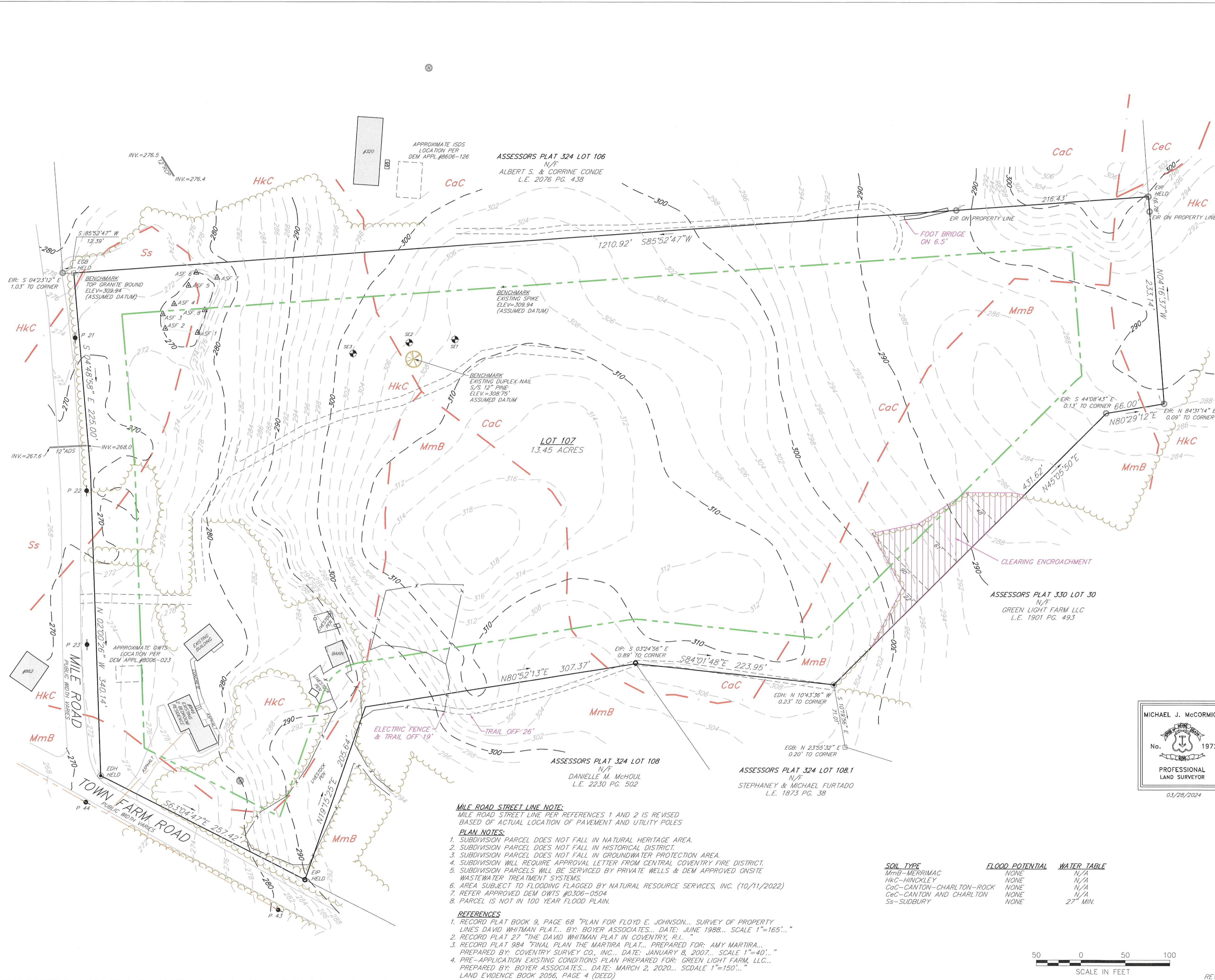


LOCUS - NO SCALE



LEGEND

300	EXISTING CONTOUR
AS2	EXISTING EDGE OF PAVEMENT AREA SUBJECT TO FLOODING
AS1	ZONING SETBACK LINE
---	SOIL BOUNDARY LINE
---	EXISTING TREELINE
---	EXISTING STONEWALL
---	EXISTING TRAIL
---	EXISTING FENCE
---	EXISTING OVERHEAD WIRES
---	ENCROACHMENT AREA
U	EXISTING UTILITY POLE
DH	EXISTING DRILLHOLE
EG	EXISTING GRANITE BOUND
IR	EXISTING IRON ROD
IP	EXISTING IRON PIPE
SC	EXISTING SEPTIC COVER
W	EXISTING WELL

FLOOD NOTE:
ENTIRE PARCEL LIES IN FLOOD ZONE "X", PER FEMA MAP NUMBER 4403C0084H, EFFECTIVE DATE 10/2/2015.

PARCEL ZONING

ZONE	TR-3	3 ACRES
MIN. AREA		225'
MIN. FRONTAGE		50'
FRONT YARD SETBACK		50'
SIDE YARD SETBACK		50'
REAR YARD SETBACK		90'
MAX. LOT COVERAGE		15%

FIRE DISTRICT
CENTRAL COVENTRY

PARCEL AREA
13.45 ACRES

PROJECT OWNER & APPLICANT
KERRIE MANCINI, TRUSTEE OF THE MARK A. DELTUFO TRUST-2016
119 OLD ROSE HILL ROAD
SOUTH KINGSTOWN, RI 02879
P. 401.207.1165

