



# DiPrete Engineering

September 22, 2021

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

**RE: Master Plan Narrative  
Comstock Parkway Development  
Assessor's Plat 36/4 Lot 46  
Cranston, Rhode Island**

Dear Mr. Pezzullo:

DiPrete Engineering (DE) has prepared the following Master Plan Narrative for the above-referenced site consisting of the following items:

- Zoning By-law Review
- Design constraints and Intent

The subject site is located on Comstock Parkway, across from the intersection of Western Industrial Drive. This section of Comstock Parkway can be accessed from the north via Plainfield Pike (RI Route 14) and from the south via Scituate Avenue (RI Route 12).

Refer to the figures in the Appendix for the Aerial Photograph and USGS Map. The site boundary as well as Project Area are delineated in these figures.

## **Zoning By-law Review**

M-1 Industrial Zone

Minimum Lot Area =	30,000 s.f.
Minimum Frontage and Lot Width =	150'
Minimum Front Yard =	40'
Minimum Side Yard =	20'
Minimum Rear Yard =	30'
Maximum Structure Height =	35'
Maximum Lot Coverage=	60%

Based on our attached Master Plan set, the aforementioned setbacks are met.

## **Design Constraints**

The following information was obtained by review of the ArcGIS Environmental Resource Map by the Rhode Island Department of Environmental Management (RIDEM) or as well as field observations.

### Wetlands

There are two flagged wetlands located on the site. Wetland Series B is located in the southwest corner of the site and Wetland Series C is located along the eastern portion of the northern property line. The proposed development will be located outside of these wetlands and/or their appropriate buffers.

### Soils Research

DE found the following soils in the Project Area. The descriptions and properties were obtained from the RI Soils Handbook by Natural Resources Conservation Services (NRCS):

CdB*	CANTON AND CHARLTON FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
NaB*	NARRAGANSETT SILT LOAM, 3 TO 8 PERCENT SLOPES
NbB	NARRAGANSETT VERY STONY SILT LOAM, 0 TO 8 PERCENT SLOPES
Re	RIDGEBURY FINE SANDY LOAM
Rf	RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS
UD	UDORTHENTS-URBAN LAND COMPLEX
WhA*	WOODBIDGE FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
WhB*	WOODBIDGE FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
WoB	WOODBIDGE VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES

NOTE: \*PRIME FARMLAND

Soil evaluations have been performed in the project area to confirm the soil properties including water table.

### Conservation Areas

There is no designated State Conservation Land located on the subject parcel.

### FEMA Flood Hazard Areas

There are no FEMA flood hazard areas (Zone A) located adjacent to the site. Therefore, the project area will not be subject to flooding during a 1% annual chance (100-year) storm event.

### Natural Heritage Area

There is no Natural Heritage Area within the subject parcel.

### Easements

As shown on the attached existing condition plans, there is an existing utility and access easement located within the site at the center of the eastern portion of the parcel. There is also an existing utility easement that abuts the northeastern corner of the site (on the eastern property line). A temporary construction easement abuts the westernmost leg of the southern property line and will not be impacted by the development.

### Review of Conceptual Design

Based upon review of the Cranston By Laws, the site is suitable for the development proposed. The location is in proximity to complimentary uses and the design will not negatively impact the site or area. As noted above, there are no site constraints which are insurmountable from a construction or cost perspective.

If you have any questions regarding this development or throughout the design process, please do not hesitate to contact us.

Sincerely,  
DiPrete Engineering Associates, Inc.



Dana Nisbet, PE  
Senior Project Manager  
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**Appendix**

Figure 1



Figure 2

