

NARRATIVE REPORT

A.P. 11, LOT 145
1299 PARK AVENUE
CRANSTON, R.I. 02910

PREPARED FOR:
DWIGHT LEIGH
P.O. BOX 2
EAST GREENWICH, R.I. 02818
(401) 339-7975

ATTORNEY:
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481 ATWOOD AVENUE
CRANSTON, R.I. 02920
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PLAT OF LAND BELONGING TO DWIGHT LEIGH

2 LOT SUBDIVISION

PREPARED BY:

OCEAN STATE

PLANNERS, INC.
SURVEYORS • ENGINEERS • DESIGNERS
1255 OAKLAWN AVENUE • CRANSTON, R.I. 02920
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May 18, 2021
PROJECT NO. 9554

LOCATION:

This report pertains to Lot 145 as shown on Assessor's Plat 11 in the Town of Cranston, State of Rhode Island. This property abuts Park Avenue which is an existing public right of way, and Park Avenue which is an existing public right of way. The total area of the property is approximately 14,211 square feet.

PROPOSAL:

This proposal is for a 2 lot subdivision. The existing lot will be divided based on the approximate zoning boundary between zones B-1 and C-1. No development is proposed for either of the new lots.

ZONING:

This site is presently zoned B-1 and C-1. The multi-family structure located on the northern side of the property presently does not conform to the front or side setbacks for Zone B-1. According to §17.20.090(a), "for multi-family dwellings the minimum lot area shall be six thousand (6,000) square feet for the first dwelling unit, plus four thousand (4,000) square feet for each of the next nine dwelling units." This would equate to a requirement of 22,000 square feet for Parcel A. This subdivision will require relief from that minimum area standard for Parcel A.

DESCRIPTION:

This site is cleared and has been previously developed. There is an existing two-family dwelling on the southern end of the property, as well as a 5 unit multi-family dwelling on the northern end of the property. There exists a dirt driveway that runs from the northerly to southerly lot lines of the property, as well as a foundation slab where a house had existed previously.

UTILITIES:

Telephone, electric, gas, water, and sewage utilities are all available to the site.

POPULATION ESTIMATION:

There is no projected change in population due to this subdivision.

SOILS ANALYSIS:

Based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Rhode Island, this parcel contains two soil groups classified as Rippowam fine sandy loam (Ru), and Udorthents-Urban land complex (UD). Ru is considered a hydric soil type and not suitable for community development, however, UD is suitable for community development.

EXCAVATION AND FILL ANALYSIS:

No excavation nor fill is necessary for this site.

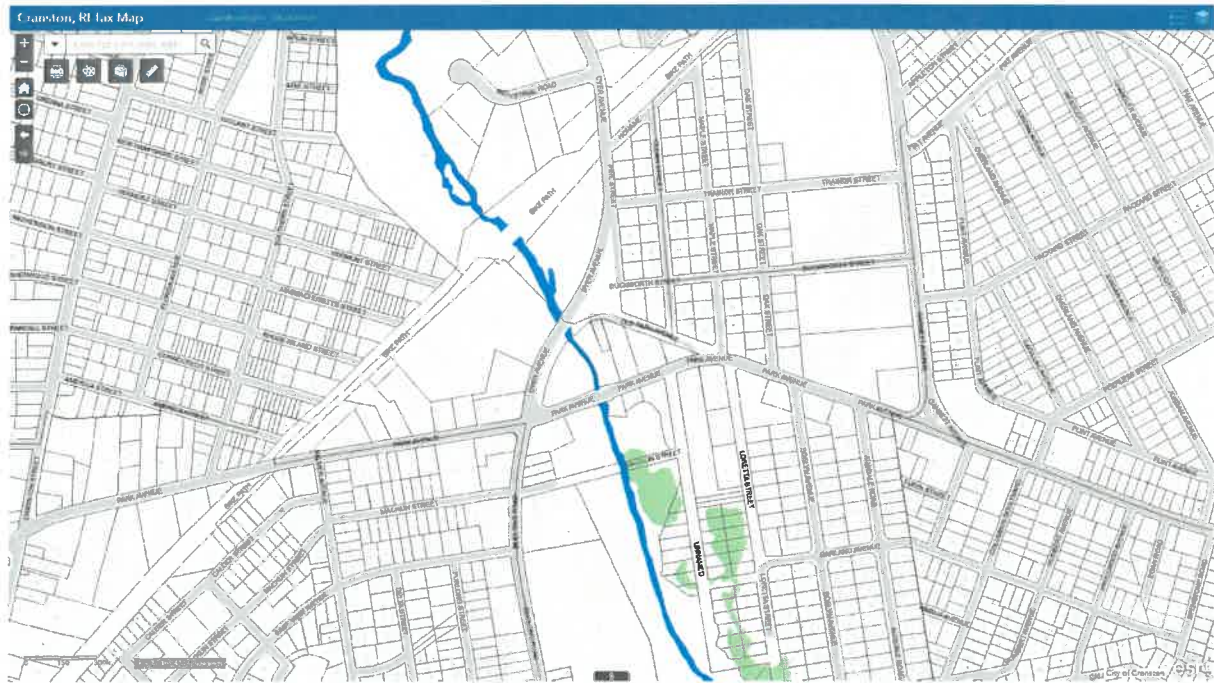
FEDERAL/STATE PERMITS:

MINIMUM AREA:

Lot minimum area relief is required for the proposed plan. Parcel 'A' exceeds the minimum requirement of 22,000 square feet for a B-1 zoned lot containing a 5 unit multi-family dwelling.

PROVIDENCE WATER:

Public water is available to this site. Plans will be submitted to Providence Water for approval.



VICINITY MAP
NOT TO SCALE



AERIAL & SOIL MAP
NOT TO SCALE