DiPrete Engineering

September 29, 2026

Beth E. Ashman, MCP, AICP
City Planning Director
869 Park Avenue
Cranston, Rhode Island 02910

RE: Project Narrative
Cranston, Rhode Island
AP 28, Lots 31 & 86
DE Project #: 2953-001-D01

Dear Ms. Ashman:

On behalf of the applicant, we respectfully submit this Preliminary Plan package and supporting materials for a proposed minor subdivision at 1489 Pippin Orchard Road in Cranston, Rhode Island. The project area consists of Assessor's Plat 28, Lots 31 and 86, contains 6.3 acres, and is located in the A-80 zoning district. The applicant proposes merging and re-subdividing the existing lots of record into two proposed residential lots, one containing the existing dwelling to remain and the other for a new single-family dwelling.

Existing Conditions

The project site contains an existing single-family dwelling and an accessory barn (proposed to be removed), accessed via an existing gravel driveway within an existing right of way easement connecting to Pippin Orchard Road. The existing home is serviced by a private well and onsite wastewater treatment system (OWTS), both of which are proposed to remain. An existing utility easement currently provides electrical service to the home and will also be utilized to provide electrical service to the proposed home.

The existing uses for each parcel are as follows: AP 28 Lot 31 - Farm-Forest and contains the existing single-family home and barn and is predominantly grassed. AP 28 Lot 86 - Residential Land Development, contains Cemetery CR038 and is predominantly cleared.

Topography

The site generally slopes toward the north, where Furnace Hill Brook is located, with existing elevations ranging from approximately 342 feet in the southwestern portion of the property to approximately 320 feet in the northeastern portion of the site.

Wetlands

Two freshwater wetland systems, identified as the B-Series and C-Series wetlands, are located on or adjacent to the project site. The B-Series wetland has a 75-foot wetland buffer and is associated with Furnace Hill Brook which has a 150-foot stream buffer. The C-Series wetland includes a 50-foot wetland buffer. The proposed limit of disturbance is located outside of these wetland buffers and therefore avoids wetland and buffer disturbance. Since jurisdictional wetland areas are located on the subject

property, a RIDEM Wetlands application will be submitted for review. The wetlands were delineated and flagged by Avizinis Environmental Services Inc. on 4/27/2022.

Floodplain

There is no 100-year floodplain on most of the property which is within Zone X – (unshaded), areas determined to be outside the 500-year floodplain. There is a small area of Zone A (areas of 100-year base flood elevations and flood hazard factors not determined) along the northern boundary of Lot 31 near Furnace Hill Brook per FEMA Flood Insurance Rate Map 44007C0294H, Map Revised October 2, 2015. All proposed disturbance is located within Zone X and therefore impacts to the 100-year floodplain are not expected.

RIDEM Natural Heritage Area

The site is not located within a RIDEM Natural Heritage Area, and the proposed work does not include disturbance to a Natural Heritage Area.

Soils

Per the mapped soil information shown on the preliminary plans, soils within the project area include:

| | |
|---|---|
| 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 |

* Prime Farmland

Proposed Development Overview

The applicant proposes a minor subdivision of the existing property into two single-family residential lots. Currently, there are two existing lots (AP 28 Lots 31 and 86) thus the proposed lot count will not increase. Proposed Lot 1 will contain one new single-family dwelling with a private driveway, private well, OWTS, rain garden, and associated utilities. Proposed Lot 2 will contain the existing single-family dwelling and will remain served by its existing private well and OWTS.

The preliminary plan proposes two single-family residential lots on approximately 6.3 acres. Proposed Lot 1 includes 3.2 acres and 1.8 acres of which are suitable land and includes a proposed single-family dwelling. This lot includes the proposed private utilities and stormwater for the new dwelling. Proposed Lot 2 includes 3.0 acres and 2.1 acres of which are suitable land and includes an existing single-family dwelling, which will remain, and an accessory barn which is proposed to be removed. This lot encompasses all the home's private existing utilities which will remain as is and proposes no disturbances to this lot except for what is necessary for the new Lot 1 driveway tie in and removal of the accessory barn. The proposed Lot 1 driveway will connect to the existing driveway within the access easement, and a portion of the driveway serving Lot 2 will be adjusted as shown on the plans to accommodate the subdivision of lots removing a portion of the hammerhead.

