



November 21, 2022

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

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

Dear Mr. Pezzullo,

On behalf of the applicant, we are submitting the Master Plan and supporting materials for the proposed RPD Subdivision called Orchard Meadows 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 28 Lots 31, 45, 86, and 10 and is Zoned A80 (Single Family 80,000 sf).

Existing Conditions

The project site currently is a mix of residential and farming with a majority of the site cleared. The existing use for each parcel as they exist today are as follows; AP 28 LOT 31- Farm-Forest and includes an existing single-family home and barn, AP 28 LOT 45 and 86 - Residential Land Development and exists today as mostly cleared with a small section of woods near Furnace Hill Brook, and AP 28 LOT 10 - Single Family Residential and includes an existing single-family home. AP 28 LOT 86 encompasses existing Cemetery CR038.

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. There is also a small, isolated wetland located in the southeast of the site. The wetlands were flagged by Avizinis Environmental Services Inc. on 4/27/2022.

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) and Zone AE along the northern boundary of Lot 31 per FEMA Flood Insurance Rate Map44007C0294H, Map Revised October 2, 2015.

RIDEM Natural Heritage Area

A small area of the southern portion of the site is located within the Natural Heritage Area as defined by RIDEM. We have received correspondence from RIDEM stating this areas concern is for the Long or Northern Beech-fern. This correspondence with RIDEM has been included within the submission package.

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 Overview

The applicant is proposing a residential subdivision on the site which will include six proposed single family residential lots, a public local road and Right-of-Way, and Open Space. On behalf of the applicant, we have prepared a yield plan on the project site using the conventional subdivision zoning regulations for the A80 zone and yielded a maximum of 6 lots. The applicant is proposing to apply as a Residential Planned District (RPD). The density calculations for a RPD Subdivision yielded a total of 6 lots as well which is no greater than the maximum number of lots allowable by the zoning for this site and therefore is what we have proposed. The RPD subdivision being proposed includes 6 lots, a public roadway, and open space. This proposed development is described below.

Proposed RPD Subdivision

The proposed site plan as shown on Sheet 5 of the Master Plan Submission Plan Set by DiPrete Engineering, proposes 6 single-family residential lots along with a public local roadway. The proposed public Right of Way is to be placed in the location of the existing drive which is in the existing undefined right of way on Lot 6 (AP 28 LOT 10). We would replace the existing drive with the new proposed public Right-of-Way and a driveway curb cut would be provided to AP 28 LOT 10 for use to this roadway. The lot line for Lot 6 (existing AP 28 LOT 10) will be altered to allow room for the proposed right-of-way. Due to this lot line change, a variance will be required for the location of the existing home which is located within the required front/ corner yard setback. The western perimeter of this lot is also proposed to be altered to provide the same area to this lot owner as existing conditions. All proposed lots will conform with the required minimum lot and upland area of 20,000sf as defined by the RPD regulations. All lots, except for proposed Lot 6, will also conform with the required setbacks as shown on the submitted plans.

Requested Variances/Waivers:

- A waiver from the required sidewalk requirement. We would like to propose no sidewalks on this local road which will only be used by residents of this subdivision. RIDEM requests to reduce impervious areas to the greatest extent possible and to request waivers when applicable.

- The existing house located on AP 28 LOT 10 will not meet the front yard setback on the new cul-de-sac road therefore we are requesting a variance for the existing residential home which would be approximately 9' from the property line.

Drainage

The proposed development will follow the City of Cranston Subdivision and Land Development Regulations, Rhode Island Stormwater Design and Installation Standards Manual (RISDISM), and will utilize existing drainage patterns to the greatest extent possible. We have shown a conceptual drainage area located within the Open Space area north of proposed Lot 5. Once we have completed test holes and a watershed analysis of the disturbed site area, the drainage design and grading will be finalized and presented in the preliminary submission package.

Utilities

The site is proposed to be serviced by public sewer on proposed lots 1, 2, 3, and 4. Residential lots 5 and 6 have existing OWTS which will remain in place and be utilized for these existing homes. Veolia has confirmed that sewer does appear to be available for this site and has provided Cranston DPW with a letter for review. The water connections for Lots 1 and 2 have proposed public water connections on Pippin Orchard Road. Lot 6 is proposed to be removed from their existing well service and will be connected into the existing service connection already located on Pippin Orchard Road. Lots 3, 4, and 5 are proposed to be serviced by private wells. There is an existing hydrant located approximately 460' south of the proposed roadway on Pippin Orchard Road and we will work with the local fire department on whether another is required. A letter of water service availability has been provided from Providence Water along with this master plan submission package.

Open Space

The proposed development will include open space areas as required by the RPD subdivision regulations for the city of Cranston. The open space areas are the following: a 2.1 acre area to the north of proposed lot 5 with 15' of access frontage which contains the conceptual drainage area for the development and the access to the existing cemetery and a 12.7 acre area to the south of proposed lot 5 which would have a proposed access easement through lot 5 to this area of open space. This southern area of open space includes the existing electric easement which has been excluded when calculating the provided upland area. The open space areas with the exception being in the conceptual drainage area will be left as undisturbed. The open space will be owned by the Homeowners Association and any drainage features located within this space will be maintained by the Homeowners Association. Based on the calculations as defined by the Subdivision Regulations, we are required to provide a total of 3.2 acres of useable area within the provided public open space. We have provided 3.8 acres of useable (upland) area within the public open space as shown on the proposed plan set.

Cemetery

The existing cemetery located on AP 28 LOT 86 will be placed on a proposed cemetery lot which will be accessed through the open space to the west of this lot. A review request has been made for a letter from RIHPHC for information on historic and archeological significant information for the property. This letter will be sent to the city of Cranston upon receiving.

Phasing

The development is proposed to be built in one phase.

Maintenance

A homeowner's association will be formed, and all open space areas and drainage areas will be maintained by this association. All individual properties will be maintained by the owner of the subdivided parcel and roadways are proposed as public.

We look forward to presenting and further discussing with the Planning Commission at the Master Plan Submission meeting for this proposed development.

Sincerely,
DiPrete Engineering Associates, Inc.

A handwritten signature in black ink, appearing to read "Dave Russo". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dave Russo, PE
Senior Project Manager
drusso@diprete-eng.com