REFERENCES:

TOWN OF COVENTRY, CLERK'S OFFICE
Dd. Bk.2350 , Pg.347
Dd. Bk.1840 , Pg.799
Dd. Bk.2255 , Pg.954
Dd. Bk.2272 , Pg.645

R.I. DEPARTMENT OF TRANSPORTATION
RHODE ISLAND HIGHWAY PLAT 692

ZONING & FIRE DISTRICT

COVENTRY (Anthony) FIRE DISTRICT

ALL LOTS SHOWN ARE LOCATED IN A VMC ZONE
VILLAGE MAIN STREET COMMERCIAL

VMC ZONING REQUIREMENTS: (255–610, TABLE 6–2)

AREA 7,500 S.F. MIN.

FRONTAGE	80' MIN.
FRONT SETBACK	10' MIN.
REAR SETBACK	20' MIN.
SIDE SETBACK	10' MIN.

FEMA INFO:

ALL LOTS SHOWN ARE LOCATED WITHIN A DESIGNATION
"X" (AREAS OF MINIMAL FLOODING) ZONE
PER F.I.R.M. 44003C0108H, Effective 10/02/2015.

CERTIFICATION:

This Survey has been conducted and the Plan prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

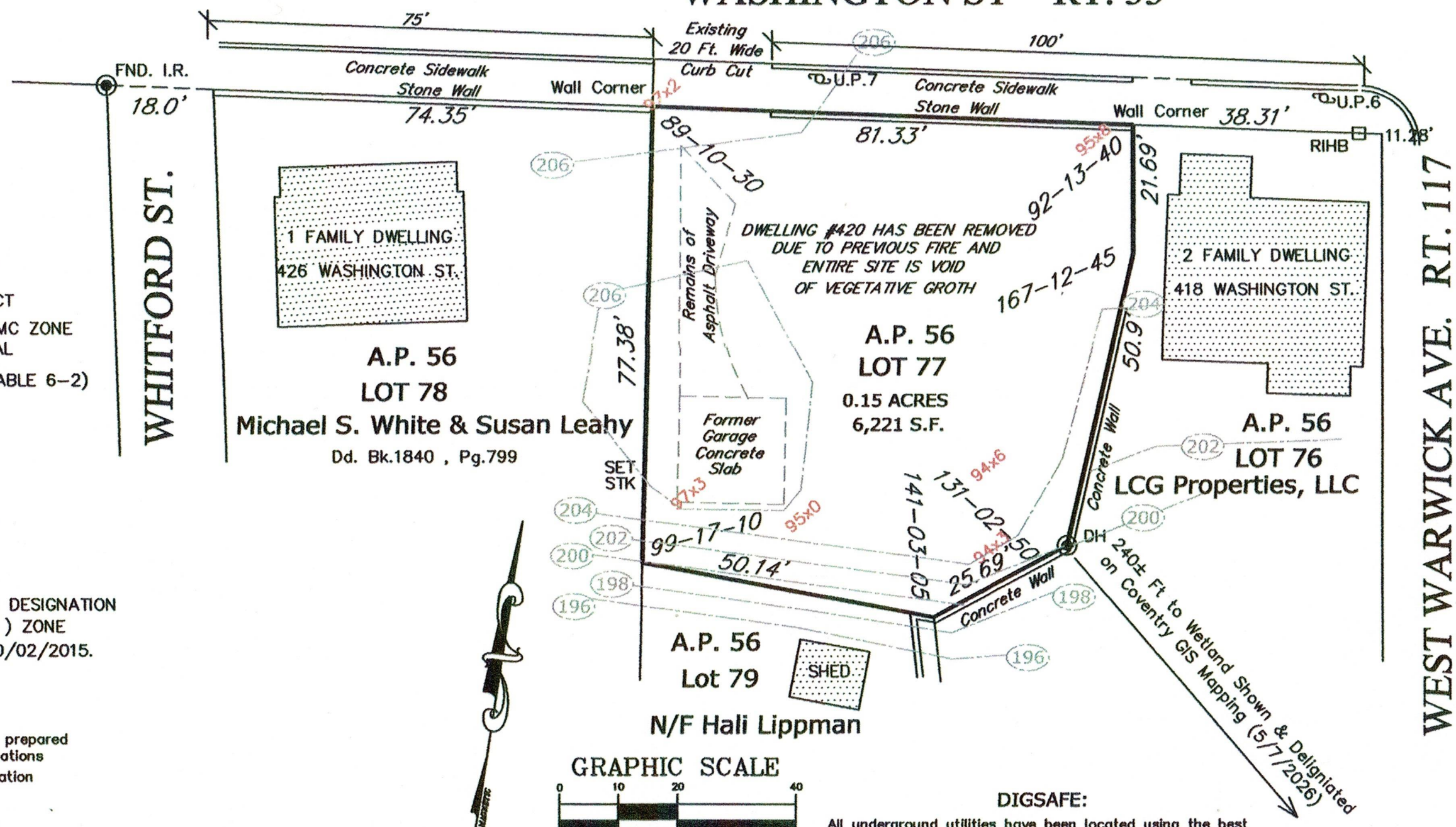
COMPREHENSIVE BOUNDRY SURVEY – CLASS I

The Purpose and the Conduct of the Survey and for the Preparation of the Plan is as Follows:

To Demonstrate the Location and Dimensions of Site Features, Locate Perimeter Property Lines and prepare a Proposed Site Plan for a Garage on Lot 77, Assessor Plat 56 in the Town of Coventry.

By: Walter P. Skorupski 5/8/2026
Walter P. Skorupski
Registered Professional Land Surveyor
LS A135–COA

WALTER P. SKORUPSKI
SURVEYOR
No. 1802
PROFESSIONAL LAND SURVEYOR



GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

DIGSAFE:
All underground utilities have been located using the best available information. It is advised that prior to any excavation or construction, all utilities by verified by the appropriate utility companies and by DIGSAFE (1–888–344–7233)

Surveyor:
Walter Skorupski
7 Wessex Street
Cranston, R.I. 02910
(401)241–5469
skorupskin@aol.com

Owner/Applicant:
Michael D. Janelle
30 Brassie Court
Coventry, R.I. 02816

MAY, 2026 | Revised: 5/7/2026

JANELLE ART STUDIO

EXISTING CONDIONS PLAN
TOWN OF COVENTRY
420 WASHINGTON STREET
ASSESSOR'S PLAT 56
LOTS 77