

“75 AIRPORT ROAD GARAGE”

PROPOSED EQUIPMENT GARAGE AND COMMERCIAL STORAGE BUILDING

ASSESSORS MAP 44 LOT 1, UNIT 3 75 AIRPORT ROAD

in COVENTRY, RHODE ISLAND

APPROVAL STIPULATIONS:

1. THE APPLICANT SHALL RECEIVE APPROVAL FOR A SOIL EROSION AND SEDIMENT CONTROL PLAN FROM THE TOWN ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. THE APPLICANT SHALL SUBMIT FINAL PLAN SET TO THE COVENTRY PLANNING DEPARTMENT THAT ADDRESSES ANY AND ALL STIPULATIONS IN THE PLANNING COMMISSION DPR DECISION. THE PLAN WILL BE RECORDED IN THE LAND EVIDENCE RECORDS.
3. THE APPLICANT SHALL RECEIVE APPROVAL FROM THE CENTRAL COVENTRY FIRE DEPARTMENT FOR THE PROPOSED SITE IMPROVEMENTS. PROOF OF SUCH APPROVAL SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO THE ENDORSEMENT OF THE FINAL RECORD PLAN.
4. THROUGH THE EXACT USE OF EACH PROPOSED GARAGE UNIT IS UNKNOWN AT THIS TIME, THE APPLICANT SHALL ADHERE TO TABLE 6-1 OF THE COVENTRY ZONING ORDINANCE (SCHEDULE OF DISTRICT USE REGULATIONS) TO ENSURE THAT ONLY PERMITTED USES ARE BEING RENTED TO.
5. SUBJECT SITE IS REQUIRED TO HAVE A PORT-O-JOHN TYPE TOILET FACILITY ON-SITE (A PORTABLE TOILET FACILITY ACCEPTABLE TO THE BUILDING OFFICIAL).

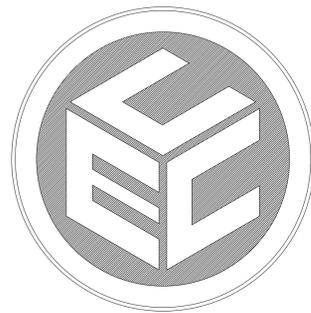
APPROVED BY THE COVENTRY PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN DATED: _____

ADMINISTRATIVE OFFICER DATED: _____

OWNER & APPLICANT:
MIKES PROFESSIONAL TREE SERVICE, INC.
17 RESERVOIR ROAD
COVENTRY, RI 02816
PRES. & SECR. MR. MICHAEL BAIRD

APPLICANTS LEGAL COUNSEL:
MEDICI & SCIACCA P.C.
1312 ATWOOD AVENUE,
JOHNSTON RI 02903
TEL: 401.946.3910



PREPARED BY:
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 273-6600

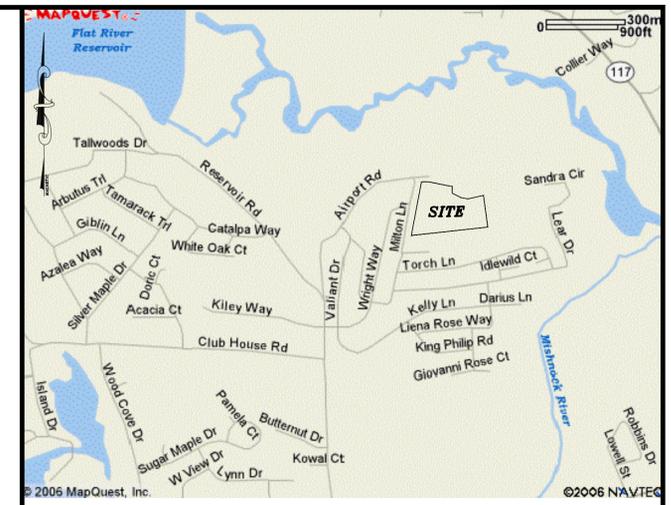
JANUARY 9, 2024

CERTIFICATION:

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

DRAWING ISSUE:

- CONCEPT
 - CUSTOMER APPROVAL
 - PERMITTING
 - CONSTRUCTION
 - AS-BUILT
 - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



LOCUS MAP

LIST OF DRAWINGS

1. TITLE SHEET
 2. EXISTING CONDITIONS PLAN
 3. PROPOSED CONDITIONS PLAN
 4. PROPOSED SOIL EROSION CONTROL PLAN
 5. PROPOSED DETAILS
- SHEET 1 OF 1 SURVEY PLAN

PROJECT DATA

ZONING TABLE:	REQUIRED	PROPOSED
AREA	60,000 S.F.	711,334 S.F.
FRONTAGE	150 FEET	0 FEET (CONDO)
FRONT SETBACK	50 FEET	>50 FEET
CORNER SIDE SETBACK	50 FEET	N/A
SIDE SETBACK	30 FEET	>30 FEET
REAR SETBACK	50 FEET	>50 FEET
MAX. BUILDING HEIGHT	35 FEET	<35 FEET
MAX. BUILDING HEIGHT (ACCESSORY)	15 FEET	NOT PROPOSED
MAX. LOT COVERAGE (IMPERVIOUS)	60 %	58 %
MIN. DISTANCE OF STRUCT. TO RES. ZONE	100 FEET	>100 FEET
PARKING SPACES	12 SPACES	21 SPACES (ADDITIONAL)
LAND UNSUITABLE FOR DEVELOPMENT	N/A	3.26 ACRES
FIRE DISTRICT		CENTRAL COVENTRY

LAND UNSUITABLE FOR DEVELOPMENT:

WETLAND AREA =	3.25 ACRES
FLOODZONE AREA =	0.01 ACRES
TOTAL =	3.26 ACRES

LOT COVERAGE:

	EXISTING	PROPOSED	% LOT COVERAGE
	9.47 ACRES	9.47 ACRES	58.0%
			(PROPOSED BUILDING/PARKING SITUATED IN AN AREA ALREADY CONSIDERED IMPERVIOUS IN THIS CALCULATION)

PARKING CALCULATIONS:

REQ'D PARKING CALCULATION:

1. EXISTING 5,810 SQ. FT./ EQUIP. GARAGE BUILDING:
INDUSTRIAL USE, 1 PER EVERY 2 EMPLOYEES ON SHIFT PLUS 1 FOR EACH VEHICLE MAINTAINED ON SITE (4 MIN.)
EMPLOYEES ON SHIFT = 10 / 2 = 5 SPACES REQUIRED
VEHICLES MAINTAINED ON SITE = 10 SPACES REQUIRED
TOTAL REQUIRED FOR 5,810 SQ. FT. BLDG. = 15 SPACES

