

**ZONING TABLE:**

	REQUIRED	PROPOSED
AREA	60,000 S.F.	548,475 S.F.
FRONTAGE	150 FEET	1,055.86 FEET
FRONT SETBACK	50 FEET	30 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	70 FEET
PARKING SPACES	15 SPACES	24 SPACES
LAND UNSUITABLE FOR DEVELOPMENT	N/A	4.87± ACRES

**LAND UNSUITABLE FOR DEVELOPMENT:**

WETLAND AREA = 0.00 ACRES  
 FLOODZONE AREA = 4.87 ACRES  
 TOTAL = 4.87 ACRES (TO BE CONFIRMED AT PRELIMINARY PLAN)

**LOT COVERAGE:**

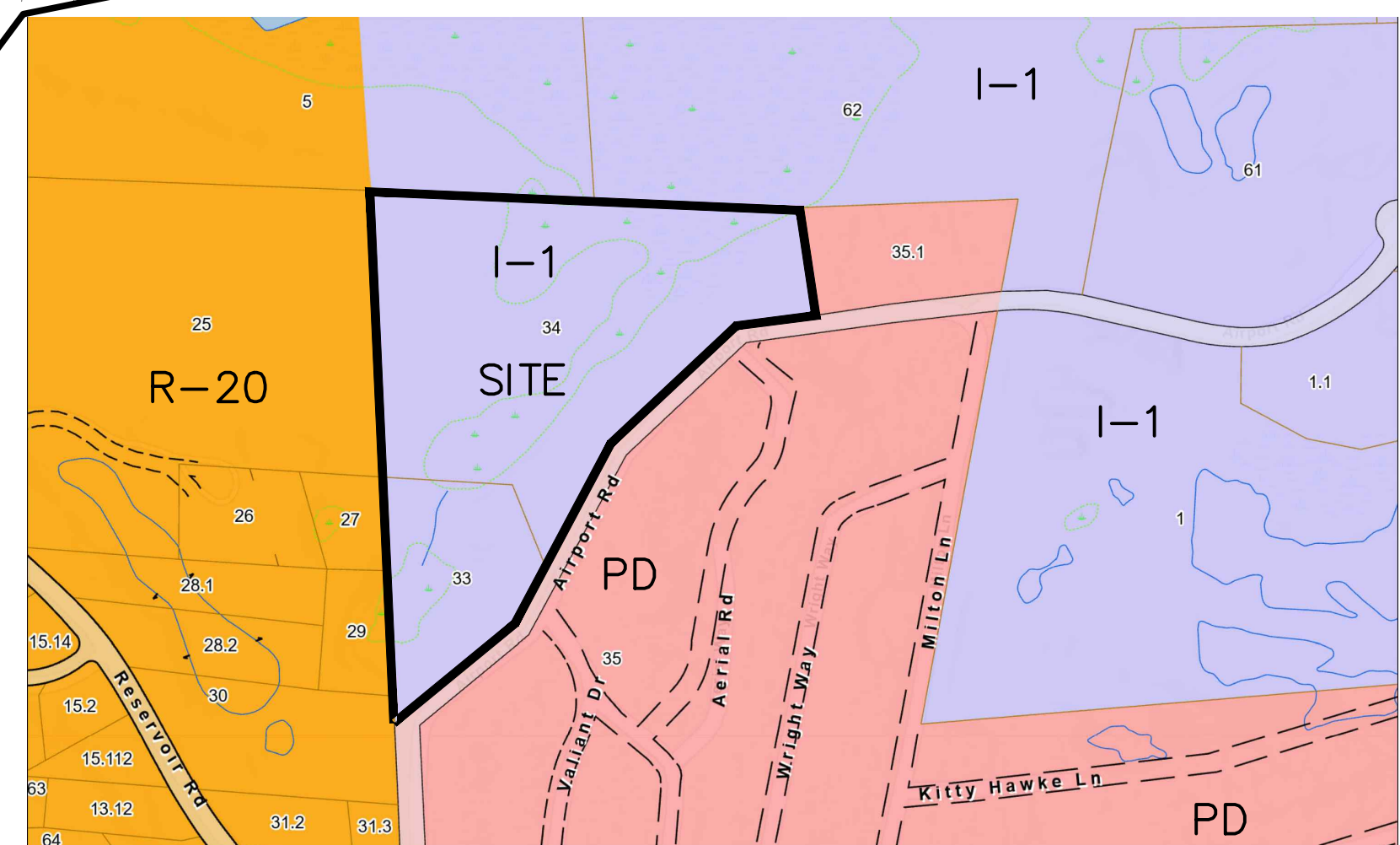
EXISTING = 9.7 ACRES 0.0%  
 PROPOSED = 9.7 ACRES 1.2%

