325
REGISTERED PROFESSIONAL ENGINEER CIVIL

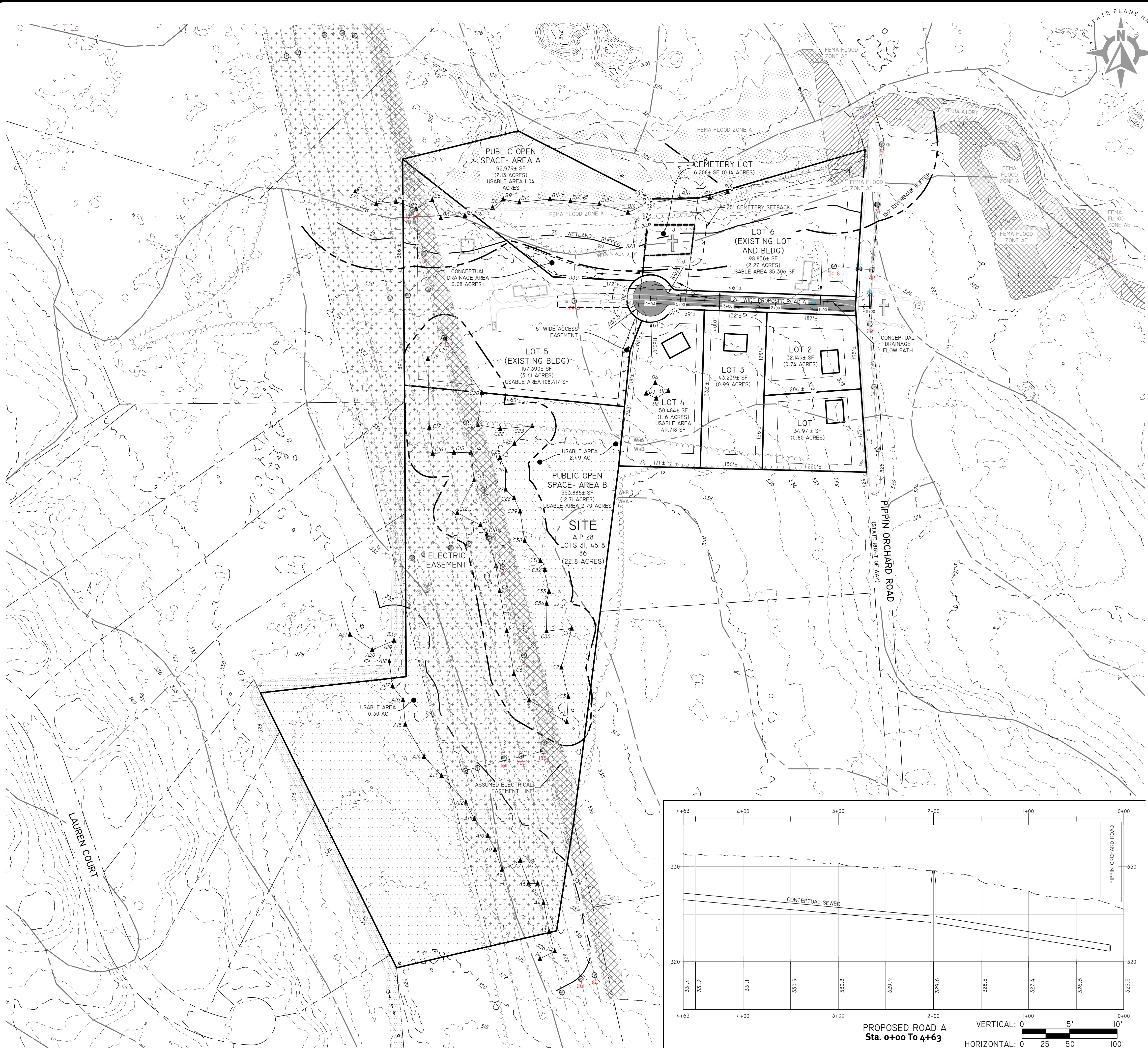
THIS PLAN SET NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ONLY DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY OTHER PARTY'S ENGINEERING OR CONSTRUCTION. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NECESSARY 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.

