

COVENTRY ZONING:

MAP 323, LOT 120  
ZONING DISTRICT: RR-3  
ZONING USE: RURAL RESIDENTIAL

EXISTING LOT FRONTAGE: 229'-11"  
EXISTING LOT DEPTH: 368'-0"

BUILDING SETBACKS, MINIMUM REQUIRED:

45'-0" FRONT  
50'-0" SIDE  
90'-0" REAR

ACCESSORY BUILDING SETBACKS, MINIMUM REQUIRED:

10'-0" FRONT  
10'-0" SIDE  
10'-0" REAR

ACCESSORY BUILDING SETBACK IN FRONT YARD, MINIMUM REQUIRED:

45'-0" FRONT  
50'-0" SIDE  
90'-0" REAR

ACCESSORY BUILDING HEIGHT, MAXIMUM ALLOWED: 25'-0"

BUILDING HEIGHT, PROPOSED: 25'-0"±: CONFORMING

MINIMUM LOT AREA PER ZONE: 130,680 SF/ 3 ACRES

EXISTING LOT AREA: 72,344 SF/ 1.66 ACRES: NON-CONFORMING UNDER-SIZED LOT

LOT COVERAGE, ALLOWED PER ZONE: 15% OF 72,344 SF= 10,852 SF

LOT COVERAGE, NON-CONFORMING DEFICIENCY FACTOR: 27% OF 72,344 SF= 19,371 SF

LOT COVERAGE, EXISTING: 12,807± SF

LOT COVERAGE, PROPOSED: TOTAL ADDED 3,772 SF = TOTAL PROPOSED 16,579 SF

PROPOSED ACCESSORY BUILDING= 1,472 SF

ADDED ASPHALT DRIVEWAY AREA= 2,300 SF

SITE PLAN NOTES:

1. ALL ELEVATIONS SHALL BE MEASURED IN NAVD88 DATUM
2. FOOTPRINT DIMENSIONS ON SITE PLAN MAY NOT REFLECT ACTUAL DIMENSIONS OF NEW FOUND. DUE TO THICKNESS OF VARIOUS MATERIALS (IE. SIDING)- SEE FOUND. PLAN
3. ALL UTILITY DESIGNATIONS ARE APPROXIMATE AND ARE FOR REFERENCE PURPOSES ONLY.
4. THIS IS AN ARCHITECTS SITE PLAN & IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. THE INFORMATION REPRESENTED ON THIS SITE PLAN IS THE ARCHITECTS BEST OF KNOWLEDGE AND WAS OBTAINED FROM A SURVEY PREPARED BY:  
SAMUEL R. SUORSO, PROFESSIONAL LAND SURVEYOR  
COVENTRY SURVEY DESIGN GROUP  
46 S MAIN STREET, COVENTRY, RI 02816  
DATED: DECEMBER 18, 2024

1 ARCHITECTURAL SITE PLAN

Scale: 1/16"= 1'-0"

FLAT RIVER RESERVOIR

MAP 323  
LOT 117

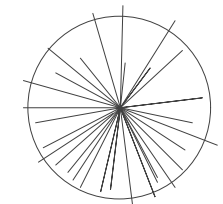
MAP 323  
LOT 120

MAP 323  
LOT 119

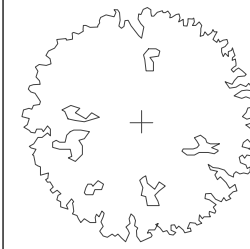
MAP 323  
LOT 121

BRIAN HOLLOW ROAD

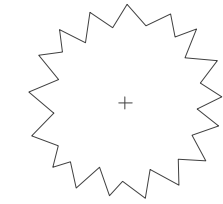
SITE PLAN KEY:



EASTERN WHITE PINES  
10-15' TALL (50' MATURE)  
7' WIDE (20' MATURE)



WESTERN RED CEDAR  
10-15' TALL (70' MATURE)  
6'-7" WIDE (20' MATURE)



EASTERN RED CEDAR  
10-15' TALL (50' MATURE)  
7' WIDE (20' MATURE)

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REVISIONS:

DESCRIPTION:  
ARCHITECTURAL SITE PLAN

SCALE: 1/16"=1'-0"

DATE: December 9th, 2025