

Site Plan

Issued For Permits

DATE ISSUED:
August 28, 2026

LATEST ISSUED:
August 28, 2026

Center Point Commons

2271 New London Turnpike
Coventry, Rhode Island



Source: NEARMAP



www.vhb.com

3 Davol Square
Suite C300
Providence, RI 02903
401.272.8100

Project Team

Legal Counsel
Darrow Everett LLP
One Turks Head Place
Suite 1200
Providence, RI 02903
(401) 453-1200

Owners

Starr Capital, LLC
10 Dorrance Street, Suite 700
Providence, RI 02903

Applicant

Connolly and Partners
149 Colonial Road
Manchester, CT 06042

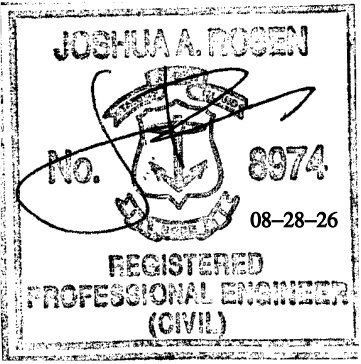
ASSESSORS PLAT

7

LOT NUMBER

24

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Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK			
		BASELINE	27.35 TC x	27.35 TC x	TOP OF CURB ELEVATION
		CONSTRUCTION LAYOUT	26.85 BC x	26.85 BC x	BOTTOM OF CURB ELEVATION
		ZONING LINE	132.75 x	132.75 x	SPOT ELEVATION
		TOWN LINE	45.0 TW x	45.0 TW x	TOP & BOTTOM OF WALL ELEVATION
			38.5 BW x	38.5 BW x	
					BORING LOCATION
		LIMIT OF DISTURBANCE			TEST PIT LOCATION
		WETLAND LINE WITH FLAG			MONITORING WELL
		FLOODPLAIN			
		BORDERING LAND SUBJECT TO FLOODING			UNDERDRAIN
		WETLAND BUFFER ZONE			DRAIN
		NO DISTURB ZONE			ROOF DRAIN
		200' RIVERFRONT AREA			SEWER
					FORCE MAIN
					OVERHEAD WIRE
		GRAVEL ROAD			WATER
		EDGE OF PAVEMENT			FIRE PROTECTION
		BITUMINOUS BERM			DOMESTIC WATER
		BITUMINOUS CURB			GAS
		CONCRETE CURB			ELECTRIC
		CURB AND GUTTER			STEAM
		EXTRUDED CONCRETE CURB			TELEPHONE
		MONOLITHIC CONCRETE CURB			FIRE ALARM
		PRECAST CONC. CURB			CABLE TV
		SLOPED GRAN. EDGING			
		VERT. GRAN. CURB			CATCH BASIN CONCENTRIC
		LIMIT OF CURB TYPE			CATCH BASIN ECCENTRIC
		SAWCUT			DOUBLE CATCH BASIN CONCENTRIC
					DOUBLE CATCH BASIN ECCENTRIC
					GUTTER INLET
		BUILDING			DRAIN MANHOLE CONCENTRIC
		BUILDING ENTRANCE			DRAIN MANHOLE ECCENTRIC
		LOADING DOCK			TRENCH DRAIN
		BOLLARD			PLUG OR CAP
		DUMPSTER PAD			CLEANOUT
		SIGN			FLARED END SECTION
		DOUBLE SIGN			HEADWALL
		STEEL GUARDRAIL			SEWER MANHOLE CONCENTRIC
		WOOD GUARDRAIL			SEWER MANHOLE ECCENTRIC
		PATH			CURB STOP & BOX
		TREE LINE			WATER VALVE & BOX
		WIRE FENCE			TAPPING SLEEVE, VALVE & BOX
		FENCE			FIRE DEPARTMENT CONNECTION
		STOCKADE FENCE			FIRE HYDRANT
		STONE WALL			WATER METER
		RETAINING WALL			POST INDICATOR VALVE
		STREAM / POND / WATER COURSE			WATER WELL
		DETENTION BASIN			
		HAY BALES			GAS GATE
		SILT FENCE			GAS METER
		SILT SOCK / STRAW WATTLE			
		MINOR CONTOUR			ELECTRIC MANHOLE
		MAJOR CONTOUR			ELECTRIC METER
					LIGHT POLE
		PARKING COUNT			LIGHT POLE
		COMPACT PARKING STALLS			LIGHT POLE
		DOUBLE YELLOW LINE			TELEPHONE MANHOLE
		STOP LINE			TRANSFORMER PAD
		CROSSWALK			UTILITY POLE
		ACCESSIBLE CURB RAMP			GUY POLE
		ACCESSIBLE PARKING			GUY WIRE & ANCHOR
		VAN-ACCESSIBLE PARKING			HAND HOLE
					PULL BOX

