

LOCATION PLAN

NOT TO SCALE

PRE-APPLICATION SUBMISSION
SUMMIT COMMERCIAL CONDOS
MAJOR LAND DEVELOPMENT PLAN
ASSESSOR'S PLAT 316 LOT 27

28 OLD SUMMIT ROAD
COVENTRY, RHODE ISLAND

PROJECT LEGEND

- WETLAND AREA
- WETLAND EDGE
- UTILITY POLE
- ELECTRIC METER
- ELECTRIC OVERHEAD WIRES
- EXISTING EDGE OF CLEARING
- IRF ○ EXISTING IRON ROD
- AIF ● EXISTING ANGLE IRON
- GBF □ EXISTING GRANITE BOUND
- WELL
- DWELLING
- 100' --- 100' EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- - - - - EXISTING WELL LINE
- 500' RADIUS LINE



APPLICANT

Billias Restoration, LLC.
C/O Jonathan Billias
Address: 82 Putnam Pike
Dayville
Connecticut, 06241
Phone: 401-741-8177

PROJECT SURVEYOR

Samuel R. Suorsa, PLS
Company: Coventry Survey Design Group
Address: 46 South Main Street
Coventry
Rhode Island, 02816
Phone: (401) 823-5028

OWNER

28 Old Summit Road LLC
Address: 28 Old Summit Road
Greene
Rhode Island, 02827

PROJECT ENGINEER

John W. Hampton, P.E.
Company: Coventry Survey Co.
Address: 46 South Main Street
Coventry
Rhode Island, 02816
Phone: (401) 823-5028

Sheet List:

- 0 - COVER SHEET
- 1 - EXISTING CONDITIONS PLAN
- 2 - PROPOSED CONDITIONS PLAN

Project Notes:

- All abutting property lines are approximate and are referenced using corresponding deeds.
- All noted OWTS information and location was referenced from RIDEM permit data obtained.
- Wetlands location are geo-referenced using RIGIS 1988 Wetland data.
- Contour lines are obtained from RIGIS Lidar contour data.

Revisions:

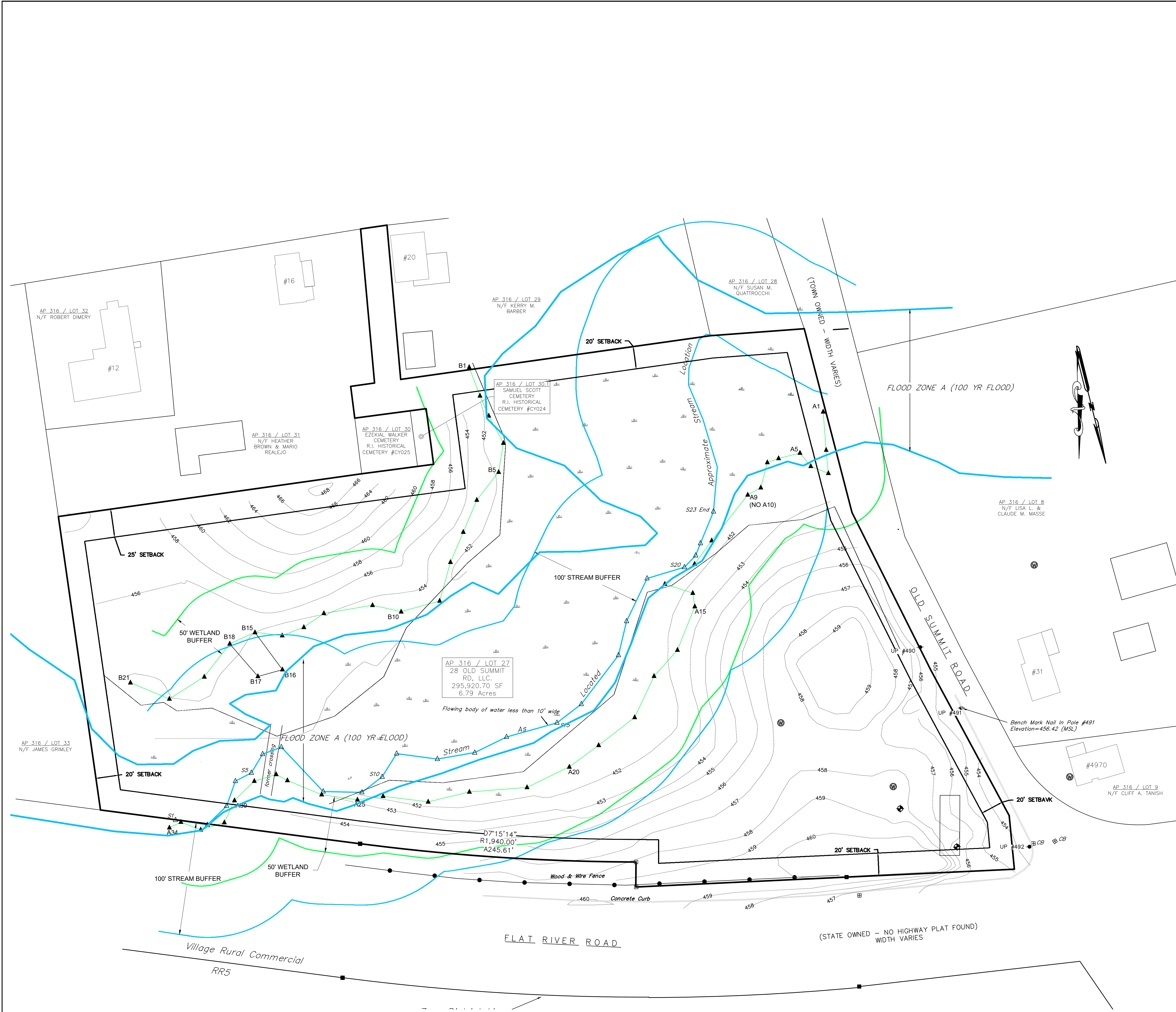
SAMUEL R. SUORSA
No. 2508
PROFESSIONAL
LAND SURVEYOR

