

SITE PLAN SET

FOR

PROPOSED COMMERCIAL CONTRACTOR UNITS

PLAT MAP 10, LOT 42
ZONING DISTRICT GB1
GENERAL BUSINESS 1 ACRE DISTRICT
71 HARKNEY HILL ROAD
COVENTRY, RHODE ISLAND

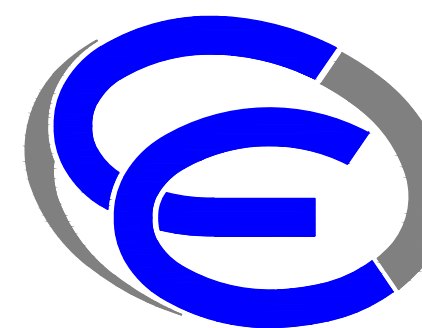
OWNER

AJB REAL ESTATE, LLC
2 STATION STREET
COVENTRY, RHODE ISLAND 02816

APPLICANT

ANDREW BARBER
P.O. BOX 7090
WARWICK, RHODE ISLAND 02886
(401) 265-9392

ENGINEERS



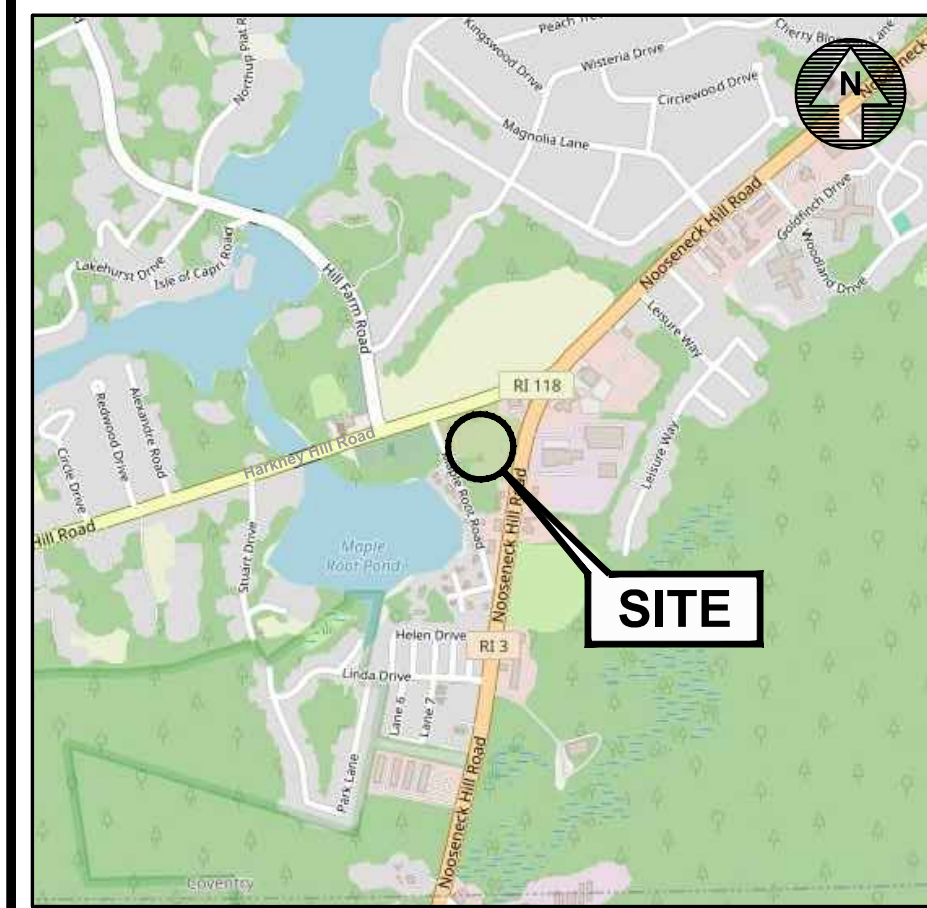
- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

Crossman Engineering

Rhode Island Massachusetts
100 Jefferson Blvd., Suite 200 1 George Leven Drive, Suite 200
Warwick, RI 02888 North Attleboro, MA 02760
Phone: (401) 738-5660 Phone: (508) 695-1700

Email: cei@crossmaneng.com

SEPTEMBER 2024
SHEET 1 of 12



LOCATION MAP
NOT TO SCALE

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

INDEX OF DRAWINGS

<u>DRAWING No.</u>	<u>PLAN</u>
C1	GENERAL NOTES and LEGEND
C2	VICINITY MAP
C3	AERIAL MAP
C4	500' RADIUS MAP
C5	PRELIMINARY EXISTING CONDITIONS PLAN
C6	SITE LAYOUT PLAN
C7	PRELIMINARY GRADING and DRAINAGE PLAN
C8	PRELIMINARY UTILITY PLAN
C9	LIGHTING PLAN
C10	SOIL EROSION and SEDIMENT CONTROL PLAN
L1	PRELIMINARY LANDSCAPE PLAN

REFERENCE PLANS

PHASE 1 BUILDING REFERENCE PLANS
(3 SHEETS)

EXISTING CONDITIONS &
BOUNDARY SURVEY PLAN

REVISIONS

<u>No.</u>	<u>DATE</u>	<u>DESCRIPTION</u>
1	10/16/24	TRC COMMENTS

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING DRAINAGE AND UTILITIES, BOTH UNDERGROUND AND OVERHEAD, BEFORE EXCAVATION BEGINS IN ACCORDANCE WITH "DIG SAFE PROGRAM LAW" ENACTED BY THE R.I. LEGISLATURE AND BY CONTACTING THE INDIVIDUAL UTILITY COMPANIES. EXCAVATION SHALL BE IN ACCORDANCE WITH ALL STATUTES, ORDINANCES, RULES AND REGULATIONS OF ANY MUNICIPALITY, STATE OR FEDERAL AGENCY THAT MAY APPLY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- SPECIFICATIONS TO GOVERN THIS PROJECT ARE R.I.D.O.T. STANDARD SPECIFICATIONS AND DETAILS, FOR ALL EXCAVATION, PLACEMENT OF FILL, PIPE, BITUMINOUS PAVEMENT, CONCRETE AND SAWCUTTING, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED AUGUST 2024 EDITION, WITH LATEST REVISIONS UNLESS OTHERWISE SHOWN ON PLANS. THE "METHOD OF MEASUREMENT" AND "BASIS OF PAYMENT" ARE NOT APPLICABLE. THESE SPECIFICATIONS CAN BE OBTAINED ON-LINE AT: <http://www.dot.ri.gov/business/bluebook.php>
- ALL WORK SHALL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2013, AND THE RHODE ISLAND STANDARD DETAILS, OCTOBER 21, 2022, AND AS AMENDED.
- THE CONTRACTOR MUST VERIFY PRIOR TO CONSTRUCTION THAT ALL REQUIRED AUTHORIZATION TO PERFORM WORK HAS BEEN OBTAINED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION OPERATIONS INCLUDING ALL ACTIONS OR OMISSIONS OF ANY SUBCONTRACTORS, AGENTS OR EMPLOYEES. THE CONTRACTOR MUST ENSURE THAT THE CONDITIONS OF ALL PERMITS, SPECIFICATIONS AND FEDERAL, STATE AND LOCAL REGULATIONS ARE STRICTLY ENFORCED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ASPECTS OF ON-SITE SAFETY INCLUDING ANY DAMAGE TO EXISTING STRUCTURES.
- WORK SHOWN ON THE PLANS FOR WHICH THERE ARE NO PARTICULAR DETAILS OR SPECIFICATIONS DOES NOT RELIEVE THE CONTRACTOR FROM FURNISHING AND INSTALLING THE WORK. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE CONTRACT DOCUMENTS AND PLANS AND INSPECT THE SITE, AND THE BID PRICE SHALL INCLUDE ALL SERVICES AND MATERIALS NECESSARY TO COMPLETE THE PROJECT. ANY CHANGES TO THE PROJECT OR THE INSTALLATION OF AN ITEM FOR WHICH NO PARTICULAR DETAIL OR SPECIFICATION WAS PROVIDED MUST BE REVIEWED BY AND MUST BE ACCEPTABLE TO THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS TO LOCATE EXISTING UTILITY STUBS AT CONNECTION POINTS. THE CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES FOR NEW PIPES, CONDUITS AND SERVICES.
- ALL DISTURBED AREAS OUTSIDE THE LIMIT OF DISTURBANCE SHALL BE REPLACED IN KIND UNLESS OTHERWISE SHOWN.
- THERE ARE NO AGRICULTURAL USES ON THIS PROPERTY.
- THERE ARE NO KNOWN EXISTING EASEMENTS ON THIS SITE.

LAYOUT NOTE

THE LAYOUT SHOWN REPRESENTS A GRAPHICAL DESIGN, AND PRIOR TO THE CONSTRUCTION, THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL LAND SURVEYOR (PLS) REGISTERED IN THE STATE OF RHODE ISLAND TO SET AND VERIFY ALL LINES AND GRADES. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY ITEM FOUND WHICH DOES NOT MATCH THE PLANS MUST BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION FOR REVIEW. NO WORK SHALL PROCEED UNTIL AUTHORIZED BY THE ENGINEER.

MAINTENANCE AND PROTECTION OF TRAFFIC NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING POLICE PROTECTION. ALL TEMPORARY CONSTRUCTION SIGNS, BARRICADES AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST REVISIONS OF MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
- TEMPORARY CONSTRUCTION SIGNS AND ALL APPLICABLE TRAFFIC CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE START OF WORK IN ANY AREA OPEN TO TRAFFIC.
- THE PRIVATE VEHICLES OF CONSTRUCTION WORKERS WILL NOT BE PARKED IN THE ROADWAY RIGHT-OF-WAY.
- ALL MAINTENANCE AND PROTECTION OF TRAFFIC CONTROL SETUPS, SIGNS, CHANNELING DEVICES, ETC., SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 EDITION, LATEST REVISIONS.
- SIGN MOUNTINGS SHALL BE IN ACCORDANCE WITH THE STATE D.O.T. SPECIFICATIONS FOR TEMPORARY CONSTRUCTION SIGNS.

CONSTRUCTION NOTES

- THE CONTRACTOR IS REQUIRED TO OBTAIN AND REVIEW ALL ENGINEERING AND PERMIT DOCUMENTS COMPLETED FOR FINAL DESIGN, INCLUDING TOWN PLANNING BOARD APPROVALS AND RIDEM PERMIT CONDITIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO INSTALLATION OF UTILITIES ON SITE. THE COORDINATION IS NECESSARY FOR THE ENGINEER TO SCHEDULE SITE INSPECTIONS AS REQUIRED.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN DETAILED AS-BUILT INFORMATION FOR ALL UTILITY AND WATER LINE INSTALLATION. AS-BUILT INFORMATION INCLUDES MATERIALS, PIPE DEPTH NOTATIONS AND SWING TIE LOCATIONS (2 MINIMUM) FROM NEW PIPE TO PERMANENT STRUCTURES. ALL PIPE BEND/ELBOW LOCATIONS SHALL BE DIMENSIONED. REFER TO THE KOWA REQUIREMENTS.
- AS-BUILT PLANS SHALL BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL. APPROVED AS-BUILT PLANS SHALL BE RECORDED IN THE TOWN LAND RECORDS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE STREET R.O.W. WITH RIDOT AND THE TOWN ENGINEER.

PROPOSED STANDARD PAVEMENT STRUCTURE

- 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, CLASS I-1 HTM
- 2 1/2" BITUMINOUS CONCRETE BASE COURSE
- 8" GRAVEL BORROW SUBBASE

CLEARING NOTES

THE SOILS ON SITE ARE MAPPED AS MERRIMAC SANDY LOAM AND HINKLEY GRAVELLY SAND. THESE SOILS TYPICALLY HAVE DEEP GROUNDWATER TABLES AND EXCELLENT INFILTRATION CAPABILITIES.

FLOOD ZONE NOTE

THE SITE IS WITHIN FLOOD ZONE X. AREAS OF MINIMAL FLOODING, ACCORDING TO NATIONAL FLOOD HAZARD LAYER FIRMETTE MAP NUMBER 44003C0111H).

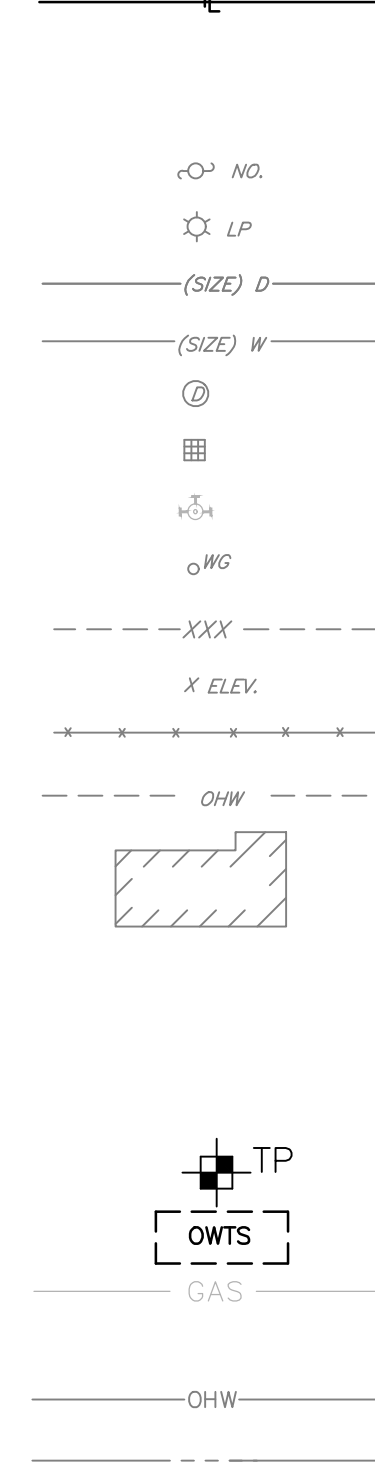
NOTES

- NOOSENECK HILL ROAD AND HARKNEY HILL ROAD ARE A RIDOT MAINTAINED ROADWAYS. A RIDOT PAP IS REQUIRED.
- THE PROPOSED IMPROVEMENTS WILL REQUIRE PERMITS FROM RIDEM. THE PERMITS ANTICIPATED ARE:
 - RIDEM RIPDES PERMIT
 - RIDEM STORMWATER CONSTRUCTION PERMIT AND WATER QUALITY CERTIFICATION
 - RIDEM OWTS DESIGN
- THE SITE IS NOT WITHIN A WELLHEAD PROTECTION AREA.
- THE SITE IS WITHIN A RIDEM NATURAL HERITAGE AREA (d1128). THE SITE IS NOT WITHIN A CRITICAL RESOURCE AREA OR WITHIN A TOWN OF COVENTRY HISTORIC DISTRICT.
- THERE ARE NO WETLANDS ON SITE OR WITHIN 200' OF THE SITE, AS INDICATED ON THE RIDEM ENVIRONMENTAL RESOURCE MAP. A R.I.D.E.M. FRESHWATER WETLANDS APPLICATION WOULD NOT BE REQUIRED.
- THE SITE ULTIMATELY DRAINS TO THE MAPLE ROOT POND (WATERBODY ID RI0006013L-12).
- THE SITE IS LOCATED WITHIN THE CENTRAL COVENTRY FIRE DISTRICT.
- THE GROUNDWATER CLASSIFICATION FOR THIS SITE IS GAA.
- THE SITE IS NOT ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- THERE ARE NO EXISTING TREES 50 YEARS OLD OR OLDER ON SITE.
- THERE ARE NO AGRICULTURAL USES ON THIS PROPERTY.
- THERE ARE NO KNOWN EXISTING EASEMENTS ON THIS SITE.
- PROPOSED UTILITY CONNECTIONS:
 - WATER - KOWA
 - SEPTIC - OWTS
 - ELECTRIC/GAS - RI ENERGY
 - COMMUNICATIONS - VERIZON/OTHER
- THERE ARE NO CEMETERIES ON SITE OR ADJACENT TO THE SITE.
- A BOUNDARY AND EXISTING CONDITIONS SHOWN HAVE BEEN FIELD SURVEYED BY CROSSMAN ENGINEERING IN SEPTEMBER 2024. FINAL PLANS WILL BE PROVIDED WITH THE FINAL DESIGN.

