Site Plans

Issued forPre-ApplicationDate IssuedJanuary 3, 2025Latest IssueJanuary 15, 2025

Coventry Centre Major Land Development

666 Arnold Road 2271 New London Turnpike Coventry, Rhode Island

Owners

A.P. 7, Lot 23 Bernard L, Liv T, & Christopher Lefoley 356 Potters Ave. Warwick, RI 02886

A.P. 7, Lot 24 David T & Christi Olton 2271 New London Turnpike Coventry, RI 02816

Applicant

Starr Capital, LLC 4800 Hampden Lane Suite 200 Bethesda, MD 20814



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C1.01	Legend and General Notes	January 3, 2025	
C2.01	Existing Conditions Plan	January 3, 2025	
C3.01	Proposed Conditions Plan	January 15, 2025	



1 Cedar Street Suite 400 Providence, RI 02903 401.272.8100

Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE	t		HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
			NO-101/102		RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
10+00	10+00	PARKING SETBACK	27.35 TC×	27.35 TC ×	TOP OF CURB ELEVATION
		BASELINE	26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT	470 75 V		
		ZONING LINE	132.75 $ imes$ 45.0 TW $_{ imes}$	132.75 × 45.0 TW↓	SPOT ELEVATION
<u> </u>		TOWN LINE	38.5 BW×	45.0 TW 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
			-	\bullet	BORING LOCATION
		LIMIT OF DISTURBANCE			TEST PIT LOCATION
<u>A</u> _ ·		WETLAND LINE WITH FLAG	€ ^{MW}	\odot ^{MW}	MONITORING WELL
		FLOODPLAIN			
BLSF		BORDERING LAND SUBJECT	——UD—— 12"D	UD 12"D»	UNDERDRAIN
		TO FLOODING			DRAIN
BZ		WETLAND BUFFER ZONE		6"RD»	ROOF DRAIN
NDZ		NO DISTURB ZONE	1 <u>2</u> "S	12"S	SEWER
200'RA		200' RIVERFRONT AREA	FM	FM	FORCE MAIN
			OHW	OHW	OVERHEAD WIRE
		GRAVEL ROAD	6"W	——6"W——	WATER
EOP	EOP	EDGE OF PAVEMENT		4"FP	FIRE PROTECTION
BB	BB	BITUMINOUS BERM		2"DW	
BC	BC	BITUMINOUS CURB	7 ¹⁹ ()	2 UW	DOMESTIC WATER
CC				ن _	GAS
		CONCRETE CURB	——————————————————————————————————————	———E———	ELECTRIC
		CURB AND GUTTER	STM	STM	STEAM
CC	ECC	EXTRUDED CONCRETE CURB	Ţ	T	TELEPHONE
CC	MCC	MONOLITHIC CONCRETE CURB	——— FA	——FA——	FIRE ALARM
CC	PCC	PRECAST CONC. CURB	CATV	CATV	CABLE TV
SGE	SGE	SLOPED GRAN. EDGING		\frown	
VGC	VGC	VERT. GRAN. CURB			CATCH BASIN CONCENTRIC
		LIMIT OF CURB TYPE			CATCH BASIN ECCENTRIC
					DOUBLE CATCH BASIN CONCENTRIC
		SAWCUT	_		DOUBLE CATCH BASIN ECCENTRIC
					GUTTER INLET
	_	BUILDING	D		
		BUILDING ENTRANCE	D		DRAIN MANHOLE ECCENTRIC
		LOADING DOCK	=TD=	-	
0	•	BOLLARD			
D	D	DUMPSTER PAD	L _CO	E CO	PLUG OR CAP
	-	SIGN	•	¢C0	CLEANOUT
0		DOUBLE SIGN			FLARED END SECTION
				\searrow	HEADWALL
тт	T	STEEL GUARDRAIL	S		
		WOOD GUARDRAIL			
			<u> </u>	(\bullet)	SEWER MANHOLE ECCENTRIC
		РАТН	CS	CS •	CURB STOP & BOX
			ŴV	WV	WATER VALVE & BOX
	\sim		TSV	TSV	
- <u>×</u> ×	-xx-	WIRE FENCE		+	TAPPING SLEEVE, VALVE & BOX
-00	••	FENCE	HYD	HYD	FIRE DEPARTMENT CONNECTION
-00	- ee	STOCKADE FENCE	I NA	rō: WM	FIRE HYDRANT
000000		STONE WALL	Ŀ	·	WATER METER
		RETAINING WALL	PIV	PIV	POST INDICATOR VALVE
· · ·		STREAM / POND / WATER COURSE	\odot		WATER WELL
		DETENTION BASIN	GG		
			GG O GM	GG O GM	GAS GATE
			GM •	GM ©	GAS METER
×	×	SILT FENCE	E	● ^{EMH}	ELECTRIC MANHOLE
· (11111) ·	· CIIIII ·	SILT SOCK / STRAW WATTLE	EM	EM	ELECTRIC METER
4	4	MINOR CONTOUR	<u>ф</u>	<u> </u>	
— — 20— —	20	MAJOR CONTOUR		₹	LIGHT POLE
			0	● ^{™H}	TELEPHONE MANHOLE
(10)	(10)	PARKING COUNT	Т	T	TRANSFORMER PAD
	C10	COMPACT PARKING STALLS		—	
DYL	DYL		-0-	+	UTILITY POLE
	SL	DOUBLE YELLOW LINE	0-	•-	GUY POLE
JL	52	STOP LINE	\perp	Ť	GUY WIRE & ANCHOR
		CROSSWALK	ΗH	HH ©	HAND HOLE
		ACCESSIBLE CURB RAMP	 PB ⊡	PB ⊡	
			L		PULL BOX
	ዲ	ACCESSIBLE PARKING			
Ë. VAN	یل بلا	ACCESSIBLE PARKING VAN-ACCESSIBLE PARKING			