TOTAL # PARKING SPACES PROVIDED = 25 SPACES EXTERIOR
3 SPACES IN BLDG.
TOTAL PROVIDED = 28 SPACES >15 OK
2. EXISTING 10,000 SQ. FT./ EQUIP. GARAGE BUILDING:
INDUSTRIAL USE, 1 PER EVERY 2 EMPLOYEES ON SHIFT PLUS 1 FOR EACH VEHICLE MAINTAINED ON SITE (4 MIN.)
OF EMPLOYEES = 4 UNITS X 2 EMPLOY/UNIT = 8 EMPLOYEES
SPACES REQUIRED = 8 / 2 = 4 SPACES REQUIRED
VEHICLES MAINTAINED ON SITE = 4 UNITS X 2/UNIT = 8 SPACES REQUIRED
TOTAL REQUIRED FOR 10,000 SQ. FT. BLDG. = 12 SPACES

TOTAL # PARKING SPACES PROVIDED = 46 SPACES EXTERIOR
8 SPACES IN BLDG.
TOTAL PROVIDED = 54 SPACES > 12 OK
3. EXISTING 10,000 SQ. FT./ EQUIP. GARAGE BUILDING:
INDUSTRIAL USE, 1 PER EVERY 2 EMPLOYEES ON SHIFT PLUS 1 FOR EACH VEHICLE MAINTAINED ON SITE (4 MIN.)
OF EMPLOYEES = 4 UNITS X 2 EMPLOY/UNIT = 8 EMPLOYEES
SPACES REQUIRED = 8 / 2 = 4 SPACES REQUIRED
VEHICLES MAINTAINED ON SITE = 4 UNITS X 2/UNIT = 8 SPACES REQUIRED
TOTAL REQUIRED FOR 10,000 SQ. FT. BLDG. = 12 SPACES

TOTAL # PARKING SPACES PROVIDED = 41 SPACES EXTERIOR
8 SPACES IN BLDG.
TOTAL PROVIDED = 49 SPACES > 12 OK
4. EXISTING 10,000 SQ. FT./ EQUIP. GARAGE BUILDING:
INDUSTRIAL USE, 1 PER EVERY 2 EMPLOYEES ON SHIFT PLUS 1 FOR EACH VEHICLE MAINTAINED ON SITE (4 MIN.)
OF EMPLOYEES = 4 UNITS X 2 EMPLOY/UNIT = 8 EMPLOYEES
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TOTAL REQUIRED FOR 10,000 SQ. FT. BLDG. = 12 SPACES

TOTAL # PARKING SPACES PROVIDED = 21 SPACES EXTERIOR
8 SPACES IN BLDG.
TOTAL PROVIDED = 29 SPACES > 12 OK
5. PROPOSED 7,500 SQ. FT./ EQUIP. GARAGE BUILDING:
INDUSTRIAL USE, 1 PER EVERY 2 EMPLOYEES ON SHIFT PLUS 1 FOR EACH VEHICLE MAINTAINED ON SITE (4 MIN.)
OF EMPLOYEES = 3 UNITS X 2 EMPLOY/UNIT = 6 EMPLOYEES
SPACES REQUIRED = 6 / 2 = 3 SPACES REQUIRED
VEHICLES MAINTAINED ON SITE = 3 UNITS X 2/UNIT = 6 SPACES REQUIRED
TOTAL REQUIRED FOR 7,500 SQ. FT. BLDG. = 9 SPACES

TOTAL # PARKING SPACES PROVIDED = 16 SPACES EXTERIOR
6 SPACES IN BLDG.
TOTAL PROVIDED = 22 SPACES > 9 OK

LEGEND

--- 290 ---	CONTOUR LINE (EXISTING)
--- 290 ---	CONTOUR LINE (PROPOSED)
=====	SUBJECT PROPERTY LINE
-----	ABUTTING PROPERTY LINE
-----	ASSESSOR'S PLAT # / ASSESSOR'S LOT #
-----	FEMA FIRM MAP OVERLAY
-----	100-YR AE FLOOD ZONE
-----	100-FOOT WETLAND JURISDICTION LINE
-----	SILT FENCE
-----	SILT FENCE & LIMIT OF DISTURBANCE
-----	OVERHEAD WIRE
-----	UNDERGROUND ELECTRIC
-----	EDGE OF WATER/POND
-----	BUILDING SETBACK LINE
-----	OFFSITE WETLANDS WITHIN 200' OF SITE
SE1	SOIL TEST HOLE
x 240.79	EXISTING SPOT GRADE
x 240.79	PROPOSED SPOT GRADE
ELEV.	ELEVATION
EXIST.	EXISTING
N/F	NOW OR FORMERLY
SQ. FT.	SQUARE FEET
TOF	TOP OF FOUNDATION
TYP	TYPICAL
U.P.	UTILITY POLE
LHT.	LIGHT



PLAN NOTES:

1. AERIAL PHOTO TAKEN FROM GOOGLE EARTH AND IS DATED JUNE 2022.
2. PROPERTY LINES TAKEN FROM COVENTRY GIS. THIS IS NOT A SURVEY BOUNDARY PLAN, REFER TO SURVEY PLAN PREPARED BY OTHERS.
3. TOPOGRAPHY HAS BEEN TAKEN FROM RIDEM LIDAR, 2011.
4. REFERENCE IS MADE TO SURVEY PLAN ENTITLED 'PROPOSED SITE PLAN, SHEET 1 OF 4, PREPARED BY K. ANDREWS ASSOCIATES, DATED AUGUST 2013'.
5. OFFSITE WETLANDS WITHIN 200' OF SUBJECT SITE TAKEN FROM RIDEM GIS.

GENERAL NOTES:

1. SUBJECT SITE LIES IN THE CENTRAL COVENTRY FIRE DISTRICT.
2. SUBJECT SITE IS ZONED I-1.
3. CERTIFICATION: ALL PLANS AND IMPROVEMENTS CONFORM TO ALL EXISTING AND AMENDED STANDARDS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND BOARD OF REGISTRATION OF LAND SURVEYORS.
4. DATE OF PHOTO IS JUNE 2022. DATE OF TOPOGRAPHY IS 2011.
5. NO EXISTING EASEMENTS, RIGHTS OF WAY INCLUDING UTILITIES, ROADS, DRIVES OR RAIL LINES ARE KNOWN TO EXIST ON THE PARCEL OTHER THAN THOSE SHOWN ON THE PLANS.
6. THIS IS NOT A BOUNDARY SURVEY PLAN.
7. THERE ARE NO KNOWN HISTORIC CEMETERIES ON OR ADJACENT TO SUBJECT PARCEL.
8. SUBJECT PROPERTY IS NOT SITUATED IN A TOWN HISTORIC DISTRICT (OR NATIONAL HISTORIC REGISTER), PUBLIC WATER SUPPLY, OR RIDEM SOLE SOURCE AQUIFER. THE SITE IS SITUATED IN A RIDEM GROUNDWATER RESERVOIR AND RIDEM GROUNDWATER RECHARGE ZONE & NATURAL HERITAGE AREA.
9. NO AGRICULTURAL AREAS EXIST ON THE SUBJECT PROPERTY.
10. SUBJECT PROPERTY LIES IN THE 'SOUTH BRANCH PAWTUCKET RIVER' WATERSHED AS MAPPED ON THE RIDEM GEOGRAPHICAL SERVER.
11. A PORTION OF THE PROPOSED ACTIVITIES LIE IN FLOOD ZONE 'X' AS INDICATED ON FEMA'S FIRM MAP #440302104H, EFFECTIVE DATE OCT. 2, 2015. ZONE 'X' ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.
12. CONSTRUCTION ACCESS ROUTE WILL BE THE EXISTING ENTRANCE AREA.
13. REFERENCE IS MADE TO WETLAND PERMIT #13-0131.
14. REFERENCE IS MADE TO SOIL EVALUATION APPROVAL #2006-0756.

