

**NARRATIVE REPORT**

**A.P. 7 / LOTS 3363, 3366, 3644 & 3814  
PAVILION AVENUE  
CRANSTON, R.I.**

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

**PAVILION AVENUE PLAT**

**PREPARED BY:**

**OCEAN STATE**  
  
**PLANNERS, INC.**  
***SURVEYORS • ENGINEERS • DESIGNERS***  
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**October 6, 2023  
PROJECT NO. 10410**

## **LOCATION:**

This report pertains to Lots **3363, 3366, 3644 & 3814** as shown on Assessor's Plat 7 in the City of Cranston, State of Rhode Island. These two existing lots are assessable from a public right of way, Pavilion Avenue. The total area of Parcel – A is 13,237 s.f. 0.30 ac, and Parcel – B is 13,237 s.f. 0.30 ac.

## **PROPOSAL:**

This proposal is for a 2 lot subdivision. Parcel – A and Parcel – B each to be developed with two family dwellings and will be accessible by a driveway connecting to the existing public right of way, Pavilion Avenue.

## **ZONING:**

This site is presently zoned B-1 Two Family.

## **DESCRIPTION:**

This site is exclusively residential.

## **UTILITIES:**

Existing sewer, water 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:**

Parcel – A is primarily MU - Merrimac-Urban land complex soil and Parcel – B is primarily CB – Charlton – Urban land complex soil with the northern area of the parcel consisting of MU soil.

### **MU - Merrimac-Urban land complex.**

This complex consists of well drained Merrimac soils and areas of Urban land. The complex is on terraces and outwash plains in densely populated areas of the State, mainly in the areas of Providence and Warwick. Areas are irregular in shape and

mostly range from 10 to 400 acres. Slopes are mainly about 1 percent but range from 0 to 15 percent. The complex is about 40 percent Merrimac soils, 40 percent Urban land, and 20 percent other soils. The soils and urban land are so intermingled that it was not practical to map them separately.

Typically the Merrimac soils have a surface layer of dark brown sandy loam 8 inches thick. The subsoil is yellowish brown and dark yellowish brown sandy loam 17 inches thick. The substratum is light yellowish brown gravelly sand to a depth of 60 inches or more.

Urban land consists of areas covered by streets, parking lots, buildings, and other urban structures.

**CB – Charlton - Urban land complex.**

This complex consists of well drained Canton soils and areas of Urban land. The complex is on side slopes and crests of glacial upland hills in the more densely populated areas Of the State. Areas are irregular in shape and mostly range from 10 to 200 acres. Slopes are commonly about 6 percent but range from 0 to 15 percent. The complex is approximately 40 percent Canton soils, 30 percent Urban land, and 30 percent other soils. The areas are in such an intricate pattern that it was not practical to map them separately.

Typically the Canton soils have a surface layer of very dark grayish brown fine sandy loam about 3 inches thick. The subsoil is dark yellowish brown, yellowish brown, and light olive brown fine sandy loam 19 inches thick. The substratum is olive gray and light olive gray gravelly loamy sand to a depth of 60 inches or more.

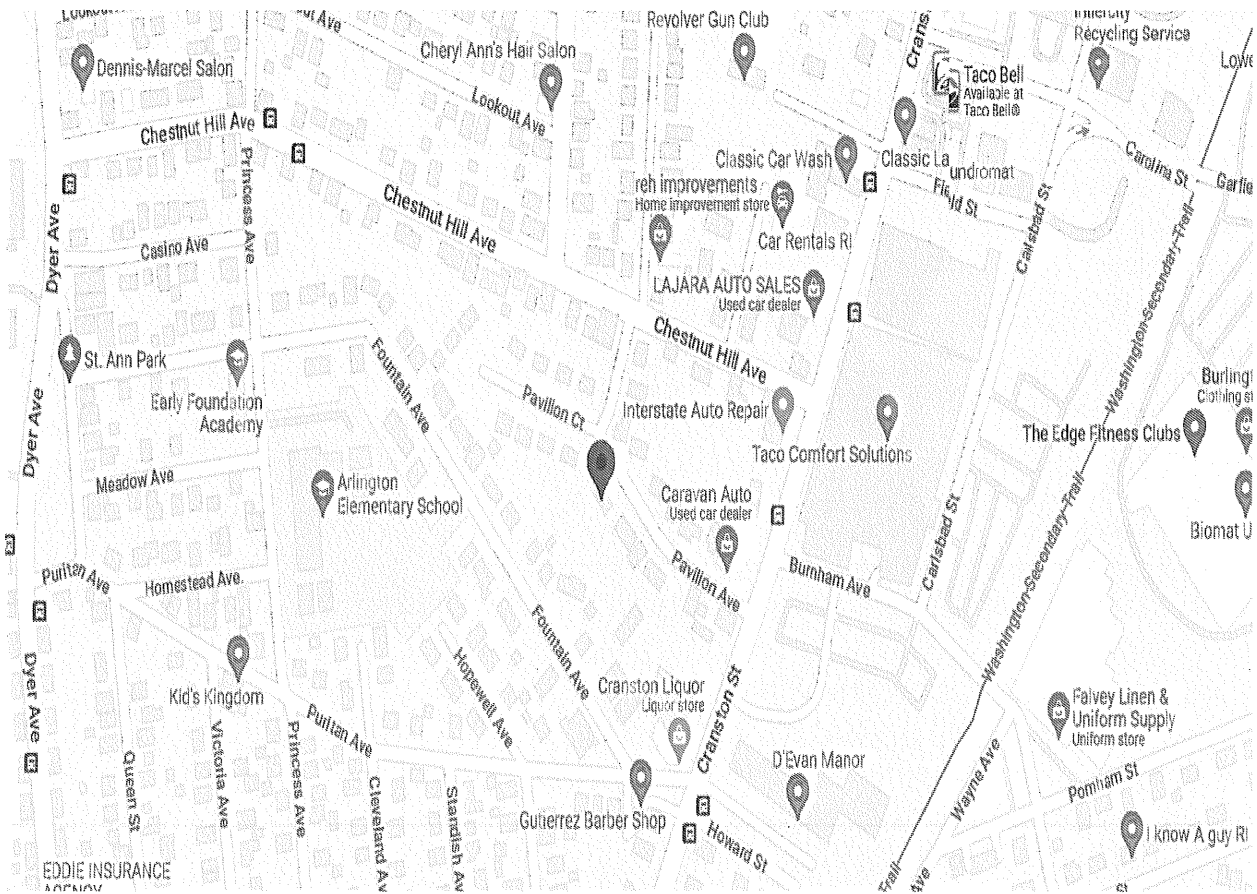
Urban land consists of areas covered by streets, parking lots, and shopping centers and other structures.

