

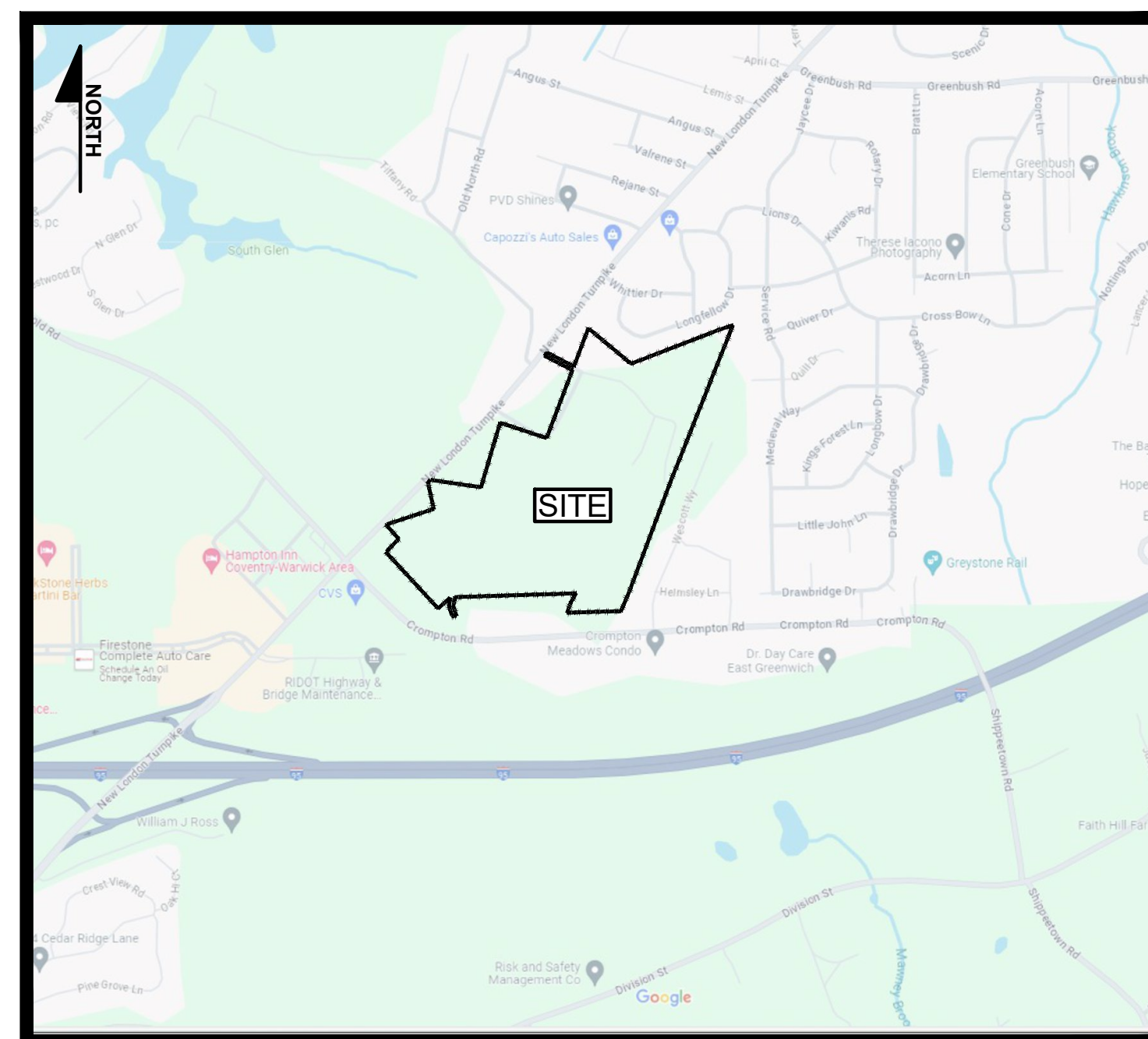
# MASTER PLAN FOR NEW LONDON PRESERVE

A.P. 7, LOT 25, A.P. 8, LOTS 2, 3 & 9 AND  
A.P. 16, LOT 133

SITUATED  
NEW LONDON TURNPIKE  
COVENTRY, R.I.

OWNERS:  
ALPHA HOLDINGS, LLC  
ANTHONY & MONICA PAOLINO  
DMs INVESTMENTS, LLC

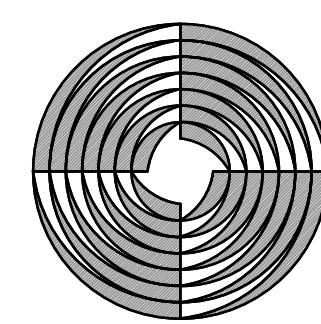
APPLICANT:  
ALPHA HOLDINGS, LLC  
213 VISTAS COURT  
EAST GREENWICH, RI 02818



LOCUS MAP  
SCALE: 1"=1000'

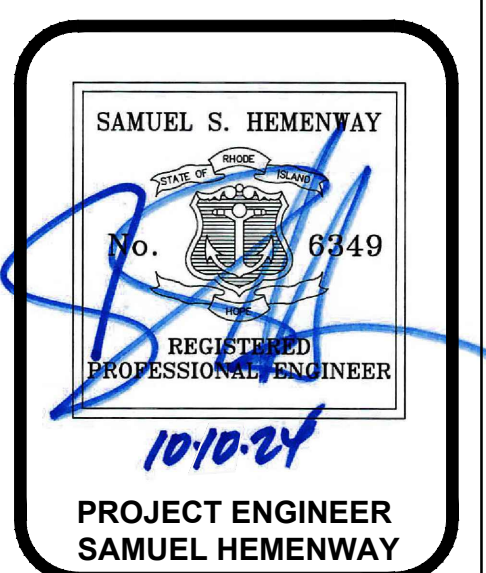
SHEET	PLAN TITLE	LATEST REVISION
-	COVER SHEET	
G-1	VICINITY MAP	
ECS-1	EXISTING CONDITIONS SURVEY SHEET 1 OF 2	
ECS-2	EXISTING CONDITIONS SURVEY SHEET 2 OF 2	
C-1	GENERAL NOTES & LEGEND	
MP-1	SITE LAYOUT, DRAINAGE & UTILITIES PLAN	
MP-2	SOIL EROSION & SEDIMENT CONTROL PLAN	
L-1	CONCEPTUAL LANDSCAPE PLAN	

PREPARED BY:



**GAROFALO**  
GAROFALO & ASSOCIATES, INC.  
CIVIL & STRUCTURAL ENGINEERS \ SURVEYORS  
LAND PLANNERS \ ENVIRONMENTAL SCIENTISTS  
85 CORLISS STREET  
P.O. BOX 6145  
PROVIDENCE, RI 02940  
(PH) 401-273-6000 (FX) 401-273-1000  
JOB #7492.00

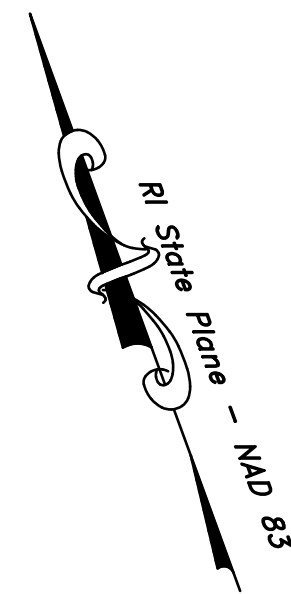
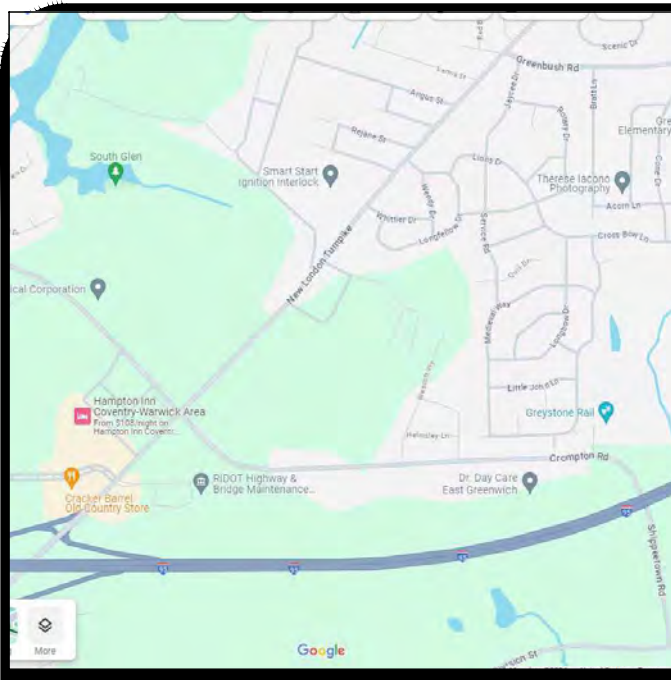
DATED:  
OCTOBER, 2024











PARCEL DATA	
N/F	ALPHA HOLDINGS LLC ETAL
TOTAL LOT AREAS: 2,240,657 S.F.± OR 51.44 ACRES±	

GENERAL LEGEND & ABBREVIATIONS			
---	ASSESSORS LINE	⊙	POSSIBLE ENCROACHMENT
---	EASEMENT LINE	BK./PG.	BOOK/PAGE
---	LOCUS PROPERTY LINE	CLF	CHAIN LINK FENCE
---	STATE HIGHWAY LINE	FNC	FENCE
---	CITY OR TOWN LINE	NWLY	NORTHWESTERLY
---	DELETED LOT LINE	SAF	STOCKADE FENCE
---	FENCE - CHAIN LINK	SHL	STATE HIGHWAY LINE
---	FENCE - PVC	TSL	TOWN STREET LINE
---	FENCE - STOCKADE		
---	FENCE - WIRE		
---	STONE WALL		

