

COMPREHENSIVE PERMIT MASTER PLAN OF COVENTRY CROSSINGS

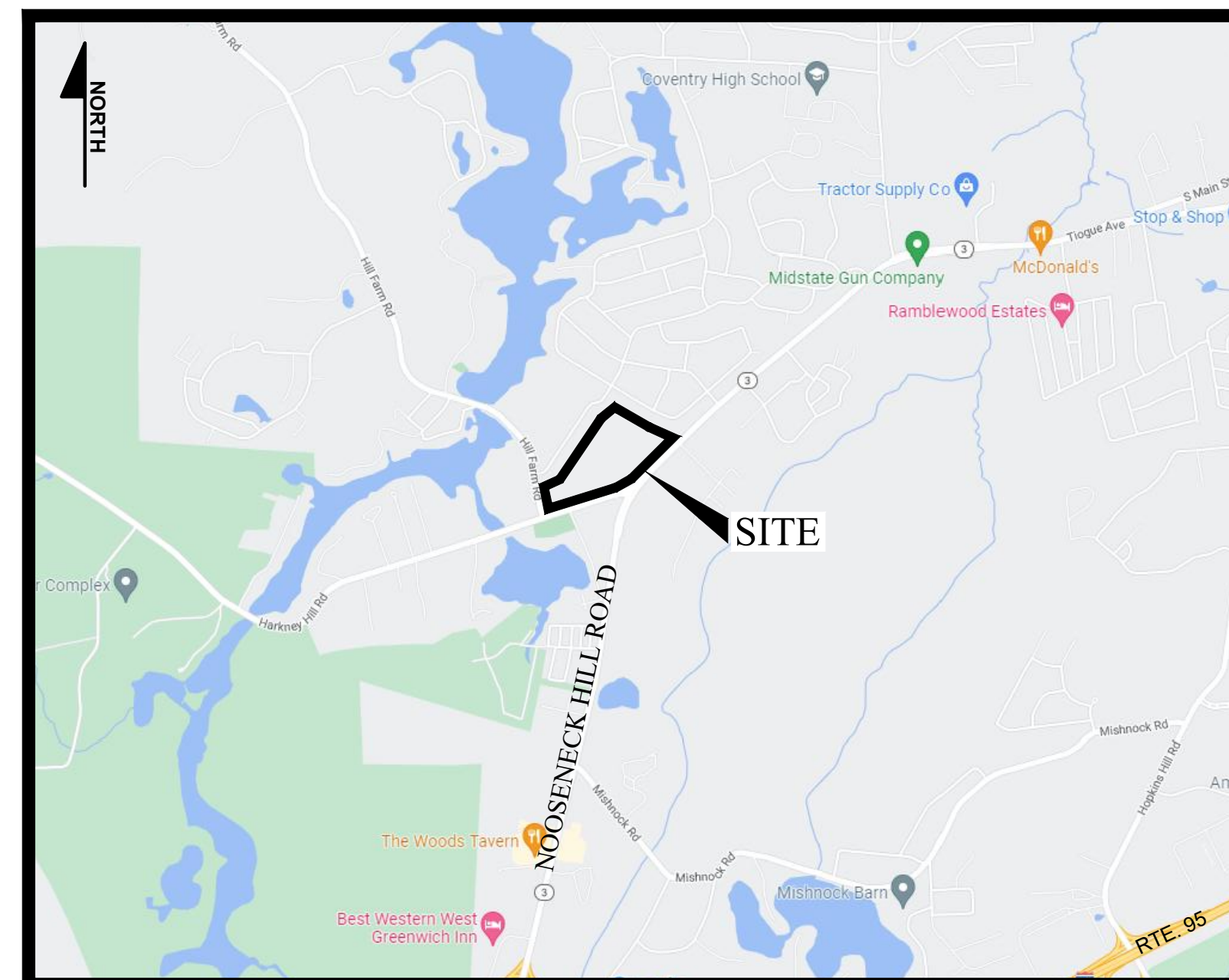
A.P.10, LOT 29 & A.P. 18, LOT 86
HARKNEY HILL ROAD
COVENTRY,
RHODE ISLAND

OWNERS:
A.P. 10, LOT 29
KOSZELA JOHN & ECCLESTON
WILLIAM REV TRUST ET AL
1315 VICTORY HIGHWAY
GREENE RI 02827

A.P. 18, LOT 86
ECCLESTON ELAINE M. REVOCABLE TRUST
AGREEMENT C/O
ECCLESTON ELAINE TTE
8 CEDAR RIDGE LN UNIT 67
WEST GREENWICH, RI 02817

APPLICANT:
KREG NEW HOMES LLC
39 NOOSENECK HILL ROAD
WEST GREENWICH, RI 02817

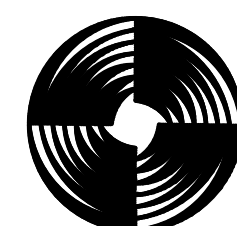
LEGAL COUNSEL:
WILLIAM LANDRY
BLISH & CAVANAGH, LLP
30 EXCHANGE TERRACE
PROVIDENCE, RI 02903-1765



LOCUS MAP
NOT TO SCALE

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PREPARED BY:

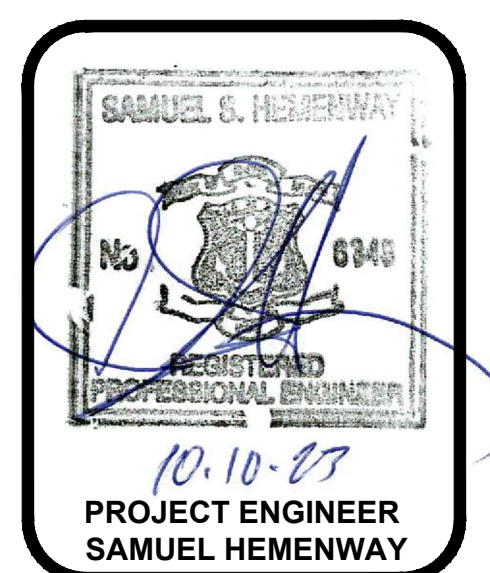


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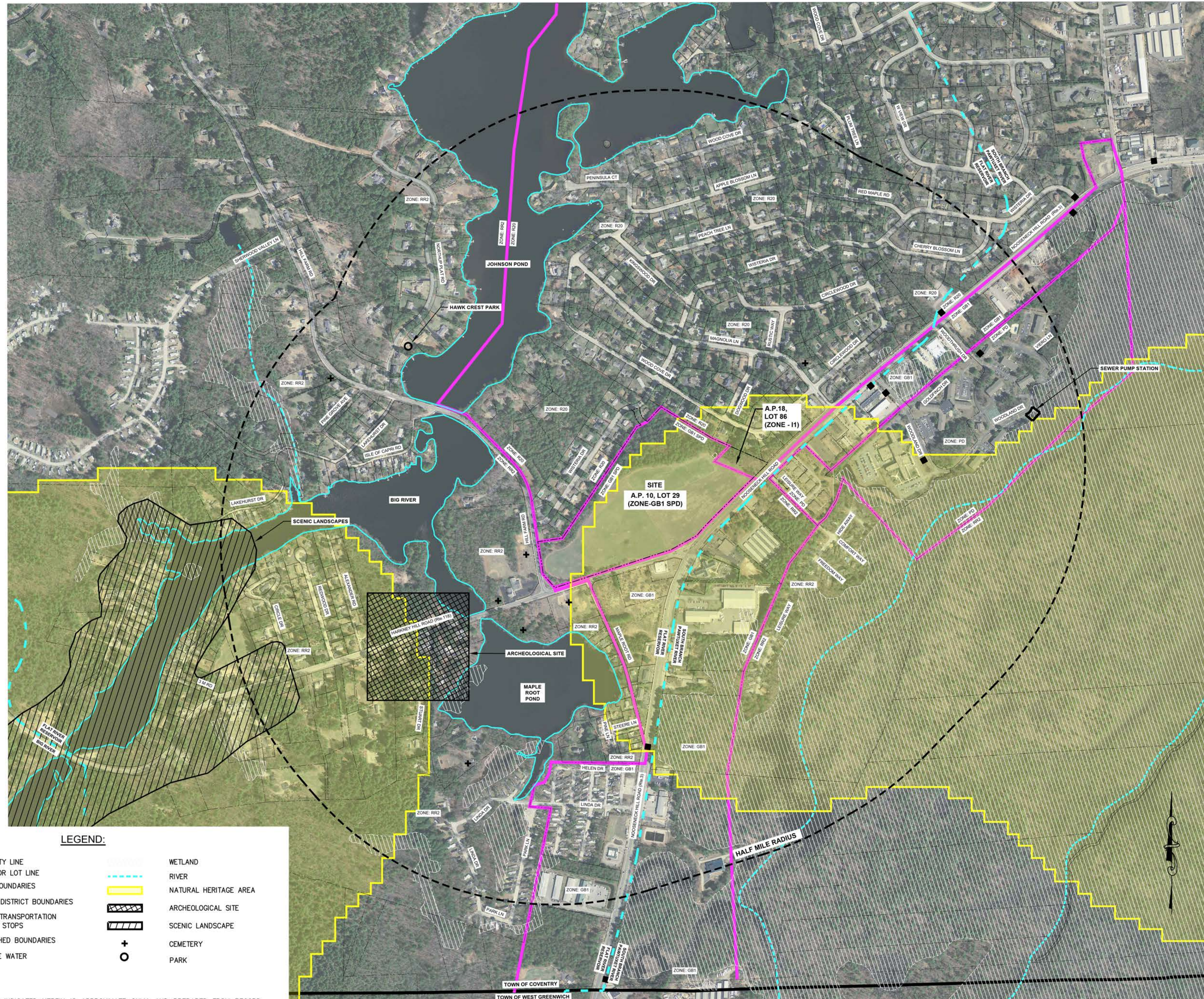
JOB NO. 7398-00

DATE: AUGUST, 2023

(REVISED: OCTOBER 10, 2023)



L:\7398-00 Harkney Hill (KREG) - Coventry, RI\dwg\01-Vicinity\7398-00_MP-Vicinity & Aerial Map.dwg 08/16/2023 kcruda 09:26



LEGEND:

- | | | | |
|-----|-----------------------------------|-----|-----------------------|
| --- | PROPERTY LINE | --- | WETLAND |
| --- | ASSESSOR LOT LINE | --- | RIVER |
| --- | TOWN BOUNDARIES | --- | NATURAL HERITAGE AREA |
| --- | ZONING DISTRICT BOUNDARIES | --- | ARCHEOLOGICAL SITE |
| --- | PUBLIC TRANSPORTATION ROUTE/STOPS | --- | SCENIC LANDSCAPE |
| --- | WATERSHED BOUNDARIES | + | CEMETERY |
| --- | SURFACE WATER | o | PARK |

SHEET NOTES:

1. THE EXISTING CONDITIONS INDICATED HEREIN IS APPROXIMATE ONLY, AND PREPARED FROM RECORD PLANS AND GIS INFORMATION ONLY.
2. THERE ARE NO SCHOOLS, FIRE/POLICE STATIONS, AND OTHER SIGNIFICANT PUBLIC FACILITIES WITHIN HALF MILE RADIUS OF THE SITE. THE SITE IS LOCATED WITHIN PRIME AGRICULTURAL SOIL AND GROUNDWATER PROTECTION AREA.