Match Line
See Sheet C1.01

MATCHLINE

Abbreviations

General			
ABAN	ABANDON		
ACR	ACCESSIBLE CURB RAMP		
ADJ	ADJUST		
APPROX	APPROXIMATE		
BIT	BITUMINOUS		
BS	BOTTOM OF SLOPE		
BWLL	BROKEN WHITE LANE LINE		
CONC	CONCRETE		
DYCL	DOUBLE YELLOW CENTER LINE		
EL	ELEVATION		
ELEV	ELEVATION		
EV	ELECTRIC VEHICLE CHARGING SPACE		
EVP	END OF VERTICAL PROFILE		
EX	EXISTING		
FDN	FOUNDATION		
FFE	FIRST FLOOR ELEVATION		
GRAN	GRANITE		
GTD	GRADE TO DRAIN		
LA	LANDSCAPE AREA		
LOW	LIMIT OF WORK		
MAX	MAXIMUM		
MIN	MINIMUM		
NIC	NOT IN CONTRACT		
NTS	NOT TO SCALE		
PERF	PERFORATED		
PROP	PROPOSED		
REM	REMOVE		
RET	RETAIN		
R&D	REMOVE AND DISPOSE		
R&R	REMOVE AND RESET		
SWEL	SOLID WHITE EDGE LINE		
SWLL	SOLID WHITE LANE LINE		
TS	TOP OF SLOPE		
TYP	TYPICAL		
Utility			
CB	CATCH BASIN	UG	UNDERGROUND
CMP	CORRUGATED METAL PIPE	UP	UTILITY POLE
CO	CLEANOUT		
DCB	DOUBLE CATCH BASIN		
DMH	DRAIN MANHOLE		
CIP	CAST IRON PIPE		
COND	CONDUIT		
DIP	DUCTILE IRON PIPE		
FES	FLARED END SECTION		
FM	FORCE MAIN		
FP	FIRE PROTECTION		
F&G	FRAME AND GRATE		
F&C	FRAME AND COVER		
GI	GUTTER INLET		
GT	GREASE TRAP		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HH	HANDHOLE		
HW	HEADWALL		
HYD	HYDRANT		
INV	INVERT ELEVATION		
I=	INVERT ELEVATION		
LP	LIGHT POLE		
MES	METAL END SECTION		
PIV	POST INDICATOR VALVE		
PWW	PAVED WATER WAY		
PVC	POLYVINYLCHLORIDE PIPE		
RCP	REINFORCED CONCRETE PIPE		
R=	RIM ELEVATION		
RIM=	RIM ELEVATION		
SMH	SEWER MANHOLE		
TSV	TAPPING SLEEVE, VALVE AND BOX		

Notes

General

1. THERE ARE NO WETLANDS OR WATERCOURSES ON OR WITHIN 200 FEET OF THE PERIMETER OF THE SUBJECT PROPERTIES.
2. THE SUBJECT PROPERTIES ARE NOT WITHIN THE 100-YEAR FLOOD PLAIN AND ARE DESIGNATED AS FEMA ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. THERE ARE NO EXISTING AGRICULTURAL USES PRESENT ON THE SUBJECT PROPERTIES.
4. BASED UPON THE RIDEM ENVIRONMENTAL RESOURCE MAP, THE SUBJECT PROPERTIES ARE LOCATED WITHIN A NATURAL HERITAGE AREA.
5. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN A HISTORIC DISTRICT.
6. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN A GROUNDWATER PROTECTION AREA.
7. LOT 24 IS LOCATED IN THE CENTRAL COVENTRY FIRE DISTRICT.

Approvals Received

1. TOWN OF COVENTRY ZONE CHANGE, SEPTEMBER 30, 2025, CREATING THE "COVENTRY CENTRE PLANNED DISTRICT."
2. TOWN OF COVENTRY PLANNING COMMISSION MASTER PLAN APPROVAL DATED SEPTEMBER 30, 2025, WITH CONDITIONS OF APPROVAL 1-8 AS NOTED ON RECORDED DECISION BK. 2335 PGS. 472-475

Required Permits

1. THE PROJECT WILL DISTURB MORE THAN ONE ACRE OF LAND; THEREFORE, A RIDEM RIPDES PERMIT WILL BE REQUIRED.
2. THE PROJECT REQUIRES MAJOR LAND DEVELOPMENT APPROVAL FROM THE TOWN OF COVENTRY PLANNING BOARD.
3. UTILITY PERMITS FROM APPLICABLE AGENCIES AND APPROVAL FROM THE LOCAL FIRE DISTRICT.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VANASSE HANGEN BRUSTLIN, INC, DURING JANUARY 8, 2025 AND FEBRUARY 12, 2025.

TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD 1988.

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.



Center Point Commons
2271 New London Turnpike
Coventry, RI

No.	Revision	Date	Approved

Designed by AL	Checked by JR
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Issued for