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EV	ELECTRIC VEHICLE CHARGING SPACE
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	

_____ CB CATCH BASIN CORRUGATED METAL PIPE CMP CLEANOUT CO DOUBLE CATCH BASIN DCB DMH DRAIN MANHOLE CAST IRON PIPE CIP COND CONDUIT DUCTILE IRON PIPE DIP FLARED END SECTION FES FORCE MAIN FM FRAME AND GRATE F&G F&C FRAME AND COVER GUTTER INLET GI GREASE TRAP GT HIGH DENSITY POLYETHYLENE PIPE HDPE HANDHOLE HH HEADWALL HW HYDRANT HYD INVERT ELEVATION INV INVERT ELEVATION 1= LIGHT POLE IΡ METAL END SECTION MES POST INDICATOR VALVE PIV PAVED WATER WAY PWW POLYVINYLCHLORIDE PIPE PVC REINFORCED CONCRETE PIPE RCP **RIM ELEVATION** R= **RIM ELEVATION** RIM= SMH SEWER MANHOLE TAPPING SLEEVE, VALVE AND BOX TSV UNDERGROUND UG UP UTILITY POLE

Notes

G	e	n	e	r	а	

- 1. THERE ARE NO WETLANDS OR WATERCOURSES ON OR WITHIN 200 FEET OF THE PERIMETER OF THE SUBJECT PROPERTIES.
- 2. THE SUBJECT PROPERTIES ARE NOT WITHIN THE 100-YEAR FLOOD PLAIN AND ARE DESIGNATED AS FEMA ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- 3. THERE ARE NO EXISTING AGRICULTURAL USES PRESENT ON THE SUBJECT PROPERTIES.
- 4. BASED UPON THE RIDEM ENVIRONMENTAL RESOURCE MAP, THE SUBJECT PROPERTIES ARE LOCATED WITHIN A NATURAL HERITAGE AREA.
- 5. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN A HISTORIC DISTRICT.
- 6. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN A GROUNDWATER PROTECTION AREA.

