



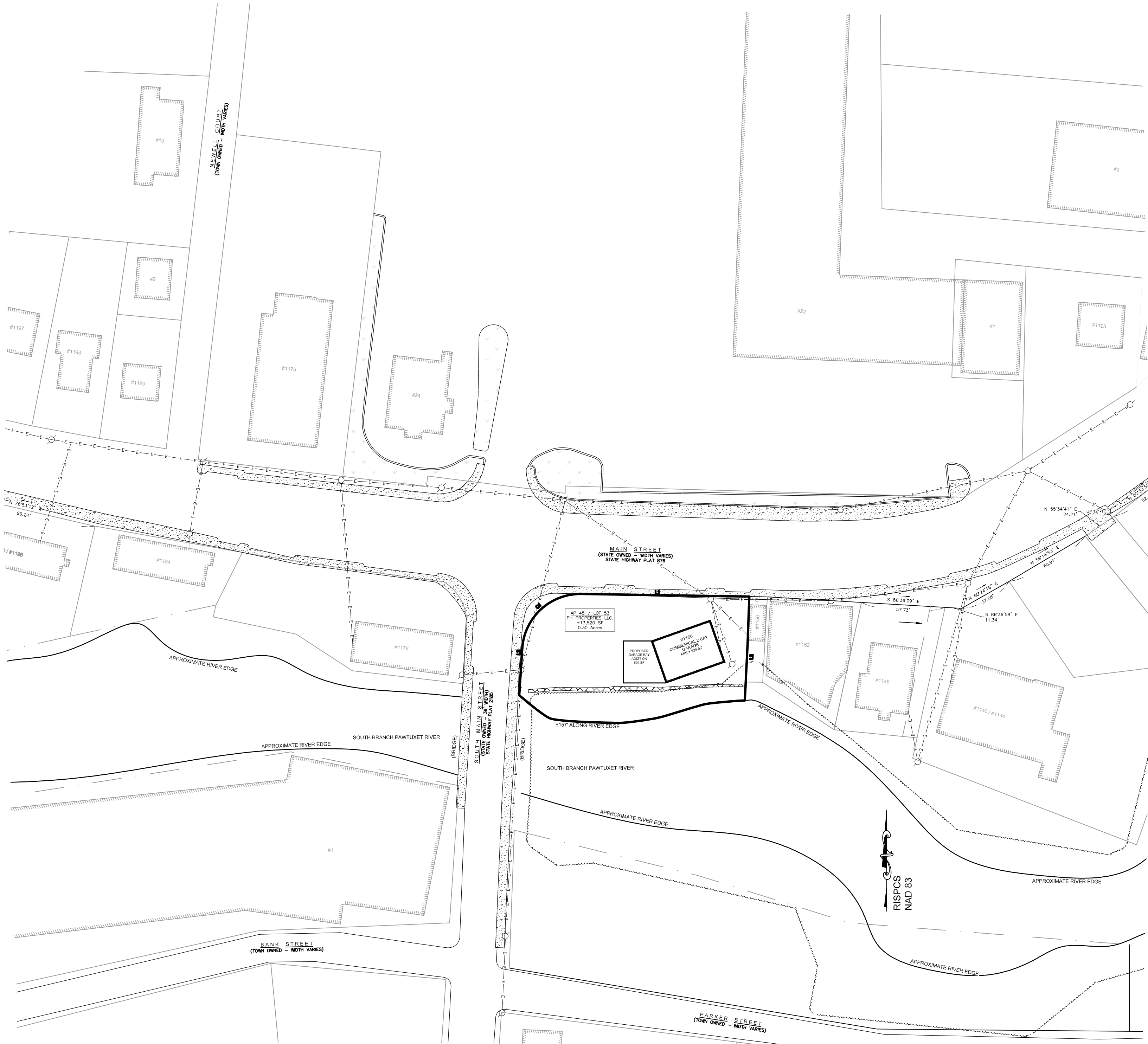
LOCATION PLAN

NOT TO SCALE

1160 MAIN STREET - GARAGE MINOR LAND DEVELOPMENT PLAN ASSESSOR'S PLAT 45 LOT 53

PROJECT LEGEND

- WETLAND AREA
- WETLAND EDGE
- WF-100 WETLAND FLAG
- UTILITY POLE
- ELECTRIC METER
- ELECTRIC OVERHEAD WIRES
- EXISTING EDGE OF CLEARING
- PKF EXISTING NAIL IN PAVEMENT
- RIHBF RHODE ISLAND HIGHWAY BOUND FOUND
- IRF IRON ROD FOUND
- GAS VALVE
- WG WATER GATE
- WATER VALVE
- FIRE HYDRANT
- DWELLING
- 100 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- UNDERGROUND WATER LINE
- 500' RADIUS LINE
- PROPOSED SILT FENCE LINE
- PROPOSED LIMIT OF DISTURBANCE
- RIEMA FLOOD WAY LINE WORK
- UNDERGROUND MANHOLE
- DRAINAGE MANHOLE
- STORMWATER CATCH BASIN



Scope of Work:

The intent of this development is to show a proposed 700 square foot garage bay being added onto the existing 2-car garage bay (1260 square feet). This project has already received a freshwater wetlands permit from RI Dept. of Environmental Management under Application No. 24-0260.