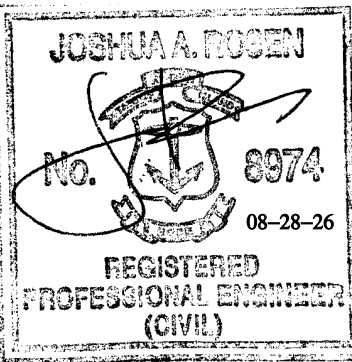
Permits

Date

August 28, 2026

Not Approved for Construction

Drawing Title
Legend and General Notes



Drawing Number

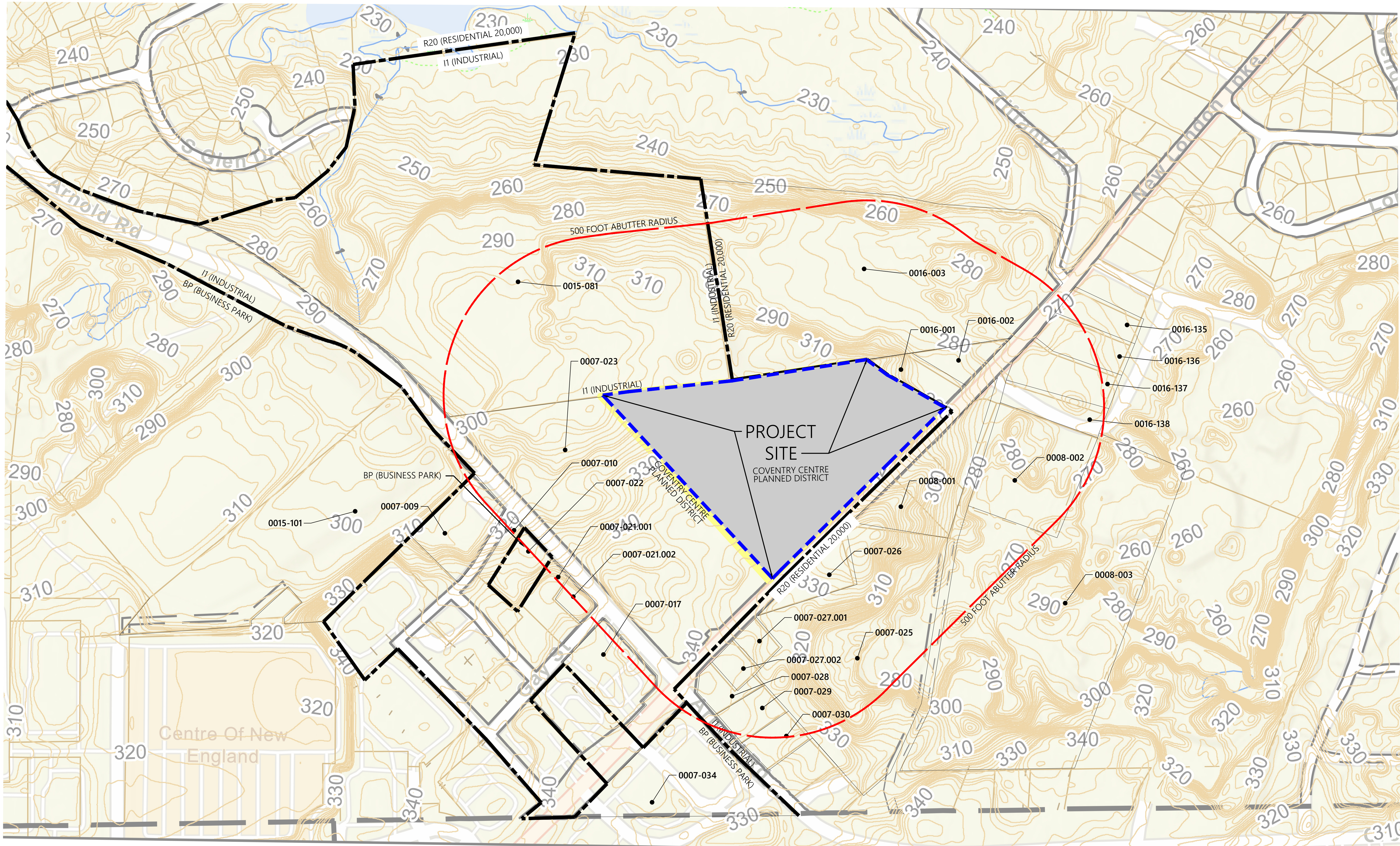
C1.01

Sheet

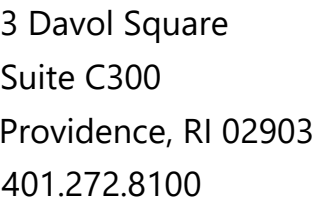
1 of 15

Project Number

205244.00



RUZZO PROPERTIES LLC 599 ARNOLD RD COVENTRY, RI 02816 0007-009.000	BARLOW GERALD J. 655 ARNOLD RD COVENTRY, RI 02816 0007-021.002	CARDI STEPHEN ANTONIO 30 USA LN WARWICK, RI 02889 0007-026.000	NORTHUP KEVIN J & KAYLA J 690 ARNOLD RD COVENTRY, RI 02816 0007-029.000	JACAVONE INVESTMENT CORP 8 WEST FARM RD SMITHFIELD, RI 02917 0008-001.000	SPATCHER JULIE + CARMAN THAD JR 2071 NEW LONDON TURNPIKE COVENTRY, RI 02816 0016-001.000	LOPES MANUEL S JR & CAROL L 2040 NEW LONDON TPK COVENTRY, RI 02816 0016-135.000
MULLIGAN ANDREW 633 ARNOLD RD COVENTRY, RI 02816 0007-010.000	MEP REALTY CO MICHAEL PERRAS 32 ESTATE DR EXETER, RI 02822 0007-022.000	RUZZO PROPERTIES LLC 599 ARNOLD RD COVENTRY, RI 02816 0007-027.001	PHANEUF ROBIN MARIE & PERRY LESTER REVOC TR PHANEUF PERRY LESTER & ROBIN MARIE TTES 4909 SANDSHORE CT SAN DIEGO, CA 92130 0007-030.000	ALPHA HOLDINGS LLC + PAOLINO ANTHONY J & MONICA A 213 VISTAS CT EAST GREENWICH, RI 02818 0008-002.000	CAIN CATHERINE 2087 NEW LONDON TPK COVENTRY, RI 02816 0016-002.000	SEGBEYAN BURPHY Z 2044 NEW LONDON TPK COVENTRY, RI 02816 0016-136.000
OBSDIAN ML 7 LLC C/O EAGLE AMERICA 165 FLANDERS RD WESTBOROUGH, MA 01581 0007-017.000	BERNARD L, LIV T, & CHRISTOPHER LEFOLEY 356 POTTERS AVE WARWICK, RI 02886 0007-023.000	ZISK BARBARA J 2276 NEW LONDON TPK COVENTRY, RI 02816 0007-027.002	RGC COVENTRY PM LLC 3060 PEACHTREE RD NW SUITE 400 ATLANTA, GA 30305 0007-034.000	ALPHA HOLDINGS LLC + PAOLINO ANTHONY J & MONICA A 213 VISTAS CT EAST GREENWICH, RI 02818 0008-003.000	LRT COVENTRY RI DST 110 TRADERS CROSS BLUFFTON, SC 29909 0016-003.000	LANCHANCE MARLENE CARLOSON REVOC TRUST 2050 NEW LONDON TPK COVENTRY, RI 02816 0016-137.000
RKA PROPERTIES LLC PO BOX 271 EAST GREENWICH, RI 02818 0007-021.001	ALPHA HOLDINGS LLC PAOLINO ANTHONY J & MONICA A 213 VISTAS CT EAST GREENWICH, RI 02818 0007-025.000	DUSSAULT RONALD J & LESLEY 2278 NEW LONDON TPK COVENTRY, RI 02816 0007-028.000		JAL RI REALTY LLC 592 ARNOLD RD COVENTRY, RI 02816 0015-081.000	ALPHA HOLDINGS LLC + PAOLINO ANTHONY J & MONICA A 213 VISTAS CT EAST GREENWICH, RI 02818 0016-133.000	



