



DiPrete Engineering

July 15, 2022

Jason Pezzullo, Planning Director
Cranston Planning Department
869 Park Avenue
Cranston, RI 02910

**RE: The Preserve at Pippin Orchard
Pippin Orchard Road & Scituate Avenue
A.P. 34 Lot 51
Cranston, Rhode Island**

Dear Mr. Pezzullo,

On behalf of the applicant, we are submitting the Preliminary Plan and supporting materials for the proposed 8 lot subdivision located on Pippin Orchard Road and Scituate Avenue in Cranston, Rhode Island. The site is located on Assessors Plat 34 Lot 51 and is zoned A-80.

Existing Conditions

The property is a wooded, undeveloped parcel with frontage on Pippin Orchard Road and Scituate Avenue. There are public utilities in Pippin Orchard Road (16" water main and RISE sewer return line). There are no known existing buildings/structures on the property.

Topography

The property has a rolling terrain with a majority of the site pitching southwest towards Pippin Orchard Road to the south. The topography is suitable for residential development.

Wetlands

There is a wooded swamp wetland within the northwestern portion of the property. There is a 50' perimeter wetland associated with the wooded swamp. Furnace Hill Brook, a perennial stream with average width greater than 10', is located within the wooded swamp. There is a 200' riverbank wetland associated with Furnace Hill Brook.

There is also a forested wetland less than 3 acres located in the southwestern portion of the property depicted as the D-series wetland. Due to its smaller size, there is no wetland buffer associated with it. There is an offsite pond and intermittent stream (less than 10' in average width) located within the forested swamp. The intermittent stream has a 100' riverbank wetland associated with it.

There are two (2) smaller isolated wetlands located within the central-western portion of the property depicted as A-series and B-series wetland. There is no wetland buffer associated with either isolated wetland.

The northwestern portion of the site received a RIDEM Wetland Edge Verification under Application No. 11-0087. The southwestern portion of the site was evaluated and delineated by Christian Sutter of DiPrete Engineering, who is a Professional Wetland Scientist. A RIDEM Freshwater Wetlands

Insignificant Alteration Permit has been received under Application No. 22-0012 for the proposed subdivision.

Floodplain

There is no 100-year floodplain on the property per FEMA Flood Insurance Rate Map 44007C0295G revised March 2, 2009 and Map 44007C0294H revised October 2, 2015. The entire property is within Zone X (areas determined to be outside the 500-year floodplain).

Soils

Per Natural Resources Conservation Service's "Soil Survey of Rhode Island", the underlying soils in the vicinity of the proposed development are Canton and Charlton Fine Sandy Loam (CeC) and Lippitt Gravelly Sandy Loam (LgC). Both soils are suitable for development.

Proposed Development

The applicant is proposing to create an 8 lot Residential Planned District (RPD) subdivision with a new public roadway off Pippin Orchard Road. The RPD layout allows for the preservation of 60% of the site as Open Space with reduced lot sizes and street frontages to minimize runoff associated with impervious surfaces and overall limit of disturbance. A Yield Plan had been provided to qualify the 8 lots that would be allowed under conventional zoning of the underlying A-80 zone district. We believe it is a better planning practice to propose the RPD layout to minimize onsite disturbances, reduce impervious surface, and preserve 60% of the land as deed restricted Open Space. We believe the proposed 8 lot RPD layout fits with the surrounding neighborhood.

Drainage

The proposed subdivision utilizes Low Impact Drainage (LID) practices following the latest Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). The roadway utilizes a closed drainage pipe network with catch basins and manholes with discharge to a sediment forebay and infiltration basin for a majority of the site, with water quality swales for the proposed roadway closest to Pippin Orchard Road. All runoff is treated for water quality improvement and mitigated to pre-development levels for up to the 100-year storm event. The stormwater design has been reviewed and approved by both RIDEM Freshwater Wetlands Program and RIDOT by issuance of a Physical Alteration Permit.

Phasing

The subdivision infrastructure is proposed to be built in one phase with the individual home construction to occur based on market conditions.

We look forward to presenting and further discussing with the Planning Commission at an upcoming meeting.

Sincerely,
DiPrete Engineering Associates, Inc.



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