

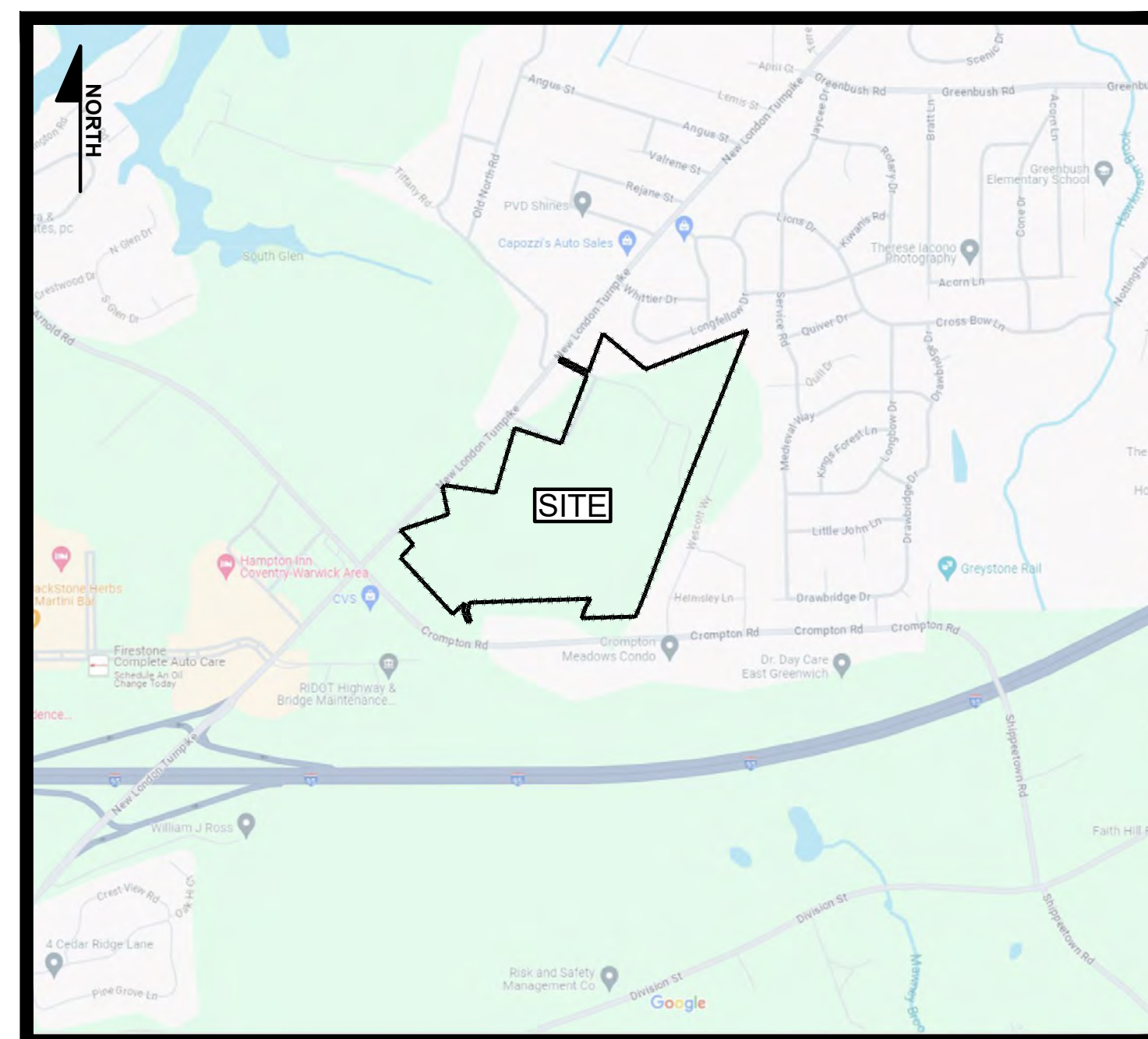
PRE-APPLICATION PLAN FOR NEW LONDON PRESERVE

A.P. 7, LOT 25, A.P. 8, LOTS 2,3,9 & 10 AND
A.P. 16, LOTS 133 & 138

SITUATED
NEW LONDON TURNPIKE
COVENTRY, R.I.