**PARKING CALCULATIONS:**

1. PROPOSED 5,000 SQ. FT. STORAGE 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 = 20 SPACES EXTERIOR  
 4 SPACES IN BLDG.  
 TOTAL PROVIDED = 24 SPACES >15 OK

**APPROVAL STIPULATIONS:**

1. 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.
2. THE APPLICANT SHALL SUBMIT THE FINAL RECORD PLAN PRIOR TO FILING FOR A BUILDING PERMIT.
3. THE APPLICANT SHALL SUBMIT A LETTER FROM THE CENTRAL FIRE DEPARTMENT TO CONFIRM ITS APPROVAL OF THE PROPOSED SITE IMPROVEMENTS.
4. THOUGH THE PRECISE USE(S) OF THE PROPOSED BUILDING IS 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.
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).



**ZONING MAP**

**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	SQ. FT.	SQUARE FEET
x 240.79	EXISTING SPOT GRADE	TOP	TOP OF FOUNDATION
x 240.72	PROPOSED SPOT GRADE	TYP	TYPICAL
ELEV.	ELEVATION	U.P.	UTILITY POLE
EXIST.	EXISTING	U.P.	LIGHT
N/F	NOW OR FORMERLY		

- NOTES:**
1. NO POTABLE WATER WELLS OR ONSITE WASTEWATER TREATMENT SYSTEMS ARE PROPOSED.
  2. NO ROCK EXCAVATION IS PROPOSED. NO FILL IS REQUIRED. VERY MINIMAL GRADING IS PROPOSED.
  3. THIS IS NOT A SURVEY BOUNDARY PLAN. REFER TO SURVEY PLAN ON FILE. PROPERTY LINE TAKEN FROM DRAFT SURVEY BY COMMONWEALTH LAND SURVEYORS, INC. MAR. 2025.
  4. TOPOGRAPHY TAKEN FROM 2022 NOAA LIDAR.
  5. WETLAND EDGE DELINEATED BY AVIZINS ENVIRONMENTAL SERVICES, 2024 AND IS CONSIDERED APPROXIMATE.
  6. THE 2024 AERIAL PHOTO INDICATES THE SUBJECT SITE IS FORESTED.
  7. FEMA FLOOD MAP INDICATES SUBJECT SITE HAS AN AE FLOOD ZONE OF ELEV. 238.6 FT. AS INDICATED ON MAP 44003C0104H DATED 10-2-2015.
  8. RIEM GIS INDICATES SUBJECT SITE IS IN A GROUNDWATER RESERVOIR AND RECHARGE AREA AND A NATURAL HERITAGE AREA.
  9. SUBJECT SITE IS NOT IN A TOWN HISTORIC DISTRICT.

**SURVEY NOTE:**

1. THIS IS NOT A SURVEY BOUNDARY PLAN. REFER TO SURVEY BOUNDARY PLAN PREPARED BY COMMONWEALTH LAND SURVEYORS, INC.

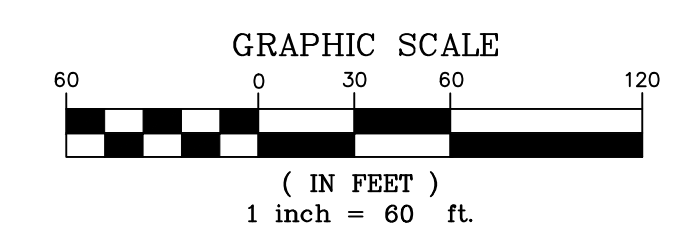
APPROVED BY THE COVENTRY PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ DATED: \_\_\_\_\_