** NOT TO SCALE **

APPLICANT	OWNER	PROJECT ENGINEER	PROJECT SURVEYOR
PH Properties, LLC. Address: 1160 & 1176 Main Street Coventry Rhode Island, 02816 Phone: (401) 401-615-7776	Alexander Deus, Jr. Address: 2 Watercress Court Coventry Rhode Island, 02816 Phone: (401) 316-0200	John W. Hampton, P.E. Company: Coventry Survey Design Group Address: 46 South Main Street Coventry Rhode Island, 02816 Phone: (401) 823-5028	Samuel R. Suorsa, PLS Company: Coventry Survey Design Group Address: 46 South Main Street Coventry Rhode Island, 02816 Phone: (401) 823-5028

Project Notes:

- All abutting property lines are approximate and are referenced using corresponding deeds.
- Wetland Delineation and setback was determined 7/29/2024 by Natural Resource Services, Inc. (401) 568-7390, PO Box 311 Harrisville, RI 02830.
- All underground utility lines are approximate and will need to be verified by owner prior to start of any construction.
- Contour lines are obtained from RIGIS Lidar contour data.
- The lowest elevation at the limit of disturbance (LOD) is 228'. The flood plain elevation is 225', and no alteration is proposed within the floodplain.

Sheet List:

- 0 - COVER SHEET
- 1 - EXISTING CONDITIONS DEVELOPMENT PLAN
- 2 - PROPOSED CONDITIONS DEVELOPMENT PLAN
- 3 - EROSION AND SEDIMENT CONTROL PLAN
- 4 - 500' RADIUS MAP

Revisions:

PROJECT LAND SURVEYOR

Samuel R. Suorsa, PLS
Coventry Survey Co., Inc.
46 S Main Street
Coventry, RI 02816

SAMUEL R. SUORSA



PROJECT ENGINEER

John W. Hampton, P.E.
Coventry Survey Co., Inc.
46 S Main Street
Coventry, RI 02816

JOHN W. HAMPTON



CSDG
Coventry Survey Design Group

46 South Main Street
Coventry, RI 02816
401-823-5028
coventrysurvey.com

Date:

JANUARY 16, 2025



CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

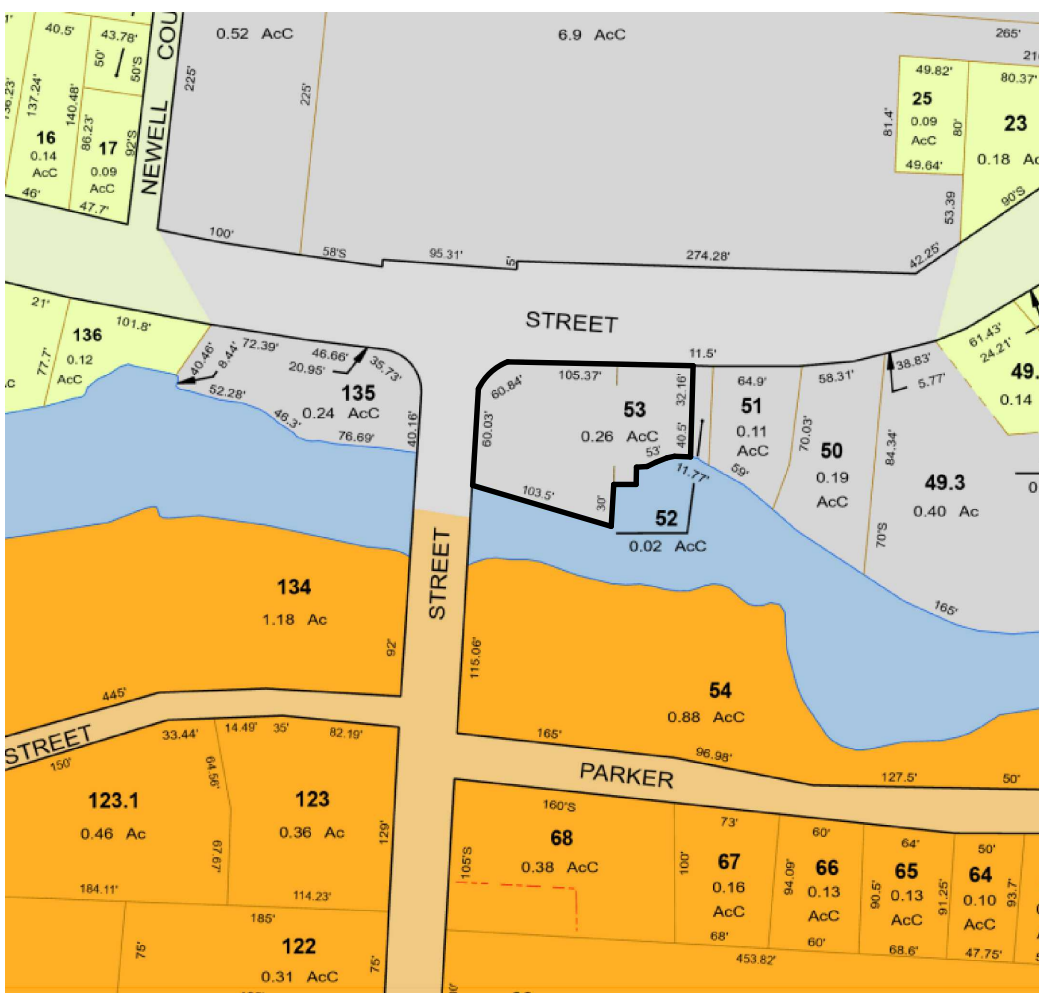
- (A) TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY MEASUREMENT SPECIFICATION
- (B) OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY - LOCATION OF SITE FEATURES III
- (C) STATEMENT OF PURPOSE: THE PURPOSE OF THIS SURVEY AND PLAN IS TO ESTABLISH RECORD BOUNDARY LINES AND SHOW THEIR RELATIONSHIP TO EXISTING SITE FEATURES.