**EXCAVATION AND FILL ANALYSIS:**

Excavation as required for proposed construction.

**FEDERAL/STATE PERMITS:**

No Federal or State permits required.



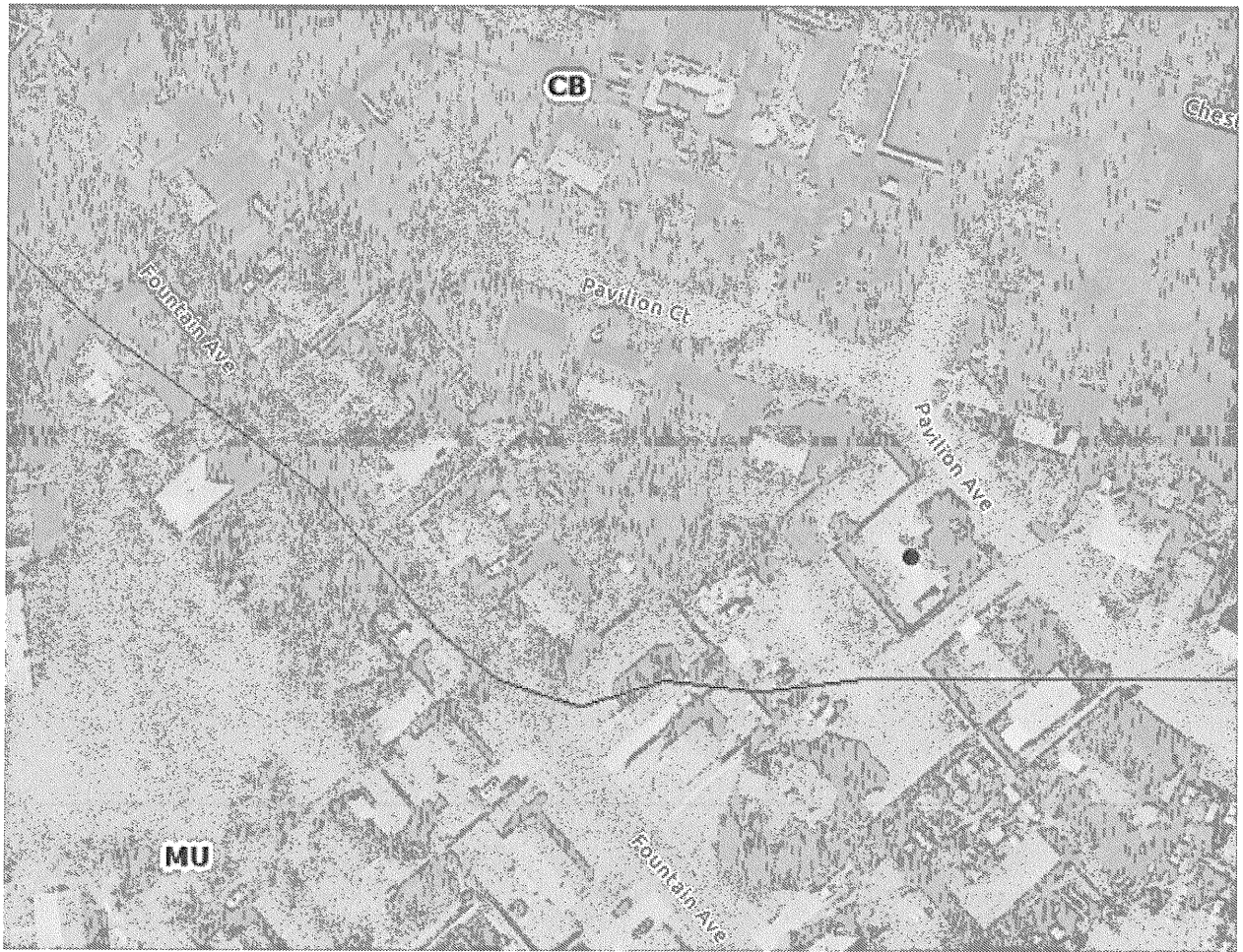
STREET MAP



AERIAL



ASSESSOR'S MAP



U.S.D.A SOIL CONSERVATION SERVICE, SOIL SURVEY OF RHODE ISLAND