

LOCUS MAP

CERTIFICATION:
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 BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY MEASUREMENT SPECIFICATION COMPREHENSIVE BOUNDARY SURVEY

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE A MINOR SUBDIVISION SURVEY PLAN SHOWING 3 NEW LOTS FROM ASSESSOR'S PLAT 8, LOT 1 IN THE TOWN OF COVENTRY, RHODE ISLAND.

BY: Samuel S. White, Jr. SAMUEL A. WHITE LICENSE NO. 1781 LS A59-COA

SHEET NOTES:

- 1. "EXISTING CONDITIONS SURVEY FOR COVENTRY, RI A.P. 7, LOT 25 A.P. 8 LOTS 1, 2, 3, 9, & 10 A.P. 16 LOT 133 EAST GREENWICH, RI A.P. 77-13 LOT 33 SITUATED ON NEW LONDON TURNPIKE, BEDROOM ROAD & CROMPTON ROAD", PREPARED BY GAROFALO & ASSOCIATES, INC., DRAWING NO. 7492-ECS-S1 & 7492-ECS-S2, DATED APRIL, 2024.
- 2. "RECORD PLAN ADMINISTRATIVE SUBDIVISION PLAN FOR A.P.16 LOT 133 AND A.P. 8 LOT 1, NEW LONDON TURNPIKE, COVENTRY, RI. PREPARED FOR ALPHA HOLDINGS, LLC & HORIZON LAND HOLDINGS, LLC." PREPARED BY GAROFALO & ASSOCIATES, INC,. JOB NUMBER: 7492-00. DRAWING NO. 7492-00_ADMINISTRATIVE SUB, DATED JANUARY, 2025.
- 3. THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF COVENTRY AND EAST GREENWICH, KENT COUNTY, RHODE ISLAND, COMMUNITY MAP NO. 44003C0116H, HAVING AN EFFECTIVE DATE OF OCTOBER 2, 2015.
- 4. THE PROJECT IS LOCATED WITHIN THE NATURAL HERITAGE AREAS AND CENTRAL FIRE DISTRICT.
- 5. THE PROJECT IS NOT LOCATED WITHIN A HISTORIC DISTRICT OR GROUNDWATER PROTECTION AREA.
- 4. SUITABLE LAND FOR DEVELOPMENT PER TOWN OF COVENTRY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS: ARTICLE III.C.2.

EXISTING PARCEL DATA

PARCEL DATA AP 8, LOT 1 HORIZON LAND HOLDINGS, LLC LOT AREA: ±83,467 S.F.± OR ±1.92 ACRES±

STREET INDEX NEW LONDON TURNPIKE CROMPTON ROAD

INTENT OF PLAN THE INTENT OF THIS PLAN IS TO CREATE THREE (3) NEW LOTS

ZONING DISTRICT R-20

RESIDENTIAL R-20-SINGLE FAMILY (REFER TO SEC. 255 ATTACHMENT 2, TABLE 6-7-R-20 DIMENSIONAL REGULATIONS) MIN. LOT AREA: 20,000 S.F. MIN. LOT FRONTAGE: 120 FT. MIN. SETBACKS: FRONT 35 FT. MAX. LOT COVERAGE: 20% MAX. BLDG HEIGHT: 35' MIN. SUITABLE LAND: 15,000 S.F.

NEW PARCEL DATA

PARCEL 1 DATA A PORTION OF AP 8, LOT 1 HORIZON LAND HOLDINGS, LLO LOT AREA: ±28,929 S.F.± OR ±0.66 AC.

PARCEL 2 DATA A PORTION OF AP 8, LOT N/F HORIZON LAND HOLDINGS, LLC LOT AREA: ±27,652 S.F.± OR

±0.63 AC.

PARCEL 3 DATA A PORTION OF AP 8, LOT 1 N/F HORIZON LAND HOLDINGS, LLC

LOT AREA: ±26,886 S.F.± OR

±0.62 AC.