PROJECT INFORMATION

PROPOSED DRIVEWAY LENGTH = 340 L.F. (2-DRIVEWAYS)
 PROPOSED CATCH BASINS = 2
 PROPOSED DRAINAGE MANHOLE = 1
 PROPOSED DRAINAGE PIPE = 315 L.F. ±
 PROPOSED BUILDING SEWER PIPE = OWTS
 PROPOSED BITUMINOUS BERM = 950 L.F. ±
 PROPOSED CUT/FILL = BALANCED SITE ANTICIPATED

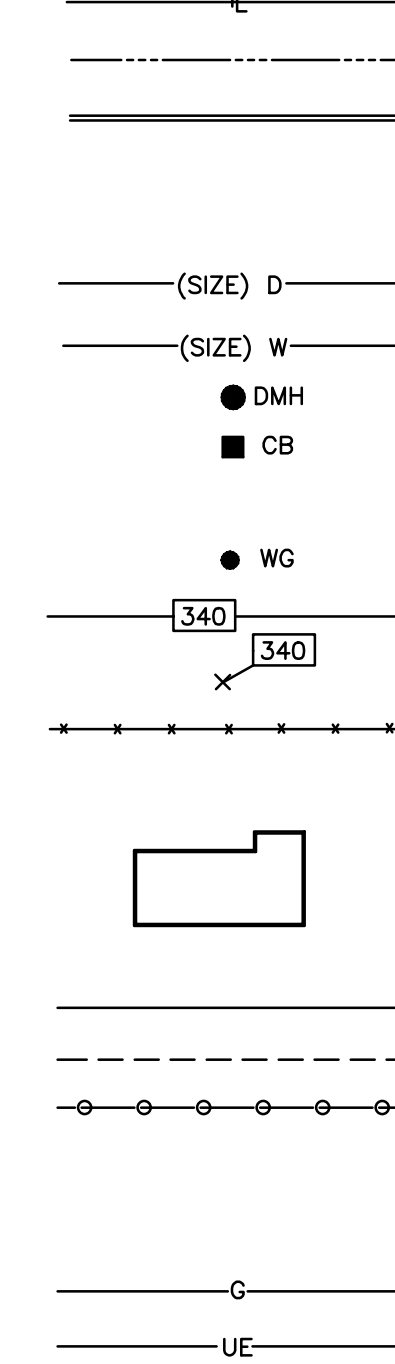
EXISTING



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BITUMINOUS BERM
- UTILITY POLE
- LIGHT POLE
- DRAIN LINE
- WATER LINE
- DRAINAGE MANHOLE
- CATCH BASIN
- HYDRANT
- WATER GATE
- CONTOURS
- SPOT GRADES
- CHAIN LINK FENCE
- OVERHEAD WIRES
- BUILDING/STRUCTURE
- SAW CUT AND MATCH PAVEMENT
- LIMIT OF DISTURBANCE
- STRAW WATTLE
- TEST PIT
- APPROX. OWTS LOCATION
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- STATE HIGHWAY LINE

PROPOSED



CROSSMAN ENGINEERING

Rhode Island: 100 Jefferson Blvd., Suite 200, Warwick, RI 02886
 Massachusetts: 1 George Leven Drive, Suite 200, North Attleboro, MA 02760
 Phone: (401) 738-8660 Phone: (508) 695-1700

Email: col@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

KEY PLAN

PROJECT TITLE:

PROPOSED COMMERCIAL CONTRACTOR UNITS

PLAT MAP 10 LOT 42
 ZONING DISTRICT GB1
 GENERAL BUSINESS
 1 ACRE DISTRICT
 71 HARKNEY HILL ROAD
 COVENTRY, RI

PREPARED FOR:

ANDREW BARBER
 P.O. BOX 7090
 WARWICK, RI 02886

DRAWING TITLE:
GENERAL NOTES and LEGEND

DATE: SEPTEMBER 2024 **SCALE:** NO SCALE

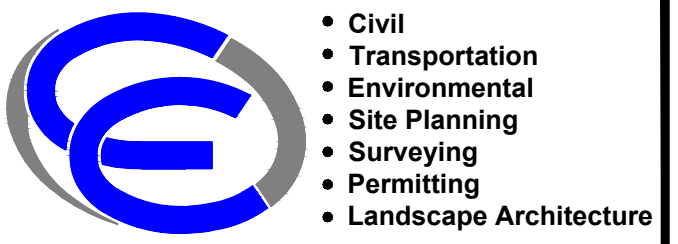
DWG. NAME: 2872-02-NOTE.dwg

REVISIONS		
NUMBER	REMARKS	DATE
1	TRC Comments	10/16/24

DRAWING NUMBER

C1

SHEET: 2 OF 12



- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

CROSSMAN ENGINEERING

Rhode Island: 100 Jefferson Blvd., Suite 200
Warwick, RI 02886
Phone: (401) 738-8660

Massachusetts: 1 George Leven Drive, Suite 200
North Attleboro, MA 02760
Phone: (508) 695-1700

Email: col@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

KEY PLAN

PROJECT TITLE:
PROPOSED COMMERCIAL CONTRACTOR UNITS

PLAT MAP 10 LOT 42
ZONING DISTRICT GB1
GENERAL BUSINESS
1 ACRE DISTRICT
71 HARKNEY HILL ROAD
COVENTRY, RI

PREPARED FOR:

ANDREW BARBER
P.O. BOX 7090
WARWICK, RI 02886

DRAWING TITLE:

VICINITY MAP

DATE: SEPTEMBER 2024 SCALE: 1"=300'

DWC. NAME: 2872-03-VICINITY.dwg

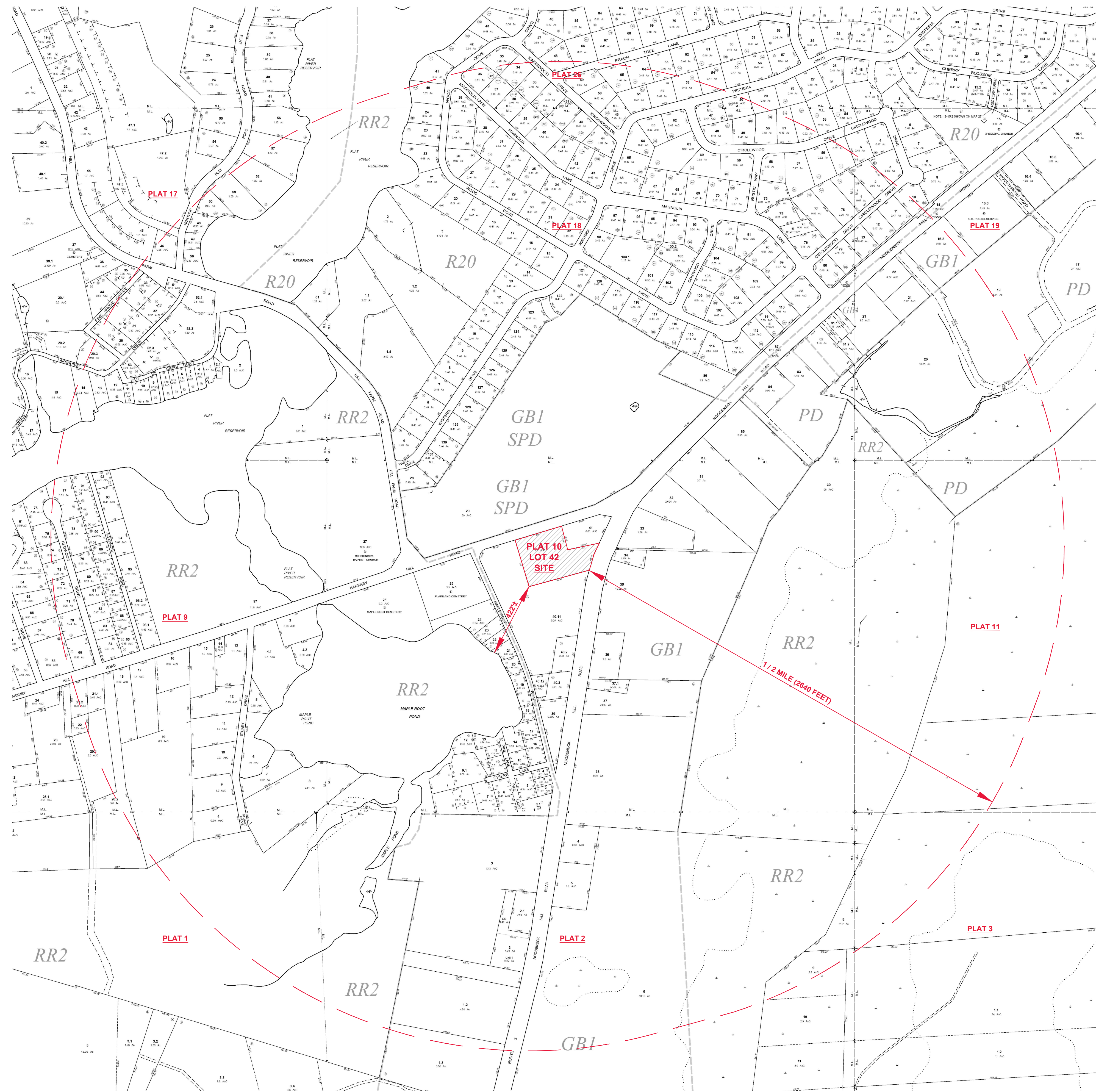
REVISIONS

NUMBER	REMARKS	DATE
1	TRC Comments	10/16/24

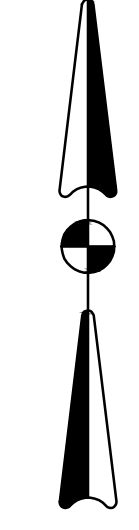
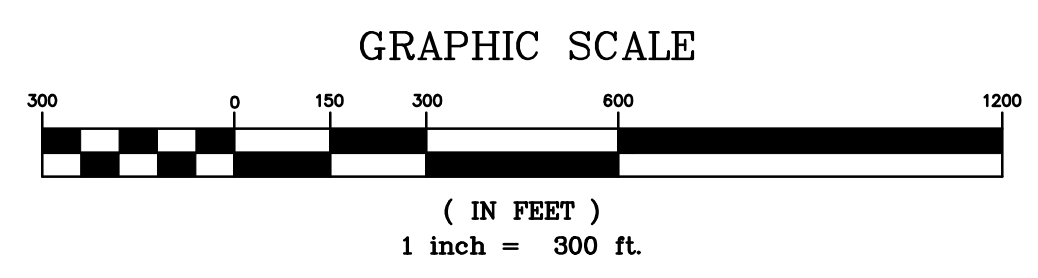
DRAWING NUMBER

C2

SHEET: 3 OF 12



ZONING LEGEND
GB 1 = GENERAL BUSINESS DISTRICT 1
SPD = SPECIAL PLANNING OVERLAY DISTRICT

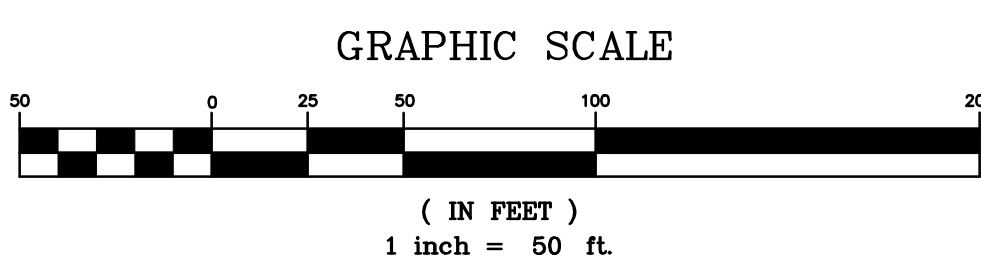




EXISTING CONDITIONS

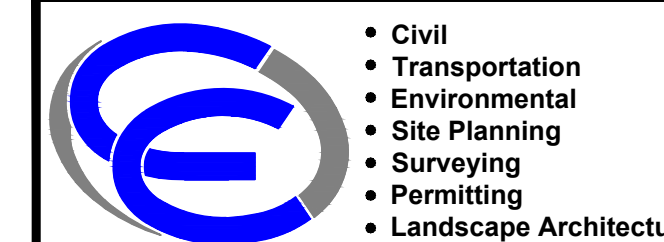


POST DEVELOPMENT



SOILS

MmA: Merrimac Sandy Loam, 0 to 3% Slopes
 HkA: Hinckley Gravelly Sandy Loam, 0 to 3% Slopes



- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

CROSSMAN ENGINEERING

Rhode Island: 100 Jefferson Blvd., Suite 200, Warwick, RI 02886, Phone: (401) 738-8660
 Massachusetts: 1 George Leven Drive, Suite 200, North Attleboro, MA 02760, Phone: (508) 695-1700
 Email: cel@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

KEY PLAN

PROJECT TITLE:

PROPOSED COMMERCIAL CONTRACTOR UNITS

PLAT MAP 10 LOT 42
 ZONING DISTRICT GB1
 GENERAL BUSINESS
 1 ACRE DISTRICT
 71 HARKNEY HILL ROAD
 COVENTRY, RI

PREPARED FOR:

ANDREW BARBER
 P.O. BOX 7090
 WARWICK, RI 02886

DRAWING TITLE:

AERIAL MAP

DATE: SEPTEMBER 2024

SCALE: 1"=50'

DWG. NAME: 2872-04-AERIAL.dwg

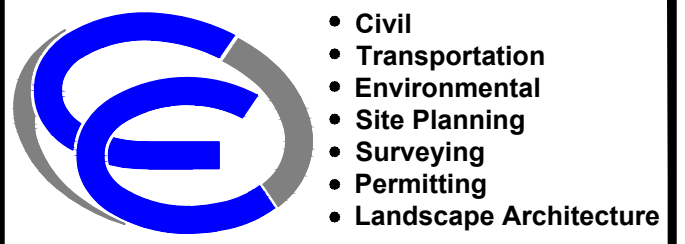
REVISIONS

NUMBER	REMARKS	DATE
1	TRC Comments	10/16/24

DRAWING NUMBER

C3

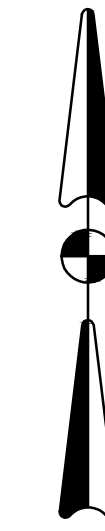
SHEET: 4 OF 12



CROSSMAN ENGINEERING

Rhode Island: 100 Jefferson Blvd., Suite 200, Warwick, RI 02886
 Massachusetts: 1 George Leven Drive, Suite 200, North Attleboro, MA 02760
 Phone: (401) 735-5560 Phone: (508) 695-1700
 Email: col@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.



ABUTTERS LIST
(AS OF SEPTEMBER 2024)

- PLAT 10 LOT 19**
PHYLLIS M. HUSTON
PHYLLIS M. HUSTON
REVOCABLE TRUST
24 MAPLE ROOT ROAD
COVENTRY, RI 02816
- PLAT 10 LOT 20**
BRYAN'S FAMILY TRUST
JACKIE L. & DIANN L. BRYANS,
TRUSTEES
28 MAPLE ROOT ROAD
COVENTRY, RI 02816
- PLAT 10 LOT 21**
FRED T. & CAROL PERRY
34 MAPLE ROOT ROAD
COVENTRY, RI 02816
- PLAT 10 LOT 22**
FRED T. & CAROL PERRY
34 MAPLE ROOT ROAD
COVENTRY, RI 02816
- PLAT 10 LOT 23**
FRED T. & CAROL PERRY
34 MAPLE ROOT ROAD
COVENTRY, RI 02816
- PLAT 10 LOT 24**
MATTHEW S. GREENWOOD
42 MAPLE ROOT ROAD
COVENTRY, RI 02816
- PLAT 10 LOT 25**
PLAINLAND CEMETERY
COVENTRY HISTORICAL
COVENTRY, RI 02816
- PLAT 10 LOT 29**
JOHN KOSZELA & WILLIAM ECCLESTON
REVOCABLE TRUST
1315 VICTORY HIGHWAY
GREENE, RI 02827
- PLAT 10 LOT 31**
3.7 Ac
- PLAT 10 LOT 32**
MAPLEROOT REALTY LLC
C/O IANNOTI FUNERAL HOME
415 WASHINGTON STREET
COVENTRY, RI 02816
- PLAT 10 LOT 33**
OCEAN STATE CREDIT UNION
2006 NOOSENECK HILL ROAD
COVENTRY, RI 02816
- PLAT 10 LOT 34**
ROBIN REEVES
2010 NOOSENECK HILL ROAD
COVENTRY, RI 02816
- PLAT 10 LOT 35**
NOOSENECK HILL REALTY
2030 NOOSENECK HILL ROAD
COVENTRY, RI 02816
- PLAT 10 LOT 36**
BOUKARIM HOLDINGS LLC
2070 NOOSENECK HILL ROAD
COVENTRY, RI 02816
- PLAT 10 LOT 40.11**
BACKSTREET HOLDINGS LLC
P.O. BOX 231
EAST GREENWICH, RI 02818
- PLAT 10 LOT 40.2**
STEVEN G. SALOIS
5 ALVERO ROAD
COVENTRY, RI 02816
- PLAT 10 LOT 41**
2011 NOOSENECK HILL ROAD LLC
C/O ASCO GROUP
45 NOOSENECK HILL ROAD
WEST GREENWICH, RI 02817

KEY PLAN

PROJECT TITLE:

PROPOSED COMMERCIAL CONTRACTOR UNITS

PLAT MAP 10 LOT 42
ZONING DISTRICT GB1
GENERAL BUSINESS
1 ACRE DISTRICT
71 HARKNEY HILL ROAD
COVENTRY, RI

PREPARED FOR:

ANDREW BARBER
P.O. BOX 7090
WARWICK, RI 02886

DRAWING TITLE:

500' RADIUS MAP

DATE: SEPTEMBER 2024 SCALE: 1"=100'

DWG. NAME: 2872-05-RADIUS.dwg

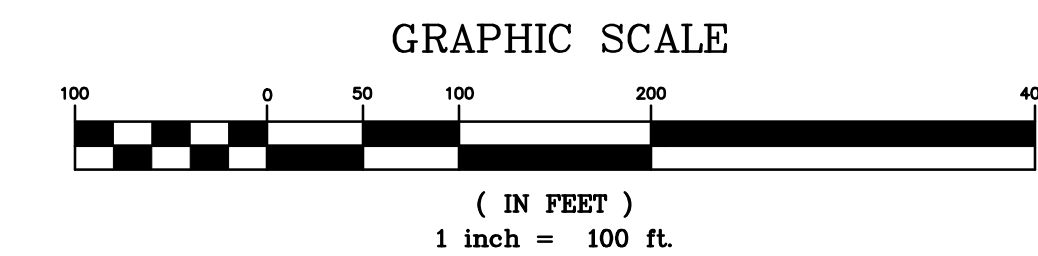
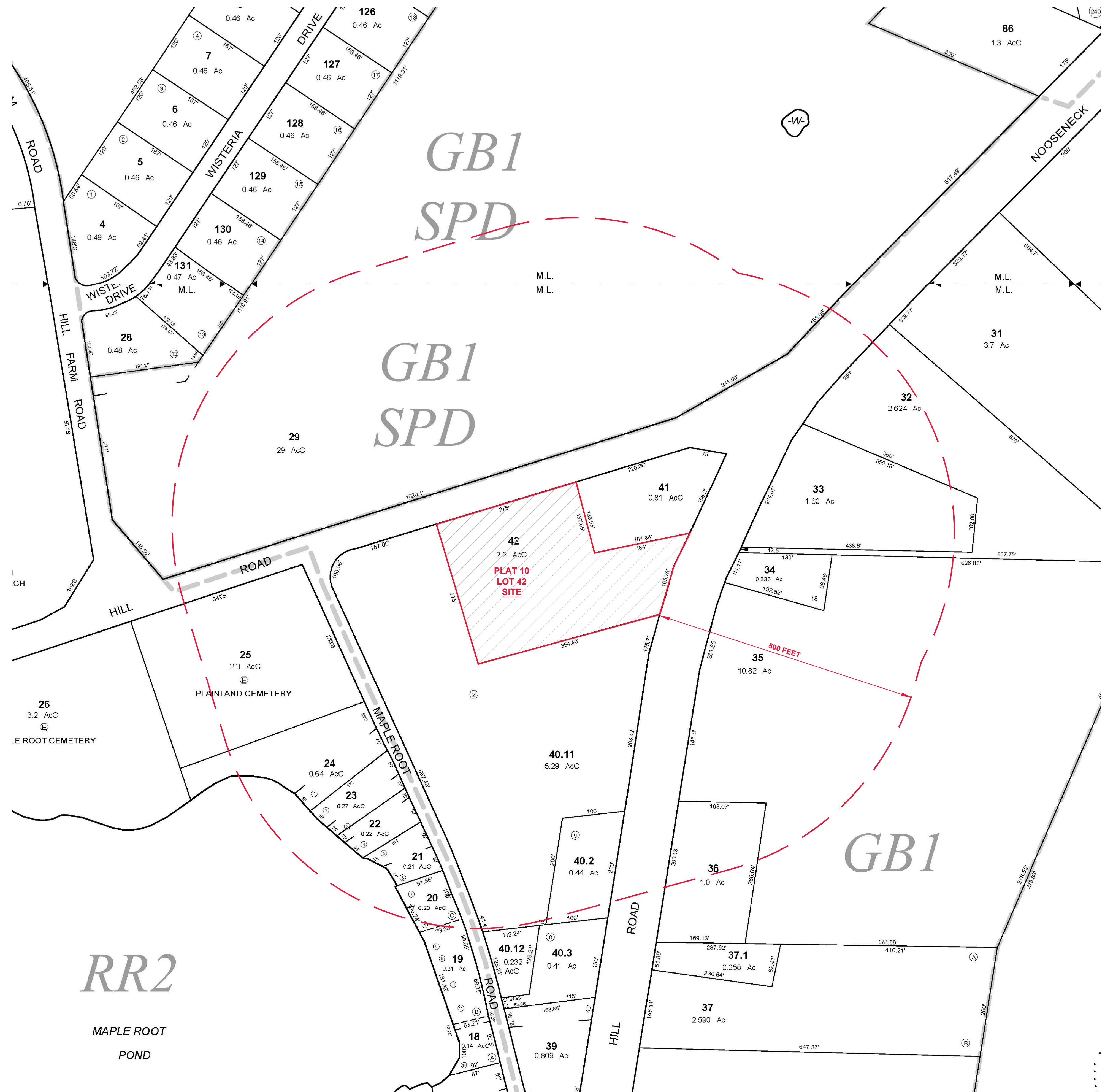
REVISIONS

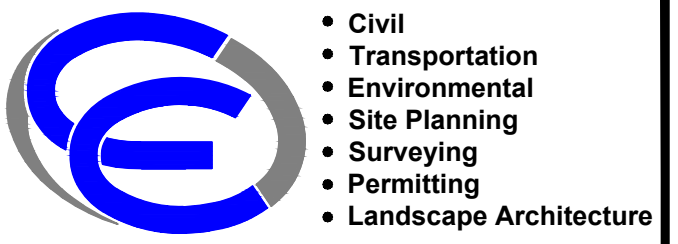
NUMBER	REMARKS	DATE
1	TRC Comments	10/16/24

DRAWING NUMBER

C4

SHEET: 5 OF 12





- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

CROSSMAN ENGINEERING

Rhode Island: 100 Jefferson Blvd., Suite 200, Warwick, RI 02888
 Massachusetts: 1 George Leven Drive, Suite 200, North Attleboro, MA 02760
 Phone: (401) 738-8660 Phone: (508) 895-1700
 Email: col@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

KEY PLAN

PROJECT TITLE:
PROPOSED COMMERCIAL CONTRACTOR UNITS

**PLAT MAP 10 LOT 42
 ZONING DISTRICT GB1
 GENERAL BUSINESS
 1 ACRE DISTRICT
 71 HARKNEY HILL ROAD
 COVENTRY, RI**

PREPARED FOR:
**ANDREW BARBER
 P.O. BOX 7090
 WARWICK, RI 02886**

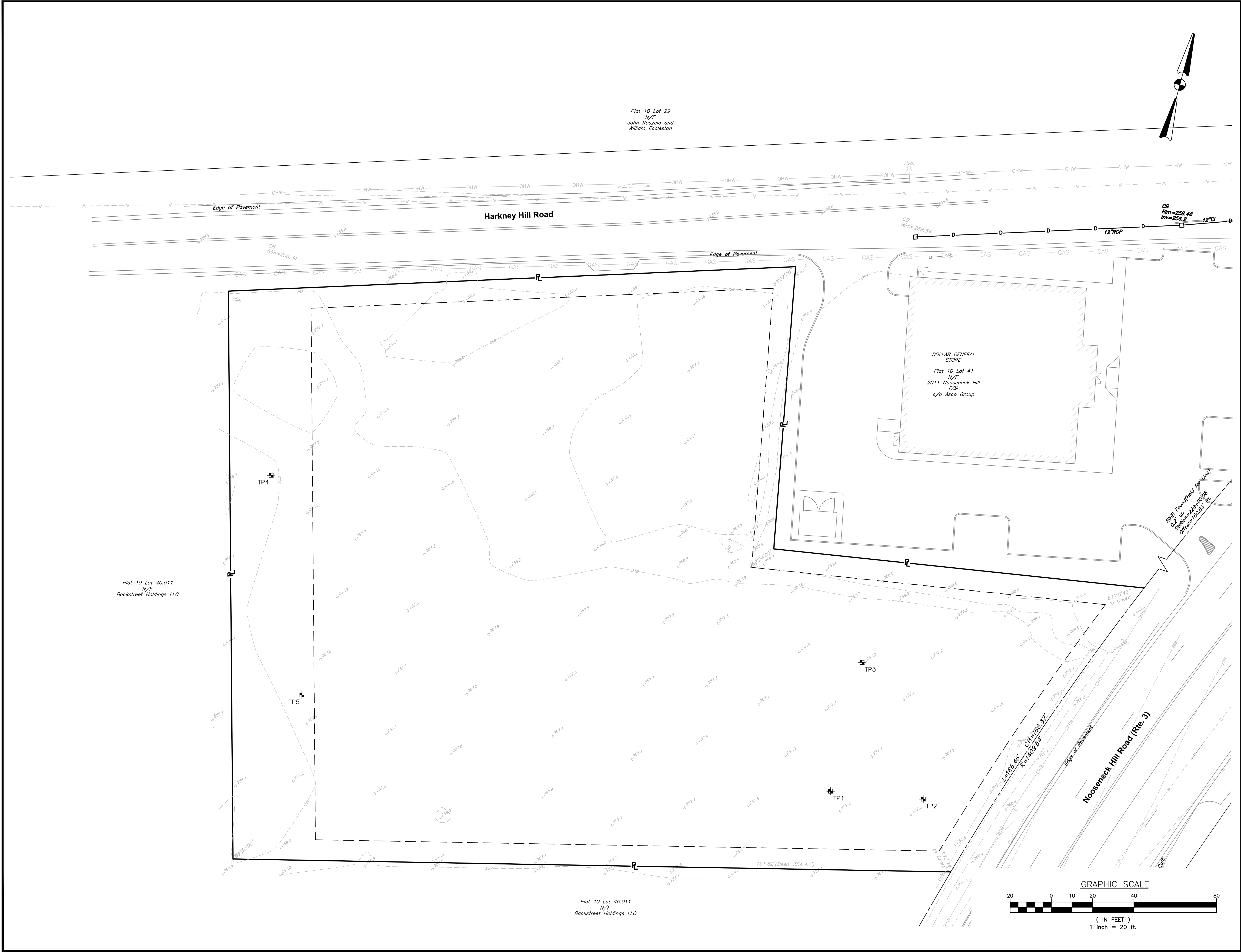
DRAWING TITLE:
**EXISTING
 CONDITIONS PLAN**