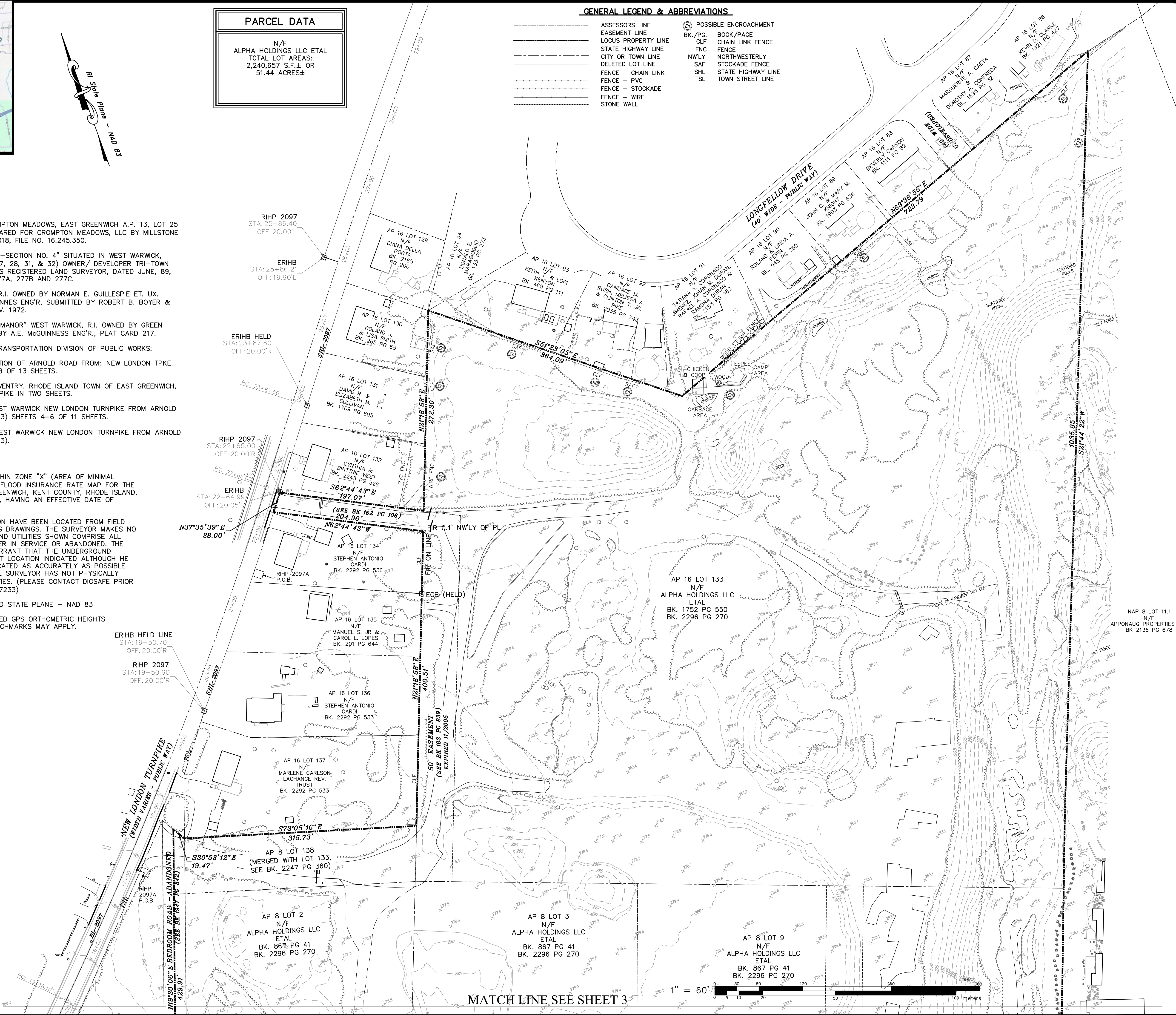
**LOCUS MAP**  
N.T.S.

**PLAN REFERENCES:**

- "EXISTING CONDITIONS PLAN, CROMPTON MEADOWS, EAST GREENWICH A.P. 13, LOT 25 COVENTRY A.P. 8, LOT 11.1" PREPARED FOR CROMPTON MEADOWS, LLC BY MILLSTONE ENGINEERING, P.C., DATED JULY 2018, FILE NO. 16.245.350.
- "FINAL FOR NOTTINGHAM-ESTATES-SECTION NO. 4" SITUATED IN WEST WARWICK, RHODE ISLAND (A.P. 12 LOTS 1, 27, 28, 31, & 32) OWNER/ DEVELOPER TRI-TOWN ASSOCIATES, BY: KIRK D. ANDREWS REGISTERED LAND SURVEYOR, DATED JUNE, 89, IN THREE SHEETS, PLAT CARDS 277A, 277B AND 277C.
- "TURNPIKE TERRACE" COVENTRY, R.I. OWNED BY NORMAN E. GUILLESPIE ET. UX. DATED JUNE, 1964, BY A.E. McGUINNESS ENG'R, SUBMITTED BY ROBERT B. BOYER & ASSOC., SEPT. 1972, REVISED: NOV. 1972.
- "SUBDIVISION NO. 2 GREEN BUSH MANOR" WEST WARWICK, R.I. OWNED BY GREEN BUSH MANOR, INC., DATED 1964, BY A.E. McGUINNESS ENG'R., PLAT CARD 217.
- RHODE ISLAND DEPARTMENT OF TRANSPORTATION DIVISION OF PUBLIC WORKS:
  - PLAT NO. 1686B: RECONSTRUCTION OF ARNOLD ROAD FROM: NEW LONDON TPKE. TO TIOGUE AVE. (RT. 3), SHEET 5B OF 13 SHEETS.
  - PLAT NO. 1686C: TOWN OF COVENTRY, RHODE ISLAND TOWN OF EAST GREENWICH, RHODE ISLAND NEW LONDON TURNPIKE IN TWO SHEETS.
  - PLAT NO. 2097: COVENTRY/WEST WARWICK NEW LONDON TURNPIKE FROM ARNOLD ROAD TO TIOGUE AVENUE (ROUTE 3) SHEETS 4-6 OF 11 SHEETS.
  - PLAT NO. 2097A: COVENTRY/WEST WARWICK NEW LONDON TURNPIKE FROM ARNOLD ROAD TO TIOGUE AVENUE (ROUTE 3).

**NOTES:**

- 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.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE 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 ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION @ 1-888-344-7233)
- HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD 83  
VERTICAL DATUM: NAVD 88\*  
\*DATUM WAS DERIVED BY OBSERVED GPS ORTHOMETRIC HEIGHTS VARIATIONS BETWEEN LOCAL BENCHMARKS MAY APPLY.



EXISTING CONDITION SURVEY  
FOR  
COVENTRY, RI  
AP 7 LOT 25  
AP 8 LOTS 1, 2, 3 & 9  
AP 16 LOT 133  
EAST GREENWICH, RI  
AP 77-13 LOT 33  
SITUATED ON  
NEW LONDON TURNPIKE,  
BEDROOM ROAD & CROMPTON ROAD  
PREPARED FOR  
ALPHA Holdings, LLC.

NO.	REVISION	BY	DATE

**DRAFT**

This plan is a "DRAFT" version and has been prepared for the purpose of review and commenting and is not legal without the official stamp, signature and seal of a Professional Land Surveyor registered in the State of Rhode Island. (RI General Laws § 5-8.1-12)

**GAROFALO**  
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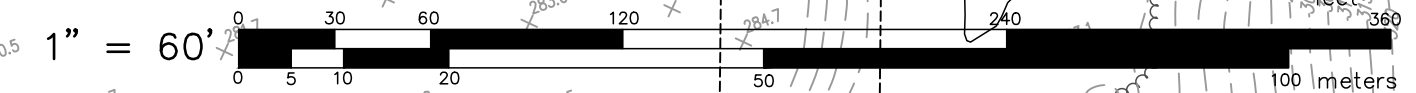
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TEL. 401-273-6000

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JOB NO. 7492.00	DRAWN BY RES/LFA
DWG. NO. 7492-00-ECS	CALCS BY RSE
SCALE: 1"=60'	APPROVED SAW
	DATE: APRIL, 2024

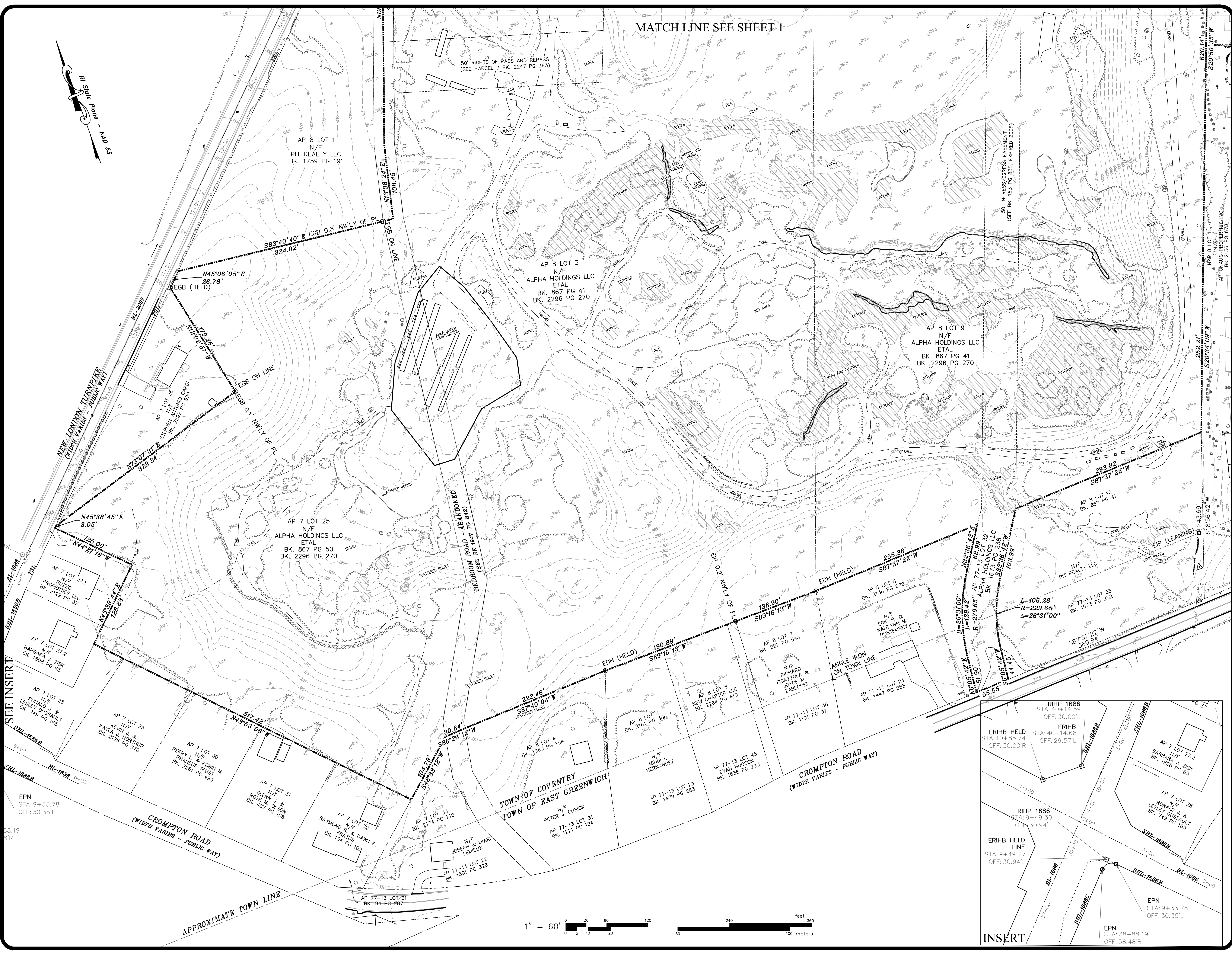
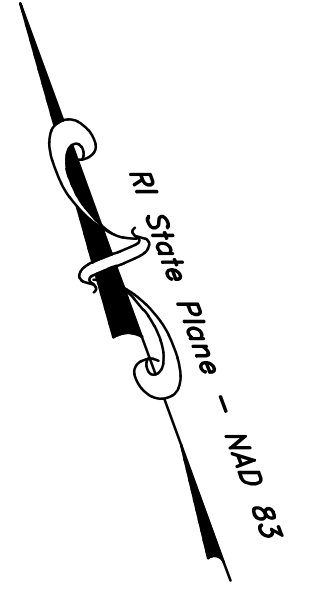
SHEET  
**ECS-1**  
3 OF 8 SHEETS

