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



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C2.01	Existing Conditions Plan	January 3, 2025		
C3.01	Proposed Conditions Plan	January 6, 2025		



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Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE	And		CONCRETE
		PROJECT LIMIT LINE	4.2.4.4.		HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK	52Un252U	502U30; 77777	CONSTRUCTION EXIT
		PARKING SETBACK		0/6%0/6%0	CONSTRUCTION DATE
10+00	10+00	BASELINE	27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
'			26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT	132.75 ×	132.75 ×	SPOT ELEVATION
		ZONING LINE	45.0 TW × 38.5 BW	45.0 TW 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		TOWN LINE	-	+	BORING LOCATION
		LIMIT OF DISTURBANCE	Ė		TEST PIT LOCATION
<u> </u>		WETLAND LINE WITH FLAG	○ MW	→ MW	MONITORING WELL
		FLOODPLAIN			
			——UD ——	——UD——	UNDERDRAIN
BLSF—		BORDERING LAND SUBJECT TO FLOODING	12"D	12"D»	DRAIN
ВZ—		WETLAND BUFFER ZONE	6"RD	6"RD»	ROOF DRAIN
NDZ—		NO DISTURB ZONE	12"S	1 <u>2"</u> S	SEWER
200′RA—		200' RIVERFRONT AREA	FM	<u>FM</u>	FORCE MAIN
		200 RIVERTROINT AREA	OHW	OHW	OVERHEAD WIRE
		GRAVEL ROAD	6"W	6"W	WATER
EOP	EOP	EDGE OF PAVEMENT	4"FP	——4 " FP——	FIRE PROTECTION
BB	BB	BITUMINOUS BERM		2"DW	DOMESTIC WATER
BC	BC	BITUMINOUS CURB	3"G	G	GAS
CC	CC	CONCRETE CURB	——F——	——F——	ELECTRIC
	CG	CURB AND GUTTER	STM	STM	STEAM
CC	ECC	EXTRUDED CONCRETE CURB	T	т	TELEPHONE
CC	MCC	MONOLITHIC CONCRETE CURB	FA	——FA——	
CC	PCC	PRECAST CONC. CURB	—— CATV——	—— CATV——	FIRE ALARM
SGE	SGE	SLOPED GRAN. EDGING	CATV	CATV	CABLE TV
VGC	VGC				CATCH BASIN CONCENTRIC
		VERT. GRAN. CURB			CATCH BASIN ECCENTRIC
		LIMIT OF CURB TYPE			DOUBLE CATCH BASIN CONCENTRIC
		SAWCUT	_		DOUBLE CATCH BASIN ECCENTRIC
(//////				<u> </u>	GUTTER INLET
	_	BUILDING	(D)	•	DRAIN MANHOLE CONCENTRIC
] ⊲EN	BUILDING ENTRANCE	(D)	•	DRAIN MANHOLE ECCENTRIC
	■ LD	LOADING DOCK	=TD=		TRENCH DRAIN
0	•	BOLLARD	ŗ	r	PLUG OR CAP
D	D	DUMPSTER PAD	СО	co	CLEANOUT
	•	SIGN	•		FLARED END SECTION
<u></u>	=	DOUBLE SIGN			
					HEADWALL
тт		STEEL GUARDRAIL	S	left	SEWER MANHOLE CONCENTRIC
		WOOD GUARDRAIL	S		SEWER MANHOLE ECCENTRIC
			 CS	 CS ●	
		PATH	WV	WV	CURB STOP & BOX
$\bigvee \bigvee$	\sim	TREE LINE	•	Tall	WATER VALVE & BOX
-X X	-x x	WIRE FENCE	TSV	TSV	TAPPING SLEEVE, VALVE & BOX
-0	•	FENCE	↔ _HYD	★ HYD	FIRE DEPARTMENT CONNECTION
-0	-	STOCKADE FENCE	® WM	⊚ WM	FIRE HYDRANT
000000	∞	STONE WALL	PIV	PIV	WATER METER
		RETAINING WALL	PIV	● PIV	POST INDICATOR VALVE
	<u> </u>	STREAM / POND / WATER COURSE	(1)	W	WATER WELL
		DETENTION BASIN	GG	GG O	GAS GATE
0 0 0 0 0 0 0 0 0 0 0		HAY BALES	GM	GM ⊡	GAS METER
×	——×——	SILT FENCE			
· <:::::> ·	· c:::::> ·	SILT SOCK / STRAW WATTLE	E) EM	● ^{EMH} EM	ELECTRIC MANHOLE
			_	E.M ·	ELECTRIC METER
4	 4 	MINOR CONTOUR	\$	*	LIGHT POLE
— — 20 — —	20	MAJOR CONTOUR		● ^{TMH}	TELEPHONE MANHOLE
(10)	(10)	PARKING COUNT	T	Ī	
	©10	COMPACT PARKING STALLS		ш	TRANSFORMER PAD
DYL	DYL		-0-	•	UTILITY POLE
		DOUBLE YELLOW LINE	0-	•-	GUY POLE
SL	SL	STOP LINE	\perp	Ţ	GUY WIRE & ANCHOR
		CROSSWALK	HH ⊡	HH ⊡	HAND HOLE
		ACCESSIBLE CURB RAMP	PB ⊡	PB □	PULL BOX
گ	گ	ACCESSIBLE PARKING			
Ł. VAN	گر VAN	VAN-ACCESSIBLE PARKING			
VAN	VAN				MATCHLINE

