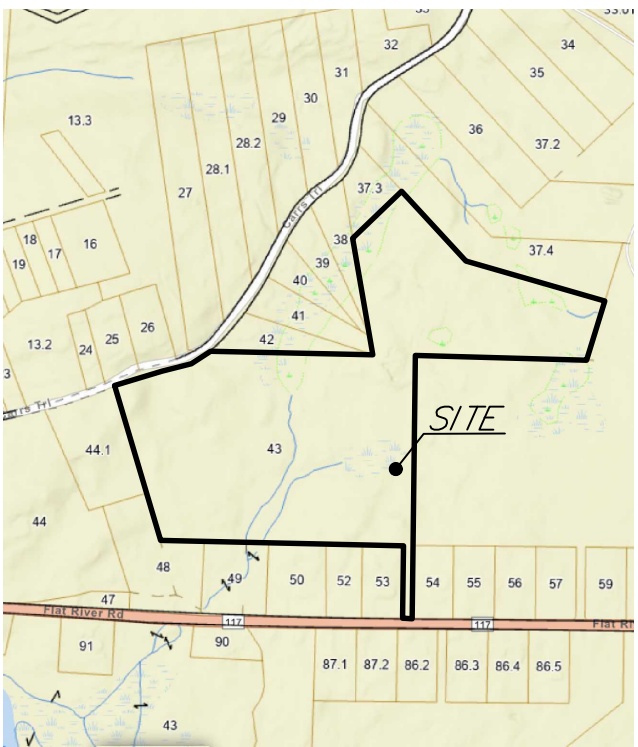




NOT TO SCALE

LOCATION PLAN

LOMASTRO PLAT

MINOR 2-LOT FRONTAGE SUBDIVISION

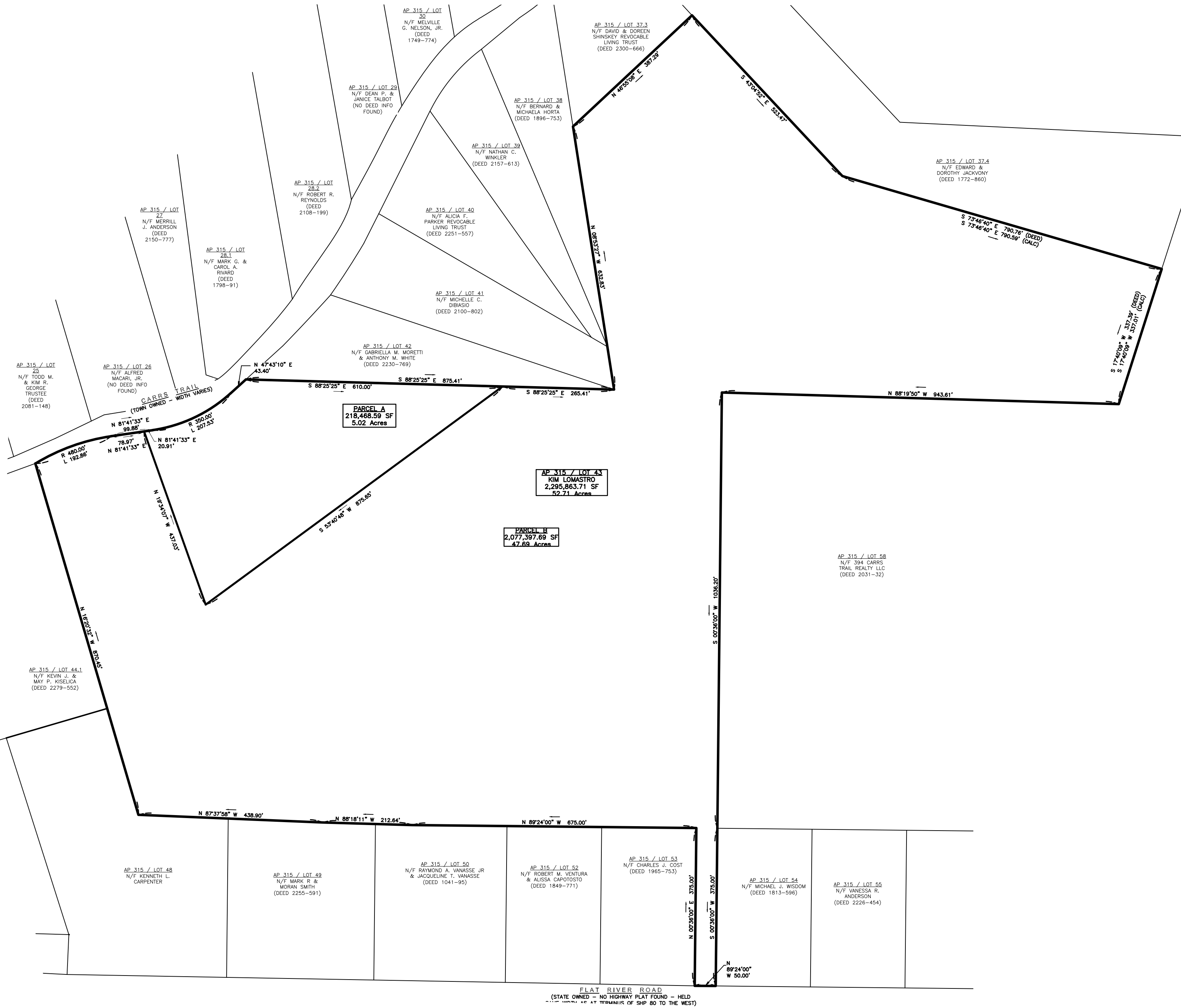
ASSESSOR'S PLAT 315 LOT 43

730 CARR'S TRAIL

COVENTRY, RHODE ISLAND

PROJECT LEGEND

- WETLAND AREA
- WETLAND EDGE
- UTILITY POLE
- ELECTRIC METER
- ELECTRIC OVERHEAD WIRES
- EXISTING EDGE OF CLEARING
- EXISTING IRON ROD
- EXISTING ANGLE IRON
- EXISTING GRANITE BOUND
- WELL
- DWELLING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WELL LINE
- 500' RADIUS LINE



Scope of Work:

The intent of this subdivision is to create 1 new parcel from AP315/Lot 43, which has an existing area of 52.71 Acres. Proposed Parcel 'A' is 5.02 Acres and conforms to all R-5 regulations, except lot frontage required. Proposed Parcel 'B' is 47.69 Acres and conforms to all R-5 Regulations, except lot frontage required. These shortfalls will require an administrative variance.

** NOT TO SCALE **

APPLICANT/OWNER

Kim Lomastro
Address: 9 Babcock Lane
Newburgh
Maine, 04444
Phone: (401) 486-9171

PROJECT SURVEYOR

Samuel R. Suorsa, PLS
Company: Coventry Survey Design Group
Address: 46 South Main Street
Coventry
Rhode Island, 02816
Phone: (401) 823-5028

Sheet List:

- 0 - COVER SHEET
- 1 - EXISTING CONDITIONS PLAN
- 2 - PROPOSED CONDITIONS PLAN
- 3 - FIVE HUNDRED (500) FOOT RADIUS MAP

Project Notes:

1. All abutting property lines are approximate and are referenced using corresponding deeds.
2. All noted OWTS information and location was referenced from RIDEM permit data obtained.
3. Wetlands location are geo-referenced using RIGIS 1988 Wetland data.
4. Contour lines are obtained from RIGIS Lidar contour data.

Revisions:

PROJECT LAND SURVEYOR

Samuel R. Suorsa, PLS
Coventry Survey Co., Inc.
46 S Main Street
Coventry, RI 02816