MATCH LINE SEE SHEET 3





MATCH LINE SEE SHEET 1



EXISTING CONDITION SURVEY  
 FOR  
 COVENTRY, RI  
 AP 7 LOT 25  
 AP 8 LOTS 1, 2, 3 & 9  
 AP 16 LOT 133  
 EAST GREENWICH, RI  
 AP 77-13 LOT 33  
 SITUATED ON  
 NEW LONDON TURNPIKE,  
 BEDROOM ROAD & CROMPTON ROAD  
 PREPARED FOR  
 PIT REALTY LLC

NO.	REVISION	BY	DATE

**DRAFT**

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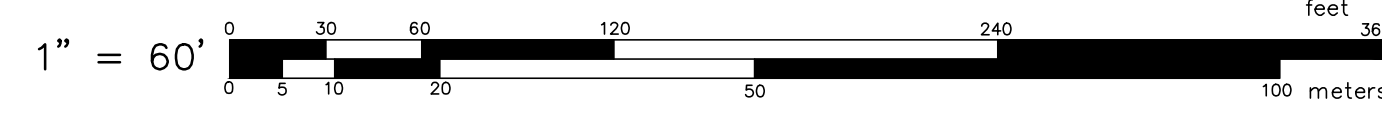
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DWG. NO. 7492-00-ECS	CALCS BY RSE
SCALE: 1"=60'	APPROVED SAW
SHEET	DATE: APRIL, 2024

**ECS-2**

4 OF 8 SHEETS



SEE INSERT

INSERT



GENERAL CONSTRUCTION NOTES:

- 1. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE TRAILER AT ALL TIMES. DEVIATIONS OR CHANGES WILL NOT BE ALLOWED UNLESS BY WRITTEN APPROVAL FROM THE ENGINEER.
2. SITEWORK CONSTRUCTION SHALL NOT COMMENCE UNTIL ALL APPROVALS FROM THE TOWN OF COVENTRY HAVE BEEN SECURED. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS OBTAINED FOR ALL SITE WORK.
3. ALL IMPROVEMENTS INDICATED HEREON MUST COMPLY WITH THE 'AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINE (ADAAG)'. NOTE THAT THE DETAIL CONTAINED WITHIN THIS PLAN MAY NOT SHOW THE DETAIL NECESSARY TO CONSTRUCT WALKWAYS, RAMPS AND SPACES TO COMPLY WITH THE ADAAG REQUIREMENTS BUT THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LEVEL OF CARE NECESSARY TO BE CERTAIN THAT THE CONSTRUCTED PRODUCT MEETS THESE STANDARDS.
4. THE CONTRACTOR MUST RETAIN THE SERVICES OF A REGISTERED LAND SURVEYOR IN THE STATE OF RHODE ISLAND TO LAYOUT ON THE GROUND ALL NEW ELEMENTS OF WORK. IF ANY WORK IS INSTALLED PRIOR TO THE ABOVE REQUIREMENT AND IF ANY WORK IS NOT SATISFACTORY TO THE ENGINEER, THE CONTRACTOR MUST REPLACE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING, INSTALLING OR PROCEEDING WITH WORK.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER NECESSARY MEASURES NEEDED TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING UNDERGROUND UTILITIES AND FACILITIES ON THE DRAWINGS; HOWEVER, THE INFORMATION SHOWN IS FOR THE CONTRACTORS CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION. VERIFY ALL DIMENSIONS, SITE CONDITIONS AND MATERIALS. THE CONTRACTOR MUST CONTACT THE LOCAL UTILITY COMPANIES FOR EXACT LOCATION OF UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE START OF ANY WORK. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.
7. THE CONTRACTOR MUST NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITIES IN THE AREA OF PROPOSED CONSTRUCTION, EXCAVATION OR BLASTING AT LEAST THREE WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION, EXCAVATION OR BLASTING. ALL WATER, SEWER, GAS AND ALL OTHER UTILITIES MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
8. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR THE TOWN OF COVENTRY AND THE STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION. THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2022 EDITION WITH ALL REVISIONS AND ADDENDA, AND THE RHODE ISLAND STANDARD DETAILS 1998 EDITION (AMENDED JUNE 2019) WITH ALL REVISIONS ARE MADE A PART HEREOF, AS IF ATTACHED HERETO.
9. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY PAVEMENT, DRIVEWAYS, SIDEWALKS, WALL, CURBS, ETC. DAMAGED DURING CONSTRUCTION WITH MATCHING MATERIALS.
10. THE CONTRACTOR AGREES THAT HE WILL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE PROJECT SITE CONDITIONS THROUGHOUT CONSTRUCTION INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONJUNCTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
11. ALL MATERIALS USED FOR CONSTRUCTION MUST BE NEW AND FREE OF DEFECTS. USED OR SALVAGED MATERIAL WILL NOT BE ALLOWED UNLESS WRITTEN APPROVAL FROM THE OWNER IS OBTAINED BY THE CONTRACTOR.
12. AT ALL TIMES THE CONTRACTOR MUST MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS. (I.E. IN TIMES OF RAIN OR SNOW, ROADS MUST BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC.). WIDTH OF EMERGENCY VEHICLE ACCESS MUST BE A MINIMUM OF 20 FEET WIDE. ACCESS TO BUILDINGS THAT HAVE A FIRE SPRINKLER SYSTEM OR STANDPIPE MUST BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION (FDC). NFPA 1141 3-1.
13. NECESSARY BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC MUST BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR.
14. HIGH INTENSITY LIGHTING FACILITIES MUST BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
15. ALL RI HIGHWAY BOUNDS AND PERMANENT SURVEY MARKERS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
16. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009 INCLUDING ALL REVISIONS.
17. REFER TO ARCHITECTURAL, STRUCTURAL, AND MECHANICAL PLANS FOR ALL BUILDING INFORMATION, AND FOR SITEWORK WITHIN 5'-0" OF BUILDING.
18. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
19. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS REQUIRED TO DEVELOP AND IMPLEMENT A PLAN FOR THE TEMPORARY CONTROL OF VEHICULAR AND PEDESTRIAN TRAFFIC FOR WORK WITHIN PUBLIC STREET RIGHT-OF-WAY AT THE SITE EGRESS. CONTRACTOR SHALL OBTAIN APPROVAL OF SAID PLAN FROM APPROPRIATE STATE AND COMMUNITY PUBLIC SAFETY OFFICIALS.
20. WHEN IT IS NECESSARY TO CLOSE OFF A STREET, THE FIRE DEPARTMENT AND POLICE DEPARTMENT SHALL BE NOTIFIED BY THE CONTRACTOR.
21. SHOP DRAWINGS OF PRECAST STRUCTURES SHALL BE REVIEWED BY THE ENGINEER AND APPROVED BEFORE USE.
22. IF ANY EXISTING STRUCTURES AND/OR UTILITIES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, EITHER ON THE PROJECT SITE, ADJACENT PROPERTIES, OR WITHIN STATE RIGHT-OF-WAY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
23. ALL WORK TO BE DONE WITHIN THE STATE RIGHT OF WAY (ROW) SHALL CONFORM TO THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION (AMENDED MARCH 2018) WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION (AMENDED JUNE 2019) WITH ALL REVISIONS.
24. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION, INCLUDING ALL REVISIONS.
25. ALL EXCAVATED BOULDERS WHICH ARE TO BE USED AS COMMON BORROW ON SITE MUST BE CRUSHED/SPLIT LESS THAN 9" IN SIZE.
26. ALL STUMPS SHALL BE REMOVED AND DISPOSED OFFSITE.

