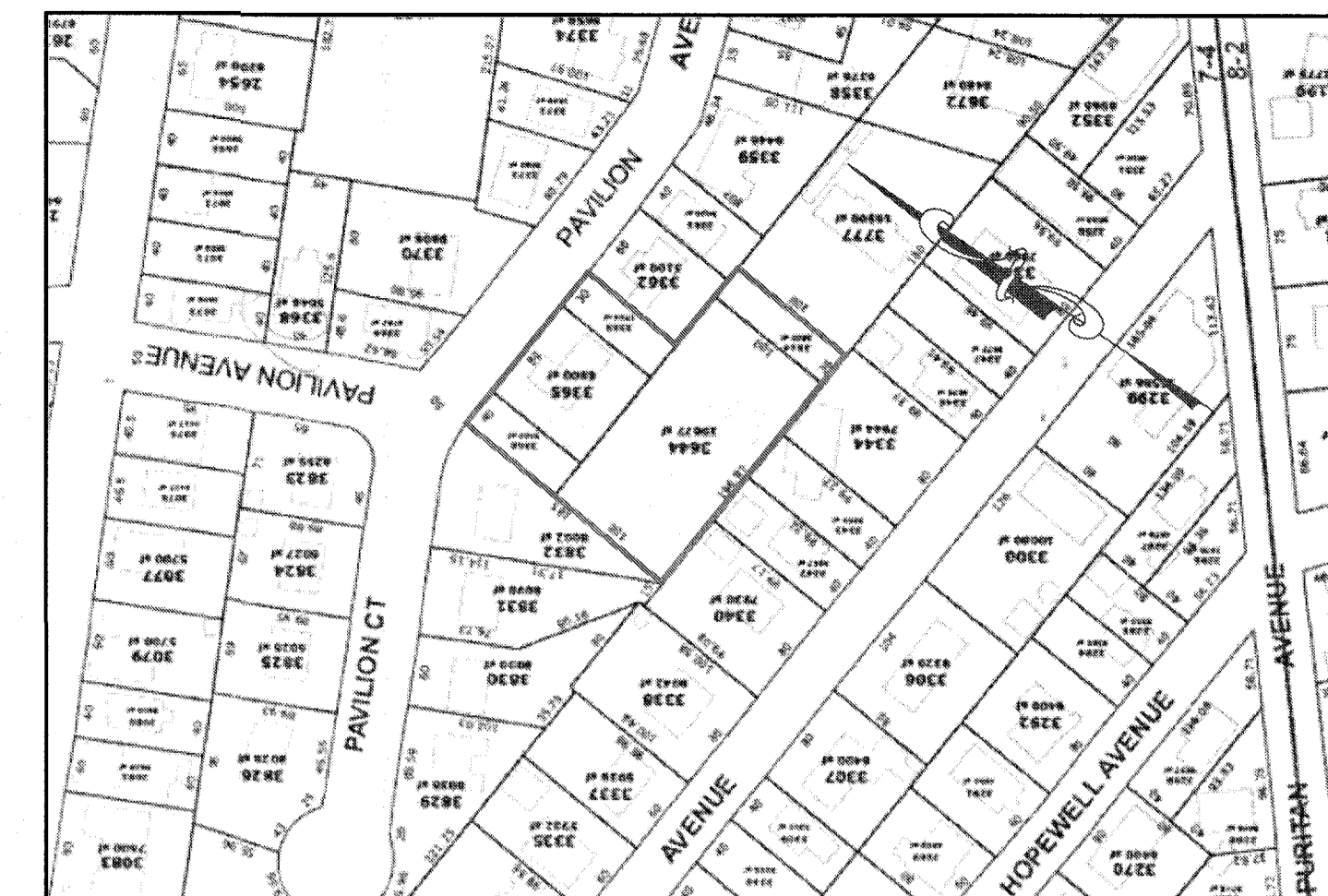
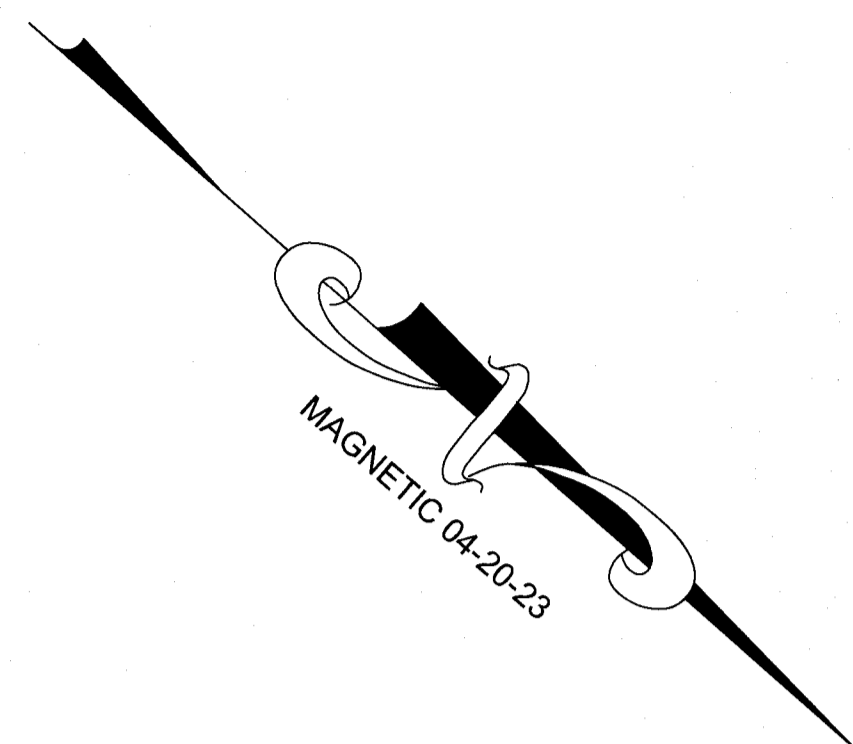