SOIL EVALUATION AND GROUND WATER TABLES:

ID#	FSHWT	SOIL CATEGORY	OWTS PERMIT #
SE#1	48"±24"±72"	CAT. 1M	2006-0756
SE#2	60"±2"±62"	CAT. 4, 1M & 1	2006-0756

LEGEND

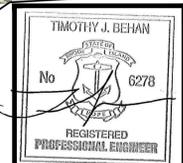
	CONTOUR LINE (EXISTING)
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	SUBJECT PROPERTY LINE
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AP/LOT	ASSESSOR'S PLAT #/ ASSESSOR'S LOT #
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CONCEPT
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 OTHER:

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REVISIONS

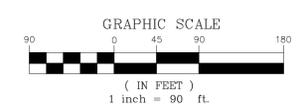
No.	DATE	DRWN	CHKD



75 AIRPORT ROAD GARAGE
 for
 A.P. 44 LOT 1, UNIT 3
 75 AIRPORT ROAD
 in
 COVENTRY, RHODE ISLAND

SCALE: AS SHOWN	SHEET NO: 2 of 5
DRAWN BY: TB	DESIGN BY: TB
DATE: 1/9/2024	CHECKED BY: TB
PROJECT NO.: P21000.00	

CERTIFICATION:
 ALL PLANS AND IMPROVEMENTS CONFORM TO ALL EXISTING AND AMENDED STANDARDS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND BOARD OF REGISTRATION OF LAND SURVEYORS

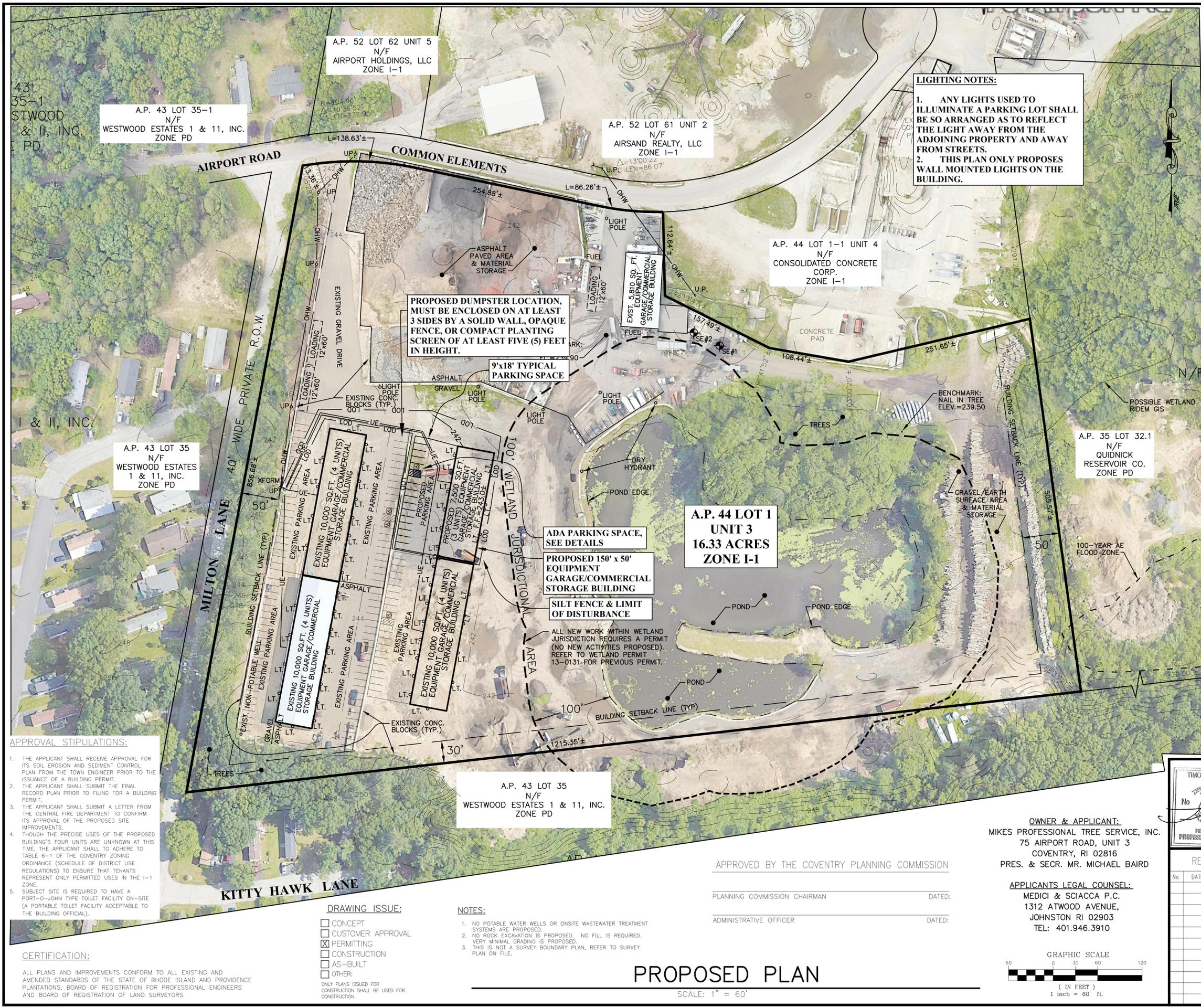


EXISTING CONDITIONS PLAN

SCALE: 1" = 90'

APPROVED BY THE COVENTRY PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN _____ DATED: _____
 ADMINISTRATIVE OFFICER _____ DATED: _____



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	% LOT COVERAGE
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PROPOSED =	9.47 ACRES 58.0%

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LEGEND

290	CONTOUR LINE (EXISTING)
290	CONTOUR LINE (PROPOSED)
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---	ABUTTING PROPERTY LINE
---	ASSESSOR'S PLAT #/ASSESSOR'S LOT #
---	FEMA FIRM MAP OVERLAY
---	100-YR AE FLOOD ZONE
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---	BUILDING SETBACK LINE
---	OFFSITE WETLANDS WITHIN 200' OF SITE