The proposed subdivision complies with the minimum lot area and suitable land area requirements of the A-80 zoning district. Relief is being requested under Unified Development Review for frontage requirements applicable to both proposed Lots 1 and 2. The A-80 zoning district requires a minimum of 200 feet of frontage; however, both existing AP 28 Lot 31 and AP 28 Lot 86 currently have no frontage on a public street and are accessed via an existing right-of-way easement from Pippin Orchard Road. As part of this application, Lots 1 and 2 are proposed with 0 feet of frontage and will continue to be served

by the existing shared access easement. All required building setbacks for the A-80 zoning district have been incorporated into the proposed lot configuration and shown on the submitted plans.

Drainage

Stormwater runoff from the new dwelling and driveway will be managed by a proposed rain garden on Lot 1. Roof runoff will be directed to the rain garden through roof leaders, and driveway runoff will reach the rain garden by overland flow. The rain garden is designed with an 8-inch ponding depth and a minimum surface area of 969 square feet in accordance with the Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development. The drainage design maintains existing drainage patterns to the maximum extent practicable and provides water-quality treatment for new impervious surfaces. Drainage calculations are provided in the Stormwater Memorandum for this project. See Appendix A of the Stormwater Memorandum for soil testing results.

Utilities

Proposed Lot 1 will be served by a new private well and private OWTS. Proposed Lot 2 will remain served by its existing private well and OWTS with no improvements proposed. Electric and telecommunications services for the new dwelling will be coordinated with the applicable utility providers and provided through the existing utility easement for the lot.

Access

No new public roadway or improvements to the existing access driveway are proposed as part of this application. The existing access driveway will remain in its current condition and will provide access from Pippin Orchard Road to both proposed lots. A new 12-foot-wide private driveway is proposed to extend from the existing shared access drive to the proposed dwelling on Lot 1.

The existing access easement language will be updated and recorded to establish defined easement boundaries and provide access rights for both Lots 1 and 2. The project attorney has been coordinating with the owner of AP 28, Lot 10, through which the easement travels through, and is preparing draft easement language reflecting these updates.

Phasing

The proposed development will be constructed in one phase. The work will include installation of erosion and sediment controls, clearing and initial grading, construction of the new dwelling and private utility systems, installation of the driveway and rain garden, final grading, and permanent stabilization.

Maintenance

No homeowners association is proposed. During construction, the contractor will be responsible for maintaining the erosion and sediment controls and protecting the proposed rain garden area. Following construction and acceptance, the owner of Lot 1 will be responsible for inspection and maintenance of the Lot 1 rain garden, driveway, private well, OWTS, and associated site improvements. Responsibilities for any shared access or utility components will be addressed by the applicable recorded easements, restrictions, or maintenance agreements. Each property owner shall be responsible for the maintenance of all private utilities and driveway improvements located on their respective lot. The owner of Lot 1 shall also be responsible for the ongoing maintenance of its own rain garden.

Relief Requested

The applicant is requesting dimensional relief of the following:

- The applicant is requesting relief from 17.20.120 Schedule of Intensity Regulations (A-80 Zone)

  Relief is requested under Unified Development Review from the A-80 zoning district frontage requirement for proposed Lots 1 and 2, as both lots will continue the existing condition of having no public street frontage and will be served by the existing shared access easement from Pippin Orchard Road. Therefore, we ask for relief for 0 feet of frontage for both Lots 1 and 2 from the required 200 feet.

The applicant is requesting waivers of the following required Minor Subdivision Preliminary Checklist items:

- *Proposed Conditions Plan(s) D.21 Landscape Plans:*

  A waiver from the Landscape Plan requirement is requested. The proposed project consists of a minor subdivision creating one additional residential lot. No streetscape improvements, common open space, or significant landscaping features are proposed, and existing vegetation will be preserved to the maximum extent practicable.

- *Proposed Conditions Plan(s) D.22 Lighting Plans:*

  A waiver from the Lighting Plan requirement is requested. No new site lighting is proposed as part of the subdivision.

- *Proposed Conditions Plan(s) D.23 Signage Plans:*

  A waiver from the Signage Plan requirement is requested. The proposed project consists solely of a minor subdivision creating one additional residential lot and does not include any new signage.

- *Supporting Materials F.1 Renderings:*

  A waiver from the Renderings requirement is requested. The submitted plans provide sufficient detail regarding the proposed subdivision and associated improvements, including the proposed single-family residence. In consideration of the project's nature, renderings are not provided as part of this application.

