

**REFERENCES**

- 1. PLAN "SURVEY FOR RALPH SHIPPEE COVENTRY, R.I. RETRACEMENT OF 60 ACRE PARCEL CONVEYED TO RALPH SHIPPEE BY BOYER ASSOCIATES ... OCT. 1, 1996"
- 2. PLAN "WETLAND LOCATION SURVEY 770 FARM HILL ROAD COVENTRY, RHODE ISLAND ... CHRISTOPHER G. PALMER, PLS ... 01/19/2021"
- 3. RHODE ISLAND STATE HIGHWAY PLAT NO. 448 "COVENTRY HILL FARM ROAD FROM MAPLEROOT ROAD TO COVENTRY CENTER."

**FLOOD NOTE:**

PORTIONS OF THE PARCEL LIE IN FLOOD ZONE "AE" EL 249.6 AND FLOOD ZONE "X" SHADED AND FLOOD ZONE "X", PER FEMA MAP NUMBER 44003C0103H, EFFECTIVE DATE 10/2/2015. PORTION OF THE OF PARCEL LIE IN LOMR 16-01-1501P, EFFECTIVE DATE 10/31/2016.

**WETLAND NOTE:**

WETLAND WAS DELINEATED BY LSC ENVIRONMENTAL CONSULTING IN JANUARY OF 2022.

**SOIL TYPE**

- ChC-CANTON AND CHARLTON FINE SANDY LOAMS, 8%-15% SLOPES, VERY STONY, NO FLOOD POTENTIAL
- ChK-CANTON AND CHARLTON FINE SANDY LOAMS, 3%-15% SLOPES, EXTREMELY STONY, NO FLOOD POTENTIAL
- Rf-RIDGEBURY, WHITMAN, AND LEICESTER FINE SANDY LOAMS, 0-8% SLOPES, EXTREMELY STONY, NO FLOOD POTENTIAL
- Dc-DEERFIELD LOAMY FINE SAND, 0-3% SLOPES, NO FLOOD POTENTIAL
- SvB-SUTTON FINE SANDY LOAM, 0-8% SLOPES, EXTREMELY STONY, NO FLOOD POTENTIAL
- SwA-SWANSEA MUCK, 0-1% SLOPES, RARE FLOOD POTENTIAL
- WgA-WINDSOR LOAMY SAND, 0-3% SLOPES, NO FLOOD POTENTIAL
- WgB-WINDSOR LOAMY SAND, 3%-6% SLOPES, NO FLOOD POTENTIAL

**PLAN NOTES**

- 1. SUBDIVISION PARCEL DOES NOT FALL WITHIN NATURAL HERITAGE AREA.
- 2. SUBDIVISION PARCEL DOES NOT FALL IN HISTORICAL DISTRICT.
- 3. SUBDIVISION PARCEL DOES FALL IN A GROUNDWATER PROTECTION AREA.
- 4. NO KNOWN WETLANDS WITHIN 200 FEET OF SUBDIVISION OTHER THAN THOSE DELINEATED ON THIS PLAN.
- 5. SUBDIVISION PARCELS WILL BE SERVICED BY PRIVATE WELLS & PRIVATE SEPTIC SYSTEMS.
- 6. SUBDIVISION WILL REQUIRE APPROVAL LETTER FROM THE CENTRAL COVENTRY FIRE DISTRICT.
- 7. SUBDIVISION PARCEL IS FORESTED EXCEPT FOR THE IMMEDIATE AREA AROUND THE ONE EXISTING BUILDING AT #770 HILL FARM ROAD.

