

ZONING DATA TABLE			
AP 28 / LOT 48	REQUIRED (GB)	EXISTING	PROPOSED
LOT AREA	15,000 SF	62,735 SF (1.44 AC)	52,455 SF (1.20 AC)
FRONTAGE	125 FEET	220.58 FEET	220.58 FEET
FRONT SETBACK	10 FEET	34.1 FEET	34.1 FEET
CORNER SETBACK	10 FEET	N/A	N/A
SIDE SETBACK	10 FEET	72.2 FEET	72.2 FEET
REAR SETBACK	30 FEET	179.4 FEET	115.2 FEET
MAXIMUM LOT COVERAGE	60%	58%	75%
MAX BLDG. HEIGHT (PRINCIAL)	35 FEET	<35 FEET	N/A

AP 28 / LOT 49			
LOT AREA	REQUIRED (GB)	EXISTING	PROPOSED
LOT AREA	15,000 SF	157,964 SF (3.63 AC)	168,244 SF (3.86 AC)
FRONTAGE	125 FEET	88.33 FEET	88.33 FEET
FRONT SETBACK	10 FEET	10 FEET	409 FEET
CORNER SETBACK	10 FEET	10 FEET	N/A
SIDE SETBACK	10 FEET	10 FEET	10 FEET
REAR SETBACK	30 FEET	30 FEET	86.2 FEET
MAXIMUM LOT COVERAGE	60%	VACANT/WOODED	21.5%
MAX BLDG. HEIGHT (PRINCIAL)	35 FEET	NO BLDG.	<35 FEET

**PARKING REQUIREMENTS:**  
 ARE PROVIDING 2 SPOT PER BAY  
 REQUIRE 1 SPOT PER 1000SF FOR WAREHOUSE/  
 STORAGE  
 REQUIRED 16 SPACES  
 SPACES PROVIDED 15 +1 HANDICAP

THIS PLAN HAS BEEN RECEIVED AND REVIEWED BY THE  
 PLANNING DEPARTMENT AND IS ACCEPTABLE IN FORM  
 FOR RECORDING. THIS REVIEW DOES NOT ENDORSE OR  
 VERIFY THE ACCURACY OF THE SURVEY PLAN.

ADMINISTRATIVE OFFICER

**REQUESTED VARIANCES:**  
 VEGETATIVE BUFFER FROM COMMERCIAL ZONE  
 REQUIRED 30' PROVIDED 10'

**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 MEASUREMENT SPECIFICATION  
 (B) OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY - LOCATION OF SITE FEATURES AND TOPOGRAPHY  
 (C) 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 PROPOSE AN ADMINISTRATIVE SUBDIVISION.

BY: *Samuel R. Suorsa* 12-10-2025  
 REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE  
 Samuel R. Suorsa, PLS  
 REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME  
 A-68  
 CERTIFICATE OF AUTHORIZATION NO.

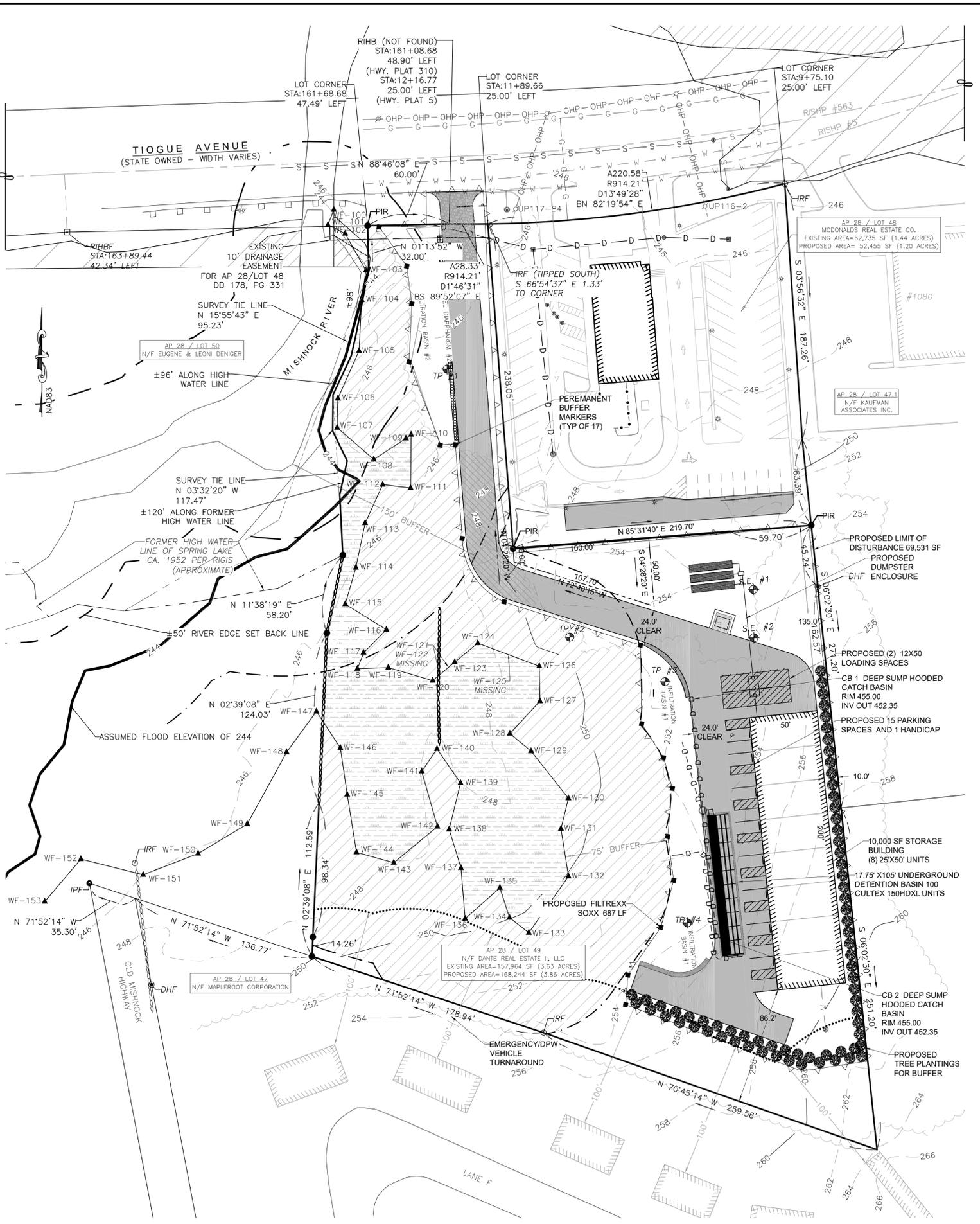
APPLICANT/OWNER #1:  
 MICHAEL SACCOCCIA  
 TIOGUE AVE  
 COVENTRY, RI 02816