PROJECT LAND SURVEYOR
Samuel R. Suorsa, PLS
Coventry Survey Co., Inc.
46 S Main Street
Coventry, RI 02816

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No. 2508
PROFESSIONAL
LAND SURVEYOR

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

Date:
November 19, 2025



SITE NOTES:

1. FIELD SURVEY DATE: 2008
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
4. SITE ADDRESS: 28 OLD SUMMIT ROAD GREENE, RI 02827
5. APPLICANT: BILLIAS RESTORATION, LLC DAYVILLE, CT
6. JURISDICTION: TOWN OF COVENTRY, RI
7. TAX ID: ASSESSORS PLAT 316 LOT 27
8. ZONING JURISDICTION: RVC (RURAL VILLAGE COMMERCIAL)
9. TOTAL LAND AREA ±6.79 AC.

GENERAL NOTES:

1. 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
2. SITE PROPERTY LINE, TOPOGRAPHY, AND EXISTING FEATURES OUT SIDE OF THE PROJECT SITE HAS BEEN COMPILED FROM "RIGIS" AND ---- OF ---- GIS SYSTEMS.
3. THE PURPOSE OF THIS SURVEY IS PRELIMINARY DESIGN OF THE COMMERCIAL CONDOS . USE OF THIS BY ANYONE OTHER THAN COVENTRY SURVEY DESIGN GROUP AND USE OF THIS SURVEY FOR ANY PURPOSE IS STRICTLY PROHIBITED.
4. IN THE EVENT THAT BENCHMARKS (BM'S), ESTABLISHED FOR THIS PROJECT AND SHOWN ON THIS SURVEY, ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IMMEDIATELY PRIOR TO STARING OR CONTINUING ANY WORK.
5. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
6. LIMIT OF WORK IS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP
COUNTY: KENT TOWN: COVENTRY, RI
COMMUNITY PANEL NUMBER: 440030080H
EFFECTIVE DATE: JULY 19, 2023
7. THIS SITE DOES NOT LIE WITHIN:
 - NATURAL HERITAGE AREAS
 - HISTORIC DISTRICTS
 - GROUNDWATER PROTECTION AREAS

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-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: NOT A BOUNDARY SURVEY - SURVEY CLASS 4

(B) OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY - LOCATION OF SITE FEATURES CLASS 3

(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 PREPARE A SITE PLAN

BY:

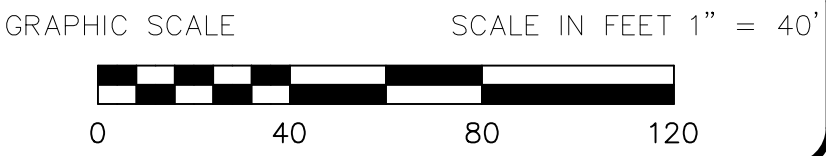
Samuel Suorsa November 19, 2025
REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE

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

A-68
CERTIFICATE OF AUTHORIZATION NO.

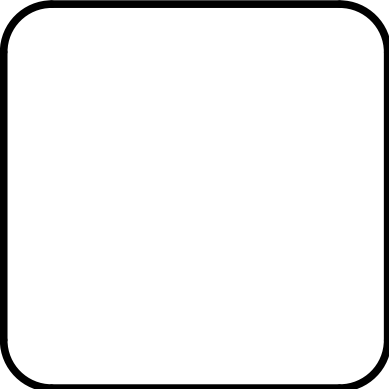
EXISTING CONDITIONS PLAN

CONCEPTUAL SITE MAP
AT 28 OLD SUMMIT ROAD
ASSESSOR'S PLAT 316 / LOT 27
PREPARED FOR: BILLIAS RESTORATION, LLC
82 PUTNUM PIKE DAYVILLE, CT 06241