AP/LOT

SE1	SOIL TEST HOLE	SQ. FT.	SQUARE FEET
x 240.79	EXISTING SPOT GRADE	TOP	TOP OF FOUNDATION
x 240.79	PROPOSED SPOT GRADE	TYP	TYPICAL
ELEV.	ELEVATION	U&P	UTILITY POLE
EXIST.	EXISTING	LT.	LIGHT
N/F	NOW OR FORMERLY		

APPROVAL STIPULATIONS:

- THE APPLICANT SHALL RECEIVE APPROVAL FOR ITS SOIL EROSION AND SEDIMENT CONTROL PLAN FROM THE TOWN ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE APPLICANT SHALL SUBMIT THE FINAL RECORD PLAN PRIOR TO FILING FOR A BUILDING PERMIT.
- THE APPLICANT SHALL SUBMIT A LETTER FROM THE CENTRAL FIRE DEPARTMENT TO CONFIRM ITS APPROVAL OF THE PROPOSED SITE IMPROVEMENTS.
- THOUGH THE PRECISE USES OF THE PROPOSED BUILDING'S FOUR UNITS ARE UNKNOWN AT THIS TIME, THE APPLICANT SHALL TO ADHERE TO TABLE 6-1 OF THE COVENTRY ZONING ORDINANCE (SCHEDULE OF DISTRICT USE REGULATIONS) TO ENSURE THAT TENANTS REPRESENT ONLY PERMITTED USES IN THE I-1 ZONE.
- SUBJECT SITE IS REQUIRED TO HAVE A PORT-O-JOHN TYPE TOILET FACILITY ON-SITE (A PORTABLE TOILET FACILITY ACCEPTABLE TO THE BUILDING OFFICIAL).

CERTIFICATION:

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

DRAWING ISSUE:

- CONCEPT
 - CUSTOMER APPROVAL
 - PERMITTING
 - CONSTRUCTION
 - AS-BUILT
 - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

NOTES:

- NO POTABLE WATER WELLS OR ONSITE WASTEWATER TREATMENT SYSTEMS ARE PROPOSED.
- NO ROCK EXCAVATION IS PROPOSED. NO FILL IS REQUIRED. VERY MINIMAL GRADING IS PROPOSED.
- THIS IS NOT A SURVEY BOUNDARY PLAN. REFER TO SURVEY PLAN ON FILE.

PROPOSED PLAN

SCALE: 1" = 60'

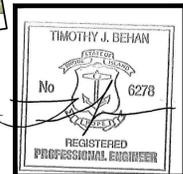
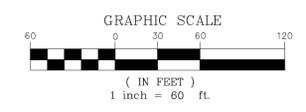
OWNER & APPLICANT:
MIKES PROFESSIONAL TREE SERVICE, INC.
75 AIRPORT ROAD, UNIT 3
COVENTRY, RI 02816
PRES. & SECR. MR. MICHAEL BAIRD

APPLICANTS LEGAL COUNSEL:
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1312 ATWOOD AVENUE,
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ADMINISTRATIVE OFFICER _____ DATED: _____



