

LOCATION MAP

GENERAL NOTES

1. THIS ENTIRE PARCEL FALLS IN ZONE RR2.
2. THIS ENTIRE PARCEL FALLS IN THE CENTRAL COVENTRY FIRE DISTRICT.
3. THIS PARCEL DOES NOT APPEAR TO FALL IN A NATURAL HERITAGE AREA.
4. THIS PARCEL DOES NOT APPEAR TO FALL IN A HISTORIC DISTRICT.
5. THIS PARCEL DOES NOT APPEAR TO FALL IN A GROUNDWATER PROTECTION AREA.
6. THIS PARCEL FALLS IN ZONE X ON FEM A MAP COMMUNITY PANEL NUMBER 4400300101G REVISED 12/3/2010.
7. THE WETLAND PERIMETER WAS FLAGGED BY KATHLEEN P. MANGAN.
8. THE OWNER OF RECORD IS MICHAEL PICOZZI.
9. ALL OF A.P. 89 / LOT 9 AND A MAJORITY OF THE SOUTHERN HALF OF A.P. 97 / LOT 1 IS WOODED.

REFERENCES

1. PLAN ENTITLED "EXISTING CONDITIONS PLAN WILDFLOWER ESTATES HOPE FURNACE ROAD, COVENTRY, RI PREPARED FOR RAM DEVELOPMENT CORP. 1"=50 NOV. 1998 K ANDREWS ASSOC."
2. TOWN OF COVENTRY TAX ASSESSORS MAPS 89, 97 & 98
3. PLAN ENTITLED "SURVEY PLAN SHOWING PROPOSED DIVISION OF LAND LOTS 36 & 38 A.P. 31 COVENTRY, RHODE ISLAND" PREPARED BY SCITUATE SURVEYS, INC SCALE 1"=150' DATED NOV. 27, 1987 SHEET 1 AND 2 OF 2.
4. PLAN ENTITLED "SURVEY OF LAND FOR DAVID LAROCHE COVENTRY, RI AUG. 1974 SCALE 1"=80' SZCZPONIK-BRISTOL ASSOC."
5. TOWN OF COVENTRY DB 887 PG 212
6. WWW.MAPQUEST.COM
7. HTTP://FEMA.GOV