- *Supporting Materials F.22 Traffic Study:*

  A waiver from the Traffic Study requirement is requested. The proposed subdivision creates only one additional single-family residential lot and is anticipated to generate a negligible increase in traffic. Access will be provided via the existing shared driveway connection to Pippin Orchard Road, and no measurable impact to the surrounding roadway network is expected.

DiPrete Engineering

We look forward to presenting and further discussing this minor land development preliminary plan application with the Planning Commission.

Sincerely,
DiPrete Engineering Associates, Inc.

Jenna Shea
Project Manager
jshea@diprete-eng.com

*Enclosure: See Appendix A for Figures 1-4.*

Appendix A

Figure 1: Aerial Photograph

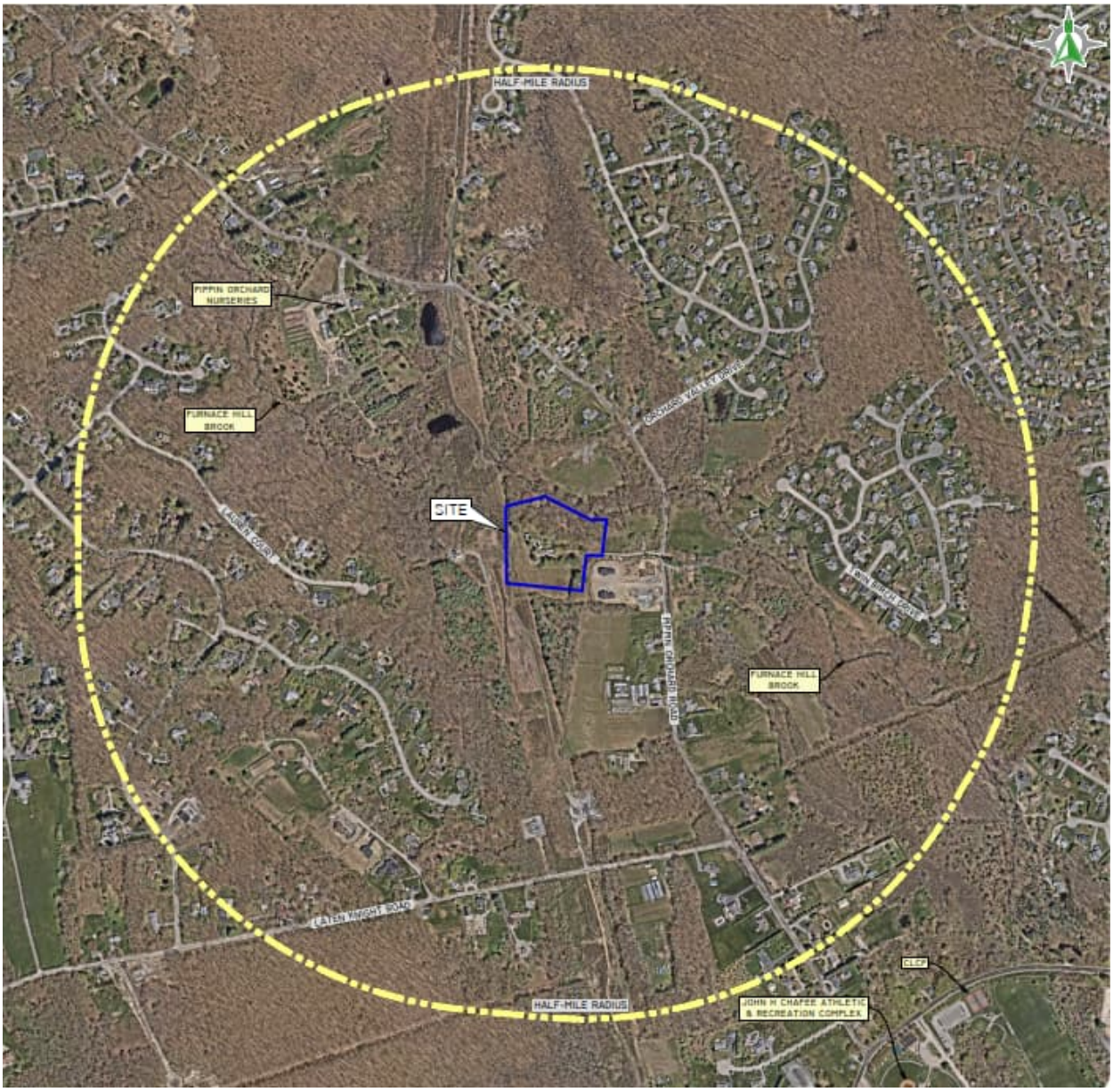


Figure 2: USGS Map

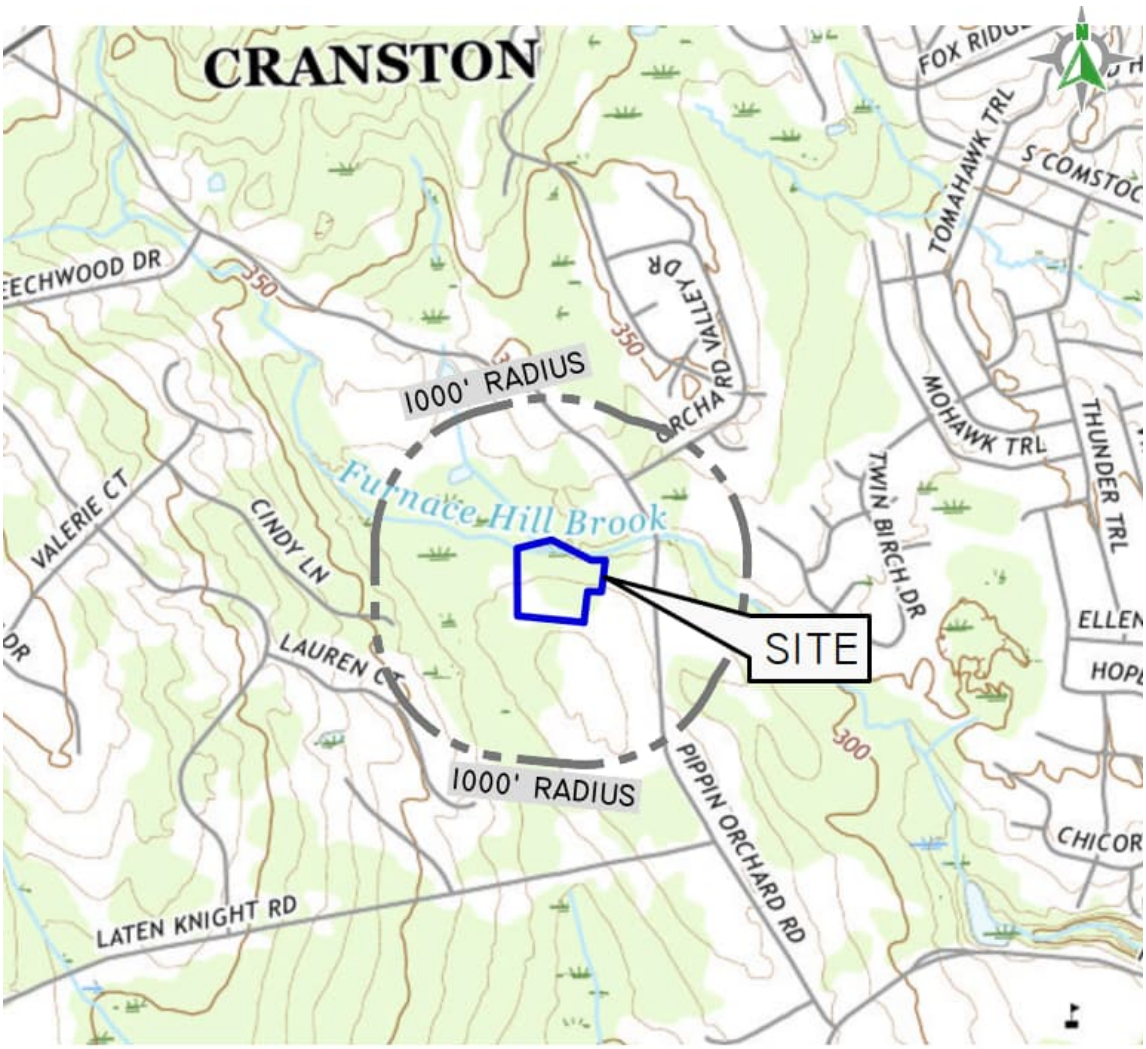


Figure 3: Soils Map



Figure 4: FEMA Map