**PARCEL ZONING**

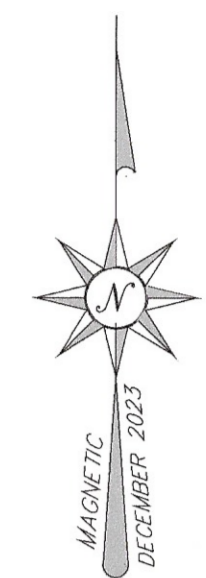
- ZONE "RR2"
  - MIN. AREA 2 ACRES
  - MIN. FRONTAGE 225'
  - MAX LOT COVERAGE 15%
- SETBACKS:**
- FRONT 45'
  - SIDE 50'
  - REAR 90'

**PARCEL AREA ANALYSIS**

TOTAL: 41.6 ± ACRES

**LEGEND**

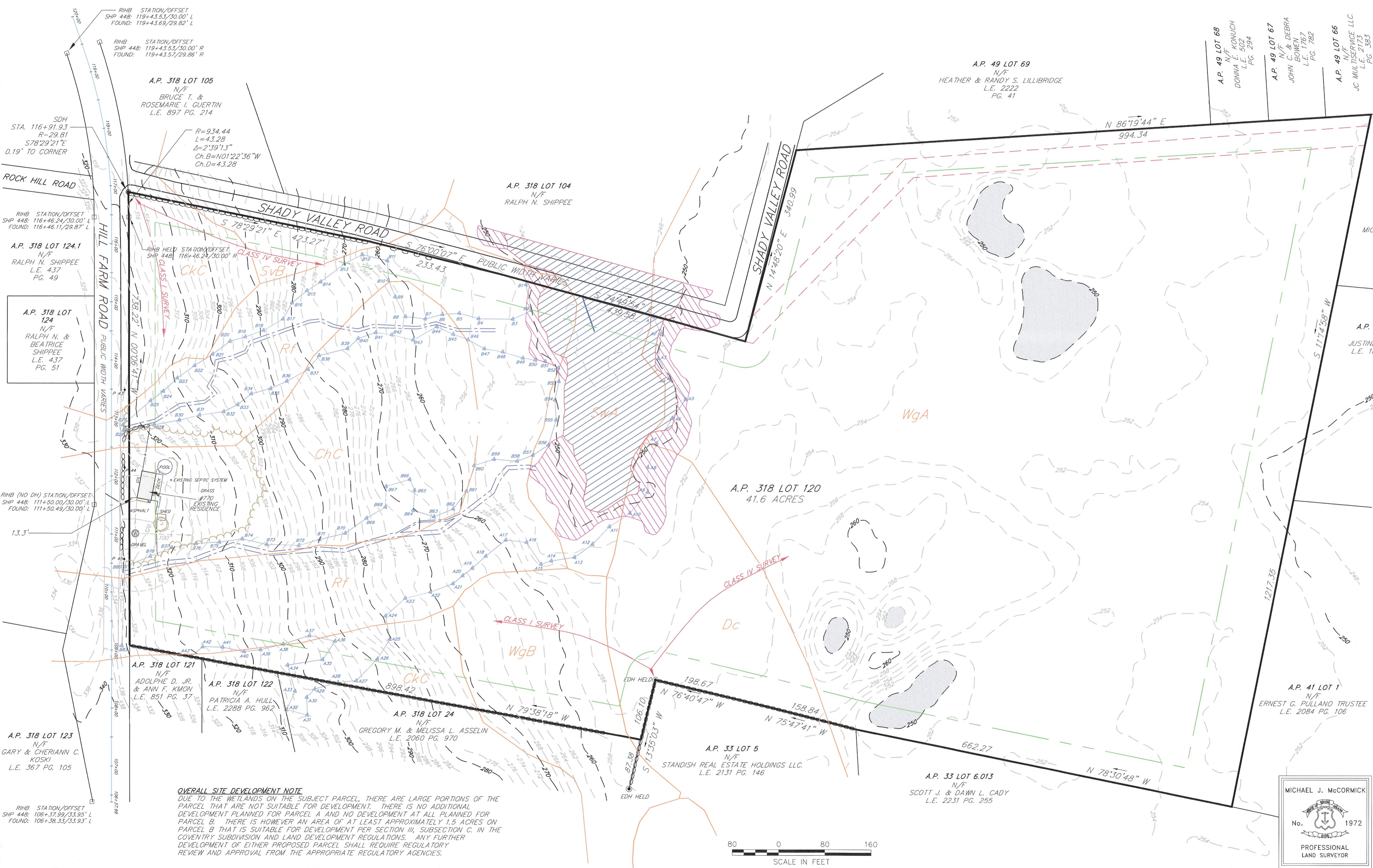
- EXISTING PAVEMENT
- EXISTING STONEWALL
- EXISTING STREAM
- EXISTING CONTOURS
- EXISTING RIGHT OF WAY
- EXISTING SOIL BOUNDARY
- EXISTING ZONING SETBACK
- EXISTING DELINEATED WETLAND EDGE
- FEMA FLOOD ZONE "AE" EL=249.6
- FEMA FLOOD ZONE SHADED "X"
- EXISTING RHODE ISLAND HIGHWAY BOUND
- EXISTING DRILL HOLE
- SET DRILL HOLE
- WETLAND FLAG
- EXISTING WELL