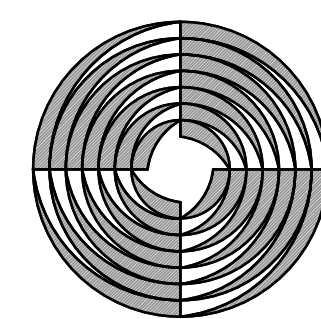
OWNERS:
ALPHA HOLDINGS, LLC
ANTHONY & MONICA PAOLINO
DMs INVESTMENTS, LLC

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



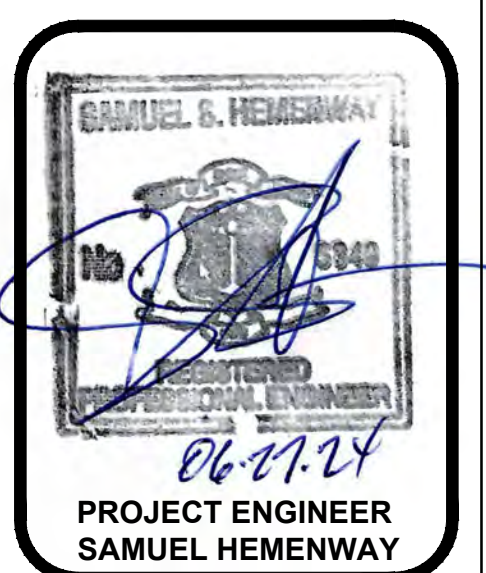
LOCUS MAP
SCALE: 1"=1000'

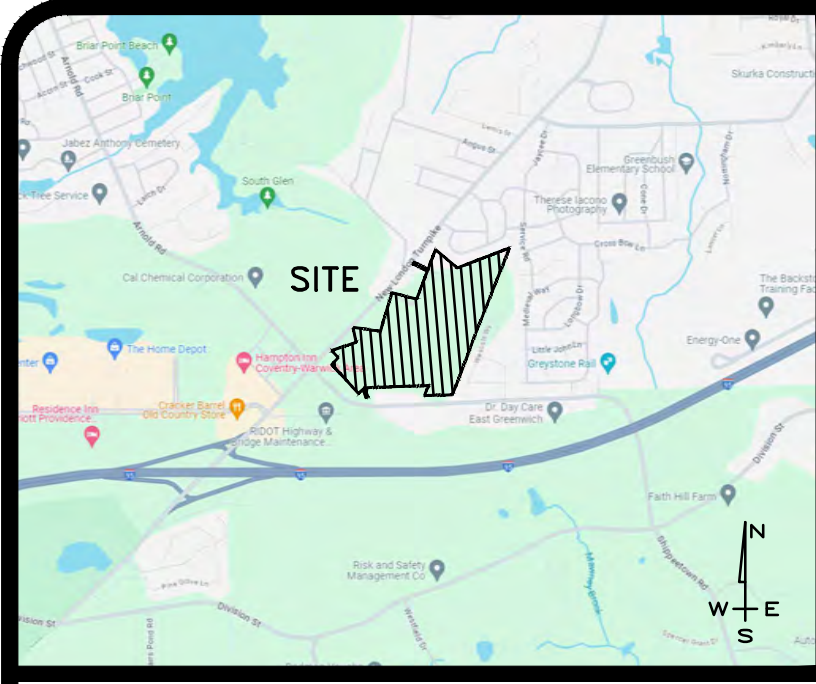
SHEET INDEX		
SHEET	PLAN TITLE	LATEST REVISION
-	COVER SHEET	
G-1	VICINITY MAP	
G-2	AERIAL PLAN	
PA-1	PRE-APPLICATION OVERALL PLAN	
PA-1a	PRE-APPLICATION OVERALL PLAN	
ECS-1	EXISTING CONDITIONS SURVEY SHEET 1 OF 2	
ECS-2	EXISTING CONDITIONS SURVEY SHEET 2 OF 2	