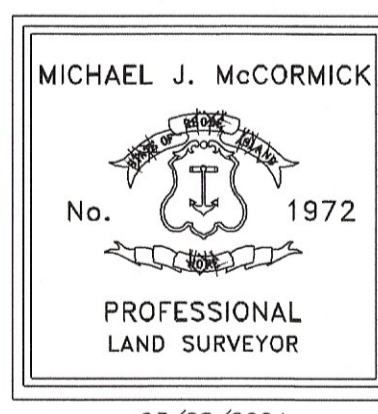
PROJECT SURVEYOR
MICHAEL J. McCORMICK
ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
P. 401.884.8506
F. 401.884.7747

THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF 1 INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY'S FIELD 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 TO 435-RIC-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:	MEASUREMENT SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHIC SURVEY ACCURACY	CLASS T-2

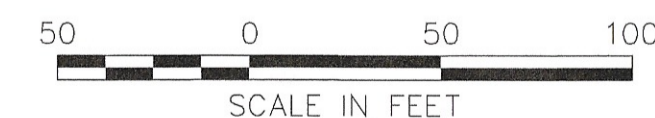
THE PURPOSE FOR THE CONDUCT OF THE SURVEY IS TO PROPOSE A MINOR SUBDIVISION FOR FINAL SUBMISSION.



By: MICHAEL J. McCORMICK PLS 1972
RI COA LS-1101

"DEL TUFO TOWN FARM PLAT"
MINOR SUBDIVISION
FINAL SUBMISSION
EXISTING CONDITIONS
ASSESSORS PLAT 324 LOT 107
845 TOWN FARM ROAD
COVENTRY, RHODE ISLAND
PREPARED FOR: KERRIE MANCINI, TRUSTEE OF THE MARK A. DELTUFO TRUST-2016
PREPARED BY: ALPHA ASSOCIATES, LTD.

