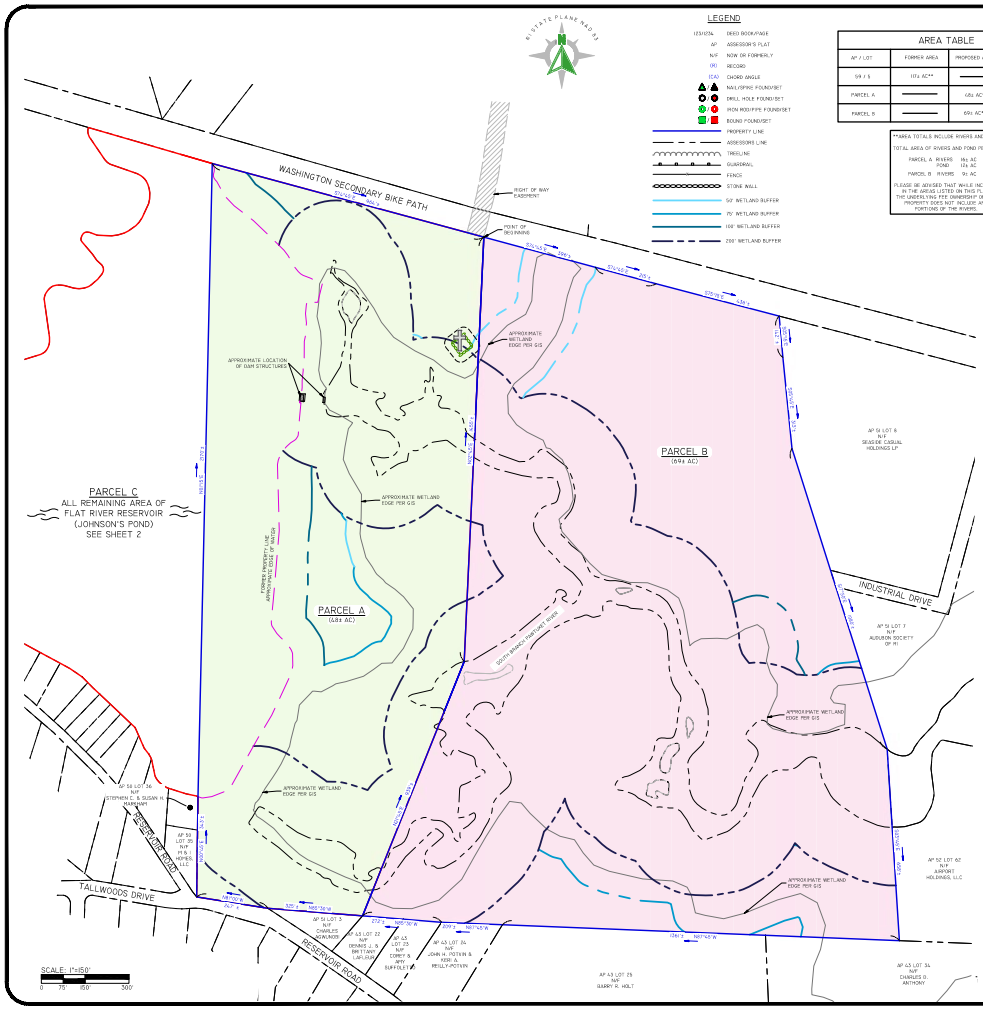


LEGEND

123/1234	DEED BOOK/PAGE
AP	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
(R)	RECORD
(CA)	CHORD ANGLE
	NAIL/SPIKE FOUND/SET
	DRILL HOLE FOUND/SET
	IRON ROD/PIPE FOUND/SET
	BOUND FOUND/SET
	PROPERTY LINE
	ASSESSOR'S LINE
	TREELINE
	GUARDRAIL
	FENCE
	STONE WALL
	50' WETLAND BUFFER
	75' WETLAND BUFFER
	100' WETLAND BUFFER
	200' WETLAND BUFFER

AREA TABLE

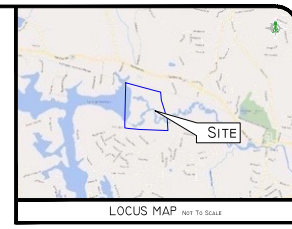
AP / LOT	FORMER AREA	PROPOSED AREA	SUITABLE AREA
59 / 5	117± AC**	———	24± AC
PARCEL A	———	48± AC**	5± AC
PARCEL B	———	69± AC**	19± AC

**AREA TOTALS INCLUDE RIVERS AND POND

TOTAL AREA OF RIVERS AND POND PER LOT:

PARCEL A RIVERS 16± AC
POND 12± AC
PARCEL B RIVERS 9± AC

PLEASE BE ADVISED THAT WHILE INCLUDED IN THE AREAS LISTED ON THIS PLAN, THE UNDERLYING FEE OWNERSHIP OF THE PROPERTY DOES NOT INCLUDE ANY PORTIONS OF THE RIVERS.



LOCUS MAP NOT TO SCALE

GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 59, LOT 5 IN THE TOWN OF COVENTRY, WASHINGTON COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 265, PAGE 847, IS SOSCA HOLDINGS, LLC.
4. THE SITE IS LOCATED IN FEMA FLOOD ZONES AE (EL. 238.7), X (UNSHADED) & X (SHADED). REFERENCE FEMA FLOOD INSURANCE RATE MAP LEGEND:BOSH MAP REVISED OCTOBER 2, 2015 & MAP LEGEND:BOSH MAP REVISED OCTOBER 2, 2015.
5. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
6. THE PARCEL IS ZONED RD3 (RESIDENTIAL 20,000) AND I-1 (INDUSTRIAL-G) BASED ON TOWN OF COVENTRY GIS MAPS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
7. THERE WERE CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY AND THERE ARE CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE. PLEASE REFER TO RHODE ISLAND GENERAL LAW § 23-23-18-II FOR BUILDING REQUIREMENTS AROUND A HISTORIC CEMETERY.

DiPrete Engineering
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Boston • Providence • Newport

NO.	DATE	DESCRIPTION	BY
1	2/2/2018	FOR PERMITTING	

MINOR SUBDIVISION PLAN
1600 FLAT RIVER ROAD

ASSESSOR'S PLAT 59 LOT 5
COVENTRY, RHODE ISLAND

PREPARED FOR:
ANGELL LAW, LLC
1600 RESERVOIR AVENUE
CRANSTON, RHODE ISLAND 02910

SHEET 1 OF 2

DR JOB NO. 2017-0001 COPYRIGHT 2018 BY DIPRETE ENGINEERING ASSOCIATES, INC.