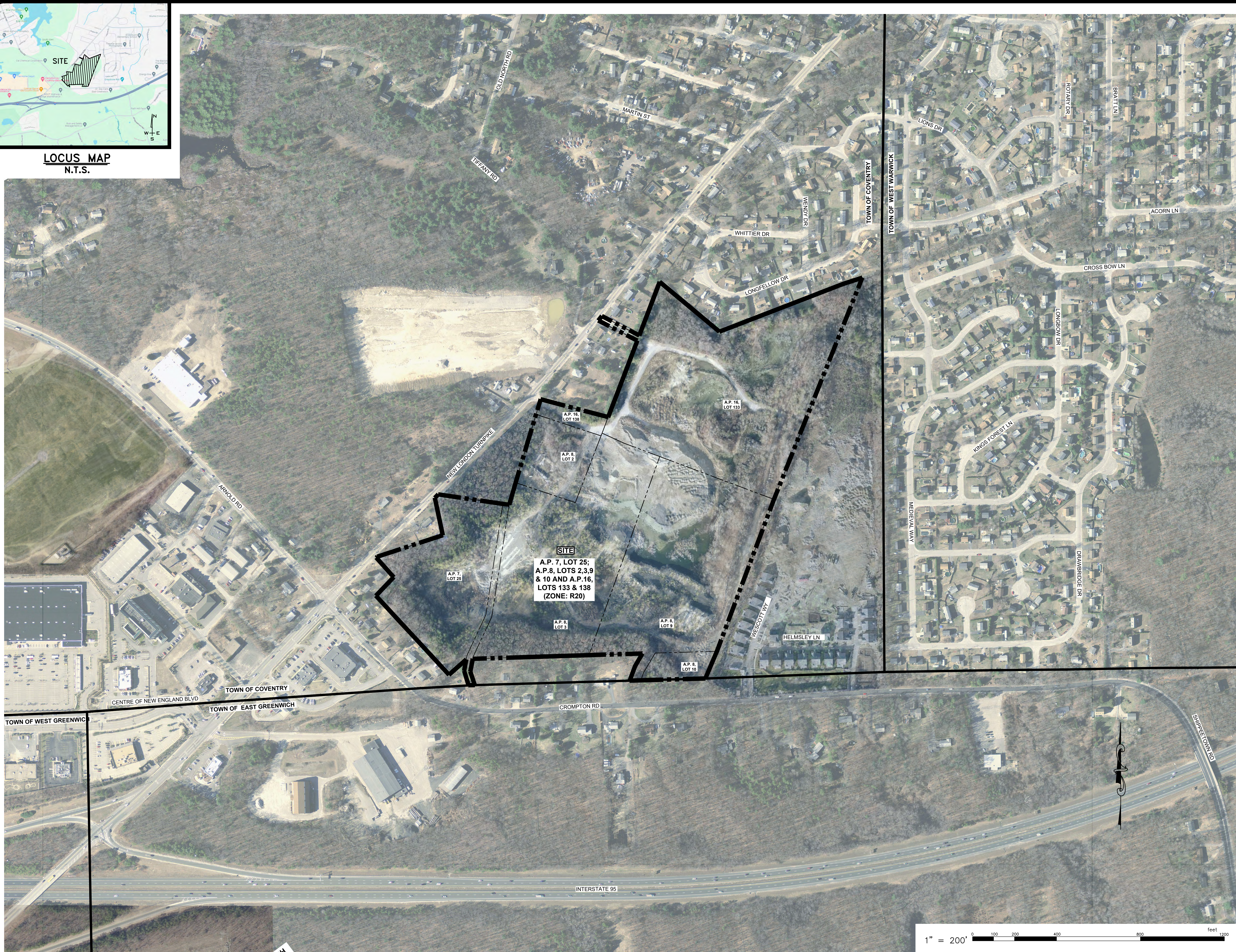
PREPARED BY:
GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS \ SURVEYORS
LAND PLANNERS \ ENVIRONMENTAL SCIENTISTS
85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, RI 02940
(PH) 401-273-6000 (FX) 401-273-1000
JOB #7492.00

DATED:
JUNE, 2024





LOCUS MAP
N.T.S.



AERIAL PLAN

FOR
**(A.P. 7 LOT 25, A.P. 8 LOTS 2, 3, 9 & 10
 AND A.P. 16 LOTS 133 & 138)**
NEW LONDON TURNPIKE
COVENTRY, RI
 PREPARED FOR
ALPHA Holdings, LLC.

NO.	REVISION	BY	DATE

PROJECT ENGINEER
SAMUEL HEMENWAY

GAROFALO

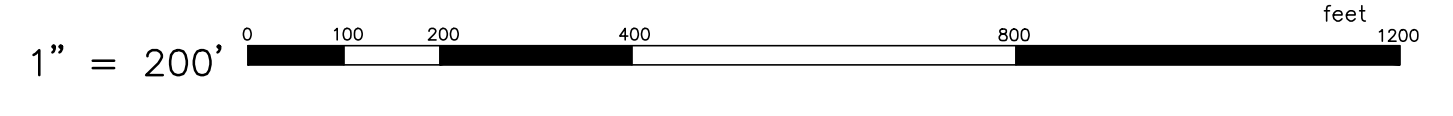
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 the engineer/surveyor and have been
 prepared for the specific use and
 purpose of this site and are not to
 be used for any other purpose,
 location or owner without written
 consent of this owner or one of its
 directors.