35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T. 401.884.8506 F. 401.884.7747
SCALE 1" = 50' DATE: NOVEMBER 16, 2022 SHEET 1 OF 3
REVISED: 3-3-23 CENTRAL COVENTRY FIRE DISTRICT, 3-28-24 FINAL REVISIONS

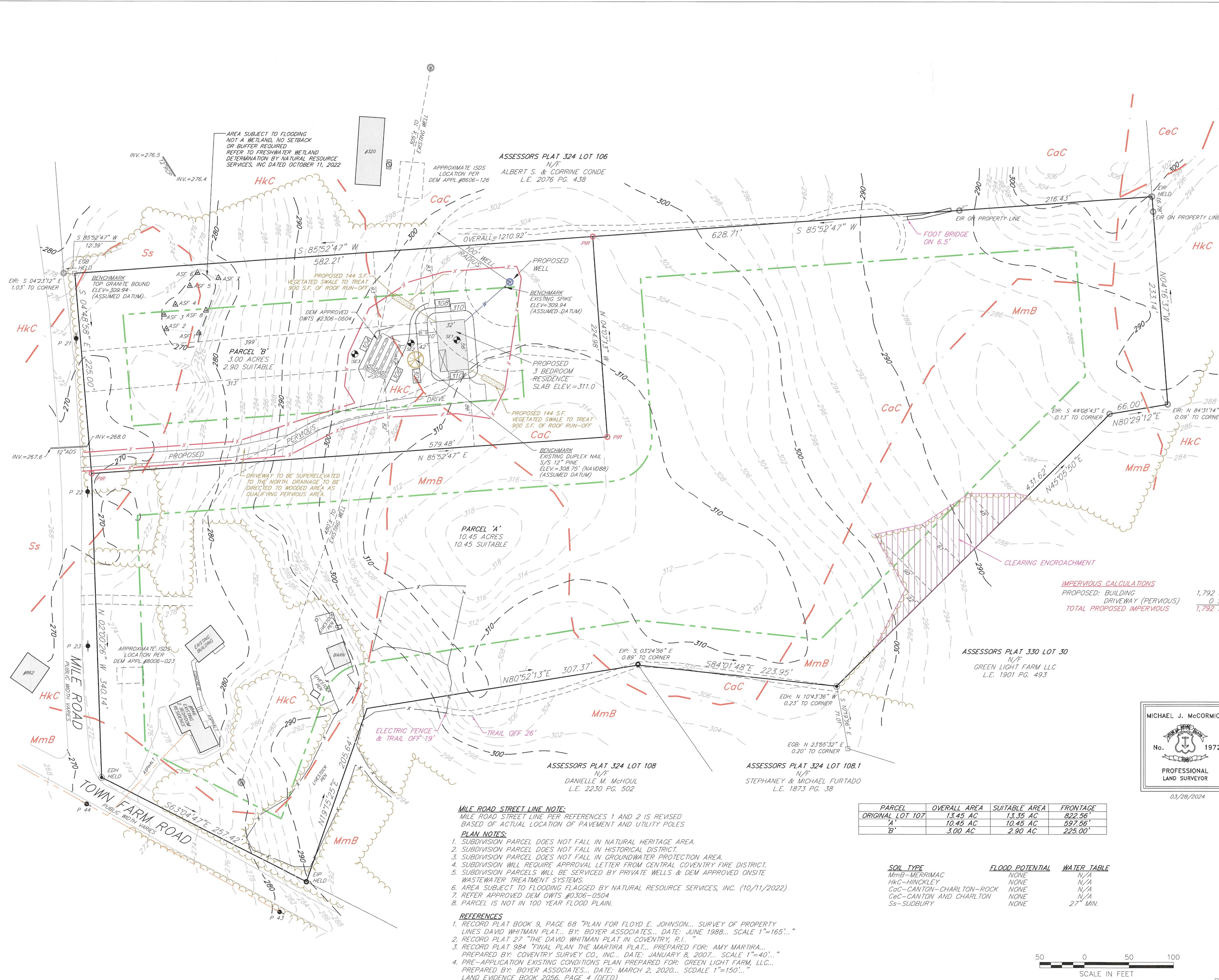
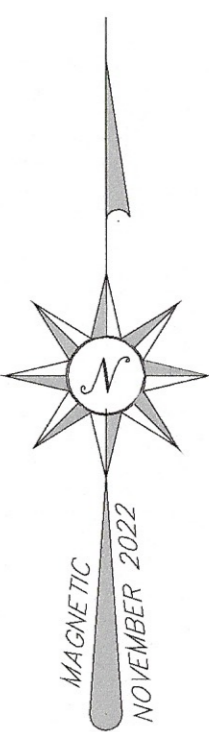


