

LOCATION PLAN NOT TO SCALE

### SOIL DATA

CB CANTON-URBAN LAND COMPLEX

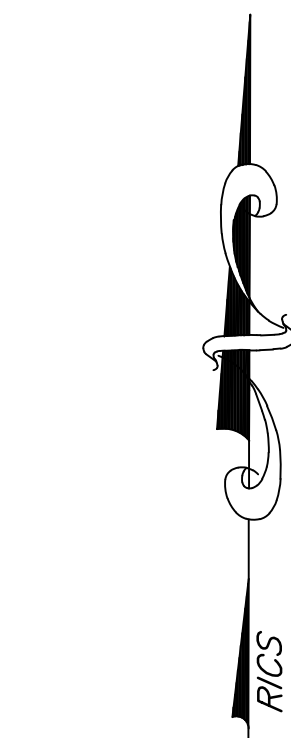
THE ENTIRE SITE LIES WITHIN THE BOUNDARIES FOR THIS SOIL TYPE, PER USDA SOIL SURVEY. CANTON PARENT MATERIAL CONSISTS OF COARSE-LOAMY OVER SANDY AND GRAVELLY MELT-OUT TILL DERIVED FROM GRANITE AND/OR SCHIST AND/OR GNEISS.

DEPTH TO RESTRICTIVE FEATURE: MORE THAN 80"