LOCUS - NO SCALE

**PROJECT SURVEYOR**  
MICHAEL J. MCCORMICK  
ALPHA ASSOCIATES, LTD.  
35 ROCKY HOLLOW ROAD  
EAST GREENWICH, RI 02818  
P. 401.884.8506  
F. 401.884.7747  
mjmajpha@aol.com

**PARCEL OWNER & APPLICANT**  
RALPH N. SHIPPEE, SR. REVOCABLE TRUST  
171 HILLCREST DRIVE NORTH  
CRANSTON, RI 02921



**REFER TO SHEETS 2 AND 3 FOR ADDITIONAL CERTIFICATIONS**

**CERTIFICATION:**  
THIS PLAN, AND UNDERLYING SURVEY PRODUCT, WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMES IN THIS CERTIFICATION. SAID CERTIFICATION DOES NOT EXTEND TO ANY UN-NAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON, PERSONS, OR ENTITY.

TO RALPH SHIPPEE, IT IS HEREBY CERTIFIED THAT THIS SURVEY AND BEEN CONDUCTED AND THIS PLAN HAS BEEN PREPARED PURSUANT TO 435-RIGR-00-00-19 RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

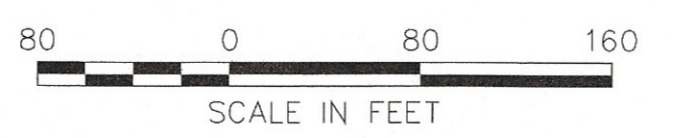
**CLASS IV CERTIFICATION**  
THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED. THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RIGR-00-00-19 RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:  
TYPE OF SURVEY: NOT A BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS IV  
DATA ACCUMULATION SURVEY: CLASS IV  
TOPOGRAPHIC SURVEY: CLASS IV

THE PURPOSE FOR THE CONDUCT OF THE SURVEY IS TO PROPOSE A MINOR SUBDIVISION

By: MICHAEL J. MCCORMICK PLS 1972  
RI COA LS-A101

**"SHIPPEE FARM"  
MINOR SUBDIVISION  
PRELIMINARY/FINAL SUBMISSION  
EXISTING CONDITIONS**  
ASSESSORS PLAT 318 LOT 120  
770 HILL FARM ROAD  
COVENTRY, RHODE ISLAND 02816  
PREPARED FOR: RALPH SHIPPEE  
PREPARED BY: ALPHA ASSOCIATES, LTD.  
35 ROCKY HOLLOW ROAD  
EAST GREENWICH, RI 02818  
T. 401.884.8506 F. 401.884.7747  
DATE: JUNE 22, 2023 SHEET 1 OF 2  
2/14/2024 (PRELIMINARY/FINAL SUBMISSION)