BY: *Samuel R. Suorsa* 1/16/2025
REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE

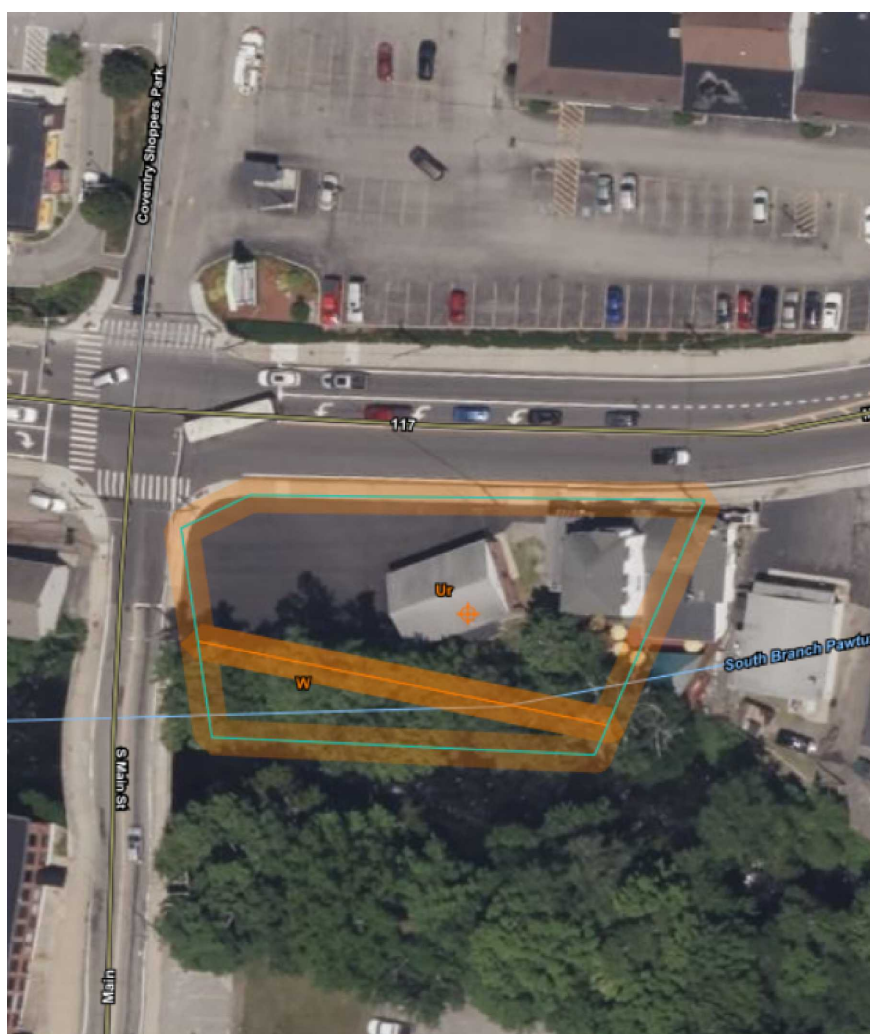
Samuel R. Suorsa, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME

A-68
CERTIFICATE OF AUTHORIZATION NO.

GIS ZONING MAP: "NOT TO SCALE"



USGS WEB SOIL SURVEY MAP: "NOT TO SCALE"



LINE	BEARING	DISTANCE
L1	S 89°07'13" E	105.37'
L2	S 02°51'02" W	39.43'
L3	S 03°43'47" W	32.43'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	40.00'	60.85'	87°09'00"

REFERENCES:

- STATE HIGHWAY PLATS 876 & 2185.
- DEED BOOK 2272 PAGE 102; DEED BOOK 1248 PAGE 15; DEED BOOK 2113 PAGE 994; DEED BOOK 357 PAGE 57 & DEED BOOK 1974 PAGE 737
- FEMA FLOOD MAP SERVICE CENTER

SAMUEL R. SUORSA
No. 2508
PROFESSIONAL
LAND SURVEYOR

JOHN W. HAMPTON
No. 12485
REGISTERED
PROFESSIONAL ENGINEER
CIVIL

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Coventry Survey Design Group
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Coventry, RI 02816
401-823-5028
coventrysurvey.com

SITE PLAN
SHOWING EXISTING CONDITIONS
AT 1160 MAIN STREET
IN COVENTRY, RHODE ISLAND
ASSESSOR'S PLAT 45 / LOT 53
PREPARED FOR: ALEXANDER DEUS, JR.
2 WATERCRESS CT
COVENTRY, RI 02816