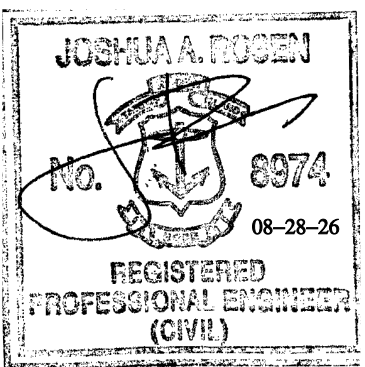
2271 New London Turnpike
Coventry, RI

Designed by	Checked by
AL	JR

August 28, 2026

Not Approved for Construction

Abutters Location Map



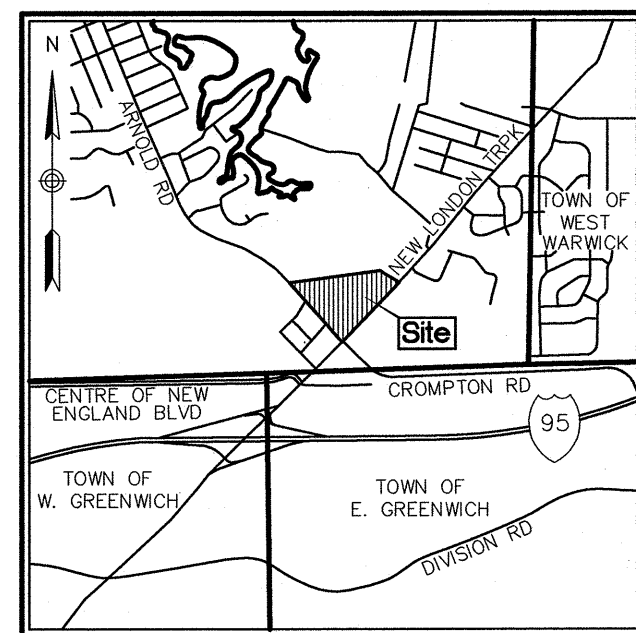
C2.01

2 of 15

205244.00



1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100



Locus Map
(NOT TO SCALE)