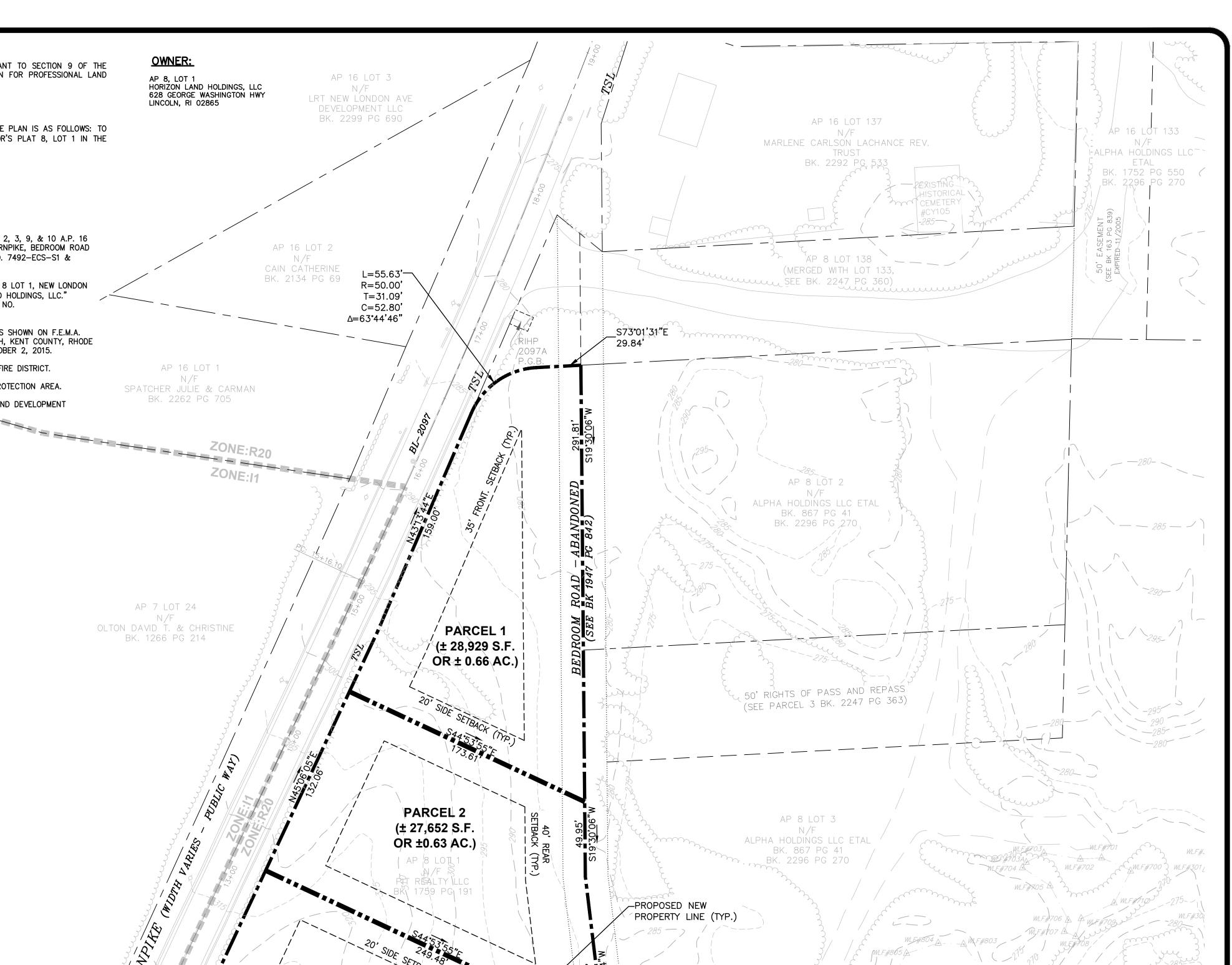
GENERAL LEGEND & ABBREVIATIONS

ASSESSORS LINE EASEMENT LINE LOCUS PROPERTY LINE NEW PROPERTY LINE PROPOSED SETBACK LINE _____ EX. ZONING BOUNDARY STATE HIGHWAY LINE _--_-CITY OR TOWN LINE DELETED LOT LINE EX. CONTOUR FENCE - CHAIN LINK FENCE - PVC FENCE - STOCKADE FENCE - WIRE STONE WALL POSSIBLE ENCROACHMENT EX. MONUMENT **EXISTING** BOOK/PAGE CHAIN LINK FENCE FENCE NORTHWESTERLY STOCKADE FENCE STATE HIGHWAY LINE TOWN STREET LINE EX. WETLAND FLAG