STREET INDEX

HOPE FURNACE ROAD
READ SCHOOL HOUSE

OWNER OF RECORD

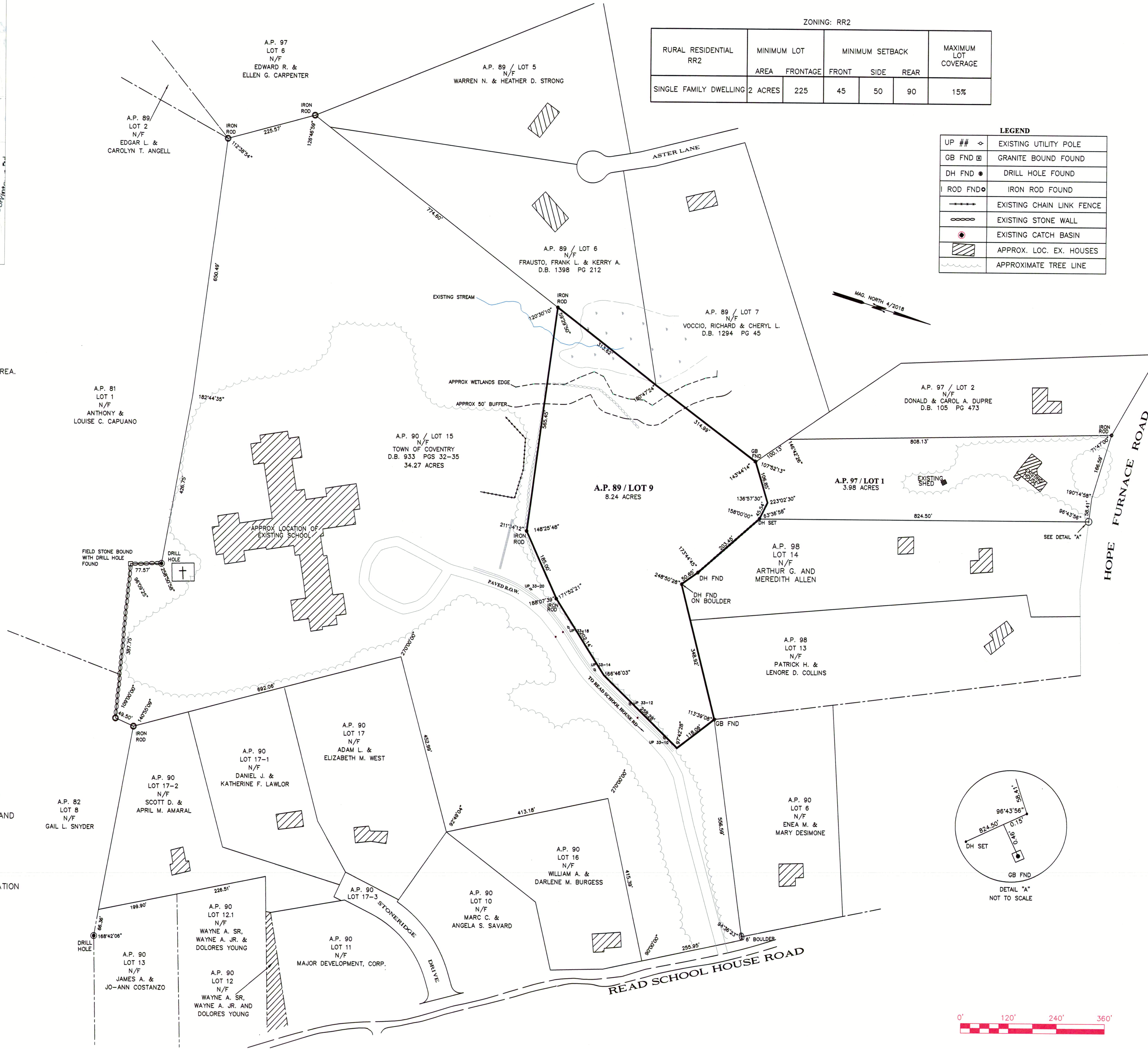
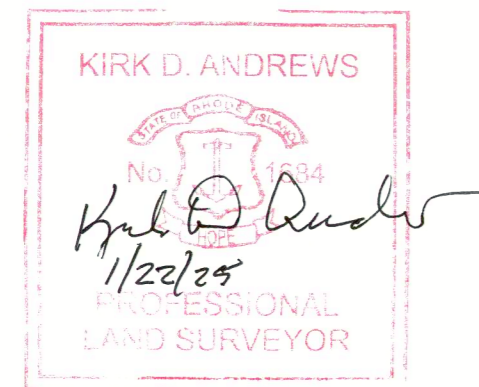
DOMENICO A. PICOZZI
506 HOPE FURNACE RD
HOPE, RHODE ISLAND 02831
(401) 640-9185

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 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY	III
DATA ACCUMULATION SURVEY	

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO ESTABLISH THE PERIMETER OF THE BOUNDARY FOR A PROPOSED SUBDIVISION PLAN.

BY: *Kirk D. Andrews*
KIRK D. ANDREWS PLS NO. 1684
COA No.: 000A555

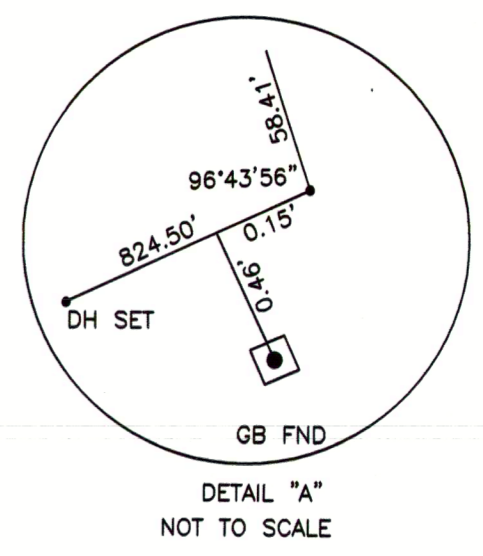


ZONING: RR2

RURAL RESIDENTIAL RR2	MINIMUM LOT		MINIMUM SETBACK			MAXIMUM LOT COVERAGE
	AREA	FRONTAGE	FRONT	SIDE	REAR	
SINGLE FAMILY DWELLING	2 ACRES	225	45	50	90	15%

LEGEND

UP ##	EXISTING UTILITY POLE
GB FND	GRANITE BOUND FOUND
DH FND	DRILL HOLE FOUND
IRON ROD FND	IRON ROD FOUND
---	EXISTING CHAIN LINK FENCE
---	EXISTING STONE WALL
●	EXISTING CATCH BASIN
▨	APPROX. LOC. EX. HOUSES
---	APPROXIMATE TREE LINE