1" = 400' 0 200 400 800 1600 2400 feet

VICINITY MAP
FOR
COVENTRY CROSSINGS
(A.P.10, LOT 29 & A.P.18 LOT 86)
SITUATED AT
HARKNEY HILL ROAD
COVENTRY, RI
PREPARED FOR
KREG NEW HOMES LLC
39 NOOSENECK HILLE ROAD
WEST GREENWICH, RI 02817

NO.	REVISION	BY	DATE

PROJECT ENGINEER
SAMUEL HEMENWAY

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TEL. 401-273-8000

JOB NO. 7398-00	DRAWN BY K.Y.Y.
DWG. NO. 7398-00_MP-Vicinity/Aerial Map	CHECK BY S.S.H.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: AUGUST, 2023

SHEET
G-1
2 OF 16 SHEETS



LOCUS MAP
N.T.S.



SHEET NOTE:
1. THE EXISTING SITE IS PARTIALLY WOODED WITH REMAINING PORTIONS USED FOR AGRICULTURAL USE.



AERIAL PLAN
FOR
COVENTRY CROSSINGS
(A.P. 10, LOT 29 & A.P. 18 LOT 86)
SITUATED AT
HARKNEY HILL ROAD
COVENTRY, RI
PREPARED FOR
KREG NEW HOMES LLC
39 NOOSENECK HILLE ROAD
WEST GREENWICH, RI 02817

NO.	REVISION	BY	DATE

PROJECT ENGINEER
SAMUEL HEMENWAY

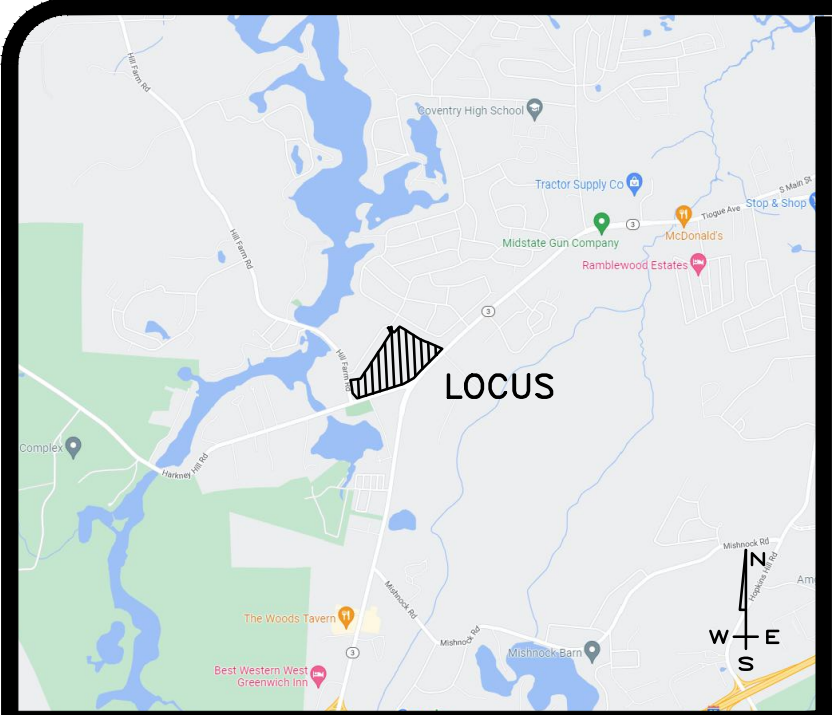
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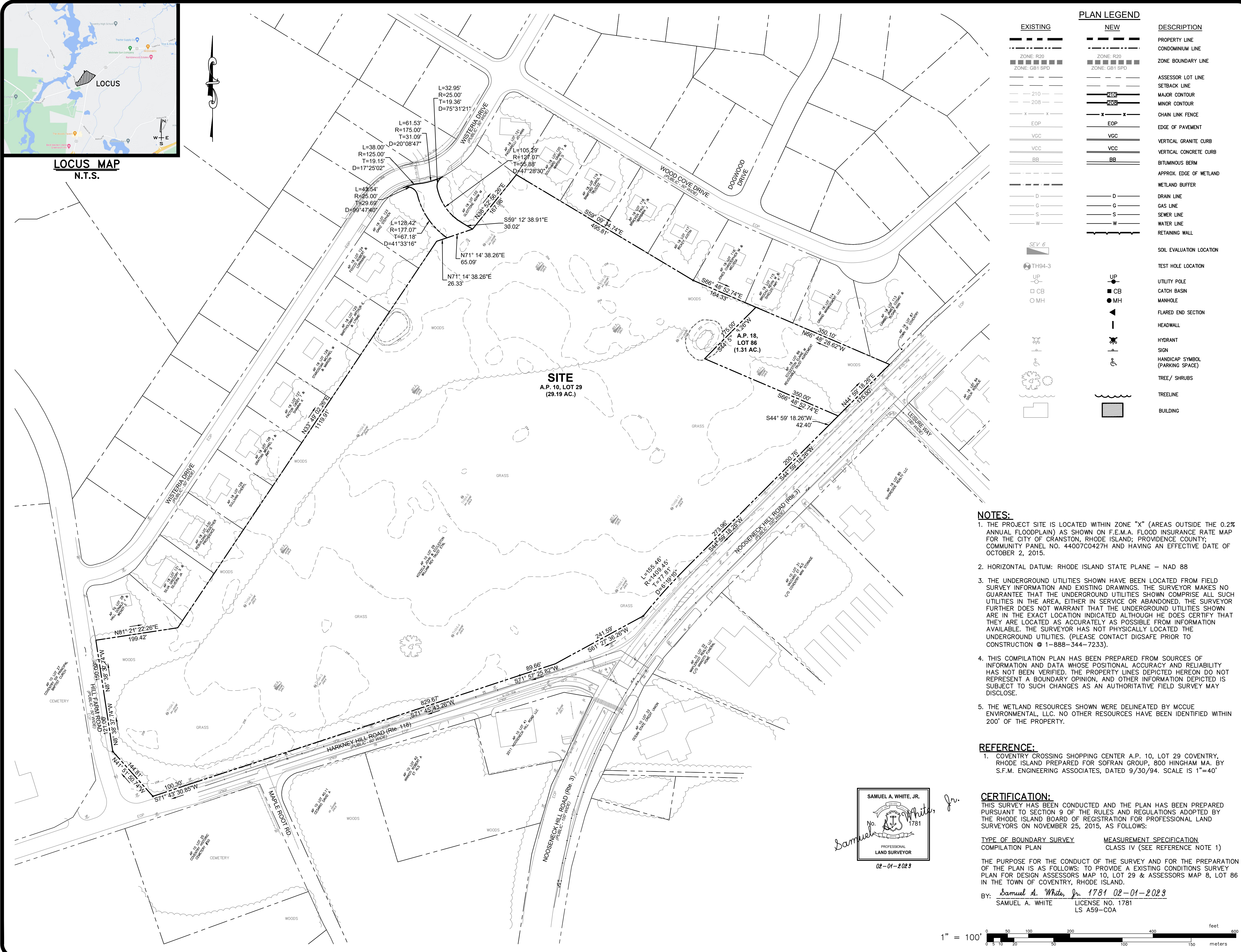
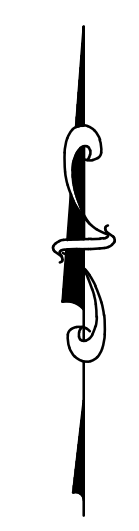
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SHEET
G-2
3 OF 16 SHEETS



LOCUS MAP
N.T.S.



EXISTING		NEW		DESCRIPTION
	ZONE: R20		ZONE: R20	PROPERTY LINE
	ZONE: GB1 SPD		ZONE: GB1 SPD	CONDOMINIUM LINE
				ZONE BOUNDARY LINE
				ASSESSOR LOT LINE
				SETBACK LINE
				MAJOR CONTOUR
				MINOR CONTOUR
				CHAIN LINK FENCE
				EDGE OF PAVEMENT
				VERTICAL GRANITE CURB
				VERTICAL CONCRETE CURB
				BITUMINOUS BERM
				APPROX. EDGE OF WETLAND
				WETLAND BUFFER
				DRAIN LINE
				GAS LINE
				SEWER LINE
				WATER LINE
				RETAINING WALL
				SOIL EVALUATION LOCATION
				TEST HOLE LOCATION
				UTILITY POLE
				CATCH BASIN
				MANHOLE
				FLARED END SECTION
				HEADWALL
				HYDRANT
				SIGN
				HANDICAP SYMBOL (PARKING SPACE)
				TREE/ SHRUBS
				TREELINE
				BUILDING

NOTES:

- THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CRANSTON, RHODE ISLAND; PROVIDENCE COUNTY; COMMUNITY PANEL NO. 44007C0427H AND HAVING AN EFFECTIVE DATE OF OCTOBER 2, 2015.
- HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD 88
- 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).
- THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
- THE WETLAND RESOURCES SHOWN WERE DELINEATED BY MCCUE ENVIRONMENTAL, LLC. NO OTHER RESOURCES HAVE BEEN IDENTIFIED WITHIN 200' OF THE PROPERTY.

REFERENCE:

- COVENTRY CROSSING SHOPPING CENTER A.P. 10, LOT 29 COVENTRY, RHODE ISLAND PREPARED FOR SOFRAN GROUP, 800 HINGHAM MA. BY S.F.M. ENGINEERING ASSOCIATES, DATED 9/30/94. SCALE IS 1"=40'

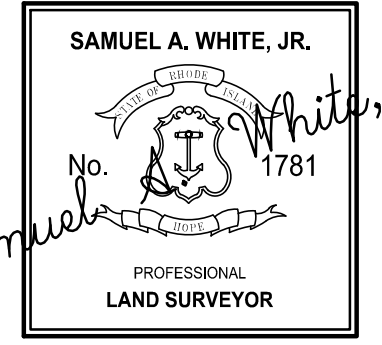
CERTIFICATION:

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
 COMPILATION PLAN CLASS IV (SEE REFERENCE NOTE 1)

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE AN EXISTING CONDITIONS SURVEY PLAN FOR DESIGN ASSESSORS MAP 10, LOT 29 & ASSESSORS MAP 8, LOT 86 IN THE TOWN OF COVENTRY, RHODE ISLAND.

