

**SOIL DATA**

CB CANTON-URBAN LAND COMPLEX

THE ENTIRE SITE LIES WITHIN THE BOUNDARIES FOR THIS SOIL TYPE, PER USDA SOIL SURVEY. CANTON PARENT MATERIAL CONSISTS OF COARSE-LOAMY OVER SANDY AND GRAVELLY MELT-OUT TILL DERIVED FROM GRANITE AND/OR SCHIST AND/OR GNEISS.

DEPTH TO RESTRICTIVE FEATURE: MORE THAN 80"

DRAINAGE CLASS: WELL-DRAINED

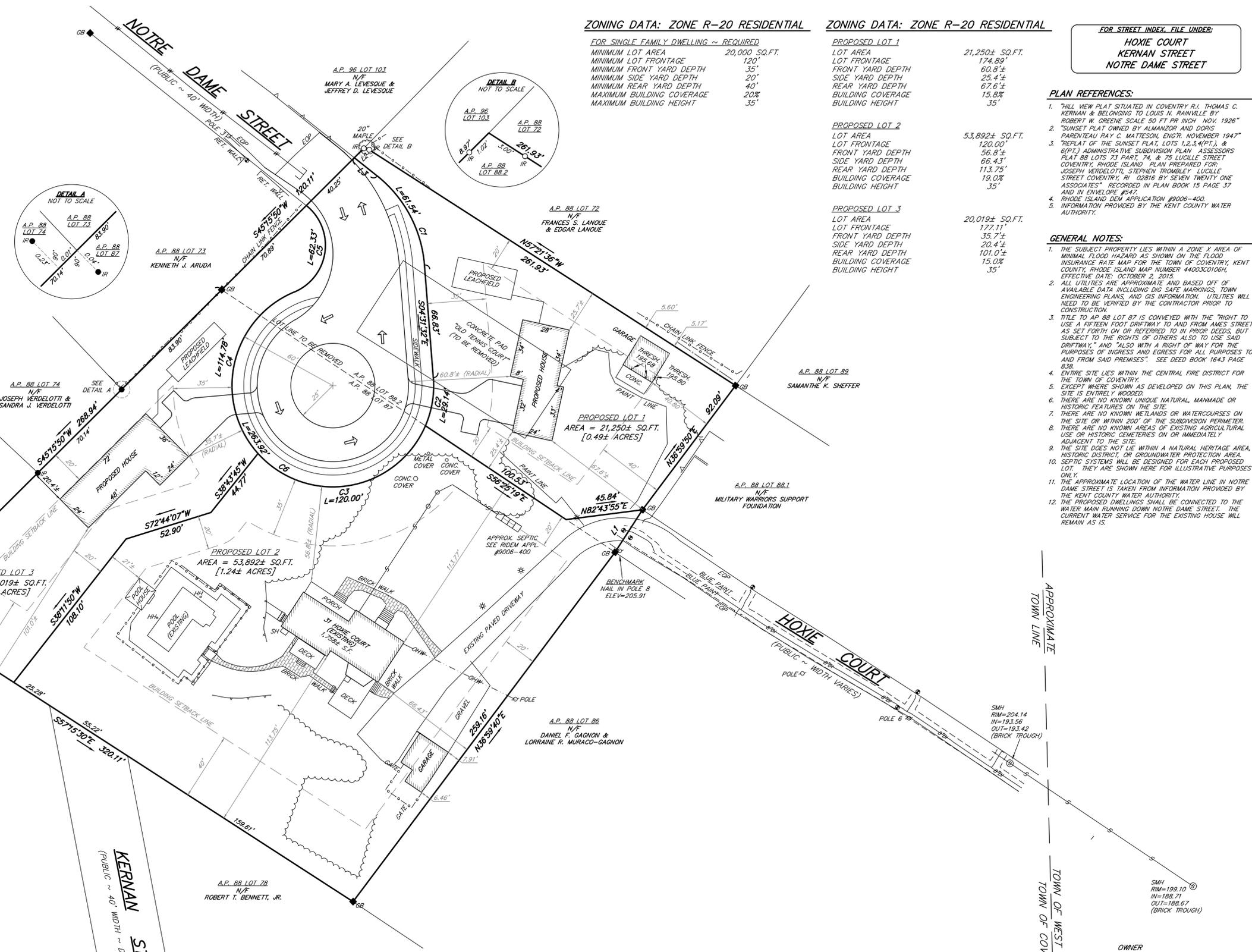
DEPTH TO WATER TABLE: MORE THAN 80"

FREQUENCY OF FLOODING: NONE



**LEGEND**

- A.P. ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- SQ.FT. SQUARE FEET
- GB GRANITE BOUND FOUND
- IR IRON ROD FOUND
- IP IRON PIN FOUND
- IR IRON ROD WITH CAP SET
- ~ UTILITY POLE
- \* LIGHT POLE
- WATER GATE
- ⊙ SEWER MANHOLE
- HH UTILITY HAND HOLE
- OHV OVERHEAD WIRES
- EOP EDGE OF PAVEMENT
- SH OUTDOOR SHOWER
- RETAINING WALL
- - - CHAIN LINK FENCE
- WIRE FENCE
- W APPROXIMATE EXISTING WATER MAIN



