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Trusted Land Surveyors & Mapping Experts

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The Summit Estates Plat Narrative Report

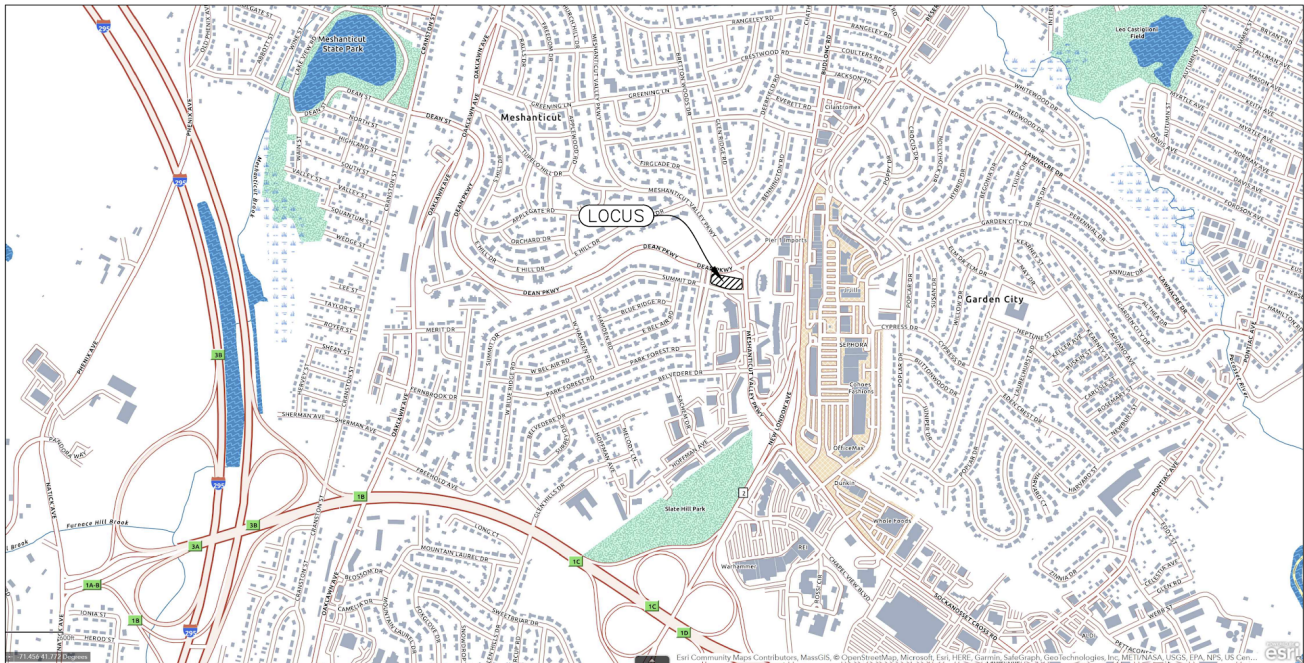
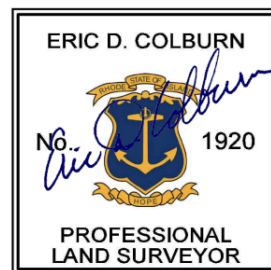


Figure 1: Vicinity Locus Map

Prepared By: Foster Survey Company
Eric D. Colburn, PLS, President
May 8, 2023



05/08/23

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General Description

The parcels being subdivided are located in the Dean Estates area of the city bounded westerly by Glen View Drive, southerly along Summit Drive, Easterly by Meshanticut Valley Parkway and northerly by public park land obtained by the Metropolitan Park Commission in the early 1900s and owned by the State of Rhode Island, also known as Dean Parkway. The two lots are identified by the City of Cranston Tax Assessor as AP 16-4 Lot 499 and AP 16-4 Lot 459. Both lots are presently wooded and without any structures located on them. Both lots are located in an A-8 zone. There are water, sewer, and natural gas utility services located adjacent to or near these properties.

