

LOCUS MAP NOT TO SCALE

**GENERAL NOTES:**

- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY:  
DIG SAFE SYSTEM (MA, ME, NH, RI, VT); 1-888-344-7233  
CALL BEFORE YOU DIG (CT); 1-800-922-4455
- INFORMATION REGARDING THE ABUTTING PROPERTY LINE, TOPOGRAPHY, AND EXISTING FEATURES WAS COMPILED FROM DEEDS, TOWN RECORDS, AND SURVEY PLANS.
- THE SURVEY IS INTENDED SOLELY FOR USE BY COVENTRY SURVEY DESIGN GROUP. ANY OTHER USE, INCLUDING MODIFICATION OR REPRODUCTION FOR PURPOSES UNRELATED TO THE INTENDED DESIGN, IS STRICTLY PROHIBITED.
- IF ANY BENCHMARKS ESTABLISHED FOR THIS PROJECT ARE FOUND TO BE DISTURBED, DESTROYED, OR INCONSISTENT WITH THIS SURVEY, THE USER MUST NOTIFY THIS FIRM IN WRITING BEFORE PROCEEDING WITH CONSTRUCTION OR ADDITIONAL WORK.
- THE PROPERTY LINES DEPICTED ON THIS PLAN REPRESENT EXISTING OWNERSHIP BOUNDARIES. STREET AND WAY LINES INDICATE PUBLIC OR PRIVATE ROADS THAT HAVE ALREADY BEEN ESTABLISHED. NO NEW LINES ARE SHOWN FOR THE DIVISION OF OWNERSHIP OR THE CREATION OF NEW ROADWAYS.

LEGEND	
AP	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
IRS	IRON ROD SET
MNS	MAG NAIL SET
CBF	CONCRETE BOUND FOUND
UP	UTILITY POLE
	HYDRANT
	WATER SHUT OFF
	OVERHEAD ELECTRIC
	WATER LINE
	BUILDING (SUBJECT)
	BUILDING (ABUTTER)
	EDGE OF CLEARING
	CHAIN-LINK FENCE
	SUBJECT PROPERTY LINE
	ABUTTING PROPERTY LINE
	STATE HIGHWAY CENTERLINE
	GRASS AREA
	AREA OF ENCROACHMENT
	PAVEMENT
	BROKEN BITUMINOUS CONCRETE

**SITE NOTES:**

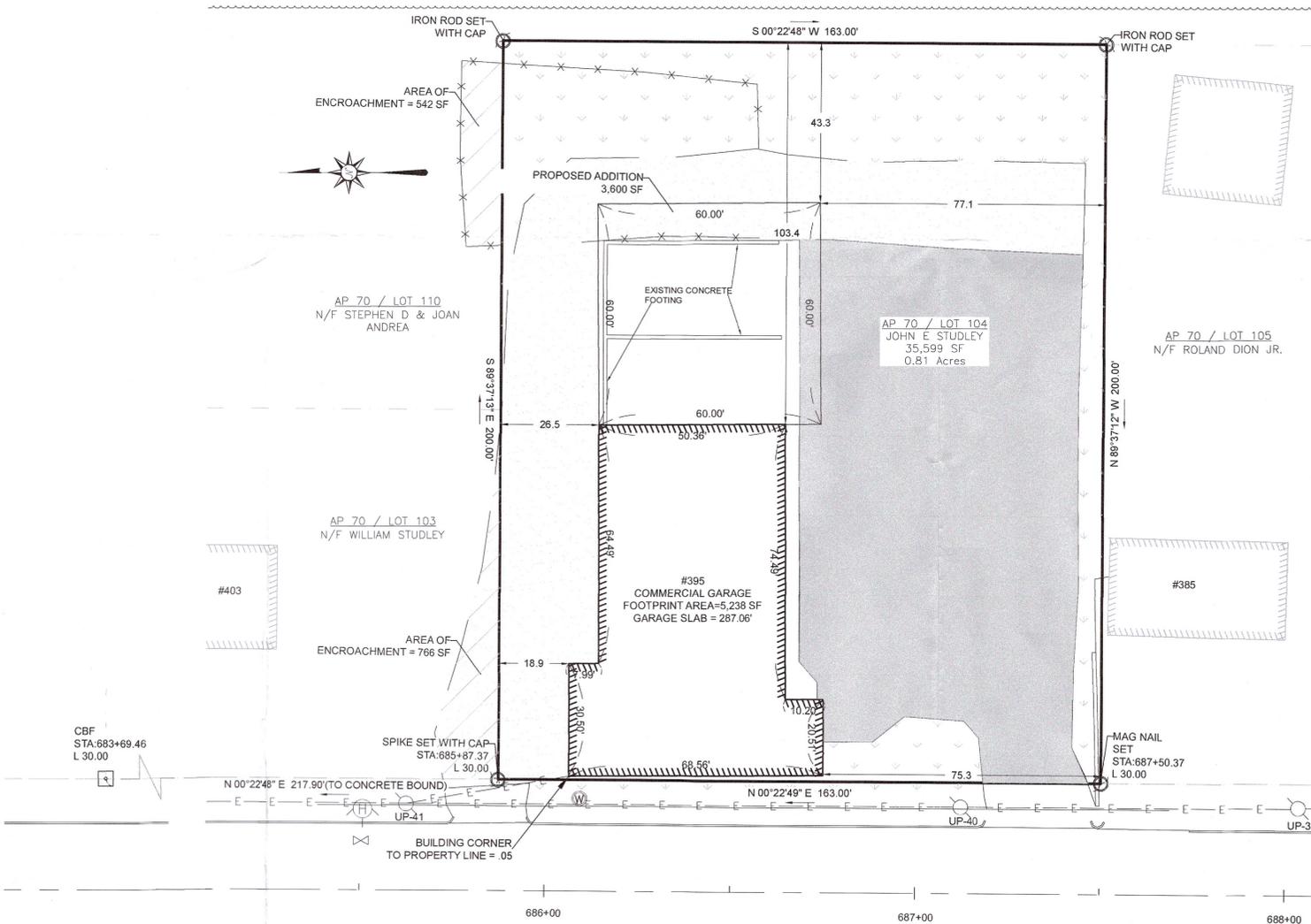
- FIELD SURVEY DATE: 11/16/2025
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
- SITE ADDRESS: 395 KNotty OAK ROAD, COVENTRY, RI 02816
- APPLICANT: JOHN E STUDLEY
- JURISDICTION: TOWN OF COVENTRY
- TAX ID: ASSESSORS PLAT 70 / LOT 104
- ZONING JURISDICTION: R-20
- FEMA: ZONE X: AREA OF MINIMAL FLOOD HAZARD (OUTSIDE 100 YEAR FLOODPLAIN) 44030018H (EFF. 10/22/2015)
- THE SUBJECT PARCELS ARE NOT WITHIN NATURAL HERITAGE AREAS, A HISTORIC DISTRICT OR GROUND WATER PROTECTION AREA.