SAMUEL R. SUORSA

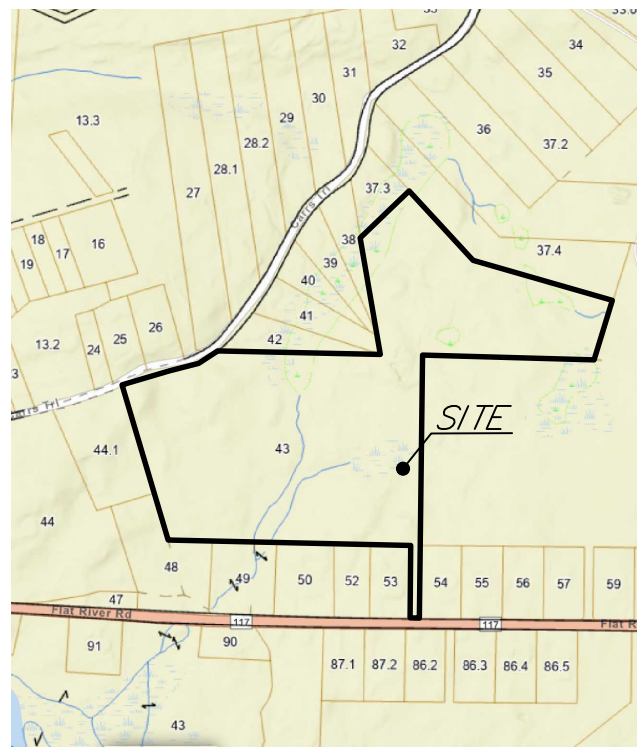
PROFESSIONAL
LAND SURVEYOR

CSDG

Coventry Survey Design Group
46 South Main Street
Coventry, RI 02816
401-823-5028
coventrysury.com

Date:

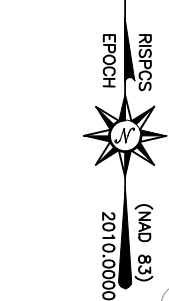
JANUARY 23, 2025



LOCUS MAP

NOT TO SCALE

OWNER/APPLICANT:
KIM LOMASTRO
9 BABCOCK LANE, NEWBURGH ME 04444
401-486-9171



GRAPHIC SCALE

1"=120'

0 120 240 360

Revisions:

NO. DATE DESCRIPTION

1. 1/22/2025

2. 1/22/2025

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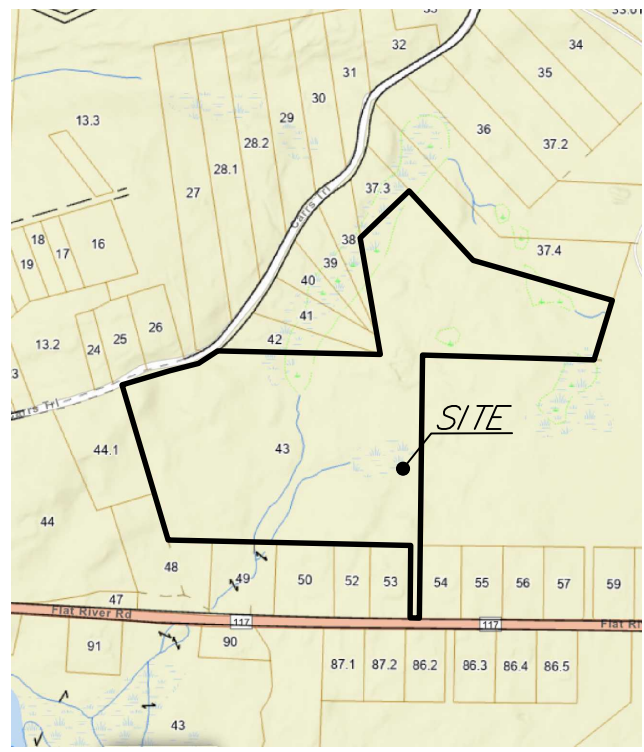
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LOCUS MAP