Required Permits

- 1. THE PROJECT WILL DISTURB MORE THAN ONE ACRE OF LAND; THEREFORE, A RIDEM RIPDES PERMIT WILL BE REQUIRED.
- 2. THE PROJECT REQUIRES A MAJOR LAND DEVELOPMENT PERMITTING PROCESS WITH THE TOWN OF COVENTRY PLANNING DEPARTMENT.
- 3. THE PROJECT WILL REQUIRE APPROVAL OF A NEW ZONING OVERLAY DISTRICT BY THE TOWN COUNCIL OF COVENTRY.
- 4. UTILITY PERMITS FROM APPLICABLE AGENCIES AND APPROVAL FROM THE LOCAL FIRE DISTRICT.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY BOYER ASSOCIATES ON JULY 31, 2023. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON LIDAR DATA DOWNLOADED FROM NOAA.

Document Use

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- 3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.



1 Cedar Street Suite 400 Providence, RI 02903 401.272.8100

Coventry Centre Major Land Development

No. Revision

666 Arnold Rd., 2271 New London Tpk. Coventry, Rhode Island

Date Appvd.

Designed by SAP	Checked by JR
Issued for	Date
Pre-Application	Jan. 3, 2025

Not Approved for Construction



C1.01 Sheet of **1 3** Sheet

Project Number 73562.00

Drawing Number



Zoning Summary Chart

Zoning District(S):

I-1 (Industrial)

Overlay District(S):			
Zoning Regulation Requirements	Existing ¹	Required ²	
MINIMUM LOT AREA	742,367 SF±	60,000 SF	
FRONTAGE	2,341.0 Feet	150.0 Feet	
FRONT YARD SETBACK	30 Feet	50 Feet ^{3, 4, 5}	
SIDE YARD SETBACK	207 Feet	30 Feet ^{3, 4, 5}	
REAR YARD SETBACK	471 Feet	50 Feet ^{3, 5}	
MAXIMUM BUILDING HEIGHT	<35 Feet	35 Feet	
MAXIMUM IMPERVIOUS	0.5 %	60.0 %	
MINIMUM PARKING SETBACK	-	10 Feet ³	
MINIMUM OPEN SPACE	99.5 %	40.0 %	
1. Existing dimensional information is representative of 666 Arnold Road and 2271 New London Turnpike as combined parcels under common ownershin and is not listed separately by parcel			

combined parcels under common ownership and is not listed separately by parcel. 2. Zoning regulation requirements as specified in Town of Coventry Zoning Bylaw.

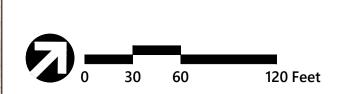
3. Landscape buffer requirements vary by proposed use and adjacent use. Refer to §255-1730 for Minimum Landscape Buffer requirements.

4. 80' building setback is required adjacent to an arterial road per the Town of Coventry Subdivision and Land Development Regulations (SLDR). Setback may be reduced with a waiver.

5. A 300' building setback from residential zones is required for commercial development per SLDR. Setback may be reduced with a waiver.



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Revision

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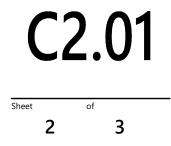
Date