BY: Samuel A. White, Jr. 1781 02-01-2023
 SAMUEL A. WHITE LICENSE NO. 1781
 LS A59-COA



Samuel A. White, Jr.



EXISTING CONDITIONS SURVEY
 FOR
COVENTRY CROSSINGS
 (A.P.10, LOT 29 & A.P.18 LOT 86)
 SITUATED AT
HARKNEY HILL ROAD
 COVENTRY, RI
 PREPARED FOR
KREG NEW HOMES LLC
 39 NOOSENECK HILL ROAD
 WEST GREENWICH, RI 02817

NO.	REVISION	BY	DATE

PROJECT ENGINEER
SAMUEL HEMENWAY

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 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

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 TEL. 401-273-6000

JOB NO. 7398-00	DRAWN BY K.J.A.
DWG. NO. 7398-00_MP Base ECS & SESC	CHECK BY S.S.H.
SCALE: AS SHOWN	APPROVED S.B.G.
	DATE: AUGUST, 2023

SHEET
ECS
 4 OF 16 SHEETS

GENERAL CONSTRUCTION NOTES:

- 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.
- SITWORK 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS MUST CONFORM TO THE TOWN OF COVENTRY CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS AND THE STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION, THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004 EDITION, AS AMENDED, AND THE RHODE ISLAND STANDARD DETAILS ARE MADE A PART HEREOF, AS IF ATTACHED HERETO.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY PAVEMENT, DRIVEWAYS, SIDEWALKS, WALL, CURBS, ETC. DAMAGED DURING CONSTRUCTION WITH MATCHING MATERIALS.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL RI HIGHWAY BOUNDS AND PERMANENT SURVEY MARKERS SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009 INCLUDING ALL REVISIONS.
- REFER TO ARCHITECTURAL, STRUCTURAL, AND MECHANICAL PLANS FOR ALL BUILDING INFORMATION, AND FOR SITWORK WITHIN 5'-0" OF BUILDING.
- ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
- 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.
- WHEN IT IS NECESSARY TO CLOSE OFF A STREET, THE FIRE DEPARTMENT AND POLICE DEPARTMENT SHALL BE NOTIFIED BY THE CONTRACTOR.
- SHOP DRAWINGS OF PRECAST STRUCTURES SHALL BE REVIEWED BY THE ENGINEER AND APPROVED BEFORE USE.
- 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.
- 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 2019) WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION (AMENDED JUNE 2019) WITH ALL REVISIONS.
- ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION, INCLUDING ALL REVISIONS.

GENERAL UTILITY NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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), HANCOR 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.
- DOMESTIC AND FIRE PROTECTION WATER SERVICE IS PROVIDED TO THE PROPERTY BY KENT COUNTY WATER AUTHORITY (KCWA). 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.
- 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.
- ALL FIRE AND PLUMBING FIXTURES MUST CONFORM TO LOCAL SPECIFICATIONS AND AS STIPULATED BY THE LOCAL FIRE MARSHALL AND/OR THE BUILDING OFFICIAL.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

STORMWATER SYSTEM MAINTENANCE NOTES:

- 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)
 - 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.
 - 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.
 - 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.
 - 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.
 - STORMWATER BMPs: NO CONSTRUCTION RUNOFF SHALL BE DIRECTED TO STORMWATER BMPs UNTIL UPGRADIENT AREAS ARE STABILIZED.
- POST CONSTRUCTION MONITORING/MAINTENANCE PROCEDURES SHALL BE AS FOLLOWS: (RESPONSIBILITY OF OWNER)
 - 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.
 - 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.
 - 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.
 - 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 INFILTRATION SYSTEMS, CARE MUST BE TAKEN IN THIS AREA DURING CONSTRUCTION. THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM BEST MANAGEMENT PRACTICES (BMP'S):

- THE INFILTRATION AREAS SHALL NOT BE USED AS A CONSTRUCTION SEDIMENTATION SYSTEM.
- 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.
- 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.
- 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:

- 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.
- ALL ADAAG PARKING SPACES AND LOADING SPACES SHALL BE 2% MAXIMUM SLOPE IN ANY DIRECTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- 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.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH THE CITY OF PROVIDENCE SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

SITE LEGEND

EXISTING	NEW	DESCRIPTION
CL	CL	CENTERLINE (LAYOUT)
D	D	STORM DRAIN
E	E	ELECTRIC (UNDERGROUND)
F	F	FIRE SERVICE
FD	FD	FLOORING DRAIN
G	G	GAS
OHW	OHW	OVERHEAD WIRE
S	S	PROPERTY LINE
SL	SL	SANITARY SEWER
T	T	SITE LIGHTING SERVICE
W	W	TELEPHONE
64	64	WATER
x 64.0	x 64.00	CONTOUR
x 64.0(BC)	x 64.00(BC)	SPOT GRADE
x 64.5(TC)	x 64.50(TC)	SPOT GRADE (BOT. OF CURB)
64.5(BW)	64.50(BW)	SPOT GRADE (TOP OF CURB)
64.5(TW)	64.50(TW)	SPOT GRADE (BOT. OF WALL)
CC	PCC	SPOT GRADE (TOP OF WALL)
CB	CB#1	PRECAST CONC. CURB
CB(DG)	CB(DG)#1	CHAINLINK FENCE (CLF)
CTB	CTB	STOCKADE FENCE (STKF)
DMH	DMH	BORING LOCATION
FES	FES	CATCH BASIN
SMH	SMH	DOUBLE GRATE CATCH BASIN
Hyd	Hyd	CONCRETE THRUST BLOCK
GV	GV	DRAIN MANHOLE
SEV	SEV	FLARED END STRUCTURE
TP	TP	SEWER MANHOLE
FDC	FDC	WATER SERVICE
PIV	PIV	UTILITY POLE
EMH	EMH	FIRE HYDRANT
TMH	TMH	GATE VALVE AND CURB BOX
GEN	GEN	HANDICAP SYMBOL (PRKG. SPACE)
GCO	GCO	SIGN
LP	LP	WETLAND
LP	LP	SOIL EVALUATION LOCATION
LP	LP	TEST PIT LOCATION
LP	LP	FIRE DEPARTMENT CONNECTION
LP	LP	POST INDICATOR VALVE (PIV)
LP	LP	ELECTRIC MANHOLE (EMH)
LP	LP	TELEPHONE MANHOLE (TMH)
LP	LP	TRANSFORMER PAD
LP	LP	GENERATOR PAD
LP	LP	GROUND CLEANOUT
LP	LP	SIGHT LIGHT POLE
LP	LP	TRAFFIC FLOW DIRECTION
LP	LP	LIMIT OF DISTURBANCE
LP	LP	COMPOST SILT SOCKS
LP	LP	PAVEMENT SAWCUT & MATCH TO EXISTING
LP	LP	RIDOT STD DETAIL REFERENCE
LP	LP	CANOPY TREE
LP	LP	FLOWERING TREE
LP	LP	EVERGREEN TREE

ABBREVIATIONS

CI	CAST IRON PIPE
CLDI	CEMENT LINED DUCTILE IRON PIPE
CLF	CHAINLINK FENCE
D.I.	DUCTILE IRON PIPE
EX.	EXISTING
F&I	FURNISH AND INSTALL
INV.	INVERT ELEVATION
MTC	MATCH TO EXISTING
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE

GENERAL NOTES & LEGEND

FOR
COVENTRY CROSSINGS
 SITUATED AT
 (A.P.10, LOT 29 & A.P.18 LOT 86)
HARKNEY HILL ROAD
 COVENTRY, RI
 PREPARED FOR
KREG NEW HOMES LLC
 39 NOOSENECK HILLE ROAD
 WEST GREENWICH, RI 02817

NO.	REVISION	BY	DATE

PROJECT ENGINEER
SAMUEL HEMENWAY

GAROFALO
GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
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SHEET

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5 OF 16 SHEETS

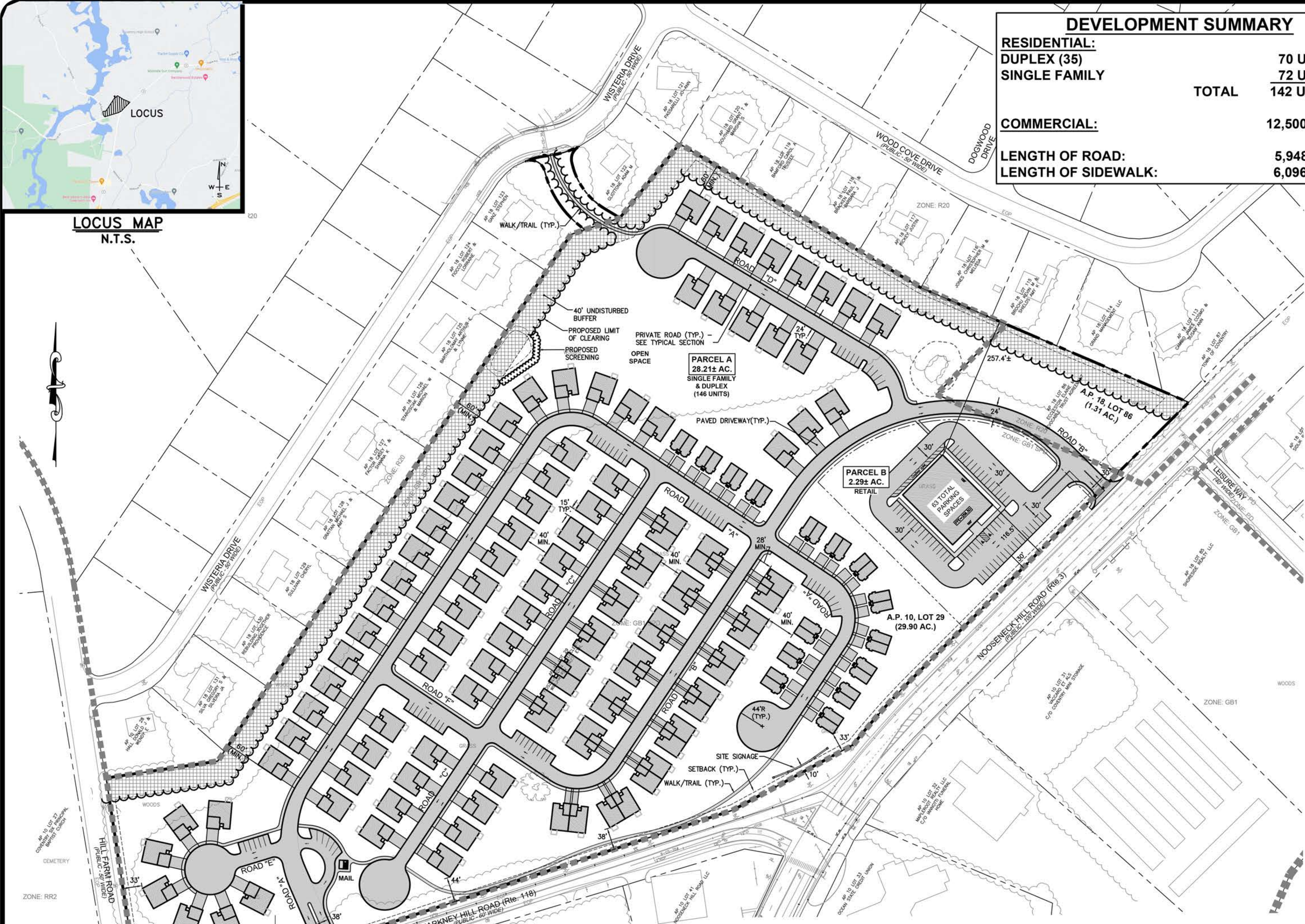
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LOCUS MAP
N.T.S.