**OVERALL SITE DEVELOPMENT NOTE**  
DUE TO THE WETLANDS ON THE SUBJECT PARCEL, THERE ARE LARGE PORTIONS OF THE PARCEL THAT ARE NOT SUITABLE FOR DEVELOPMENT. THERE IS NO ADDITIONAL DEVELOPMENT PLANNED FOR PARCEL A AND NO DEVELOPMENT AT ALL PLANNED FOR PARCEL B. THERE IS HOWEVER AN AREA OF AT LEAST APPROXIMATELY 1.5 ACRES ON PARCEL B THAT IS SUITABLE FOR DEVELOPMENT PER SECTION III, SUBSECTION C. IN THE COVENTRY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. ANY FURTHER DEVELOPMENT OF EITHER PROPOSED PARCEL SHALL REQUIRE REGULATORY REVIEW AND APPROVAL FROM THE APPROPRIATE REGULATORY AGENCIES.

**REFERENCES**  
 1. PLAN "SURVEY FOR RALPH SHIPPEE COVENTRY, R.I. RETRACEMENT OF 60 ACRE PARCEL CONVEYED TO RALPH SHIPPEE BY BOYER ASSOCIATES ... OCT. 1, 1996"  
 2. PLAN "WETLAND LOCATION SURVEY 770 FARM HILL ROAD COVENTRY, RHODE ISLAND ... CHRISTOPHER G. PALMER, PLS ... 01/19/2021"  
 3. RHODE ISLAND STATE HIGHWAY PLAT NO. 448 "COVENTRY HILL FARM ROAD FROM MAPLEROOT ROAD TO COVENTRY CENTER."

**FLOOD NOTE:**  
 PORTIONS OF THE PARCEL LIE IN FLOOD ZONE "AE" EL 249.6 AND FLOOD ZONE "X" SHADED AND FLOOD ZONE "X", PER FEMA MAP NUMBER 4403C0103H, EFFECTIVE DATE 10/2/2015. PORTION OF THE OF PARCEL LIE IN LOMR 16-01-1501P, EFFECTIVE DATE 10/31/2016.

**WETLAND NOTE:**  
 WETLAND WAS DELINEATED BY LSC ENVIRONMENTAL CONSULTING IN JANUARY OF 2022.

**AREA SUITABLE FOR DEVELOPMENT**  
 DUE TO THE WETLANDS ON BOTH PARCELS, THERE ARE LARGE PORTIONS OF BOTH PARCELS THAT ARE NOT SUITABLE FOR DEVELOPMENT. THERE IS NO ADDITIONAL DEVELOPMENT PLANNED FOR PARCEL A AND NO DEVELOPMENT AT ALL PLANNED FOR PARCEL B. THERE IS HOWEVER AN AREA OF AT LEAST APPROXIMATELY 1.5 ACRES ON PARCEL B THAT IS SUITABLE FOR DEVELOPMENT PER SECTION III, SUBSECTION C. IN THE COVENTRY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

**PLAN NOTES**  
 1. SUBDIVISION PARCEL DOES NOT FALL WITHIN NATURAL HERITAGE AREA.  
 2. SUBDIVISION PARCEL DOES NOT FALL IN HISTORICAL DISTRICT.  
 3. SUBDIVISION PARCEL DOES FALL IN A GROUNDWATER PROTECTION AREA.  
 4. NO KNOWN WETLANDS WITHIN 200 FEET OF SUBDIVISION OTHER THAN THOSE DELINEATED ON THIS PLAN.  
 5. SUBDIVISION PARCELS WILL BE SERVICED BY PRIVATE WELLS & PRIVATE SEPTIC SYSTEMS.  
 6. SUBDIVISION WILL REQUIRE APPROVAL LETTER FROM THE CENTRAL COVENTRY FIRE DISTRICT.  
 7. SUBDIVISION PARCEL IS FORESTED EXCEPT FOR THE IMMEDIATE AREA AROUND THE ONE EXISTING BUILDING AT #770 HILL FARM ROAD.