AP 16-4 Lot 449 has 14,073 square feet of land area and 238.35' of existing city road frontage. AP 16-4 Lot 459 has 22,536 square feet of land area and 297.37' of existing city road frontage. There is also an existing 30 foot wide easement in favor of Providence Water with a water pipe flowing towards the City of Providence, being a legacy water transport system from the former nearby Sockanosset Reservoir, which no longer exists. Together, the total land area is 36,609 square feet with a total existing city road frontage of 535.72.

The owner and applicant wish to subdivide the total land area into four lots, each with a proposed residential structure. The four lots will range in area from 8,265 square feet to 9,579 square feet. The average proposed lot area is 9,152 square feet, exceeding the minimally required 8,000 square feet in an A-8 zone on average by 1,152 square feet, or about 14%.

Proposed Lot 1 could be created by Administrative Subdivision, moving the existing property line between AP 16-4 Lot 499 and AP 16-4 Lot 459 to the lot line between proposed Lot 1 and Lot 2. Then, proposed Lots 2, 3 and 4 could be created from the adjusted AP 16-4 Lot 459. There are no new roads being proposed.

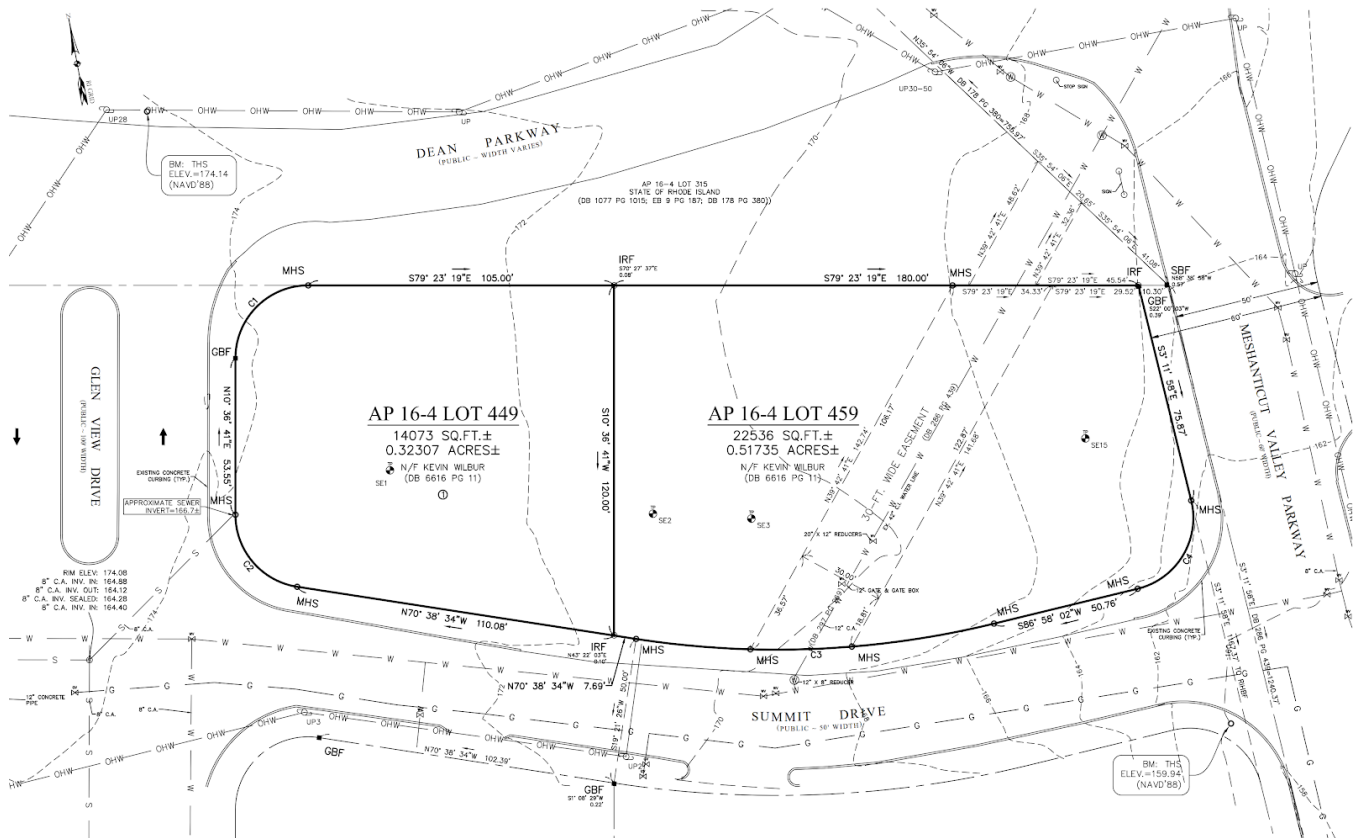


Figure 2: Existing Parcels

Site Analysis

Site Suitability:

The site is suitable for development of these four proposed lots, with existing utilities including water, sewer and natural gas adjoining the property, no wetland areas, and enough land area and road frontages to meet the zoning requirements.

The existing two parcels being subdivided are located in an A-8 zone.

ZONING	
A-8 ZONE	
MIN. LOT AREA (SQ.FT.)*	8,000
MIN. LOT WIDTH & FRONTAGE (FT.)	80
MIN. YARDS (FT.) FRONT	25
MIN. YARDS (FT.) REAR	20
MIN. YARDS (FT.) SIDE	10
MAX. LOT COVERAGE (%)	30
MAX. BUILDING HEIGHT (FT.)	35
*SUBJECT TO PERFORMANCE STANDARDS DESCRIBED IN SECTION 17.24.010	

Figure 3: Zoning Table

The existing two parcels of land, being AP 16-4 Lot 499 and AP 16-4 Lot 459, conform to zoning for minimum lot area and minimum lot width and frontage. Both lots are undeveloped, wooded parcels of land. See Figure 4 for existing parcels summary.