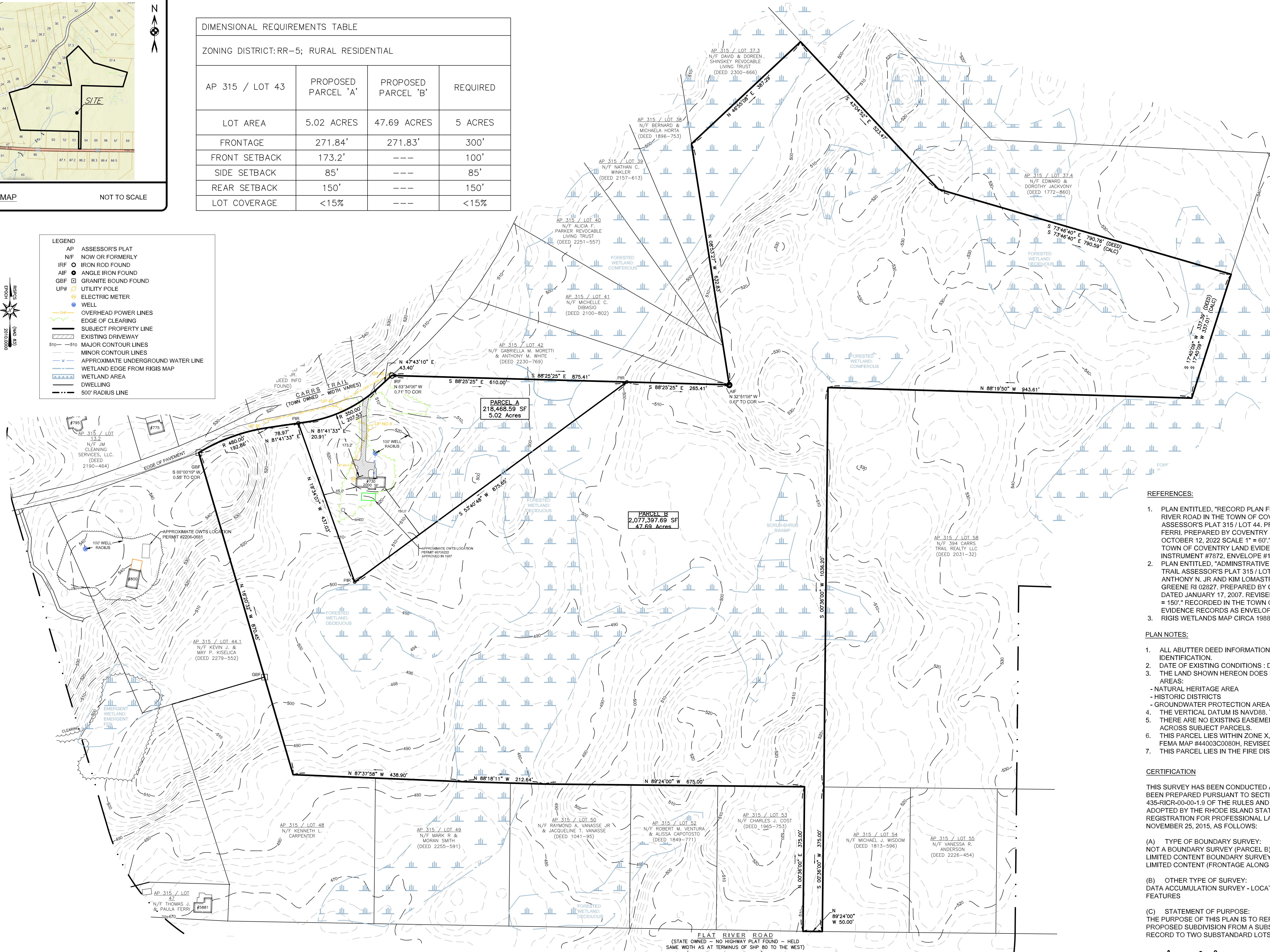
NOT TO SCALE

DIMENSIONAL REQUIREMENTS TABLE

ZONING DISTRICT:RR-5; RURAL RESIDENTIAL

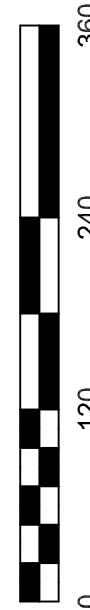
AP 315 / LOT 43	PROPOSED PARCEL 'A'	PROPOSED PARCEL 'B'	REQUIRED
LOT AREA	5.02 ACRES	47.69 ACRES	5 ACRES
FRONTAGE	271.84'	271.83'	300'
FRONT SETBACK	173.2'	---	100'
SIDE SETBACK	85'	---	85'
REAR SETBACK	150'	---	150'
LOT COVERAGE	<15%	---	<15%

- LEGEND
- AP ASSESSOR'S PLAT
 - N/F NOW OR FORMERLY
 - IRF IRON ROD FOUND
 - AIF ANGLE IRON FOUND
 - GBF GRANITE BOUND FOUND
 - UPH UTILITY POLE
 - EM ELECTRIC METER
 - WELL
 - OVERHEAD POWER LINES
 - EDGE OF CLEARING
 - SUBJECT PROPERTY LINE
 - EXISTING DRIVEWAY
 - MAJOR CONTOUR LINES
 - MINOR CONTOUR LINES
 - APPROXIMATE UNDERGROUND WATER LINE
 - WETLAND EDGE FROM RIGIS MAP
 - WETLAND AREA
 - DWELLING
 - 500' RADIUS LINE



