

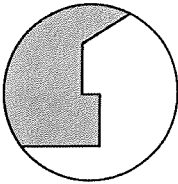
NARRATIVE REPORT

A.P. 11-3 / Lot 559

**17 Butler Steet
Cranston, RI**

**Proposed Subdivision
KELLY PLAT**

PREPARED BY:



**OCEAN STATE PLANNERS
INC.**

SURVEYORS • DESIGNERS
1255 Oaklawn Avenue • Cranston, Rhode Island 02920
Telephone (401) 463-9696

May 12, 2026

PROJECT NO. 10224

LOCATION:

This report pertains to Lot 559 as shown on Assessor's Plat 11-3 in the City of Cranston, State of Rhode Island. This property is a residential property located along the northerly line of Butler Street a public right of way.

PROPOSAL:

This total area is a 17,500 square foot (0.4 acre). Parcel – A is 12,393 S.F. (0.28 acre), and Parcel – B is 5,107 S.F. (0.12 acre), which fronts on an 40-foot wide public right of way. This proposal is for a two (2) lot residential subdivision on the subject property.

ZONING:

The proposed development will result in Parcel – A with an existing single family dwelling, and Parcel – B for a proposed future development, Zoned B-1 Single Family.

DESCRIPTION:

There are no wetlands identified on site. Site topography is a gentle decline from the south to north of Butler Street, 2 feet plus or minus.

UTILITIES

Public utilities including sewer, water, telephone, cable and electric are available to this site.

POPULATION ESTIMATION

According to the 2024 U.S. Census Bureau for Providence County, the total population of the City of Cranston is 84,448 persons, with a total of 32,595 households. Therefore the total population per household is $(84,448 / 32,595)$ 2.66. The total number of persons under 18 is 19.6%. Therefore the percent of persons under 18 is $(81,274 / 16,173)$ 19.9%. The proposed number of units for this development is 1 additional. Therefore, the total number of persons in this new development will be (1×2.66) 2.66 rounded up to 3.

SOILS ANALYSIS

Based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Rhode Island, this parcel contains several soil groups, the predominant soil on the site is Merrimac-Urban soils.

FEDERAL/STATE PERMITS

- **COASTAL**

No permits from the Coastal Resource Management Council will be required for this project.

- **RIDEM**

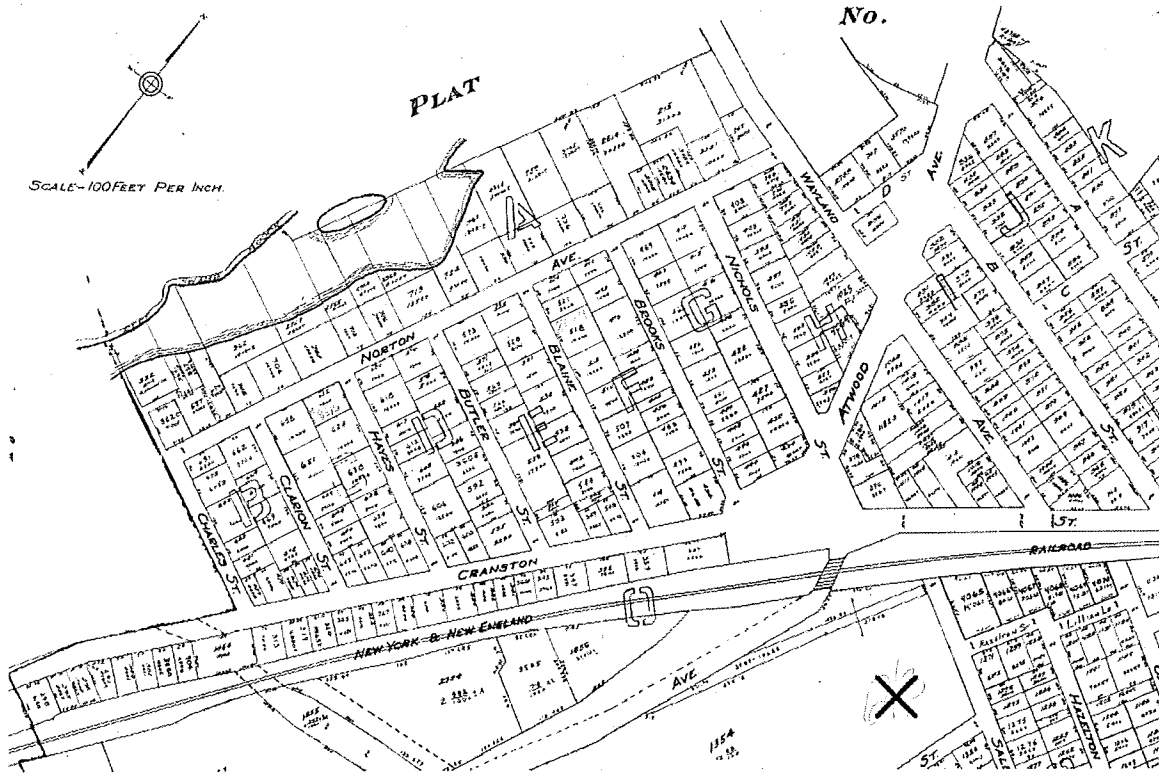
Permits from the RI Dept. of Environmental Management are not required for this project for storm water management and control.