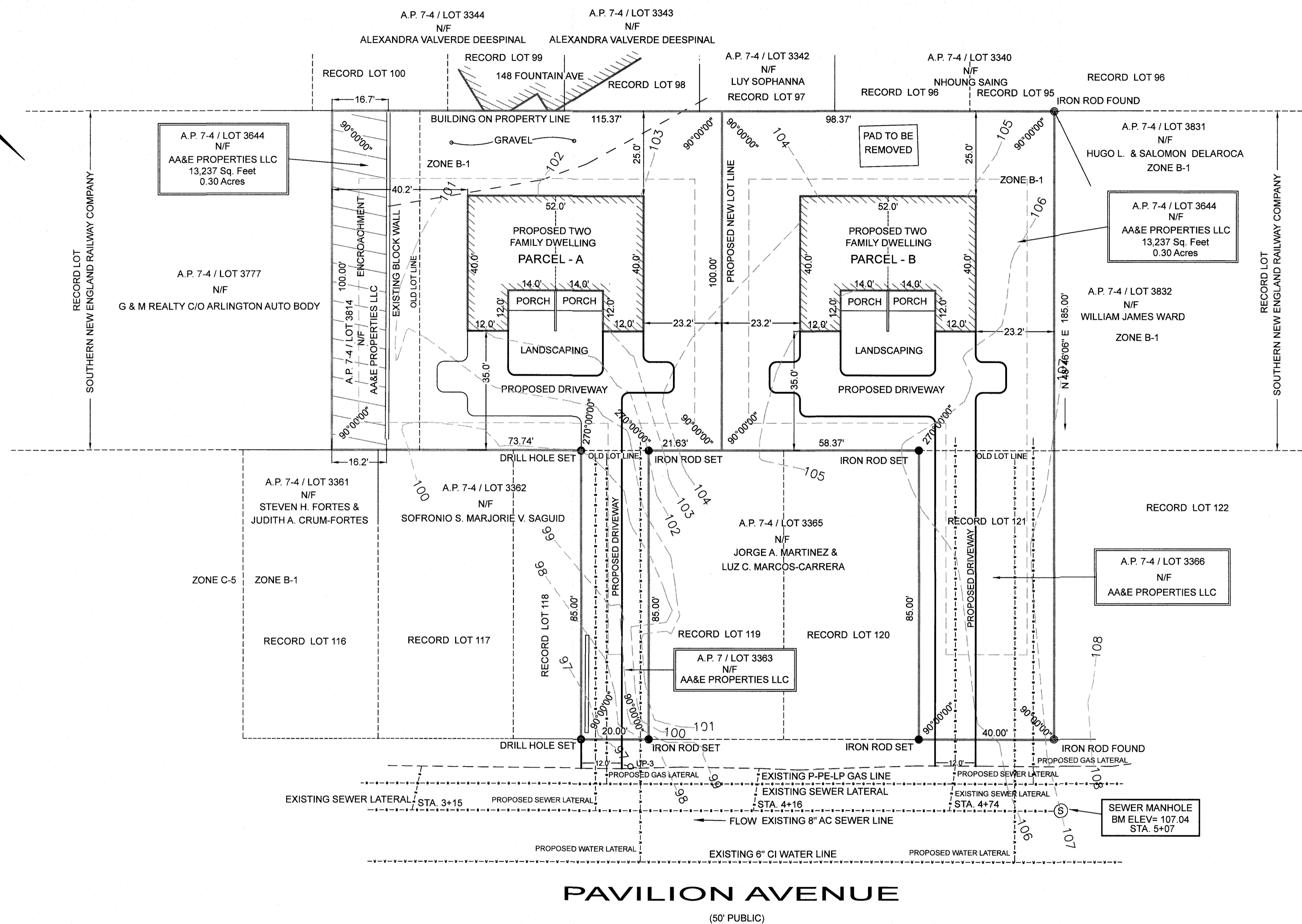