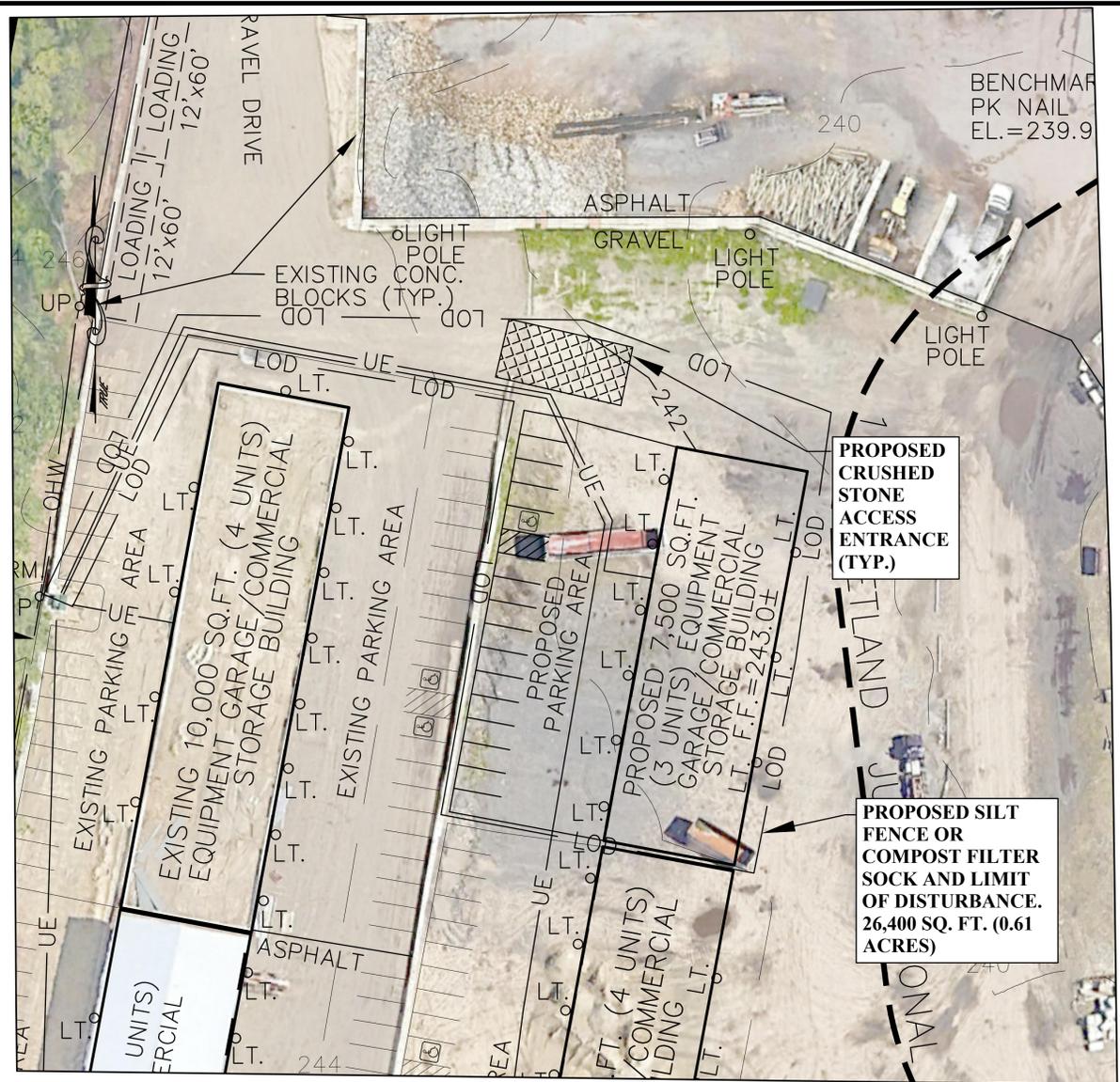
REVISIONS

No.	DATE	DRWN	CHKD



75 AIRPORT ROAD GARAGE
for
A.P. 44 LOT 1, UNIT 3
75 AIRPORT ROAD
in
COVENTRY, RHODE ISLAND

SCALE: AS SHOWN	SHEET NO: 3 OF 5
DRAWN BY: TB	DESIGN BY: TB
CHECKED BY: TB	
DATE: 1/9/2024	PROJECT NO.: P21000.00



GENERAL NOTES

- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND AND THE MUNICIPALITY PRIOR TO COMMENCING ANY WORK.
- IT SHALL ALSO BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ADJUTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED HEREIN SHALL BE GOVERNED BY THE "R.I. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST REVISION" WITH ALL CORRECTIONS AND ADDENDA AND THE R.I. STANDARD DETAILS WITH ALL CORRECTIONS AND ADDENDA AND THE LOCAL MUNICIPALITY'S STANDARD SPECIFICATIONS AND DETAILS.
- EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEEDED, SEE EROSION CONTROL PROGRAM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. "DIG SAFE" SHALL BE CONTACTED BY THE CONTRACTOR AS PART OF THIS VERIFICATION.
- IN ALL EXCAVATION AND PLACEMENT OF FILL, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
- ALL EXCESS SOIL, STUMPS, TREES, ROCKS, BOULDERS, AND OTHER REFUSE SHALL BE DISCARDED OFF SITE, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

EROSION CONTROL & SOIL STABILIZATION PROGRAM:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES SET FORTH IN THE TOWN SUBDIVISION REGULATIONS AND ZONING ORDINANCES; RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, AS AMENDED AS PREPARED BY THE RIDEM AND CRMC; AND RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK AS PREPARED BY THE US DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, (AS REVISED).
- ALL RHODE ISLAND STANDARD DETAILS FOR CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION 2004 EDITION AND ALL ADDENDUMS.
- INFILTRATION PRACTICES, IF APPLICABLE, SHALL NEVER SERVE AS A SEDIMENT CONTROL DEVICE DURING SITE CONSTRUCTION PHASE. GREAT CARE MUST BE TAKEN TO PREVENT ANY INFILTRATION AREA FROM COMPACTION BY MARKING OFF THE LOCATION BEFORE THE START OF CONSTRUCTION AT THE SITE AND CONSTRUCTING THE INFILTRATION PRACTICE LAST, CONNECTING UPSTREAM DRAINAGE AREAS ONLY AFTER CONSTRUCTION IS COMPLETE, AND THE CONTRIBUTING AREA IS STABILIZED. THE CONTRACTOR SHALL SUBMIT A PLAN TO THE TOWN (FOR APPROVAL) HOW SEDIMENT WILL BE PREVENTED FROM ENTERING THE SITE OF AN INFILTRATION FACILITY.
- EXTREME CARE SHALL BE EXERCISED AS TO PREVENT ANY MATERIALS FROM ENTERING WETLANDS, THE ROADWAYS, ROADWAY DRAINAGE SYSTEMS, AND ADJACENT PROPERTY.
- COMPOST FILTER BERM, COMPOST FILTER SOCK, STRAW BALES OR SILT FENCE SHALL BE INSTALLED WHERE SHOWN ON THE PLAN AND AS REQUIRED TO PREVENT SEDIMENTATION ONTO ADJACENT PROPERTIES, WETLANDS AND THE ROADWAY DRAINAGE SYSTEM.
- DEMUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR MORE THAN 2 WEEKS OF TIME OR FOR THE INACTIVE WINTER SEASON.
- NO UNDISTURBED AREAS SHALL BE CLEARED OF EXISTING VEGETATION AFTER OCTOBER 15 OF ANY CALENDAR YEAR OR DURING ANY PERIOD OF FULL OR LIMITED WINTER SHUTDOWN. ALL DISTURBED SOILS EXPOSED PRIOR TO OCTOBER 15 OF ANY CALENDAR YEAR SHALL BE SEEDED OR PROTECTED BY THAT DATE. ANY SUCH AREAS THAT DO NOT HAVE ADEQUATE VEGETATIVE STABILIZATION, AS DETERMINED BY THE RESIDENT ENGINEER OR ENVIRONMENTAL INSPECTOR, BY NOVEMBER 15 OF ANY CALENDAR YEAR, MUST BE STABILIZED THROUGH THE USE OF EROSION CONTROL MATTING OR STRAW MULCH, IN ACCORDANCE WITH SPECIFICATIONS CONTAINED WITHIN THE R.I. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK. IF WORK CONTINUES WITHIN ANY OF THESE AREAS DURING THE PERIOD FROM OCTOBER 15 THROUGH APRIL 15, CARE MUST BE TAKEN TO ENSURE THAT ONLY THE AREA REQUIRED FOR THAT DAY'S WORK IS EXPOSED, AND ALL ERODIBLE SOIL MUST BE RE-STABILIZED WITHIN 5 WORKING DAYS. ANY WORK TO CORRECT PROBLEMS RESULTING FROM FAILURE TO COMPLY WITH THIS PROVISION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THERE WILL BE NO SEPARATE PAYMENT FOR THIS PROVISION, IT SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OPERATIONS. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 2 WEEKS OF FINAL GRADING.

PREPARE TEMPORARY SEEDING AREA, PROVIDE AND PLANT SEED IN ACCORDANCE WITH "TEMPORARY VEGETATIVE COVER" AS DESCRIBED IN THE "RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK" AS PREPARED BY THE US DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, (AS REVISED).

SEED MIX:
ANNUAL RYE GRASS 1.5 LBS/1,000 SQ. FT.

