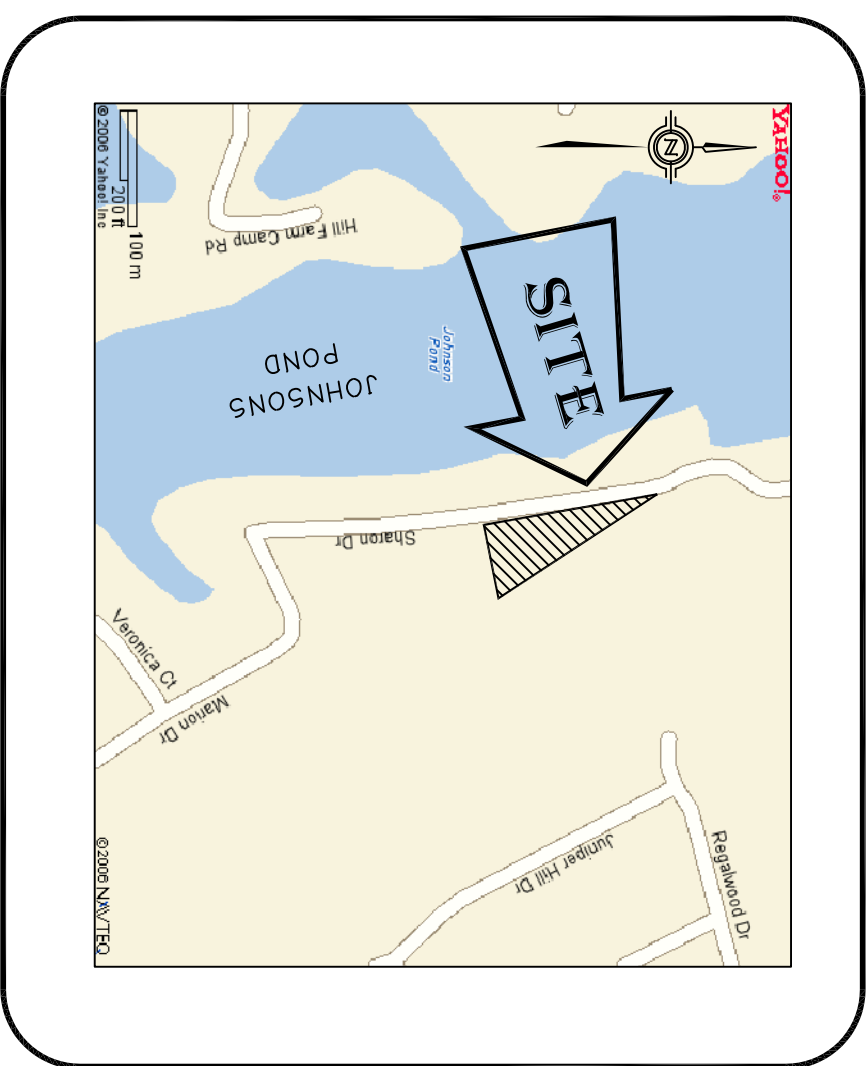


STREET INDEX

SHARON DRIVE

**OWNER / APPLICANT:**

**PROPOSED CONDITIONS "GAGNON PLAT"**



**LOCUS MAP**

**ZONING DISTRICT: R-20**

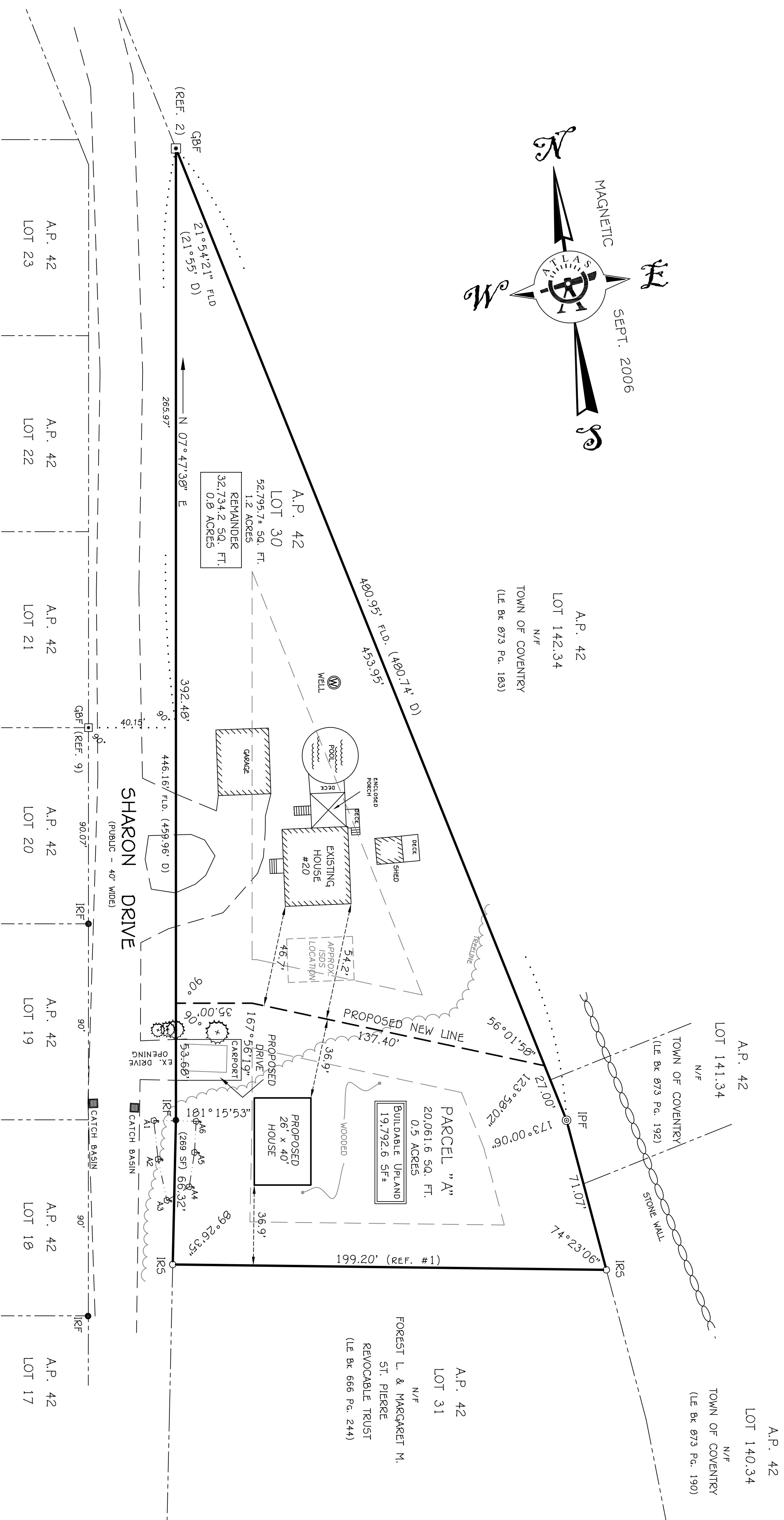