- **RI Department of Transportation**

No curb cut permit for a new residential development will be required for this project.



MAP



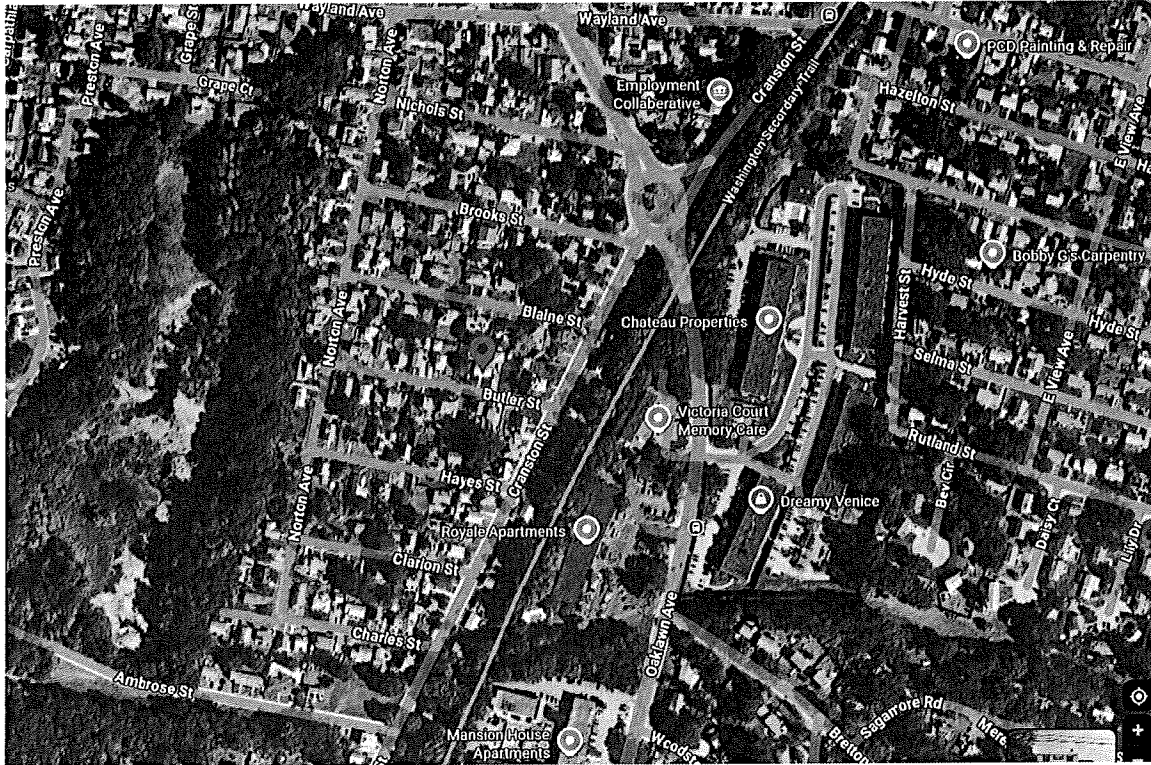
ASSESSOR'S MAP



GIS



**U.S.D.A SOIL CONSERVATION SERVICE, SOIL SURVEY OF RHODE
ISLAND**



AERIAL



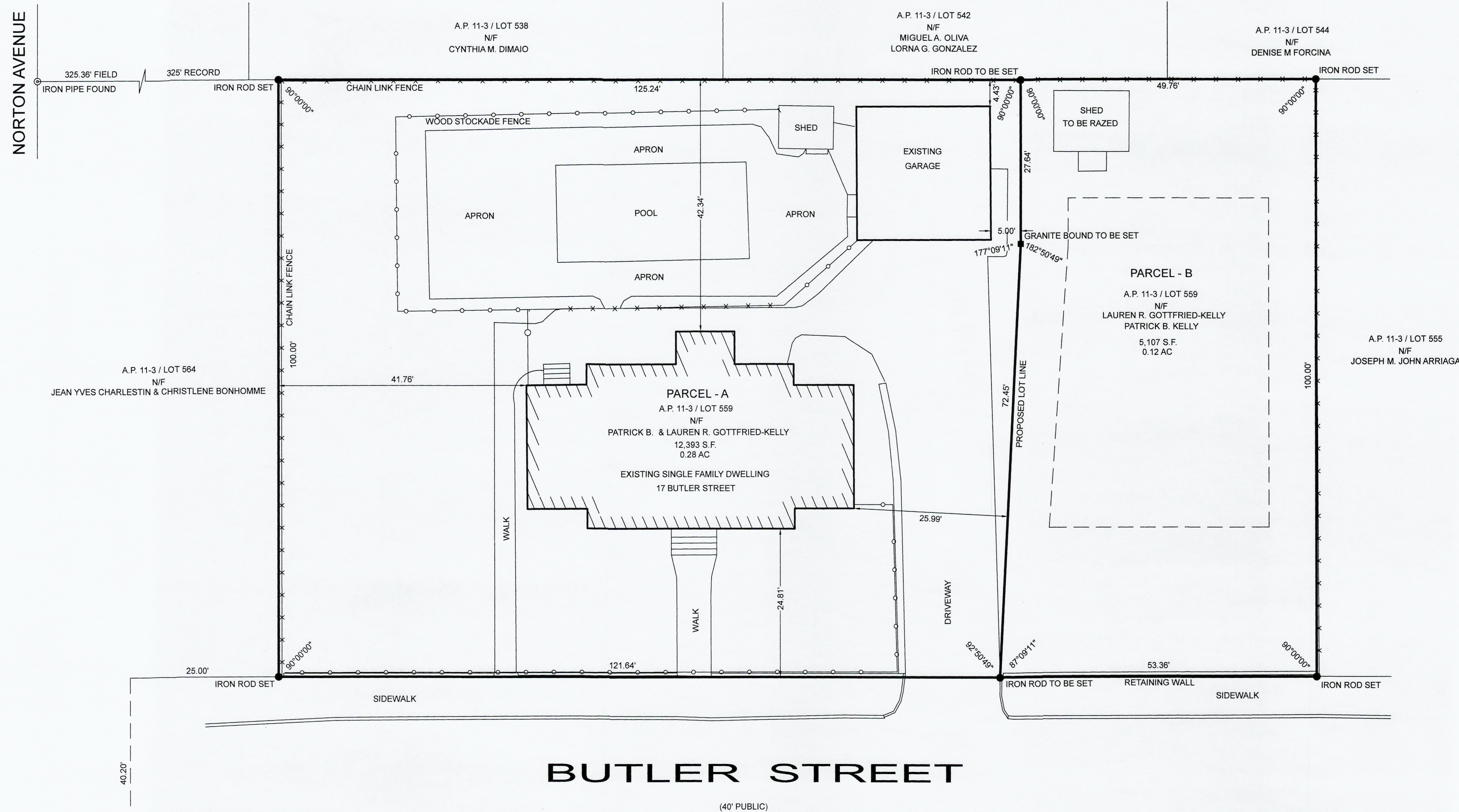
FEMA

BUTLER STREET

STREET INDEX

ZONING RELIEF NEEDED / PARCEL - B

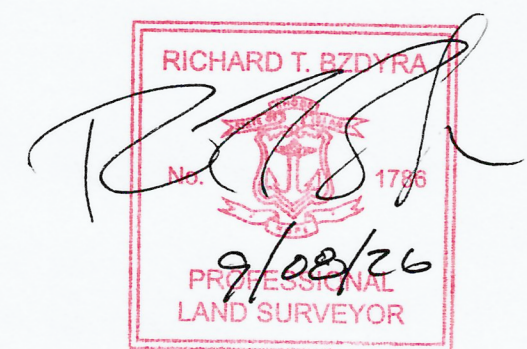
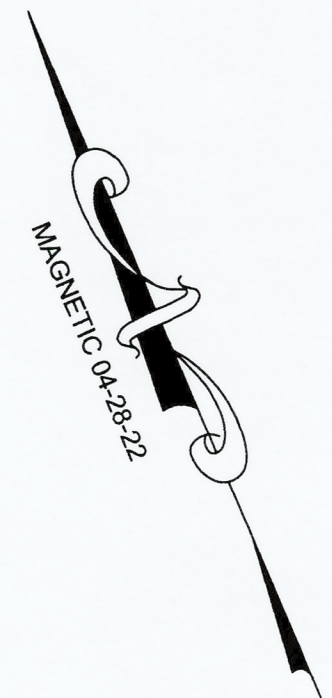