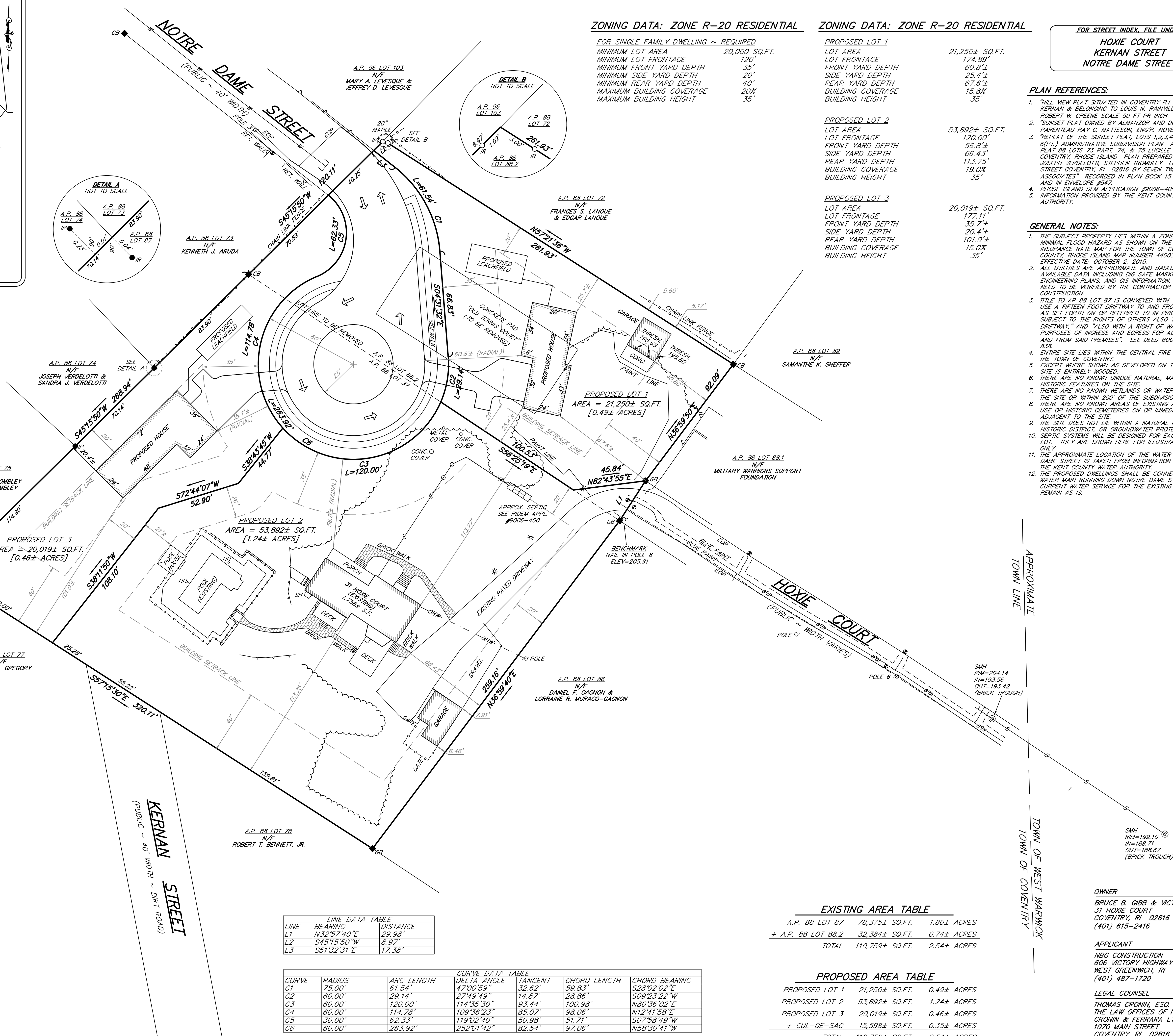
DRAINAGE CLASS: WELL-DRAINED

DEPTH TO WATER TABLE: MORE THAN 80"

FREQUENCY OF FLOODING: NONE



LEGEND	
A.P.	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
SQ.FT.	SQUARE FEET
■ GB	GRANITE BOUND FOUND
● IR	IRON ROD FOUND
● IP	IRON PIN FOUND
○ IR	IRON ROD WITH CAP SET
○	UTILITY POLE
*	LIGHT POLE
•	WATER GATE
⊙	SEWER MANHOLE
HH	UTILITY HAND HOLE
OHW	OVERHEAD WIRES
EOP	EDGE OF PAVEMENT
SH	OUTDOOR SHOWER
—	RETAINING WALL
—	CHAIN LINK FENCE
—	WIRE FENCE
—	APPROXIMATE EXISTING WATER MAIN



### ZONING DATA: ZONE R-20 RESIDENTIAL

FOR SINGLE FAMILY DWELLING ~ REQUIRED

MINIMUM LOT AREA 20,000 SQ.FT.

MINIMUM LOT FRONTAGE 120'

MINIMUM FRONT YARD DEPTH 35'

MINIMUM SIDE YARD DEPTH 20'

MINIMUM REAR YARD DEPTH 40'

MAXIMUM BUILDING COVERAGE 20%

MAXIMUM BUILDING HEIGHT 35'

### ZONING DATA: ZONE R-20 RESIDENTIAL

PROPOSED LOT 1

LOT AREA 21,250± SQ.FT.

LOT FRONTAGE 174.89'

FRONT YARD DEPTH 60.8'±

SIDE YARD DEPTH 25.4'±

REAR YARD DEPTH 67.6'±

BUILDING COVERAGE 15.8%

BUILDING HEIGHT 35'

PROPOSED LOT 2

LOT AREA 53,892± SQ.FT.

LOT FRONTAGE 120.00'

FRONT YARD DEPTH 56.8'±

SIDE YARD DEPTH 66.4'±

REAR YARD DEPTH 113.75'

BUILDING COVERAGE 19.0%

BUILDING HEIGHT 35'

PROPOSED LOT 3

LOT AREA 20,019± SQ.FT.

LOT FRONTAGE 177.11'

FRONT YARD DEPTH 35.7'±

SIDE YARD DEPTH 20.4'±

REAR YARD DEPTH 101.0'±

BUILDING COVERAGE 15.0%

BUILDING HEIGHT 35'

### FOR STREET INDEX, FILE UNDER:

HOXIE COURT  
KERNAN STREET  
NOTRE DAME STREET

### PLAN REFERENCES:

- "HILL VIEW PLAT SITUATED IN COVENTRY R.I. THOMAS C. KERNAN & BELONGING TO LOUIS N. RAINVILLE BY ROBERT W. GRENE SCALE 50 FT PER INCH NOV. 1926"
- "SUNSET PLAT OWNED BY ALMANZOR AND DORIS PARENTEAU RAY C. MATTESON, ENGR. NOVEMBER 1947"
- "REPLAT OF THE SUNSET PLAT, LOTS 1,2,3,4(PT.), & 6(PT.) ADMINISTRATIVE SUBDIVISION PLAN, ASSESSORS PLAT 88 LOTS 73 PART, 74, 75 LUCILLE STREET COVENTRY, RHODE ISLAND PLAN PREPARED FOR: JOSEPH VERDELOTTI, STEPHEN TROMBLEY LUCILLE STREET COVENTRY, RI 02816 BY SEVEN TWENTY ONE ASSOCIATES" RECORDED IN PLAN BOOK 15 PAGE 37 AND IN ENVELOPE #547.
- RHODE ISLAND DEM APPLICATION #9006-400.
- INFORMATION PROVIDED BY THE KENT COUNTY WATER AUTHORITY.