- TEMPORARY TREATMENTS TO STABILIZE EXPOSED SOILS SHALL CONSIST OF COMPOST FILTER BERM, STRAW OR FIBER MULCH OR PROTECTIVE COVERS, SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSDUR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK WHEN SOILS ARE EXPOSED FOR TWO WEEKS OR MORE OR AS ORDERED BY THE TOWN, ENGINEER OR OWNER AT NO ADDITIONAL COST.
- STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 3,000-4,000 LBS/ACRE.
- ALL NEW COMPOST FILTER BERM OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED AND POTENTIAL SEDIMENTATION SOURCES ARE REMOVED.
- STOCKPILES SHALL HAVE NO SLOPE GREATER THAN 2:1 AND SHALL BE SURROUNDED BY COMPOST FILTER BERM, COMPOST FILTER SOCK OR SILT FENCE. STOCKPILES EXPOSED FOR EXCESSIVE PERIODS OF TIME SHALL RECEIVE TEMPORARY TREATMENT CONSISTING OF PLANTING ANNUAL RYE GRASS OR PROTECTING WITH STRAW OR FIBER MATTING.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT/REPLACE AS NEEDED.
- ADDITIONAL COMPOST FILTER BERMS OR OTHER TREATMENTS SHALL BE PROVIDED AS DIRECTED BY ENGINEER, RIDEM OR LOCAL REPRESENTATIVES AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL INSPECT THE SOIL EROSION CONTROL DEVICES AFTER EVERY RAIN STORM EVENT AND EVERY 7 DAYS (WHICH EVER COMES FIRST). ANY SOIL MIGRATION PAST THE DEVICES SHALL BE REMOVED AND THE SOIL EROSION CONTROL DEVICES SHALL BE RE-ESTABLISHED TO PREVENT SOIL EROSION. ALL ACCUMULATED SEDIMENT IN FRONT OF THE DEVICES SHALL BE REMOVED AFTER EVERY RAIN STORM EVENT.
- ALL DISTURBED SOIL AREAS SHALL BE PROTECTED AGAINST SOIL EROSION BY PLACEMENT OF COMPOST FILTER BERMS, COMPOST FILTER SOCKS AND/OR SILT FENCE ON THE DOWN GRADIENT SIDE OF THE DISTURBED AREA(S). SHOULD THE VOLUME AND/OR RATE OF STORMWATER RUNOFF BE TOO GREAT FOR A SINGLE DEVICE, THEN MULTIPLE DEVICES ARE REQUIRED SUCH AS SILT FENCE BACKED-UP WITH STRAWBALES. THESE ADDITIONAL DEVICES ARE NOT SHOWN ON THE PLAN BUT SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- AT THE END OF THE PROJECT ALL SEDIMENT IN MANHOLE SUMPS SHALL BE REMOVED, IF APPLICABLE.

- PERMANENT (FINAL) VEGETATION SHALL BE PLANTED AND SUPPLEMENTAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE.

PREPARE SEEDING AREA, PROVIDE AND PLANT SEED IN ACCORDANCE WITH "PERMANENT VEGETATIVE COVER" AS DESCRIBED IN THE "RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK" AS PREPARED BY THE US DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, (AS REVISED).

ALL AREAS COMPACTED FROM CONSTRUCTION ACTIVITY AND VEHICLES SHALL BE UNCOMPACTED BY TILLING THE TOP 12" OF SOIL PRIOR TO PLANTING.

MEADOW MIX:
SEE MIX WHICH IS PROVIDED ON THIS SHEET.
- UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN THE RUNOFF WATER SHALL BE TRAPPED BY THE USE OF SEDIMENT TRAPS OR SIMILAR MEASURES.
- DURING GRADING OPERATIONS, APPROPRIATE MEASURES FOR DUST CONTROL SHALL BE EXERCISED BY USE OF SPRAY WATER APPLIED OR APPROVED EQUAL.
- THE CONTRACTOR SHALL INSPECT AND MAINTAIN THE EROSION AND SEDIMENT CONTROL SYSTEM (INCLUDING POLLUTION PREVENTION TECHNIQUES) AS SPECIFIED ON DRAWINGS/STATE & LOCAL PERMITS AFTER EACH RAINSTORM EVENT AND ON A WEEKLY BASIS. PROFESSIONAL SHALL A SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN FOR THE CONTRACTOR AND MAINTAIN RECORDS IN ACCORDANCE WITH RIDEM RIDEPS REGULATIONS.
- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND SHALL DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.

NARRATIVE:

- PROJECT DESCRIPTION:** THE PROPOSED PROJECT CONSISTS OF CONSTRUCTING A 7,500 SQ. FT. BUILDING IN AN EXISTING GRAVEL PARKING/DRIVE AREA.
- AREA:** AREA WITHIN LIMIT OF DISTURBANCE = 0.61 ACRES.
TOTAL NEW IMPERVIOUS AREA = 0.00 ACRES (ALREADY IMPERVIOUS GRAVEL PARKING AREA)
TOTAL IMPERVIOUS AREA = 0.61 ACRES
- BASE FLOOD ELEVATION:** THE PROJECT AREA DOES NOT LIE IN A 100-YEAR FLOOD ZONE AS IDENTIFIED BY FEMA MAP 44003C0080G, EFFECTIVE DATE 12-3-2010.
- PROPOSED STORWATER SYSTEM(S):** STONE TRENCHES PROPOSED, REFER TO DETAILS.
- SUMMARY OF SOIL EROSION CONTROLS:** AREAS DOWN GRADIENT OF A DISTURBED AREAS SHALL BE PROTECTED WITH SILT FENCE OR COMPOST FILTER SOCK AS SHOWN ON THE PLAN/DETAILS. ALL SOIL STOCK PILE AREAS SHALL BE PROTECTED FROM SOIL EROSION AS SHOWN ON THE DETAIL. CONSTRUCTION ACCESS POINTS SHALL BE STABILIZED WITH CRUSHED STONE, SEE DETAIL. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE WITH MEADOW MIX SEED/GRASS SEED.
- SCHEDULE:** START EARLY 2024 AND BE COMPLETE BY LATE 2024.
- CONTACT:** SITE CONTRACTOR MR. MIKE BAIRD 401-255-4332.

SEQUENCE AND STAGING OF LAND DISTURBING ACTIVITIES:

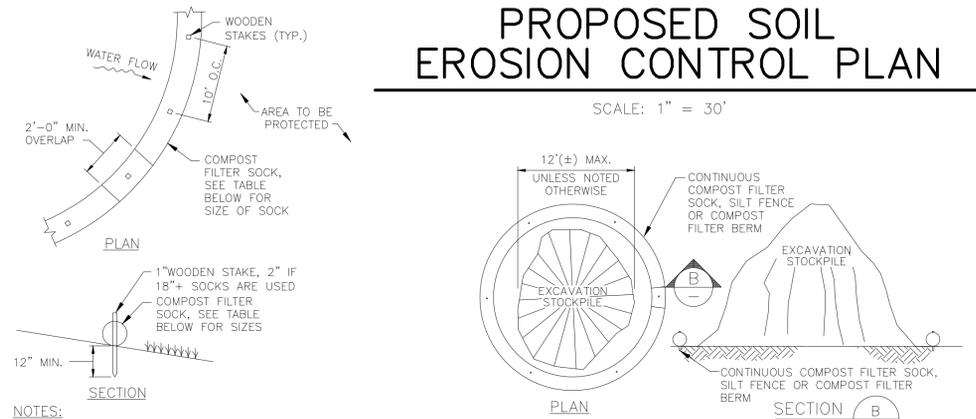
- INSTALL SILT FENCE/COMPOST FILTER SOCKS ALONG THE LIMIT OF DISTURBANCE.
- CONSTRUCT CONSTRUCTION ACCESS CRUSHED STONE DEVICES, SEE DETAIL.
- CONSTRUCT BUILDING.
- CONSTRUCT PARKING AREA AT END OF PROJECT SO SEDIMENT DOES NOT ENTER STONE TRENCHES.
- REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.