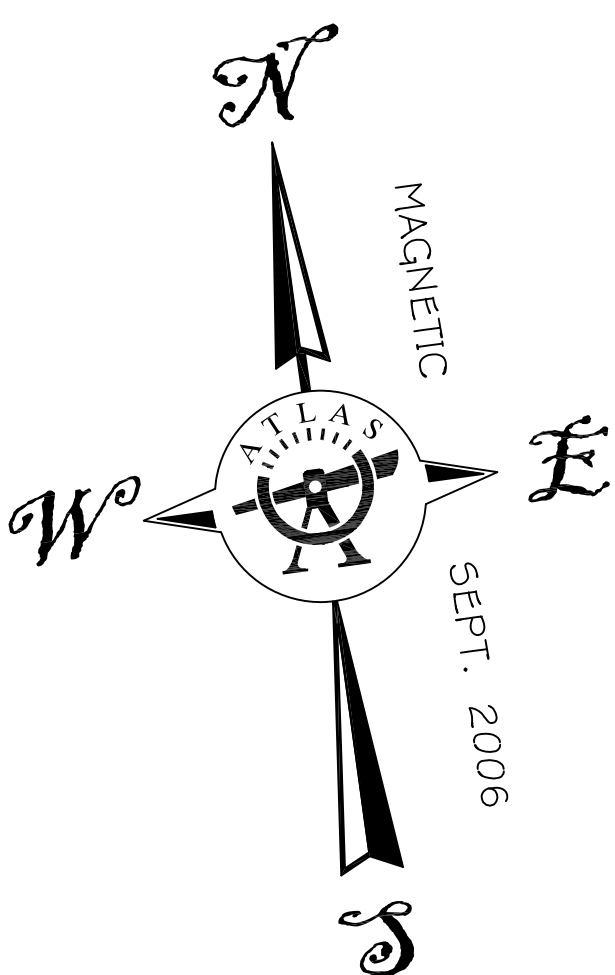
MINIMUM LOT AREA 20,000 SQ. FT.  
 MINIMUM LOT WIDTH & FRONTAGE 120 FT.  
 MINIMUM YARDS: FRONT 35 FT., SIDE 20 FT., REAR 40 FT.  
 MAXIMUM LOT COVERAGE 20 %