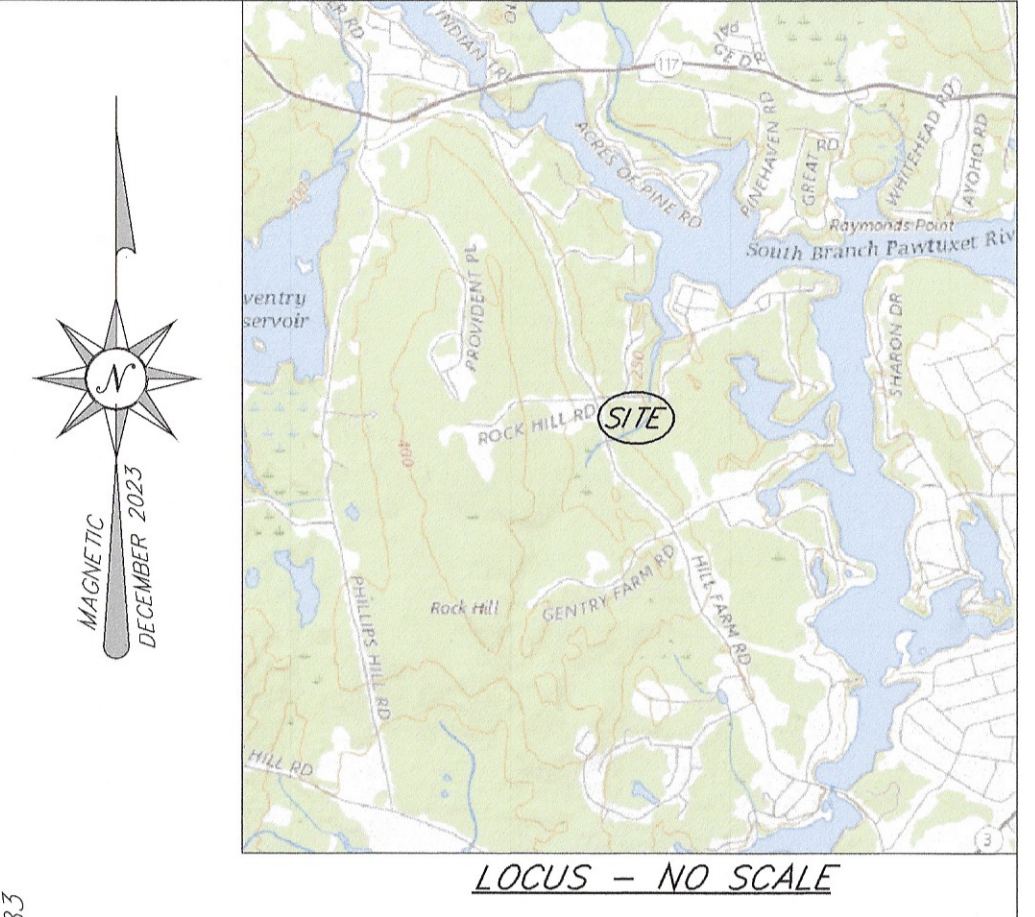
**PARCEL ZONING**  
 ZONE "RR2"  
 MIN. AREA 2 ACRES  
 MIN. FRONTAGE 225'  
 MAX. LOT COVERAGE 15%

**SETBACKS:**  
 FRONT 45'  
 SIDE 50'  
 REAR 90'

**PARCEL AREA ANALYSIS**  
 PARCEL A: 2.00 ACRES  
 PARCEL B: 39.63 ACRES  
 TOTAL: 41.63 ACRES

**LEGEND**

- EXISTING PAVEMENT
- EXISTING STONEWALL
- EXISTING STREAM
- EXISTING CONTOURS
- EXISTING RIGHT OF WAY
- EXISTING ZONING SETBACK
- EXISTING DELINEATED WETLAND EDGE
- FEMA FLOOD ZONE "AE" EL=249.6
- FEMA FLOOD ZONE SHADED "X"
- EXISTING RHODE ISLAND HIGHWAY BOUND
- EXISTING DRILL HOLE
- SET DRILL HOLE
- PROPOSED IRON ROD
- WETLAND FLAG
- EXISTING WELL