**ZONING DATA: ZONE R-20 RESIDENTIAL**

FOR SINGLE FAMILY DWELLING ~ REQUIRED

MINIMUM LOT AREA	20,000 SQ.FT.
MINIMUM LOT FRONTAGE	120'
MINIMUM FRONT YARD DEPTH	35'
MINIMUM SIDE YARD DEPTH	20'
MINIMUM REAR YARD DEPTH	40'
MAXIMUM BUILDING COVERAGE	20%
MAXIMUM BUILDING HEIGHT	35'

**PROPOSED LOT 1**

LOT AREA	21,250± SQ.FT.
LOT FRONTAGE	174.89'
FRONT YARD DEPTH	60.8±
SIDE YARD DEPTH	25.4±
REAR YARD DEPTH	67.6±
BUILDING COVERAGE	15.8%
BUILDING HEIGHT	35'

**PROPOSED LOT 2**

LOT AREA	53,892± SQ.FT.
LOT FRONTAGE	120.00'
FRONT YARD DEPTH	56.8±
SIDE YARD DEPTH	66.4±
REAR YARD DEPTH	113.75'
BUILDING COVERAGE	19.0%
BUILDING HEIGHT	35'

**PROPOSED LOT 3**

LOT AREA	20,019± SQ.FT.
LOT FRONTAGE	177.11'
FRONT YARD DEPTH	35.7±
SIDE YARD DEPTH	20.4±
REAR YARD DEPTH	101.0±
BUILDING COVERAGE	15.0%
BUILDING HEIGHT	35'

FOR STREET INDEX, FILE UNDER:

**HOXIE COURT**  
**KERNAN STREET**  
**NOTRE DAME STREET**

- PLAN REFERENCES:**
- "HILL VIEW PLAT SITUATED IN COVENTRY R.I. THOMAS C. KERNAN & BELONGING TO LOUIS N. RAINVILLE BY ROBERT W. GREENE SCALE 50 FT PER INCH NOV. 1926"
  - "SUNSET PLAT OWNED BY ALMANZOR AND DORIS PARENTEAU RAY C. MATTESON, ENGR. NOVEMBER 1947"
  - "REPLAT OF THE SUNSET PLAT, LOTS 1,2,3,4(PT.), & (PT.) ADMINISTRATIVE SUBDIVISION PLAN, ASSESSORS PLAT 88 LOTS 73 PART, 74, 75 LUCILLE STREET COVENTRY, RHODE ISLAND PLAN PREPARED FOR: JOSEPH VERDELOTTI, STEPHEN TROMBLEY LUCILLE STREET COVENTRY, RI 02816 BY SEVEN TWENTY ONE ASSOCIATES" RECORDED IN PLAN BOOK 15 PAGE 37 AND IN ENVELOPE #547.
  - RHODE ISLAND DEM APPLICATION #9006-400.
  - INFORMATION PROVIDED BY THE KENT COUNTY WATER AUTHORITY.

- GENERAL NOTES:**
- THE SUBJECT PROPERTY LIES WITHIN A ZONE X AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF COVENTRY, KENT COUNTY, RHODE ISLAND MAP NUMBER 44003C0106H, EFFECTIVE DATE: OCTOBER 2, 2015.
  - ALL UTILITIES ARE APPROXIMATE AND BASED OFF OF AVAILABLE DATA INCLUDING DIG SAFE MARKINGS, TOWN ENGINEERING PLANS, AND GIS INFORMATION. UTILITIES WILL NEED TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - TITLE TO AP 88 LOT 87 IS CONVEYED WITH THE "RIGHT TO USE A FIFTEEN FOOT DRIFTWAY TO AND FROM AMES STREET AS SET FORTH ON OR REFERRED TO IN PRIOR DEEDS, BUT SUBJECT TO THE RIGHTS OF OTHERS ALSO TO USE SAID DRIFTWAY," AND "ALSO WITH A RIGHT OF WAY FOR THE PURPOSES OF INGRESS AND EGRESS FOR ALL PURPOSES TO AND FROM SAID PREMISES". SEE DEED BOOK 1643 PAGE 838.
  - ENTIRE SITE LIES WITHIN THE CENTRAL FIRE DISTRICT FOR THE TOWN OF COVENTRY.
  - EXCEPT WHERE SHOWN AS DEVELOPED ON THIS PLAN, THE SITE IS ENTIRELY WOODED.
  - THERE ARE NO KNOWN UNIQUE NATURAL, MANMADE OR HISTORIC FEATURES ON THE SITE.
  - THERE ARE NO KNOWN WETLANDS OR WATERCOURSES ON THE SITE OR WITHIN 200' OF THE SUBDIVISION PERIMETER.
  - THERE ARE NO KNOWN AREAS OF EXISTING AGRICULTURAL USE OR HISTORIC CEMETERIES OR IMMEDIATELY ADJACENT TO THE SITE.
  - THE SITE DOES NOT LIE WITHIN A NATURAL HERITAGE AREA, HISTORIC DISTRICT, OR GROUNDWATER PROTECTION AREA.
  - SEPTIC SYSTEMS WILL BE DESIGNED FOR EACH PROPOSED LOT. THEY ARE SHOWN HERE FOR ILLUSTRATIVE PURPOSES ONLY.
  - THE APPROXIMATE LOCATION OF THE WATER LINE IN NOTRE DAME STREET IS TAKEN FROM INFORMATION PROVIDED BY THE KENT COUNTY WATER AUTHORITY.
  - THE PROPOSED DWELLINGS SHALL BE CONNECTED TO THE WATER MAIN RUNNING DOWN NOTRE DAME STREET. THE CURRENT WATER SERVICE FOR THE EXISTING HOUSE WILL REMAIN AS IS.

