

# Site Plans

Issued for Pre-Application  
Date Issued January 3, 2025  
Latest Issue January 6, 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

### Sheet Index

No.	Drawing Title	Latest Issue
C1.01	Legend and General Notes	January 3, 2025
C2.01	Existing Conditions Plan	January 3, 2025
C3.01	Proposed Conditions Plan	January 6, 2025



Legend

Legend table with columns for 'Exist.' and 'Prop.' for various symbols and lines, including property lines, easements, curbs, manholes, and utility symbols.

Abbreviations

Abbreviations table with columns for 'General' and 'Utility' listing symbols and their corresponding names like ABAN (ABANDON), ACR (ACCESSIBLE CURB RAMP), and CB (CATCH BASIN).

Notes

- Notes section containing 'General' and 'Existing Conditions Information' with numbered text notes regarding wetlands, property lines, and project requirements.

Saved Friday, January 3, 2025 12:24:38 PM. SPEREIRA Plotted Friday, January 3, 2025 2:00:04 PM. Stephen Pereira

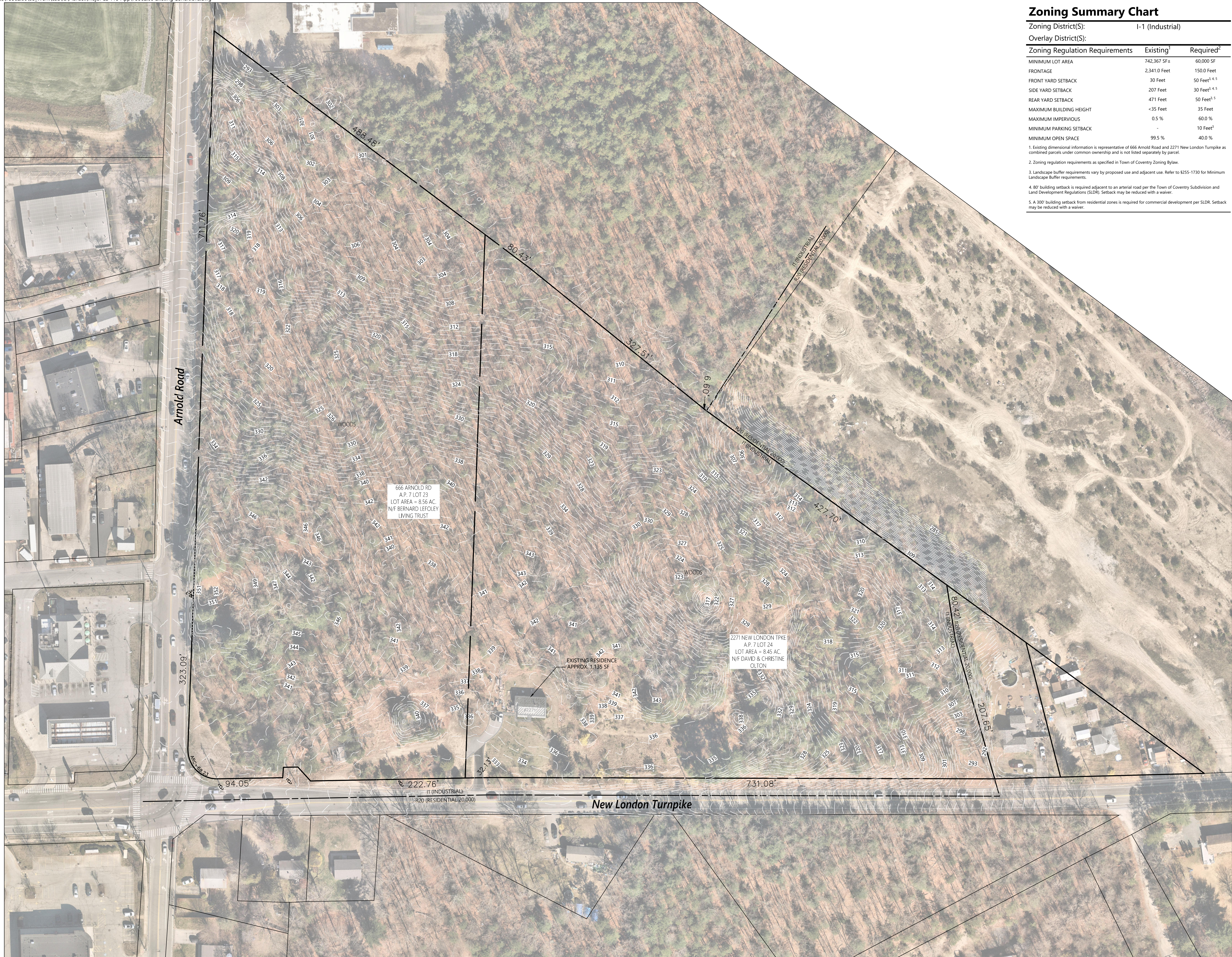
Coventry Centre Major Land Development 666 Arnold Rd., 2271 New London Tpk. Coventry, Rhode Island

