

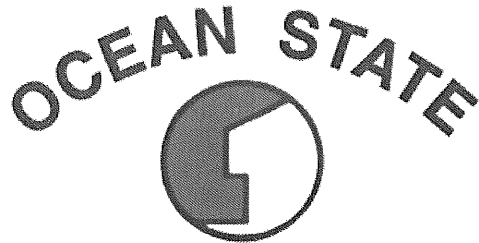
**NARRATIVE REPORT**

**A.P. 15 / LOTS 541, 542, 543, 544 & 545  
BATEMAN AVENUE & 11 JENNIE STREET  
CRANSTON, R.I. 02920**

**PREPARED FOR:  
RYAN ALMBERG  
11 JENNIE STREET  
CRANSTON, R.I. 02920**

**THE ALMBERG PLAT**

**PREPARED BY:**



**PLANNERS, INC.**

**SURVEYORS • ENGINEERS • DESIGNERS  
1255 OAKLAWN AVENUE • CRANSTON, R.I. 02920  
TEL. (401) 463-9696**

**February 26, 2024  
PROJECT NO. 1039A**

A handwritten signature in black ink, appearing to read "Ryan AlMBERG", with the date "2/26/24" written below it.

**LOCATION:**

This report pertains to Lots 541, 542, 543, 544 & 545 as shown on Assessor's Plat 15-1 in the City of Cranston, State of Rhode Island. These lots exist between two existing public right of ways, Bateman Avenue and Jennie Street. The total area of Parcel – A is 9,065 s.f. 0.20 ac., and Parcel – B is 9,417 s.f. 0.22 ac.

**PROPOSAL:**

This proposal is for a 2 lot subdivision. Parcel – B to be developed with single family dwelling and will be accessible by a driveway connecting to the existing public right of way, Bateman Avenue. Parcel – A has an existing single family dwelling with an existing driveway connecting to the existing public right of way, Jennie Street.

**ZONING:**

This site is presently zoned A-8 Single Family.

**DESCRIPTION:**

This site is exclusively residential.

**UTILITIES:**

Existing sewer, water, gas and electric are available to both sites.

**POPULATION ESTIMATION:**

According to the 2019 U.S. Census Bureau for City of Cranston, the total population is estimated at 81,456 persons, with a total of 30,481 households. Therefore the total population per household is  $(81,456 / 30,481) 2.67$ . The total number of persons under 18 is 20.2%. The proposed number of units for this development is 1. Therefore, the total number of persons in this new development will be  $1 / 2.67$  rounded up to 3. Extrapolating from this the expected number of persons under 18 in this development should be  $3 / 2.67 = 0.148$  rounded up to 1.

**SOILS ANALYSIS:**

Based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Rhode Island, this parcel contains one soil group classified as 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. Slopes are mainly about 6 percent but range from 0 to 15 percent. Areas are irregular in shape and mostly range from 10 to 200 acres. The complex is about 40 percent Paxton soils, 30 percent Urban land, and 30 percent other soils. The soils and Urban land are so intermingled that it was impractical to map them separately.