DATE: SEPTEMBER 2024 SCALE: 1"=20'
 DWG. NAME: 2872-06-EXCN.dwg

REVISIONS

NUMBER	REMARKS	DATE
1	TRC Comments	10/16/24

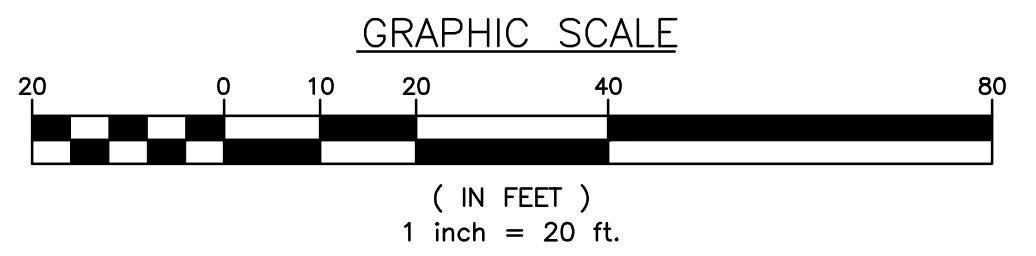
DRAWING NUMBER
C5
 SHEET: 6 OF 12



Plot 10 Lot 29
 N/F
 John Koszela and
 William Eccleston

Plot 10 Lot 40.011
 N/F
 Backstreet Holdings LLC

Plot 10 Lot 40.011
 N/F
 Backstreet Holdings LLC



REQUESTED WAIVERS

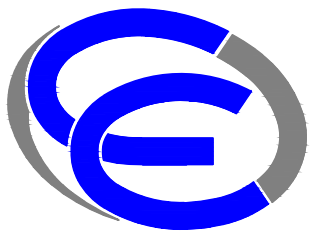
THE BELOW LIST INCLUDES VARIANCE/WAIVERS FROM THE ZONING ORDINANCE THAT WILL REQUIRE COORDINATION AND ACCEPTANCE FROM THE TOWN.

1. A VARIANCE/WAIVER IS REQUIRED FROM ARTICLE XII STANDARDS FOR PARKING AND LOADING FACILITIES.

- SECTION 255-1210, C (1):
A LOADING SPACE FOR USE UP TO 5,000 S.F.
PHASE 1 REQUIRED=1 LOADING SPACE
PHASE 1 PROVIDED=0 LOADING SPACE
- SECTION 255-1210, C (2):
ADDITIONAL LOADING SPACE FOR ADDITIONAL 10,000 S.F. (OR FRACTION THEREOF)
PHASE 1 REQUIRED=1 ADDITIONAL LOADING SPACE
PHASE 1 PROVIDED=0 LOADING SPACES
- SECTION 255-1220, C TABLE 12-3: PARKING USE (ALL OTHER TYPES OF BUSINESS)
PHASE 1 REQUIRED= 30 SPACES
PHASE 1 PROVIDED= 16 SPACES
- SECTION 255-1220, C TABLE 12-3:
PARKING USE=ALL OTHER TYPES OF BUSINESS
PHASE 2 REQUIRED= 40 SPACES
PHASE 2 PROVIDED= 8 SPACES
- SECTION 255-1230, D, TABLE 12-8 (MINOR ARTERIAL ROAD=HARKNEY HILL ROAD)
PHASE 1 REQUIRED (DRIVEWAY TO DRIVEWAY)=150'
PHASE 1 PROVIDED=112'
- SECTION 255-1230, D, TABLE 12-8 (PRINCIPLE ARTERIAL ROAD=ROUTE 3)
PHASE 1 REQUIRED (DRIVEWAY TO DRIVEWAY)=150'
PHASE 1 PROVIDED=66'
- SECTION 255-1730, TABLE 17-1 (MINIMUM LANDSCAPE BUFFERS)
REQUIRED (TO COMMERCIAL DOLLAR GENERAL)=40'
REQUIRED (TO INDUSTRIAL PRO LANDSCAPE)=30'
PROVIDED (BOTH COMMERCIAL & INDUSTRIAL)=10'

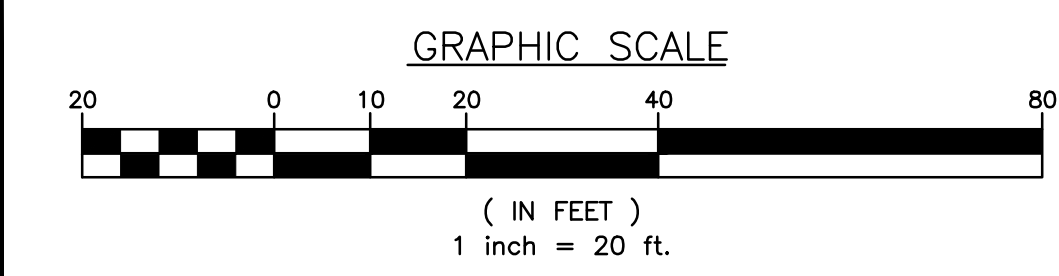
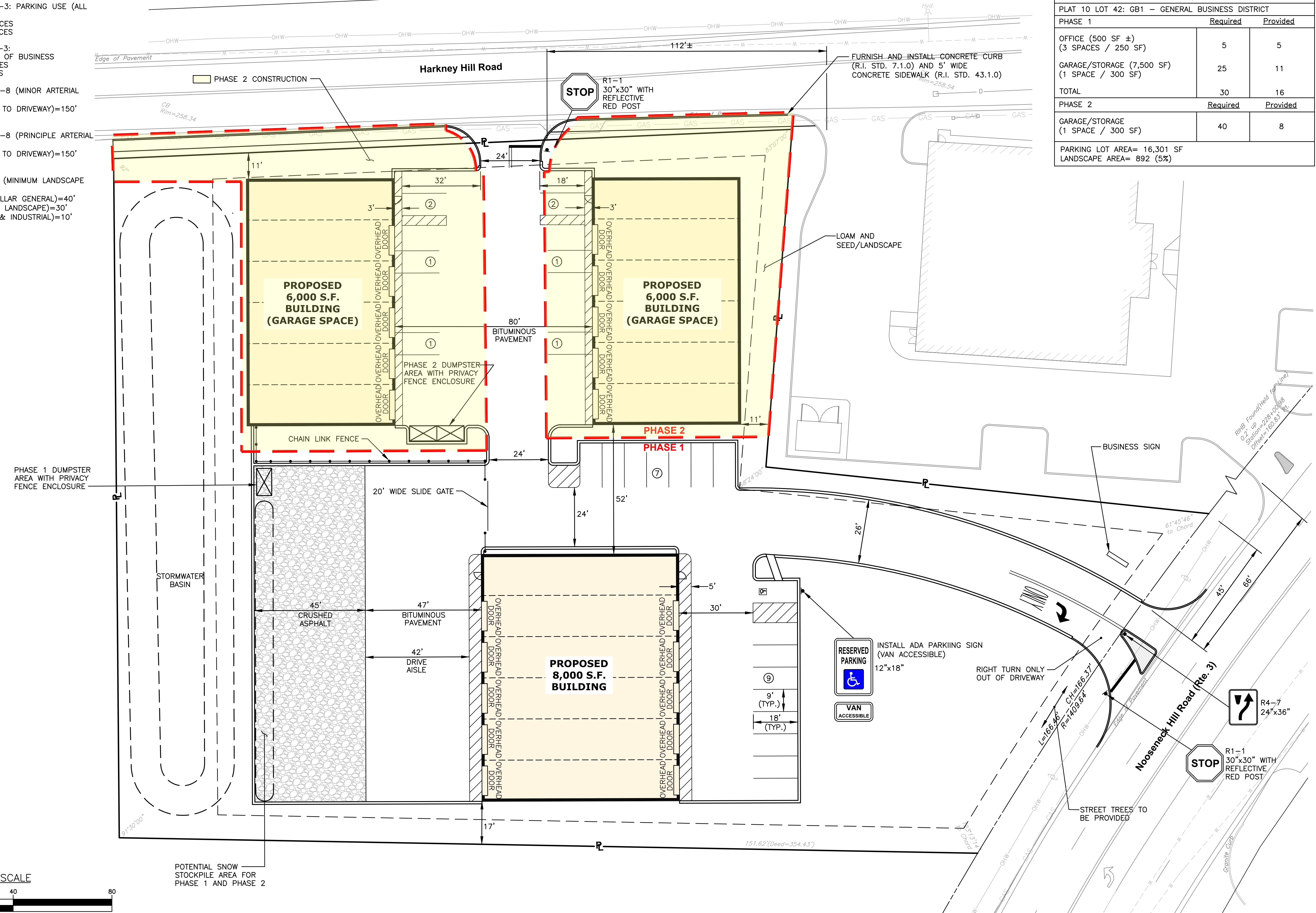
ZONING TABLE		
PLAT 10 LOT 42: GB1 - GENERAL BUSINESS DISTRICT		
PHASE 1&2		
USE CODE C.2(07) EQUIPMENT GARAGE COMMERCIAL STORAGE		
USE CODE E.1(01) GENERAL COMMERCIAL OFFICE		
	Required	Provided
Minimum Lot Area:	43,560 S.F.	2.2 Ac.
Minimum Frontage:	200'	440.78'
Minimum Front Yard:	10'	12' (PHASE 1) 11' (PHASE 2)
Minimum Side Yard:	10'	17' (PHASE 1) 11' (PHASE 2)
Minimum Rear Yard:	40'	148' (PHASE 1) 92' (PHASE 2)
Maximum Building Height:	35'	35' (PHASE 1&2) 21' (PHASE 1&2)
Maximum Lot Coverage:	60%	

PARKING REQUIREMENTS		
PLAT 10 LOT 42: GB1 - GENERAL BUSINESS DISTRICT		
PHASE 1	Required	Provided
OFFICE (500 SF ±) (3 SPACES / 250 SF)	5	5
GARAGE/STORAGE (7,500 SF) (1 SPACE / 300 SF)	25	11
TOTAL	30	16
PHASE 2	Required	Provided
GARAGE/STORAGE (1 SPACE / 300 SF)	40	8
PARKING LOT AREA= 16,301 SF LANDSCAPE AREA= 892 (5%)		



CROSSMAN ENGINEERING
Rhode Island
100 Jefferson Blvd., Suite 200
Warwick, RI 02888
Phone: (401) 738-8860
Massachusetts
1 George Leven Drive, Suite 200
North Attleboro, MA 02760
Phone: (508) 695-1700
Email: col@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.



KEY PLAN

PROJECT TITLE:
PROPOSED COMMERCIAL CONTRACTOR UNITS
PLAT MAP 10 LOT 42
ZONING DISTRICT GB1
GENERAL BUSINESS
1 ACRE DISTRICT
71 HARKNEY HILL ROAD
COVENTRY, RI

PREPARED FOR:
ANDREW BARBER
P.O. BOX 7090
WARWICK, RI 02886

DRAWING TITLE:
SITE LAYOUT PLAN
DATE: SEPTEMBER 2024
SCALE: 1"=20'
DWC. NAME: 2872-07-SITE.dwg

NUMBER	REMARKS	DATE
1	TRC Comments	10/16/24

DRAWING NUMBER
C6
SHEET: 7 OF 12



CROSSMAN ENGINEERING

Rhode Island: 100 Jefferson Blvd., Suite 200, Warwick, RI 02886
 Massachusetts: 1 George Leven Drive, Suite 200, North Attleboro, MA 02760
 Phone: (401) 738-5860 Phone: (508) 695-1700
 Email: col@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

KEY PLAN

PROJECT TITLE:

PROPOSED COMMERCIAL CONTRACTOR UNITS

PLAT MAP 10 LOT 42
 ZONING DISTRICT GB1
 GENERAL BUSINESS
 1 ACRE DISTRICT
 71 HARKNEY HILL ROAD
 COVENTRY, RI

PREPARED FOR:

ANDREW BARBER
 P.O. BOX 7090
 WARWICK, RI 02886

DRAWING TITLE:

PRELIMINARY GRADING and DRAINAGE PLAN

DATE: SEPTEMBER 2024

SCALE: 1"=20'

DWC. NAME: 2872-08-GRADE.dwg

REVISIONS

NUMBER	REMARKS	DATE
1	TRC Comments	10/16/24

DRAWING NUMBER

C7

SHEET: 8 OF 12

Plat 10 Lot 29
 N/F
 John Koszela and
 William Eccleston

Harkney Hill Road

CS
 Rim=258.46
 Inv=258.2

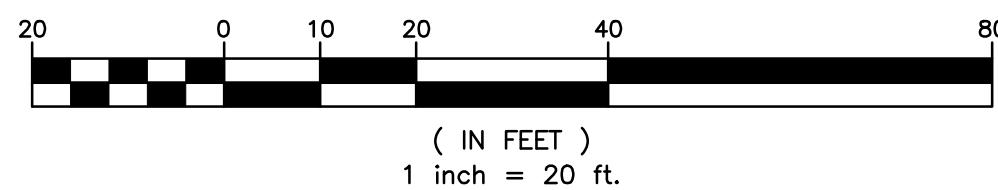
NOTES:

1. THE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET THE TOWN OF COVENTRY AND THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT DESIGN STANDARDS
2. THE STORMWATER BASIN WILL BE INSTALLED UNDER PHASE 1

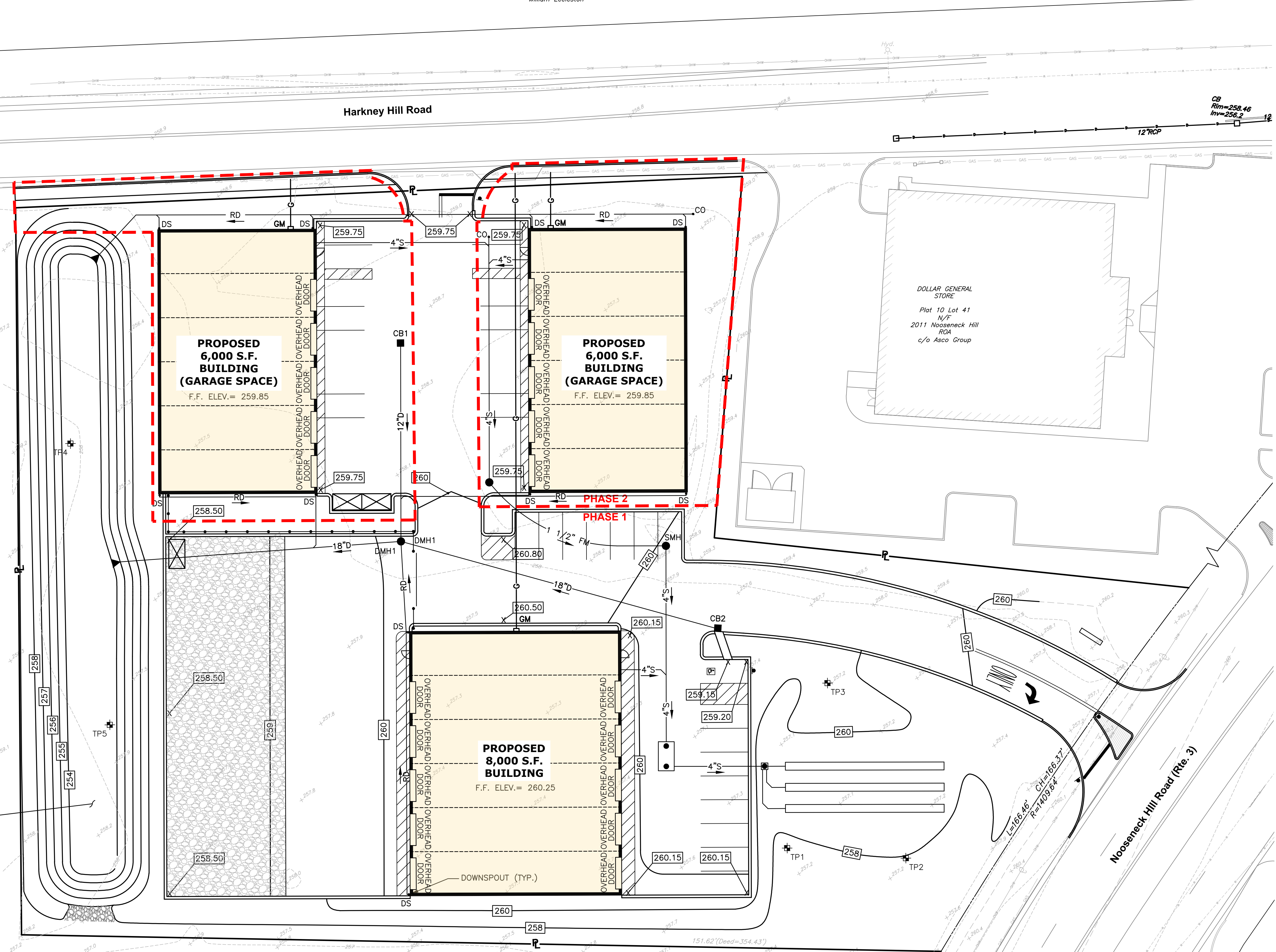
Plat 10 Lot 40.011
 N/F
 Backstreet Holdings LLC

PROPOSED STORMWATER BASIN
 (LOAM & SEED)

GRAPHIC SCALE

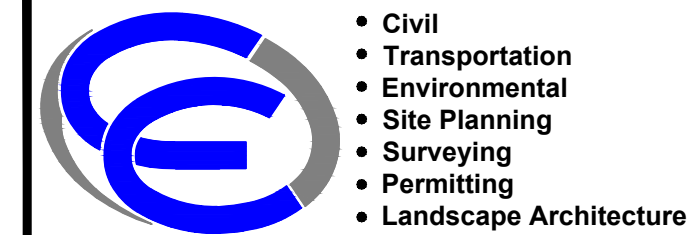
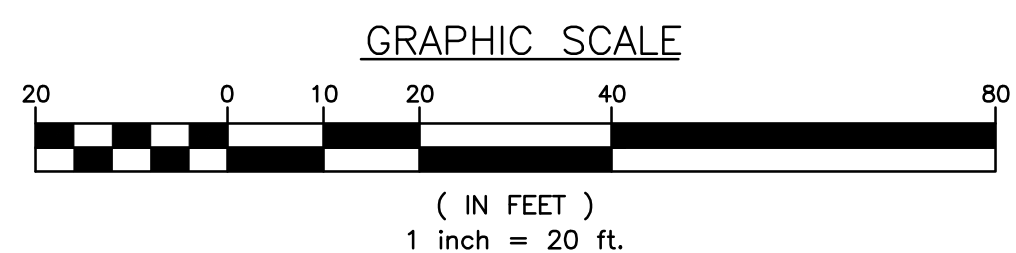
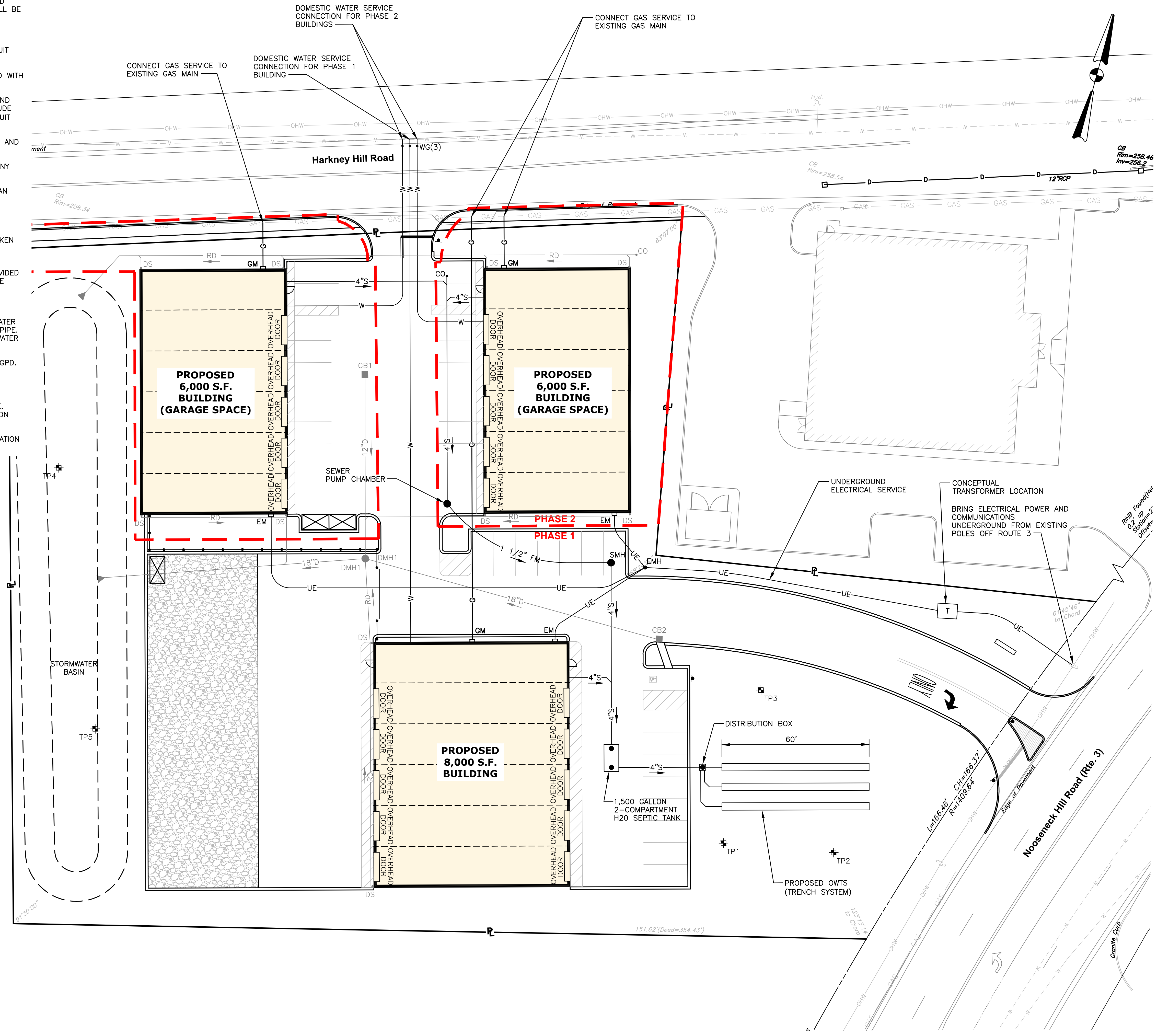


Plat 10 Lot 40.011
 N/F
 Backstreet Holdings LLC



UTILITY NOTES

- CONTRACTOR SHALL COORDINATE NEW ELECTRIC AND COMMUNICATION SERVICE WITH UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF NEW CONDUITS, WIRES AND TRANSFORMERS AS REQUIRED TO SERVICE THIS SITE.
- CONTRACTOR IS REQUIRED TO DIG TEST PITS AT ALL PROPOSED-EXISTING UTILITY TIE-IN AREAS (WATER, GAS AND SEWER). THIS WORK SHALL BE CONDUCTED PRIOR TO INSTALLATION. COORDINATION WITH OWNER AND ENGINEER IS REQUIRED. THE EXISTING SEWER MAIN ELEVATIONS SHALL BE CONFIRMED BY CONTRACTOR PRIOR TO INSTALLATION.
- SITE LIGHTING REQUIREMENTS SHALL BE CONFIRMED PRIOR TO FINAL APPLICATION FOR BUILDING PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF SITE LIGHTING, ELECTRICAL CONDUIT AND HANDHOLE(S) FOR THIS SITE.
- ALL UTILITIES PENETRATING THE FOUNDATION WALL SHALL BE SLEEVED WITH WATER TIGHT FITTINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF UNDERGROUND CONDUIT, GAS, AND COMMUNICATION SERVICE. BID PRICE SHALL INCLUDE PAVEMENT SAWCUT, REMOVAL AND DISPOSAL, EXCAVATION, PIPE/CONDUIT INSTALLATION AND BACKFILL.
- THE PROPOSED OWTS WILL BE DESIGNED TO SERVICE BOTH PHASE 1 AND PHASE 2.
- PROPOSED GAS LINE SIZE SHALL BE VERIFIED BY THE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- UTILITY SERVICE LOCATIONS AT THE BUILDING AS SHOWN ON THIS PLAN MAY VARY DEPENDING ON FINAL DESIGN PLANS.
- CONTRACTOR SHALL VERIFY WATER AND GAS LINE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- THE EXISTING WATER, GAS, AND ELECTRIC INFORMATION HAS BEEN TAKEN FROM PLANS PROVIDED BY OTHERS. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- A WATER METER AND BACKFLOW PREVENTION SYSTEM SHALL BE PROVIDED WITHIN EACH BUILDING. PHASE 1 AND PHASE 2 WILL HAVE SEPARATE WATER SERVICES.
- BUILDING SEWER PIPE SHALL BE PVC SDR 35.
- WATER SERVICE UP TO 2-INCH DIAMETER TO BE TYPE K COPPER. WATER SERVICE 3-INCH AND GREATER TO BE CEMENT-LINED DUCTILE IRON PIPE. ALTERNATIVES SHALL BE APPROVED IN WRITING BY THE PAWTUCKET WATER SUPPLY BOARD.
- THE ANTICIPATED SEWER FLOWS GENERATED FROM THIS SITE IS 450 GPD. PHASE 1 (20 EMPLOYEES X 15 GPD./EMPLOYEE) = 300 GPD. PHASE 2 (10 EMPLOYEES X 15 GPD./EMPLOYEE) = 150 GPD.
- THE SOILS ON SITE ARE MAPPED AS SANDS AND GRAVEL, WITH A SEASONAL HIGH GROUNDWATER TABLE DEEPER THAN 6' BELOW GRADE. CROSSMAN ENGINEERING PREVIOUSLY CONDUCTED SOIL EVALUATIONS ON ADJACENT PROPERTIES, AND HAS CONFIRMED THESE CONDITIONS.
- THE OWTS WILL BE SIZED FOR BOTH PHASE 1 AND 2 USES. INSTALLATION WILL OCCUR UNDER THE PHASE 1 CONSTRUCTION.