MILE ROAD STREET LINE NOTE:
MILE ROAD STREET LINE PER REFERENCES 1 AND 2 IS REVISED BASED OF ACTUAL LOCATION OF PAVEMENT AND UTILITY POLES

- PLAN NOTES:**
- SUBDIVISION PARCEL DOES NOT FALL IN NATURAL HERITAGE AREA.
 - SUBDIVISION PARCEL DOES NOT FALL IN HISTORICAL DISTRICT.
 - SUBDIVISION PARCEL DOES NOT FALL IN GROUNDWATER PROTECTION AREA.
 - SUBDIVISION WILL REQUIRE APPROVAL LETTER FROM CENTRAL COVENTRY FIRE DISTRICT.
 - SUBDIVISION PARCELS WILL BE SERVICED BY PRIVATE WELLS & DEM APPROVED ONSITE WASTEWATER TREATMENT SYSTEMS.
 - AREA SUBJECT TO FLOODING FLAGGED BY NATURAL RESOURCE SERVICES, INC. (10/11/2022)
 - REFER APPROVED DEM DWTS #0306-0504
 - PARCEL IS NOT IN 100 YEAR FLOOD PLAN.

- REFERENCES**
- RECORD PLAT BOOK 9, PAGE 68 "PLAN FOR FLOYD E. JOHNSON... SURVEY OF PROPERTY LINES DAVID WHITMAN PLAT... BY: BOYER ASSOCIATES... DATE: JUNE 1988... SCALE 1"=165'..."
 - RECORD PLAT 27 "THE DAVID WHITMAN PLAT IN COVENTRY, R.I..."
 - RECORD PLAT 984 "FINAL PLAN THE MARTIRA PLAT... PREPARED FOR: AMY MARTIRA... PREPARED BY: COVENTRY SURVEY CO., INC... DATE: JANUARY 8, 2007... SCALE 1"=40'..."
 - PRE-APPLICATION EXISTING CONDITIONS PLAN PREPARED FOR: GREEN LIGHT FARM, LLC... PREPARED BY: BOYER ASSOCIATES... DATE: MARCH 2, 2020... SCDAL 1"=150'... LAND EVIDENCE BOOK 2056, PAGE 4 (DEED)

SOIL TYPE	FLOOD POTENTIAL	WATER TABLE
MmB-MERRIMAC	NONE	N/A
HkC-HINCKLEY	NONE	N/A
CaC-CANTON-CHARLTON-ROCK	NONE	N/A
CeC-CANTON AND CHARLTON	NONE	N/A
Ss-SUDBURY	NONE	27" MIN.



LEGEND

- 310 EXISTING CONTOUR
- 317 PROPOSED CONTOUR
- EXISTING EDGE OF PAVEMENT
- ASF 1 AREA SUBJECT TO FLOODING
- ASF 2 ZONING SETBACK LINE
- SOIL BOUNDARY LINE
- EXISTING TREELINE
- EXISTING STONEWALL
- EXISTING TRAIL
- EXISTING FENCE
- EXISTING OVERHEAD WIRES
- PROPOSED SILT FENCE/EROSION CHECK
- ENCROACHMENT AREA
- EXISTING UTILITY POLE
- EXISTING DRILLHOLE
- EGB EXISTING GRANITE BOUND
- EIR EXISTING IRON ROD
- EIP EXISTING IRON PIPE
- EXISTING SEPTIC COVER
- EXISTING WELL
- PROPOSED WELL
- PROPOSED IRON ROD

FLOOD NOTE:
ENTIRE PARCEL LIES IN FLOOD ZONE "X", PER FEMA MAP NUMBER 44003C0084H, EFFECTIVE DATE 10/2/2015.