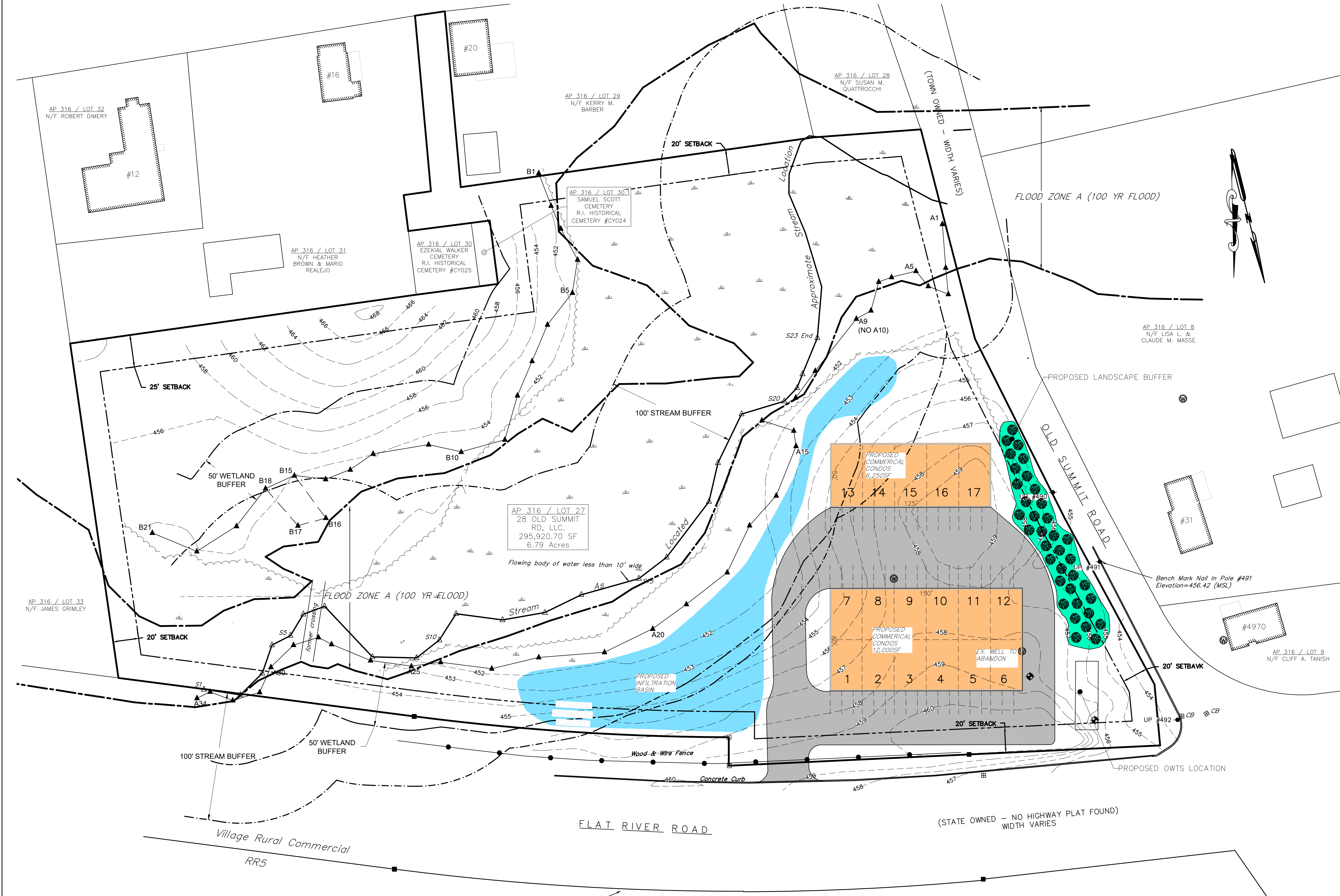


DRAWN BY: NRW	DATE	SHEET
CHECKED BY: SRS	NOV. 19, 2025	1 OF 2
APPROVED BY: SRS		
APPROVED BY:		

REVISIONS:	



DIMENSIONAL REQUIREMENTS TABLE		
ZONING DISTRICT:RVC; RURAL VILLAGE COMMERCIAL		
AP 316 / LOT 27	PROPOSED	REQUIRED
LOT AREA	6.79 ACRES	40,000 SF
FRONTAGE	1,377'	125'
FRONT SETBACK	47.5'	20'
COR. SIDE SETBACK	25'	20'
SIDE SETBACK	—	15'
REAR SETBACK	238'	25'
LOT COVERAGE	16%	<55%



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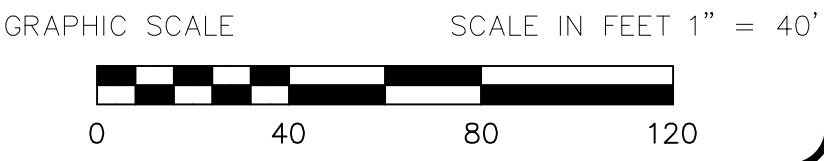
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CERTIFICATE OF AUTHORIZATION NO.

PROPOSED CONDITIONS PLAN

CONCEPTUAL SITE MAP
AT 28 OLD SUMMIT ROAD
ASSESSOR'S PLAT 316 / LOT 27
PREPARED FOR: BILLIAS RESTORATION, LLC
82 PUTNUM PIKE DAYVILLE, CT 06241



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