**PROJECT SURVEYOR**  
 MICHAEL J. MCCORMICK  
 ALPHA ASSOCIATES, LTD.  
 35 ROCKY HOLLOW ROAD  
 EAST GREENWICH, RI 02818  
 P. 401.884.8506  
 F. 401.884.7747  
 mjmolpha@aol.com

**PARCEL OWNER & APPLICANT**  
 RALPH N. SHIPPEE, SR. REVOCABLE TRUST  
 171 HILLOREST DRIVE NORTH  
 CRANSTON, RI 02921

A.P. 41 LOT 1.3  
 N/F  
 MICHELE L. & DAVID LAVIGNE  
 L.E. 1867 PG. 856

**CERTIFICATION:**  
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 TO RALPH SHIPPEE, IT IS HEREBY CERTIFIED THAT THIS SURVEY AND BEEN CONDUCTED AND THIS PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 26, 2015, AS FOLLOWS:

**PARCEL A**  
 COMPREHENSIVE BOUNDARY SURVEY CLASS I  
 CULTURE CLASS III  
 TOPOGRAPHY CLASS T-2  
 WETLAND FLAGS (PER REF 2) CLASS IV

FURTHER, THE INFORMATION DEPICTED ON HEREON WAS OBTAINED FROM FIELD OBSERVATIONS MADE ON THE SITE FOR THE PURPOSE OF THE CONDUCT OF A SURVEY FOR TO PROPOSE A MINOR SUBDIVISION FOR THE CREATION OF PARCEL A.

By: MICHAEL J. MCCORMICK PLS 1972  
 RI COA LS-A10T

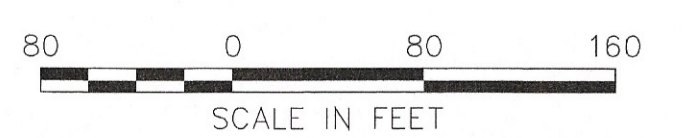
**PARCEL B**  
 CLASS IV CERTIFICATION  
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TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
NOT A BOUNDARY SURVEY	CLASS IV
DATA ACCUMULATION SURVEY	CLASS IV
TOPOGRAPHIC SURVEY (PER REF. 2)	CLASS IV
WETLAND FLAGS (PER REF. 2)	CLASS IV

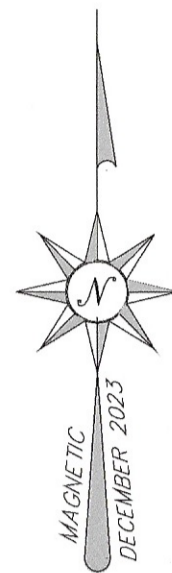
By: MICHAEL J. MCCORMICK PLS 1972  
 RI COA LS-A10T

**"SHIPPEE FARM"  
 MINOR SUBDIVISION  
 PRELIMINARY SUBMISSION  
 PROPOSED CONDITIONS**  
 ASSESSORS PLAT 318 LOT 120  
 770 HILL FARM ROAD  
 COVENTRY, RHODE ISLAND 02816  
 PREPARED FOR: RALPH SHIPPEE  
 PREPARED BY: ALPHA ASSOCIATES, LTD.  
 35 ROCKY HOLLOW ROAD  
 EAST GREENWICH, RI 02818  
 T. 401.884.8506 F. 401.884.7747  
 SCALE 1" = 80' DATE: JUNE 22, 2023 SHEET 2 OF 2  
 REVISED: 12/18/2023 (PRELIMINARY SUBMISSION)  
 2/14/2024 (PRELIMINARY/FINAL SUBMISSION)