Legend

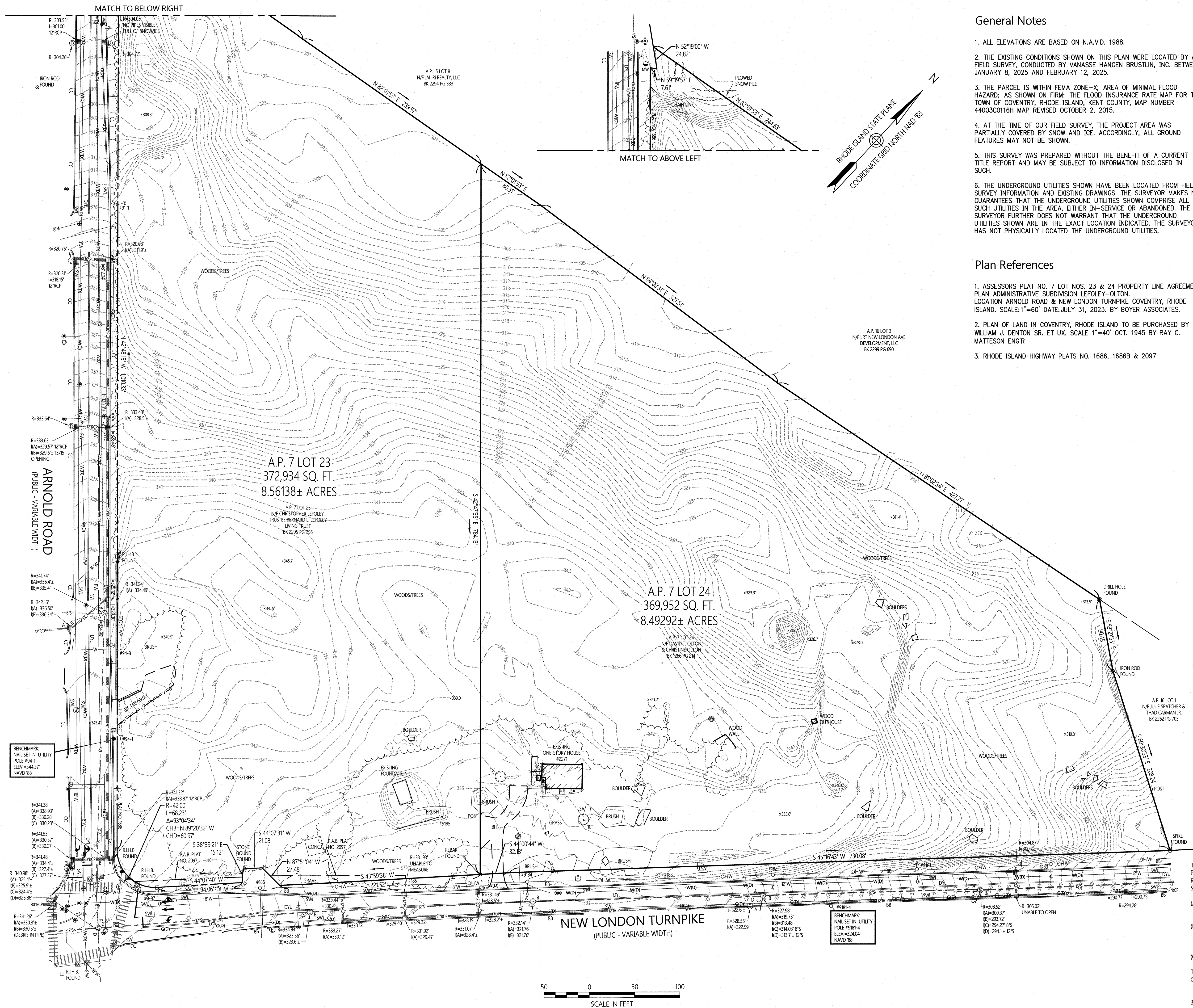
- ① DRAIN MANHOLE
- ② CATCH BASIN
- ③ SEWER MANHOLE
- ④ ELECTRIC MANHOLE
- ⑤ TELEPHONE MANHOLE
- ⑥ MANHOLE
- ⑦ HAND HOLE
- ⑧ WATER GATE
- ⑨ FIRE HYDRANT
- ⑩ GAS GATE
- ⑪ BOLLARD/WLIGHT
- ⑫ STREET SIGN
- ⑬ LIGHT POLE
- ⑭ UTILITY POLE
- ⑮ GUY POLE
- ⑯ GUY WIRE
- ⑰ MONITORING WELL
- ⑱ FLOOD LIGHT
- ⑲ WELL
- ⑳ F.F.E.=45.27'
- ⑿ FINISHED FLOOR ELEVATION
- ⓪ CNOCould not open
- ⓫ NPVNO PIPES VISIBLE
- ⓬ DYLDOUBLE YELLOW LINE
- ⓭ DWLDASHED WHITE LINE
- ⓮ SYLSINGLE YELLOW LINE
- ⓯ 8" DECIDUOUS TREE WITH SIZE
- ⓰ 6" CONIFEROUS TREE WITH SIZE
- ⓱ EOPEDGE OF PAVEMENT
- ⓲ CCCONCRETE CURB
- ⓳ BBBITUMINOUS CURB
- ⓴ BCBITUMINOUS CURB
- ⓵ CHCHAIN LINK FENCE
- ⓶ DRAINAGE LINE
- ⓷ S-SSEWER LINE
- ⓸ OHWOVERHEAD WIRE
- ⓹ EUNDERGROUND ELECTRIC
- ⓺ TTELEPHONE LINE
- ⓻ G GAS LINE
- ⓼ W WATER LINE
- ⓽ STONE WALL
- ⓿ TREE LINE
- ⓿ P.A.B. PERMANENT AERIAL EASEMENT

General Notes

- ALL ELEVATIONS ARE BASED ON N.A.V.D. 1988.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE LOCATED BY A FIELD SURVEY, CONDUCTED BY YANASSE HANGEN BRUSTLIN, INC. BETWEEN JANUARY 8, 2025 AND FEBRUARY 12, 2025.
- THE PARCEL IS WITHIN FEMA ZONE-X; AREA OF MINIMAL FLOOD HAZARD; AS SHOWN ON FIRM, THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF COVENTRY, RHODE ISLAND, KENT COUNTY, MAP NUMBER 44003C0116H MAP REVISED OCTOBER 2, 2015.
- AT THE TIME OF OUR FIELD SURVEY, THE PROJECT AREA WAS PARTIALLY COVERED BY SNOW AND ICE. ACCORDINGLY, ALL GROUND FEATURES MAY NOT BE SHOWN.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO INFORMATION DISCLOSED IN SUCH.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Plan References

- ASSESSORS PLAT NO. 7 LOT NOS. 23 & 24 PROPERTY LINE AGREEMENT PLAN ADMINISTRATIVE SUBDIVISION LEFOLEY-OLTON. LOCATION ARNOLD ROAD & NEW LONDON TURNPIKE COVENTRY, RHODE ISLAND. SCALE: 1"=60' DATE: JULY 31, 2023. BY BOYER ASSOCIATES.
- PLAN OF LAND IN COVENTRY, RHODE ISLAND TO BE PURCHASED BY WILLIAM J. DENTON SR. ET UX. SCALE 1"=40' OCT. 1945 BY RAY C. MATTESON ENGR
- RHODE ISLAND HIGHWAY PLATS NO. 1686, 1686B & 2097



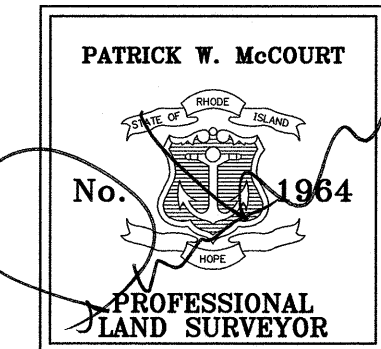
Starr Properties

666 Arnold Rd & 2271 New London Trpk
Coventry, Rhode Island

No.	Revision	Date	Appr.