EXISTING PARCELS SUMMARY TABLE			
PARCEL	AREA (SQ.FT.)	FRONTAGE (FT.)	COVERAGE (%)
AP 16-4 LOT 449	14,073	238.35	0.0
AP 16-4 LOT 459	22,536	297.37	0.0
TOTALS	36,609	535.72	0.0

Figure 4: Existing Parcels Summary Table

Problem Areas & Solutions:

There are two problem areas being 1. connecting the four proposed houses to the existing sewer network, and 2. developing proposed house locations on Proposed Lot 3 and Lot 4 so that these structures are not located on the existing 30 foot wide easement in favor of Providence Water.

Because the connection to the existing sewer network is located in the the intersection of Summit Drive and Glen View Drive, a new sewer main could be proposed to run easterly generally along the center of Summit Drive to about opposite proposed Lot 3 and Lot 4. Another option being used is that the proposed sewer main will be laid out along the rear of proposed lots 1, 2, 3 with easements. It is important to note that the proposed sewer main will only serve the proposed four lots because all other lots in the immediate area have already been developed.

Building the proposed sewer line in Summit Avenue would require traffic disruptions and add expense. Building the proposed sewer main along the rear of proposed Lots 1, 2 and 3, with easement and connection for proposed Lot 4, would eliminate most roadway disruptions because of not having to excavate and build the proposed sewer main in, around, and under existing utilities in Summit Drive (other than the one connection to an existing sewer structure. Reducing the extent of excavating a new sewer main in and along Summit Drive will reduce cost, too.

In regard to the existing 30 foot wide Providence Water easement, the proposed houses on proposed Lot 3 and Lot 4 are placed such that they are not located on said easement. Please note that the owner and Providence Water are in the process of eliminating this easement and have the existing legacy 42" cast iron water supply pipe removed. If and when the easement is eliminated, the proposed house sizes and dimensions may likely be revised on proposed Lot 3 and Lot 4.