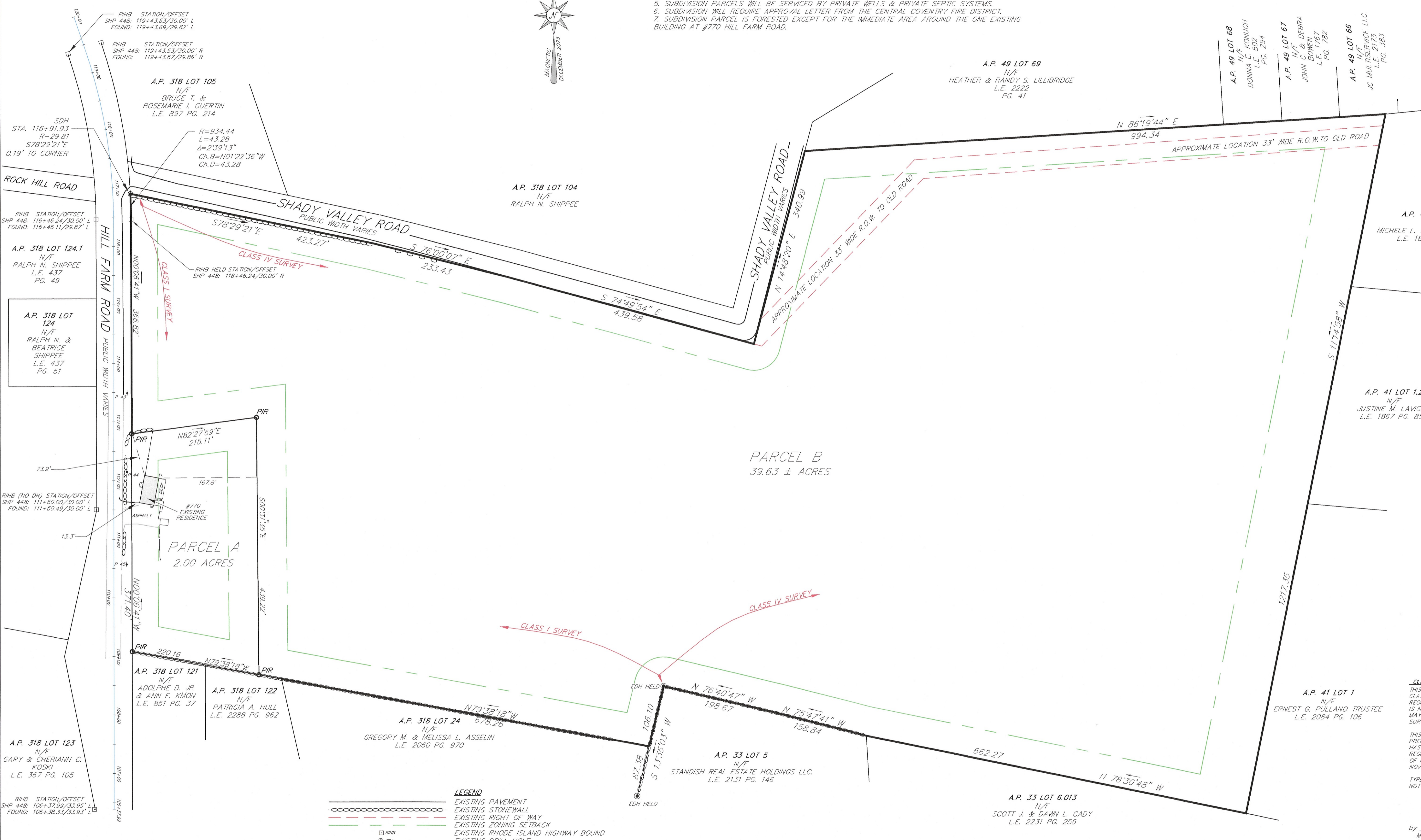




LOCUS - NO SCALE



- PLAN NOTES**
1. SUBDIVISION PARCEL DOES NOT FALL WITHIN NATURAL HERITAGE AREA.
  2. SUBDIVISION PARCEL DOES NOT FALL IN HISTORICAL DISTRICT.
  3. SUBDIVISION PARCEL DOES FALL IN A GROUNDWATER PROTECTION AREA.
  4. NO KNOWN WETLANDS WITHIN 200 FEET OF SUBDIVISION OTHER THAN THOSE DELINEATED ON THIS PLAN.
  5. SUBDIVISION PARCELS WILL BE SERVICED BY PRIVATE WELLS & PRIVATE SEPTIC SYSTEMS.
  6. SUBDIVISION WILL REQUIRE APPROVAL LETTER FROM THE CENTRAL COVENTRY FIRE DISTRICT.
  7. SUBDIVISION PARCEL IS FORESTED EXCEPT FOR THE IMMEDIATE AREA AROUND THE ONE EXISTING BUILDING AT #770 HILL FARM ROAD.



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**PARCEL A**  
COMPREHENSIVE BOUNDARY SURVEY CLASS I

FURTHER, THE INFORMATION DEPICTED ON HEREON WAS OBTAINED FROM FIELD OBSERVATIONS MADE ON THE SITE FOR THE PURPOSE OF THE CONDUCT OF A SURVEY FOR TO PROPOSE A MINOR SUBDIVISION FOR THE CREATION OF PARCEL A.

By: MICHAEL J. McCORMICK PLS 1972  
RI COA LS-A101

**PARCEL B**  
CLASS IV CERTIFICATION

THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.

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TYPE OF SURVEY: NOT A BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS IV

By: MICHAEL J. McCORMICK PLS 1972  