PARCEL ZONING

ZONE "R"3	3 ACRES
MIN. AREA	225'
MIN. FRONTAGE	50'
FRONT YARD SETBACK	50'
SIDE YARD SETBACK	50'
REAR YARD SETBACK	90'
MAX. LOT COVERAGE	15%

FIRE DISTRICT
CENTRAL COVENTRY

PROJECT OWNER & APPLICANT
KERRIE MANCINI, TRUSTEE OF THE
MARK A. DELTUFO TRUST-2016
119 OLD ROSE HILL ROAD
SOUTH KINGSTOWN, RI 02879
P. 401.207.1165

PROJECT SURVEYOR
MICHAEL J. MCCORMICK
ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
P. 401.884.8506
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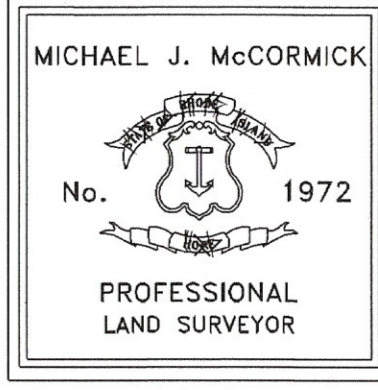
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THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO 435-RICR-00-00-1.9 RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III
TOPOGRAPHIC SURVEY ACCURACY	CLASS 1-2

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

By: MICHAEL J. MCCORMICK PLS 1972
RI COA LS-1101



PARCEL	OVERALL AREA	SUITABLE AREA	FRONTAGE
ORIGINAL LOT 107	13.45 AC	13.35 AC	822.56'
"A"	10.45 AC	10.45 AC	592.56'
"B"	3.00 AC	2.90 AC	225.00'

SOIL TYPE	FLOOD POTENTIAL	WATER TABLE
MmB-MERRIMAC	NONE	N/A
HkC-HINCKLEY	NONE	N/A
CaC-CANTON-CHARLTON-ROCK	NONE	N/A
Ss-SUDBURY	NONE	27" MIN.

MILE ROAD STREET LINE NOTE:
MILE ROAD STREET LINE PER REFERENCES 1 AND 2 IS REVISED BASED ON ACTUAL LOCATION OF PAVEMENT AND UTILITY POLES

PLAN NOTES:

- SUBDIVISION PARCEL DOES NOT FALL IN NATURAL HERITAGE AREA.
- SUBDIVISION PARCEL DOES NOT FALL IN HISTORICAL DISTRICT.
- SUBDIVISION PARCEL DOES NOT FALL IN GROUNDWATER PROTECTION AREA.
- SUBDIVISION WILL REQUIRE APPROVAL LETTER FROM CENTRAL COVENTRY FIRE DISTRICT.
- SUBDIVISION PARCELS WILL BE SERVICED BY PRIVATE WELLS & DEM APPROVED ONSITE WASTEWATER TREATMENT SYSTEMS.
- AREA SUBJECT TO FLOODING FLAGGED BY NATURAL RESOURCE SERVICES, INC. (10/11/2022)
- REFER APPROVED DEM DWTS #0306-0504
- PARCEL IS NOT IN 100 YEAR FLOOD PLAN.