NO.	DATE	DESCRIPTION	DESIGN BY: J.L.S.
2	11/14/2022	MASTER PLAN SUBMISSION	J.L.S.
1	07/14/2022	MASTER PLAN SUBMISSION	J.L.S.
1	02/02/2022	MASTER PLAN SUBMISSION	J.L.S.

DRAWN BY: J.L.S.

CONVENTIONAL YIELD PLAN
ORCHARD MEADOWS
1489 PIPPIN ORCHARD ROAD
ASSESSOR'S PLAT 28, LOTS 10, 31, 45 & 86
CRANSTON, RHODE ISLAND
PREPARED FOR:
PIPPIN ORCHARD INVESTORS
2269 FLAT RIVER ROAD
COVENTRY, RI 02916

Z:\CLIENT\PROJECTS\1945-00 PIPPIN ORCHARD\MAP AUTOCAD DRAWINGS\2022-001\PIPPIN\DWG PLOTTED: 11/17/2022



GENERAL NOTES:

- THE SITE IS PROPOSED TO BE BUILT IN ONE (1) PHASE AND HOMES ARE PROPOSED TO BE 4 BEDROOMS.
- THE SITE IS TO BE SERVICED BY PUBLIC SEWER. LOTS 1, 2, AND 6 ARE TO BE SERVICED BY PUBLIC WATER, LOTS 3 AND 4 ARE TO HAVE PRIVATE WELLS, AND LOT 5 WILL UTILIZE THE EXISTING PRIVATE WELL.
- PROPOSED ROAD A RIGHT OF WAY IS TO BE 40' WIDE WITH 20' WIDE PAVEMENT (11' TRAVEL LANES AND 1' BERM/CURB ON EACH SIDE). PROPOSED ROAD A WILL BE A PUBLIC LOCAL ROADWAY.
- 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. FINAL GRADING AND DRAINAGE TO BE DESIGNED AT PRELIMINARY SUBMISSION.
- 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 80,000 SF	RPD (SINGLE FAMILY) AS REQUIRED FROM A20 20,000 SF	PROVIDED 32,149 SF
MINIMUM LOT AREA:	200'	125'	125'
MINIMUM FRONTAGE AND LOT WIDTH:	40'	30'	9.1**
MINIMUM FRONT AND CORNER SIDE YARD:	20'	15'	15'
MINIMUM SIDE YARD:	100'	30'	30'
MINIMUM REAR YARD:	35'	35'	35'
MAXIMUM STRUCTURE HEIGHT:	10%	20%*	<20%

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 ACREAGE BY A FACTOR OF .25. EXCLUSIVE OF AREA COVERED BY EXISTING WATER BODIES AND STREAMS. THIS OPEN SPACE SHALL NOT INCLUDE BUILDINGS, 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 OR 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. OPEN SPACE WITHIN THIS PROJECT WILL BE LEFT UNDISTURBED.

** DIMENSIONAL VARIANCE TO BE REQUESTED

DEVELOPMENT DATA:

TOTAL SITE AREA:	25.1± ACRES
AREA SUITABLE FOR DEVELOPMENT:	11.9± ACRES
TOTAL NUMBER OF LOTS:	6
TOTAL LOT AREA:	9.6± ACRES
TOTAL LOT AREA SUITABLE FOR DEVELOPMENT:	8.1± ACRES
AVERAGE LOT AREA:	1.6± ACRES
CEMETERY AREA:	0.14± ACRES
PUBLIC OPEN SPACE REQUIRED:	
TOTAL SITE AREA (25.1 ACRES) * 0.25 =	6.3± ACRES
PUBLIC OPEN SPACE (SUITABLE FOR DEVELOPMENT) REQUIRED:	
TOTAL SITE AREA (25.1 ACRES) * 0.125 =	3.2 ACRES
PROVIDED	
TOTAL PUBLIC OPEN SPACE AREA:	14.8± ACRES
PUBLIC OPEN SPACE AREA SUITABLE FOR DEVELOPMENT:	3.8± ACRES
RIGHT OF WAY AREA:	0.5± ACRES
RIGHT OF WAY WIDTH:	40'
LENGTH OF ROAD:	399'
PAVEMENT WIDTH:	24'
CUL-DE-SAC OUTSIDE CURB RADIUS:	37'
CUL-DE-SAC RIGHT OF WAY RADIUS:	50'