Revision table with columns for No., Revision, Date, and Appr. and a signature block with 'Designed by SAP' and 'Checked by JR' dated Jan. 3, 2025.

Not Approved for Construction Legend and General Notes

Drawing Number

C1.01



### Zoning Summary Chart

Zoning District(S):	I-1 (Industrial)	
Overlay District(S):		
Zoning Regulation Requirements	Existing <sup>1</sup>	Required <sup>2</sup>
MINIMUM LOT AREA	742,367 SF ±	60,000 SF
FRONTAGE	2,341.0 Feet	150.0 Feet
FRONT YARD SETBACK	30 Feet	50 Feet <sup>4,5</sup>
SIDE YARD SETBACK	207 Feet	30 Feet <sup>4,5</sup>
REAR YARD SETBACK	471 Feet	50 Feet <sup>4,5</sup>
MAXIMUM BUILDING HEIGHT	<35 Feet	35 Feet
MAXIMUM IMPERVIOUS	0.5 %	60.0 %
MINIMUM PARKING SETBACK	-	10 Feet <sup>1</sup>
MINIMUM OPEN SPACE	99.5 %	40.0 %

<sup>1</sup> Existing dimensional information is representative of 666 Arnold Road and 2271 New London Turnpike as combined parcels under common ownership and is not listed separately by parcel.  
<sup>2</sup> Zoning regulation requirements as specified in Town of Coventry Zoning Bylaw.  
<sup>3</sup> Landscape buffer requirements vary by proposed use and adjacent use. Refer to 825-1730 for Minimum Landscape Buffer requirements.  
<sup>4</sup> 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.  
<sup>5</sup> A 300' building setback from residential zones is required for commercial development per SLDR. Setback may be reduced with a waiver.



1 Cedar Street  
Suite 400  
Providence, RI 02903  
401.272.8100



## Coventry Centre Major Land Development

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

No.	Revision	Date	Appr.