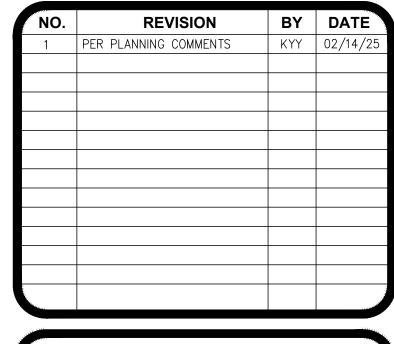
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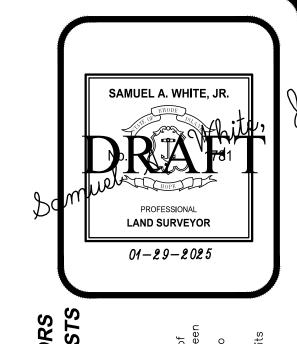
EX. WETLAND EDGE

EX. TREE LINE



HORL

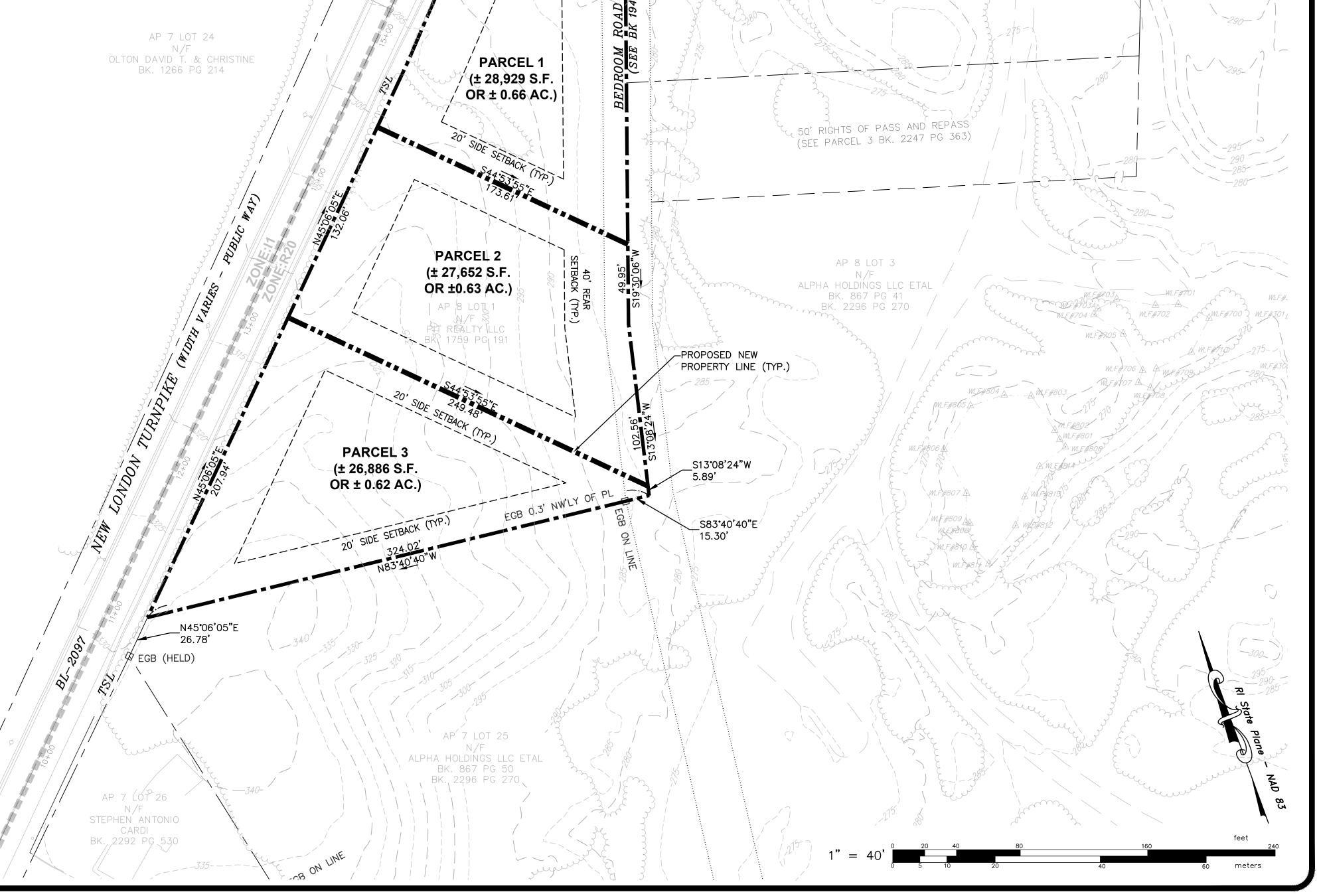


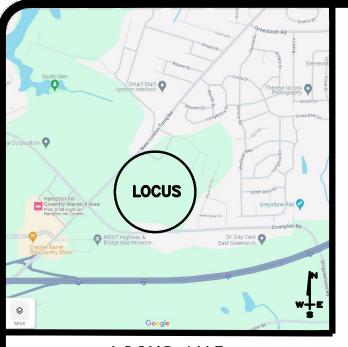


DRAWN BY K.Y.Y 7492.00 CHECK BY S.A.W. 7492-00_MINOR SUB_R1 APPROVED S.A.W. AS SHOWN DATE: JANUARY, 2025

1 OF 1 SHEET

JOB NO. DWG. NO. SCALE:





LOCUS MAP N.T.S.

DIMENSIONAL SUMMARY NEW LONDON TURK PIKE (A.P. 8, LOT 1)

EXISTING ZONING: R20 (RESIDENTIAL)						
	R-20 (1)	PARCEL 1	PARCEL LOT 2	PARCEL 3		
DESCRIPTION	REQUIRED	PROPOSED	PROPOSED	PROPOSED		
SITE DATA						
AND USE	SINGLE FAM.	SINGLE FAM.	SINGLE FAM.	SINGLE FAM.		
IN. LAND AREA	20,000 S.F.	±28,929 S.F.	±27,652 S.F.	±26,886 S.F.		