DESIGN NOTES:

- 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 HAS 11.9± AC SUITABLE.**
 - THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED IN AN RPD SHALL NOT EXCEED THE AMOUNT COMPUTED USING THE FOLLOWING FORMULA:

$$\frac{\text{NUMBER OF DWELLING UNITS PERMITTED IS EQUAL TO THE GROSS AREA OF TRACT LESS LAND UNSUITABLE FOR DEVELOPMENT DIVIDED BY THE MINIMUM LOT SIZE PERMITTED IN ZONING DISTRICT (SECTION 17.20.110). } 520,245 / 80,000 = 6.5 = 6 \text{ LOTS PROPOSED (YIELD PLAN).}$$
- 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. @ UNITS - SEE YIELD PLAN.

WAIVERS:

- EXISTING HOUSE ON AP 28 LOT 10 WILL NOT MEET THE FRONT YARD SETBACK ON THE NEW CUL DE SAC ROAD. WAIVER REQUIRED.
- WAIVER REQUESTED FROM REQUIRED SIDEWALKS.
- WAIVER REQUESTED FROM CURB REQUIREMENT. APPLICANT PROPOSES PAVED ROADWAY WITH GRASS SHOULDERS WITHIN THE PUBLIC RIGHT OF WAY.

EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

---	SITE BOUNDARY
---	PROPERTY LINE
---	ASSESSORS LINE
▨	BUILDING
---	BRUSHLINE
---	TREELINE
---	GUARDRAIL
---	FENCE
---	RETAINING WALL
---	STONE WALL
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	SOILS LINES
---	75' WETLAND BUFFER
---	150' RIVERBANK WETLAND
---	FEMA BOUNDARY
---	STREAM
---	WETLAND LINE & FLAG

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

---	LOT LINE
---	SETBACK LINE
---	CONCEPTUAL DRAINAGE PATTERN

SOIL INFORMATION:

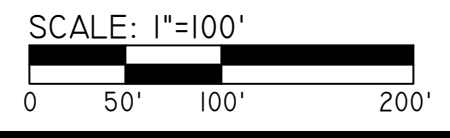
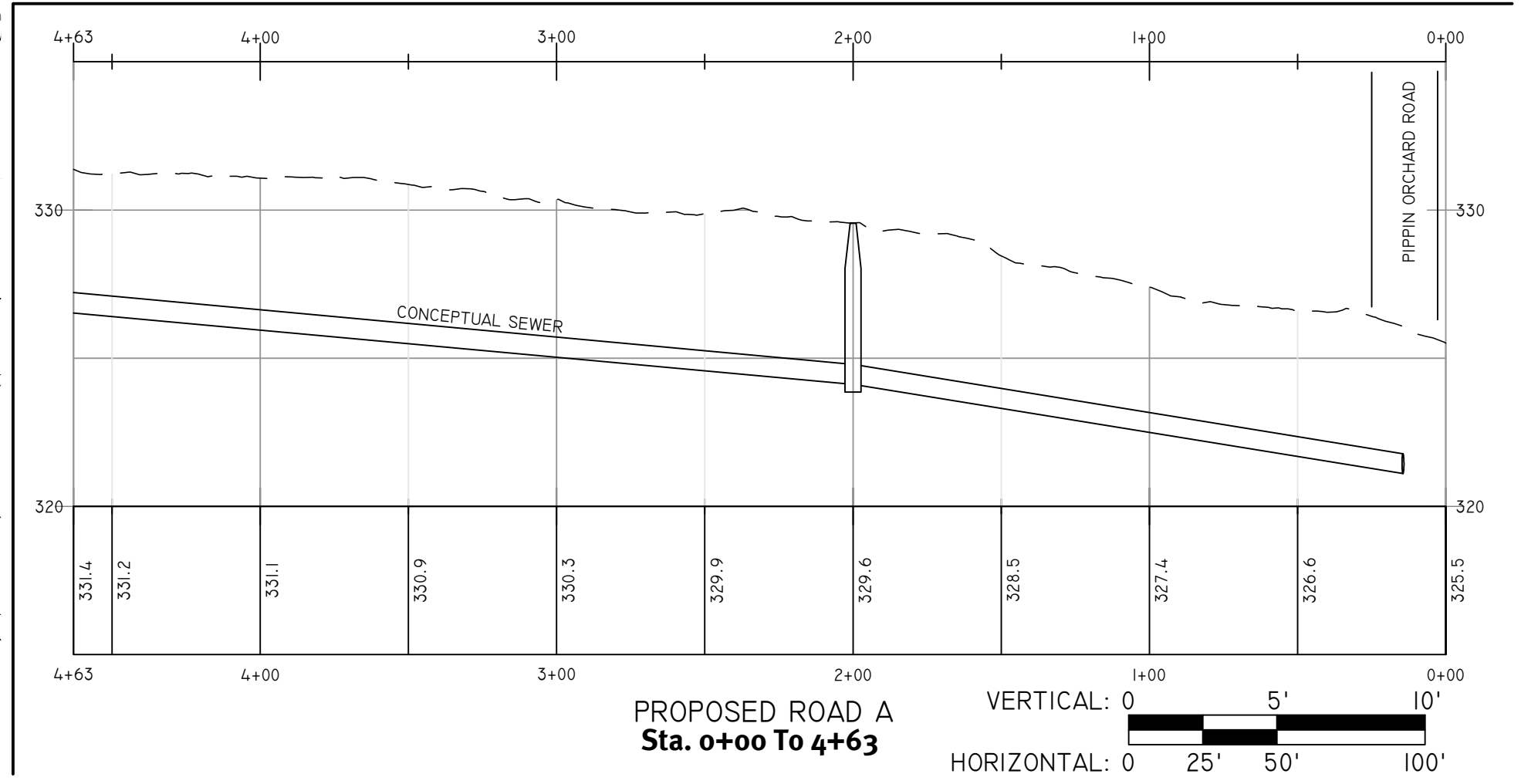
(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

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*	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

STREET INDEX:
• PIPPIN ORCHARD ROAD



Z:\DEPT\PROJECTS\1945-00 PIPPIN ORCHARD\1945-00 PIPPIN ORCHARD.DWG PLOTTED: 11/8/2022

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

Boston • Providence • Newport

DAVID A. RUSSO
No. 1325
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 ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY OTHER PARTY'S PROFESSIONAL ENGINEERING DESIGN OR CONSTRUCTION. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. DIPRETE ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY OTHER PARTY'S PROFESSIONAL ENGINEERING DESIGN OR CONSTRUCTION. DIPRETE ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY OTHER PARTY'S PROFESSIONAL ENGINEERING DESIGN OR CONSTRUCTION.

DATE: 11/14/2022
DRAWN BY: J.L.S.
CHECKED BY: J.L.S.
DESIGNED BY: J.L.S.

NO.	DATE	DESCRIPTION	BY
1	11/14/2022	MASTER PLAN SUBMISSION	J.L.S.
2	07/14/2022	MASTER PLAN SUBMISSION	J.L.S.
3	07/14/2022	MASTER PLAN SUBMISSION	J.L.S.

RPD SITE PLAN
ORCHARD MEADOWS
1489 PIPPIN ORCHARD ROAD
ASSESSOR'S PLAT 28, LOTS 10, 31, 45 & 86
CRANSTON, RHODE ISLAND

PREPARED FOR:
PIPPIN ORCHARD INVESTORS
2269 FLAT RIVER ROAD
COVENTRY, RI 02816

DE JOB NO. 1954-00. COPYRIGHT, 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **5** OF 5