Soil Qualities:

The U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soils mapping identifies the soils in the site area as being:

- WhA - Woodbridge fine sandy loam: The Woodbridge series consists of moderately well drained loamy soils formed in lodgment till. They are very deep to bedrock and moderately deep to a densic contact. They are nearly level to moderately steep soils on hills, drumlins, till plains, and ground moraines. Slope ranges from 0 to 25 percent. Saturated hydraulic conductivity ranges from moderately high to high in the surface layer and subsoil and low or moderately low in the dense substratum.
- UR - Urban Land: Urban land consists of areas covered by streets, parking lots, and shopping centers and other structures.
- PD - Paxton-Urban land complex: This complex consists of well drained Paxton soils and areas of Urban land. The complex is on glacial till uplands and drumlins in densely populated areas. Urban land consists of areas covered by streets, parking lots, buildings, andmother urban structures.

Additionally, Soil Evaluation testing was performed on January 1, 2023 by Susan Capasso, a licensed RI Class IV Soil Evaluator. Ms. Capasso evaluated four test holes for soil types, horizon boundaries, soil colors, re-dox, texture, structure, consistency, soil category, soil class, total depth, impervious/limiting layer depth (ILLD), groundwater seepage depth and seasonal high water table (SHWT). The results ranged from 6" to 18" SHWT and 26" to 50" ILLD from the original grade.

Drainage:

The site's existing topography slopes downward generally easterly at about an average 3.6% slope. The proposed driveways are being designed to use permeable materials and roof gutters will be designed to collect roof stormwater runoff using rain gardens. The proposed site design, being performed by Advanced Civil Design, Inc., will not exceed existing runoff from the site.

Land Dedications:

This subdivision does not propose streets, detention basins, open space, etc. at this time.

Deed Restrictions:

Deed restrictions are not proposed at this time.

Easements and Covenants:

Should Providence Water abandon their existing 30 foot wide easement, then that easement will no longer cross portions of proposed Lot 3 and Lot 4.

Advanced Civil Design, Inc. has designed a proposed sewer main located along the rear of proposed Lots 1, 2, 3, and 4, and sewer easements on the lots are proposed. See Figure 8 *Proposed Engineered Site*

Covenants are not proposed at this time.

General Design Approach Statement

4 Lot Minor Subdivision:

The submitted plans propose subdividing the total land area of the two existing lots into four lots with a proposed residential structure located on each lot. Two houses could be built on these lots by right, so the density of houses and lots is an additional 2 houses and 2 lots.

The four lots will range in area from 8,265 square feet to 9,579 square feet. The average proposed lot area is 9,152 square feet, exceeding the minimally required 8,000 square feet in an A-8 zone on average by 1,152 square feet, or about 14%. Each lot is compliant with zoning exceeding the required A-8 zone 8,000 square foot required minimum lot area.

Proposed Lot 1 could be created by Administrative Subdivision, moving the existing property line between AP 16-4 Lot 499 and AP 16-4 Lot 459 to the lot line between proposed Lot 1 and Lot 2. Then, proposed Lots 2, 3 and 4 could be created from the adjusted AP 16-4 Lot 459.

The proposed lots at a minimum have 80 foot lot widths and range from 80.30 feet up to 187.76 feet of frontage along city roads. Each lot is compliant with zoning meeting or exceeding the required A-8 zone 80 foot minimum lot width and frontage. There are no new roads being proposed.

The proposed building lot coverages range from 13.36% up to 29.81%. The building lot coverage on each lot is compliant with zoning having less than the A-8 zone 30% maximum lot coverage.

See Figure 5 for proposed parcels summary, Figure 6 for proposed lot and house layouts, Figure 7 showing only the four proposed lots and Figure 8 for the engineered site.

Notes:

- 1. There are no proposed streets or rights-of-way, public or private.*
- 2. No historic cemeteries were observed.*
- 3. There are no FEMA special flood hazard areas.*

PROPOSED PARCELS SUMMARY TABLE			
PARCEL	AREA (SQ.FT.)	FRONTAGE (FT.)	COVERAGE (%)
1	8,265	187.76	29.81
2	9,471	80.84	29.56
3	9,294	80.30	22.95
4	9,579	186.82	13.36
TOTALS	36,609	535.72	23.92

