Proposed Conditions Plan
The Residences At Fairview

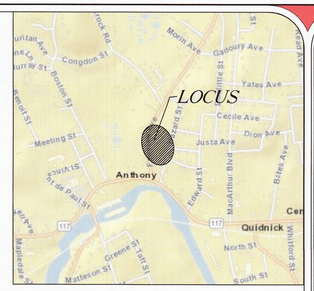
Being: ASSESSORS PLAT NO. 63 LOT NO. 128

LOCATION
484 Fairview Ave
Coventry, Rhode Island

PREPARED FOR
SYNERGY CAPITAL LLC

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 PAWTUXET 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.

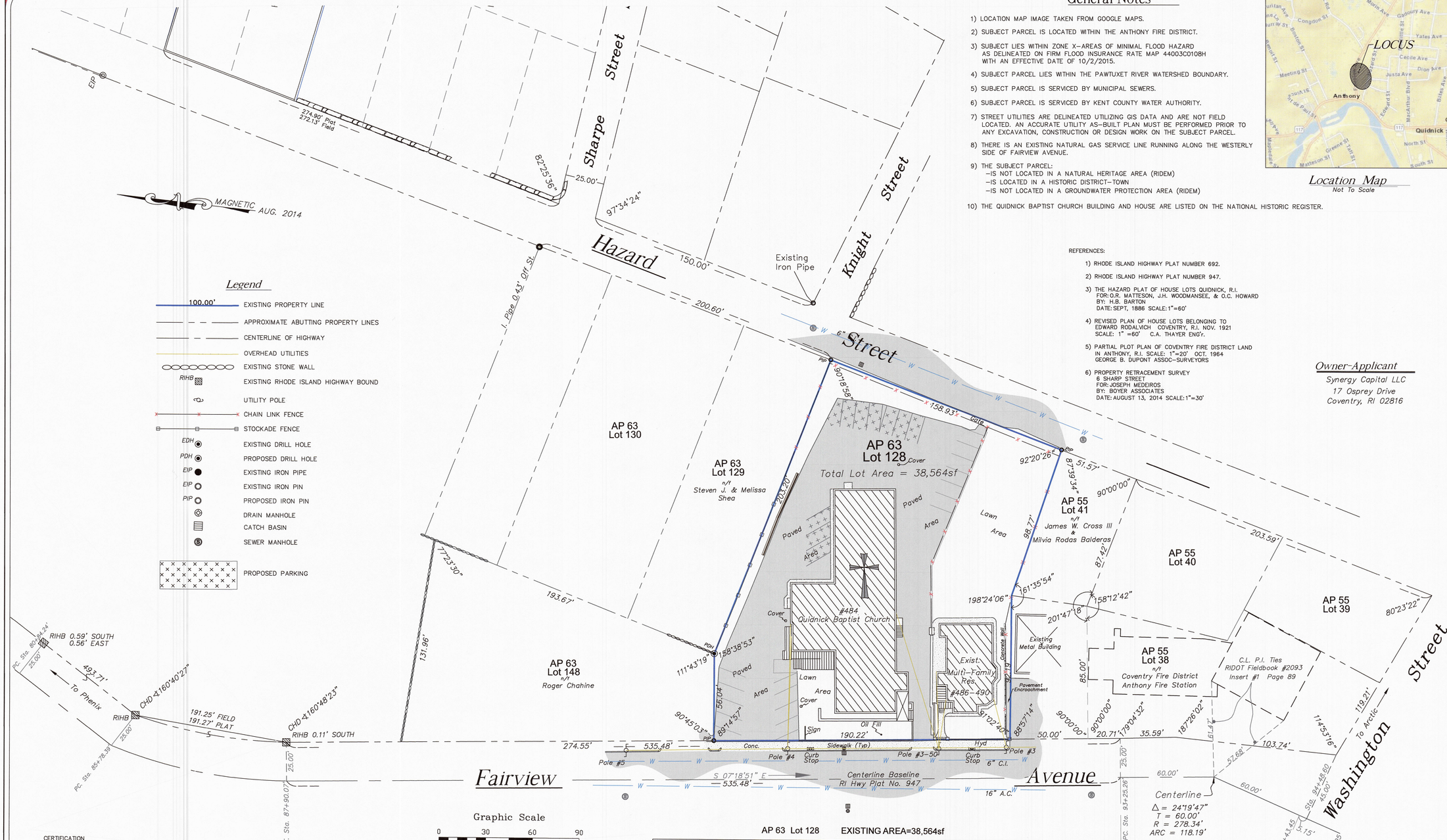


Location Map
Not To Scale

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 RODALVICH 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 6 SHARP 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



Graphic Scale
0 30 60 90
(IN FEET)
1 inch = 30 ft.

Zoning District
R–20
Single Family–Other Permited 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

AP 63 Lot 128 EXISTING AREA=38,564sf

	Required–Single Family	Required–Multifamily	Existing	Proposed
Area	20,000sf		38,564sf	38,564sf
Frontage	120.00'		190.22'	190.22'
Suitable Land	N/A	N/A	38,564sf	38,564sf
Front Setback	35'	40'	12.1'Church/17' Multi	12.1'Church/17' Multi
Side Setback	20'	40'	28.4'Church/8.5' Multi	28.4'Church/8.5' Multi
Rear Setback	40'	40'	61'±Church/119±' Multi	61'±Church/119±' Multi
Lot Coverage	20% (7,712sf)	20% (7,712sf)	76% (29,263sf Combined)	76% (29,263sf Combined)
Dist Between Buildings	N/A	50'	15'±	15'±

	CHURCH	MULTI-FAMILY	Total
Existing Units	0	3	3
Proposed Units	18	3	21
Existing Parking Spaces	14	0	14
Proposed Parking Spaces	23	0	23
Parking Required	18	3	21

* Zoning Regulations are based on a single family residence*
Maximum building height for all R–20 Districts is 35ft

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 :	MEASUREMENT SPECIFICATION:
Comprehensive Boundary Survey	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

Street Index
Fairview Avenue
Hazard Street
Washington Street

Checked By: RBB
Drawn By: MDB
Scale: 1"= 30'
Date: February 22, 2023

REVISIONS

NO:	REVISION	BY	DATE
1.	Proposed Parking 3–Fam.; Zoning Table Data	MDB	3.5.24
2.	Owner & Legal Contact	MDB	3.6.24

ROBERT B. BOYER
No. 1573
REGISTERED PROFESSIONAL LAND SURVEYOR
3-12-24

© COPYRIGHT 2023
THIS DRAWING IS THE PROPERTY OF BOYER ASSOCIATES. ANY USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT FROM BOYER ASSOCIATES IS PROHIBITED.

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