

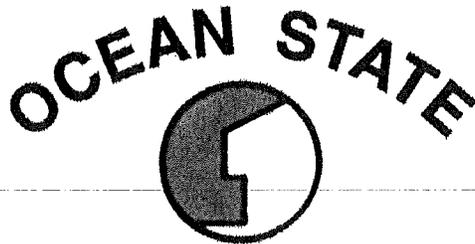
NARRATIVE REPORT

A.P. 10-1, LOTS 223, 224, 225, 226 & 317
189 KEARNEY STREET
CRANSTON, R.I. 02920

PREPARED FOR:
HASSAN HASABA
870 PONTIAC AVENUE
CRANSTON, R.I. 02920

**REPLAT OF LOTS 105, 106, 107, 108, 198, 199, 200 &
201 ON "EDEN CREST" PLAT**
2 LOT MINOR SUBDIVISION

PREPARED BY:



PLANNERS, INC.

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

December 28, 2022
PROJECT NO. 10394

LOCATION:

This report pertains to Lots 223, 224, 225, 226 & 317 as shown on Assessor's Plat 10-1 in the Town of Cranston, State of Rhode Island. This property abuts Keaney Street which is an existing public right of way and Capuano Street which is an existing public right of way. The total area of the property is approximately 15,960 square feet.

PROPOSAL:

This proposal is for a 2 lot subdivision. Parcel B has an existing single family dwelling upon the site and will not be altered. Parcel A will have all existing structures razed and will be developed with a single family dwelling and a driveway extending out to Capuano Street.

ZONING:

This site is presently zoned A-8. The minimum lot area for a residential development with a two family dwelling is 8,000 square feet. The existing house does not meet the side setback requirements nor maximum lot coverage requirements, however this proposed subdivision will not alter these existing non-conformities. This subdivision will require relief from the minimum area standard as well as rear set back requirements.

DESCRIPTION:

This site is cleared and has been previously developed. There is an existing single family dwelling upon the lot with a 2 car driveway. The back lots have an existing pool, shed, fences and a wooden box upon the site.

UTILITIES:

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

POPULATION ESTIMATION:

According to the 2020 U.S. Census Bureau for Cranston, the total population of Cranston is 81,282 persons, with a total of 34,701 households. Therefore the total population per household is $(81,282 / 34,701) 2.34$. The total number of persons under 18 is 15,227. Therefore the percentage of persons under 18 is $(15,227 / 81,282) 18.73\%$. The proposed number of additional units for this development is 1. Therefore, the total number of persons in this new development will be $(1 * 2.34) 2.34$, rounded to 2. Extrapolating from this the expected number of persons under 18 in this development should be $(1 * 18.84\%) 0.19$ rounded to 0.

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 Merrimac-Urban land complex (MU). All soils are suitable for community development.

EXCAVATION AND FILL ANALYSIS:

No excavation nor fill in necessary for this site.

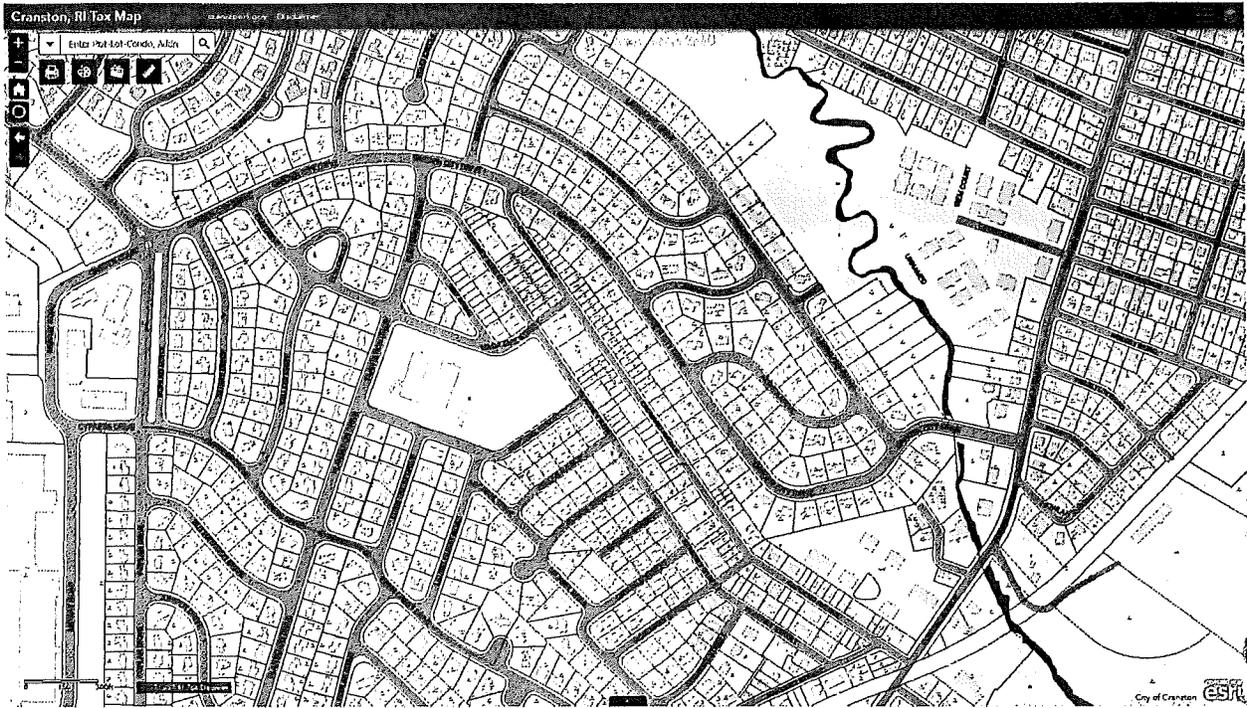
FEDERAL/STATE PERMITS:

ZONING:

Lot minimum area relief is required for the proposed plan. Parcel A does not meet the minimum requirement of 8,000 square feet for an A-8 zoned lot containing a single-family dwelling. Neither parcel A nor B will meet requirements for rear yard setback requirements for an A-8 zoned lot. Existing dwelling on Parcel B does not meet front or side setback requirements.

PROVIDENCE WATER:

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



VICINITY MAP
NOT TO SCALE



AERIAL MAP
NOT TO SCALE