SURVEY REFERENCE :

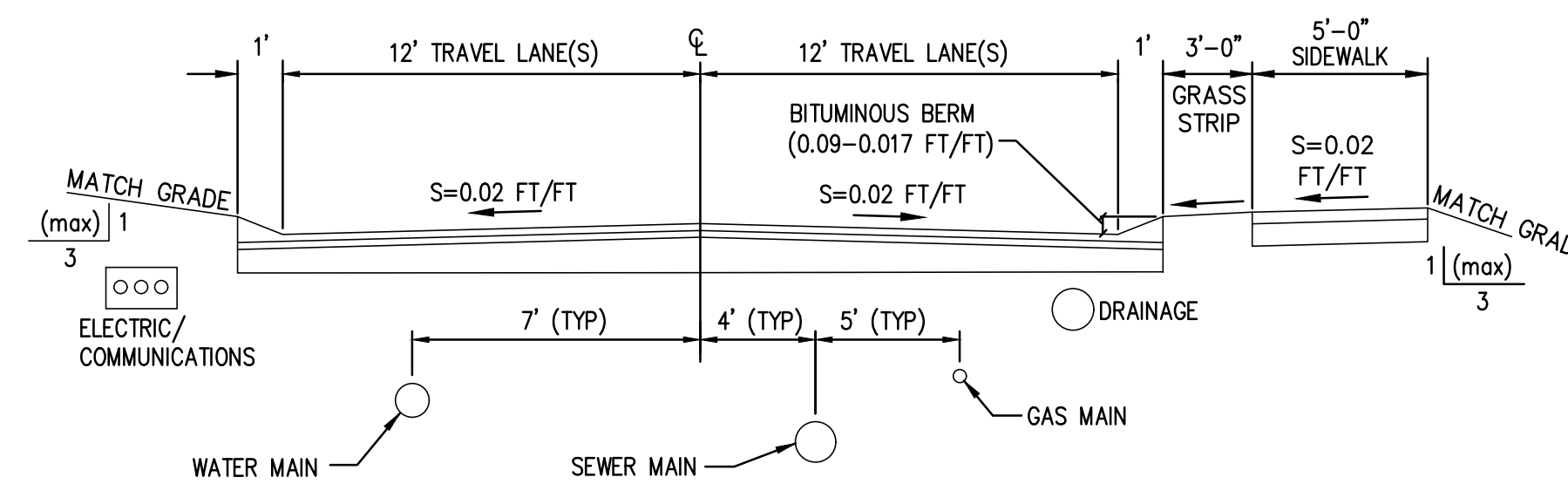
- 1. "EXISTING CONDITIONS SURVEY FOR COVENTRY, RI A.P. 7, LOT 25 A.P. 8 LOTS 1, 2, 3, 9, & 10 A.P. 16 LOT 133 EAST GREENWICH, RI A.P. 77-13 LOT 33 SITUATED ON NEW LONDON TURNPIKE, BEDROOM ROAD & CROMPTON ROAD", PREPARED BY GAROFALO & ASSOCIATES, INC., DRAWING NO. 7492-ECS-S1 & 7492-ECS-S2, DATED APRIL, 2024.

CERTIFICATION:

ALL PLANS AND IMPROVEMENTS CONFORM TO ALL EXISTING AND AMENDED STANDARD OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND BOARD OF REGISTRATION OF LAND SURVEYORS.

GENERAL UTILITY NOTES:

- 1. THE CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND ALL LOCAL AUTHORITIES & UTILITY COMPANIES TO VERIFY LOCATIONS OF UTILITIES WITHIN THE AREA 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES. LOCATION AND DEPTHS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY, LOCATE AND PROTECT EXISTING UTILITIES IN THE FIELD WHETHER OR NOT SHOWN ON THE DRAWINGS.
2. ALL WORK SHALL BE IN COMPLETE ACCORDANCE WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.
3. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBANCE OF CURBING, PAVING AND COMPACTED SUBGRADE. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER & ALL LOCAL UTILITY COMPANIES 48 HOURS BEFORE EACH PHASE OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS DISCOVERED IN THE PLANS.
4. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREA. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
5. THE CONTRACTOR SHALL REMOVE ANY ABANDONED FOUNDATIONS, UTILITY STRUCTURES, BURIED DEBRIS ETC. WHICH INTERFERE WITH THE INSTALLATION OF THE UTILITY WORK. ALL SUCH STRUCTURES SHALL BE COMPLETELY REMOVED AND THE EXCAVATED AREA SHALL BE BACKFILLED WITH COMPACTED GRAVEL IN 6" LIFTS TO 95% COMPACTION TO 6" BELOW THE BOTTOM OF THE UTILITY AND PIPE.
6. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTION TO THE DENSITY OF 95% OF THE THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED ONE FOOT IN COMPACTED FILL THICKNESS. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF PROJECT APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL PIPING LAYOUT INDICATED ON THESE PLANS IS DIAGRAMMATIC ONLY AND DOES NOT SHOW ALL THE REQUIRED FITTINGS FOR PROPER ALIGNMENT. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED FITTINGS TO OBTAIN PROPER ALIGNMENT AND FOR EXISTING UTILITY CONNECTIONS BASED UPON FIELD CONDITIONS.
8. IF DURING EXCAVATION THE TRENCH WIDTH EXCEEDS THE SUM OF THE PIPE O.D. PLUS 2'-0", PLACE AND COMPACT THE FILL TO 12" ABOVE THE PIPE AND RE-EXCAVATE TO REQUIRED GRADE.
9. STORM DRAINS 12" AND OVER SHALL BE SMOOTH INTERIOR WALL AND EXTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE CAPABLE OF WITHSTANDING (H-20) LOAD UNLESS NOTED OTHERWISE. PIPE SHALL BE JOINED USING BELL & SPIGOT JOINTS MEETING OR EXCEED ASTM F2648. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS SHALL MEET OR EXCEED ASTM F477. HDPE PIPE SHALL BE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS INC. (ADS), HANCOX PIPE OR LANE PIPE. ALL STORM DRAINAGE PIPING SHALL BE LAID ON A SMOOTH CONTINUOUS GRADE WITH NO VISIBLE BENDS AT THE JOINTS, WHERE INDICATED ON DRAWINGS REINFORCED CONCRETE PIPE (RCP) PIPE SHALL BE CLASS III RCP WITH "O" RING GASKET JOINTS. ALL STORM PIPE ENTRY STRUCTURES SHALL BE GASKETED.
10. WHENEVER UTILITIES ARE TO BE INSTALLED WITHIN THE TOWN OF COVENTRY PUBLIC OR PRIVATE RIGHT OF WAYS, THE TRENCH MUST BE BACKFILLED WITH FLOWABLE FILL. ALL AREAS OF ROADWAY PAVEMENT & WALKWAYS DISTURBED DURING CONSTRUCTION SHALL BE RE-PAVED PER THE TOWN OF COVENTRY AND STATE STANDARDS AND SPECIFICATIONS.
11. DOMESTIC AND FIRE PROTECTION WATER SERVICE IS PROVIDED TO THE PROPERTY BY PROVIDENCE WATER. THE ONSITE WATER SYSTEM ON THE PROPERTY IS PRIVATE WATER PIPING AND SHALL BE (AWWA C901) DR9 POLYETHYLENE OR TYPE K COPPER FOR 2" SERVICES OR SMALLER, OR CLASS 52 DOUBLE CEMENT LINED DUCTILE IRON PIPE WITH TYTON JOINTS FOR 4" SERVICES OR LARGER. ALL BENDS, TEES ETC. SHALL BE JOINT RESTRAINED BY THE USE OF CONCRETE THRUST BLOCKS AND "MEG-A-LUG". ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO PROVIDENCE WATER REGULATIONS, STANDARDS AND SPECIFICATIONS. NOTIFICATION SHALL BE PROVIDED TO SAID AUTHORITIES AT LEAST 72 HOURS PRIOR TO INITIATING CONSTRUCTION.
12. GATE VALVES SHALL BE CAST IRON BODY BRONZE MOUNTED, COMPLETE WITH ROAD BOX AND SHALL CONFORM TO PROVIDENCE WATER AND TOWN OF COVENTRY REGULATIONS, STANDARDS AND SPECIFICATIONS.
13. ALL FIRE AND PLUMBING FIXTURES MUST CONFORM TO LOCAL SPECIFICATIONS AND AS STIPULATED BY THE LOCAL FIRE MARSHALL AND/OR THE BUILDING OFFICIAL.
14. ALL SANITARY SEWER MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE INSTALLATION AND TESTING OF SANITARY SEWERS SHALL CONFORM TO THE NBC REGULATIONS, STANDARDS AND SPECIFICATIONS. ALL SEWER SYSTEM COMPONENTS MUST BE TESTED, CLEANED AND AS-BUILT INFORMATION MUST BE SUBMITTED TO THE NBC AND APPROVED, PRIOR TO ISSUANCE OF A PERMIT TO DISCHARGE TO THE PUBLIC SEWER SYSTEM.
15. SANITARY SEWER MAINS AND SERVICES SHALL BE SDR-35 (ASTM D-3034) PVC SEWER PIPE WITH PUSH ON RUBBER RING JOINTS UNLESS NOTED OTHERWISE. CLEANOUTS SHALL BE INSTALLED AT BUILDING FACE (REFER TO PLUMBING PLANS FOR ALL WORK WITHIN 5' OF THE BUILDING). NEOPRENE COUPLINGS WITH STAINLESS STEEL BAND AND SHEER RINGS SHALL BE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.
16. SEWER LINES SHALL BE INSTALLED AT A MINIMUM 10 FOOT HORIZONTAL SEPARATION FROM ANY PROPOSED OR EXISTING WATER LINE. CONTRACTOR SHALL INSTALL CLEANOUT AT THE BUILDING FACE. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE NBC REQUIREMENTS.
17. WHENEVER SEWER LINES MUST CROSS WATER LINES, THE SEWER SHALL BE INSTALLED SO THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, WHERE 18 INCH VERTICAL SEPARATION AND 10 FOOT HORIZONTAL SEPARATION CAN NOT BE MET AT WATER AND SEWER CROSSINGS, THE SEWER PIPE SHALL BE ENCASED IN CONCRETE OR BE EITHER DUCTILE IRON OR C900 BLUE BRUTE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF CROSSING.
18. GAS SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE UTILITY INSTALLATIONS AS REQUIRED TO ENSURE ADEQUATE GAS SERVICE IS PROVIDED AND SHALL BE RESPONSIBLE FOR ALL INSTALLATION PROCEDURES (TRENCHING, LAYING PIPE, ETC.) AS ARE REQUIRED BY THE GAS COMPANY FOR COMPLETE AND IN PLACE CONSTRUCTION.
19. ELECTRIC SERVICE FACILITIES SHALL BE DESIGNED BY OTHERS. ELECTRIC SERVICE AND TRANSFORMER PAD SHALL CONFORM TO THE REQUIREMENTS OF THE ELECTRIC COMPANY. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE ELECTRIC SERVICE IS PROVIDED AND SHALL BE RESPONSIBLE FOR ALL INSTALLATION PROCEDURES (TRENCHING, LAYING PIPE, ETC.) AS ARE REQUIRED BY THE ELECTRIC COMPANY FOR COMPLETE AND IN PLACE CONSTRUCTION. REFER TO ELECTRICAL DRAWINGS FOR ALL UNDERGROUND ELECTRIC.



