



# DiPrete Engineering

November 4, 2021

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

**RE: Elite Drive Subdivision  
A.P. 26 Lot 50  
Cranston, Rhode Island**

Dear Mr. Pezzullo,

On behalf of the applicant, we are submitting the Preliminary Plan and supporting materials for the proposed 4 lot subdivision located on Elite Drive and Janet Drive in Cranston, Rhode Island. The site is located on Assessors Plat 26 Lot 50 and is zoned A20 (Residential A-20).

## Existing Conditions

The property is a wooded, undeveloped remainder parcel of the previously-developed "Sherwood Estates" subdivision with access directly at the terminus of Elite Drive and Janet Drive. There are public utilities in both Elite Drive and Janet Drive. There are no existing buildings/structures on the property.

## Topography

The property has a gentle terrain with very little topographic relief. The topography is suitable for residential development.

## Wetlands

The property was evaluated for wetlands by Christian Sutter of DiPrete Engineering, who is a Professional Wetland Scientist. There is an onsite wooded swamp wetland within the southeastern portion of the property. There is a 50' perimeter wetland associated with the wooded swamp. There is also an offsite intermittent stream as a roadside swale along Interstate 295. There is a 100' riverbank wetland that extends onto the property. RIDEM Freshwater Wetlands Program has reviewed and approved the site improvements under RIDEM Wetlands App. No. 21-0251 and RIPDES No. RIR102257. A copy of the RIDEM approval is included with the Preliminary Plan submission package.

## Floodplain

There is no 100-year floodplain on the property per FEMA Flood Insurance Rate Map 44007C0313H 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 Narragansett extremely stony silt loam (NcC) and Bridgehampton silt loam (BhA). Both soils are suitable for development.

### Proposed Development

The applicant is proposing to create 4 lots with reduced frontage along the existing public rights-of-way (2 lots fronting on Elite Drive and 2 lots fronting on Janet Drive terminus). The reduced frontage requires a frontage and lot width variance from the Zoning Board of Review, which was approved on May 12, 2021. The variance was sought as a better planning practice to eliminate the need for additional public roadways (that require city maintenance) and increased impervious surface and stormwater runoff. The proposed lots are substantially oversized compared to the surrounding lots with an average lot size is 81,480 s.f., which is over 4 times larger than the underlying R-20 zoning (20,000 s.f. minimum lot area).

### Drainage

The proposed subdivision utilizes Low Impact Drainage (LID) practices following the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). Each single-family lot has a stone infiltration drywell for roof runoff and an infiltration trench for driveway runoff. All runoff is treated for water quality improvements and meets or exceeds all RIDEM requirements.

### Phasing

The subdivision is proposed to be built in multiple phases with individual building permits being obtained per lot depending on market conditions.

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

Sincerely,  
DiPrete Engineering Associates, Inc.



Eric Prive, PE

Senior Project Manager

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