DRAWN BY: NW

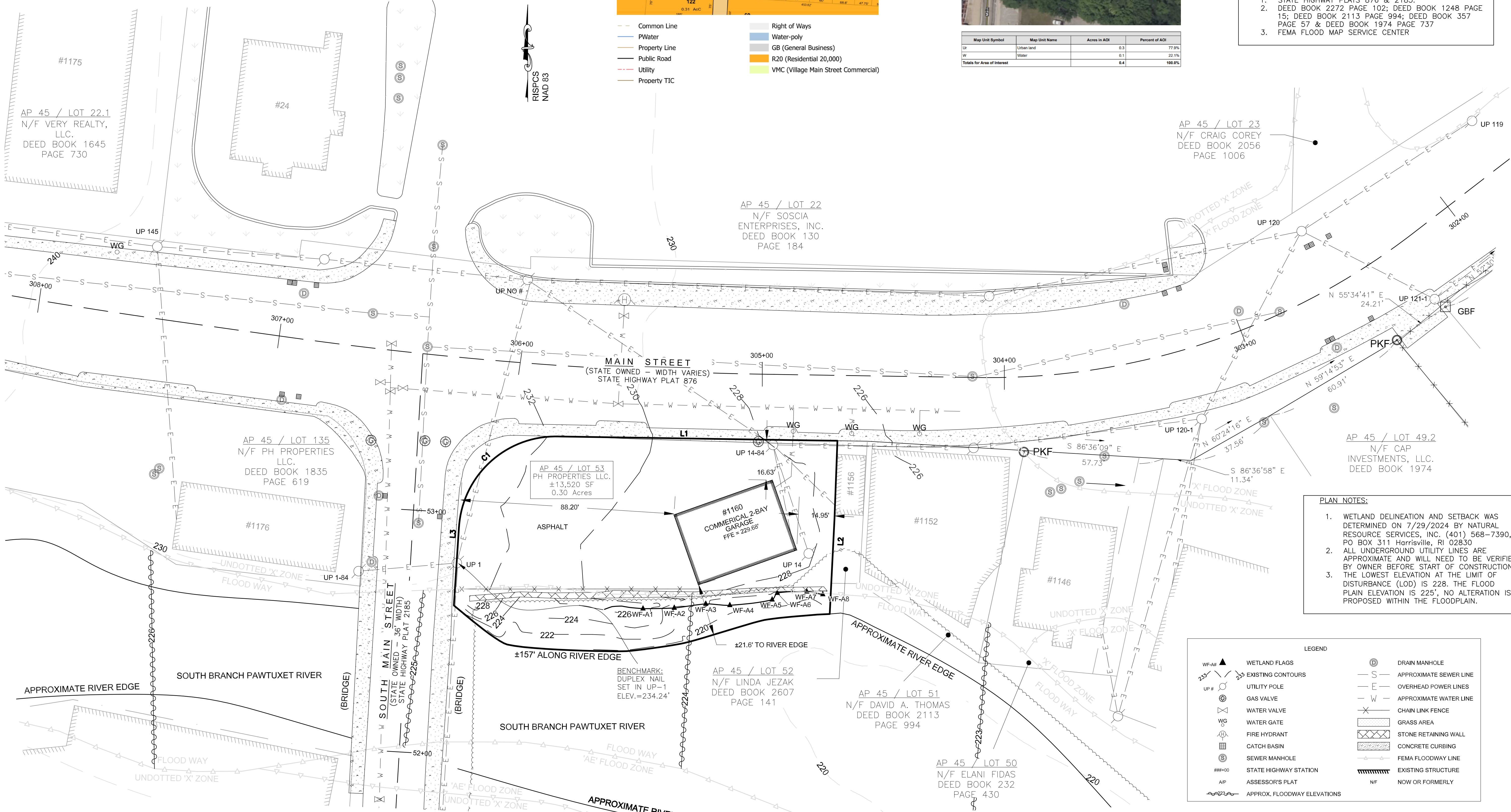
APPROVED BY: SRS

APPROVED BY: JWH

DATE

JAN. 16, 2025

SHEET 1 OF 4





LOCUS MAP NOT TO SCALE

CERTIFICATION

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- (B) OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY - LOCATION OF SITE FEATURES III
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BY: Samuel R. Suorsa 1/16/2025
REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE

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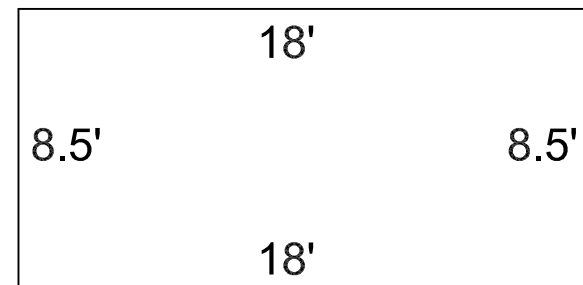
DIMENSIONAL REQUIREMENTS TABLE

ZONING DISTRICT: GB (GENERAL BUSINESS)
- 13,520 / 15,000 = 0.90 OR 90%

AP 45 / LOT 53	REQUIRED	PROPOSED (P) OR EXISTING (E)	REQUIRED BY PROVISION
LOT AREA	15,000 SF	13,520 SF (E)	13,520 SF
FRONTAGE	125'	198.65' (E)	112.5'
FRONT SETBACK	10'	31.9' (P)	9'
CORNER SIDE SETBACK	10'	69.9' (P)	9'
LOT COVERAGE	60%	76.3% (E)	54%
HEIGHT MAIN STRUCTURE	<35'	<35'	<35'

PARKING SPACE DETAIL

SCALE: N.T.S.
(AS PER TOWN OF COVENTRY ZONING REGULATIONS)
§ 255-1220 Minimum off-street parking requirements.