Figure 5: Proposed Parcels Summary Table

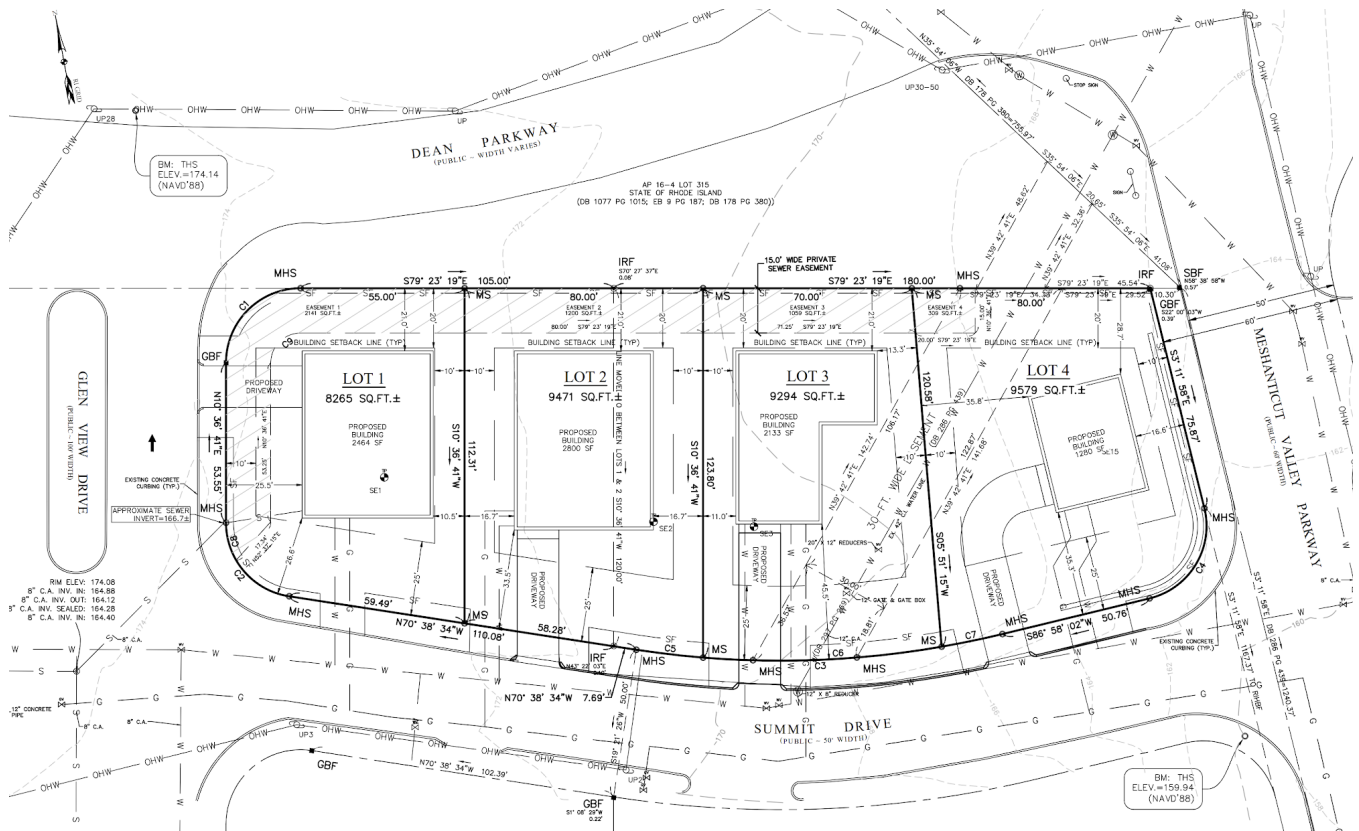


Figure 6: Proposed Lots & Houses

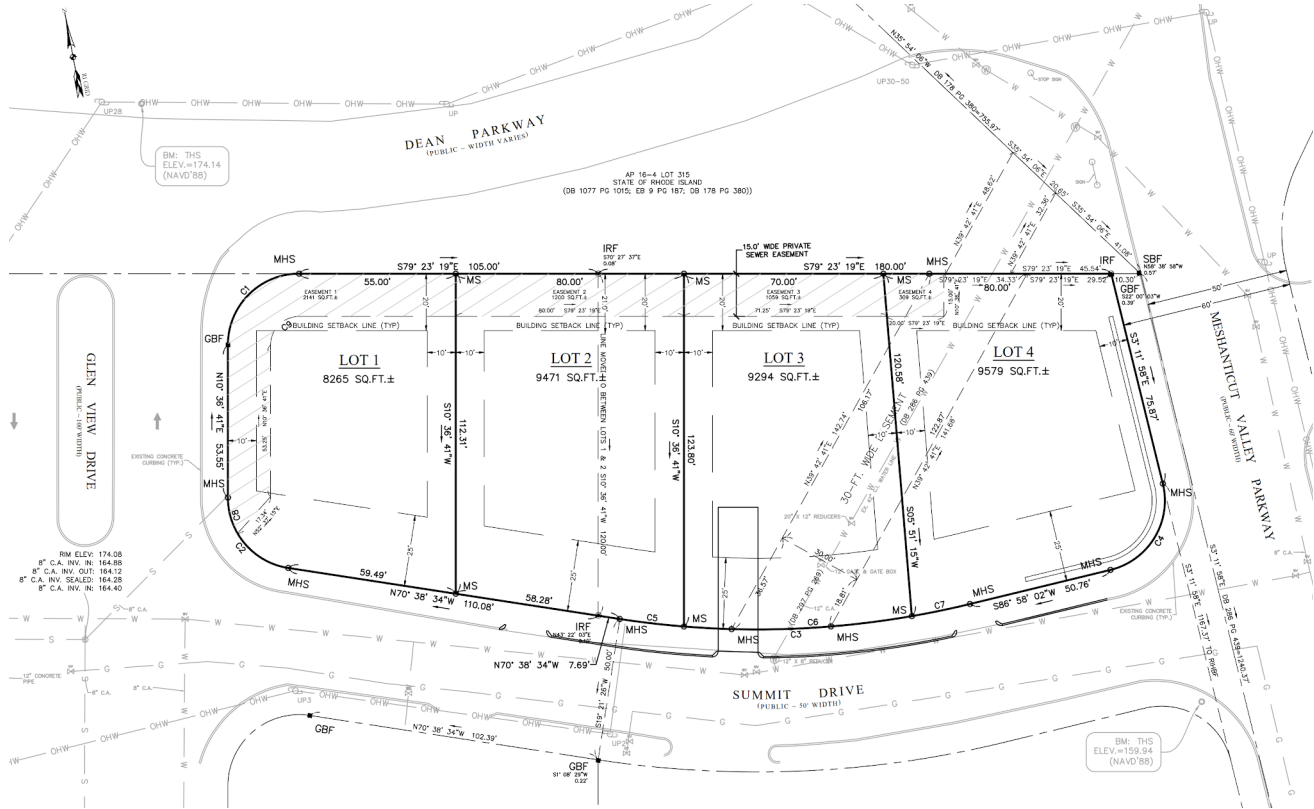


Figure 7: Proposed Lots

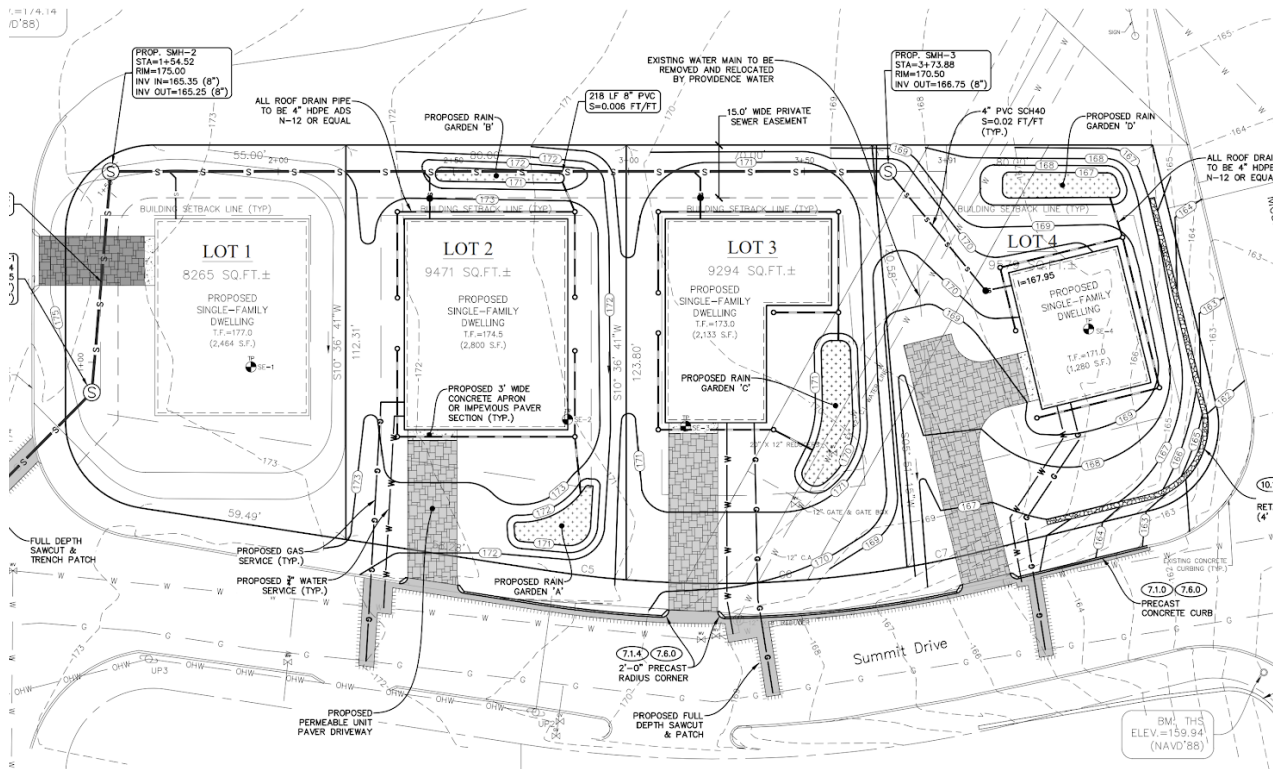


Figure 8: Proposed Engineered Site

References

Advanced Civil Design, Inc.

“Minor Subdivision Plan, Summit Estates Plat, PRELIMINARY PLAN, AP 16-4 LOTS 449 & 459, Summit Drive, Glen View Drive, & Meshanticut Valley Parkway, Cranston, Rhode Island, Prepared For: Kevin Wilbur, Sheets 3 through 6 of 6 