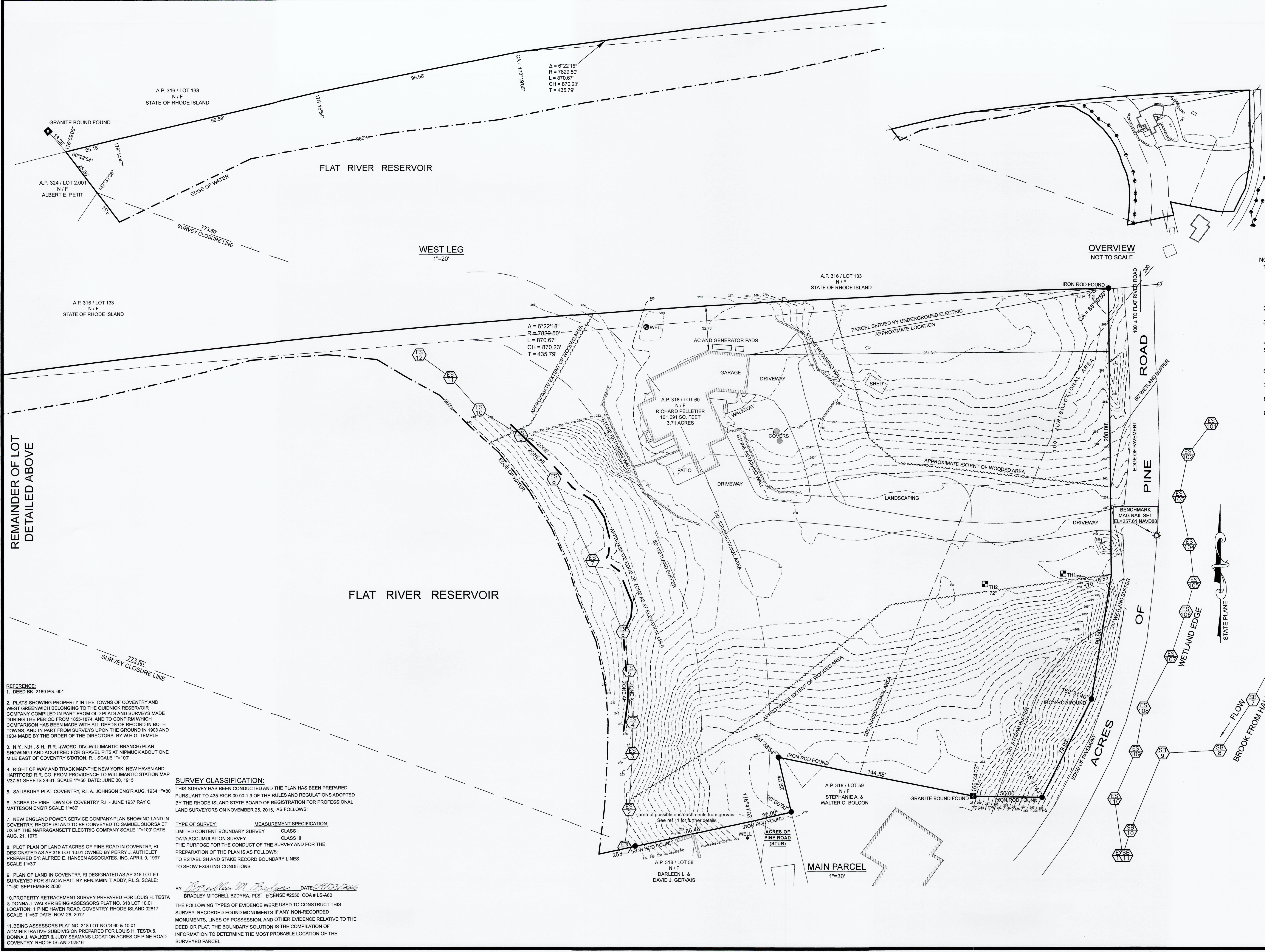


LOCUS MAP
NOT TO SCALE

ZONING DISTRICT RR2

MINIMUM LOT AREA	2 ACRE
MINIMUM LOT FRONTAGE	225 FT.
MINIMUM SETBACKS - FRONT	45 FT.
SIDE	50 FT.
REAR	90 FT.
MAXIMUM LOT COVERAGE	15%
MAXIMUM BUILDING HEIGHT	35'

