

GENERAL NOTES:

1. THE PARCEL OF LAND DESIGNATED AS LOT 312 ON TAX MAP 21 IS LOCATED IN THE TOWN OF COVENTRY, COUNTY OF KENT & STATE OF RHODE ISLAND.
2. SAID PARCEL IS SHOWN IN AN X ZONE (MINIMAL CHANCE ANNUAL FLOOD) ON FEMA MAP No. 44003C0116H, EFFECTIVE DATE: 10/2/2015.
3. THE CURRENT ZONING IS R20

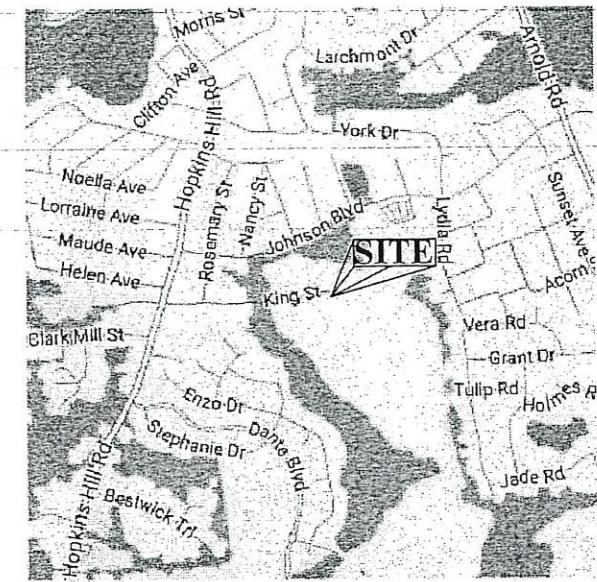
DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE :	20,000 SQ. FT.
MINIMUM FRONTAGE / WIDTH:	120 FEET
MINIMUM FRONT YARD:	35 FEET
MINIMUM SIDE YARD:	20 FEET
MINIMUM REAR YARD:	40 FEET
MAXIMUM LOT COVERAGE:	20%