OWNER/APPLICANT:
KIM LOMASTRO
9 BABCOCK LANE, NEWBURGH ME 04444
401-486-9171

Scale in Feet: 1"=120'



Revisions:

SAMUEL R. SUORSA
No. 2508
PROFESSIONAL
LAND SURVEYOR

CSDG
Coventry Survey Design Group
46 South Main Street
Coventry, RI 02816
401-823-5028
coventrysury.com

REFERENCES:

- PLAN ENTITLED, "RECORD PLAN FERRI PLAT AT 5937 FLAT RIVER ROAD IN THE TOWN OF COVENTRY, RHODE ISLAND, ASSESSOR'S PLAT 315 / LOT 44, PREPARED FOR LINDA FERRI PREPARED BY COVENTRY SURVEY, CO. DATED OCTOBER 12, 2022 SCALE 1" = 60'" RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS AS INSTRUMENT #7872, ENVELOPE #1686.
- PLAN ENTITLED, "ADMINISTRATIVE SUBDIVISION AT CARR'S TRAIL ASSESSOR'S PLAT 315 / LOT 58, PREPARED FOR ANTHONY N. JR AND KIM LOMASTRO 730 CARR'S TRAIL, GREENE RI 02827, PREPARED BY COVENTRY SURVEY CO. DATED JANUARY 17, 2007, REVISED APRIL 3, 2007, SCALE 1" = 150'" RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS AS ENVELOPE #959.
- RIGIS WETLANDS MAP CIRCA 1988.

PLAN NOTES:

- ALL ABUTTER DEED INFORMATION NOTED WITH OWNERSHIP AND LOT IDENTIFICATION.
- DATE OF EXISTING CONDITIONS : DECEMBER 2024
- THE LAND SHOWN HEREON DOES NOT LIE WITHIN ANY OF THE FOLLOWING AREAS:
 - NATURAL HERITAGE AREA
 - HISTORIC DISTRICTS
 - GROUNDWATER PROTECTION AREA
- THE VERTICAL DATUM IS NAVD88. THE HORIZONTAL DATUM IS NAD83.
- THERE ARE NO EXISTING EASEMENTS FOR INGRESS & EGRESS ONTO OR ACROSS SUBJECT PARCELS.
- THIS PARCEL LIES WITHIN ZONE X, NOT A SPECIAL FLOOD HAZARD ZONE. SEE FEMA MAP #44030C0080H, REVISED JULY 19, 2023.
- THIS PARCEL LIES IN THE FIRE DISTRICT : WESTERN COVENTRY (401) 397-5916

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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:

(A) TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION
NOT A BOUNDARY SURVEY (PARCEL B) IV
LIMITED CONTENT BOUNDARY SURVEY (PARCEL A) I
LIMITED CONTENT (FRONTAGE ALONG CARR'S TRAIL) I

(B) OTHER TYPE OF SURVEY:
DATA ACCUMULATION SURVEY - LOCATION OF SITE FEATURES III

(C) STATEMENT OF PURPOSE:
THE PURPOSE OF THIS PLAN IS TO REPRESENT A PROPOSED SUBDIVISION FROM A SUBSTANDARD LOT OF RECORD TO TWO SUBSTANDARD LOTS DIMENSIONALLY

BY: Samuel R. Suorsa 1/22/2025
REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE

Samuel R. Suorsa, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME

A-68
CERTIFICATE OF AUTHORIZATION NO.