Designed by: SAP      Checked by: JR  
 Issued for:      Date:      Jan. 3, 2025

Pre-Application

Not Approved for Construction

## Existing Conditions Plan

Drawing Number

# C2.01

Sheet of  
2 of 3

Project Number  
73562.00

### Potential Build-Out Summary

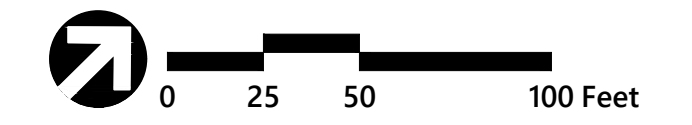
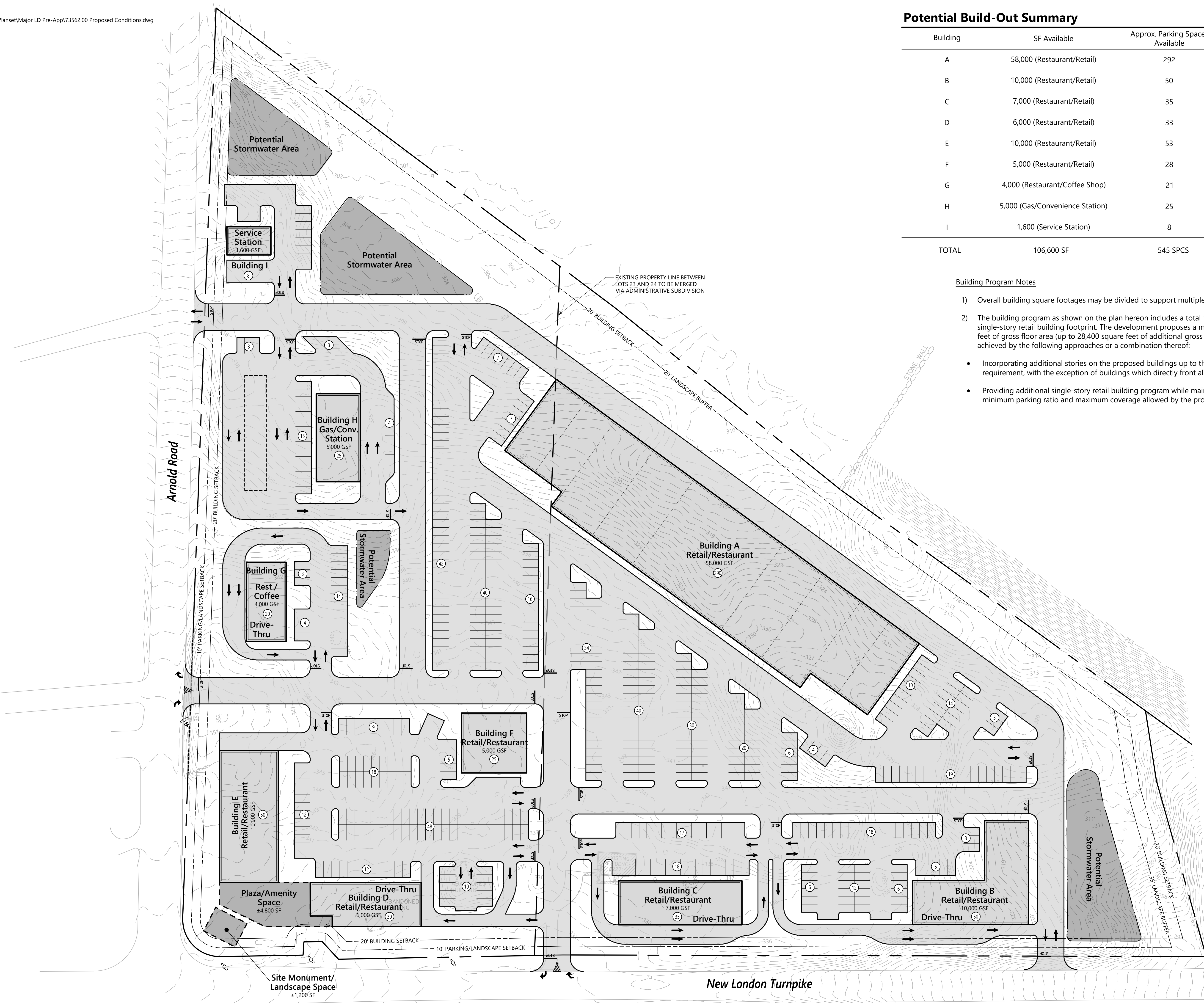
Building	SF Available	Approx. Parking Spaces Available
A	58,000 (Restaurant/Retail)	292
B	10,000 (Restaurant/Retail)	50
C	7,000 (Restaurant/Retail)	35
D	6,000 (Restaurant/Retail)	33
E	10,000 (Restaurant/Retail)	53
F	5,000 (Restaurant/Retail)	28
G	4,000 (Restaurant/Coffee Shop)	21
H	5,000 (Gas/Convenience Station)	25
I	1,600 (Service Station)	8
<b>TOTAL</b>	<b>106,600 SF</b>	<b>545 SPCS</b>

#### Building Program Notes

- Overall building square footages may be divided to support multiple uses within a building.
- The building program as shown on the plan hereon includes a total 106,600 square feet of single-story retail building footprint. The development proposes a maximum of 135,000 square feet of gross floor area (up to 28,400 square feet of additional gross floor area) which could be achieved by the following approaches or a combination thereof:
  - Incorporating additional stories on the proposed buildings up to the maximum height requirement, with the exception of buildings which directly front along New London Turnpike.
  - Providing additional single-story retail building program while maintaining the required minimum parking ratio and maximum coverage allowed by the proposed zoning.



1 Cedar Street  
Suite 400  
Providence, RI 02903  
401.272.8100



### Coventry Centre Major Land Development

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

No.	Revision	Date	Appr.
1	20' Building Setback	01/06/2025	

Designed by	Checked by
SAP	JR

Issued for: Pre-Application Date: Jan. 3, 2025

Not Approved for Construction

### Proposed Conditions Plan

Drawing Number

# C3.01

Sheet 3 of 3

Project Number  
73562.00