Designed by _____ Checked by _____
Issued for _____ Date _____
Design February 10, 2025

Property Line and Existing Conditions Plan Assessor's Plat 7 Lots 23 & 24



Drawing Number

Sv-1

Sheet 1 of 1

Project Number
73562.00

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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:
LIMITED CONTENT BOUNDARY SURVEY | MEASUREMENT SPECIFICATION:
I |
| (B) OTHER TYPE OF SURVEY
DATA ACCUMULATION SURVEY
TOPOGRAPHIC SURVEY ACCURACY | III
T2 |
| (C) STATEMENT OF PURPOSE | |

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: FUTURE SITE DEVELOPMENT

BY 2/10/25
PATRICK W. MCCOURT, P.L.S. #1964
C.O.A. #A92

Zoning District(S):	Coventry Centre Planned District	
Overlay District(S):		
Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	60,000 SF ²	369,952 SF
FRONTAGE	150 Feet ¹	762.21 Feet
MINIMUM LANDSCAPE BUFFER FROM AP 15, LOT 81	20 Feet ²	>20 Feet
MINIMUM LANDSCAPE BUFFER FROM SHARED PROPERTY LINE AP16, LOT 1	35 Feet ²	>35 Feet
REAR YARD SETBACK	20 Feet ²	>20 Feet
MINIMUM PARKING & LANDSCAPE SETBACK ALONG PUBLIC RIGHT-OF-WAY AND INTERIOR LOT LINE	10 Feet ²	>10 Feet
MINIMUM BUILDING SETBACKS	20 Feet ²	>20 Feet
MAXIMUM BUILDING HEIGHT	40 Feet ^{1, 3}	39/49.5 Feet
MAXIMUM IMPERVIOUS AREA/LOT COVERAGE	65% ²	48%
MINIMUM PAVING AREA	35% ²	52%
MINIMUM PERVIOUS AREA INTERIOR LANDSCAPING	5% ²	7%

1. ZONING REGULATION REQUIREMENTS AS SPECIFIED IN TOWN OF COVENTRY ZONING BYLAW.
2. PER COVENTRY CENTRE PLANNED DISTRICT.
3. BUILDING HEIGHT MAY BE INCREASED TO A MAXIMUM OF 65-FEET FOR BUILDINGS SET BACK 200-FEET OR MORE FROM NEW LONDON TURNPIKE.

General

1. LEASING OFFICE(S), FITNESS ROOM AND COMMUNITY SPACE WILL BE PROVIDED WITHIN THE FOOTPRINT OF BUILDING 1.
2. DRIVEWAYS, SIDEWALKS, AND PARKING AREAS TO BE BITUMINOUS CONCRETE PAVEMENT.
3. TOTAL AREA OF DRIVEWAYS, SIDEWALKS, AND PARKING AREAS WITHIN THE SITE IS ±118,472-SQUARE FEET.
4. CURBING TO BE PRECAST CONCRETE CURB (PC) AND BITUMINOUS BERM (BB).
5. LENGTH OF PROPOSED PRECAST CONCRETE CURBING (PC) WITHIN THE SITE IS ±2,867-LINEAR FEET.
6. LENGTH OF PROPOSED BITUMINOUS BERM (BB) WITHIN THE SITE IS ±2,193-LINEAR FEET.
7. LENGTH OF PROPOSED CONCRETE SIDEWALK ALONG NEW LONDON TURNPIKE IS ±727-LINEAR FEET.

1. LEASING OFFICE(S), FITNESS ROOM AND COMMUNITY SPACE WILL BE PROVIDED WITHIN THE FOOTPRINT OF BUILDING 1.
2. DRIVEWAYS, SIDEWALKS, AND PARKING AREAS TO BE BITUMINOUS CONCRETE PAVEMENT.
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7. LENGTH OF PROPOSED CONCRETE SIDEWALK ALONG NEW LONDON TURNPIKE IS ±727-LINEAR FEET.



Permits
Date
August 28, 2026
Not Approved for Construction

JOSHUA A. ROSEN
No.  **8974**
08-28-26
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

Project Number
205244.00



www.vhb.com

3 Davol Square
Suite C300
Providence, RI 02903
401.272.8100



0 20 40 80 Feet

Center Point Commons

2271 New London Turnpike
Coventry, RI

No.	Revision	Date	Approved
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Designed by	Checked by
AL	JR

Issued for

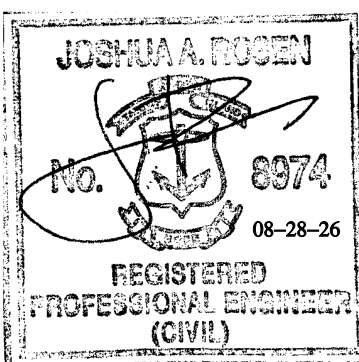
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Drawing Title