DEVELOPMENT SUMMARY	
RESIDENTIAL:	
DUPLEX (35)	70 UNITS
SINGLE FAMILY	72 UNITS
TOTAL	142 UNITS
COMMERCIAL:	12,500 GSF
LENGTH OF ROAD:	5,948±FT.
LENGTH OF SIDEWALK:	6,096±FT.

PLAN LEGEND		DESCRIPTION
EXISTING	NEW	PROPERTY LINE
---	---	CONDOMINIUM LINE
---	---	ZONE BOUNDARY LINE
---	---	ASSESSOR LOT LINE
---	---	SETBACK LINE
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	CHAIN LINK FENCE
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	VERTICAL CONCRETE CURB
---	---	BITUMINOUS BERM
---	---	APPROX. EDGE OF WETLAND
---	---	WETLAND BUFFER
---	---	DRAIN LINE
---	---	GAS LINE
---	---	SEWER LINE
---	---	WATER LINE
---	---	RETAINING WALL
---	---	SOIL EVALUATION LOCATION
---	---	TEST HOLE LOCATION
---	---	UTILITY POLE
---	---	CATCH BASIN
---	---	MANHOLE
---	---	FLARED END SECTION
---	---	HEADWALL
---	---	HYDRANT
---	---	SIGN
---	---	HANDICAP SYMBOL (PARKING SPACE)
---	---	TREE/ SHRUBS
---	---	TREELINE
---	---	BUILDING



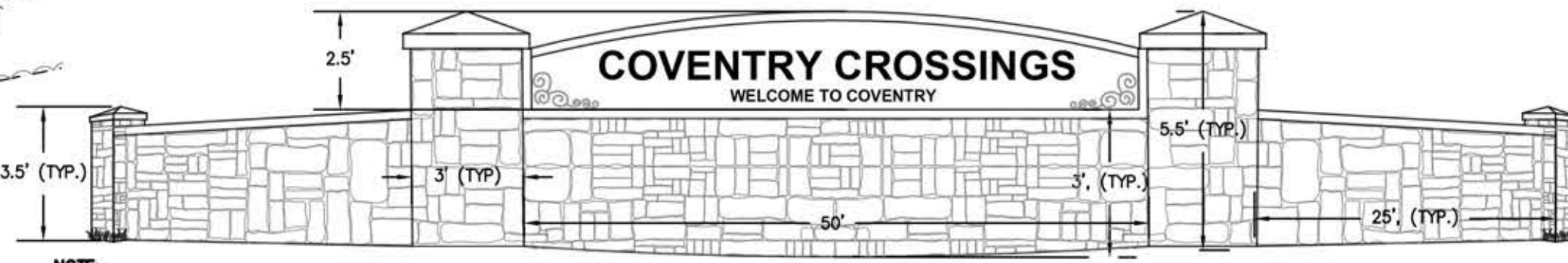
DIMENSIONAL SUMMARY
HARKNEY HILL ROAD (A.P. 10, LOT 29 AND A.P. 18, LOT 86)
EXISTING ZONING: GB1 (GENERAL BUSINESS 1) OVERLAY W/ SPD & R20
PROPOSED ZONING: TBD

DESCRIPTION	GB-1	R-20	PROPOSED
	REQUIRED	REQUIRED	SITE DATA
LAND USE	COMMERCIAL	RESIDENTIAL	MIXED USE
MIN. LAND AREA	1 AC.	20,000 S.F.	30.50 Ac.
MIN. FRONTAGE	200'	120'	>200'
MIN. FRONT YARD BUILDING SETBACK	10'	35'	±33' / 116.5'
MIN. SIDE YARD BLDG SETBACK	10'	20'	±60' / ±257.4'
MIN. REAR YARD BUILDING SETBACK	40'	40'	±60'
MAX. LOT COVERAGE	60%	20%	< 17%
MAX. BLDG HEIGHT	35'	35'	35'

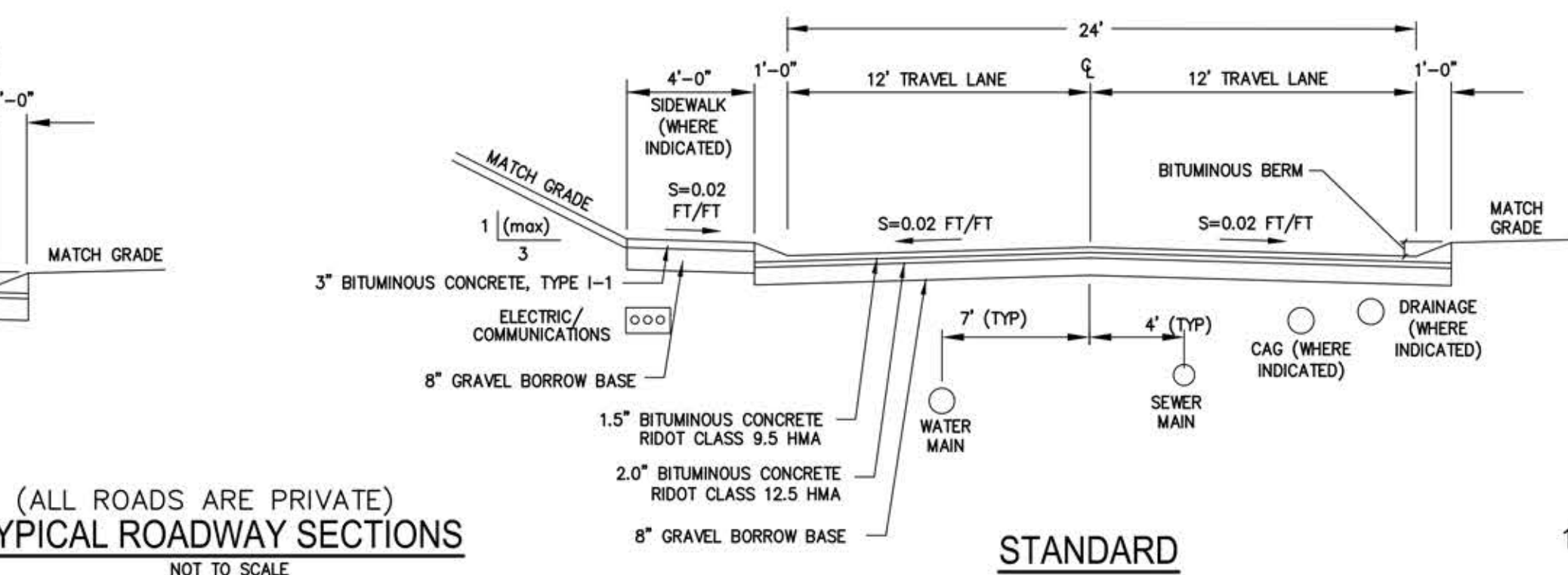
DESCRIPTION	PARKING REQUIREMENTS		
	UNITS	REQUIRED	PROVIDED
RESIDENTIAL: SINGLE, TWO OR MULTIFAMILY- 2 SP PER DWELLING UNIT	142 UNITS (1)	284 SPACES	338 SPACES
COMMERCIAL USES: 1 SP PER 200 SF OF GFA	12,500 SF	63 SPACES	63 SPACES
LOADING - 1 SP/5K + 1 SP/10K AFTER	12,500 SF	3 SPACES	3 SPACES

TABLE NOTES:
1. 69 SFU + 78 DUPLEX = 146 DWELLING UNITS.

- SHEET NOTES:**
1. THIS PROJECT PROPOSES A MIXED-USE DEVELOPMENT AS A UNIFIED LAND CONDOMINIUM DESIGN.
 2. THE PROJECT IS LOCATED WITHIN GB1 ZONE WITH SPD OVERLAY & R-20
 3. THIS COMPREHENSIVE PERMIT PROPOSES 25% LMI UNITS. LOCATIONS SHALL BE DETERMINED AT PRELIMINARY STAGE AND SHALL BE DISBURSED EVENLY THROUGHOUT DEVELOPMENT.
 4. THE PROJECT IS PROPOSED AS A SINGLE PHASE BUT MAY BE SEQUENCED BY LAND USE (SF/MF/COMM.).
 5. 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. 44003C0111H, HAVING AN EFFECTIVE DATE OF OCTOBER 02, 2015.
 6. THE PROJECT PROPOSES SERVICE BY PUBLIC WATER FROM THE KENT COUNTY WATER AUTHORITY.
 7. THE PROJECT PROPOSED SERVICE BY PUBLIC SEWER THROUGH CONNECTION TO A PRIVATE SEWER SYSTEM IN LEISURE WAY, WHICH DISCHARGES TO WOODLAND DRIVE PUMP STATION (PUBLIC SEWER).
 8. THE PROJECT SITE IS LOCATED WITHIN THE CENTRAL FIRE DISTRICT.
 9. RIDOT PHYSICAL ALTERNATION PERMIT, RIDEM PERMIT AND FRESHWATER WETLANDS PERMIT ARE REQUIRED FOR PROJECT.
 10. THE PROJECT SITE FALLS PARTIALLY WITHIN AN IDENTIFIED RIDEM NATURAL HERITAGE AREA AND RIDEM GROUNDWATER PROTECTION AREA. THE PROJECT IS NOT IN THE TOWN HISTORIC DISTRICT (SEE SHEET G-1).
 11. THE PROJECT PROPOSES EARTH BALANCE. NO ROCK EXCAVATION IS ANTICIPATED.