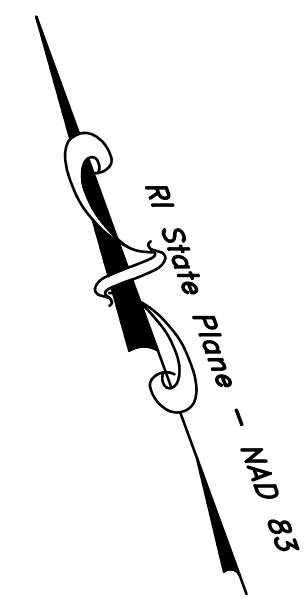
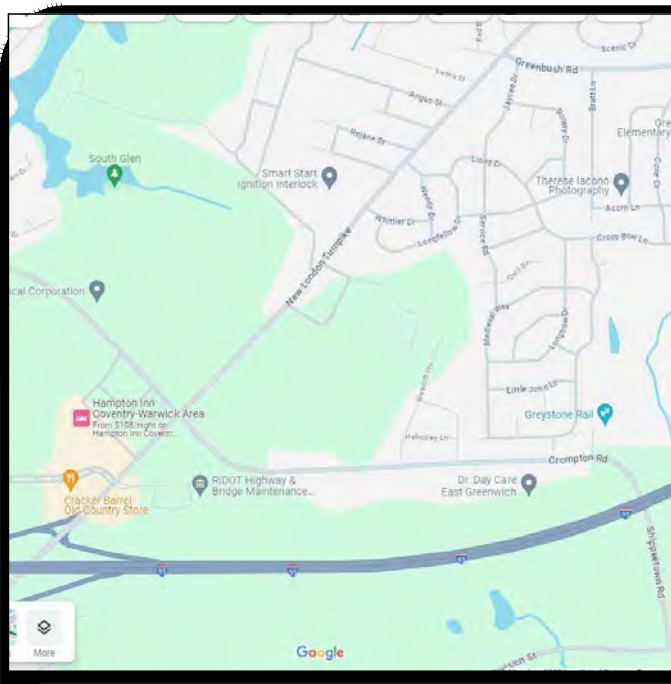
85 CORLISS STREET
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 PROVIDENCE, RI. 02940
 TEL. 401-273-6000

JOB NO. 7492.00	DRAWN BY K.Y.Y.
DWG. NO. 7492-00-VICINITY MAP	CHECK BY S.S.H.
SCALE: AS SHOWN	APPROVED S.S.H.
	DATE: MAY, 2024

SHEET
G-2
 3 OF 5 SHEETS



L:\7492-00 New London Turnpike (Pasino) - Coventry, RI.dwg, 01-CURRENT\7492-00-VICINITY MAP.dwg, 05/30/2024, kensuda, 09:23



PARCEL DATA
 N/F
 PIT REALTY, INC
 TITAL LOT AREAS:
 2,399,878 S.F.± OR
 55.09 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	NW/LY	NORTHWESTERLY
---	FENCE - CHAIN LINK	SAF	STOCKADE FENCE
---	FENCE - PVC	SHL	STATE HIGHWAY LINE
---	FENCE - STOCKADE	TSL	TOWN STREET LINE
---	FENCE - WIRE		
---	STONE WALL		