UTILITY POLE

Notes

General

- 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
- 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

- 1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
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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.



Suite 400 Providence, RI 02903 401.272.8100

Coventry Centre Major Land Development

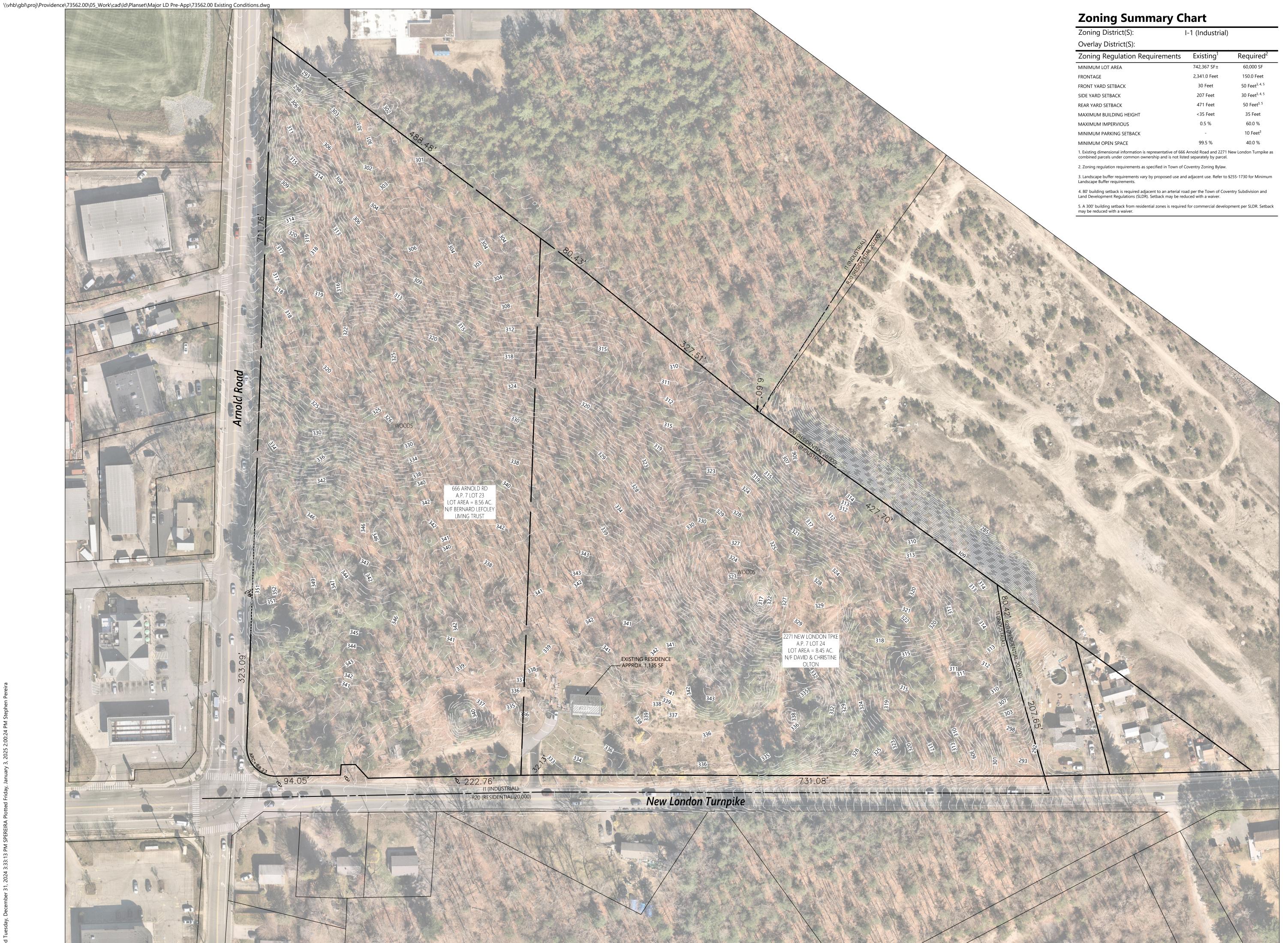
666 Arnold Rd., 2271 New London Tpk. Coventry, Rhode Island