PAVILION AVENUE

STREET INDEX



LOCUS MAP



ZONING DISTRICT B-1

TWO FAMILY

- MINIMUM LOT AREA: 8,000 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: 50%

PARCEL - A TOTAL PERCENT COVERAGE = 35%
 PARCEL - B TOTAL PERCENT COVERAGE = 35%

MINOR SUBDIVISION PLAN

PRELIMINARY PLAN

PAVILION AVENUE PLAT

A.P. 7 / LOTS 3363, 3366, 3644 & 3814

PAVILION AVENUE
 CRANSTON, R.I.

SCALE: 1"=20' DATE: OCTOBER 10, 2023

PREPARED FOR:

AA&E PROPERTIES, LLC

688 PRAIRIE AVENUE
 PROVIDENCE, R.I. 02905

PREPARED BY:

OCEAN STATE PLANNERS, INC.

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

JOB NO. 10410 / DWG. NO. 10410 - (JNP)

SHEET 1 OF 3

GRAPHIC SCALE / 1" = 20'



SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE 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
- DATA ACCUMULATION SURVEY CLASS III

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

FOR MINOR SUBDIVISION PRELIMINARY PLAN. FOR PROPOSED TWO SINGLE FAMILY DWELLINGS.

BY: _____ DATE: _____

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.

NOTE:

1. FEMA MAP 44007C0312H / 10/2/2015 / ZONE X.
2. THIS PROPERTY IS NOT IN A NATIONAL HERITAGE SURVEY AREA.

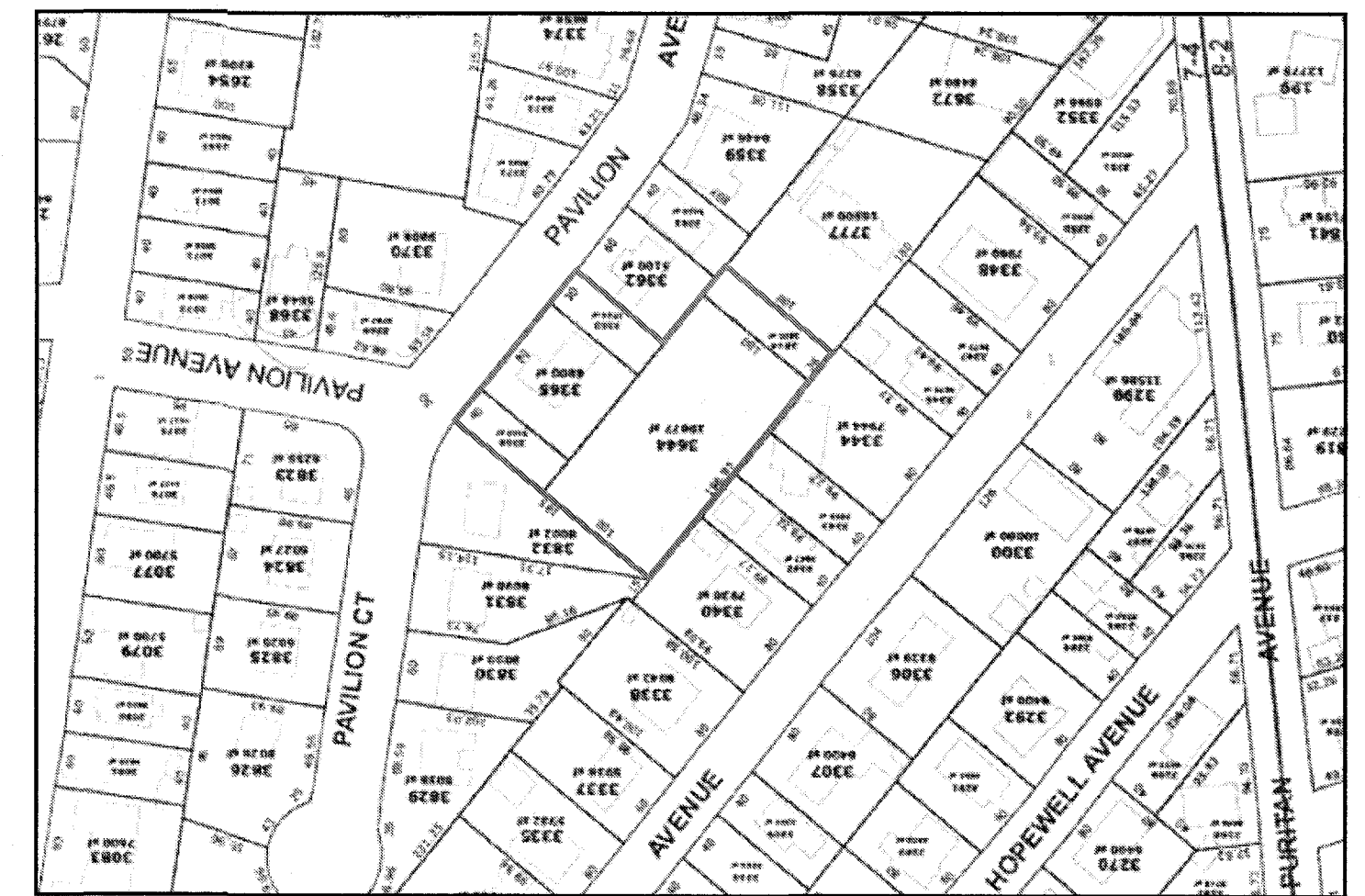
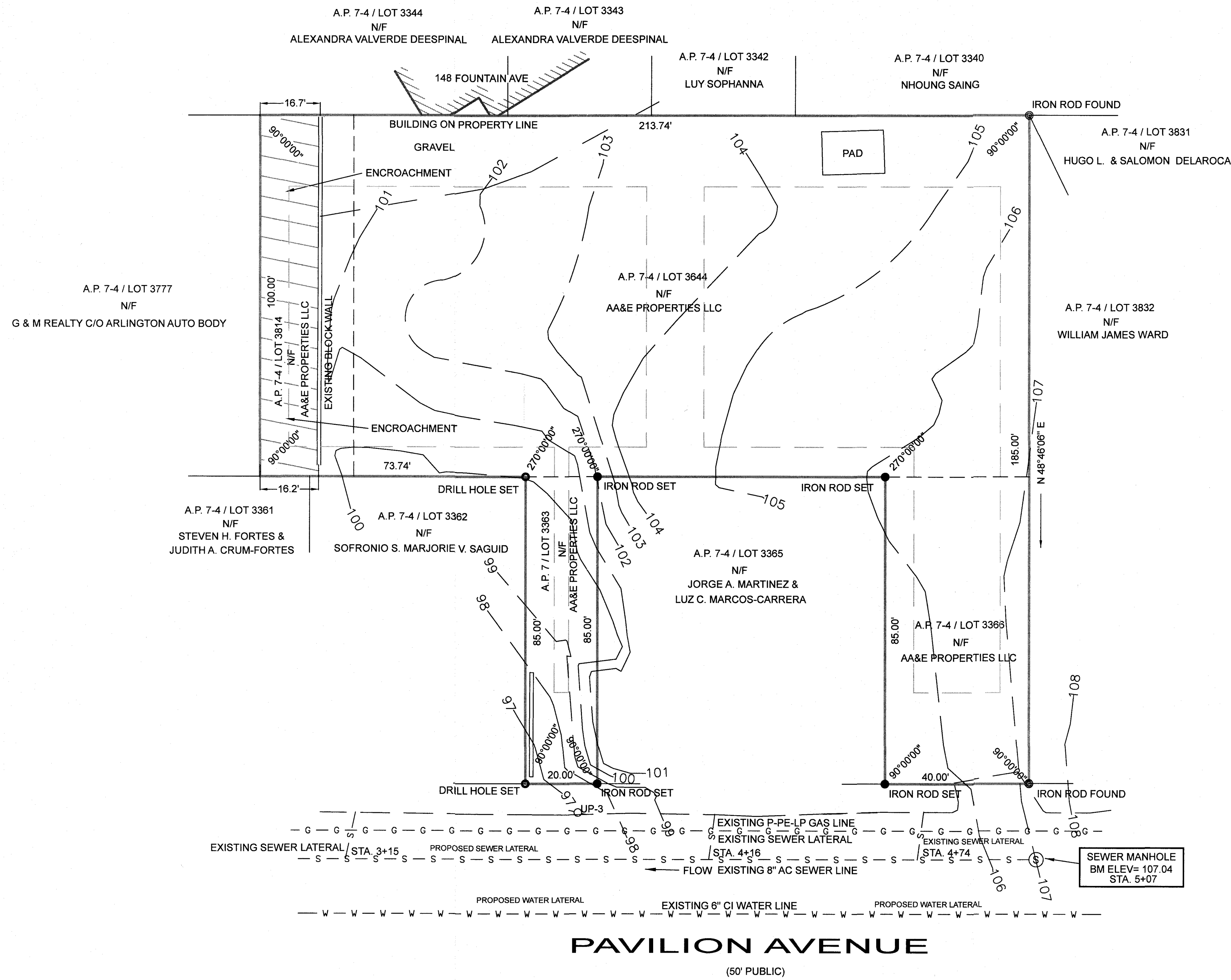
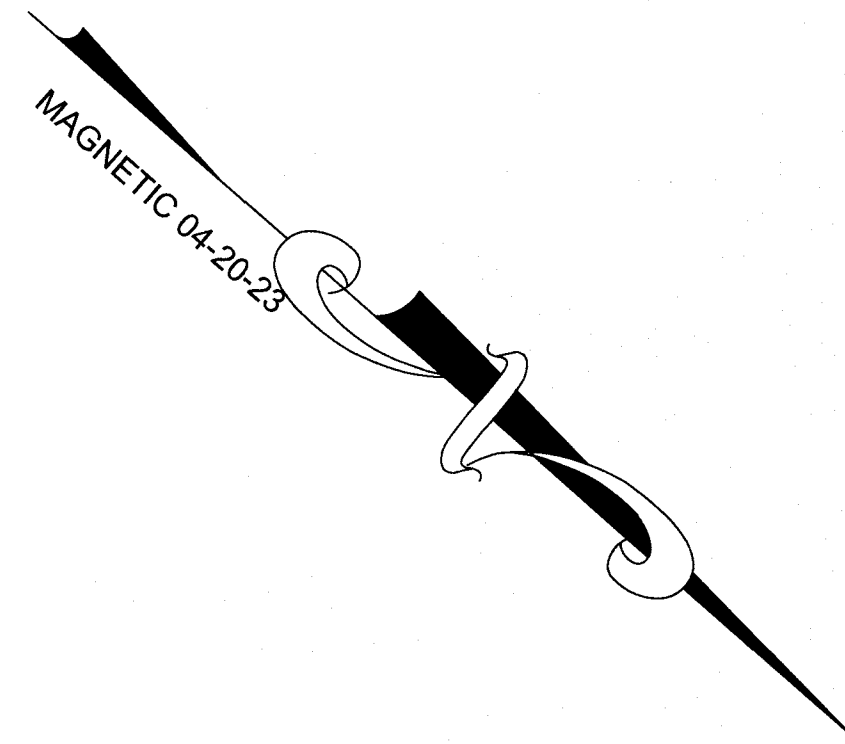
REFERENCE:

1. DEED BK. 6426 / PG. 13
2. "POTTER HOMESTEAD PLAT CRANSTON, R.I. THE PROVIDENCE REAL ESTATE IMPROVEMENT COMPANY BY FRANK E. WATERMAN DECEMBER 1915" PLAT CARD 221
3. "SUBDIVISION PLAN PAVILION COURT CRANSTON, R.I. MARCH 6, 1984 AMERICAN ASSOCIATES" PLAT CARD 514

LOT / PARCEL	OLD AREA	NEW AREA
LOT 3644	18,774 S.F.	0
LOT 3366	3,400 S.F.	0
LOT 3363	1,700 S.F.	0
LOT 3814	2,600 S.F.	0
PARCEL - A	0	13,237 S.F.
PARCEL - B	0	13,237 S.F.

OWNER:

AA&E PROPERTIES, LLC
 688 PRAIRIE AVENUE
 PROVIDENCE, R.I. 02905



LOCUS MAP

ZONING DISTRICT B-1
 SINGLE FAMILY
 MINIMUM LOT AREA: 6,000 S.F.
 MINIMUM FRONTAGE: 60 FT.
 MINIMUM SETBACKS: FRONT: 25 FT.
 SIDE: 8 FT.
 REAR: 20 FT.
 MAXIMUM STRUCTURE HEIGHT: 35 FT.
 MAXIMUM LOT COVERAGE: 35%

EXISTING CONDITIONS PLAN

PAVILION AVENUE PLAT

A.P. 7 / LOTS 3363, 3366, 3644 & 3814

PAVILION AVENUE
 CRANSTON, R.I.

