

Preliminary Plan Project Narrative

for:

RESIDENCES AT OAKLAWN AVE

**ASSESSORS PLAT 17-3, Lot 670
Oaklawn Avenue
Cranston, RI 02920**

Owner/Applicant:

**AMALGAMATED FINANCIAL EQUITIES I LLC
1414 Atwood Avenue
Johnston, RI 02919**

Prepared by:



GAROFALO

Garofalo & Associates, Inc.
85 Corliss Street, Providence, RI 02940
Tel.: (401).273.6000; Fax: (401).273.1000

**January 15, 2024
PN 7006-00**



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- A Soil Data*
- B FEMA Flood Plain Map*
- C Master Plans*



I. INTRODUCTION

This Narrative has been prepared to describe and assess the characteristics of Assessors Plat No. 17-3 Lot 670 as they relate to a Preliminary Plan application to the Cranston Planning Board.

The property is located along the western side of Oaklawn Avenue, approximately one-half mile north of Route 37. Oaklawn Avenue has a varying right-of-way width across the frontage of the property, ranging from fifty to fifty-five feet. The property is approximately ± 0.80 acres and is currently zoned B-2 with conditions.

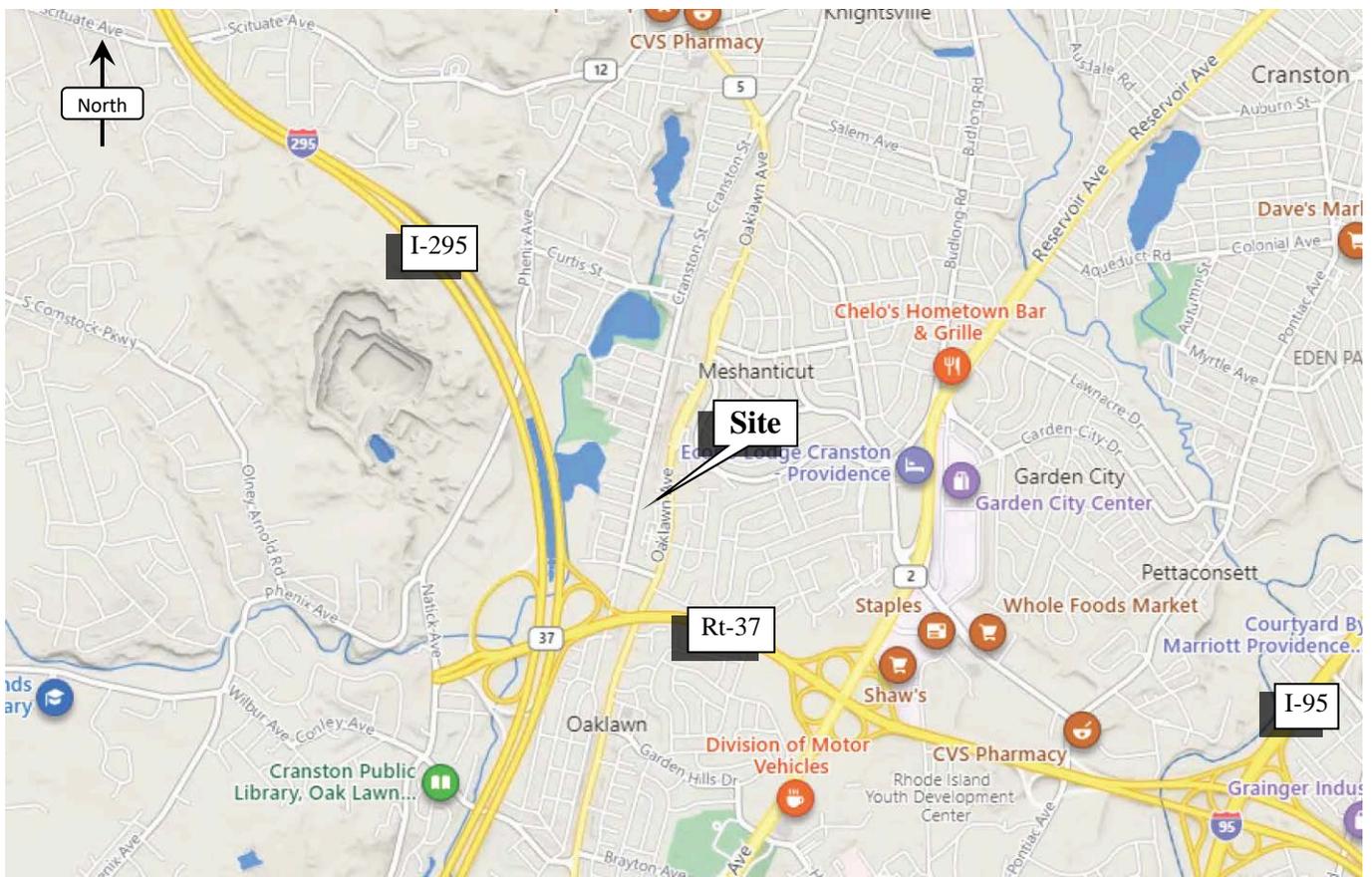


Figure 1. Locus Map

II. EXISTING CONDITIONS

2.1 Site Characteristics

As indicated, the subject property is located on Oaklawn Avenue in a residential area of Cranston, RI. The lot has approximately \pm 233 feet of frontage on Oaklawn Avenue. The surrounding land uses are residential.

The property is currently undeveloped and comprised of grasses/weeds. The site generally slopes over very mild grades over the lot toward the abutting residences to the north, west and south.



Figure 2. View of Site

2.2 Soils

A review was performed of the Soil Survey of Rhode Island, prepared by the U.S. Department of Agriculture. The site is primarily composed of Merrimac-Urban land complex (MU). This soil is characterized as Hydrologic Soil Group ‘A,’ with a high infiltration rate suitable for development.