POLLUTION PREVENTION NOTES:

- REFERENCE IS MADE TO APPENDIX G "POLLUTION PREVENTION AND SOURCE CONTROLS" OF THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, AS AMENDED. THIS DOCUMENT SHALL BE REFERENCED WHEN IMPLEMENTING THE POLLUTION PREVENTION TECHNIQUES. A BRIEF SUMMARY OF THE TECHNIQUES IS PROVIDED BELOW, REFER TO THE ABOVE REFERENCE FOR ALL TECHNIQUES TO BE IMPLEMENTED.
- SOLID WASTE CONTAINMENT:**
A. ALL TRASH AND WASTE TO BE DISCARDED INTO WASTE CONTAINERS. CONTAINER TO HAVE A COVER TO PREVENT TRASH FROM BLOWING OUT.
- HAZARDOUS MATERIALS CONTAINMENT:**
A. CONTRACTOR TO STORE ALL HAZARDOUS MATERIALS INSIDE STORAGE LOCKERS OR OTHER APPROVED METHODS WHICH HAVE SECONDARY CONTAINMENT SYSTEMS.
B. SECONDARY CONTAINMENT MUST BE INCLUDED WHEREVER SPILLS MIGHT OCCUR (E.G. FUELING AND HAZARDOUS MATERIAL TRANSFER AND LOADING AREAS).

PROPOSED SOIL EROSION CONTROL PLAN

SCALE: 1" = 30'



COMPOST FILTER SOCK
NOT TO SCALE

NOTES:

- ALL MATERIAL TO MEET REQUIREMENTS OF SECTION 206 OF RI STANDARD SPECIFICATIONS.
- SUBMIT SHOP DRAWING OF COMPOST MATERIAL FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT.
- COMPOST FILTER SOCK IS AN 'OR EQUAL' TO COMPOST FILTER BERM WHEN INSTALLED IN ACCORDANCE WITH THE TABLE PROVIDED BELOW:

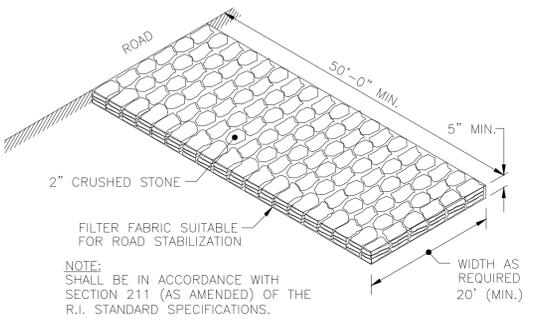
SLOPE	8" SOCK	12" SOCK	18" SOCK	24" SOCK
2%	300'	375'	500'	650'
5%	200'	250'	275'	325'
10%	100'	125'	150'	200'
20%	50'	65'	70'	130'
30%	30'	40'	45'	65'
40%	30'	40'	45'	50'
50%	20'	25'	30'	35'

MAXIMUM SLOPE LENGTH ABOVE COMPOST FILTER SOCK, (FEET) AND DIAMETER OF SOCK REQUIRED:

ON-SITE SOIL STOCKPILE DETAIL
NOT TO SCALE

OWNER & APPLICANT:
MIKES PROFESSIONAL TREE SERVICE, INC.
17 RESERVOIR ROAD
COVENTRY, RI 02816
PRES. & SECR. MR. MICHAEL BAIRD

APPLICANTS LEGAL COUNSEL:
MEDICI & SCIACCA P.C.
1312 ATWOOD AVENUE,
JOHNSTON RI 02903
TEL: 401.946.3910



CONSTRUCTION ACCESS

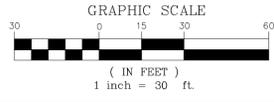
APPROVED BY THE COVENTRY PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN DATED: _____

ADMINISTRATIVE OFFICER DATED: _____

LEGEND

- 290 (EXISTING) CONTOUR LINE
- 290 (PROPOSED) CONTOUR LINE
- SUBJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- ASSESSOR'S PLAT #/ASSESSOR'S LOT #
- FEMA FIRM MAP OVERLAY 100-YR AE FLOOD ZONE
- 100-FOOT WETLAND JURISDICTION LINE
- SILT FENCE
- SILT FENCE & LIMIT OF DISTURBANCE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- EDGE OF WATER/POND
- BUILDING SETBACK LINE
- OFFSITE WETLANDS WITHIN 200' OF SITE
- SOIL TEST HOLE
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- ELEVATION
- EXISTING
- N/F
- SQ. FT.
- TOP OF FOUNDATION
- TYP
- U.P.
- LHT.

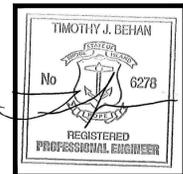


DRAWING ISSUE:

- CONCEPT
 - CUSTOMER APPROVAL
 - PERMITTING
 - CONSTRUCTION
 - AS-BUILT
 - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

CERTIFICATION:

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



REVISIONS

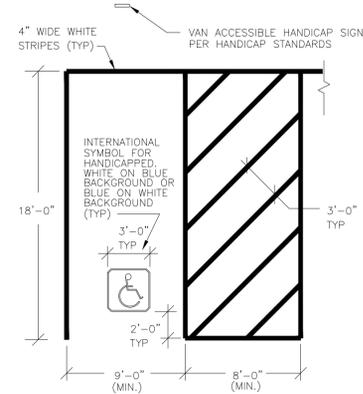
No.	DATE	DRWN	CHKD



75 AIRPORT ROAD GARAGE
for
A.P. 44 LOT 1, UNIT 3
75 AIRPORT ROAD
in
COVENTRY, RHODE ISLAND

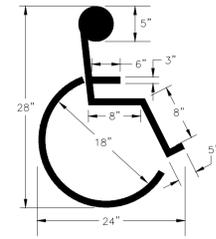
SCALE: AS SHOWN SHEET NO: 4 OF 5

DRAWN BY: TB	DESIGN BY: TB	CHECKED BY: TB
DATE: 1/9/2024	PROJECT NO.: P21000.00	



NOTE:
PAVEMENT PARKINGS SHALL BE EPOXY TYPE.