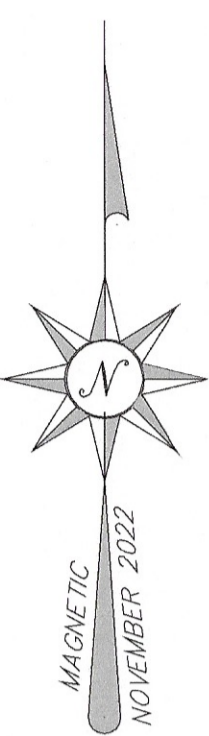
REFERENCES

- RECORD PLAT BOOK 9, PAGE 68 "PLAN FOR FLOYD E. JOHNSON... SURVEY OF PROPERTY LINES DAVID WHITMAN PLAT... BY: BOYER ASSOCIATES... DATE: JUNE 1988... SCALE 1"=165'..."
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- PRE-APPLICATION EXISTING CONDITIONS PLAN PREPARED FOR: GREEN LIGHT FARM, LLC... PREPARED BY: BOYER ASSOCIATES... DATE: MARCH 2, 2020... SCDAL 1"=150'... LAND EVIDENCE BOOK 2056, PAGE 4 (DEED)



SCALE 1" = 50' DATE: NOVEMBER 16, 2022 SHEET 2 OF 3
REVISED 3-3-23 FRONTAGE TABLE, FIRE DISTRICT, 3-28-24 FINAL REVISIONS

"DELTUFO TOWN FARM PLAT"
MINOR SUBDIVISION
FINAL SUBMISSION
PROPOSED CONDITIONS
ASSESSORS PLAT 324 LOT 107
846 TOWN FARM ROAD
COVENTRY, RHODE ISLAND
PREPARED FOR: KERRIE MANCINI, TRUSTEE OF THE
MARK A. DELTUFO TRUST-2016
PREPARED BY: ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T. 401.884.8506 F. 401.884.7747



ASSESSORS PLAT 324 LOT 106
N/F
ALBERT S. & CORRINE CONDE
L.E. 2076 PG. 438

APPROXIMATE ISDS
LOCATION PER
DEM APPL #8606-126

PARCEL 'B'
3.00 ACRES
2.90 SUITABLE

PARCEL 'A'
10.45 ACRES
10.45 SUITABLE

ASSESSORS PLAT 330 LOT 30
N/F
GREEN LIGHT FARM LLC
L.E. 1901 PG. 493

ASSESSORS PLAT 324 LOT 108.1
N/F
STEPHANEY & MICHAEL FURTADO
L.E. 1873 PG. 38

ASSESSORS PLAT 324 LOT 108
N/F
DANIELLE M. McHOUILL
L.E. 2230 PG. 502

- LEGEND**
- △ ASF 1 EXISTING EDGE OF PAVEMENT
 - △ ASF 2 AREA SUBJECT TO FLOODING
 - EXISTING STONEWALL
 - - - EXISTING TRAIL
 - - - EXISTING FENCE
 - - - EXISTING OVERHEAD WIRES
 - ▨ ENCROACHMENT AREA
 - P 22 EXISTING DRILLHOLE
 - EDH EXISTING UTILITY POLE
 - EGB EXISTING GRANITE BOUND
 - EIP EXISTING IRON ROD
 - EIP EXISTING IRON PIPE
 - EIP EXISTING SEPTIC COVER
 - EIP EXISTING WELL
 - PIR PROPOSED IRON ROD

FLOOD NOTE:
ENTIRE PARCEL LIES IN FLOOD ZONE "X", PER FEMA MAP NUMBER 44003C0084H, EFFECTIVE DATE 10/2/2015.

PARCEL ZONING
ZONE 'RR3'
MIN. AREA 3 ACRES
MIN. FRONTAGE 225'
FRONT YARD SETBACK 50'
SIDE YARD SETBACK 50'
REAR YARD SETBACK 90'
MAX. LOT COVERAGE 15%

FIRE DISTRICT
CENTRAL COVENTRY

PARCEL AREA
13.45 ACRES

PROJECT OWNER & APPLICANT
KERRIE MANGINI, TRUSTEE OF THE
MARK A. DELTUFO TRUST-2016
119 OLD ROSE HILL ROAD
SOUTH KINGSTOWN, RI 02879