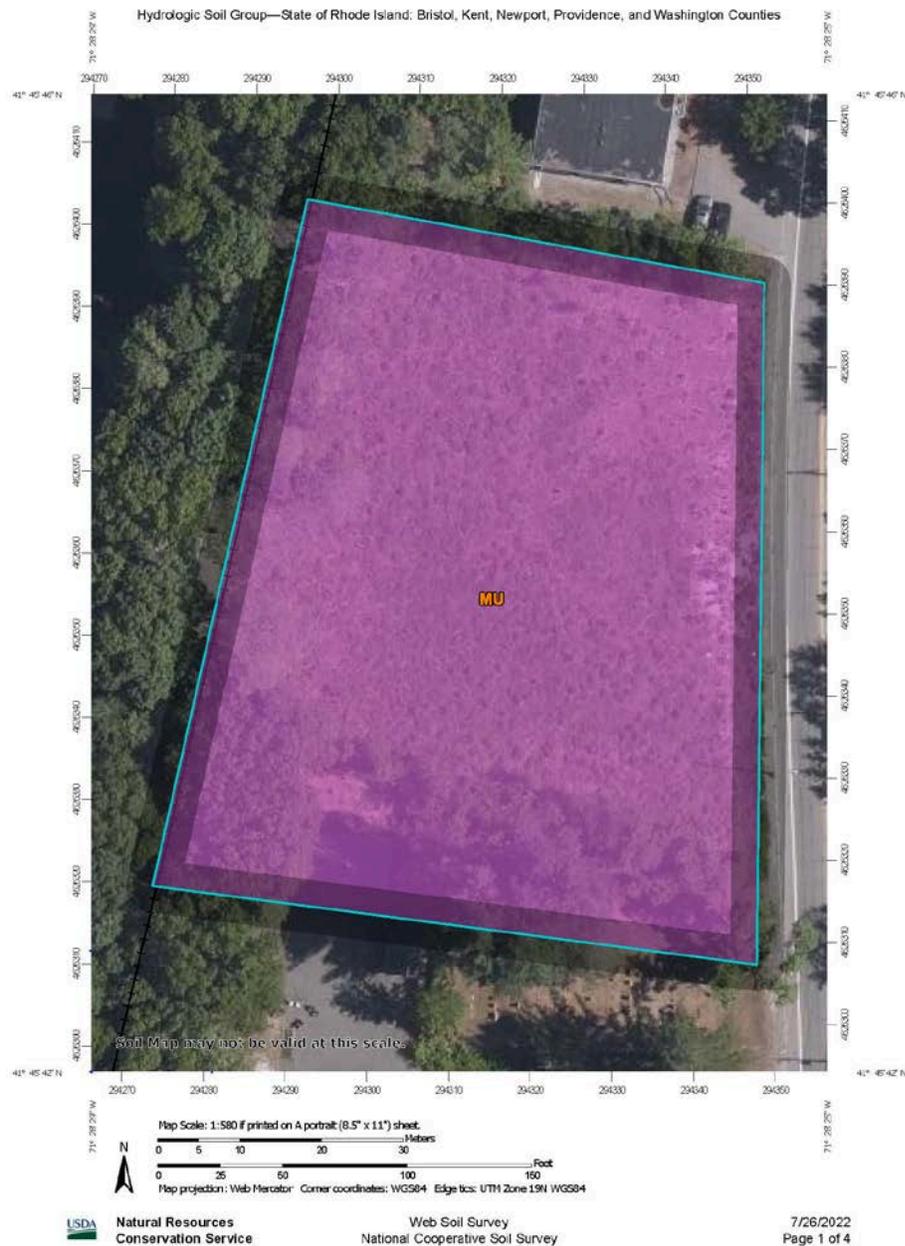


Figure 3. Soil Map

2.3 Floodplain

A review of the FEMA National Flood Insurance Rate Maps for Providence County, Map Number, 44007C0313H effective October 2, 2015 (Refer to FEMA Map) was performed. Based on this review, the subject area lies within zone “X” (Areas determined to be outside of the 0.2% annual chance floodplain).

2.4 Utilities

Gravity sewer mains exist within Oaklawn Avenue, along with overhead electric/communication lines. Gas and municipal water service is also available within the Oaklawn Avenue.

2.5 Wetlands

Wetlands have not been identified by the existing conditions survey of the site. Rhode Island Department of Environment Management (RIDEM) Geographic Information System (GIS) Mapping also does not reflect the presence of wetland resources within project limits.

2.6 National Resource Inventory

According to the Rhode Island Department of Environmental Management (RIDEM) Geographic Information System (GIS) Mapping, there are no State designated Natural Heritage areas within the boundaries of the lot.

III. PROPOSED DEVELOPMENT

3.1 Project Summary

The project proposes a multi-family residential building. The 2-story, 12-unit structure will occupy the central portion of the site. One entrance is proposed on Oaklawn Avenue on the northern end of the property. Parking facilities are primarily proposed on the southern portion of the lot, but will also include additional garage parking within the building with access provided on both the eastern and western side.

The proposed building location and associated access corridors have been designed with full compliance to the National Fire Protection Association (NFPA) requirements for fire department access and water supply. Further, an existing fire hydrant exists just south of the property well within the 400-foot limit required by NFPA.

The project proposes connection to municipal water and sewer facilities within Oaklawn Avenue, along with gas and electric connections within the Oaklawn Avenue corridor.

3.2 Stormwater Management

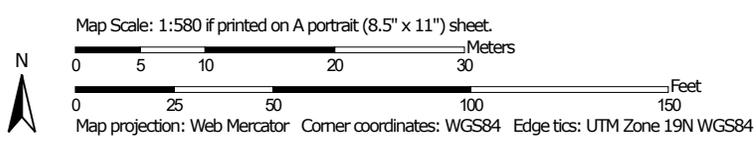