Designed by	Charlinghou
Designed by SAP	Checked by JR
Issued for	Date
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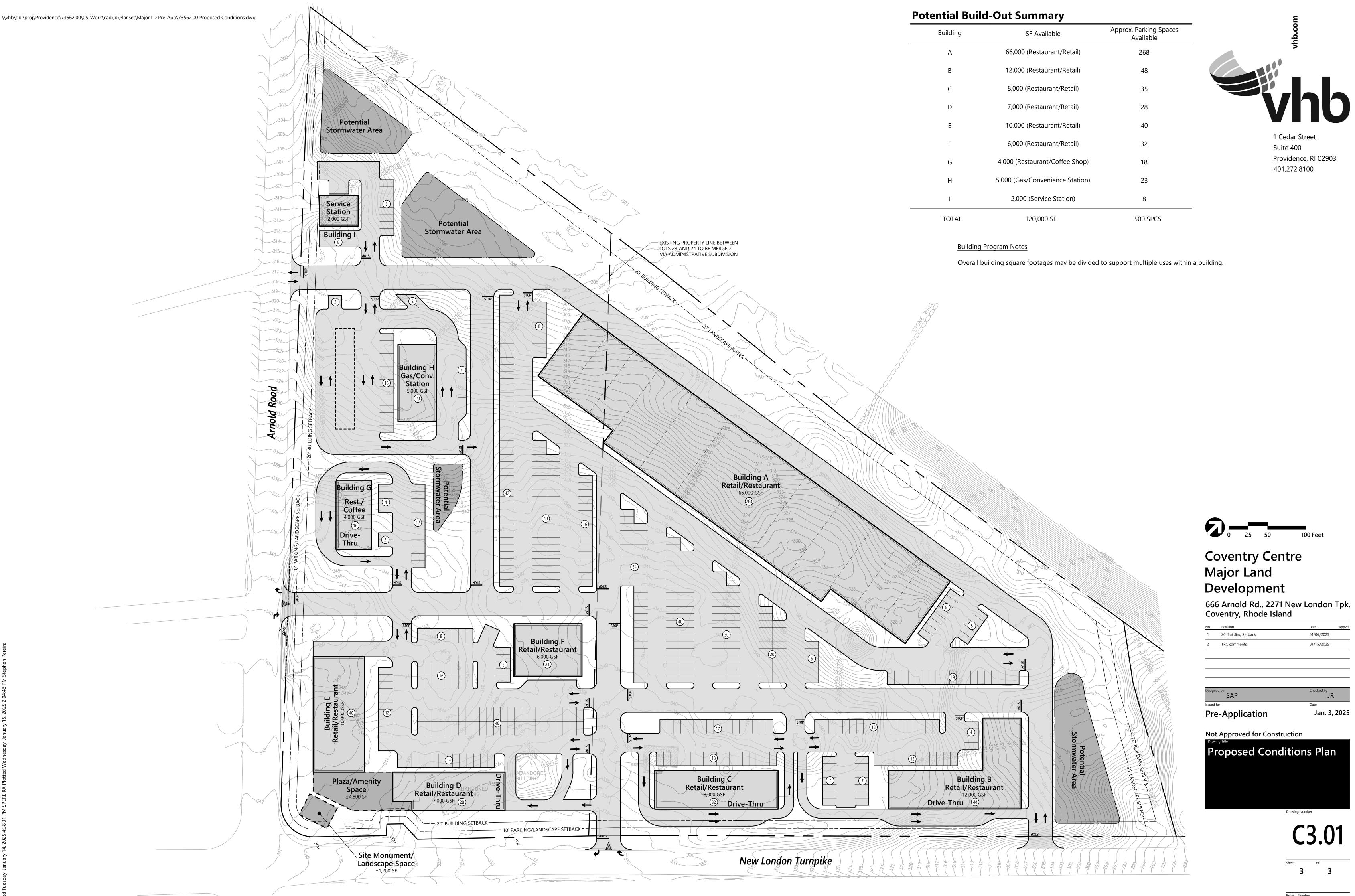
Not Approved for Construction

Drawing Title Existing Conditions Plan

Drawing Number



Project Number **73562.00**



uilding	SF Available	Approx. Parking Spaces Available
А	66,000 (Restaurant/Retail)	268
В	12,000 (Restaurant/Retail)	48
С	8,000 (Restaurant/Retail)	35
D	7,000 (Restaurant/Retail)	28
E	10,000 (Restaurant/Retail)	40
F	6,000 (Restaurant/Retail)	32
G	4,000 (Restaurant/Coffee Shop)	18
Н	5,000 (Gas/Convenience Station)	23
I	2,000 (Service Station)	8
TOTAL	120.000 SF	500 SPCS



NO.	Revision	Date	Appva.
1	20' Building Setback	01/06/2025	
2	TRC comments	01/15/2025	
_			
Design	SAP	Checked by JR	
Issued	for	Date	
Pre	e-Application	Jan. 3, 2	025

Project Number **73562.00**