IN. FRONTAGE LOT WIDTH	120'	±159.00'	±132.06'	±207.94'		
IN. FRONT YARD BUILDING SETBACK	35'	>35'	>35'	>35'		
IN. SIDE YARD BUILDING SETBACK	20'	>20'	>20'	>20'		
IN. REAR YARD BUILDING SETBACK	40'	>40'	>40'	>40'		
AX. LOT COVERAGE	20%	<20%	<20%	<20%		
AX. BUILDING HEIGHT	35'	<35'	<35'	<35'		
N. SUITABLE LAND	15,000 S.F.	>15,000 S.F.	>15,000 S.F.	>15,000 S.F.		

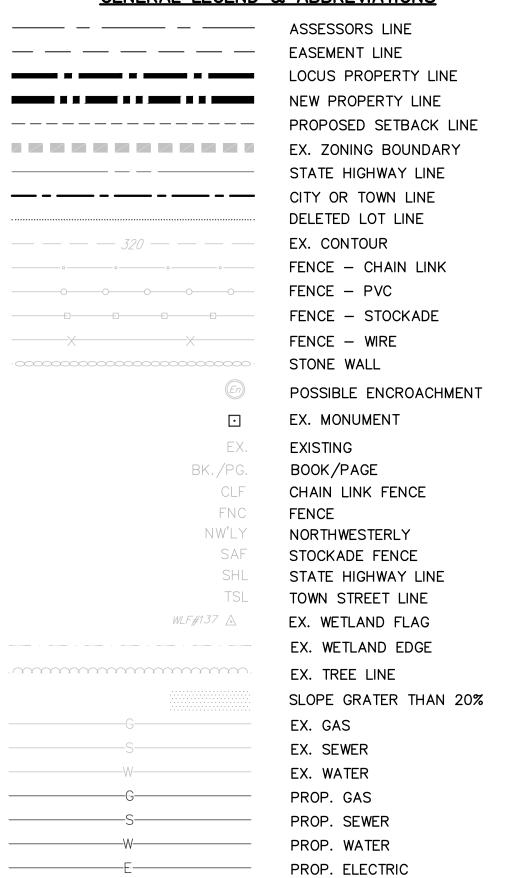
TABLE NOTES:

- 1. DIMENSIONAL REQUIREMENTS ARE BASED ON SINGLE-FAMILY DWELLING. REFER TO TABLE 6-7-R-20- DIMENSIONAL REGULATION: SINGLE FAMILY DWELLING.
- 2. SUITABLE LAND FOR DEVELOPMENT PER TOWN OF COVENTRY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS:
- 3. (2) GARAGE AND (2) DRIVEWAY SPACES ARE PROVIDED PER UNIT AND THE PARKING MEETS THE REQUIREMENTS OF SECTION 255-1220.C(5).