CROSSMAN ENGINEERING
 Rhode Island: 100 Jefferson Blvd., Suite 200, Warwick, RI 02886
 Massachusetts: 1 George Leven Drive, Suite 200, North Attleboro, MA 02760
 Phone: (401) 738-8660 Phone: (508) 695-1700
 Email: col@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

KEY PLAN

PROJECT TITLE:
PROPOSED COMMERCIAL CONTRACTOR UNITS
 PLAT MAP 10 LOT 42
 ZONING DISTRICT GB1
 GENERAL BUSINESS
 1 ACRE DISTRICT
 71 HARKNEY HILL ROAD
 COVENTRY, RI

PREPARED FOR:
ANDREW BARBER
 P.O. BOX 7090
 WARWICK, RI 02886

DRAWING TITLE:
PRELIMINARY UTILITY PLAN

DATE: SEPTEMBER 2024 SCALE: 1"=20'
 DWG. NAME: 2872-09-UTIL.dwg

REVISIONS

NUMBER	REMARKS	DATE
1	TRC Comments	10/16/24

DRAWING NUMBER
C8
 SHEET: 9 OF 12

Greenbriar (XGBM)
Outdoor Area Light

ORDERING GUIDE

Profile	Finish	Light Source	Lumen Package	Color Temp
XGBM - Greenbriar	PT - 15.4 (Fixed Trim)	LED	80 - 10000 (10000 Lumens)	5000K (Cool White)

Finish	Light Source	Lumen Package	Color Temp
PT - 15.4 (Fixed Trim)	LED	80 - 10000 (10000 Lumens)	5000K (Cool White)
PT - 15.4 (Fixed Trim)	LED	80 - 10000 (10000 Lumens)	5000K (Cool White)

Accessory Ordering Information (Accessories are field installed)

Accessory	Order Number	Description	Order Number
1" x 1/2" x 1/2" (1/2")	100000000	1" x 1/2" x 1/2" (1/2")	100000000

ALUMINUM SQUARE POLES (SOFT CORNER)

Profile	Material	Height	Weight	Options
4SQB3	A125	14	S	BLK

ACCESSORY ORDERING INFORMATION

Accessory	Order Number	Description
1" x 1/2" x 1/2" (1/2")	100000000	1" x 1/2" x 1/2" (1/2")

Geometric Scances (GST/GSR)
Wall Scance

Geometric Scances (GST/GSR)
ORDERING GUIDE

Profile	Lumen Package	Finish	Light Source	Lumen Package	Color Temp
GST - Geometric Scance	60 - 10000 (10000 Lumens)	PT - 15.4 (Fixed Trim)	LED	80 - 10000 (10000 Lumens)	5000K (Cool White)

Geometric Scances (GST/GSR)
ORDERING GUIDE

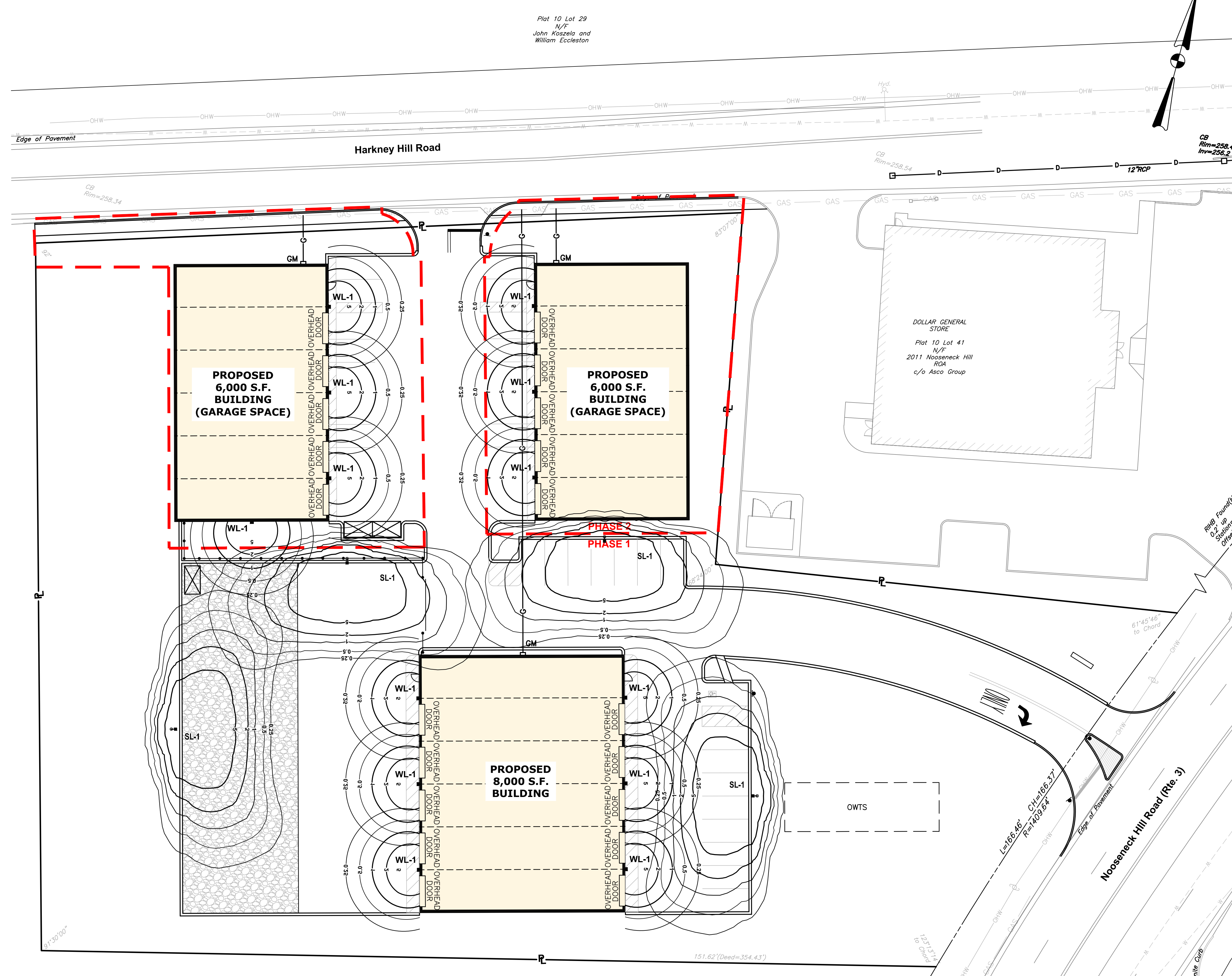
Profile	Lumen Package	Finish	Light Source	Lumen Package	Color Temp
GST - Geometric Scance	60 - 10000 (10000 Lumens)	PT - 15.4 (Fixed Trim)	LED	80 - 10000 (10000 Lumens)	5000K (Cool White)

ACCESSORY ORDERING INFORMATION

Accessory	Order Number	Description
1" x 1/2" x 1/2" (1/2")	100000000	1" x 1/2" x 1/2" (1/2")

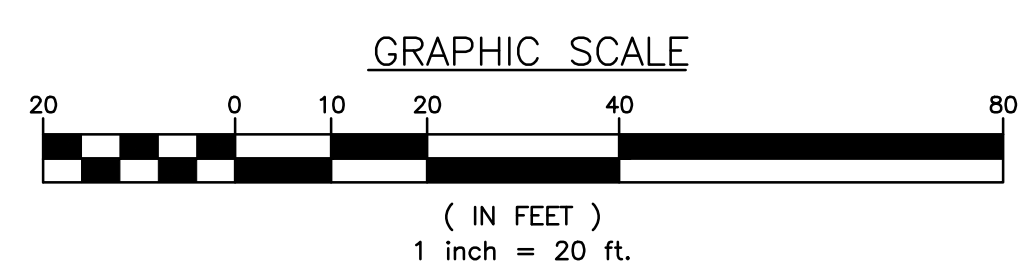
SITE LIGHTING

Symbol	Qty	Label	Manufacture	Description
●	4	SL-1	LSI Lighting	XGBM-HSS-FT-LED-LW-CW-UE-BLK / 14 FT MTG - SINGLE
■	8	WL-1	LSI Lighting	GST-6L-FT-UNV-40K7-BLH / 15 FT MTG



NOTE:

- ALL LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT.
- ALL LIGHTING SHALL BE FULL CUT-OFF.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE CONDUITS AND HANDHOLES AS NEEDED FOR THE PARKING LOT LIGHT POLES.



CROSSMAN ENGINEERING

Rhode Island: 100 Jefferson Blvd., Suite 200, Warwick, RI 02886
 Massachusetts: 1 George Leven Drive, Suite 200, North Attleboro, MA 02760

Phone: (401) 738-8660 Phone: (508) 695-1700
 Email: col@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