ADMINISTRATIVE OFFICER \_\_\_\_\_ DATED: \_\_\_\_\_

**OWNER & APPLICANT:**  
 MIKES PROFESSIONAL TREE SERVICE, INC.  
 75 AIRPORT ROAD, UNIT 3  
 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



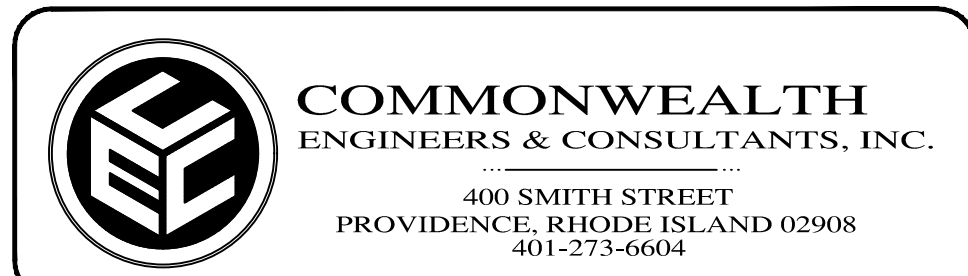
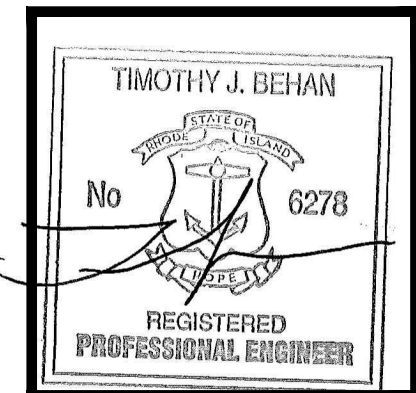
**EXISTING CONDITIONS PLAN**

SCALE: 1" = 60'