**AREA TABLE**

REQUIRED	AP42 LOT 30	PARCEL "A"
EXISTING	20,000 SF	20,000 SF
PROPOSED	52,795.7 SF	0 SF
SUITABLE LAND	32,734.2 SF	20,061.6 SF
UNSUITABLE LAND	N/A	19,792.6 SF
		269 SF

**LEGEND:**

- ▣ GRANITE BOUND FOUND (GBF)
- IRON ROD SET (IRS)
- IRON ROD FOUND (IRF)
- ⊙ IRON PIPE FOUND (IPF)
- ⊕ UTILITY POLE
- ⊕ FIRE HYDRANT
- ▣ CATCH BASIN
- (D) DEED ANGLE OR DISTANCE
- F.L.D. FIELD MEASURED AANGLE OR DISTANCE
- L.E. LAND EVIDENCE BOOK
- 🚩 WETLAND FLAG



**ZONING TABLE**

A.P./LOT	EXISTING FRONTAGE	PROPOSED FRONTAGE
42/30	512.48'	392.48'
PARCEL "A"	0'	120'

**FLOOD ZONE: "C"**

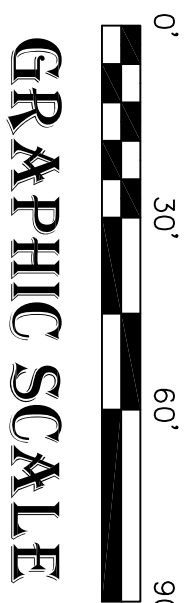
THIS LOT, BY GRAPHICS PLOTTING ONLY, APPEARS TO LIE IN ZONE "X" OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL #440004 0009 B MAP REVISED MAY 21, 2001

**NOTES:**

- THIS PARCEL IS NOT LOCATED WITHIN A NATURAL HEATAGE AREA, HISTORIC DISTRICT, OR A GROUNDWATER PROTECTION AREA.
- THE EXISTING HOUSE IS NOT LISTED ON THE NATIONAL HISTORIC REGISTER.
- HOOK UP TO TOWN WATER IS PROPOSED FOR PARCEL "A".
- AN ISDS IS PROPOSED FOR PARCEL "A".
- EXISTING CARPORT IS TO BE REMOVED.
- THIS PARCEL IS LOCATED WITHIN THE CENTRAL COVENTRY FIRE DISTRICT.
- WETLANDS FLAGGED ON PARCEL "A" BY GREEN HILL ENVIRONMENTAL (Dec. 2007)

**REFERENCES:**

- BOUNDARY LINE AGREEMENT L.E. BOOK 1774 PAGE 002-004
- L.E. BOOK 81 PAGE 372
- L.E. BOOK 164 PAGE 941
- L.E. BOOK 666 PAGE 244
- L.E. BOOK 163 PAGE 190
- L.E. BOOK 83 PAGE 259
- "COMPILED PLAN SHOWING LANDS NEAR FLAT RIVER RESERVOIR TOWN OF COVENTRY, R.I. - PREPARED FOR JOHN KOSZELA"
- BY A.J. EASTERBROOKS, C.E. OCT. 1975 PLAT BOOK 6 PAGE 146
- "CLUB HOUSE PLAT-SECTION 'C', PART 1...OWNED BY JOHN KOSZELA"
- BY RAY C. MATTESON, ENGR AUG. 1957 PLAT BOOK 5 PAGE 44
- "CLUB HOUSE PLAT-SECTION 'C', PART 2...OWNED BY JOHN KOSZELA"
- BY RAY C. MATTESON, ENGR AUG. 1958 PLAT BOOK 5 PAGE 46
- "CLUB HOUSE PLAT-SECTION 'C', PART 3...OWNED BY JOHN KOSZELA"
- BY RAY C. MATTESON, ENGR MAR. 1962 PLAT BOOK 5 PAGE 83
- "WASHINGTON VILLA PLAT" BY H.B. BARTON MAR. 1893 L.E. BK 34 PAGE 200-201, PLAT BOOK 7 PAGE 21



**SURVEY CLASSIFICATION:**

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.  
 PROPERTY LINE - CLASS "T"

BY: MARCUS CHANNELL, P.L.S. #19771 DATE:

**ATLAS LAND SURVEYING, LLC**  
 PROPERTY & CONSTRUCTION SURVEYING & MAPPING

91 Parkway Drive ~ Warwick, RI 02886  
 401-737-4407  
 WWW.ATLASLANDSURVEYING.COM

**PRE-APPLICATION MINOR SUBDIVISION  
 PROPOSED CONDITIONS "GAGNON PLAT"**

Prepared For:

REVISION:	1-16-2008: Town Comments
DATE:	1-09-2008
DRAWN BY:	MC
SCALE:	1"=30'
SHEET:	<b>2</b>
OF 3 SHEETS	
JOB NO.:	06-161
DWG. NO.:	06-161 Pre-App Prop. Subd