**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	N32°57'40"E	29.98'
L2	S45°15'50"W	8.97'
L3	S51°32'31"E	17.38'

**CURVE DATA TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	75.00'	61.54'	47°00'59"	32.62'	59.83'	S28°02'02"E
C2	60.00'	29.14'	27°49'49"	14.87'	28.86'	S09°23'22"W
C3	60.00'	120.00'	114°35'30"	93.44'	100.98'	N80°36'02"E
C4	60.00'	114.78'	109°36'23"	85.07'	98.06'	N12°41'58"E
C5	30.00'	62.33'	119°02'40"	50.98'	51.71'	S07°58'49"W
C6	60.00'	263.92'	252°01'42"	82.54'	97.06'	N58°30'41"W

**EXISTING AREA TABLE**

A.P. 88 LOT 87	78,375± SQ.FT.	1.80± ACRES
+ A.P. 88 LOT 88.2	32,384± SQ.FT.	0.74± ACRES
TOTAL	110,759± SQ.FT.	2.54± ACRES

**PROPOSED AREA TABLE**

PROPOSED LOT 1	21,250± SQ.FT.	0.49± ACRES
PROPOSED LOT 2	53,892± SQ.FT.	1.24± ACRES
PROPOSED LOT 3	20,019± SQ.FT.	0.46± ACRES
+ CUL-DE-SAC	15,598± SQ.FT.	0.35± ACRES
TOTAL	110,759± SQ.FT.	2.54± ACRES

**OWNER**  
BRUCE B. GIBB & VICTORIA M. GIBB  
31 HOXIE COURT  
COVENTRY, RI 02816  
(401) 615-2416

**APPLICANT**  
NBG CONSTRUCTION  
606 VICTORY HIGHWAY  
WEST GREENWICH, RI 02817  
(401) 487-1720

**LEGAL COUNSEL**  
THOMAS CRONIN, ESQ.  
THE LAW OFFICES OF NOLAN, BRUNERO,  
CRONIN & FERRARA LTD.  
1070 MAIN STREET  
COVENTRY, RI 02816  
(401) 828-5800

"HOXIE COURT PLACE"  
PRE-APPLICATION MINOR SUBDIVISION PLAN  
OF LAND OF  
**BRUCE B. GIBB & VICTORIA M. GIBB**  
ASSESSOR'S PLAT 88 LOTS 87 & 88.2  
HOME COURT, NOTRE DAME STREET AND KERNAN STREET  
COVENTRY, RHODE ISLAND

PROJECT NO.: SSS3148  
DRAWING NO.: SSS177  
DRAWN BY: C. J. BITTIG

STATEMENT OF JURISDICTION  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 20, 2015, AS FOLLOWS:  
TYPE OF SURVEY: DOMESTIC  
TYPE OF SUBDIVISION: PRE-APPLICATION MINOR SUBDIVISION  
DATE OF SURVEY: APRIL 17, 2025  
DATE OF PLAN: APRIL 17, 2025

STATEMENT OF THE SURVEYOR  
I, JULIE MICHELLE RAMONDI, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF RHODE ISLAND AND THAT I AM THE SURVEYOR OF THIS SURVEY. I HAVE REVIEWED THIS PLAN AND I AM SURE THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING.

MEASUREMENT: SENSITIZATION CLASS I  
MEASUREMENT: SENSITIZATION CLASS II

JULIE MICHELLE RAMONDI  
No. 2540  
PROFESSIONAL LAND SURVEYOR

SCITUATE SURVEYS, INC.  
410 TIOGUE AVENUE  
COVENTRY, RHODE ISLAND 02816  
401 821 8101  
LAND SURVEYING/MAPPING/SITE PLANNING

SCALE IN FEET:  
0 15 30 45 60 75 90