HANDICAP PARKING SPACE DETAIL
NOT TO SCALE



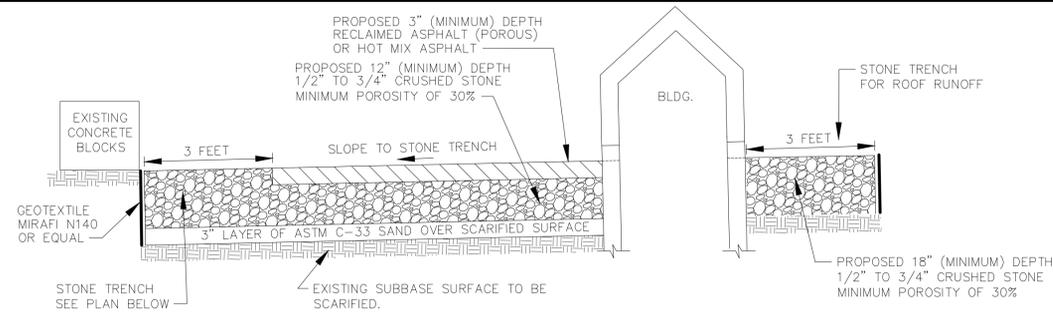
HANDICAP PAVEMENT MARKING
NOT TO SCALE

THE HIGHLIGHTED AREA SHALL BE FIRM, STABLE AND SLIP RESISTANT SUCH AS ROLLED, COMPACTED ASPHALT OR PORTLAND CEMENT CONCRETE.

NOTES:

1. SURFACE OF ADA PARKING SPACES, AISLES AND WALKWAYS SHALL BE FIRM, STABLE AND SLIP RESISTANT IN ACCORDANCE WITH ADA REGULATIONS.
2. ALL SLOPES OF PARKING SPACES & AISLE BETWEEN SPACES AND WITHIN 5' OF DOORS SHALL HAVE A MAXIMUM SLOPE OF 1:50 (2%), ALL OTHER ADA ROUTE ELEMENTS SHALL HAVE A MAXIMUM SLOPE SLOPE OF 1:20 (5%).

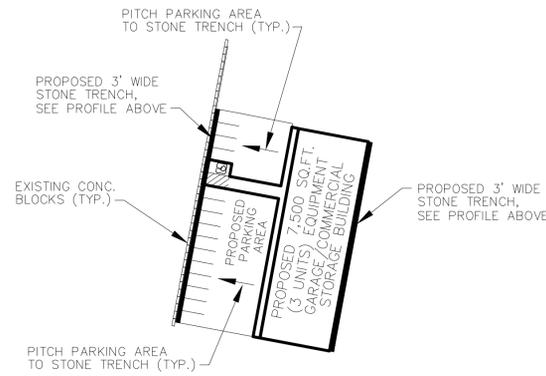
ADA DETAILS



NOTES:

1. REMOVE ALL LOAM, ORGANIC MATERIAL AND UNSUITABLE FILL PRIOR TO PLACEMENT C-33 SAND, STONE & RECLAIMED ASPHALT. REPLACE FILL WITH ASTM C-33 SAND. STONE SHALL LIE ON ASTM C-33 SAND. SOIL BENEATH C-33 SAND SHALL BE SCARIFIED IMMEDIATELY PRIOR TO PLACEMENT OF SAND.
2. COMPACT & ROLL RECLAIMED ASPHALT TO 90% MAXIMUM DENSITY.
3. ANY CHANGE TO THIS DETAIL REQUIRES WRITTEN AUTHORIZATION FROM ENGINEER. ABSOLUTELY NO SOIL, DIRT, ROAD GRAVEL ABOVE CRUSHED STONE LAYER UNLESS A POROUS GEOTEXTILE IS USED FOR SEPARATION OF MATERIALS.
4. THE 12" DEEP STONE LAYER IS BENEATH ALL PARKING AREAS.

TYPICAL PARKING AREA CROSS SECTION
NOT TO SCALE



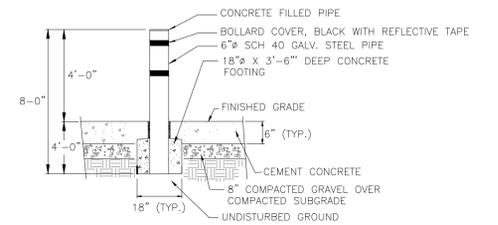
TYPICAL PARKING AREA STONE TRENCH PLAN VIEW
NOT TO SCALE



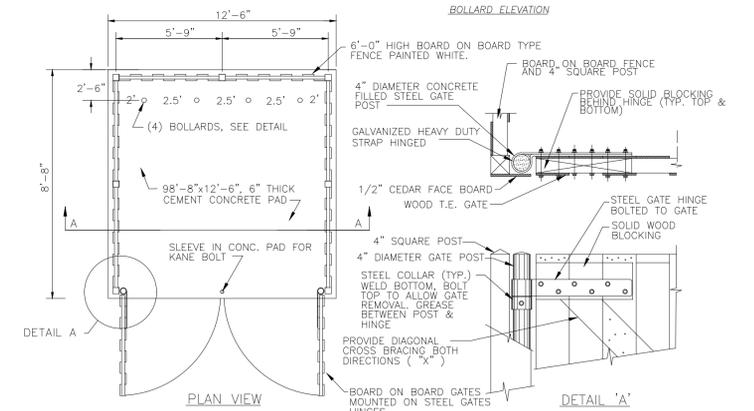
NOTES:

1. REINFORCING 2" CLEAR FROM EDGES

SECTION A-PAD DETAIL



BOLLARD ELEVATION



PLAN VIEW

DETAIL 'A'

NOTES:

1. THE FOLLOWING ITEMS ARE OPTIONAL BASED ON TOWN REGULATIONS: CONCRETE SLAB AND BOLLARDS.
2. ONLY 3 SIDES NEED TO BE SHIELDED WITH FENCE BY TOWN REGULATIONS; THEREFORE, GATE IS OPTIONAL.
3. VEGETATION CAN BE SUBSTITUTED FOR FENCE AS LONG AS IT ACTS AS A COMPACT SCREEN.
4. MINIMUM HEIGHT OF FENCE/VEGETATION IS 5' TALL.

TRASH CONTAINER ENCLOSURE DETAIL
NOT TO SCALE

APPROVED BY THE COVENTRY PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN DATED:

ADMINISTRATIVE OFFICER DATED:

OWNER & APPLICANT:
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DRAWING ISSUE:

- CONCEPT
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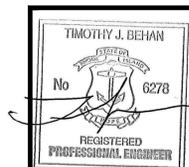
REVISIONS

No.	DATE	DRWN	CHKD

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ZONE 11 & FIRE DISTRICT = CENTRAL COVENTRY



75 AIRPORT ROAD GARAGE
for
A.P. 44 LOT 1, UNIT 3
75 AIRPORT ROAD
in
COVENTRY, RHODE ISLAND

SCALE: AS SHOWN SHEET NO: 5 OF 5
DRAWN BY: TB DESIGN BY: TB CHECKED BY: TB
DATE: 1/9/2024 PROJECT NO.: P21000.00