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

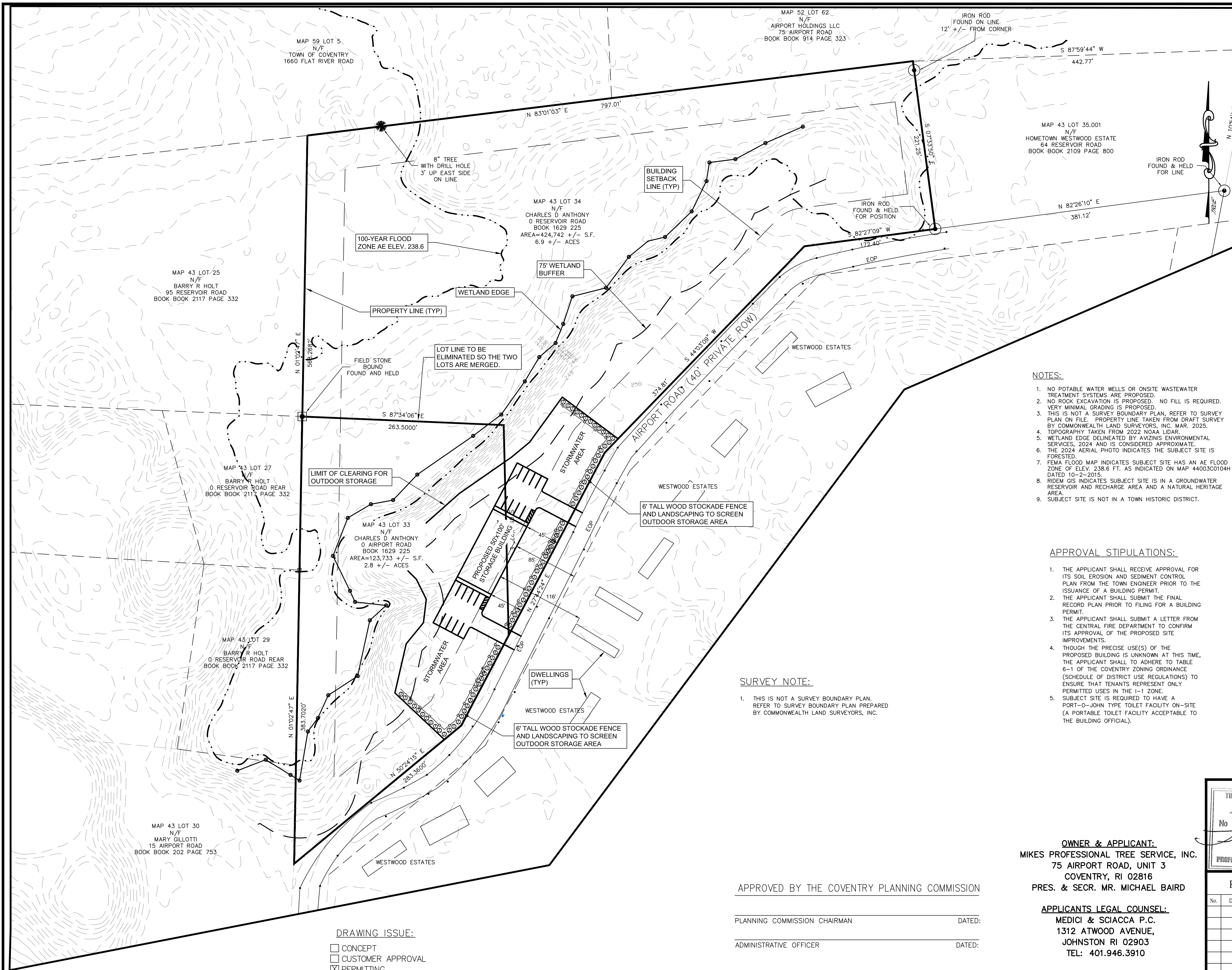
**CERTIFICATION:**

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



**EXISTING CONDITIONS PLAN  
 PROPOSED STORAGE BUILDING**  
 for  
**A.P. 43 LOTS 33 & 34**  
**AIRPORT ROAD**  
 in  
 COVENTRY, RHODE ISLAND

SCALE: AS SHOWN		SHEET NO: 1 OF 2	
DRAWN BY: TB	DESIGN BY: TB	CHECKED BY: TB	
DATE: 3/4/2025	PROJECT NO.: P25000.00		



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**LOT COVERAGE:**

EXISTING	PROPOSED	% LOT COVERAGE
= 9.7 ACRES	= 9.7 ACRES	0.0%
		1.2%

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U.P.	UTILITY POLE
LT.	LIGHT

ZONE 11 & FIRE DISTRICT = CENTRAL COVENTRY

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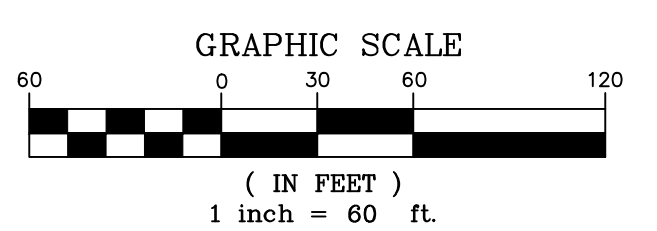
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**APPLICANTS LEGAL COUNSEL:**  
 MEDICI & SCIACCA P.C.  
 1312 ATWOOD AVENUE,  
 JOHNSTON RI 02903  
 TEL: 401.946.3910



**PROPOSED PLAN**

SCALE: 1" = 60'

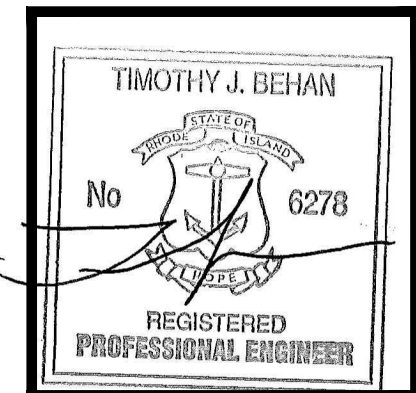
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**REVISIONS**

No.	DATE	DRWN	CHKD



**PROPOSED PLAN**  
**PROPOSED STORAGE BUILDING**  
 for  
**A.P. 43 LOTS 33 & 34**  
**AIRPORT ROAD**  
 in  
 COVENTRY, RHODE ISLAND

SCALE: AS SHOWN	SHEET NO.: 2 OF 2
DRAWN BY: TB	DESIGN BY: TB
CHECKED BY: TB	
DATE: 3/4/2025	PROJECT NO.: P25000.00