KEY PLAN

PROJECT TITLE:
PROPOSED COMMERCIAL CONTRACTOR UNITS

PLAT MAP 10 LOT 42
ZONING DISTRICT GB1
GENERAL BUSINESS
1 ACRE DISTRICT
71 HARKNEY HILL ROAD
COVENTRY, RI

PREPARED FOR:
ANDREW BARBER
P.O. BOX 7090
WARWICK, RI 02886

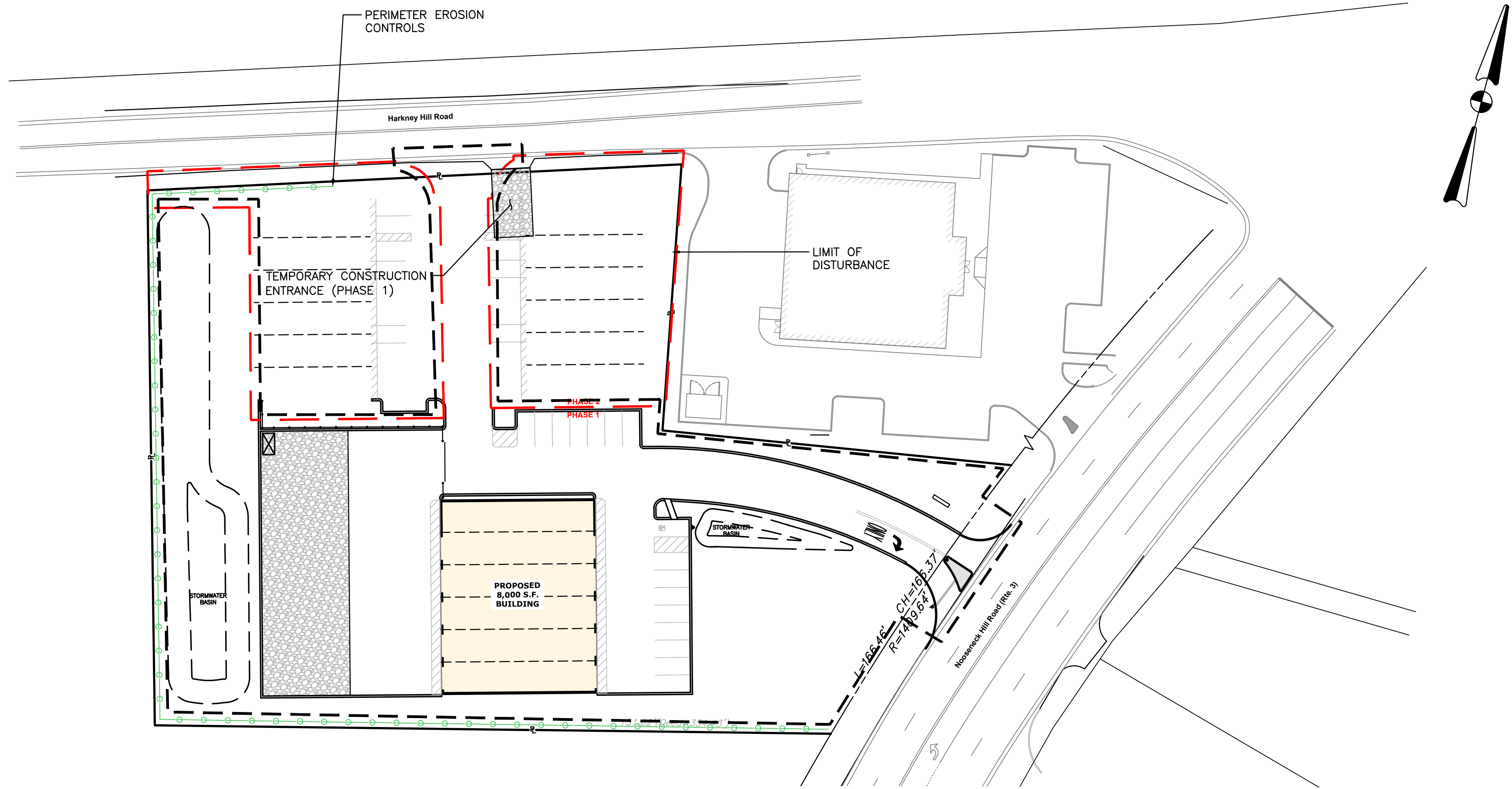
DRAWING TITLE:
LIGHTING PLAN

DATE: SEPTEMBER 2024 SCALE: 1"=20'
 DWG. NAME: 2872-10-LIGHT.dwg

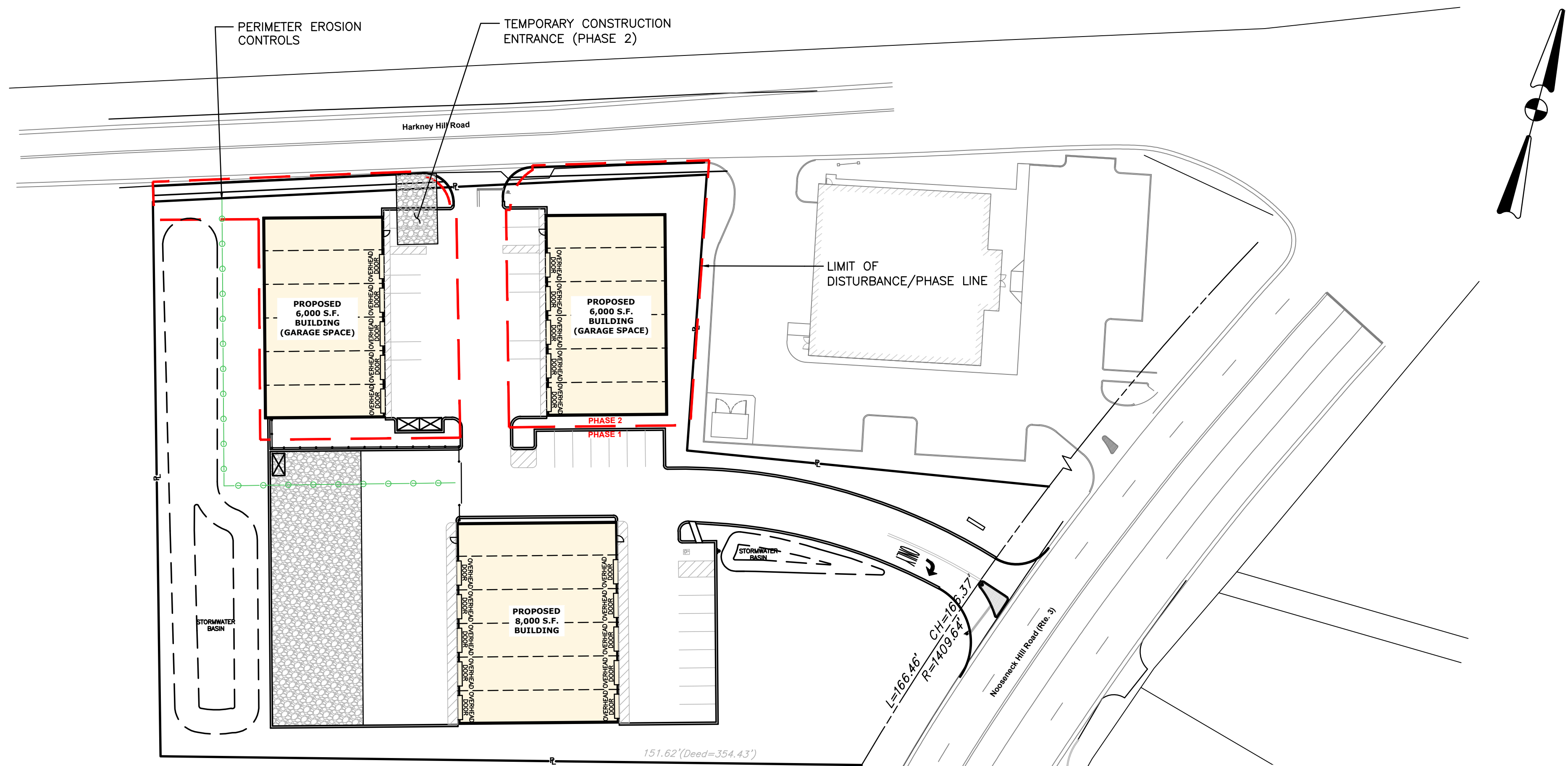
REVISIONS

NUMBER	REMARKS	DATE
1	TRC Comments	10/16/24

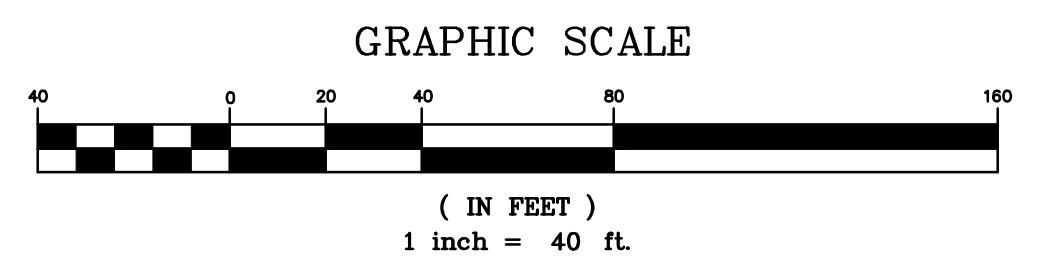
DRAWING NUMBER
C9
SHEET: 10 OF 12



PHASE 1



PHASE 2



DUST CONTROL NOTES

ON AN AS-NEEDED BASIS OR AS DIRECTED BY THE TOWN, RIDER OR OWNER, THE CONTRACTOR SHALL UTILIZE ONE OF THE FOLLOWING METHODS TO CONTROL DUST:

- A. THE EXPOSED SOIL SURFACE SHOULD BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.
- B. CALCIUM CHLORIDE SHOULD BE EITHER LOOSE DRY GRANULES OR FLAKE FINE ENOUGH TO FEED THROUGH A SPREADER AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.

THE METHODS SHOULD BE REPEATED AS NEEDED, AND SPECIAL ATTENTION MUST BE GIVEN TO THE ACCESS DRIVES.

INSPECTION/MAINTENANCE NOTES

1. PRIOR TO COMMENCING GRUBBING OPERATIONS AND EARTHWORK, STRAW WATTLE SHALL BE PLACED INSIDE SAWCUT EDGE AND ALONG THE DOWNGRADE LIMIT OF DISTURBANCE TO PREVENT SEDIMENT FROM ENTERING EXISTING ROADWAY DRAINAGE SYSTEM, AND ABUTTING PROPERTIES AND THE CONTRACTOR SHALL INSTALL DRIPLINE TREE PROTECTION DEVICES ALONG THE PROPOSED TREELINE/EXISTING TREES TO REMAIN.
2. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE DRAINAGE SYSTEM.
3. ALL DISTURBED AREAS WHICH BECOME SUBJECT TO EROSION TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL RECEIVE SLOPE PROTECTION - SUCH AS RIP-RAP.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING PERIODS OF RAINFALL.
5. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT / REPLACE DAILY DURING CONSTRUCTION, FOLLOWING RAINFALL AND WEEKLY DURING NON CONSTRUCTION PERIODS.
6. ADDITIONAL STRAW WATTLE OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER.
7. THE LATEST VERSION OF THE "RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE R.I. STATE CONSERVATION COMMITTEE, MUST BE UTILIZED BY THE CONTRACTOR AS A GUIDE.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL AND FOR THE ENTIRE PROJECT DURATION, INCLUDING TEMPORARY SHUT-DOWN PERIODS, MUST MONITOR AND REPAIR, AS NEEDED, ALL SLOPES TO ENSURE A STABLE PRODUCT.

GENERAL PROJECT WIDE NOTES

1. CONTRACTOR SHALL OBTAIN A SOIL EROSION AND SEDIMENT CONTROL PERMIT FROM THE TOWN ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK ONSITE; SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
2. CONTRACTOR SHALL INSTALL TEMPORARY MEASURES SUCH AS; FIBER MATTING, CRUSHED STONE, HAY OR STRAW IN AREAS WHERE SLOPES OR STABILIZATION HAS FAILED.
3. IF SEDIMENT IS TRACKED OR ERODED INTO THE ROADWAY, THE CONTRACTOR WILL BE REQUIRED TO SWEEP DAILY.
4. STRAW WATTLE (OR SILT FENCE OR STAKED HAYBALES) SHALL BE INSTALLED AROUND THE PERIMETER OF THE AREA TO BE DISTURBED BY CONSTRUCTION. ADDITIONAL APPLICATIONS OF THESE CONTROLS MEASURES MAY BE REQUIRED DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL INSPECT THE SITE AT A MINIMUM OF ONCE PER WEEK OR WITHIN 24 HOURS AFTER A STORM EVENT.
5. IF EROSION OR EROSION TENDENCIES ARE APPARENT ON THE SITE, THE CONTRACTOR IS RESPONSIBLE TO INSTALL ADDITIONAL CONSTRUCTION BMP'S SUCH AS SAND BAGS AS DIRECTED BY THE TOWN OR ENGINEER DURING CONSTRUCTION.
6. IF SEDIMENT OR DEBRIS IS TRACKED ONTO EXISTING PAVED AREAS ADJACENT TO THE CONSTRUCTION AREA, THE CONTRACTOR IS REQUIRED TO SWEEP THE PAVEMENT ON A DAILY BASIS. THE AREA SHALL BE INSPECTED DAILY.
7. THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN OF TRASH. RECOMMENDED DAILY PATROL OF THE CONSTRUCTION SHOULD BE CONDUCTED TO PICK-UP TRASH. THE OPERATOR SHALL REQUIRE THE CONTRACTOR TO HAVE PORTABLE SANITARY FACILITIES ON SITE. ROUTINE CLEANING AND WASTE DISPOSAL OF THESE PORTABLE SANITARY FACILITIES IS REQUIRED.

EROSION CONTROL AND SOIL STABILIZATION PROGRAM

1. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE DRAINAGE SYSTEM, ADJACENT PROPERTY, AND ROADWAYS.
2. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH PROTECTIVE COVERS, SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE OWNER.
3. HAY OR STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 3,000-4,000 LBS/ACRE.
4. STOCKPILES SHALL HAVE NO SLOPE STEEPER THAN 2:1 AND SHALL BE SURROUNDED BY STRAW WATTLE, STAKED HAY BALES OR SILT FENCING.
5. STOCKPILES EXPOSED FOR EXCESSIVE PERIODS SHALL RECEIVE TEMPORARY TREATMENT CONSISTING OF HAY, STRAW OR FIBER MATTING.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT/REPLACE AS NEEDED.
7. ADDITIONAL HAY BALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE ENGINEER, OWNER, MUNICIPAL REPRESENTATIVES OR LOCAL D.O.T.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DUST CONTROL AT NO ADDITIONAL COST TO THE OWNER.
9. PROPOSED CATCH BASINS SHALL BE PROTECTED BY SILT SACKS.
10. THE STRAW WATTLE MAY BE INSTALLED ON THE EXISTING PAVEMENT /IMPERVIOUS AREAS WITH OUT STAKES. CONTRACTOR SHALL INSPECT DAILY. IF SOIL EROSION OR SEDIMENT IS OBSERVED IN THESE AREAS, THE CONTRACTOR SHALL RELOCATE OR INSTALL ADDITIONAL STRAW WATTLE IN LOCATIONS THAT CAN BE STAKED. THIS WORK IS INCLUDED IN THE PROJECT SCOPE.
11. SILT FENCE OR STAKED HAYBALES MAY BE USED IN LIEU OF STRAW WATTLE.
12. AN ALTERNATE COMPOST SOCK OR FILTER SOCK PRODUCT MAY BE USED IN LIEU OF STRAW WATTLE UPON APPROVAL OF THE ENGINEER.

LEGEND

- - - - - LIMIT OF DISTURBANCE
- PERIMETER SOIL EROSION AND SEDIMENT CONTROL MEASURE



CROSSMAN ENGINEERING
 Rhode Island: 100 Jefferson Blvd., Suite 200, Warwick, RI 02888, Phone: (401) 738-8660
 Massachusetts: 1 George Leven Drive, Suite 200, North Attleboro, MA 02760, Phone: (508) 695-1700
 Email: col@crossmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

KEY PLAN

PROJECT TITLE:

PROPOSED COMMERCIAL CONTRACTOR UNITS

**PLAT MAP 10 LOT 42
 ZONING DISTRICT GB1
 GENERAL BUSINESS
 1 ACRE DISTRICT
 71 HARKNEY HILL ROAD
 COVENTRY, RI**

PREPARED FOR:

**ANDREW BARBER
 P.O. BOX 7090
 WARWICK, RI 02886**

**DRAWING TITLE:
 SOIL EROSION and
 SEDIMENT CONTROL PLAN**

DATE: SEPTEMBER 2024 SCALE: 1"=40'
 DWG. NAME: 2872-11-SOIL.dwg

NUMBER	REMARKS	DATE
1	TRC Comments	10/16/24

DRAWING NUMBER
C10
 SHEET: 11 OF 12

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.

KEY PLAN

PROJECT TITLE:

PROPOSED COMMERCIAL CONTRACTOR UNITS

PLAT MAP 10 LOT 42
 ZONING DISTRICT GB1
 GENERAL BUSINESS
 1 ACRE DISTRICT
 71 HARKNEY HILL ROAD
 COVENTRY, RI

PREPARED FOR:

ANDREW BARBER
 P.O. BOX 7090
 WARWICK, RI 02886

DRAWING TITLE:

LANDSCAPE PLAN

DATE: SEPTEMBER 2024 SCALE: 1"=20'
 DWG. NAME: 2872-12-LAND.dwg

REVISIONS

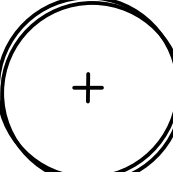
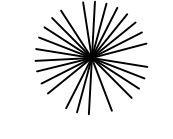
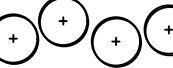
NUMBER	REMARKS	DATE
1	TRC Comments	10/16/24

DRAWING NUMBER

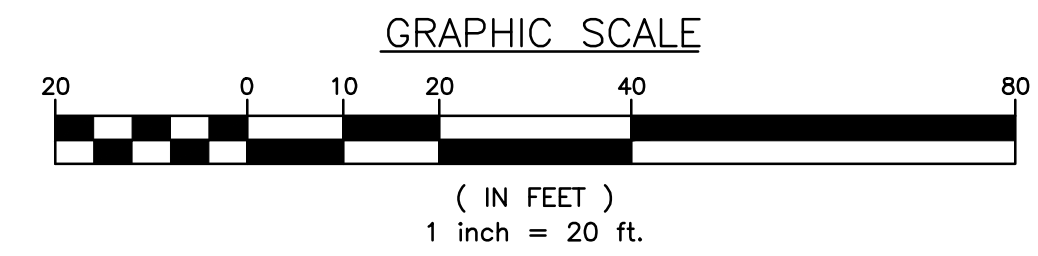
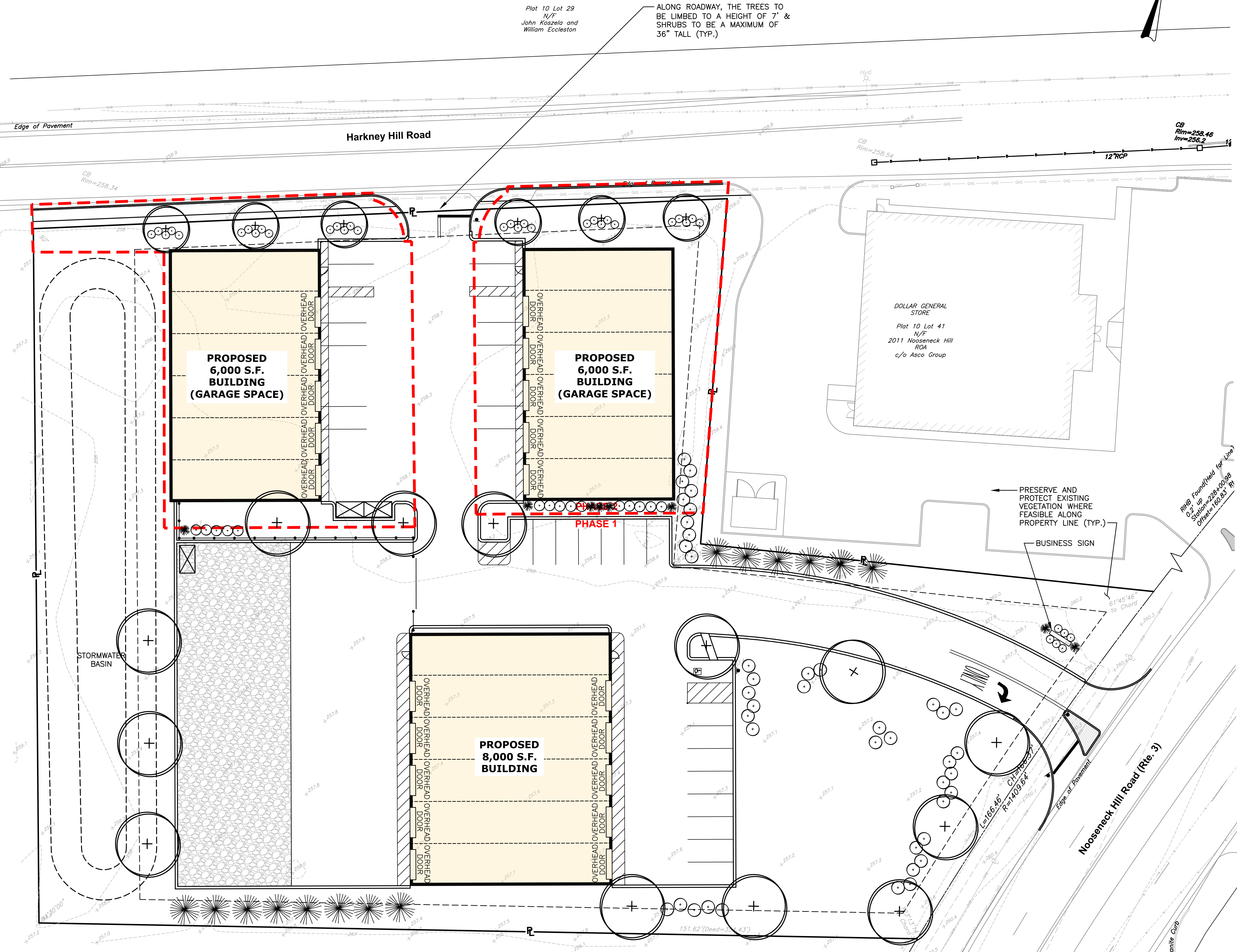
L1