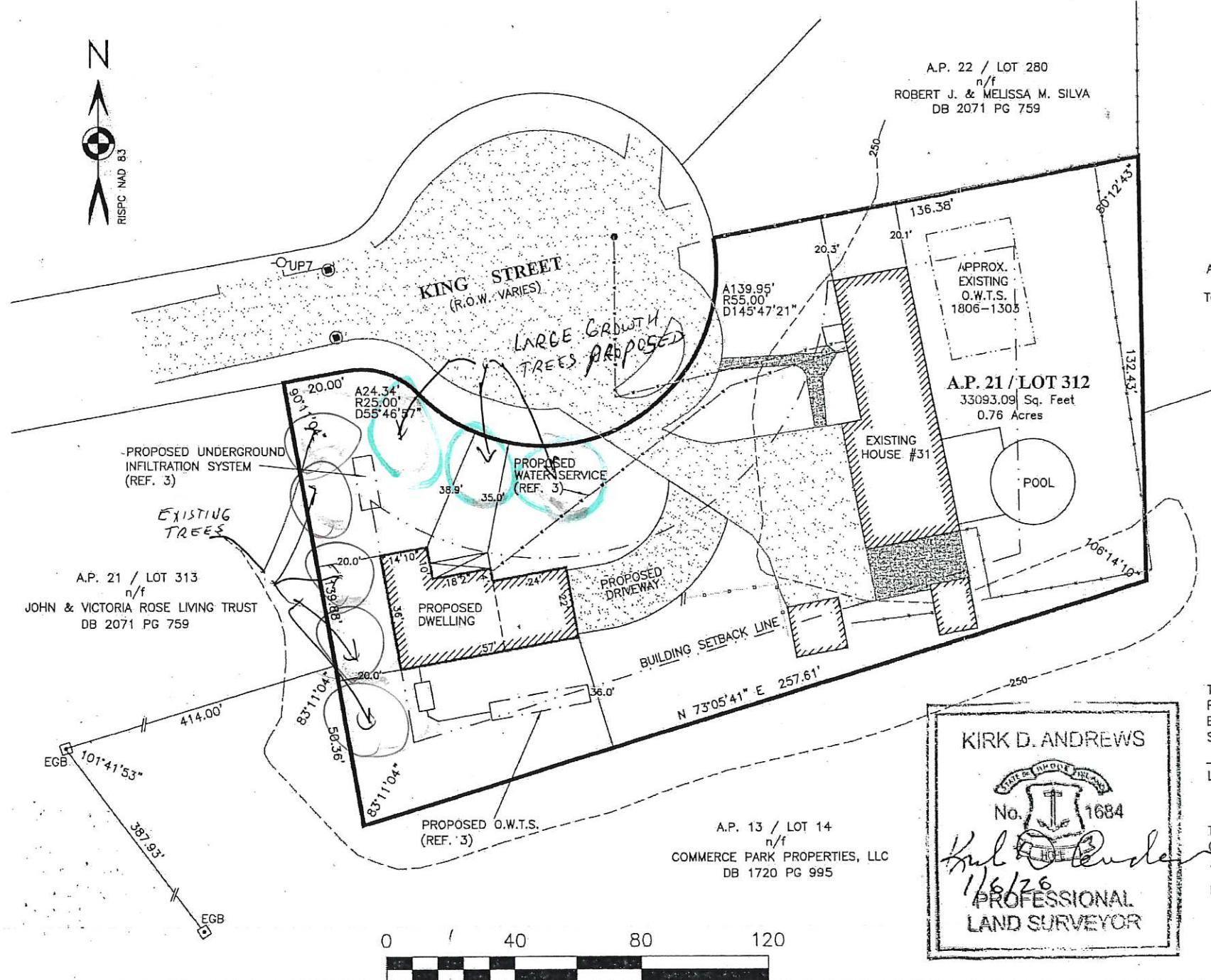
4. THERE ARE NO WETLANDS ON SAID PARCEL.
5. ANY UTILITIES SHOWN ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY FUTURE CONSTRUCTION.

REFERENCE

1. "ADMINISTRATIVE SUBDIVISION, HOPKINS HILL ROAD, A.P. 21, LOT 312 SITUATED IN COVENTRY, R.I. PREPARED FOR UNIVERSAL PROPERTIES, INC. PREPARED BY JOHN P. CAITO CORPORATION, JUNE 15, 2005"
2. "SUBDIVISION OF LAND FOR MIDWESTERN HOMES INCORPORATED, A.P. 26, LOT 82 & A.P. 11, LOT 379, KING STREET COVENTRY, R.I. BY AC COURNOYER ENTERPRISE INC. REVISED JUNE 26, 1995"
3. "ADU—SINGLE FAMILY RESIDENCE, A.P. 21, LOT 312, 31 KING STREET, COVENTRY, R.I. O.W.T.S. PLAN & DETAILS BY ADVANCED CIVIL DESIGN, INC. APRIL, 2024"
4. TOWN OF COVENTRY, R.I. DEED BOOK 2118, PAGE 15.
5. TOWN OF COVENTRY, R.I. GIS WEBSITE
6. WWW.BING.COM



LOCATION MAP



LEGEND

EGB []	GRANITE BOUND FOUND
IRF •	IRON ROD FOUND
~ 250--	EXISTING CONTOUR (NAVD 88)
◊ UP ##	EXISTING UTILITY POLE
⌚	EXISTING CATCH BASIN
□	EXISTING CHAIN LINK FENCE
— X —	EXISTING WOOD FENCE

OWNER / APPLICANT
ANNE MARIE THERRIAU
31 KING STREET
COVENTRY, R.I. 02816

STREET INDEX
KING STREET

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

LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY
TOPOGRAPHICAL SURVEY

MEASUREMENT SPECIFICATION:

CLASS I
CLASS III
T4

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

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KIRK D. ANDREWS PLS NO. 1684
COA No.: 000A555

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