Sheets.” consisting of: C-1 SOIL EROSION & SEDIMENT CONTROL PLAN, C-2 GRADING, DRAINAGE & UTILITY PLAN, and C-3 DETAILS.

City of Cranston Tax Assessor's Map 16-4

https://www.cranstonri.gov/_resources/common/userfiles/file/TaxMaps2019_16-4.pdf

City of Cranston Zoning Ordinance

https://library.municode.com/ri/cranston/codes/code_of_ordinances?nodeId=CO_TIT17ZO

Foster Survey Company

“Minor Subdivision Plan, Summit Estates Plat, PRELIMINARY PLAN, AP 16-4 LOTS 449 & 459, Summit Drive, Glen View Drive, & Meshanticut Valley Parkway, Cranston, Rhode Island, Prepared For: Kevin Wilbur, Sheets 1 through 3 of 6 Sheets.” consisting of: V-1 COVER SHEET, V-2 EXISTING CONDITIONS PLAN, and V-3 RECORD PLAN.

Soil Site Evaluation Form

Soil Site Evaluation form for testing performed on January 1, 2023 by Susan Capasso, RI Class IV Soil Evaluator No. 4028.

Soil Survey of Rhode Island

<http://nesoil.com/ri/>

U.S. Department of Agriculture (USDA)

<https://www.usda.gov/>

USDA Natural Resources Conservation Service (NRCS) Soil Survey

<https://websoilsurvey.nrcs.usda.gov/app/>