NOTE: WALL AND SIGNAGE IS SCHEMATIC ONLY - FINAL DESIGN/LOCATION MAY VARY AT FINAL STAGE. CONTRACTOR SHALL SUBMIT DESIGN FOR REVIEW AND APPROVAL BY THE OWNER.



(ALL ROADS ARE PRIVATE)
TYPICAL ROADWAY SECTIONS
NOT TO SCALE

OVERALL SITE LAYOUT PLAN
FOR
COVENTRY CROSSINGS
(A.P.10, LOT 29 & A.P.18 LOT 86)
SITUATED AT
HARKNEY HILL ROAD
COVENTRY, RI
PREPARED FOR
KREG NEW HOMES, LLC
39 NOOSENECK HILL ROAD
WEST GREENWICH, RI 02817

NO.	REVISION	BY	DATE
1	GENERAL LAYOUT	KJA	7/24/23
2	ADD EX POND/FENCE	SSH	7/27/23
3	MASTER PLAN REVIEW COMMENTS	KJA	8/18/23
4	TOWN COMMENTS	KJA	10/06/23

PROJECT ENGINEER
SAMUEL HEMENWAY

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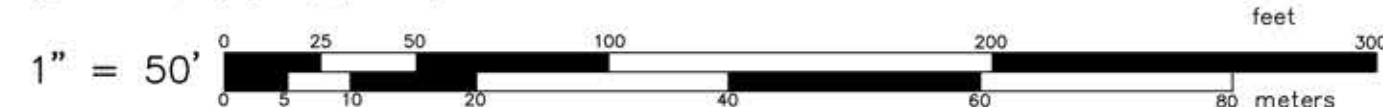
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SHEET
C-2.0
6 OF 16 SHEETS

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SITE LAYOUT PLAN - 1
FOR
COVENTRY CROSSINGS
(A.P.10, LOT 29 & A.P.18 LOT 86)
SITUATED AT
HARKNEY HILL ROAD
COVENTRY, RI
PREPARED FOR
KREG NEW HOMES, LLC
39 NOOSENECK HILLE ROAD
WEST GREENWICH, RI 02817

NO.	REVISION	BY	DATE
3	MASTER PLAN REVIEW COMMENTS	KJA	8/18/23
4	TOWN COMMENTS	KJA	10/06/23

PROJECT ENGINEER
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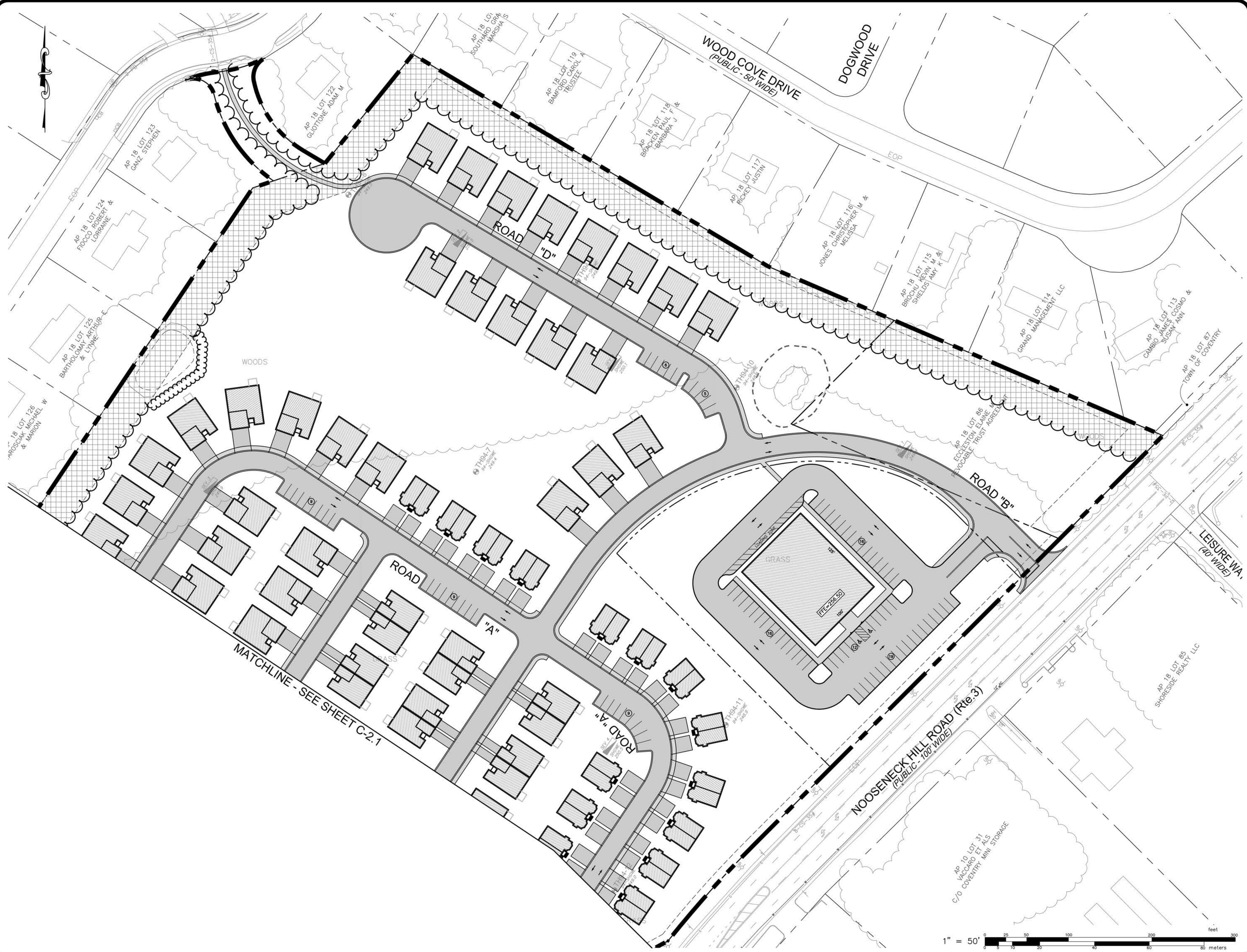
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SHEET
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7 OF 16 SHEETS

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SITE LAYOUT PLAN - 2
 FOR
COVENTRY CROSSINGS
 (A.P.10, LOT 29 & A.P.18 LOT 86)
 SITUATED AT
HARKNEY HILL ROAD
 COVENTRY, RI
 PREPARED FOR
KREG NEW HOMES, LLC
 39 NOOSENECK HILLE ROAD
 WEST GREENWICH, RI 02817

NO.	REVISION	BY	DATE
3	MASTER PLAN REVIEW COMMENTS	KJA	8/18/23
4	TOWN COMMENTS	KJA	10/06/23

PROJECT ENGINEER
SAMUEL HEMENWAY

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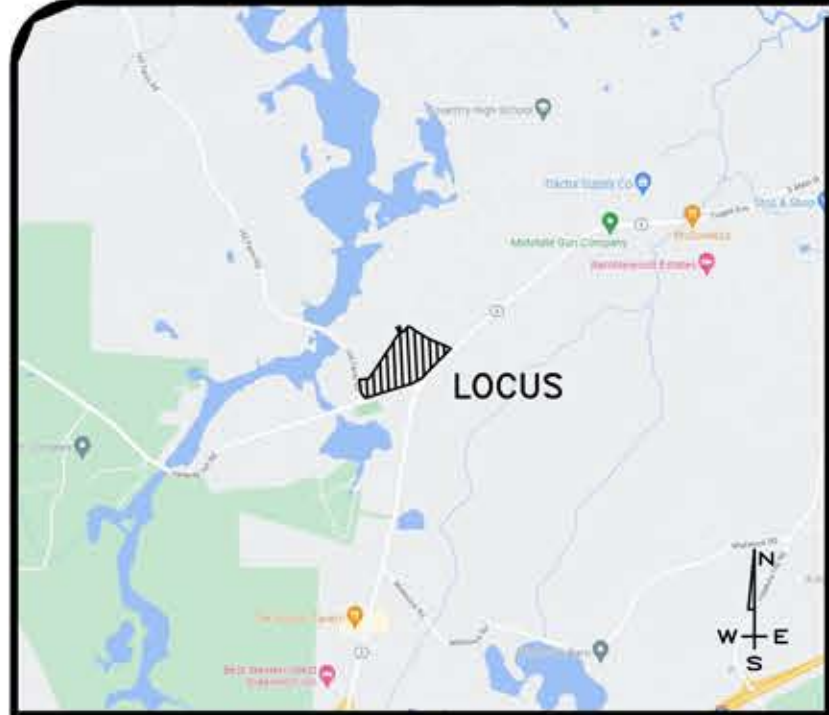
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SHEET
C-2.2
 8 OF 16 SHEETS

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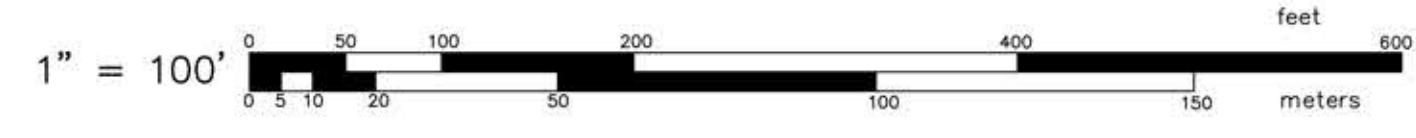


LOCUS MAP
N.T.S.