OWNER #2:  
 AP 28 / LOT 48  
 MCDONALDS REAL ESTATE  
 CO. C/O NAPOLI  
 MANAGEMENT  
 100 WEYMOUTH STREET,  
 UNIT G-1  
 ROCKLAND, MA 02370

LEGAL COUNSEL:  
 NOLAN BRUNERO,  
 CRONIN & FERRARA LTD.  
 1070 MAIN STREET  
 COVENTRY, RI 02816

**LEGEND**

AP	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
RISPCS	RHODE ISLAND STATE PLANE
SHL	COORDINATE SYSTEM
STA:	STATE HIGHWAY LINE
	STATION
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
DHF	DRILL HOLE FOUND
RHBF	RHODE ISLAND BUFFER
	BOUND FOUND
IRS	IRON ROD SET
IPI	IRON PIPE SET
DHS	DRILL HOLE SET
U	UTILITY POLE
S	STREET LIGHT
M	SEWER MANHOLE
C	CATCH BASIN
W	WATER STOP/VALVE
WF-109	WETLAND FLAG
---	SUBJECT PROPERTY LINE
---	NEW DIVISION LINE
---	EXISTING EASEMENT LINE
---	OVERHEAD ELECTRIC
---	DRAINAGE LINE
---	SEWER LINE
---	WATER LINE
---	GAS LINE
---	GUARD RAIL
---	STOCKADE FENCE
---	STONE WALL
---	RIVER EDGE
---	WETLAND EDGE
---	WETLAND BUFFER ZONE LIMIT
---	EDGE OF CLEARING
---	CENTERLINE
---	EXISTING GRADE CONTOUR
---	100' RESIDENTIAL BUFFER
---	PROPOSED GRADE
---	LIMIT OF DISTURBANCE
---	EROSION CONTROL
---	WATER
---	PROPOSED ASPHALT PARKING
---	WETLAND AREA
---	WETLAND BUFFER ZONE
---	CONSTRUCTION ACCESS
---	PEA GRAVEL DIAPHRAGM



STREET INDEX  
 FILE UNDER  
 TIOGUE AVENUE

Scale in feet: 1"=40'  
 0 20 40 60 80 100 120 140 160

Revisions:  
 2/7/26 BUFFER ON EASTERN SIDE

SAMUEL R. SUORSA  
 No. 2508  
 PROFESSIONAL LAND SURVEYOR

2/18/2026  
 JOHN W. HAMPTON  
 No. 12485  
 PROFESSIONAL ENGINEER CIVIL

**CSDG**  
 Coventry Survey/Design Group  
 46 South Main Street  
 Coventry, RI 02816  
 401-923-5028  
 coventrysurvey.com

DANTE REAL ESTATE II LLC TIOGUE AVE  
 PROPOSED SITE PLAN  
 OF LAND ON TIOGUE AVENUE  
 IN THE TOWN OF COVENTRY, RHODE ISLAND  
 ASSESSOR'S PLAT 28 / LOTS 48 & 49  
 PREPARED FOR: MICHAEL SACCOCCIA  
 2289 ELAT RIVER ROAD, COVENTRY, RI 02816  
 401-438-5005 | mlksaccoccia@cox.net

DRAWN BY: JWH  
 APPROVED BY: JWH  
 APPROVED BY: SRS

DATE  
 12-10-2025

SHEET 3 OF 14