OWNER:
ALEXANDER DEUS, JR.
2 WATERCRESS COURT, COVENTRY RI 02816

APPLICANT:
PH PROPERTIES, LLC.
1160 & 1176 MAIN STREET, COVENTRY RI 02816

Scale in feet: 1"=20'
0 20 40 80 120 160

Revisions:

SAMUEL R. SUORSA
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LAND SURVEYOR

JOHN W. HAMPTON
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SITE PLAN
SHOWING PROPOSED CONDITIONS
AT 1160 MAIN STREET
IN COVENTRY, RHODE ISLAND
ASSESSOR'S PLAT 45 / LOT 53
PREPARED FOR: ALEXANDER DEUS, JR.
2 WATERCRESS CT
COVENTRY, RI 02816

DRAWN BY: NW

APPROVED BY: SRS

APPROVED BY: JWH

DATE

JAN. 15, 2025

SHEET 2 OF 4

LINE	BEARING	DISTANCE
L1	S 89°07'13" E	105.37'
L2	S 02°51'02" W	39.43'
L3	S 03°43'47" W	32.43'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	40.00'	60.85'	87°09'00"

AP 45 / LOT 22
N/F SOSCIA
ENTERPRISES, INC.
DEED BOOK 130
PAGE 184

AP 45 / LOT 23
N/F CRAIG COREY
DEED BOOK 2056
PAGE 1006

AP 45 / LOT 48
N/F CAP
INVESTMENTS,
LLC
DEED BOOK 2155
PAGE 447

AP 45 / LOT 49.2
N/F CAP
INVESTMENTS, LLC.
DEED BOOK 1974
PAGE 737

PLAN NOTES:

- WETLAND DELINEATION AND SETBACK WAS DETERMINED ON 7/29/2024 BY NATURAL RESOURCE SERVICES, INC. (401) 568-7390, PO BOX 311, Harrisville, RI 02830
- ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND WILL NEED TO BE VERIFIED BY OWNER BEFORE START OF CONSTRUCTION.
- THE LOWEST ELEVATION AT THE LIMIT OF DISTURBANCE (LOD) IS 228. THE FLOOD PLAIN ELEVATION IS 225'. NO ALTERATION IS PROPOSED WITHIN THE FLOODPLAIN.

LEGEND	
WF-A#	WETLAND FLAGS
UP #	EXISTING CONTOURS
UP #	UTILITY POLE
⊗	GAS VALVE
⊗	WATER VALVE
WG	WATER GATE
⊗	FIRE HYDRANT
⊗	CATCH BASIN
⊗	SEWER MANHOLE
##H+100	STATE HIGHWAY STATION
AP	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
---	APPROX. FLOODWAY ELEVATIONS
---	GRASS AREA
⊗	PARKING SPACE
⊗	DRAIN MANHOLE
---	APPROXIMATE SEWER LINE
---	OVERHEAD POWER LINES
---	APPROXIMATE WATER LINE
---	CHAIN LINK FENCE
---	PROPOSED SILT FENCE LINE
---	STONE RETAINING WALL
---	CONCRETE CURBING
---	FEMA FLOODWAY LINE
---	PROPOSED LOD AREA
---	EXISTING STRUCTURE
---	PROPOSED STRUCTURE
---	PROPOSED STOCK PILE

REFERENCES:

- STATE HIGHWAY PLATS 876 & 2185.
- DEED BOOK 2272, PAGE 102; DEED BOOK 1248, PAGE 15; DEED BOOK 2113, PAGE 994; DEED BOOK 357, PAGE 57 & DEED BOOK 1974, PAGE 737
- FEMA FLOOD MAP SERVICE CENTER



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(B) OTHER TYPE OF SURVEY:
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Samuel R. Suorsa, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME

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NOTES:
STOCKPILE AREAS TO BE FULLY
SEEDED IF EXPOSED FOR MORE
THAN 2 WEEKS

—PROPOSED STRAW
WATTLES TO BE
INSTALLED FULLY
AROUND THE STOCK PILE
AREA 5' FROM THE TOE
OF THE SLOPE

STOCKPILE MATERIAL
MAXIMUM SLOPE 1 TO 2
SEE PLAN FOR LOCATION

STOCKPILE DETAIL
SCALE: N.T.S.