PLAN LEGEND

EXISTING	NEW	DESCRIPTION
---	---	PROPERTY LINE
---	---	CONDOMINIUM LINE
---	---	ZONE BOUNDARY LINE
---	---	ASSESSOR LOT LINE
---	---	SETBACK LINE
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	CHAIN LINK FENCE
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	VERTICAL CONCRETE CURB
---	---	BITUMINOUS BERM
---	---	APPROX. EDGE OF WETLAND
---	---	WETLAND BUFFER
---	---	DRAIN LINE
---	---	GAS LINE
---	---	SEWER LINE
---	---	WATER LINE
---	---	RETAINING WALL
---	---	SOIL EVALUATION LOCATION
---	---	TEST HOLE LOCATION
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---	---	TREELINE
---	---	BUILDING



OVERALL DRAINAGE & UTILITY PLAN
FOR
COVENTRY CROSSINGS
(A.P.10, LOT 29 & A.P.18 LOT 86)
SITUATED AT
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COVENTRY, RI
PREPARED FOR
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NO.	REVISION	BY	DATE
3	MASTER PLAN REVIEW COMMENTS	KJA	8/18/23
4	TOWN COMMENTS	KJA	10/06/23

PROJECT ENGINEER
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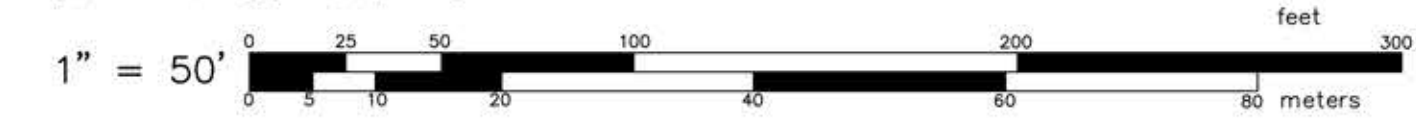
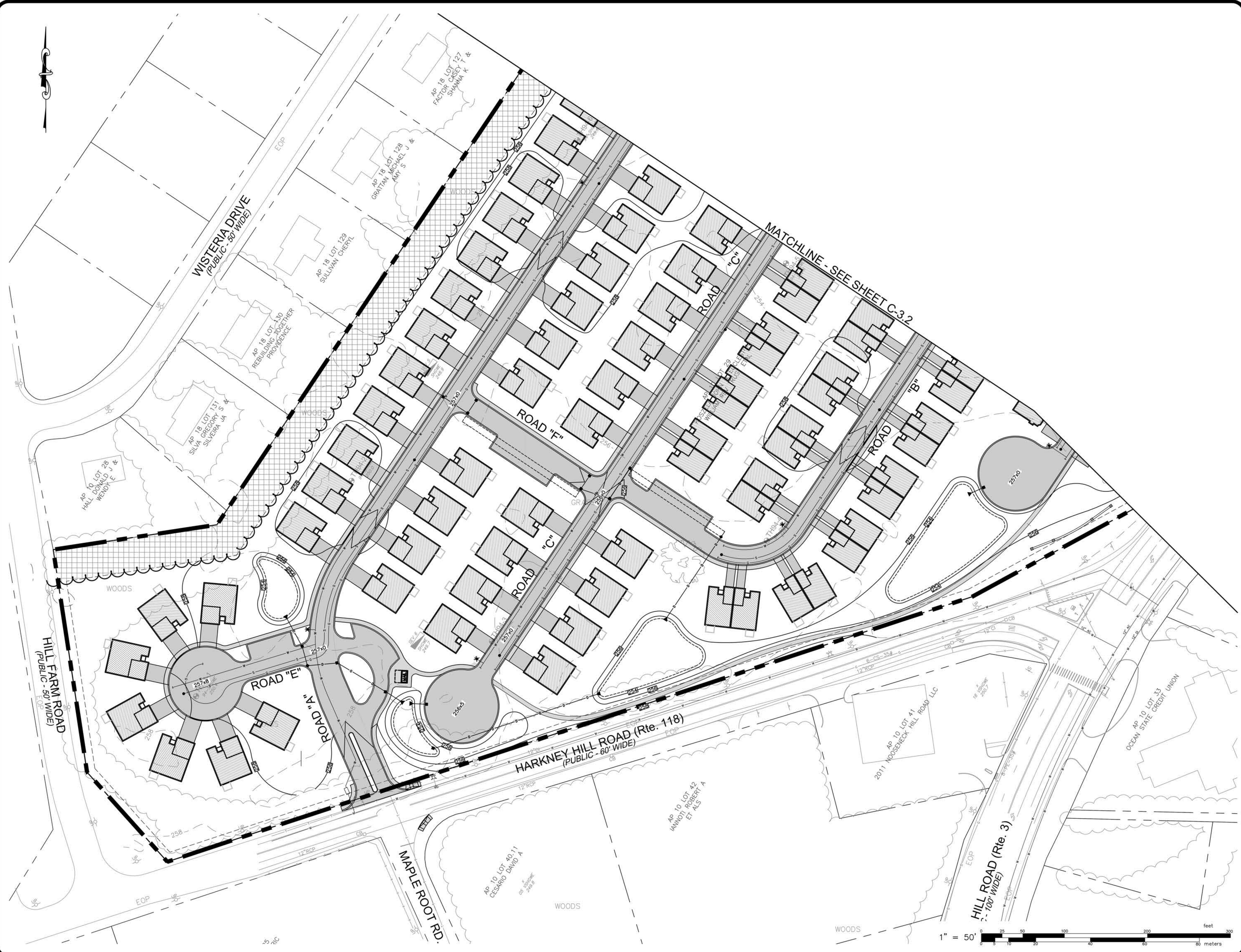
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DWG. NO. 7398-00_MP_Base.dwg	CHECK BY S.S.H.
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	DATE: AUGUST, 2023

SHEET
C-3.0
9 OF 16 SHEETS

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**DRAINAGE & UTILITY
PLAN - 1**

FOR
COVENTRY CROSSINGS
(A.P.10, LOT 29 & A.P.18 LOT 86)
SITUATED AT
HARKNEY HILL ROAD
COVENTRY, RI
PREPARED FOR
KREG NEW HOMES, LLC
39 NOOSENECK HILLE ROAD
WEST GREENWICH, RI 02817

NO.	REVISION	BY	DATE
3	MASTER PLAN REVIEW COMMENTS	KJA	8/18/23
4	TOWN COMMENTS	KJA	10/06/23

PROJECT ENGINEER
SAMUEL HEMENWAY

GAROFALO

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

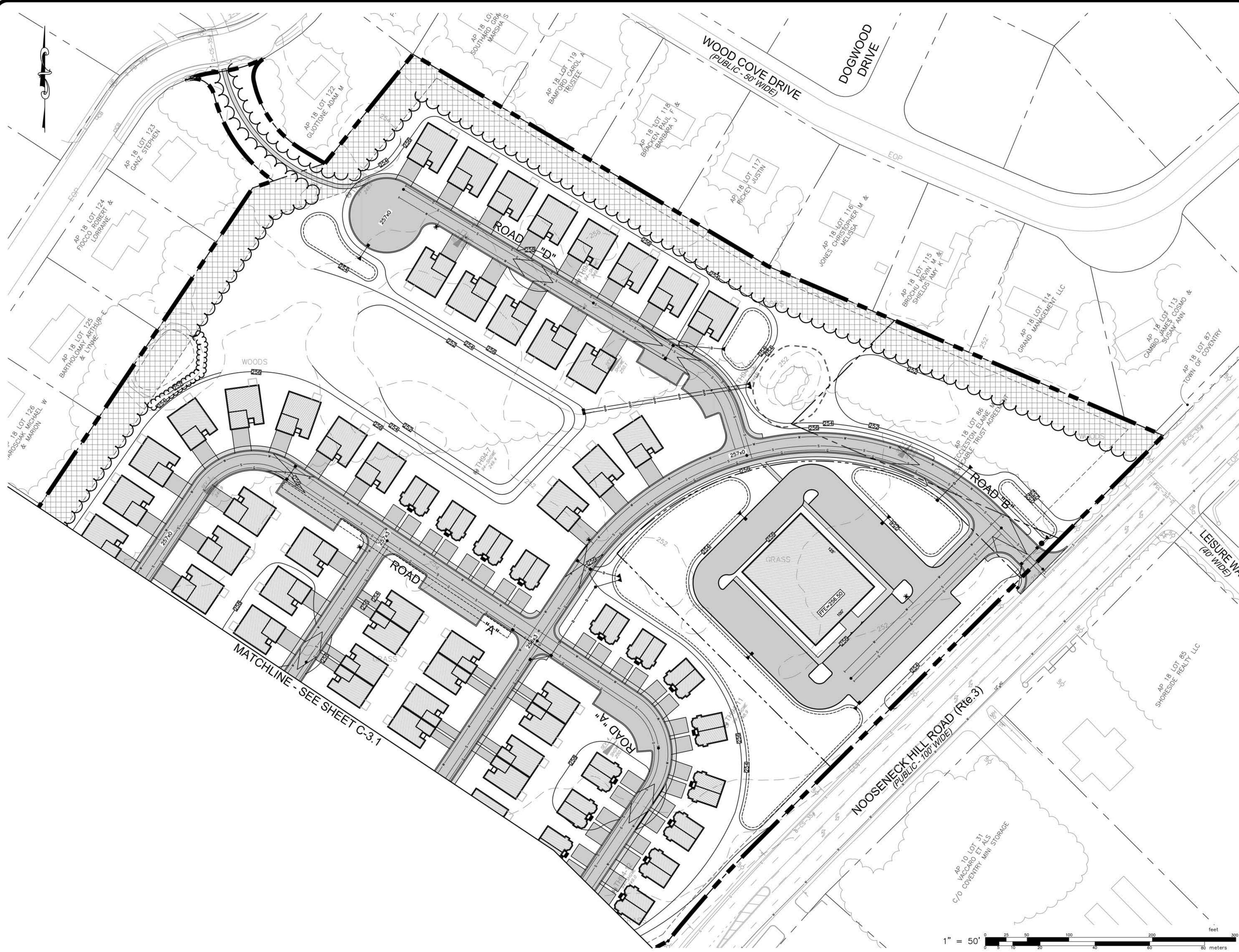
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**DRAINAGE & UTILITY
PLAN - 2**

FOR
COVENTRY CROSSINGS
(A.P.10, LOT 29 & A.P.18 LOT 86)
SITUATED AT
HARKNEY HILL ROAD
COVENTRY, RI
PREPARED FOR
KREG NEW HOMES, LLC
39 NOOSENECK HILLE ROAD
WEST GREENWICH, RI 02817

NO.	REVISION	BY	DATE
3	MASTER PLAN REVIEW COMMENTS	KJA	8/18/23
4	TOWN COMMENTS	KJA	10/06/23

PROJECT ENGINEER
SAMUEL HEMENWAY

GAROFALO

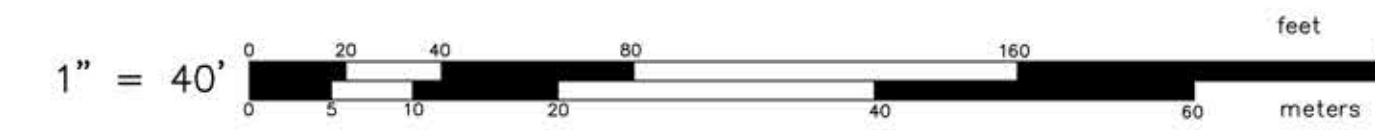
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11 OF 16 SHEETS