### GENERAL NOTES:

- THE SUBJECT PROPERTY LIES WITHIN A ZONE X AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF COVENTRY, KENT COUNTY, RHODE ISLAND MAP NUMBER 44003C0106H, EFFECTIVE DATE: OCTOBER 2, 2015.
- ALL UTILITIES ARE APPROXIMATE AND BASED OFF OF AVAILABLE DATA INCLUDING DIG SAFE MARKINGS, TOWN ENGINEERING PLANS, AND GIS INFORMATION. UTILITIES WILL NEED TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- TITLE TO AP 88 LOT 87 IS CONVEYED WITH THE "RIGHT TO USE A FIFTEEN FOOT DRIFTWAY TO AND FROM AMES STREET AS SET FORTH ON OR REFERRED TO IN PRIOR DEEDS, BUT SUBJECT TO THE RIGHTS OF OTHERS ALSO TO USE SAID DRIFTWAY," AND "ALSO WITH A RIGHT OF WAY FOR THE PURPOSES OF INGRESS AND EGRESS FOR ALL PURPOSES TO AND FROM SAID PREMISES". SEE DEED BOOK 1643 PAGE 838.
- ENTIRE SITE LIES WITHIN THE CENTRAL FIRE DISTRICT FOR THE TOWN OF COVENTRY.
- EXCEPT WHERE SHOWN AS DEVELOPED ON THIS PLAN, THE SITE IS ENTIRELY WOODED.
- THERE ARE NO KNOWN UNIQUE NATURAL, MANMADE OR HISTORIC FEATURES ON THE SITE.
- THERE ARE NO KNOWN WETLANDS OR WATERCOURSES ON THE SITE OR WITHIN 200' OF THE SUBDIVISION PERIMETER.
- THERE ARE NO KNOWN AREAS OF EXISTING AGRICULTURAL USE OR HISTORIC CEMETERIES ON OR IMMEDIATELY ADJACENT TO THE SITE.
- THE SITE DOES NOT LIE WITHIN A NATURAL HERITAGE AREA, HISTORIC DISTRICT, OR GROUNDWATER PROTECTION AREA.
- SEPTIC SYSTEMS WILL BE DESIGNED FOR EACH PROPOSED LOT. THEY ARE SHOWN HERE FOR ILLUSTRATIVE PURPOSES ONLY.
- THE APPROXIMATE LOCATION OF THE WATER LINE IN NOTRE DAME STREET IS TAKEN FROM INFORMATION PROVIDED BY THE KENT COUNTY WATER AUTHORITY.
- THE PROPOSED DWELLINGS SHALL BE CONNECTED TO THE WATER MAIN RUNNING DOWN NOTRE DAME STREET. THE CURRENT WATER SERVICE FOR THE EXISTING HOUSE WILL REMAIN AS IS.

SCITUATE SURVEYS, INC.

410 TIOGUE AVENUE  
COVENTRY, RHODE ISLAND 02816  
401 821 8101

LAND SURVEYING/MAPPING/SITE PLANNING

STATEMENT OF JURISDICTION  
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 20, 2014, AS FOLLOWS:  
TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY  
TYPE OF SURVEY: CLASS I  
DATE OF SURVEY: 2025  
DATE OF PLAN: 2025

STATEMENT OF JURISDICTION  
THIS PLAN IS TO REPORT THE RESULTS OF A BOUNDARY RECONSTRUCTION SURVEY AND TO SHOW A PRELIMINARY SUBDIVISION.  
BY: JULIE MICHELLE RAMONDU, PROFESSIONAL LAND SURVEYOR, No. 2540  
IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS CONDUCTED AND THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 20, 2014, AS FOLLOWS:  
TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY  
TYPE OF SURVEY: CLASS I  
DATE OF SURVEY: 2025  
DATE OF PLAN: 2025

JULIE MICHELLE RAMONDU  
No. 2540  
PROFESSIONAL LAND SURVEYOR

"HOXIE COURT PLACE"  
PRE-APPLICATION MINOR SUBDIVISION PLAN  
OF LAND OF  
BRUCE B. GIBB & VICTORIA M. GIBB  
ASSESSOR'S PLAT 88 LOTS 87 & 88.2  
HOXIE COURT, NOTRE DAME STREET AND KERNAN STREET  
COVENTRY, RHODE ISLAND

PROJECT NO.: SS3148  
DRAWING NO.: SS5177  
DRAWN BY: C. J. BLITTING

SCALE IN FEET: 1"=30'

REVISION: DATE: APRIL 17, 2025

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