Grading and Drainage Plan



Drawing Number

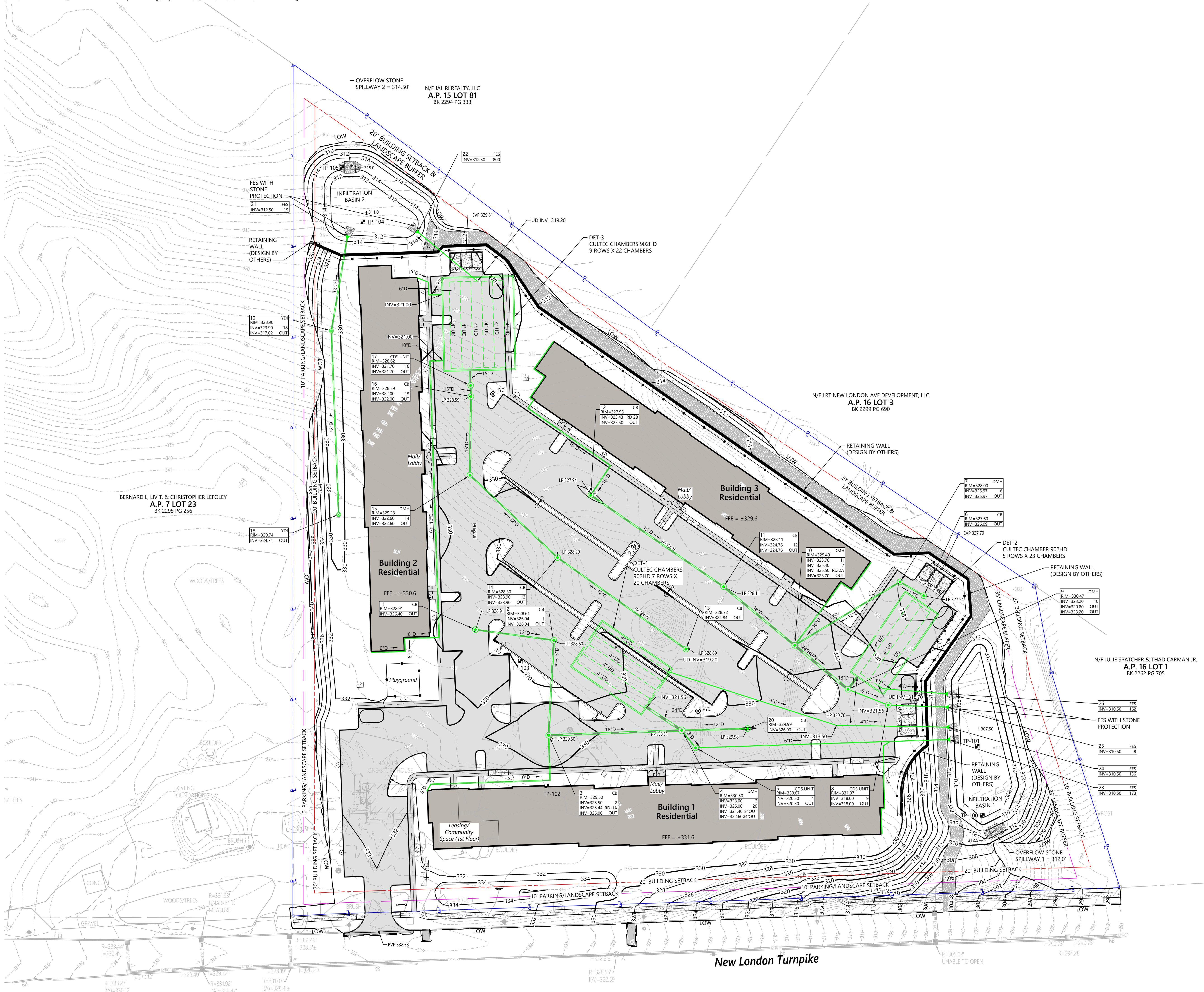
C4.01

Sheet

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Project Number

205244.00





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3 Davol Square
Suite C300
Providence, RI 02903
401.272.8100



0 20 40 80 Feet

Center Point Commons

2271 New London Turnpike
Coventry, RI

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Designed by	Checked by
AL	JR

Issued for

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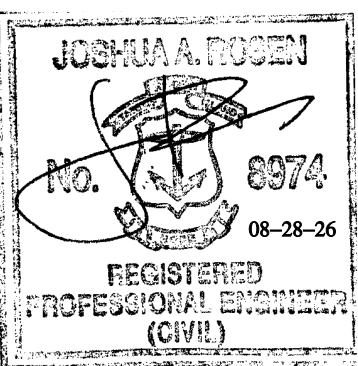
Date