OFFSITE UTILITIES PLAN
 FOR
COVENTRY CROSSINGS
 (A.P.10, LOT 29 & A.P.18 LOT 86)
 SITUATED AT
HARKNEY HILL ROAD
 COVENTRY, RI
 PREPARED FOR
KREG NEW HOMES, LLC
 39 NOOSENECK HILLE ROAD
 WEST GREENWICH, RI 02817

NO.	REVISION	BY	DATE
3	MASTER PLAN REVIEW COMMENTS	KJA	8/18/23

PROJECT ENGINEER
SAMUEL HEMENWAY

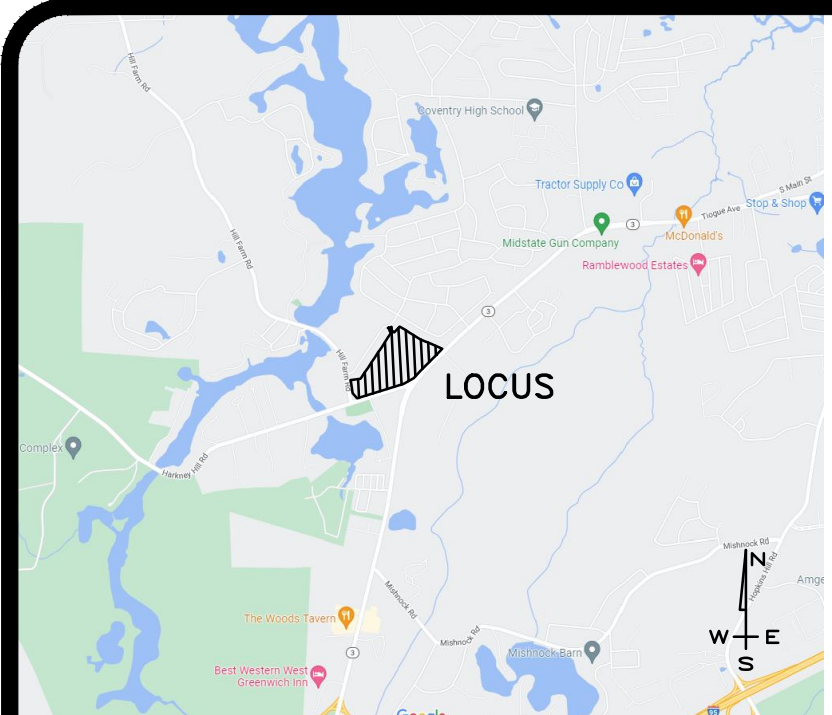
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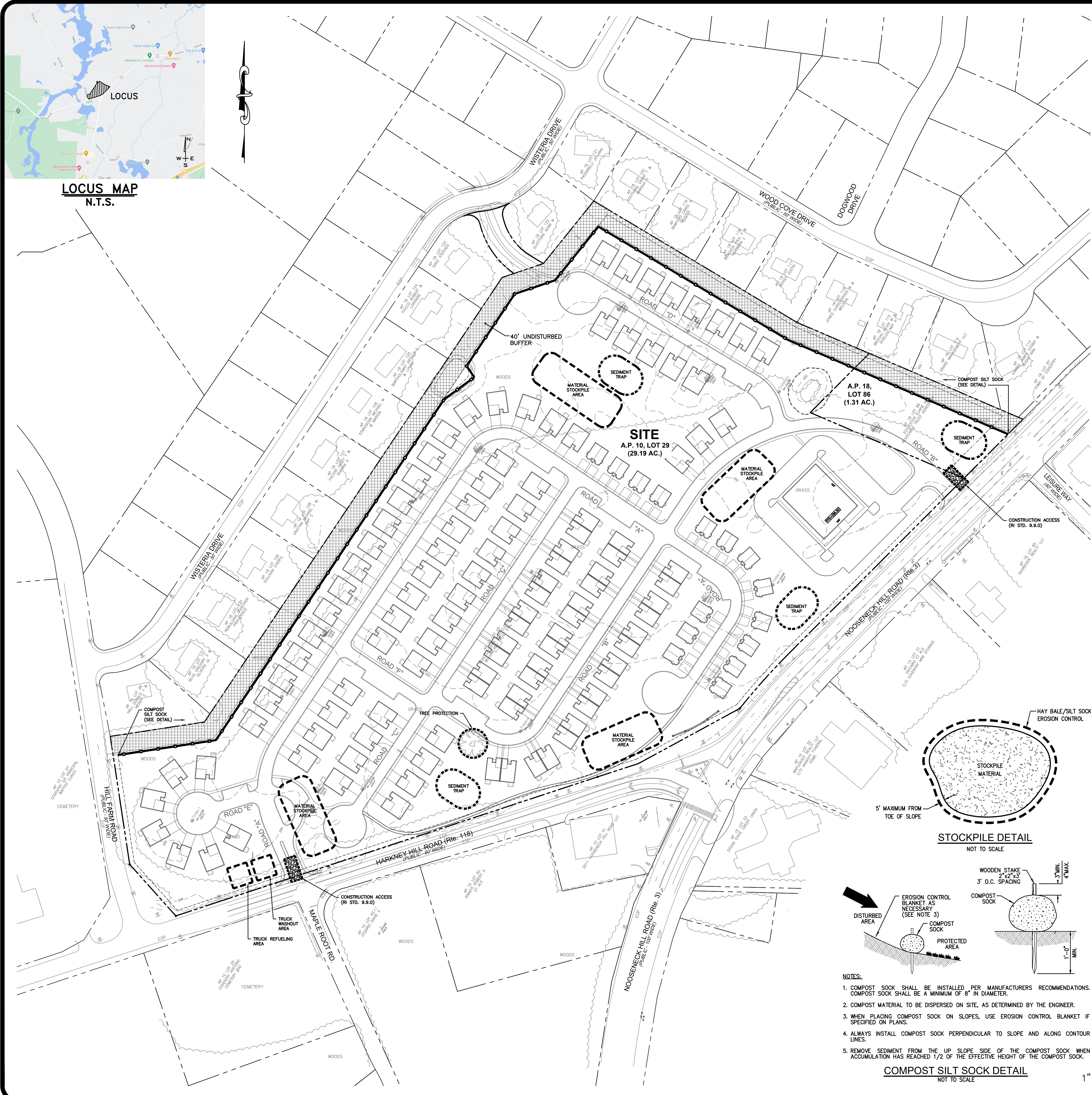
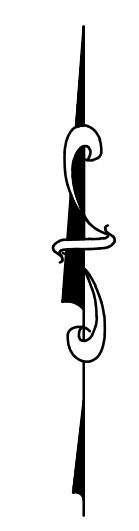
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 12 OF 16 SHEETS



LOCUS MAP
N.T.S.



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.

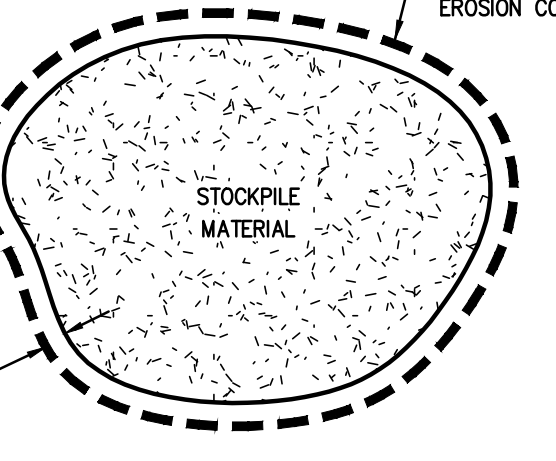
EROSION CONTROL & SOIL STABILIZATION PROGRAM:

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:

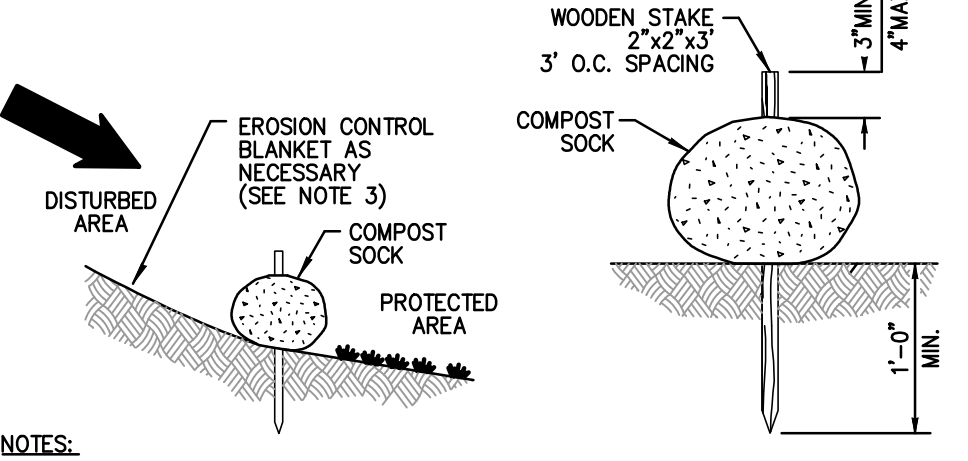
TYPE	% BY WEIGHT
CREeping RED FESCUE	70
ASTORIA BENTGRASS	5
BIRDSFOOT TREEFOIL	15
PERENNIAL RYEGRASS	10

APPLICATION RATE 100 LBS/ACRE

- LIMING AND FERTILIZING AS REQUIRED TO COMPLIMENT OR UPGRADE EXISTING CONDITIONS.
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 ENCIRCLED 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.