PROJECT SURVEYOR
MICHAEL J. McCORMICK
ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
P. 401.884.8506
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THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO 435-RIOR-00-00-13 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: MEASUREMENT SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY CLASS I
DATA ACCUMULATION SURVEY CLASS III
TOPOGRAPHIC SURVEY ACCURACY CLASS 1-2

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



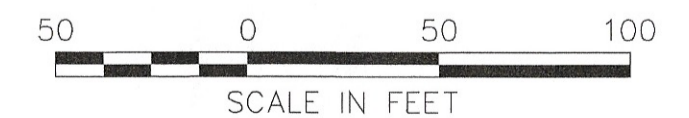
By: MICHAEL J. McCORMICK PLS 1972
RI COA LS-A101

"DELTUFO TOWN FARM PLAT"
MINOR SUBDIVISION
FINAL SUBMISSION
RECORD PLAT
ASSESSORS PLAT 324 LOT 107
846 TOWN FARM ROAD
COVENTRY, RHODE ISLAND
PREPARED FOR: KERRIE MANGINI, TRUSTEE OF THE
MARK A. DELTUFO TRUST-2016
PREPARED BY: ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T. 401.884.8506 F. 401.884.7747

PARCEL	OVERALL AREA	SUITABLE AREA	FRONTAGE
ORIGINAL LOT 107	13.45 AC	13.35 AC	822.56'
'A'	10.45 AC	10.45 AC	597.56'
'B'	3.00 AC	2.90 AC	225.00'

SOIL TYPE	FLOOD POTENTIAL	WATER TABLE
MtB-MERRIMAC	NONE	N/A
HkC-HINCKLEY	NONE	N/A
CaC-CANTON-CHARLTON-ROCK	NONE	N/A
CeC-CANTON AND CHARLTON	NONE	N/A
Ss-SUDBURY	NONE	27" MIN.

- MILE ROAD STREET LINE NOTE:**
MILE ROAD STREET LINE PER REFERENCES 1 AND 2 IS REVISED BASED ON ACTUAL LOCATION OF PAVEMENT AND UTILITY POLES
- PLAN NOTES:**
- SUBDIVISION PARCEL DOES NOT FALL IN NATURAL HERITAGE AREA.
 - SUBDIVISION PARCEL DOES NOT FALL IN HISTORICAL DISTRICT.
 - SUBDIVISION PARCEL DOES NOT FALL IN GROUNDWATER PROTECTION AREA.
 - SUBDIVISION WILL REQUIRE APPROVAL LETTER FROM CENTRAL COVENTRY FIRE DISTRICT.
 - SUBDIVISION PARCELS WILL BE SERVICED BY PRIVATE WELLS & DEM APPROVED ONSITE WASTEWATER TREATMENT SYSTEMS.
 - AREA SUBJECT TO FLOODING FLAGGED BY NATURAL RESOURCE SERVICES, INC. (10/11/2022)
 - REFER APPROVED DEM DWTS #0306-0504
 - PARCEL IS NOT IN 100 YEAR FLOOD PLAIN.
- REFERENCES**
- RECORD PLAT BOOK 9, PAGE 68 "PLAN FOR FLOYD E. JOHNSON... SURVEY OF PROPERTY LINES DAVID WHITMAN PLAT... BY: BOYER ASSOCIATES... DATE: JUNE 1988... SCALE 1"=165'..."
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 - PRE-APPLICATION EXISTING CONDITIONS PLAN PREPARED FOR: GREEN LIGHT FARM, LLC... PREPARED BY: BOYER ASSOCIATES... DATE: MARCH 2, 2020... SCDAL 1"=150'..." LAND EVIDENCE BOOK 2056, PAGE 4 (DEED)



SCALE 1" = 50' DATE: NOVEMBER 16, 2022 SHEET 1 OF 1
REVISED 3-3-23 FRONTAGE TABLE, FIRE DISTRICT, 3-28-24 FINAL REVISIONS