- NOTES:
1. WATER LINE LOCATED IN WINTER OF 2026 SHOWN AS PROPERTY LINE AND USED FOR AREA CALCULATION. WATER LINE RISES DURING WARMER MONTHS WHEN DAM IS RAISED, AND WILL RESULT IN A DIFFERENT PROPERTY LINE AND AREA. EDGE OF WATER IS THE INTENDED PROPERTY LINE.
 2. WETLANDS FLAGGED BY ECOSYSTEM SOLUTIONS ON 11/13/2025 PROJECT W25-2209
 3. PARCEL PREDOMINANTLY RESIDES IN ZONE X, WITH THE SHOWN PORTION NEAR THE FLAT RIVER RESERVOIR RESIDING IN ZONE AE.
 4. WIDTH OF ACRES OF PINE ROAD VARIES.
 5. EXISTING CONDITIONS ARE A RESULT OF A FIELD SURVEY BEGINNING 10/30/2025 AND CONCLUDING 2/25/2026.
 6. PARCEL IS LOCATED IN THE CENTRAL FIRE DISTRICT.
 7. SOIL TESTING WAS CONDUCTED BY BRANDON FANEUF OF ESI INC. RIDEM APPLIC. IA-000012698.
 8. THE PROPERTY IS NOT LOCATED IN AN RIDEM NATURAL HERITAGE AREA.
 9. THE PARCEL IS IN A NON COMMUNITY WELL HEAD PROTECTION AREA (NCWHPA).



REMAINDER OF LOT
DETAILED ABOVE

- REFERENCE:
1. DEED BK 2180 PG. 601
 2. PLATS SHOWING PROPERTY IN THE TOWNS OF COVENTRY AND WEST GREENWICH BELONGING TO THE QUIDNICK RESERVOIR COMPANY COMPILED IN PART FROM OLD PLATS AND SURVEYS MADE DURING THE PERIOD FROM 1855-1874, AND TO CONFIRM WHICH COMPARISON HAS BEEN MADE WITH ALL DEEDS OF RECORD IN BOTH TOWNS, AND IN PART FROM SURVEYS UPON THE GROUND IN 1903 AND 1904 MADE BY THE ORDER OF THE DIRECTORS, BY W.H.G. TEMPLE
 3. N.Y., N.H., & H. R.R. - (WORC. DIV.-WILLIMANTIC BRANCH) PLAN SHOWING LAND ACQUIRED FOR GRAVEL PITS AT NIPMUCK ABOUT ONE MILE EAST OF COVENTRY STATION, R.I. SCALE 1"=100'
 4. RIGHT OF WAY AND TRACK MAP-THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO. FROM PROVIDENCE TO WILLIMANTIC STATION MAP V37-51 SHEETS 29-31. SCALE 1"=50' DATE: JUNE 30, 1915
 5. SALISBURY PLAT COVENTRY, R.I. A. JOHNSON ENGR. AUG. 1934 1"=80'
 6. ACRES OF PINE TOWN OF COVENTRY R.I. - JUNE 1937 RAY C. MATTESON ENGR SCALE 1"=80'
 7. NEW ENGLAND POWER SERVICE COMPANY-PLAN SHOWING LAND IN COVENTRY, RHODE ISLAND TO BE CONVEYED TO SAMUEL SUORSA ET UX BY THE NARRAGANSETT ELECTRIC COMPANY SCALE 1"=100' DATE AUG. 21, 1979
 8. PLOT PLAN OF LAND AT ACRES OF PINE ROAD IN COVENTRY, RI DESIGNATED AS AP 318 LOT 10.01 OWNED BY PERRY J. AUTHELET. PREPARED BY ALFRED E. HANSEN ASSOCIATES, INC. APRIL 9, 1997 SCALE 1"=30'
 9. PLAN OF LAND IN COVENTRY, RI DESIGNATED AS AP 318 LOT 60 SURVEYED FOR STACIA HALL BY BENJAMIN T. ADDY, P.L.S. SCALE: 1"=50' SEPTEMBER 2000
 10. PROPERTY RETRACEMENT SURVEY PREPARED FOR LOUIS H. TESTA & DONNA J. WALKER BEING ASSESSORS PLAT NO. 318 LOT 10.01 LOCATION: 1 PINE HAVEN ROAD, COVENTRY, RHODE ISLAND 02817 SCALE: 1"=50' DATE: NOV. 28, 2012
 11. BEING ASSESSORS PLAT NO. 318 LOT NO.'S 60 & 10.01 ADMINISTRATIVE SUBDIVISION PREPARED FOR LOUIS H. TESTA & DONNA J. WALKER & JUDY SEAMANS LOCATION ACRES OF PINE ROAD COVENTRY, RHODE ISLAND 02816

SURVEY CLASSIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES, TO SHOW EXISTING CONDITIONS.

BY *Bradley Mitchell Bzdryra* DATE: 04/23/2026
BRADLEY MITCHELL BZDYRA, PLS. LICENSE #2556, COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



MINOR SUBDIVISION
PELLETIER PLAT
EXISTING CONDITIONS SURVEY
A.P. 318 / LOT 60
6 ACRES OF PINE ROAD
COVENTRY, RI 02816
SCALE: 1"=30' DATE: MARCH 27, 2026
REVISED: APRIL 7, 2026 (BUILDABLE AREA)

PREPARED FOR:
RICHARD PELLETIER
(401) 822-5000
6 ACRES OF PINE ROAD
COVENTRY, RI 02816

SHEET: 1 OF 3
PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 11208 / DWG. NO. 11208 - (BMB/AR)
GRAPHIC SCALE: 1"=30'

