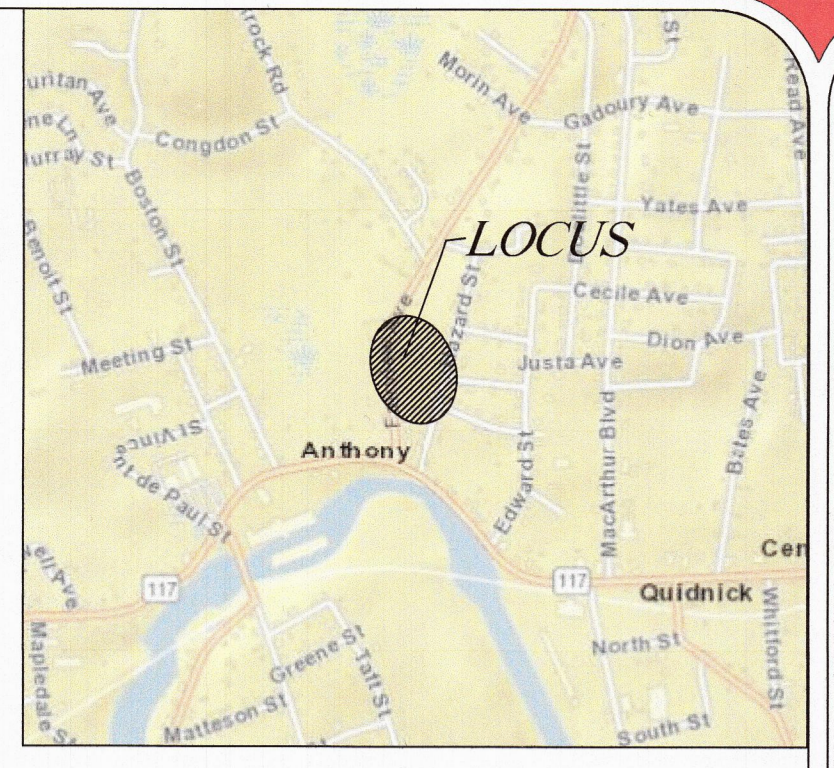


General Notes

- 1) LOCATION MAP IMAGE TAKEN FROM GOOGLE MAPS.
- 2) SUBJECT PARCEL IS LOCATED WITHIN THE ANTHONY FIRE DISTRICT.
- 3) SUBJECT LIES WITHIN ZONE X--AREAS OF MINIMAL FLOOD HAZARD AS DELINEATED ON FIRM FLOOD INSURANCE RATE MAP 44003C0108H WITH AN EFFECTIVE DATE OF 10/2/2015.
- 4) SUBJECT PARCEL LIES WITHIN THE PAWTUCKET RIVER WATERSHED BOUNDARY.
- 5) SUBJECT PARCEL IS SERVICED BY MUNICIPAL SEWERS.
- 6) SUBJECT PARCEL IS SERVICED BY KENT COUNTY WATER AUTHORITY.
- 7) STREET UTILITIES ARE DELINEATED UTILIZING GIS DATA AND ARE NOT FIELD LOCATED. AN ACCURATE UTILITY AS-BUILT PLAN MUST BE PERFORMED PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DESIGN WORK ON THE SUBJECT PARCEL.
- 8) THERE IS AN EXISTING NATURAL GAS SERVICE LINE RUNNING ALONG THE WESTERLY SIDE OF FAIRVIEW AVENUE.
- 9) THE SUBJECT PARCEL:
 - IS NOT LOCATED IN A NATURAL HERITAGE AREA (RIDEM)
 - IS LOCATED IN A HISTORIC DISTRICT--TOWN
 - IS NOT LOCATED IN A GROUNDWATER PROTECTION AREA (RIDEM)
- 10) THE QUIDNICK BAPTIST CHURCH BUILDING AND HOUSE ARE LISTED ON THE NATIONAL HISTORIC REGISTER.



