

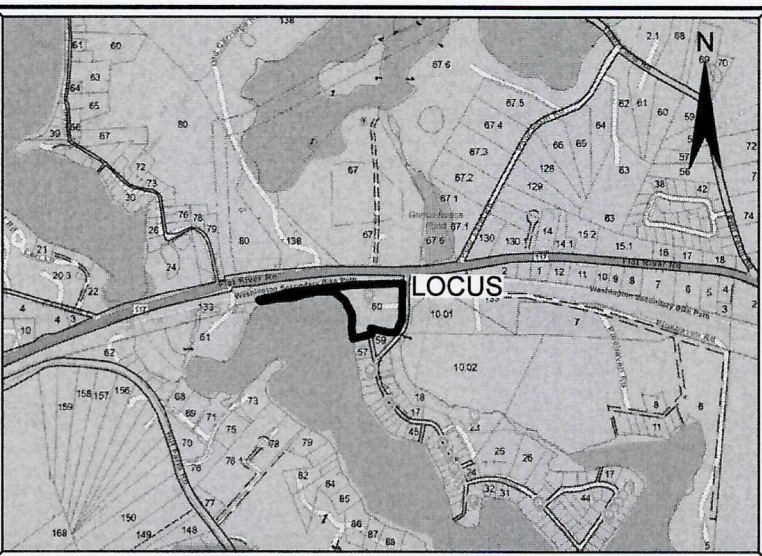
A.P. 316 / LOT 133
N / F
STATE OF RHODE ISLAND

IRON ROD FOUND

CA = 85°50'50"

Δ = 6°22'18"
R = 7829.5'
L = 870.67'
CH = 870.23'
T = 435.79'

A.P. 318 / LOT 60
EXISTING HOUSE LOT
OLD AREA
161,691 SQ. FEET
3.71 ACRES
NEW AREA
113,325 SQ. FEET
2.60 ACRES



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. PROJECT REQUIRES AREA RELIEF FOR MINIMUM LOT AREA FROM 2 ACRES TO 1.11 ACRES
2. PROJECT REQUIRES FRONTAGE RELIEF FROM 225 FT. TO 194.95 FT. FOR THE PROPOSED PARCEL AND 183.48 FT. FOR THE EXISTING PARCEL TO REMAIN.
3. PROJECT REQUIRES RELIEF FROM THE SUITABLE LAND REQUIREMENT FROM 1 ACRE TO 0.83 ACRES.
4. PROJECT IS PROPOSING 1 NEW BUILDABLE SINGLE FAMILY RESIDENTIAL LOT
5. NEW LOT WILL BE SERVED BY WELL AND OWTS

ROAD

PINE

OF



MINOR SUBDIVISION
PELLETIER PLAT
SUBDIVISION PLAN

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)

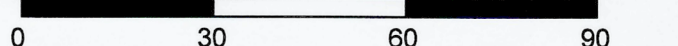
PREPARED FOR:
RICHARD PELLETIER
(401) 822-5000
6 ACRES OF PINE ROAD
COVENTRY, RI 02816

SHEET: 2 OF 3

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
PHONE: (401) 453-9696 info@osplanners.com

JOB NO. 11208 / DWG. NO. 11208 - (BMB/AR)

GRAPHIC SCALE: 1" = 30'



FLAT RIVER RESERVOIR

EDGE OF WATER

309.31'
PARCEL A
VACANT LOT
48,366 SQ. FEET
1.11 ACRES
(0.83 ACRES SUITABLE
FOR DEVELOPMENT)

A.P. 318 / LOT 59
N / F
STEPHANIE A. &
WALTER C. BOLCON

A.P. 318 / LOT 58
N / F
DARLEEN L. &
DAVID J. GERVAIS

ACRES OF
PINE ROAD
(STUB)

ACRES

DIMENSIONAL REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
DISTRICT RR2	2 ACRE	3.71 AC.	2.60 AC. 1.11 AC.
MINIMUM LOT FRONTAGE	225 FT.	378.43 FT.	183.48 FT. 194.95 FT.
MINIMUM SETBACKS:			
FRONT	45 FT.	261.3 FT.	261.3 FT. 91.7 FT.
SIDE	50 FT.	32.7 FT.	32.7 FT. 50 FT.
REAR	90 FT.	100.1 FT.	100.1 FT. 140.3 FT.
LOT COVERAGE	15%	2.5%	3.5% 2.5%

A.P. 318 / LOT	OLD AREA	NEW AREA
LOT 60	161,691 S.F. (3.71 AC.)	113,325 S.F. (2.60 AC.)
PARCEL A	0 S.F. (0 AC.)	48,366 S.F. (1.11 AC.)

- REFERENCE:
1. DEED BK 2180 PG. 601
 2. PLATS SHOWING PROPERTY IN THE TOWNS OF COVENTRY AND WEST GREENWICH BELONGING TO THE QUINICK 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. ALTHELET 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

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: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: 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 SUBDIVIDE A PARCEL OF LAND.

BY: *Bradley M. Bzdyra* DATE: *04/01/2026*
BRADLEY MITCHELL BZDYRA, P.L.S. LICENSE #2556; COA #LS-A80

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.