PRE-APPLICATION
"PICOZZI PLAT"
PREPARED FOR
DOMENICO PICOZZI

LOCATION
A.P. 89 / LOT 9
R.O.W. OFF OF READ SCHOOL HOUSE ROAD
COVENTRY, RHODE ISLAND

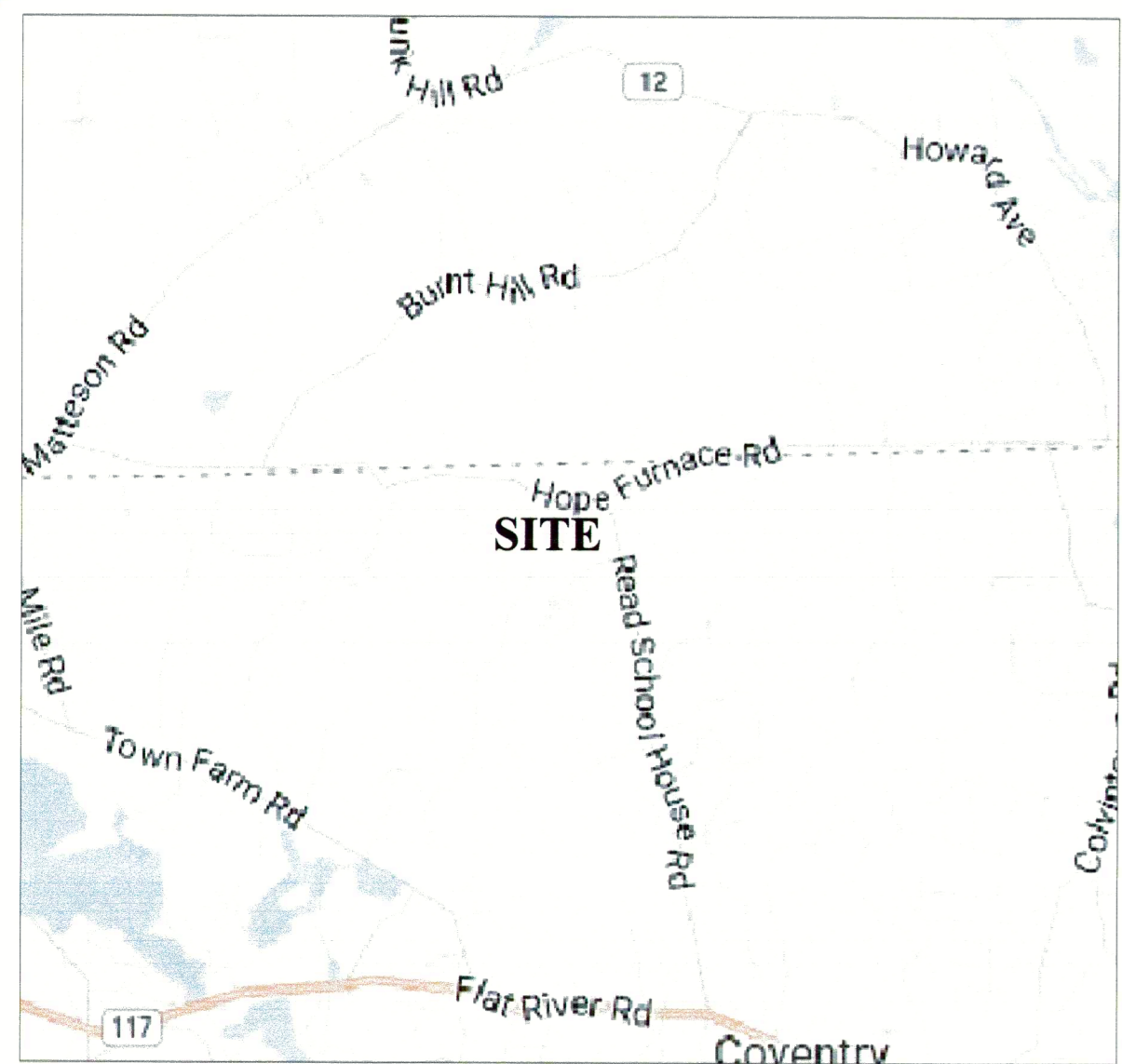
Checked By: K.D.A.
Drawn By: E.J.I.
Scale: 1" = 120'
Date: 1-20-25

NO.	REVISION	BY	DATE

E. GREENWICH
SURVEYORS, LLC
LAND SURVEYING AND SITE PLANNING

1050 MAIN STREET SUITE 31
EAST GREENWICH, RHODE ISLAND 02818
PHONE (401) 339-2681 (401) 368-8574
FAX (401) 884-0017 E-MAIL: KANDREWST1654@AOL.COM

