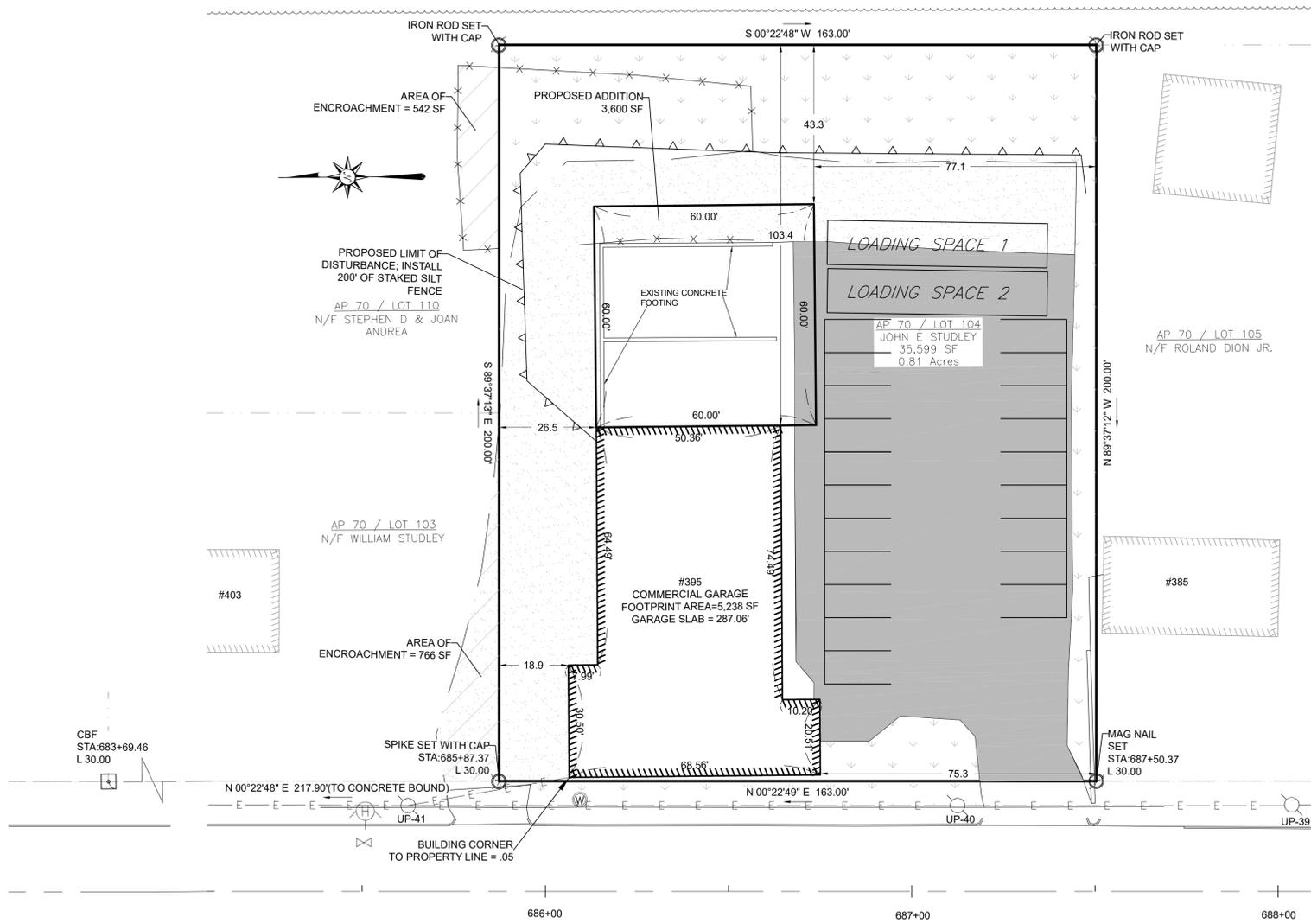


LOADING REQUIREMENTS:
 AT LEAST ONE OFF STREET LOADING SPACE SHALL BE PROVIDED FOR GROSS FLOOR OF UP TO 5,000 SF. ONE ADDITIONAL SHALL BE PROVIDED FOR EACH ADDITIONAL 10,000 SF.
 TOTAL SQUARE FOOTAGE OF BUILDING=8,838 SF
 - TWO REQ'D LOADING SPACES
 LOADING SPACE MIN. SIZE OF 12'X60'

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

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.



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

SITE NOTES:

- FIELD SURVEY DATE: 11/18/2025
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
- SITE ADDRESS: 395 KNOTTY OAK ROAD, COVENTRY, RI 02816
- APPLICANT/OWNER: JOHN E. STUDLEY
47 INDIAN TRAIL, COVENTRY 02816
- JURISDICTION: TOWN OF COVENTRY, COVENTRY FIRE DISTRICT
- TAX ID: ASSESSORS PLAT 70 / LOT 104
- ZONING JURISDICTION: R-20
- FEMA: ZONE X: AREA OF MINIMAL FLOOD HAZARD (OUTSIDE 100 YEAR FLOODPLAIN)
44003C018H (EFF. 10/2/2015)
- THE SUBJECT PARCELS ARE NOT WITHIN NATURAL HERITAGE AREAS, A HISTORIC DISTRICT OR GROUND WATER PROTECTION AREA.
- ATTORNEY: Lou E. Baldi, Esq.
445 Budlong Rd
Cranston, RI 02920
401-944-5080
lbaldiesq@cox.net
- THE LOCATION/SIZE OF THE EXISTING DWTS IS UNKNOWN. THERE ARE TWO EXISTING BATHROOMS IN THE EXISTING STRUCTURE AND 2 EXISTING STUBS IN THE PORTION OF THE BURNED DOWN STRUCTURE THAT THE APPLICANT PLANS ON CONNECTING TO FOR THE NEW STRUCTURE.

PLAN REFERENCES:

- DEEDS**
- DEED BOOK 2322 - PAGE 962 (AP 70-LOT 104)
 - DEED BOOK 561 - 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

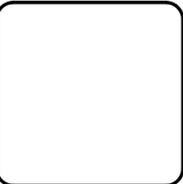
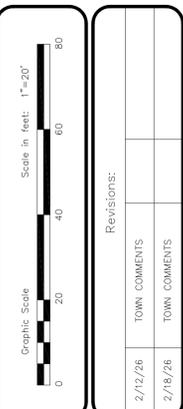
- HIGHWAY PLAT 260 PAGE 18

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
PARKING STANDARDS ALL OTHER TYPES OF BUSINESS OR COMMERCIAL USES PERMITTED 1 PER EVERY 300 SF OF GFA			
	BUILDING AREA	REQ'D SPACES	PROP. SPACES
EXISTING BUILDING AREA	5,238 SF	18	
PROPOSED BUILDING AREA	8,838 SF	30	20

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 R. Suorsa* Feb. 18, 26
 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