

LOCATION PLAN NOT TO SCALE

Zoning Summary Table		
RR-5 (Rural Residential District - 5 Acres Minimum)		
	REQUIRED	PROPOSED
<b>AP 320, LOT 83 (PORTION)(PARCEL A)</b>		
LOT AREA	5 acres	5.01 acres
LOT FRONTAGE	300 FEET	300.02 FEET
FRONT YARD SETBACK	100 FEET	237 FEET
SIDE YARD SETBACK	85 FEET	85.00 FEET
REAR YARD SETBACK	150 FEET	150.36 FEET
LOT COVERAGE	15% (max.)	3.6%
<b>AP 320, LOT 83 (PORTION)(PARCEL B)</b>		
LOT AREA	5 acres	16.87 acres
LOT FRONTAGE	300 FEET	259.98'
FRONT YARD SETBACK	100 FEET	100 FEET
SIDE YARD SETBACK	85 FEET	85 FEET
REAR YARD SETBACK	150 FEET	150 FEET
LOT COVERAGE	15% (max.)	-

**Zoning:**  
 Zone: RR-5 (Rural Residential - 5 Acres Minimum)  
 Western Coventry Fire District

Legend	
AP	Assessor's Plat
N/F	Now or Formerly
RISPCS	Rhode Island State Plane Coordinate System
O.W.T.S.	On-Site Wastewater Treatment System
● EIR	Existing Iron Rod
● IRS	Iron Rod Set
● PIR	Proposed Iron Rod
⊙ EDH	Existing Drillhole
⊙ DHS	Drillhole Set
■ ESB	Existing Stone Bound
⊕	Existing Well
- - -	Existing Contour Elevation
—	Stone Wall
~	Tree Line

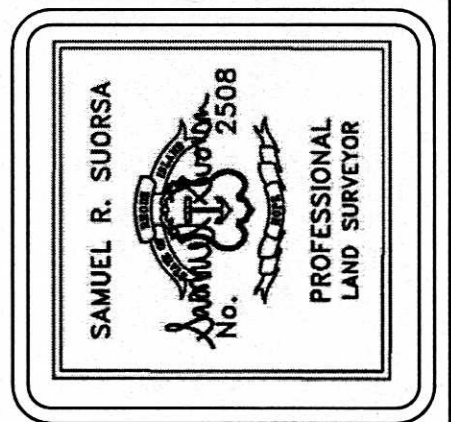
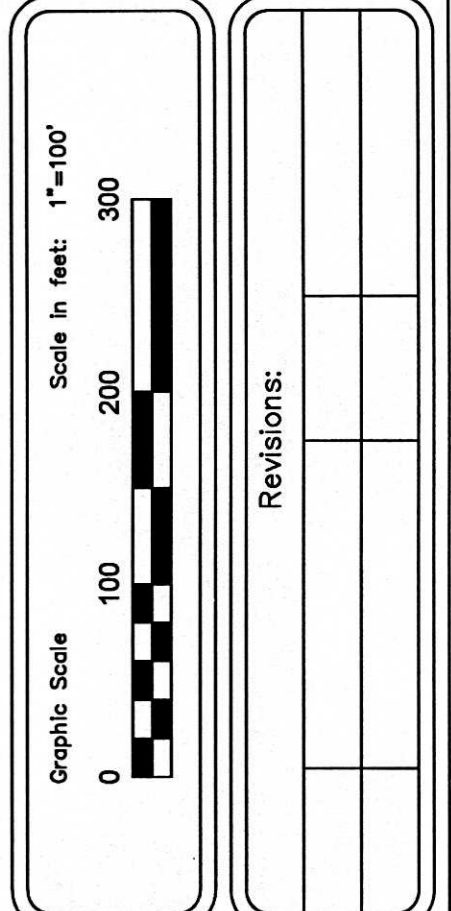
- REFERENCES**
- DEEDS FOR ASSESSOR'S PLAT 314, LOT 24 & ASSESSOR'S PLAT 320, LOT 82.
  - MAP TITLED "PLAN OF LAND ON CAHOGNE ROAD IN THE TOWN OF COVENTRY, RI ASSESSOR'S PLAT 314 LOT 24" PREPARED FOR WILLIAM V. GALLERY, JR. BY COVENTRY SURVEY CO., INC. DATED JANUARY 23, 2007.
  - MAP TITLED "PLAN OF LAND SITUATED IN COVENTRY, RI, RICE CITY ROAD" BY ATOUS ENGINEERING, INC. DATED MAY, 1981. RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN PLAT BOOK 7, PAGE 90.

- PLAN NOTES**
- DATE OF EXISTING CONDITIONS: APRIL 13-24, 2023
  - THE LAND SHOWN HEREON DOES NOT LIE WITHIN ANY OF THE FOLLOWING AREAS:
    - NATURAL HERITAGE AREA
    - HISTORIC DISTRICTS
    - GROUNDWATER PROTECTION AREA
  - 5' LIDAR CONTOURS FROM RIGID (NAVD88). THE HORIZONTAL DATUM IS NAD83.
  - THERE ARE NO EXISTING EASEMENTS FOR INGRESS & EGRESS ONTO OR ACROSS SUBJECT PARCELS, EXCEPT AS SHOWN
  - THIS PARCEL PARTIALLY LIES WITHIN SPECIAL FLOOD HAZARD ZONE "A" AS INDICATED ON FEMA MAP #4400040080G, DATED DECEMBER 3, 2010.



**OWNERS:**  
 AP 320 / LOT 83  
 CECIL E. MOORE, JR. & DONNA L. MOORE  
 225 RICE CITY ROAD  
 COVENTRY, RI 02827  
 (401) 297-6224

**APPLICANTS:**  
 AP 320 / LOT 83  
 CECIL E. MOORE, JR. & DONNA L. MOORE  
 225 RICE CITY ROAD  
 COVENTRY, RI 02827  
 (401) 297-6224



**CSDG**  
 Coventry Survey Design Group  
 46 South Main Street  
 Coventry, RI 02816  
 401-923-5028  
 coventrysury.com

Street Index  
 File Under  
 Rice City Road

This Plan has been received and reviewed by the Planning Department and is acceptable in form for recording. This review does not endorse or verify the accuracy of the survey plan.

ADMINISTRATIVE OFFICER

**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 I

(B) OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY - LOCATION OF SITE FEATURES III

(C) STATEMENT OF PURPOSE: THE PURPOSE OF THIS SURVEY IS TO ESTABLISH RECORD BOUNDARY LINES FOR A MINOR LOT SUBDIVISION PLAN.

*Samuel Suorsa*  
 REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE  
 Samuel R. Suorsa, PLS 07/26/2024  
 REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME  
 A-68  
 CERTIFICATE OF AUTHORIZATION NO.

Proposed Conditions Plan

Moore Plat - Preliminary Submission  
 2 Lot Frontage Subdivision Plan  
 at 225 Rice City Road  
 in the Town of Coventry, Rhode Island  
 Assessor's Plat 320 / Lot 83

Prepared for: Cecil E. Moore, Jr. & Donna L. Moore

Date:  
 July 26, 2024

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