TYPICAL SECTION (STANDARD ROADWAY) NOT TO SCALE

STORMWATER SYSTEM MAINTENANCE NOTES:

1. THE DRAINAGE SYSTEMS ARE TO BE MONITORED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD BY THE CONTRACTOR. UPON COMPLETION OF THE PROJECT THE CONTRACTOR MUST DO A FINAL FULL MAINTENANCE & CLEAN UP OF THE STORMWATER MANAGEMENT SYSTEM AND THE SITE. UPON COMPLETION OF THE CONTRACTOR'S FINAL MAINTENANCE & CLEAN UP OF THE PROJECT, MONITORING OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER.

CONSTRUCTION MONITORING/MAINTENANCE PROCEDURES SHALL BE AS FOLLOWS: (RESPONSIBILITY OF CONTRACTOR)

- 2. SILT BARRIER: MONITOR SILT BARRIER ON A WEEKLY BASIS AND AFTER EVERY RAIN STORM EVENT AND REPAIR OR REPLACE ANY DAMAGED AREAS IMMEDIATELY. IMMEDIATELY CLEAN THE SILT BARRIER IF SIX INCHES OR MORE OF SEDIMENT HAS ACCUMULATED ON THE HAYBALE & SILT BARRIER.
3. PAVED AREAS: PARKING LOTS, PUBLIC & PRIVATE ROADWAYS AND GUTTERS SHALL BE SWEEP CLEAN OF ALL SEDIMENT & DEBRIS. SWEEPING & REMOVAL OF DEBRIS SHALL BE PERFORMED ON A WEEKLY BASIS AT A MINIMUM.
4. CATCH BASINS: ALL CATCH BASINS SHALL BE INSTALLED AS DETAILED AND INSPECTED AFTER EVERY RAIN STORM EVENT. IMMEDIATELY CLEAN THE CATCH BASIN SUMP IF TWO FEET OR MORE OF SEDIMENT HAS ACCUMULATED WITHIN THE CATCH BASIN.
5. DRAIN MANHOLES: DRAIN MANHOLES SHALL BE INSTALLED AS DETAILED AND INSPECTED AFTER EVERY RAIN STORM EVENT. IMMEDIATELY CLEAN THE DRAIN MANHOLE IF ANY OF SEDIMENT HAS ACCUMULATED WITHIN THE DRAIN MANHOLE.
6. STORMWATER BMPS: NO CONSTRUCTION RUNOFF SHALL BE DIRECTED TO STORMWATER BMPS UNTIL UPGRADE AREAS ARE STABILIZED.

POST CONSTRUCTION MONITORING/MAINTENANCE PROCEDURES SHALL BE AS FOLLOWS: (RESPONSIBILITY OF OWNER)

- 1. PAVED AREAS: PARKING LOTS, ROADS AND ALL ACCESS WAYS AND GUTTERS MUST BE SWEEP CLEAN OF ALL SEDIMENT AND DEBRIS ON BI-ANNUAL BASIS IN SPRING AND FALL OF EACH YEAR OR AS NECESSARY.
2. CATCH BASINS: ALL CATCH BASINS MUST BE INSPECTED AND MAINTAINED ON A TWICE-ANNUAL BASIS IN MARCH AND OCTOBER OF EACH YEAR. CATCH BASINS MUST BE INSPECTED TO ENSURE THEY HAVE ADEQUATE SUMP CAPACITY, FRAMES AND GRATES ARE NOT DAMAGED, AND OIL/WATER SEPARATING DEVICES ARE IN PLACE. CATCH BASIN SUMPS ARE TO BE CLEANED OUT DURING BI-ANNUAL INSPECTIONS IN MARCH AND OCTOBER OF EACH YEAR. IMMEDIATELY CLEAN THE CATCH BASIN SUMP IF TWO FEET OR MORE OF SEDIMENT HAS ACCUMULATED WITHIN THE CATCH BASIN.
3. DRAIN MANHOLES: ALL DRAIN MANHOLES MUST BE INSPECTED AND MAINTAINED ON AN ANNUAL BASIS IN MARCH AND OCTOBER OF EACH YEAR. DRAIN MANHOLES MUST BE INSPECTED TO ENSURE FRAMES AND COVERS ARE NOT DAMAGED AND NO BLOCKAGES HAVE OCCURRED WITHIN THE MANHOLE. DRAIN MANHOLES ARE TO BE CLEANED OUT DURING BI-ANNUAL INSPECTIONS IN MARCH AND OCTOBER OF EACH YEAR. IMMEDIATELY CLEAN THE DRAIN MANHOLE IF ANY SEDIMENT HAS ACCUMULATED.
4. STORMWATER MANAGEMENT FACILITIES - REFER TO OPERATIONS AND MAINTENANCE PLAN UNDER SEPARATE COVER. (NOTE: A LEGALLY ENFORCEABLE MAINTENANCE AGREEMENT SHALL BE EXECUTED IF THE PROPERTY OWNER IS NOT THE PARTY RESPONSIBLE FOR BMP MAINTENANCE AS PRESCRIBED)

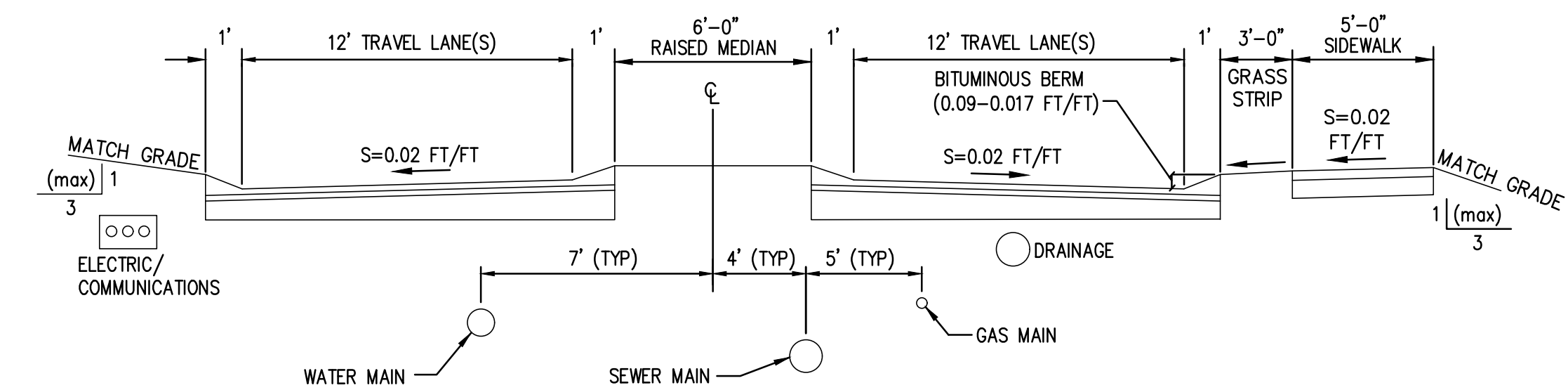
INFILTRATION AREA CONSTRUCTION PROTECTION

FOR THE LONG-TERM FUNCTION OF THE INFILTRATING SYSTEMS, CARE MUST BE TAKEN IN THIS AREA DURING CONSTRUCTION. THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM BEST MANAGEMENT PRACTICES (BMP'S):

- 1. THE INFILTRATION AREAS SHALL NOT BE USED AS A CONSTRUCTION SEDIMENTATION SYSTEM.
2. CONSTRUCTION EQUIPMENT, VEHICULAR TRAFFIC, PARKING OF VEHICLES, AND STOCKPILING OF CONSTRUCTION AND EARTH MATERIALS SHALL BE OUTSIDE THE LIMITS OF THE INFILTRATION AREA UNTIL INSTALLATION IS COMPLETED. THE SUBGRADE BENEATH THE SYSTEM SHALL NOT BE COMPACTED.
3. EXCAVATION FOR CONSTRUCTION OF THE INFILTRATION AREAS SHALL BE PERFORMED MANUALLY OR BY HYDRAULIC EXCAVATOR OR SOME OTHER SIMILAR MEANS TO ENSURE THAT THE EQUIPMENT IS NOT IN DIRECT CONTACT WITH THE NATURAL INFILTRATION EARTH MATERIAL AND DOES NOT CAUSE COMPACTION OF THE MATERIAL AND THE ENTIRE AREA IS TO BE SCARIFIED PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AND EROSION CONTROLS AROUND THE PERIMETER OF THE INFILTRATION AREA TO PREVENT THE USE OF THIS AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE INFILTRATION CAPABILITIES OF THE AREA. THIS FENCING MAY BE REMOVED FOR BACKFILLING AND FINAL CONSTRUCTION.

GENERAL GRADING NOTES:

- 1. THE MAXIMUM RUNNING SLOPE ALONG ANY SIDEWALK SHALL BE 5%. THE MAXIMUM CROSS SLOPE ACROSS ANY SIDEWALK SHALL BE 2%. A MINIMUM 5'x5' LANDING SHALL BE PROVIDED IN FRONT OF ALL BUILDING ENTRANCES.
2. ALL ADAAG PARKING SPACES AND LOADING SPACES SHALL BE 2% MAXIMUM SLOPE IN ANY DIRECTION.
3. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
4. ALL GRATES AND COVERS IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 3" ABOVE FINISH GRADE.
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH THE CITY OF PROVIDENCE SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.



TYPICAL SECTION (ENTRANCE) NOT TO SCALE

SITE LEGEND

Table with columns: EXISTING, NEW, DESCRIPTION. Lists symbols for Centerline (Layout), Storm Drain, Electric (Underground), Fire Service, Footing Drain, Gas, Overhead Wire, Property Line, Sanitary Sewer, Site Lighting Service, Telephone, Water, Contour, Spot Grade (Bot. of Curb), Spot Grade (Top of Curb), Spot Grade (Bot. of Wall), Spot Grade (Top of Wall), Precast Conc. Curb, Chainlink Fence (CLF), Stockade Fence (STKF), Boring Location, Catch Basin, Double Grate Catch Basin, Concrete Thrust Block, Drain Manhole, Flared End Structure, Sewer Manhole, Water Service, Utility Pole, Fire Hydrant, Gate Valve and Curb Box, Handicap Symbol (Prkg. Space), Sign, Wetland, Soil Evaluation Location, Test Pit Location, Fire Department Connection, Post Indicator Valve (PIV), Electric Manhole (EMH), Telephone Manhole (TMH), Transformer Pad, Generator Pad, Ground Cleanout, Sight Light Pole, Traffic Flow Direction, Limit of Disturbance, Compost Silt Socks, Pavement Sawcut & Match to Existing, RIBOT STD Detail Reference, Canopy Tree, Ornamental Tree, Evergreen Tree.