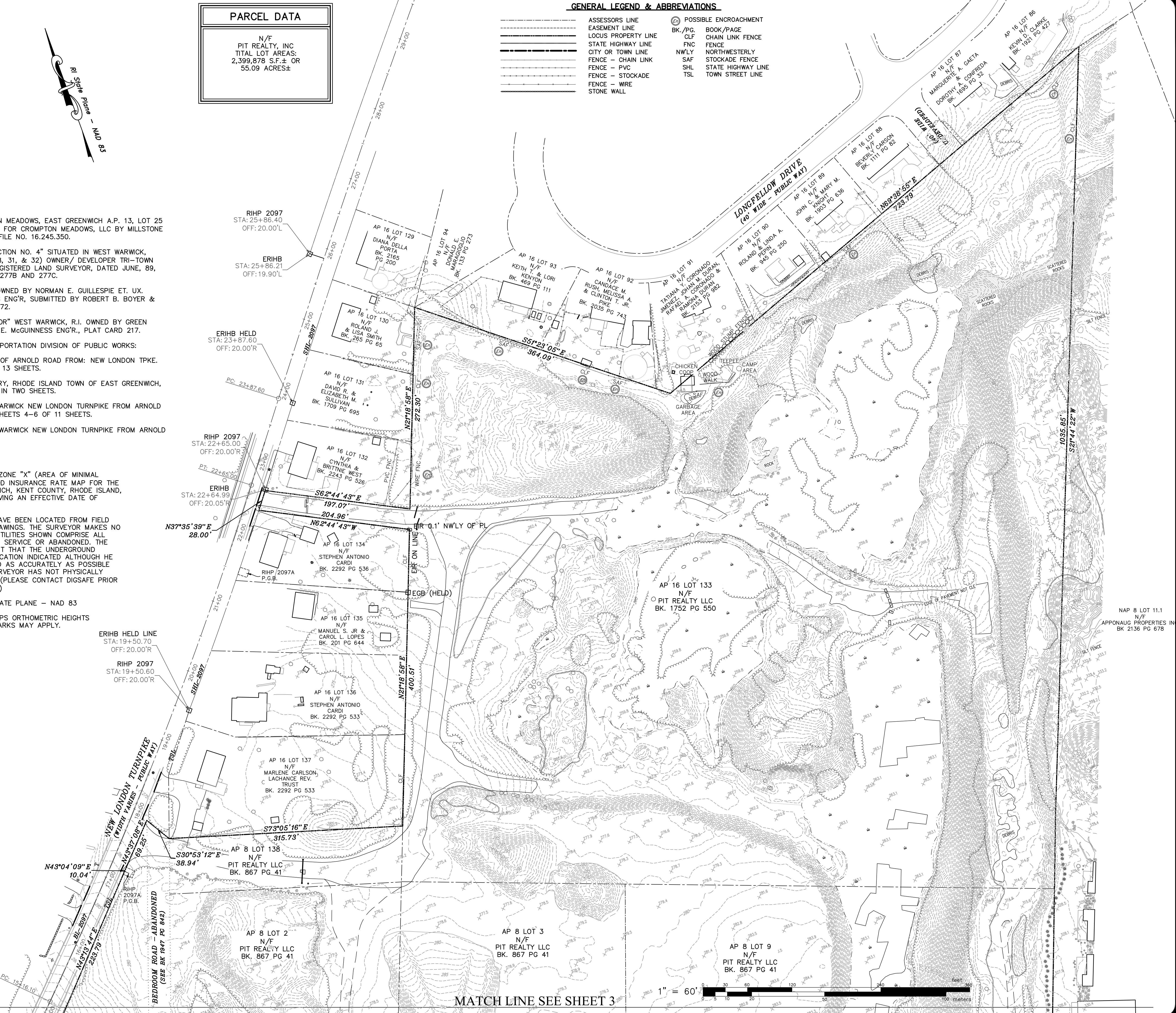
LOCUS MAP
 N.T.S.

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. 1688B: RECONSTRUCTION OF ARNOLD ROAD FROM: NEW LONDON TPKE. TO TIOGUE AVE. (RT. 3), SHEET 5B OF 13 SHEETS.
 - PLAT NO. 1688C: TOWN OF COVENTRY, RHODE ISLAND TOWN OF EAST GREENWICH, RHODE ISLAND NEW LONDON TURNPIKE IN TWO SHEETS.
 - PLAT NO. 209Z: COVENTRY/WEST WARWICK NEW LONDON TURNPIKE FROM ARNOLD ROAD TO TIOGUE AVENUE (ROUTE 3) SHEETS 4-6 OF 11 SHEETS.
 - PLAT NO. 209ZA: 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. 440030016H, 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 & 10
 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

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 date of a Professional Land Surveyor registered in the State of Rhode Island.
 (R) General Laws § 5-8.1-12

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 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