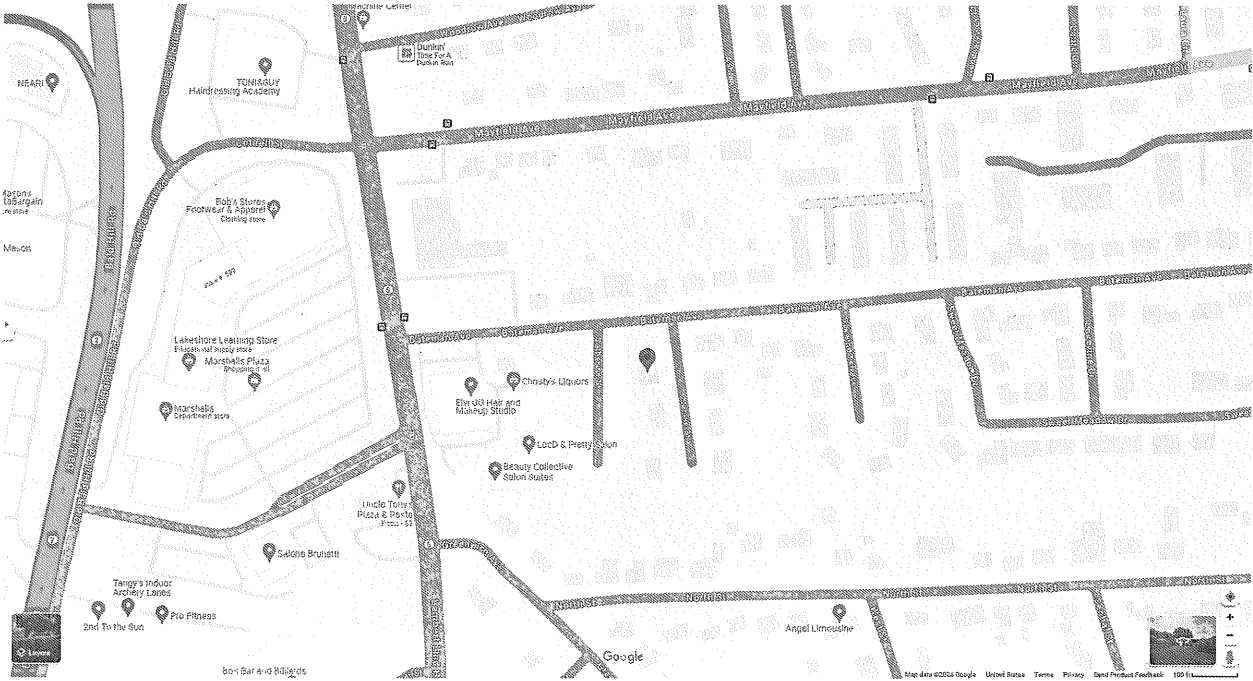
**EXCAVATION AND FILL ANALYSIS:**

No excavation nor fill in necessary for this site.

**FEDERAL/STATE PERMITS:**

No Federal or State permits required.

**IMAGES**



**STREET MAP**  
**NOT TO SCALE**



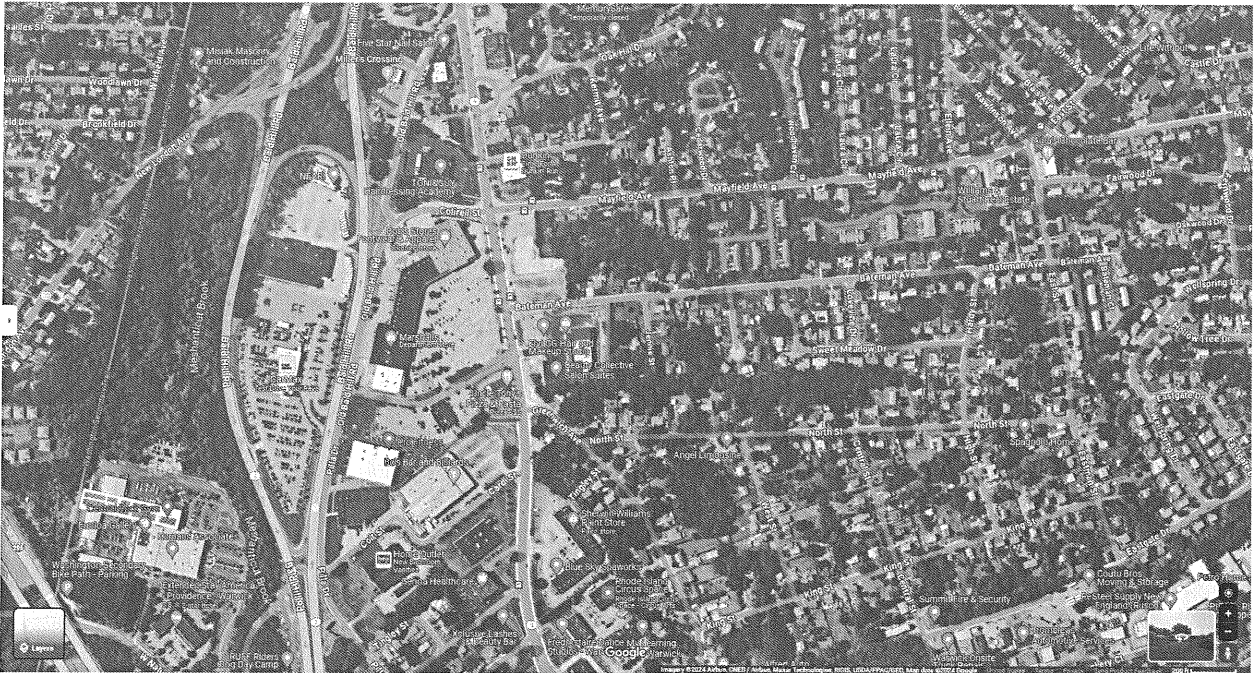
**SOIL MAP**  
NOT TO SCALE



**GIS MAP**  
NOT TO SCALE



**ASSESSOR'S MAP**  
NOT TO SCALE



**AERIAL**  
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