ABBREVIATIONS

Table with columns: BIT. CONC., EX., MIN., NTS, PROP., SWM, TYP., BITUMINOUS CONCRETE, EXISTING, MINIMUM, NOT TO SCALE, PROPOSED, STORM WATER MANAGEMENT, TYPICAL.

MASTER PLAN FOR GENERAL NOTES & LEGEND (A.P. 7 LOT 25, A.P. 8 LOTS 2, 3 & 9 AND A.P. 16 LOT 133) NEW LONDON TURNPIKE COVENTRY, RI PREPARED FOR ALPHA Holdings, LLC.

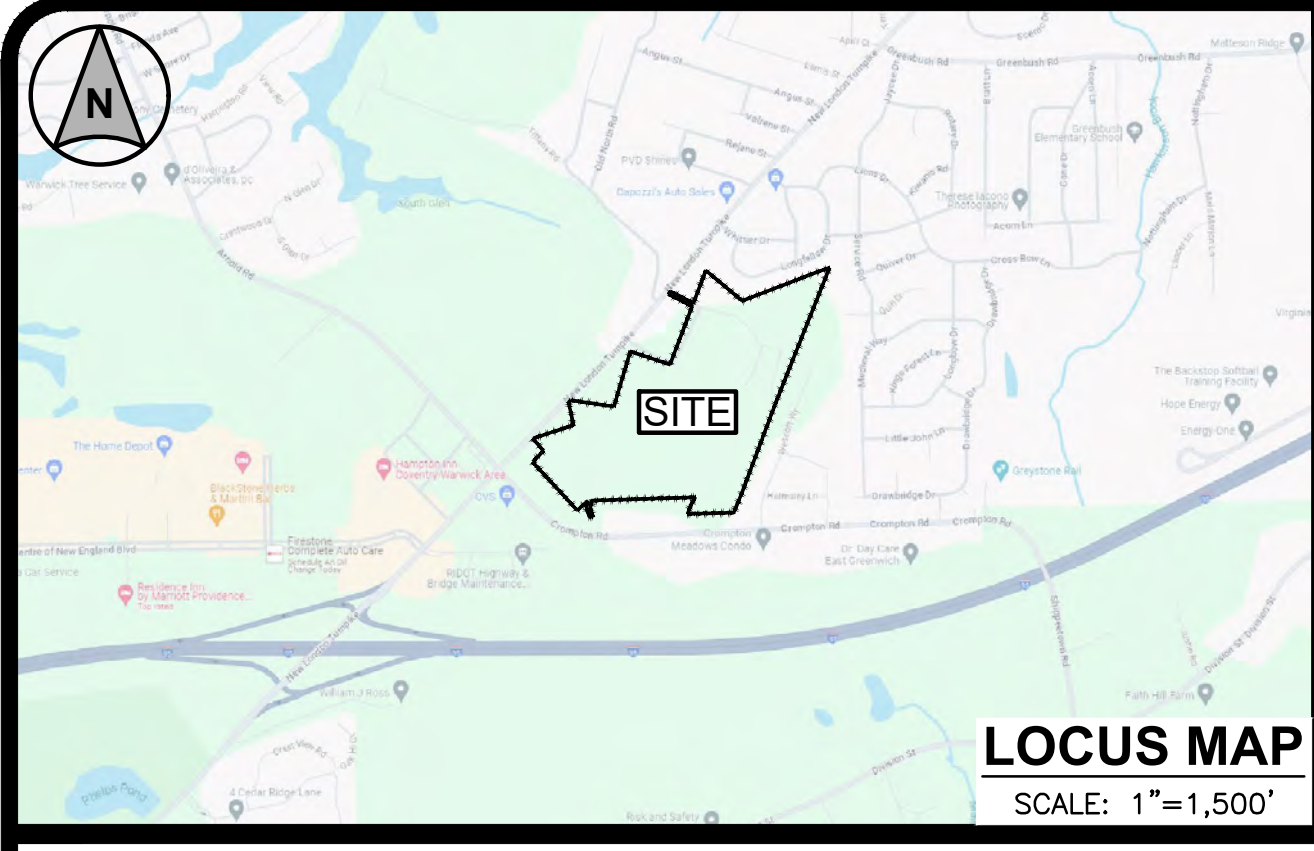
Table with columns: NO., REVISION, BY, DATE. A grid for tracking revisions.

CAROFALO GAROFALO & ASSOCIATES, INC. CIVIL & STRUCTURAL ENGINEERS/SURVEYORS LAND PLANNERS/ENVIRONMENTAL SCIENTISTS. 85 CORLISS STREET P.O. BOX 6145 PROVIDENCE, RI 02940 TEL: 401-273-6000. Includes disclaimer text about the drawings being the property of the engineer/surveyor.

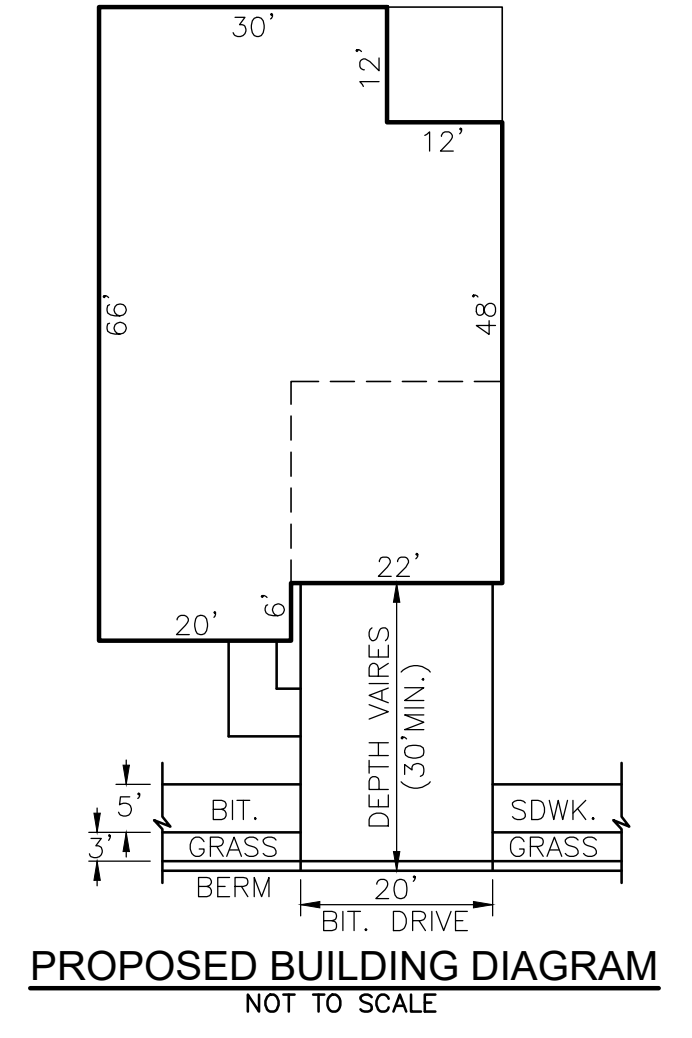
Table with columns: JOB NO., DWG. NO., SCALE, SHEET, DRAWN BY, CHECK BY, APPROVED, DATE. Job No: 7492.00, DWG. No: 7492-00-MP PLAN, SCALE: AS SHOWN, SHEET: C-1, DRAWN BY: K.J.A./K.Y.Y., CHECK BY: S.S.H., APPROVED: S.S.H., DATE: OCTOBER, 2024.

C-1 SHEET 5 OF 8 SHEETS





DEVELOPMENT SUMMARY	
SINGLE FAMILY:	75 UNITS
LENGTH OF SIDEWALK:	2,583± LF
LENGTH OF ROADWAY:	4,723± LF
LENGTH OF PED. TRAIL:	4,389± LF



DIMENSIONAL SUMMARY		
CROMPTON ROAD (A.P. 7, LOT 25, A.P. 8, LOTS 2, 3 & 9 AND A.P. 16 LOT 133)		
EXISTING ZONING: R-20 (RESIDENTIAL)		
DESCRIPTION	R-20 (1) REQUIRED	PROPOSED
SITE DATA		
LAND USE	SINGLE FAM.	SINGLE FAM.
MIN. LAND AREA	20,000 S.F.	53.88 Acres
MIN. FRONTAGE LOT WIDTH	120'	±75.02'(EX)
MIN. FRONT YARD BUILDING SETBACK	35'	>35'
MIN. SIDE YARD BUILDING SETBACK	20'	31.3'
MIN. REAR YARD BUILDING SETBACK	40'	111.1'
MAX. LOT COVERAGE	20%	±8.4%
MAX. BUILDING HEIGHT	35'	<35'

**TABLE NOTES:**

- DIMENSIONAL REQUIREMENTS ARE BASED ON SINGLE-FAMILY DWELLING. REFER TO TABLE 6-7-R-20- DIMENSIONAL REGULATION-SINGLE FAMILY DWELLING.
- (2) GARAGE AND (2) DRIVEWAY SPACES ARE PROVIDED PER UNIT AND THE PARKING MEETS THE REQUIREMENTS OF SECTION 255-1220.C(5).
- DATA INDICATED IS DEVELOPED FOR MASTER PLAN REVIEW ONLY AND SUBJECT TO CHANGE.

**DENSITY:**

LAND AREA	±51.4 AC
NUMBER OF DWELLING UNITS (DUs)	75 UNITS
DWELLING UNITS/ACRE(AC)	1.5 DU/AC (±29,853 SF PER DU)
SUITABLE LAND AREA	±38.2 AC
NUMBER OF DWELLING UNITS (DUs)	75 UNITS
DWELLING UNITS PER SUITABLE AC.	2.0 DU/AC (±22,187 SF PER DU)

**SHEET NOTES:**

- THIS PROJECT PROPOSES A SINGLE FAMILY DEVELOPMENT.
- THE PROJECT IS LOCATED WITHIN AN R-20 ZONE.
- 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. 440030016H, HAVING AN EFFECTIVE DATE OF OCTOBER 2, 2015.
- THE PROJECT PROPOSES PUBLIC WATER AND SEWER.
- THE PROJECT SITE IS LOCATED WITHIN THE CENTRAL COVENTRY FIRE DISTRICT.
- RIDOT PHYSICAL ALTERNATION PERMIT AND RIPDES PERMIT ARE REQUIRED FOR THIS PROJECT.
- THE PROJECT SITE FALL WITHIN AN IDENTIFIED RIDEM NATURAL HERITAGE AND SOLE SOURCE AQUIFER AREA. THE PROJECT IS NOT IN THE TOWN HISTORIC DISTRICT.