**PLAN REFERENCES:**

- DEEDS**
- DEED BOOK 2322 - PAGE 362 (AP 70-LOT 104)
  - DEED BOOK 581 - PAGE 133 (AP 70-LOT 105)
  - DEED BOOK 2148 - PAGE 626 (AP 70-LOT 103)
  - DEED BOOK 830 - PAGE 251 (AP 70-LOT 110)

- RHODE ISLAND HIGHWAY MAPS**
- HIGHWAY PLAT 260 PAGE 18

DIMENSIONAL REQUIREMENTS TABLE			
ZONING DISTRICT: R-20 (RESIDENTIAL)			
AP 70 LOT 104	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 SF	35,599 SF	35,599 SF
FRONTAGE	120'	163.0'	163.0'
FRONT SETBACK	35'	.05'	.05'
SIDE SETBACK	20'	18.9'	18.9
REAR SETBACK	40'	103.4'	43.31
LOT COVERAGE	20%	56.6%	56.6%
IMPERVIOUS SURFACE	N/A	25,415 SF	25,415 SF
NON-IMPERVIOUS SURFACE	N/A	10,184 SF	10,184 SF



**KNotty OAK ROAD (RI-116)**  
(STATE OWNED - 75' WIDE)  
(RISHP#260)

**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 - LOCATION OF SITE FEATURES CLASS 1

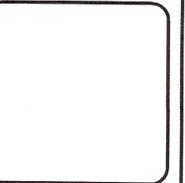
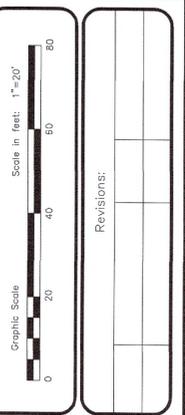
(B) STATEMENT OF PURPOSE: THE PURPOSE OF THIS SURVEY AND PLAN IS TO ESTABLISH RECORD BOUNDARY LINES AND SHOW THEIR RELATIONSHIP TO EXISTING SITE FEATURES SUFFICIENT TO PREPARE A SITE PLAN

BY:

*Samuel Suorsa* Dec. 16, 25  
REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE

Samuel R. Suorsa, PLS  
REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME

A-68  
CERTIFICATE OF AUTHORIZATION NO.



**CSDG**  
Coventry Survey Design Group  
46 South Main Street  
Coventry, RI 02816  
401-823-5028  
coventrysurvey.com

**CLASS 1 BOUNDARY SURVEY PLAN**  
**EXISTING CONDITIONS PLAN AT**  
395 KNotty OAK ROAD  
IN COVENTRY, RI 02816  
ASSESSOR'S PLAT 70 / LOTS 104  
PREPARED FOR: JOHN E STUDLEY

DRAWN BY:	MB
CHECKED BY:	RC
APPROVED BY:	SRS

DATE  
12-16-2025

SHEET 1 OF 1