SCALE: 1"=20' DATE: OCTOBER 10, 2023

PREPARED FOR:

AA&E PROPERTIES, LLC

688 PRAIRIE AVENUE
 PROVIDENCE, R.I. 02905

PREPARED BY:

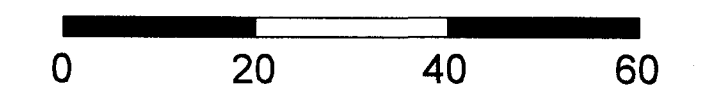
OCEAN STATE PLANNERS, INC.

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

JOB NO. 10410 / DWG. NO. 10410 - (JNP)

SHEET 2 OF 3

GRAPHIC SCALE / 1" = 20'



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.

BY: _____ DATE: _____

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:

- DEED BK. 6426 / PG. 13
- "POTTER HOMESTEAD PLAT CRANSTON, R.I. THE PROVIDENCE REAL ESTATE IMPROVEMENT COMPANY BY FRANK E. WATERMAN DECEMBER 1915" PLAT CARD 221
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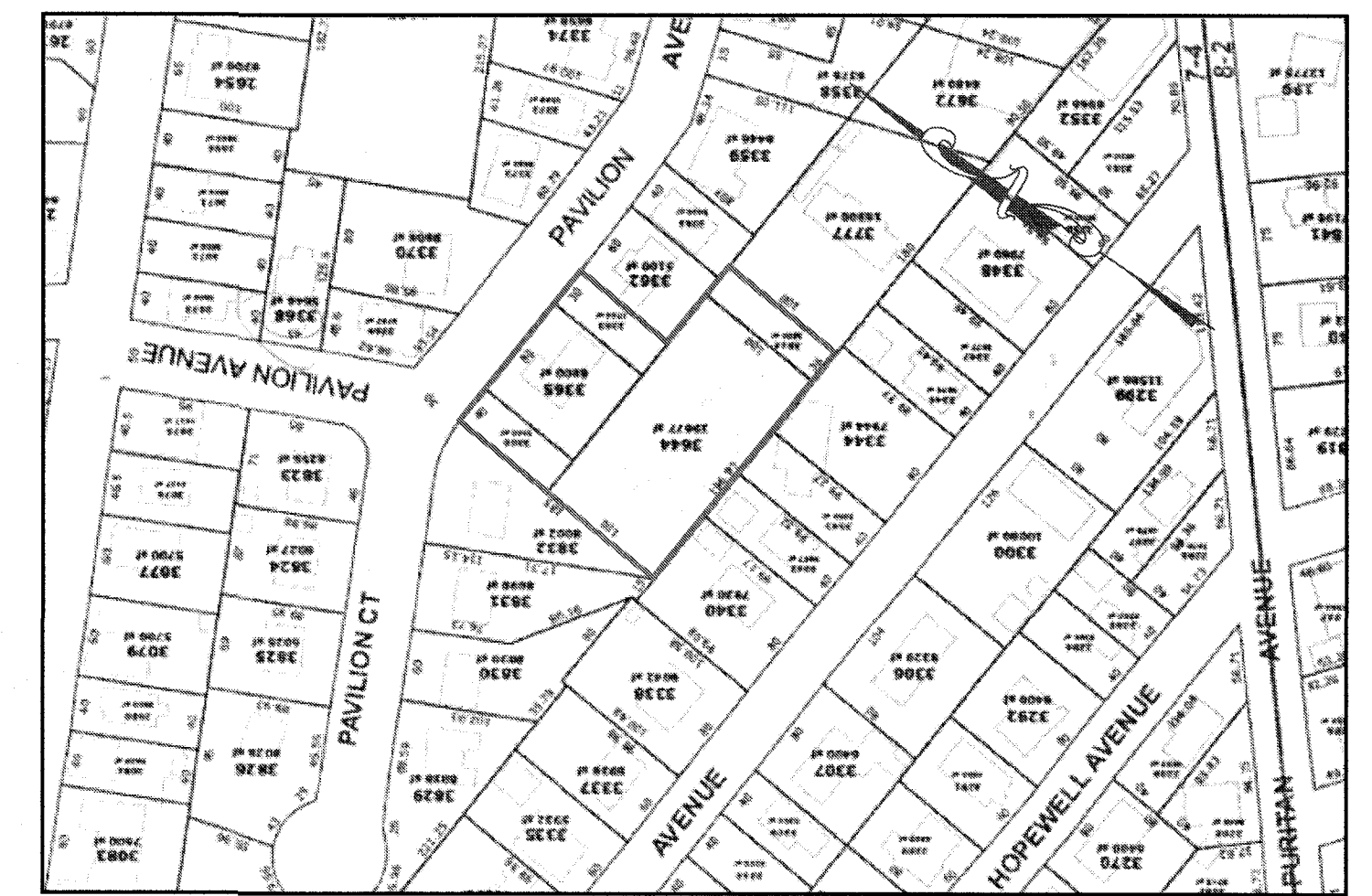
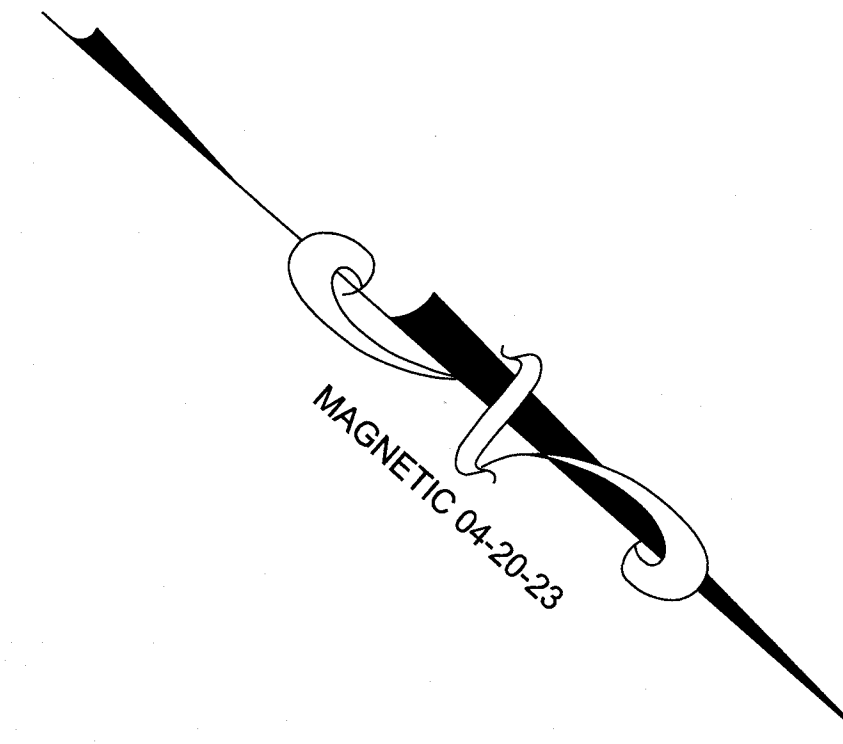
SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE 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