Permanent stormwater management measures are proposed to fully mitigate the impacts to stormwater runoff from the proposed project, and will comply with the City of Cranston Stormwater Ordinances and the Stormwater Management Standard and Performance Criteria of the RI Stormwater Design and Installation Standards Manual (RISDISM) using various low-impact development (LID) techniques and best management practices (BMP's). LID techniques that are incorporated into the design include minimizing new impervious areas, maximizing landscaping elements and treating stormwater runoff near the source with infiltration and detention BMPs.

To address the history of flooding along Oaklawn Avenue in the vicinity of the project, the proposed stormwater management system has been designed with enough additional storage capacity to fully retain the entire 100-year storm event on-site.

This project is classified as a "construction activity" as described in the General Permit for the Rhode Island Discharge Elimination System (RIPDES). A Soil Erosion and Sediment Control (SESC) Plan has been developed for the project meeting RIPDES requirements and City Ordinances. The purpose of this SESC Plan is to define the appropriate practices and specific soil erosion and sedimentation controls that must be employed during construction. The project is not complete until all disturbed areas have been satisfactorily stabilized, any soil erosion that has occurred has been repaired, and all temporary control measures have been removed from the site.

Appendices

Hydrologic Soil Group—State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties
 Survey Area Data: Version 21, Sep 3, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 24, 2020—Jul 18, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MU	Merrimac-Urban land complex, 0 to 8 percent slopes	A	1.4	100.0%
Totals for Area of Interest			1.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMette



71°28'45"W 41°45'56"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
MAP PANELS		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/26/2022 at 10:10 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.