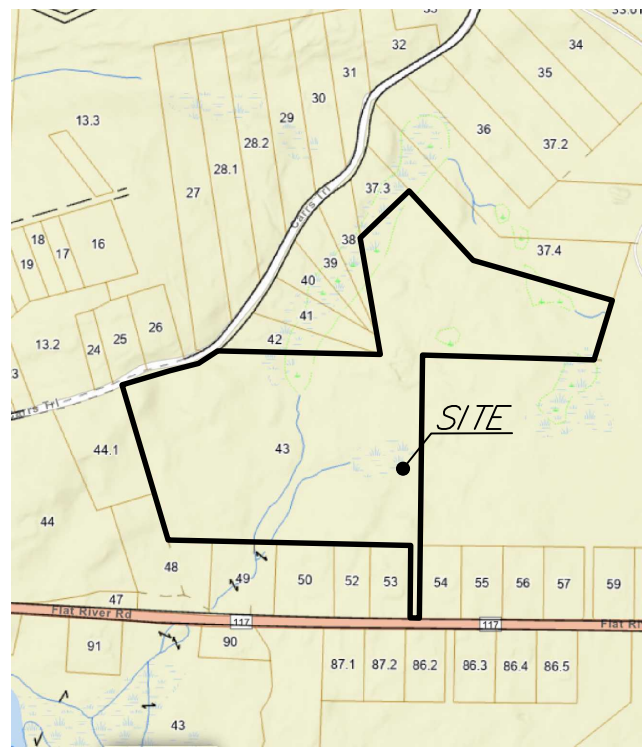
PROPOSED CONDITIONS PLAN

LOMASTRO PLAT
ADMINISTRATIVE SUBDIVISION PLAN
AT 730 CARR'S TRAIL
IN COVENTRY, RI 02816
ASSESSOR'S PLAT 315 / LOTS 43
PREPARED FOR: NICK LOMASTRO
9 BABCOCK LANE NEWBURGH, ME 04444
207-395-6792 | NICK7977@AOL.COM

DRAWN BY: NRW
APPROVED BY: SRS
APPROVED BY:

DATE
JAN. 23, 2025

SHEET 2 OF 3

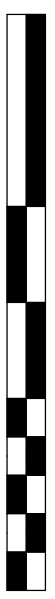


LOCUS MAP

NOT TO SCALE

OWNER/APPLICANT:
KIM LOMASTRO
9 BABCOCK LANE, NEWBURGH ME 04444
401-486-9171

Scale in Feet: 1"=150'



Revisions:

SAMUEL R. SUORSA
No. 2508
PROFESSIONAL
LAND SURVEYOR

CSDG
Coventry Survey Design Group
46 South Main Street
Coventry, RI 02816
401-823-5028
coventrysurvey.com

ADMINISTRATIVE SUBDIVISION PLAN
AT 730 CARR'S TRAIL
IN COVENTRY, RI 02816
ASSESSOR'S PLAT 315 / LOTS 43
PREPARED FOR: NICK LOMASTRO
9 BABCOCK LANE NEWBURGH, ME 04444
207-395-6782 | NICK7971@AOL.COM