Location Map
Not To Scale

Legend

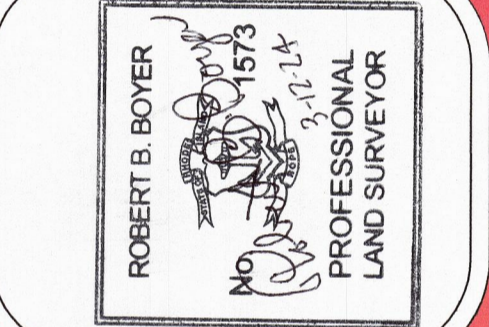
100.00'	EXISTING PROPERTY LINE
- - - - -	APPROXIMATE ABUTTING PROPERTY LINES
- - - - -	CENTERLINE OF HIGHWAY
— — — — —	OVERHEAD UTILITIES
○ ○ ○ ○ ○	EXISTING STONE WALL
RIHB	EXISTING RHODE ISLAND HIGHWAY BOUND
○	UTILITY POLE
— x — x —	CHAIN LINK FENCE
— □ — □ —	STOCKADE FENCE
EDH	EXISTING DRILL HOLE
PDH	PROPOSED DRILL HOLE
EIP	EXISTING IRON PIPE
EIP	EXISTING IRON PIN
PIP	PROPOSED IRON PIN
⊖	DRAIN MANHOLE
⊕	CATCH BASIN
⊙	SEWER MANHOLE

- REFERENCES:
- 1) RHODE ISLAND HIGHWAY PLAT NUMBER 692.
 - 2) RHODE ISLAND HIGHWAY PLAT NUMBER 947.
 - 3) THE HAZARD PLAT OF HOUSE LOTS QUIDNICK, R.I. FOR: O.R. MATTESON, J.H. WOODMANSEE, & O.C. HOWARD BY: H.B. BARTON DATE: SEPT, 1886 SCALE: 1"=60'
 - 4) REVISED PLAN OF HOUSE LOTS BELONGING TO EDWARD RODALWICH COVENTRY, R.I. NOV. 1921 SCALE: 1"=60' C.A. THAYER ENG'R.
 - 5) PARTIAL PLOT PLAN OF COVENTRY FIRE DISTRICT LAND IN ANTHONY, R.I. SCALE: 1"=20' OCT. 1964 GEORGE B. DUPONT ASSOC--SURVEYORS
 - 6) PROPERTY RETRACEMENT SURVEY OF SHARPE STREET FOR: JOSEPH MEDEIROS BY: BOYER ASSOCIATES DATE: AUGUST 13, 2014 SCALE: 1"=30'

Owner-Applicant
Synergy Capital LLC
17 Osprey Drive
Coventry, RI 02816

Being: ASSESSORS PLAT NO. 63 LOT NO. 128
Existing Conditions Plan
The Residences At Fairview
LOCATION
484 Fairview Ave
Coventry, Rhode Island
PREPARED FOR
SYNERGY CAPITAL LLC

Checked By:	RBB	Scale:	1" = 30'
Drawn By:	MDB	Date:	February 22, 2023
REVISIONS			
NO.	REVISION	BY	DATE
1	Planner's Comments	MB	3.14.23
2	Proposed Parking, 3-Form, Zoning, 1886, Date	MB	3.16.24
	Owner's Legal Counsel		



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BOYER ASSOCIATES
1071 MAIN STREET
WEST WARWICK, RI 02893
TEL: (401)821-8872 FAX: (401)826-1993

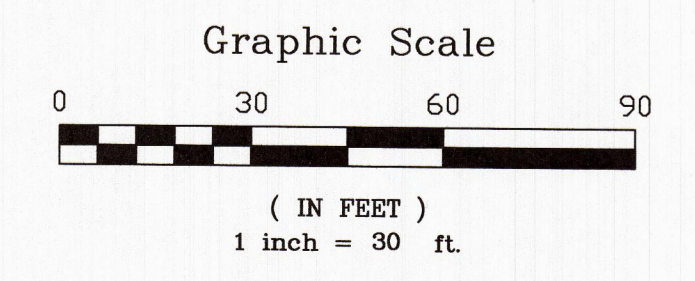
CERTIFICATION
This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015 as follows:
TYPE OF BOUNDARY SURVEY: Comprehensive Boundary Survey
MEASUREMENT SPECIFICATION: I
OTHER TYPE OF SURVEY: Data Accumulation Plan III
Compilation Plan--Utilities IV

The purpose for the conduct of this survey and for the preparation of the plan is to delineate the physical location of the deeded boundary lines and improvements for an Adaptive Reuse submission to the Town of Coventry Planning Department.
By: *Robert B. Boyer* 3-12-24
Robert B. Boyer #1573
Boyer Associates C.O.A. # A317

Zoning District
R-20
Single Family-Other Permitted Uses

MINIMUM AREA	20,000 SQ. FT.
FRONTAGE	120 FEET
BUILDING SETBACKS	
FRONT YARD	35 FEET
SIDE YARD	20 FEET
REAR YARD	40 FEET

ALL ZONING DATA SHOWN HEREON MUST BE VERIFIED BY THE BUILDING/ZONING OFFICIAL



Street Index
Fairview Avenue
Hazard Street
Washington Street

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