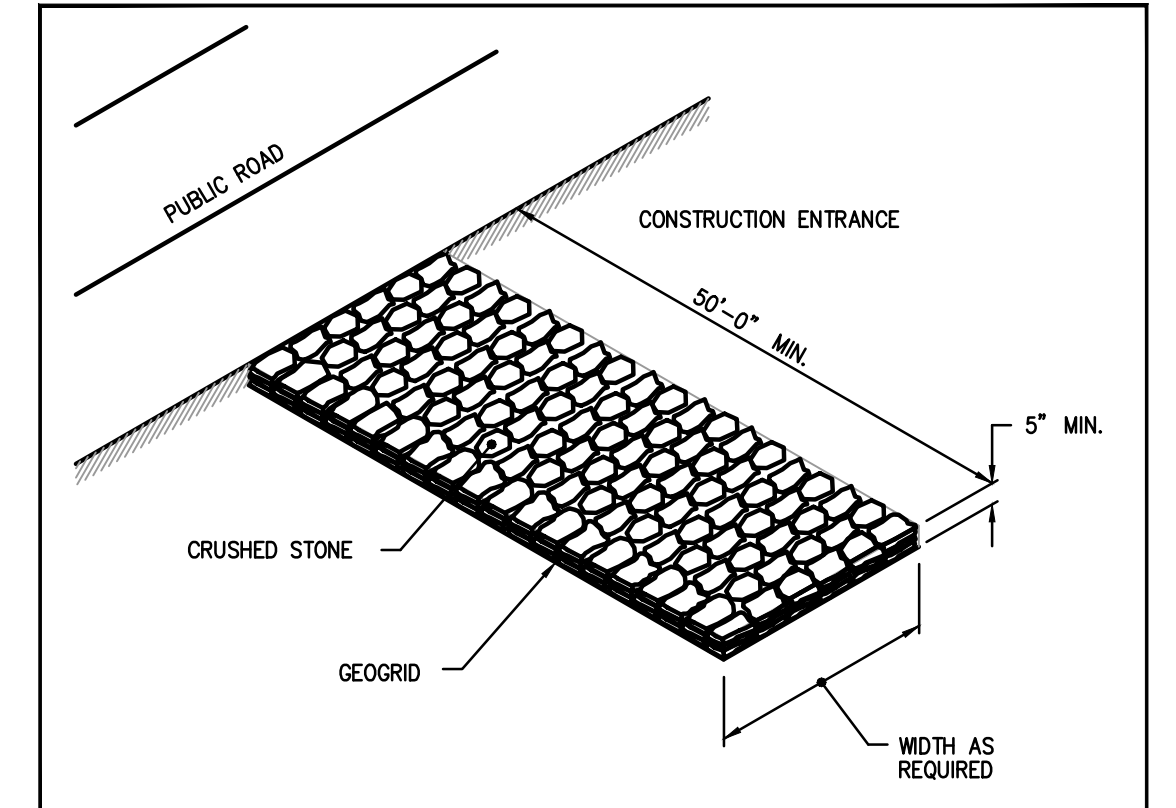


STOCKPILE DETAIL
NOT TO SCALE



- 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



CONSTRUCTION ACCESS
NOT TO SCALE

REVISIONS	
NO.	DATE

CHIEF ENGINEER: [Signature] CHIEF DESIGN ENGINEER: [Signature]

RHODE ISLAND DEPARTMENT OF TRANSPORTATION	
CONSTRUCTION ACCESS	
JUNE 15, 1998	R.I. STANDARD 9.9.0



SOIL EROSION & SEDIMENT CONTROL PLAN
FOR
COVENTRY CROSSINGS
(A.P.10, LOT 29 & A.P.18 LOT 86)
SITUATED AT
HARKNEY HILL ROAD
COVENTRY, RI
PREPARED FOR
KREG NEW HOMES, LLC
39 NOOSENECK HILL ROAD
WEST GREENWICH, RI 02817

NO.	REVISION	BY	DATE
3	MASTER PLAN REVIEW COMMENTS	KJA	8/18/23

PROJECT ENGINEER
SAMUEL HEMENWAY

GAROFALO
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SHEET
C-5.0
13 OF 16 SHEETS

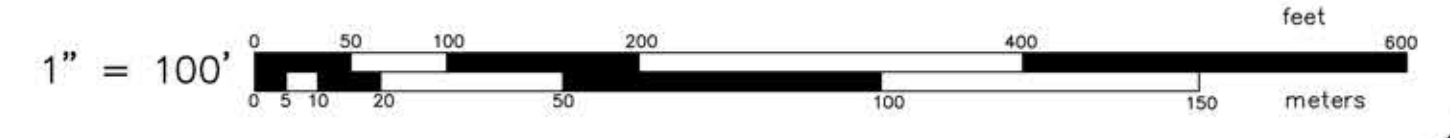
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PLANT LIST:

-  **CANOPY TREE:**
 SCIENTIFIC NAME: ACRO RUBRUM, QUERCUS RUBRA, QUERCUS PALUSTRIS, TILIA CORDATA, ULMUS AMERICANA 'PRINCETON'
 COMMON NAME: RED SUNSET, RED OAK, LITTLELEAF LINDEN, PRINCETON AMERICAN ELM
-  **FLOWERING 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 & GROUND COVER:**
 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', PENNISETUM ALOPECUROIDES 'LITTLE BUNNY', ROSA 'RADCON', RUDBECKIA HIRTA, SCHIZACHYRIUM SCOPARIUM
 COMMON NAME: WHITE AZALEA, BLACK CHOKEBERRY, WINTER GEM BOXWOOD, COMPACT INKBERRY 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



OVERALL CONCEPTUAL LANDSCAPE PLAN
 FOR
COVENTRY CROSSINGS
 (A.P.10, LOT 29 & A.P.18 LOT 86)
 SITUATED AT
HARKNEY HILL ROAD
 COVENTRY, RI
 PREPARED FOR
KREG NEW HOMES, LLC
 39 NOOSENECK HILL ROAD
 WEST GREENWICH, RI 02817

NO.	REVISION	BY	DATE
3	MASTER PLAN REVIEW COMMENTS	KJA	8/18/23
4	TOWN COMMENTS	KJA	10/10/23

PROJECT ENGINEER
SAMUEL HEMENWAY

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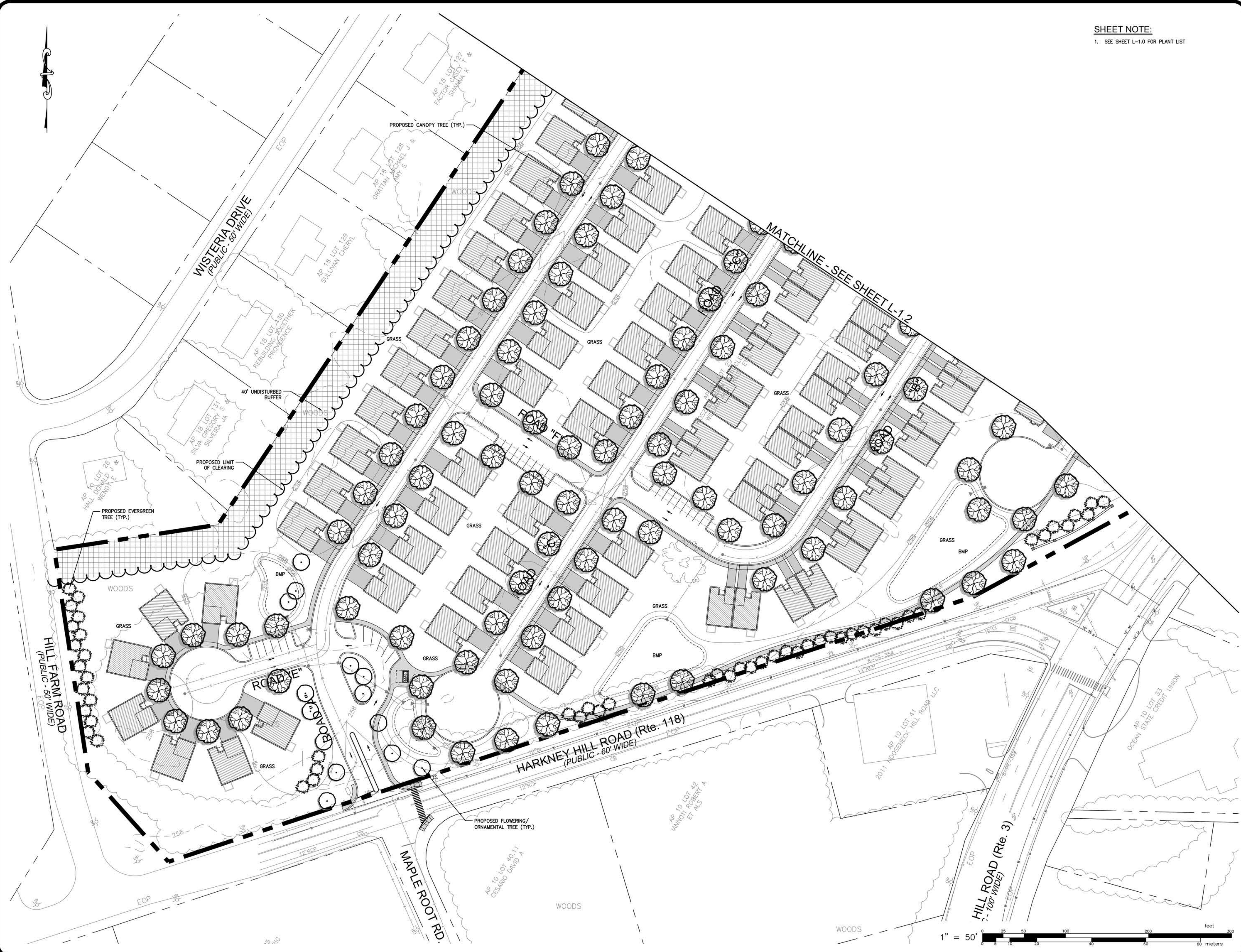
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SHEET
L-1.0
 14 OF 16 SHEETS

L:\7398-00 Harkney Hill (REG) - Coventry, RI\dwg\01-Current\7398-00_MP - Land.dwg 10/06/2023 kyngiang 15:58



SHEET NOTE:
1. SEE SHEET L-1.0 FOR PLANT LIST

**CONCEPTUAL
LANDSCAPE PLAN - 1**
FOR
COVENTRY CROSSINGS
(A.P.10, LOT 29 & A.P.18 LOT 86)
SITUATED AT
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COVENTRY, RI
PREPARED FOR
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PROJECT ENGINEER
SAMUEL HEMENWAY

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SHEET
L-1.1
15 OF 16 SHEETS

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SHEET NOTE:
1. SEE SHEET L-1.0 FOR PLANT LIST

MATCHLINE - SEE SHEET L-1.1



**CONCEPTUAL
LANDSCAPE PLAN - 2**
FOR
COVENTRY CROSSINGS
(A.P.10, LOT 29 & A.P.18 LOT 86)
SITUATED AT
HARKNEY HILL ROAD
COVENTRY, RI
PREPARED FOR
KREG NEW HOMES, LLC
39 NOOSENECK HILLE ROAD
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