Sheet **2**
of **1** sheets



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CURVE	ARC LENGTH	RADIUS	DELTA
C1	28.31'	20.00'	81°06'02"
C2	40.25'	40.00'	57°38'59"
C3	55.35'	40.00'	79°17'20"
C4	43.01'	40.00'	61°36'12"
C5	36.83'	40.00'	52°45'28"

STREET INDEX

HOPE FURNACE ROAD
READ SCHOOL HOUSE

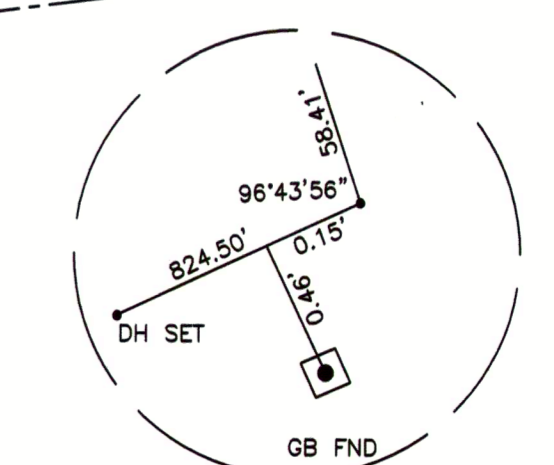