INSPECTION AND MAINTENANCE SCHEDULE:

1. EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. CHECK FOR SEDIMENT ACCUMULATION EVERY 7 DAYS. WHEN ACCUMULATIONS REACH ONE HALF OF THE HEIGHT OF THE EXPOSED STRAW WATTLE SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN A SUITABLE AREA

GENERAL EROSION CONTROL NOTES :

1. THE TEMPORARY EROSION CONTROL SYSTEMS SHALL MEET ALL THE REQUIREMENT FOR TEMPORARY SEDIMENT TRAPS AS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (REVISED 2016) SECTION 6 SEDIMENT CONTROL MEASURES.
2. ALL SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO THE START OF CURRENT PHASE. CONSTRUCTION SHALL BE MAINTAINED IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED AND REMOVED 14 DAYS AFTER FINAL SOIL STABILIZATION.
3. ANY SLOPE GREATER THAN 2:1 SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
4. ALL SEDIMENT CONTROL SYSTEMS SHALL BE INSPECTED EVERY 7 DAYS OR 24 HOURS AFTER A RAIN EVENT GREATER THAN 0.25 INCHES. AN INSPECTION REPORT SHALL BE FILLED OUT AND SIGNED BY THE INSPECTOR.
5. IF ANY EROSION CONTROL SYSTEM REQUIRES MAINTENANCE, THAT MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS FOR A MINOR REPAIR AND 7 DAYS FOR A LARGE REPAIR.
6. ALL INSPECTION REPORTS SHALL BE KEPT ON SITE DURING CONSTRUCTION.

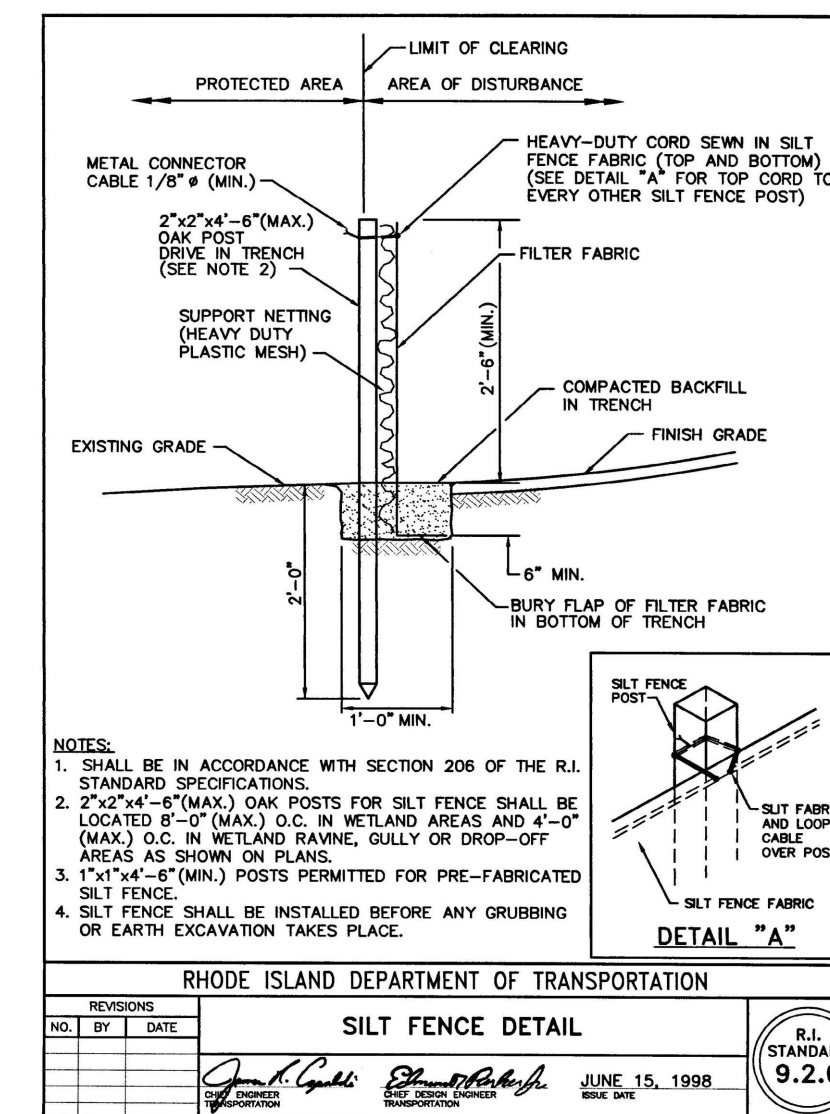
SEQUENCE OF CONSTRUCTION AND STAGING OF CONSTRUCTION ACTIVITIES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL METHODS ON SITE. THESE METHODS ARE SUBJECT TO CHANGE AS SITE CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE TOWN OF COVENTRY REPRESENTATIVE.
2. SURVEY AND STAKE THE LOCATION OF THE EROSION CONTROL, AND THE LOCATION OF THE BUILDING.
3. INSTALL THE SEDIMENT CONTROL BARRIERS. THESE BARRIERS SHALL DELINEATE THE LIMIT OF WORK, NO WORK OR STORAGE OF MATERIALS SHALL TAKE PLACE OUTSIDE THE LIMIT OF DISTURBANCE.
4. BEGIN REMOVING EXISTING PAVEMENT.
5. EXCAVATE AND GRADE THE SITE, INSTALL GRAVEL BELOW THE PROPOSED BUILDING LOCATIONS
6. CONSTRUCT THE BUILDING FOUNDATION.
7. CONSTRUCT THE BUILDING AND ADDITION.
8. INSTALL BITUMINOUS PAVEMENT
9. FINISH STABILIZATION SWEEP PAVEMENT AND REPAIR ANY DAMAGE.
10. REMOVE EROSION CONTROL ONCE SITE IS FULLY ESTABLISHED.