1. MINIMUM LOT AREA: 6,000 S.F. PROPOSED LOT AREA: 5,107 S.F.
2. MINIMUM LOT FRONTAGE: 60 FT. PROPOSED LOT FRONTAGE: 53.36 FT.



LOCUS MAP

ZONING DISTRICT B-1

SINGLE FAMILY
MINIMUM LOT AREA: 6,000 S.F.
MINIMUM LOT FRONTAGE: 60 FT.
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 8 FT.
REAR: 20 FT.
MAXIMUM STRUCTURE HEIGHT: 35 FT.
MAXIMUM LOT COVERAGE: 35%



RECORD PLAN

KELLY PLAT

A.P. 11-3 / LOT 559
17 BUTLER STREET
CRANSTON, R.I. 02920

SCALE: 1"=10' DATE: SEPTEMBER 1, 2026

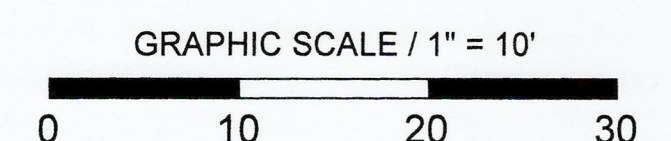
PREPARED FOR:

PATRICK B. KELLY & LAUREN R. GOTTFRIED-KELLY
17 BUTLER STREET
CRANSTON, R.I. 02920

PREPARED BY:

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1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10224 / DWG. NO. 10224 - (JNP)



SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO ESTABLISH AND STAKE RECORD BOUNDARY LINES FOR A MINOR SUBDIVISION.

BY: *[Signature]* DATE: 9/08/26

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

REFERENCE:

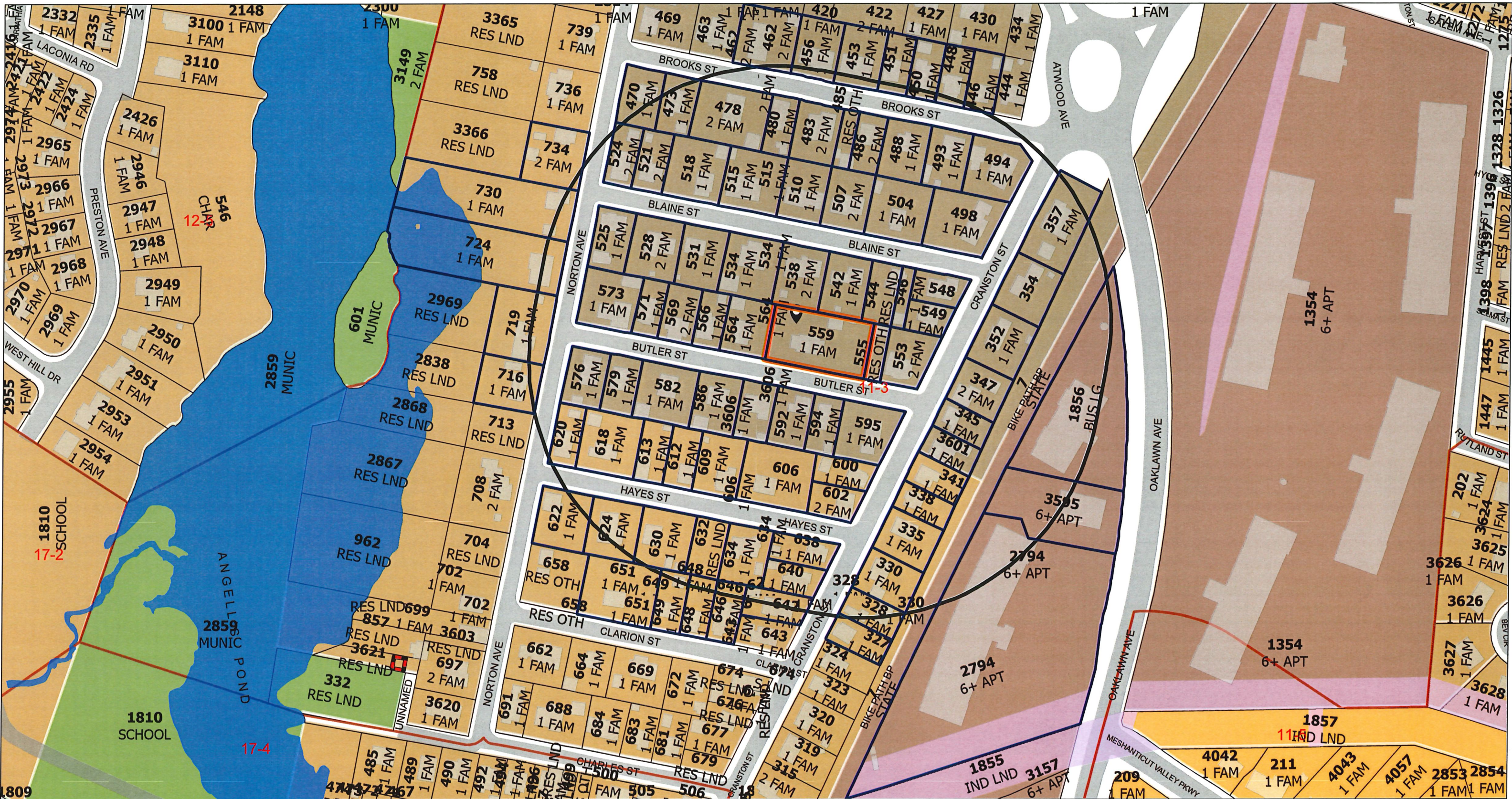
1. DEED BK. 6310 / PG. 227
2. "WAYLAND PARK CRANSTON, R.I. KNOWLES, MCCAIN & CO., BY J.A. LATHAM, MARCH 1893" PLAT CARD 36

NOTE:

1. FEMA MAP 44007C0313H / 10/02/2015 / ZONE - X
2. SOIL SURVEY OF R.I. MU - MERRIMAC-URBAN LAND COMPLEX
3. RIDEM ENVIRONMENTAL MAP THERE ARE NO WETLANDS WITHIN OR AROUND THIS PROPERTY.

LOT / PARCEL	OLD AREA	NEW AREA
LOT 559	17,500 S.F.	0
PARCEL - A	0	12,393 S.F.
PARCEL - B	0	5,107 S.F.

17 Butler St 400' Radius Plat 11 Lot 559





<https://geohub-cranston.hub.arcgis.com/>

Parcels

- ParcelsInBuffer
- SelectedParcelsBuffer
- SelectedParcels
- Labels_Radius Maps_Lot and LU v2
- Streets Names

Hydro Poly 2001

- Stream/Water Body
- Swamp
- Buildings
- Cranston Boundary
- Plat Bounds
- Easements partial

Parcels

- Cemeteries
- Cranston Boundary
- Roads
- Historic Overlay District
- Zoning

Zoning

- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- EI
- MPD
- S1
- Other

Map Scale: 1:2,492

Map created by Web Application on 9/2/2026 10:33 AM

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