PAVILION AVENUE

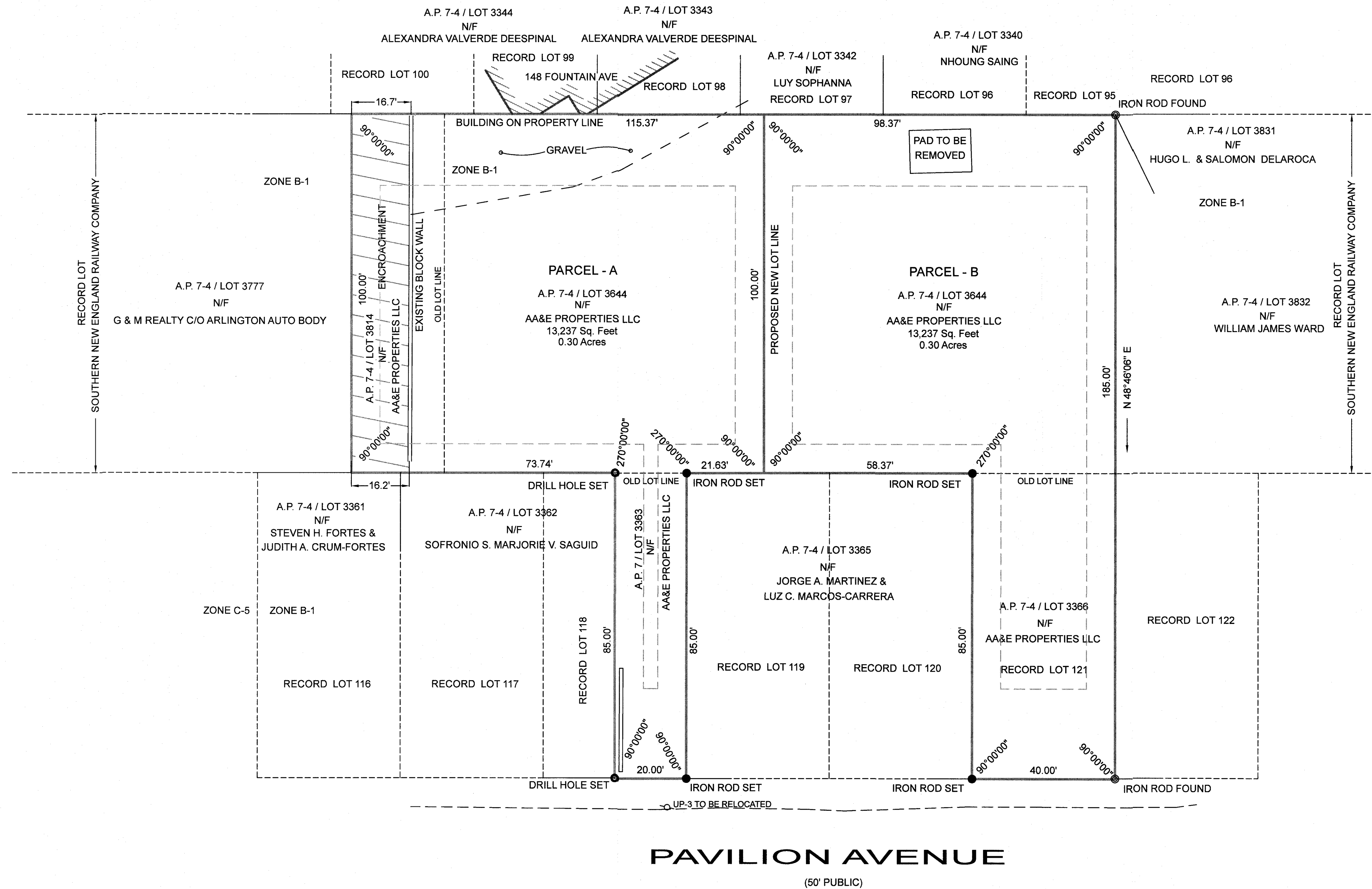
STREET INDEX



LOCUS MAP

**ZONING DISTRICT B-1
TWO FAMILY**

- MINIMUM LOT AREA: 8,000 S.F.
- MINIMUM LOT FRONTAGE: 60 FT.
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- MAXIMUM STRUCTURE HEIGHT: 35 FT.
- MAXIMUM LOT COVERAGE: 50%



RECORD PLAN

PAVILION AVENUE PLAT

A.P. 7 / LOTS 3363, 3366, 3644 & 3814

PAVILION AVENUE
CRANSTON, R.I.

SCALE: 1"=20' DATE: OCTOBER 10, 2023

PREPARED FOR:

AA&E PROPERTIES, LLC

688 PRAIRIE AVENUE
PROVIDENCE, R.I. 02905

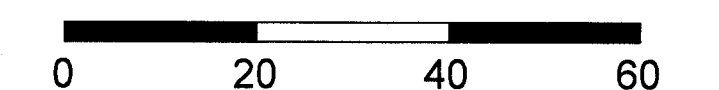
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JOB NO. 10410 / DWG. NO. 10410 - (JNP)

SHEET 3 OF 3
GRAPHIC SCALE / 1" = 20'



SURVEY CLASSIFICATION:

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TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY MEASUREMENT SPECIFICATION: CLASS I

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

FOR PROPOSED TWO SINGLE FAMILY DWELLINGS.

BY: _____ DATE: _____

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

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NOTE:

FEMA MAP 44007C0312H / 10/2/2015 / ZONE X.

REFERENCE:

1. DEED BK. 6426 / PG. 13
2. "POTTER HOMESTEAD PLAT CRANSTON, R.I. THE PROVIDENCE REAL ESTATE IMPROVEMENT COMPANY BY FRANK E. WATERMAN DECEMBER 1915" PLAT CARD 221
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