OWNER:
ALEXANDER DEUS, JR.
2 WATERCRESS COURT, COVENTRY RI 02816

APPLICANT:
PH PROPERTIES, LLC.
1160 & 1176 MAIN STREET, COVENTRY RI 02816

SILT FENCE DETAIL: NOT TO SCALE



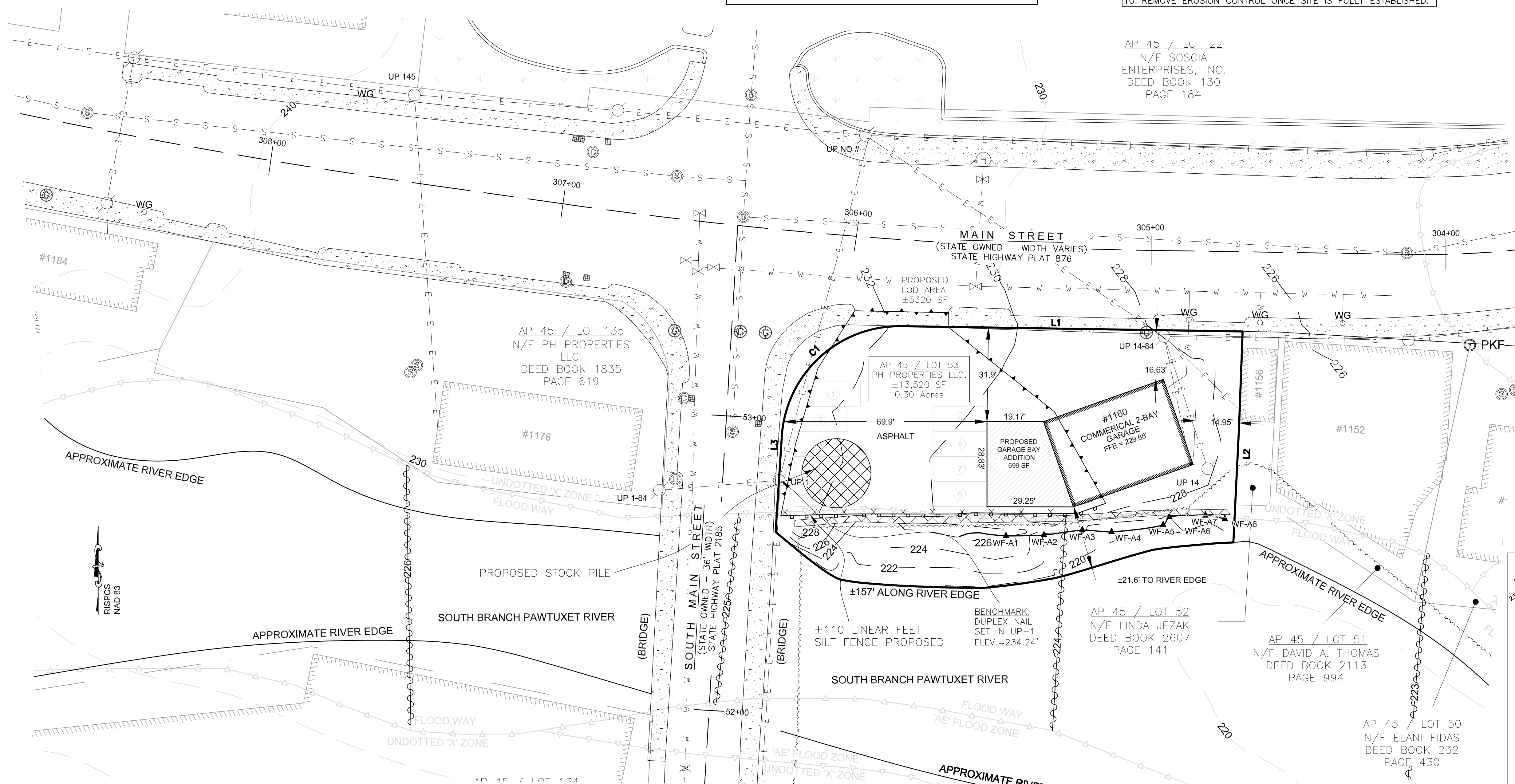
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3. FEMA FLOOD MAP SERVICE CENTER

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CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	40.00'	60.85'	87°09'00"



AP 45 / LOT 22
N/F SOSCIA
ENTERPRISES, INC.
DEED BOOK 130
PAGE 184

SHOWING PROPOSED CONDITIONS
AT 1160 MAIN STREET
IN COVENTRY, RHODE ISLAND
ASSESSOR'S PLAT 45 / LOT 53
PREPARED FOR: ALEXANDER DEUS JR.

DRAWN BY: NW

APPROVED BY:	JWH
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APPROVED BY:

DATE _____

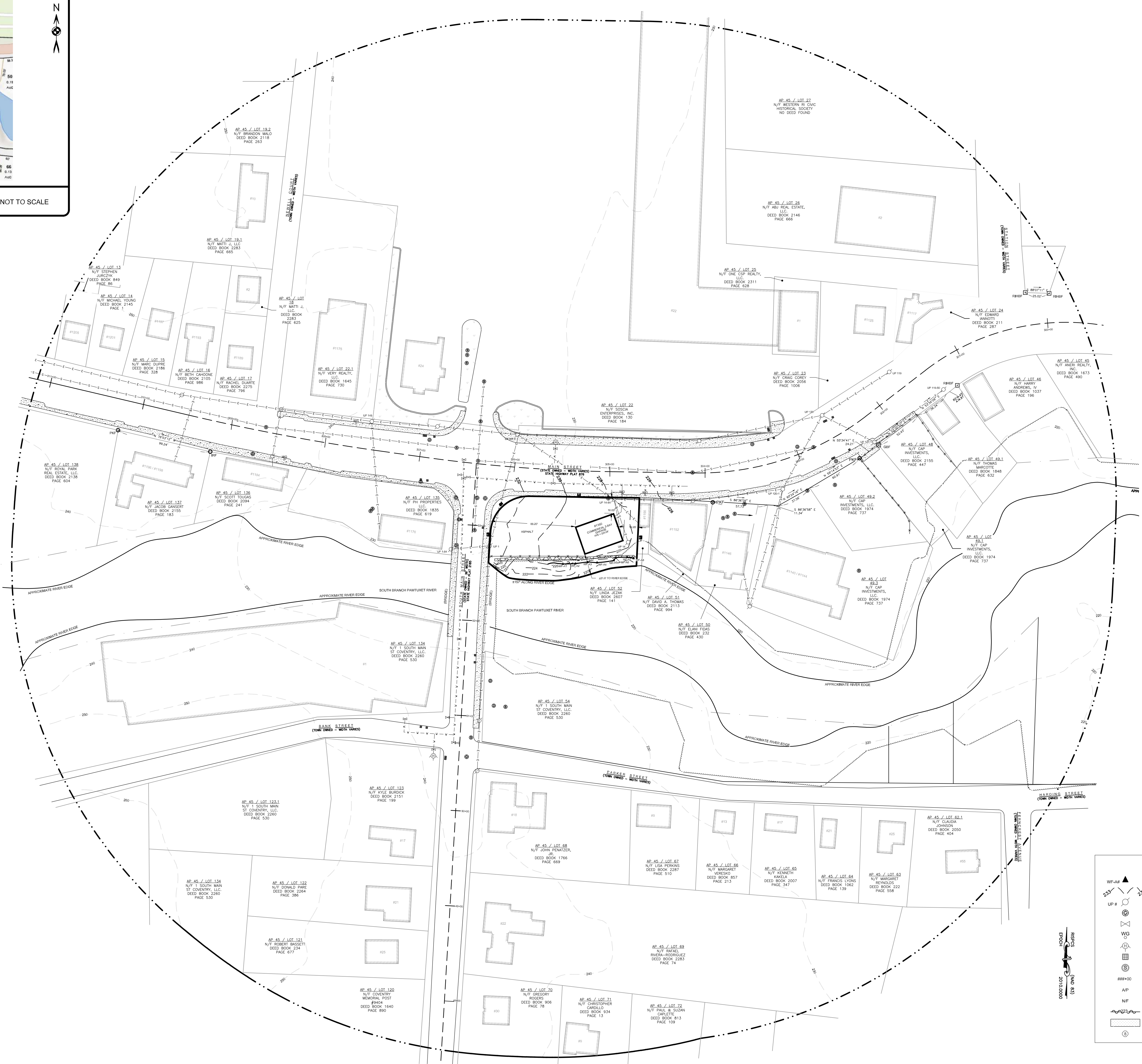
JAN. 16, 2025

SHEET 3 OF 4

SHEET 3 OF 4



LOCUS MAP NOT TO SCALE



LEGEND			
WF-AR	WETLAND FLAGS	⊕	DRAIN MANHOLE
UP #	EXISTING CONTOURS	S	APPROXIMATE SEWER LINE
⊕	UTILITY POLE	E	OVERHEAD POWER LINES
⊕	GAS VALVE	W	APPROXIMATE WATER LINE
⊕	WATER VALVE	X	CHAIN LINK FENCE
WG	WATER GATE	□	PROPOSED SILT FENCE LINE
⊕	FIRE HYDRANT	⊕	STONE RETAINING WALL
⊕	CATCH BASIN	⊕	CONCRETE CURBING
⊕	SEWER MANHOLE	⊕	FEMA FLOODWAY LINE
HH=00	STATE HIGHWAY STATION	⊕	PROPOSED LOD AREA
AP	ASSESSOR'S PLAT	⊕	EXISTING STRUCTURE
NF	NOW OR FORMERLY	⊕	PROPOSED STRUCTURE
⊕	APPROX. FLOODWAY ELEVATIONS	⊕	PROPOSED STOCK PILE
⊕	GRASS AREA		
⊕	PARKING SPACE		

OWNER:
ALEXANDER DEUS, JR.
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APPLICANT:
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1160 & 1176 MAIN STREET, COVENTRY RI 02816

Scale in feet: 1"=50'

Graphic Scale

0

50

100

150

Revisions:

SAMUEL R. SUORSA

No. 2508

PROFESSIONAL LAND SURVEYOR

CSDG

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46 South Main Street
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500' RADIUS MAP

MINOR LAND DEVELOPMENT
AT 1160 MAIN STREET
IN COVENTRY, RI 02816
ASSESSOR'S PLAT 45 / LOTS 53
PREPARED FOR: ALEXANDER DEUS, JR.
2 WATERCRESS COURT, COVENTRY RI
401-615-1776 | ADEUS@AOL.COM

DRAWN BY: NRW

APPROVED BY: SRS

APPROVED BY:

DATE

JAN. 16, 2025

SHEET 4 OF 4