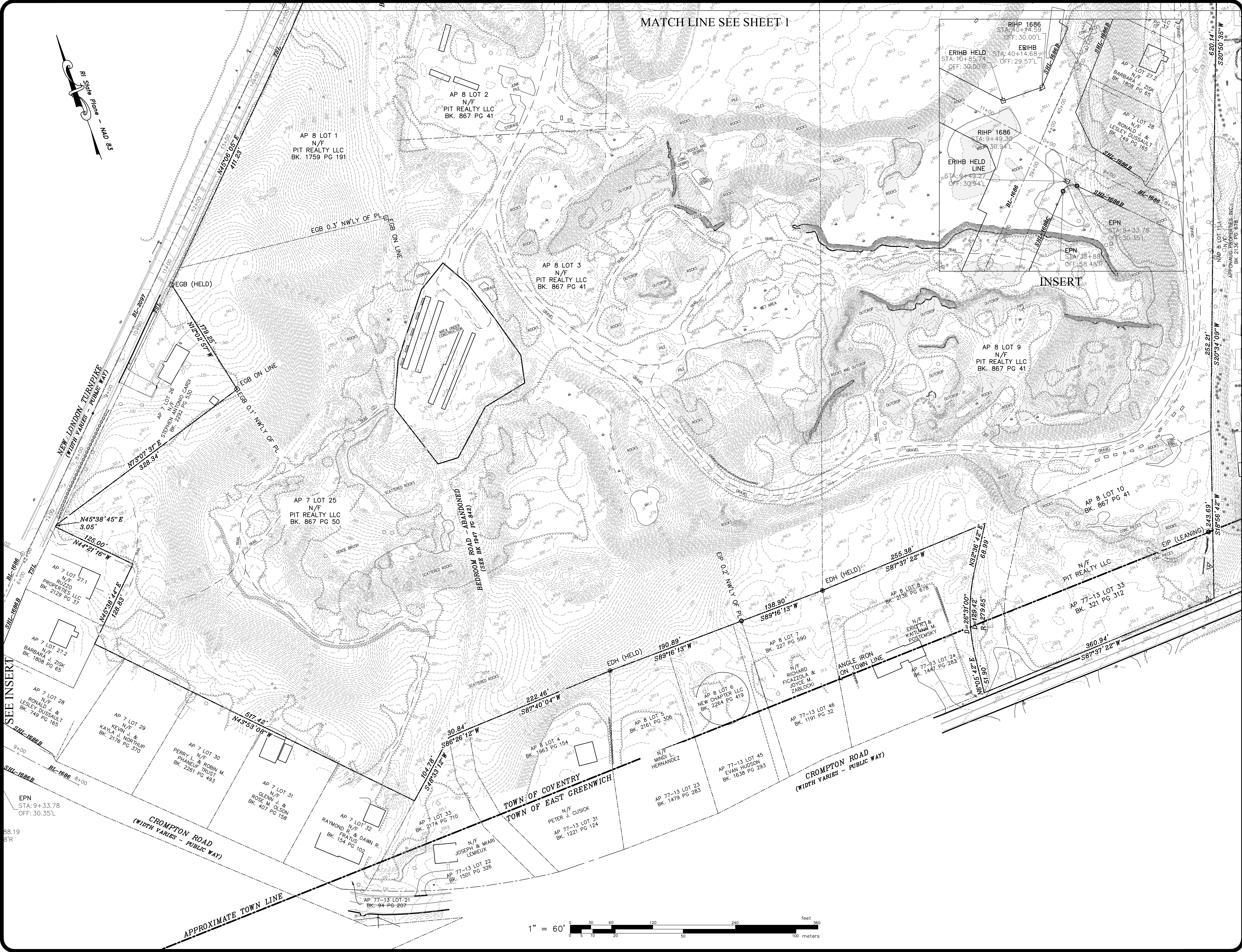
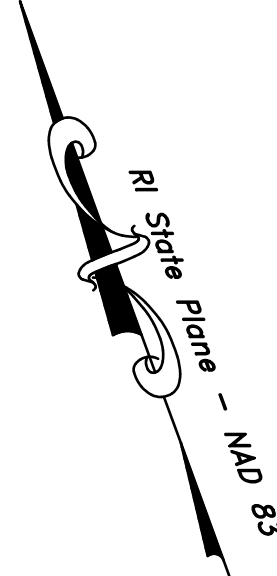
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JOB NO. 7492.00	DRAWN BY LFA
DWG. NO. 7492-00-ECS	CALCS BY RSE
SCALE: 1"=60'	APPROVED SAW
	DATE: APRIL, 2024

SHEET
1
 OF 2 SHEETS

MATCH LINE SEE SHEET 1



EXISTING CONDITION SURVEY
FOR
COVENTRY, RI
AP 7 LOT 25
AP 8 LOTS 1, 2, 3, 9 & 10
AP 16 LOT 133
EAST GREENWICH, RI
AP 77-13 LOT 33
SITUATED ON
NEW LONDON TURNPIKE,
BEDROOM ROAD & CROMPTON ROAD
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JOB NO. 7492.00	DRAWN BY LFA
DWG. NO. 7492-00-ECS	CALCS BY RSE
SCALE: 1"=60'	APPROVED SAW
	DATE: APRIL, 2024

SHEET
2
OF 2 SHEETS

