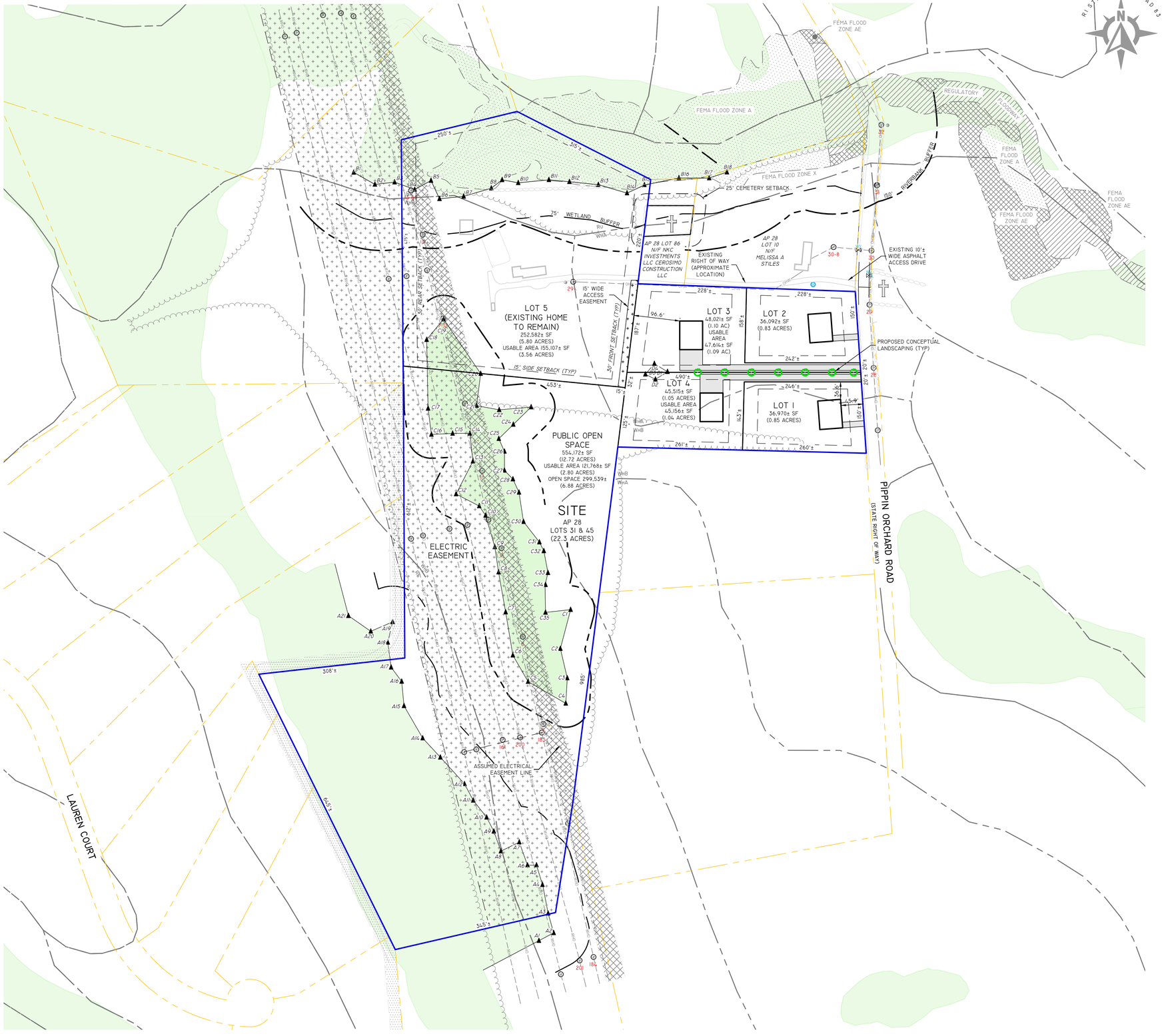

GENERAL NOTES:

1. THE SITE IS PROPOSED TO BE BUILT IN ONE (1) PHASE AND NEW HOMES ARE PROPOSED TO BE 4 BEDROOMS.
2. PROPOSED LOTS 1-4 TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER. LOT 5 (EXISTING HOME 1489 PIPPIN ORCHARD ROAD) WILL REMAIN SERVICED BY PRIVATE OWTS AND PROPOSED PUBLIC WATER SERVICE.
3. THE DRAINAGE SYSTEM WILL BE 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.
4. 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) AS REQUIRED FROM A20	PROVIDED
MINIMUM LOT AREA:	80,000 SF	20,000 SF	36,092 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200'	125'	20'**
MINIMUM FRONT AND CORNER SIDE YARD:	40'	30'	45.9'
MINIMUM SIDE YARD:	20'	15'	36.6'
MINIMUM REAR YARD:	100'	30'	96.6'
MAXIMUM STRUCTURE HEIGHT:	35'	35	<35'
MAXIMUM LOT COVERAGE:	10%	20%*	<20%

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 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 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 FOR PROPOSED REAR LOT CONFIGURATION WITH 20' FRONTAGE FOR PRIVATE DRIVEWAYS TO LOTS 3 AND 4 AND REDUCED FRONTAGE TO 150' FOR LOTS 1 AND 2..

DEVELOPMENT DATA:

TOTAL SITE AREA:	22.3± ACRES
AREA SUITABLE FOR DEVELOPMENT:	10.2± ACRES
TOTAL NUMBER OF LOTS:	5
PROPOSED SINGLE FAMILY HOMES (LOTS 1-4)	4
TOTAL LOT AREA:	9.6± ACRES
TOTAL LOT AREA SUITABLE FOR DEVELOPMENT:	7.4± ACRES
AVERAGE LOT AREA:	1.9± ACRES

*PUBLIC OPEN SPACE REQUIRED:
TOTAL SITE AREA (22.3 ACRES) * 0.25 = 5.6± ACRES
PUBLIC OPEN SPACE (SUITABLE FOR DEVELOPMENT) REQUIRED:
TOTAL SITE AREA (22.3 ACRES) * 0.125 = 2.8± ACRES

PROVIDED
TOTAL PUBLIC OPEN SPACE AREA: 6.9± ACRES
PUBLIC OPEN SPACE AREA SUITABLE FOR DEVELOPMENT: 2.8± ACRES

* OPEN SPACE IS ONLY REQUIRED FOR RPD PROJECTS, ALTHOUGH THE MINIMUM OPEN SPACE WILL STILL BE PROVIDED AS A PART OF THIS APPLICATION.

RELIEF TO BE REQUESTED:

1. MINIMUM LOT AREA AS REQUIRED FOR THE A80 ZONE FOR PROPOSED LOTS 1-4.
2. MINIMUM FRONTAGE AS REQUIRED IN THE A80 ZONE FOR PROPOSED LOTS 1-4.

CONCEPT PLAN LEGEND

- SITE PROPERTY LINE
- ASSESSOR LINE
- SETBACK LINE
- SETBACK LABEL — *30' SIDE SETBACK*
- FEMA BOUNDARY
- FEMA LABEL — *ZONE X* / *ZONE A*
- SOIL LINE AND DESIGNATION — HkC / CaD
- STREAM CENTERLINE
- RIGIS WETLAND EDGE
- FLAGGED WETLAND — B1, B2
- WETLAND HATCH

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ERIC M. PRIVE
No. 8662
REGISTERED PROFESSIONAL ENGINEER
CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL ENGINEER AND LAND SURVEYOR WHOSE NAME APPEARS HEREON AND IS A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE IMPLEMENTATION OF THIS PLAN AND CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:
0	03/26/2024	PRE-APPLICATION CONCEPT PLAN	S.D.M.
			DESIGN BY: J.L.S.
			DRAWN BY: S.D.M.

PRE-APPLICATION CONCEPT PLAN

ORCHARD MEADOWS

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

PREPARED FOR:
PIPPIN ORCHARD INVESTORS
2289 FLAT RIVER ROAD
COVENTRY, RI 02816

SHEET 1 OF 1

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Z:\DEMAIN\PROJECTS\2953-00\ PIPPIN ORCHARD 1489\AUTOCAD\ DRAWINGS\2953-00I-CP06.DWG PLOTTED: 3/26/2024.