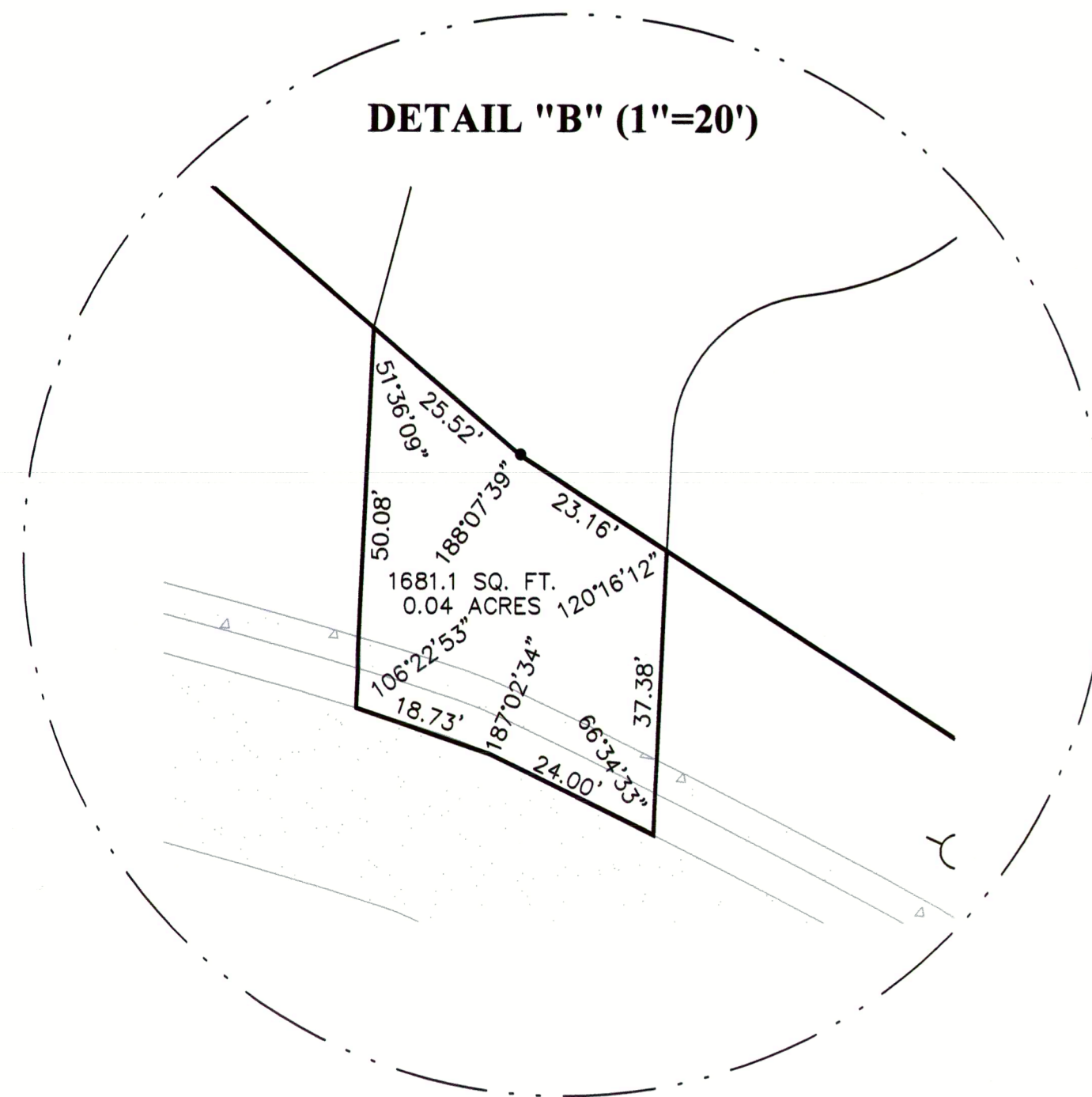
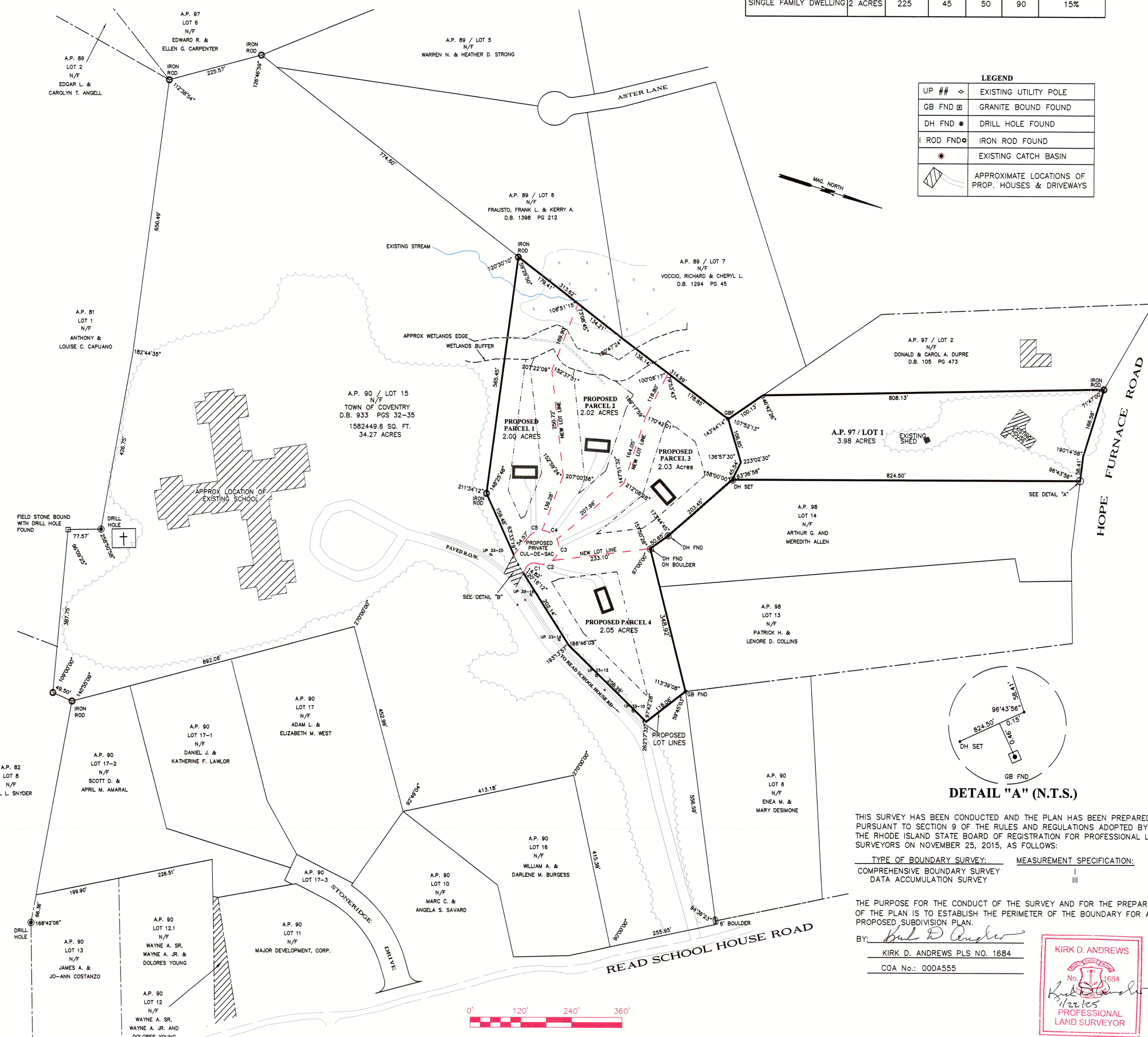
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IRON FND	IRON ROD FOUND
(Symbol)	EXISTING CATCH BASIN
(Symbol)	APPROXIMATE LOCATIONS OF PROP. HOUSES & DRIVEWAYS



DETAIL "A" (N.T.S.)

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