SHEET NOTES:

- 1. THIS PROJECT PROPOSES A SINGLE FAMILY DEVELOPMENT.
- 2. THE PROJECT IS LOCATED WITHIN AN R-20 ZONE.
- 3. THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF COVENTRY, RHODE ISLAND, KENT COUNTY, MAP NO. 44003C0116H, HAVING AN EFFECTIVE DATE OF OCTOBER 2, 2015.
- 4. THE PROJECT PROPOSES PUBLIC WATER AND SEWER.
- 5. THE PROJECT SITE IS LOCATED WITHIN THE CENTRAL COVENTRY FIRE DISTRICT.
- 6. THE PROJECT SITE FALLS WITHIN AN IDENTIFIED RIDEM NATURAL HERITAGE AND SOLE SOURCE AQUIFER AREA. THE PROJECT SITE IS NOT IN THE TOWN HISTORIC DISTRICT.
- 7. THE PROJECT IS NOT LOCATED WITHIN A HISTORIC DISTRICT OR GROUNDWATER PROTECTION AREA.
- 8. THE HOUSE AND DRIVEWAY ARE DIAGRAMMATIC ONLY AND PROVIDED FOR SITE EVALUATE ONLY. FINAL LAYOUT MAY VARY.
- 9. ALL LOTS SHALL DEVELOPED TO MEET THE STANDARDS OUTLINED WITHIN THE STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT. SPECIFICALLY, DRAINAGE AND STORMWATER IMPROVEMENTS INCORPORATE ROOFTOP AND DRIVEWAY INFILTRATION.

GENERAL LEGEND & ABBREVIATIONS



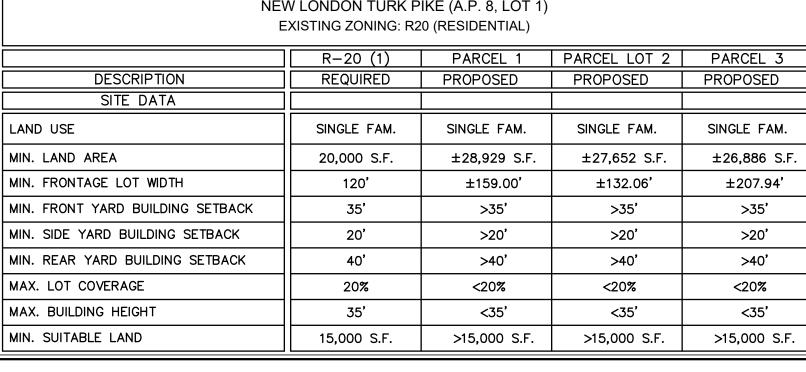
SURVEY REFERENCE:

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PROP. CONTOUR

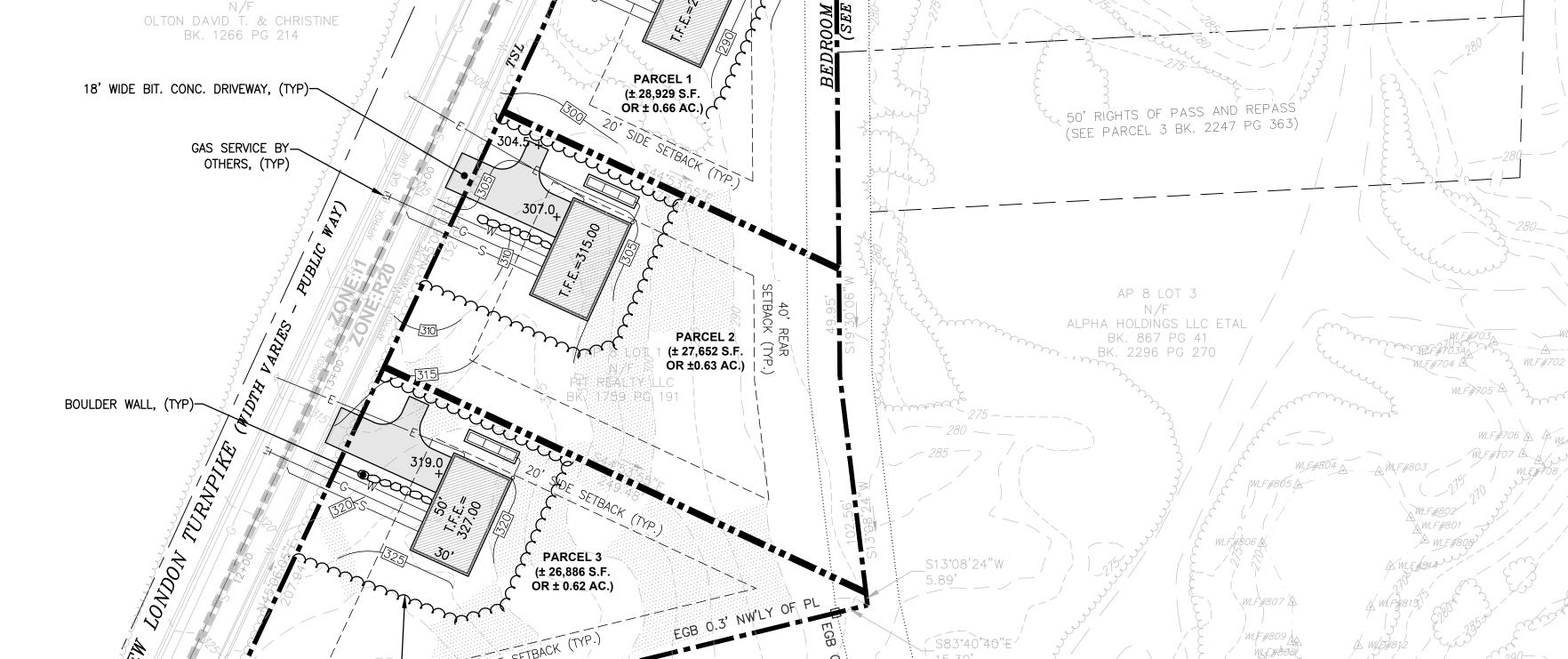
PROP. TREE LINE

2. "RECORD PLAN ADMINISTRATIVE SUBDIVISION PLAN FOR A.P.16 LOT 133 AND A.P. 8 LOT 1, NEW LONDON TURNPIKE, COVENTRY, RI. PREPARED FOR ALPHA HOLDINGS, LLC & HORIZON LAND HOLDINGS, LLC." PREPARED BY GAROFALO & ASSOCIATES, INC,. JOB NUMBER: 7492-00. DRAWING NO. 7492-00_ADMINISTRATIVE SUB, DATED JANUARY, 2025.



AP 16 LOT 1 N/F SPATCHER JULIE & CARMAN **OWNER:** AP 8, LOT 1 HORIZON LAND HOLDINGS, LLC 628 GEORGE WASHINGTON HWY ZONE:11 LINCOLN, RI 02865 1" WATER SERVICE, (TYP.) CONNECTION-TO EX. SEWER, (TYP.) SEWER SERVICE, (TYP.)

AP 7 LOT 24



AP 16 LOT 137

MARLENE CARLSON LACHANCE REV.

BK. 2292 PG 533

(MERGED WITH LOT 133

BK. 867 PG 41 BK. 2296 PG 270

PORTION OF LOT TRANSFERRED

BY ADMINISTRATIVE SUBDIVISION

(SEE SURVEY REFERENCES)

AP 16 LOT 3

N/F LRT NEW LONDON AVE DEVELOPMENT LLC BK. 2299 PG 690

L=55.63'

R = 50.00'

T = 31.09'

C = 52.80

 $\Delta = 63^{\circ}44'46''$

AP 16 LOT 2

CAIN CÁTHERINE

BK. 2134 PG 69

ROOFTOP INFILTRATION

FALPHA HOLDINGS LLC

BK. 1752 PG 550

NO.	REVISION	BY	DATE
1	PER PLANNING COMMENTS	KYY	02/14/25

SAMUEL S. HEMENWAY



JOB NO. **DRAWN BY** K.Y.Y 7492.00 DWG. NO. CHECK BY S.S.H. 7492-00_MINOR SUB_R1 APPROVED S.S.H. SCALE: DATE: JANUARY, 2025

AP' 7 LOT 25 NOTE: THE DWELLINGS INDICATED ARE ALPHA HOLDINGS LLC ETAL CONCEPTUAL ONLY AND PROVIDED TO BK. 867 PG 50 BK., 2296 PG 270 INDICATE TYPICAL DEVELOPMENT PROGRAM ON LOTS - FINAL HOME STEPHEN ANTONIO DESIGNS WILL VARY. BK.,,2292 PG 53,0

1 OF 1 SHEET