**MASTER PLAN  
SITE LAYOUT, DRAINAGE  
& UTILITIES PLAN**  
FOR  
(A.P. 7 LOT 25, A.P. 8 LOTS 2, 3 & 9  
AND A.P. 16 LOT 133)  
**NEW LONDON TURNPIKE  
COVENTRY, RI**  
PREPARED FOR  
**ALPHA Holdings, LLC.**

NO.	REVISION	BY	DATE

**GAROFALO**  
GAROFALO & ASSOCIATES, INC.  
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS  
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

85 CORLISS STREET  
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PROVIDENCE, RI 02940  
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<b>JOB NO.</b> 7492.00	<b>DRAWN BY</b> K.J.A/ K.Y.Y.
<b>DWG. NO.</b> 7492-00-MP PLAN	<b>CHECK BY</b> S.S.H.
<b>SCALE:</b> AS SHOWN	<b>APPROVED</b> S.S.H.
	<b>DATE:</b> OCTOBER, 2024

SHEET  
**MP-1**  
6 OF 8 SHEETS

L:\7492-00 New London Turnpike (Residential) - Coventry, RI\Drawings\Current\7492-00-MP Plan.dwg, 10/10/2024, by: rjg, 12:08

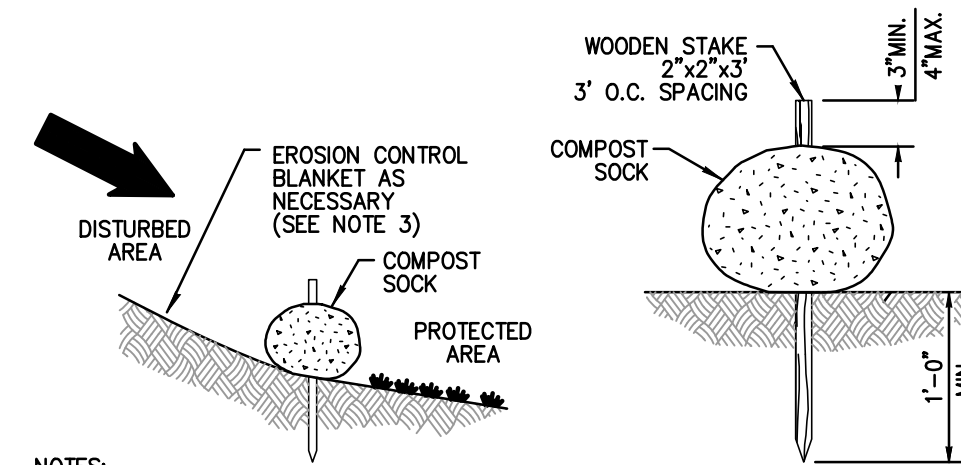


**SEQUENCE AND STAGING OF LAND DISTURBING ACTIVITIES:**

1. SURVEY AND STAKE THE DRAINAGE STRUCTURES, LIMIT OF WORK AND SEDIMENTATION BARRIERS.
2. PLACE SEDIMENTATION BARRIERS (SILT SOCK) AS SHOWN ON THE PLANS AND STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
3. PERFORM SITEWORK DEMOLITION.
4. BEGIN GRADING AND DRAINAGE WORK (CLEARING AND GRUBBING, EXCAVATING AND GRADING, ETC.). TOP SOIL TO BE STRIPPED AND STOCKPILED IN APPROVED AREAS. THE STOCKPILES ARE TO BE PROTECTED BY A ROW OF SEDIMENTATION BARRIER AND COVERED OR TEMPORARILY SEEDED.
5. INSTALL DRAINAGE SYSTEM. INSTALL SEDIMENT PROTECTION IMMEDIATELY AFTER INSTALLATION.
6. INSTALL BMPs IN ACCORDANCE WITH PLANS. SEDIMENT CONTROLS SHALL BE MAINTAINED AT THE BMP STRUCTURES UNTIL THE BINDER COURSE OF PAVEMENT IS INSTALLED AND DISTURBED AREAS ARE STABILIZED WITH VEGETATION.
7. COMPLETE SITE GRADING.
8. COMPLETE LANDSCAPING AND PERMANENT STABILIZATION. SWEEP THE ROADWAY AREAS TO REMOVE ALL SEDIMENTS.
9. FLUSH AND/OR REPAIR DRAINAGE AREAS AS NEEDED.
10. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS.

**SEDIMENTATION CONTROL PROGRAM:**

1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY SEDIMENTS FROM ENTERING THE STATE HIGHWAY OR ADJOINING PROPERTIES.
2. BANKS OR SLOPES OVER 5% SHALL BE SEEDED AS SOON AS POSSIBLE AND SHALL BE PROTECTED WITH A HAY, STRAW OR FIBER MULCH.
3. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
4. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
5. CARE SHALL BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.
6. ADDITIONAL SILT SOCKS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.



**NOTES:**

1. COMPOST SOCK SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. COMPOST SOCK SHALL BE A MINIMUM OF 8" IN DIAMETER.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
3. WHEN PLACING COMPOST SOCK ON SLOPES, USE EROSION CONTROL BLANKET IF SPECIFIED ON PLANS.
4. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
5. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.

**COMPOST SILT SOCK DETAIL**  
NOT TO SCALE



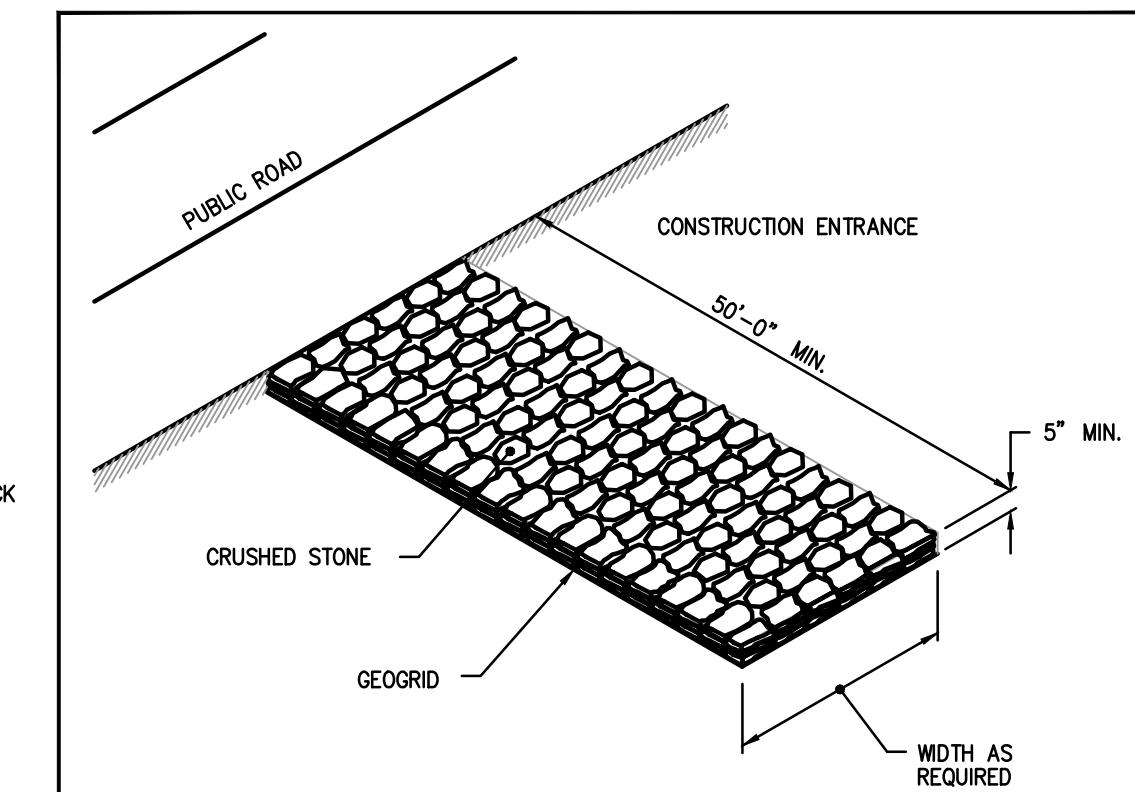
**EROSION CONTROL & SOIL STABILIZATION PROGRAM:**

1. DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME.
2. ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
3. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
4. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 2000 LBS/ACRE.
5. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED.
6. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS.
7. THE SEED MIX SHALL BE INOCULATED WITHIN TWENTY FOUR (24) HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULUM FOR EACH VARIETY.
8. THE DESIGN MIX FOR TEMPORARY EROSION CONTROL AND SOIL STABILIZATION SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT
CREeping RED FESCUE	70
ASTORIA BENTGRASS	5
BIRDFOOT TREEFOIL	15
PERENNIAL RYEGRASS	10

APPLICATION RATE 100 LBS/ACRE

9. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR, AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
10. THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
12. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS OR FLOOD PLAINS. THEY SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%) AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED AND COMPLETELY ENCLOSED WITH A CONTINUOUS LINE OF STAKED HAYBALES AND/OR SILT FENCE. (SEE DETAIL)
13. ON BOTH STEEP AND LONG SLOPES, CONSIDERATION SHOULD BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.



