

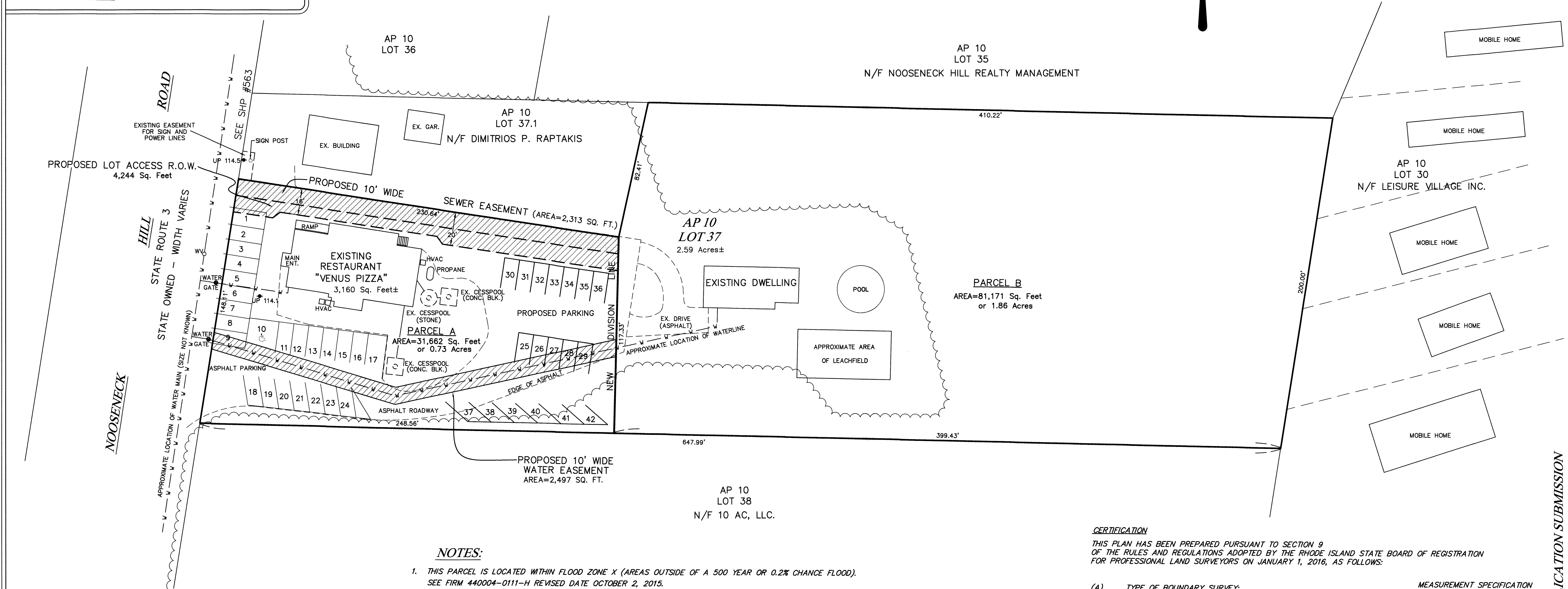
LOCATION PLAN NOT TO SCALE

### ZONING NOTES:

ZONE: GENERAL BUSINESS - ONE ACRE (GB-1)  
MINIMUM LOT SIZE: 1 ACRE  
MINIMUM LOT FRONTAGE: 200'  
MINIMUM SETBACK DIMENSIONS:  
FRONT: 10'  
REAR: 40'  
MAXIMUM BUILDING HEIGHT: 35'  
MAXIMUM LOT COVERAGE: 60%  
MINIMUM DISTANCE OF STRUCTURE TO RES. ZONE BUILDING: 40'

### VARIANCES NEEDED:

1. PARCEL A-RELIEF FOR LOT AREA: 0.27 ACRES
2. PARCEL B-RELIEF FOR LOT FRONTAGE 200'
3. PARCEL A-RELIEF FOR 18 PARKING SPACES (60 spaces required, 42 actual)

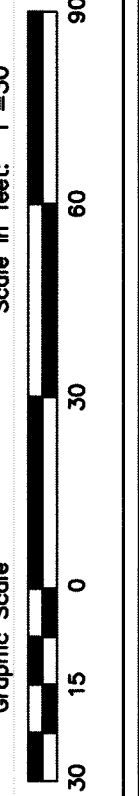
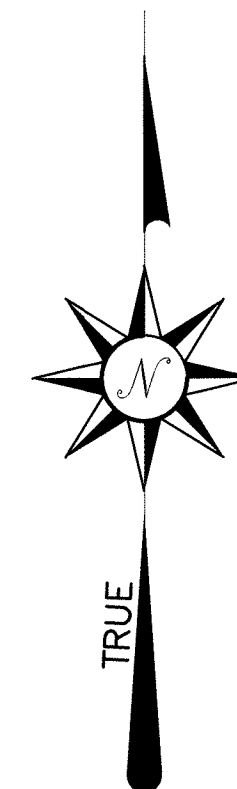


### NOTES:

1. THIS PARCEL IS LOCATED WITHIN FLOOD ZONE X (AREAS OUTSIDE OF A 500 YEAR OR 0.2% CHANCE FLOOD). SEE FIRM 440004-0111-H REVISED DATE OCTOBER 2, 2015.
2. THIS PARCEL IS LOCATED WITHIN THE CENTRAL COVENTRY FIRE DISTRICT.
3. THIS PARCEL IS NOT LOCATED WITHIN:  
-RIDEM NATURAL HERITAGE AREAS  
-TOWN HISTORIC DISTRICTS
4. THIS PARCEL IS LOCATED WITHIN:  
-RIDEM GROUNDWATER PROTECTION AREAS

### LEGEND:

AP ASSESSOR'S PLAT  
UP UTILITY POLE  
SHP STATE HIGHWAY PLAT  
WV WATER VALVE



Revisions:

SAMUEL R. SUORSA  
No. 2508  
PROFESSIONAL  
LAND SURVEYOR  
3-15-2016

Coventry Survey Co., Inc.  
46 South Main Street  
Coventry, Rhode Island 02816  
(401) 823-5028  
Land Surveying / Mapping / OMTS Designs

PRE-APPLICATION SUBMISSION  
Raptakis Plat

Proposed Conditions Plan  
of Land at 2080 Nooseneck Hill Road  
in the Town of Coventry, Rhode Island  
Assessor's Plat 10 / Lot 37

Prepared for: Leonidas P. Raptakis  
2080 Nooseneck Hill Road, Coventry, Rhode Island 02816

### CERTIFICATION

THIS 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 JANUARY 1, 2016, AS FOLLOWS:

- | (A) TYPE OF BOUNDARY SURVEY:   | MEASUREMENT SPECIFICATION |
|--|---------------------------|
| NOT A BOUNDARY SURVEY:<br>THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE. | IV                        |
| (B) OTHER TYPE OF SURVEY:<br>DATA ACCUMULATION SURVEY - EXISTING SITE FEATURES   | III                       |
| (C) STATEMENT OF PURPOSE:<br>THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING SITE FEATURES AND THEIR RELATIONSHIP TO THE PROPERTY LINES.  |                           |

BY: Samuel R. Suorsa 3-15-2016  
REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE  
SAMUEL R. SUORSA  
REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME

A-GB  
CERTIFICATE OF AUTHORIZATION NO.

Date:  
March 14, 2016

Sheet 2 of 2