DRAWN BY: NRW

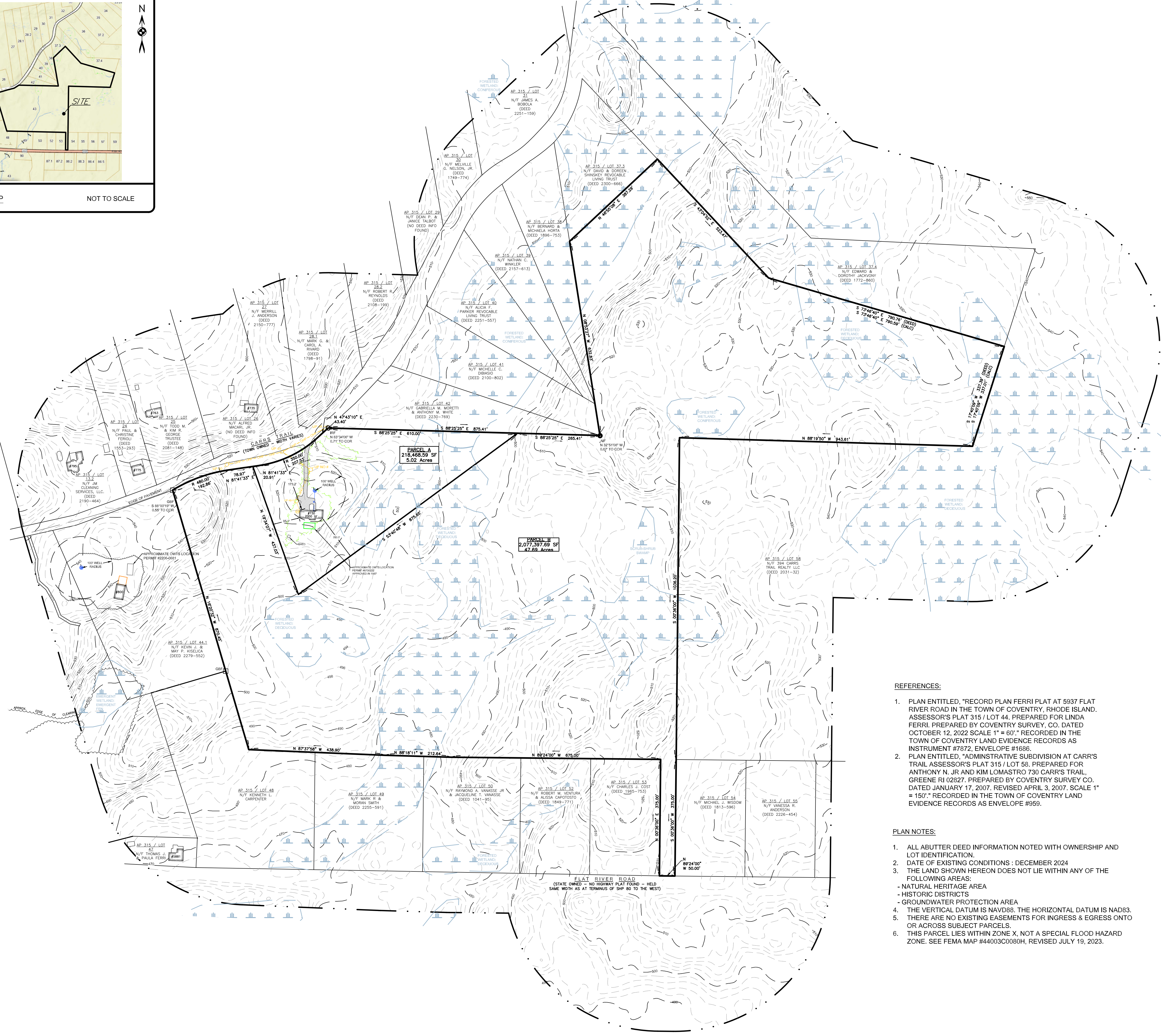
APPROVED BY: SRS

APPROVED BY:

DATE

JAN. 23, 2025

SHEET 3 OF 3



REFERENCES:

- PLAN ENTITLED, "RECORD PLAN FERRI PLAT AT 5937 FLAT RIVER ROAD IN THE TOWN OF COVENTRY, RHODE ISLAND. ASSESSOR'S PLAT 315 / LOT 44. PREPARED FOR LINDA FERRI. PREPARED BY COVENTRY SURVEY, CO. DATED OCTOBER 12, 2022 SCALE 1" = 60'" RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS AS INSTRUMENT #7872, ENVELOPE #1866.
- PLAN ENTITLED, "ADMINISTRATIVE SUBDIVISION AT CARR'S TRAIL ASSESSOR'S PLAT 315 / LOT 58. PREPARED FOR ANTHONY N. JR AND KIM LOMASTRO 730 CARR'S TRAIL, GREENE RI 02827. PREPARED BY COVENTRY SURVEY CO. DATED JANUARY 17, 2007. REVISED APRIL 3, 2007. SCALE 1" = 150'" RECORDED IN THE TOWN OF COVENTRY LAND EVIDENCE RECORDS AS ENVELOPE #959.

PLAN NOTES:

- ALL ABUTTER DEED INFORMATION NOTED WITH OWNERSHIP AND LOT IDENTIFICATION.
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- THIS PARCEL LIES WITHIN ZONE X, NOT A SPECIAL FLOOD HAZARD ZONE. SEE FEMA MAP #44003C0080H, REVISED JULY 19, 2023.

LEGEND	
AP	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
IRF	IRON ROD FOUND
AIF	ANGLE IRON FOUND
GBF	GRANITE BOUND FOUND
UP#	UTILITY POLE
	ELECTRIC METER
	WELL
	OVERHEAD POWER LINES
	EDGE OF CLEARING
	SUBJECT PROPERTY LINE
	EXISTING DRIVEWAY
510	MAJOR CONTOUR LINES
	MINOR CONTOUR LINES
	APPROXIMATE UNDERGROUND WATER LINE
	WETLAND EDGE FROM RIGIS MAP
	WETLAND AREA
	DWELLING
	500' RADIUS LINE