



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%

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

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

TO ESTABLISH A DIMENSIONAL CONFORMANCE SURVEY PLAN.

BY: *[Signature]* DATE: 1/31/24

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. 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

DIMENSIONAL CONFORMANCE SURVEY

A.P. 7 / LOTS 3363, 3366, 3644 & 3814
PAVILION AVENUE
CRANSTON, R.I.
SCALE: 1"=30' DATE: JANUARY 24, 2024

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

PREPARED BY:
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