**STOCKPILE DETAIL**  
NOT TO SCALE

REVISIONS		R.I. STANDARD 9.9.0	
NO.	DATE	ISSUE DATE	
		JUNE 15, 1998 <td> </td>	

RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
CONSTRUCTION ACCESS

**MASTER PLAN  
SOIL EROSION &  
SEDIMENT CONTROL PLAN**  
FOR  
**(A.P. 7 LOT 25, A.P. 8 LOTS 2, 3 & 9  
AND A.P. 16 LOT 133)  
NEW LONDON TURNPIKE  
COVENTRY, RI**  
PREPARED FOR  
**ALPHA Holdings, LLC.**

NO.	REVISION	BY	DATE

**GAROFALO**  
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CIVIL & STRUCTURAL ENGINEERS/SURVEYORS  
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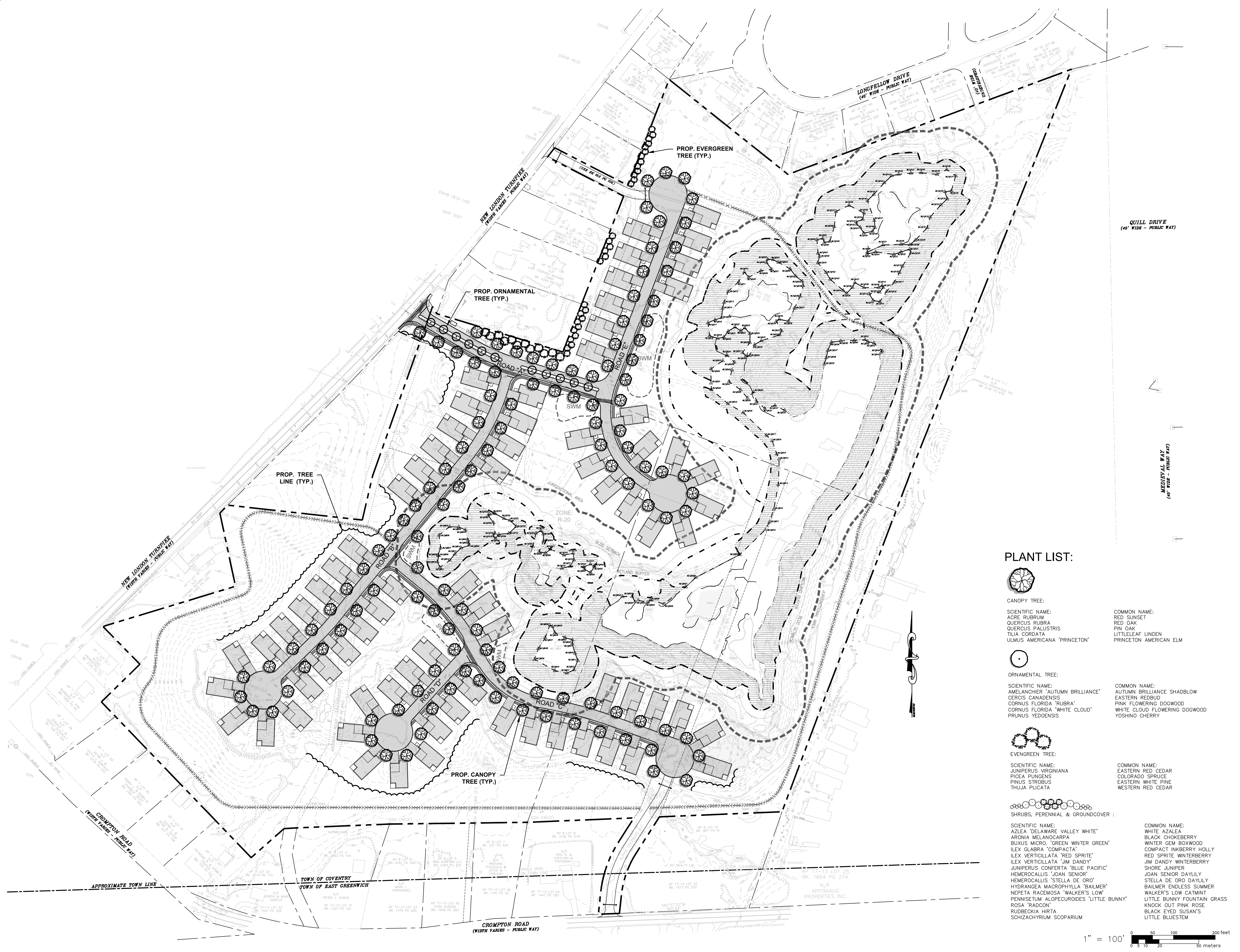
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JOB NO. 7492.00	DRAWN BY K.Y.Y.
DWG. NO. 7492-00-MP PLAN	CHECK BY S.S.H.
SCALE: AS SHOWN	APPROVED S.S.H.
DATE: OCTOBER, 2024	

SHEET  
**MP-2**  
7 OF 8 SHEETS



LV7492-00 New London Turnpike (Resid) - Coventry, RI (dsk) 01-CURRENT\7492-00-MP\_Plan.dwg, 10/10/2024, 4:19pm, 12:09



**PLANT LIST:**

- 

CANOPY TREE:  
 SCIENTIFIC NAME:  
 ACRE RUBRUM  
 QUERCUS RUBRA  
 QUERCUS PALUSTRIS  
 TILIA CORDATA  
 ULMUS AMERICANA 'PRINCETON'  
 COMMON NAME:  
 RED SUNSET  
 RED OAK  
 PIN OAK  
 LITTLELEAF LINDEN  
 PRINCETON AMERICAN ELM
- 

ORNAMENTAL TREE:  
 SCIENTIFIC NAME:  
 AMELANCHIER 'AUTUMN BRILLIANCE'  
 CERCIS CANADENSIS  
 CORNUS FLORIDA 'RUBRA'  
 CORNUS FLORIDA 'WHITE CLOUD'  
 PRUNUS YEDOENSIS  
 COMMON NAME:  
 AUTUMN BRILLIANCE SHADBLOW  
 EASTERN REDBUD  
 PINK FLOWERING DOGWOOD  
 WHITE CLOUD FLOWERING DOGWOOD  
 YOSHINO CHERRY
- 

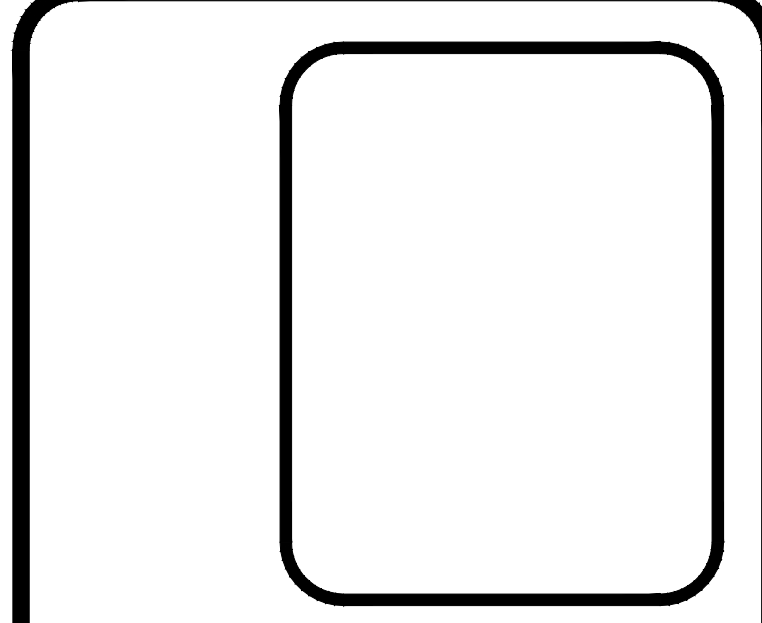
EVERGREEN TREE:  
 SCIENTIFIC NAME:  
 JUNIPERUS VIRGINIANA  
 PICEA PUNGENS  
 PINUS STROBUS  
 THUJA PLICATA  
 COMMON NAME:  
 EASTERN RED CEDAR  
 COLORADO SPRUCE  
 EASTERN WHITE PINE  
 WESTERN RED CEDAR
- 

SHRUBS, PERENNIAL & GROUNDCOVER:  
 SCIENTIFIC NAME:  
 AZALEA 'DELAWARE VALLEY WHITE'  
 ARONIA MELANOCARPA  
 BUXUS MICRO 'GREEN WINTER GREEN'  
 ILEX GLABRA 'COMPACTA'  
 ILEX VERTICILLATA 'RED SPRITE'  
 ILEX VERTICILLATA 'JIM DANDY'  
 JUNIPERUS CONFERTA 'BLUE PACIFIC'  
 HEMEROCALLIS 'JOAN SENIOR'  
 HEMEROCALLIS 'STELLA DE ORO'  
 HYDRANGEA MACROPHYLLA 'BAILMER'  
 NEPETA RACEMOSA 'WALKER'S LOW'  
 PENNSETUM ALOPECUROIDES 'LITTLE BUNNY'  
 ROSA 'RADCON'  
 RUBRICKIA HIRTA  
 SCHIZACHYRIUM SCOPARIUM  
 COMMON NAME:  
 WHITE AZALEA  
 BLACK CHOKEBERRY  
 WINTER GEM BOXWOOD  
 COMPACT INKERRY HOLLY  
 RED SPRITE WINTERBERRY  
 JIM DANDY WINTERBERRY  
 SHORE JUNIPER  
 JOAN SENIOR DAYLILY  
 STELLA DE ORO DAYLILY  
 BAILMER ENDLESS SUMMER  
 WALKER'S LOW CATMINT  
 LITTLE BUNNY FOUNTAIN GRASS  
 KNOCK OUT PINK ROSE  
 BLACK EYED SUSAN'S  
 LITTLE BLUESTEM

1" = 100'  
 0 50 100 200 feet  
 0 5 10 20 50 meters

**MASTER PLAN  
 CONCEPTUAL  
 LANDSCAPE PLAN**  
 FOR  
 (A.P. 7 LOT 25, A.P. 8 LOTS 2, 3 & 9  
 AND A.P. 16 LOT 133)  
**NEW LONDON TURNPIKE  
 COVENTRY, RI**  
 PREPARED FOR  
 ALPHA Holdings, LLC.

NO.	REVISION	BY	DATE



**GAROFALO**  
 GAROFALO & ASSOCIATES, INC.  
 CIVIL & STRUCTURAL ENGINEERS/SURVEYORS  
 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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 P.O. BOX 6145  
 PROVIDENCE, RI 02940  
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 These drawings are the property of  
 the engineer/surveyor and have been  
 prepared for the specific project  
 project at this site and are not to  
 be used for any other purpose,  
 location or owner without written  
 consent of this owner or one of its  
 directors.

JOB NO. 7492.00  
 DWG. NO. 7492-00-MP PLAN  
 SCALE: AS SHOWN

DRAWN BY K.Y.Y.  
 CHECK BY S.S.H.  
 APPROVED S.S.H.  
 DATE: OCTOBER, 2024

SHEET  
**L-1**  
 8 OF 8 SHEETS