Designed by	Checked by
SAP	JR
Issued for	Date
Pre-Application	Jan. 3, 20

Not Approved for Construction

Legend and General Notes





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> Suite 400 Providence, RI 02903 401.272.8100

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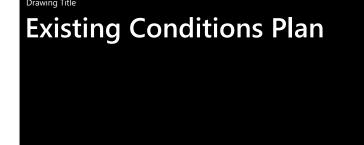
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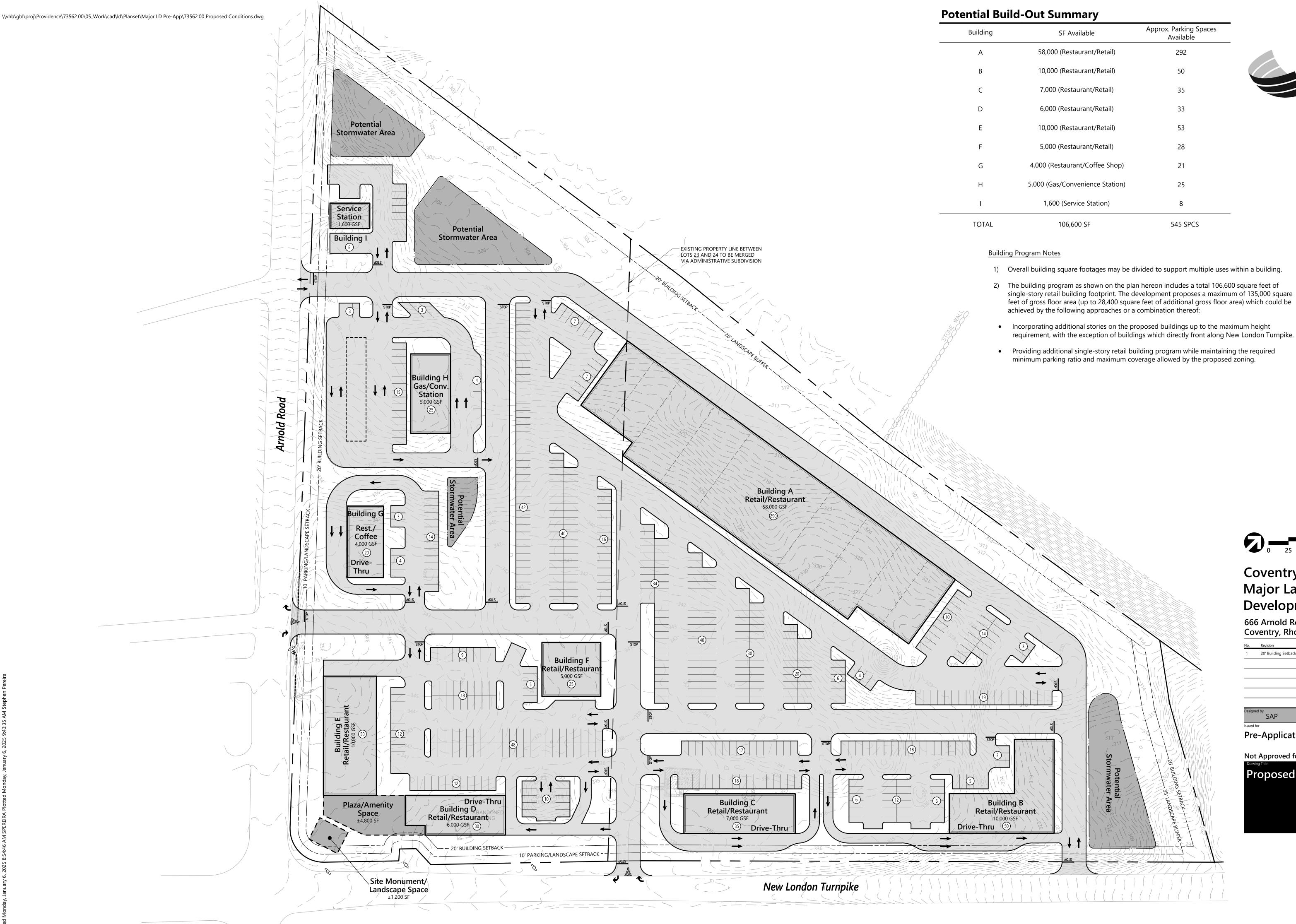
Drawing Title



C2.01

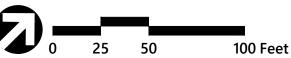
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Project Number 73562.00



1 Cedar Street Suite 400 Providence, RI 02903 401.272.8100

- feet of gross floor area (up to 28,400 square feet of additional gross floor area) which could be
- requirement, with the exception of buildings which directly front along New London Turnpike.



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1	20' Building Setback	01/06/2025

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Proposed Conditions Plan



Project Number 73562.00