RI COA LS-A101

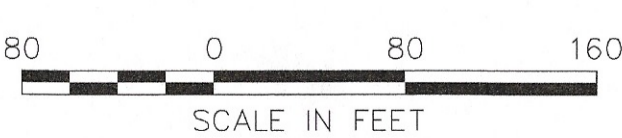
- LEGEND**
- EXISTING PAVEMENT
  - EXISTING STONEWALL
  - EXISTING RIGHT OF WAY
  - EXISTING ZONING SETBACK
  - EXISTING RHODE ISLAND HIGHWAY BOUND
  - EXISTING DRILL HOLE
  - SET DRILL HOLE
  - PROPOSED IRON ROD

SIGNATURE BLOCK

ADMINISTRATIVE OFFICER \_\_\_\_\_

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_

**FAIR SHARE DEVELOPMENT FEES NOTE**  
THE PARCELS DEPICTED ON THIS PLAN ARE SUBJECT TO FAIR SHARE DEVELOPMENT FEES. THE FEES SHALL BE ASSESSED UPON THE ISSUANCE OF A BUILDING PERMIT AND COLLECTED IN FULL ON OR BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



**PARCEL ZONING**

ZONE	FRZ2
MIN. AREA	2 ACRES
MIN. FRONTAGE	225'
MAX LOT COVERAGE	15%
<b>SETBACKS:</b>	
FRONT	45'
SIDE	50'
REAR	90'

**PARCEL AREA ANALYSIS**

PARCEL A: 2.00 ACRES  
PARCEL B: 39.63 ± ACRES  
TOTAL: 41.63 ACRES

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**"SHIPPEE FARM"**  
MINOR SUBDIVISION  
PRELIMINARY/FINAL SUBMISSION  
RECORD PLAT  
ASSESSORS PLAT 318 LOT 120  
770 HILL FARM ROAD  
COVENTRY, RHODE ISLAND 02816  
PREPARED FOR: RALPH SHIPPEE  
PREPARED BY: ALPHA ASSOCIATES, LTD.  
35 ROCKY HOLLOW ROAD  
EAST GREENWICH, RI 02818  
T. 401.884.8506 F. 401.884.7747  
SCALE 1" = 80' DATE: FEBRUARY 14, 2024 SHEET 1 OF 1