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Drawing Title

Utility Plan



Drawing Number

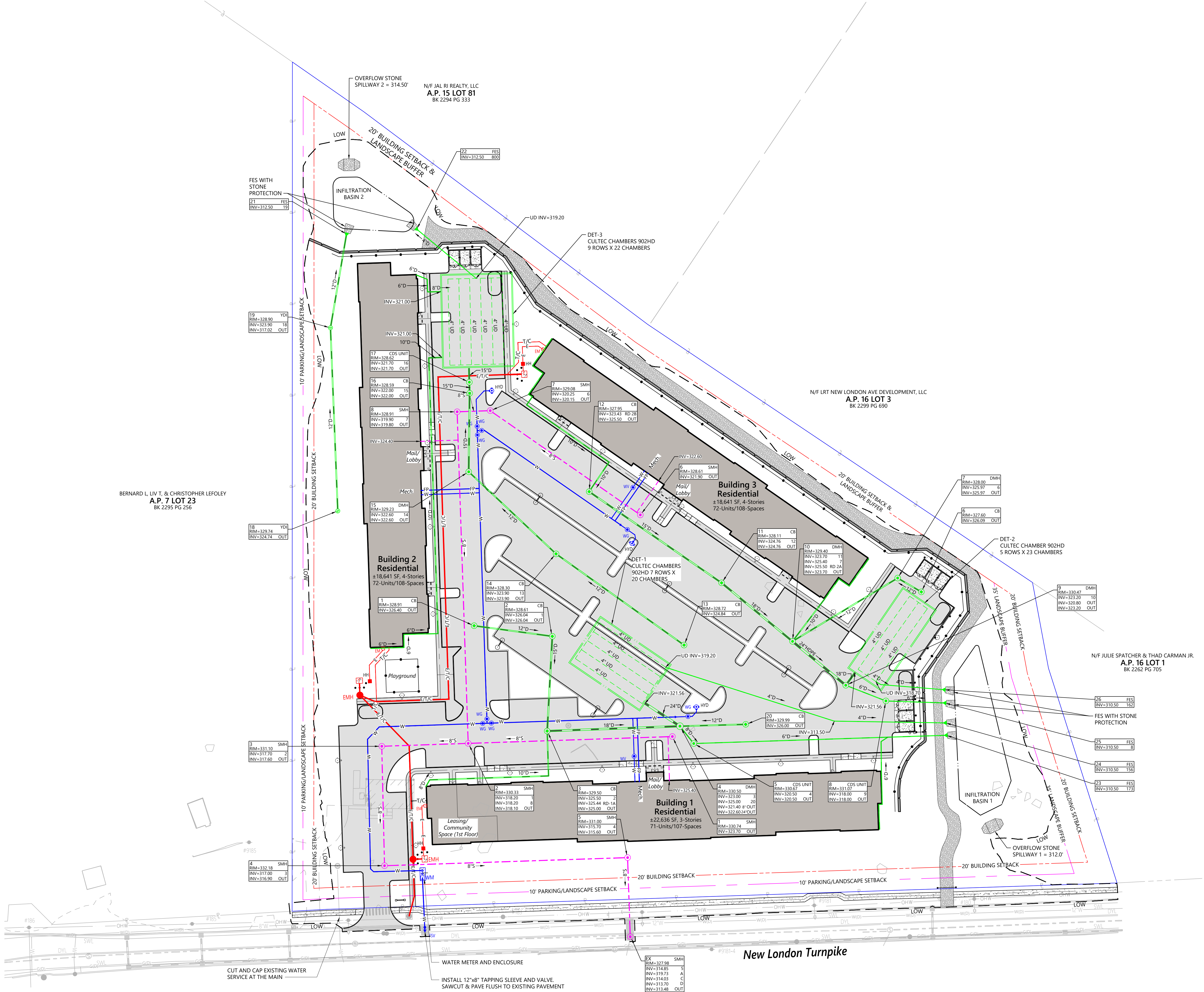
C5.01

Sheet

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Project Number

205244.00



Notes

General

1. PROPOSED PHASING ILLUSTRATED HERON IS BASED ON THE INTENTION OF THE DEVELOPER AT THIS TIME. DESIGNATION OF PROJECT PHASES MAY BE ADJUSTED AT FUTURE STAGES OF THE SUBMISSION PROCESS.

- = PHASE 1

(MAIN ENTRANCE DRIVE, BUILDING 1 (WITH LEASING/COMMUNITY SPACE), 132-PARKING SPACES, PLAYGROUND, UTILITIES FOR BUILDING 1, INFILTRATION BASIN 1 AND BASIN 1 MAINTENANCE ROAD)
- = PHASE 2

(BUILDING 2, 98-PARKING SPACES, UTILITIES FOR BUILDING 2, INFILTRATION BASIN 2 AND BASIN 2 MAINTENANCE ROAD)
- = PHASE 3

(BUILDING 3, 94-PARKING SPACES, UTILITIES FOR BUILDING 3)

N/F JAL RI REALTY, LLC
A.P. 15 LOT 81
BK 2294 PG 333

N/F LRT NEW LONDON AVE DEVELOPMENT, LLC
A.P. 16 LOT 3
BK 2299 PG 690

BERNARD L LUV T. & CHRISTOPHER LEFOLEY
A.P. 7 LOT 23
BK 2295 PG 256

N/F JULIE SPATCHER & THAD CARMAN JR.
A.P. 16 LOT 1
BK 2262 PG 705



0 20 40 80 Feet

Center Point Commons
2271 New London Turnpike
Coventry, RI

No.	Revision	Date	Approved

Designed by	Checked by
AL	JR

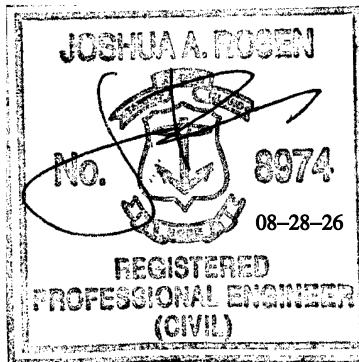
Issued for

Permits

Date
August 28, 2026

Not Approved for Construction

Drawing Title
Phasing Plan



Drawing Number
C6.01
Sheet
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Project Number
205244.00