SHEET: 12 OF 12

LEGEND

-  SHADE TREE
-  EVERGREEN PLANTING
-  SHRUB

NOTE:
 FINAL LANDSCAPE DESIGN TO BE PROVIDED WITH PRELIMINARY PLAN SUBMISSION



Plat 10 Lot 40.011
 N/F
 Backstreet Holdings LLC

Plat 10 Lot 29
 N/F
 John Koszela and
 William Eccleston

ALONG ROADWAY, THE TREES TO BE LIMBED TO A HEIGHT OF 7' & SHRUBS TO BE A MAXIMUM OF 36" TALL (TYP.)

DOLLAR GENERAL STORE
 Plat 10 Lot 41
 N/F
 2011 Nooseneck Hill
 ROA
 c/o Asco Group

Plat 10 Lot 40.011
 N/F
 Backstreet Holdings LLC

STORMWATER BASIN

PROPOSED 8,000 S.F. BUILDING

PROPOSED 6,000 S.F. BUILDING (GARAGE SPACE)

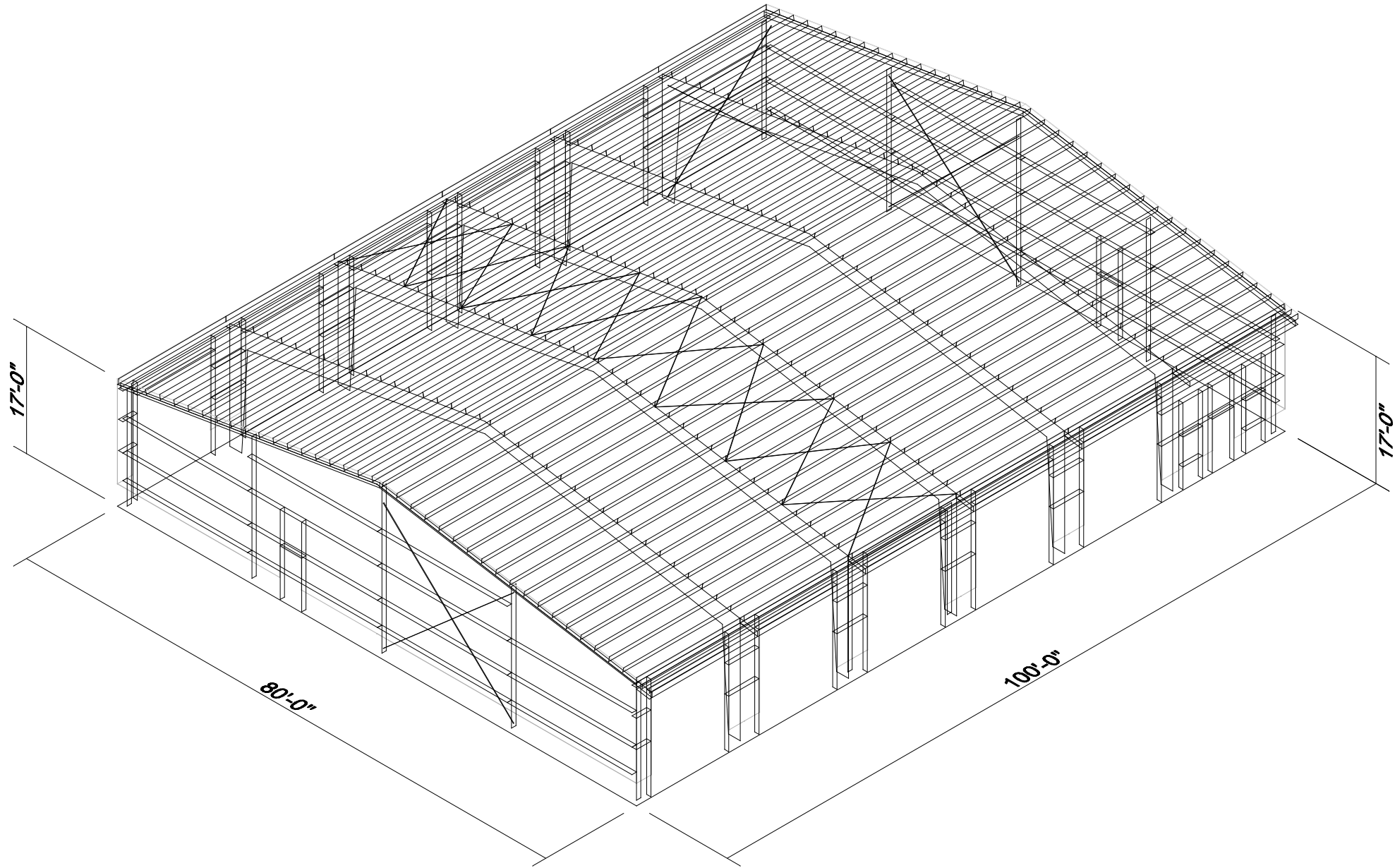
PROPOSED 6,000 S.F. BUILDING (GARAGE SPACE)

PHASE 1

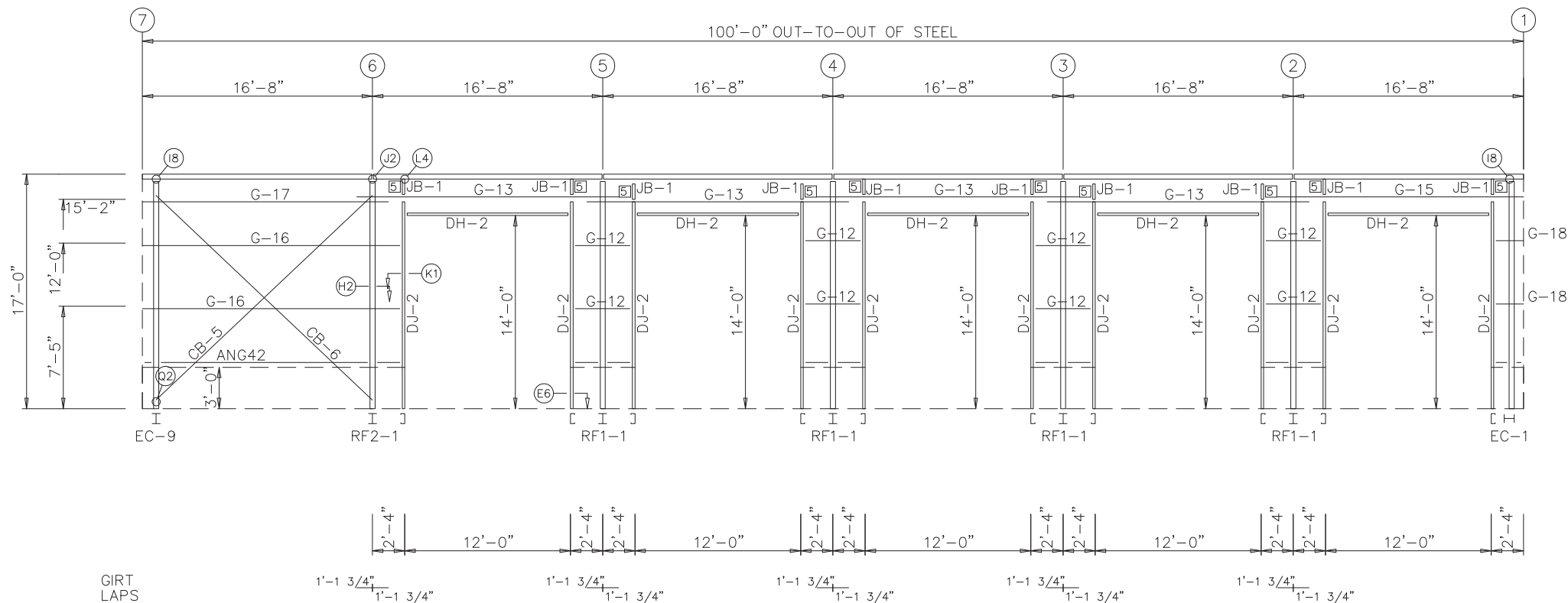
PRESERVE AND PROTECT EXISTING VEGETATION WHERE FEASIBLE ALONG PROPERTY LINE (TYP.)
 BUSINESS SIGN

Nooseneck Hill Road (Rte. 3)

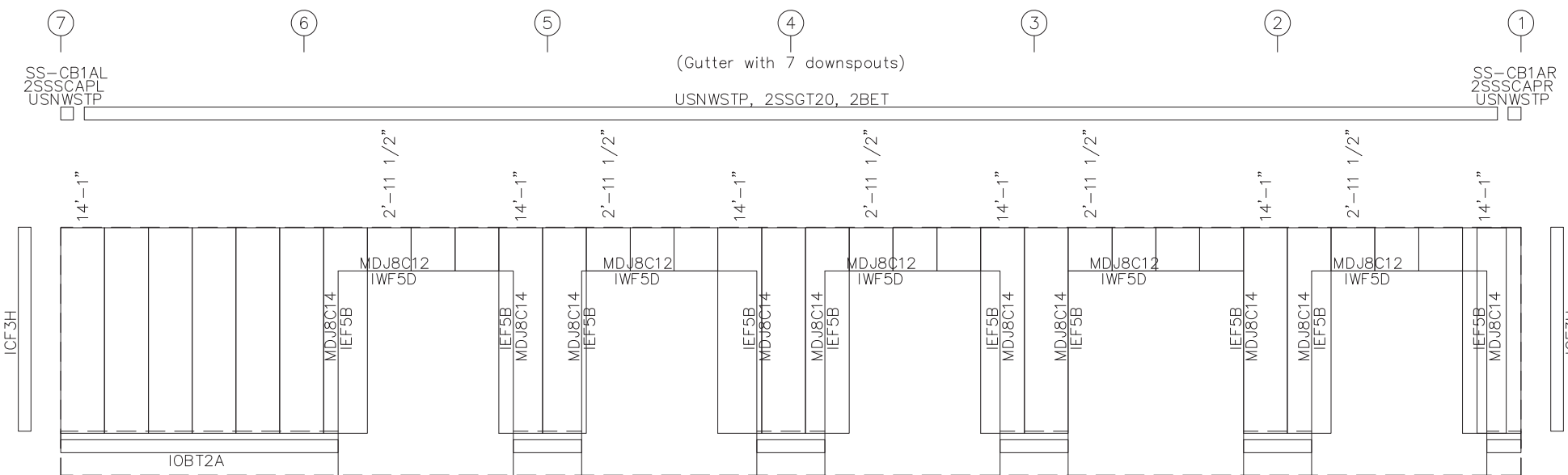
Granite Curb



PROPOSED COMMERCIAL CONTRACTOR BUILDING - PHASE 1
AP 10 LOT 42



SIDEWALL FRAMING: FRAME LINE E



SIDEWALL SHEETING & TRIM: FRAME LINE E
PANELS: 26 Ga. R - Slate Blue

MEMBER TABLE			
FRAME LINE E			
QUAN	MARK	PART	LENGTH
10	DJ-2	08X35C16	15'-1 3/4"
5	DH-2	08X35C16	12'-0"
8	G-12	08X25Z16	4'-0 1/2"
4	G-13	08X25Z16	18'-11 1/2"
1	G-15	08X25Z16	17'-9 1/2"
2	G-16	08X25Z16	18'-8"
1	G-17	08X25Z16	17'-9 1/2"
2	G-18	08X25Z16	2'-0"
1	CB-5	CABLE500	19'-3 5/16"
1	CB-6	CABLE500	18'-9 5/8"
10	JB-1	08X35C16	1'-0 3/4"

CONNECTION PLATES		
FRAME LINE E		
ID	QUAN	MARK/PART
5	10	JC



ANDREW BARBER

80'-0" x 100'-0" x 17'-0"

DATE: 4/10/24 REVISION: 0
ENG: MQZ DWN: BJC APPD: CJA

F.O. 28449

ANDREW BARBER

CITY: COVENTRY
ST/PIV: RI
REVISION HISTORY

REV.	DESCRIPTION	DATE

DRAWING STATUS

FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.

FOR PERMIT: THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.

FOR CONSTRUCTION: FINAL DRAWINGS.

MINGQIAO ZHU
No. 7710
REGISTERED PROFESSIONAL ENGINEER (Civil)
04/19/2024

DRAWING IS NOT TO SCALE

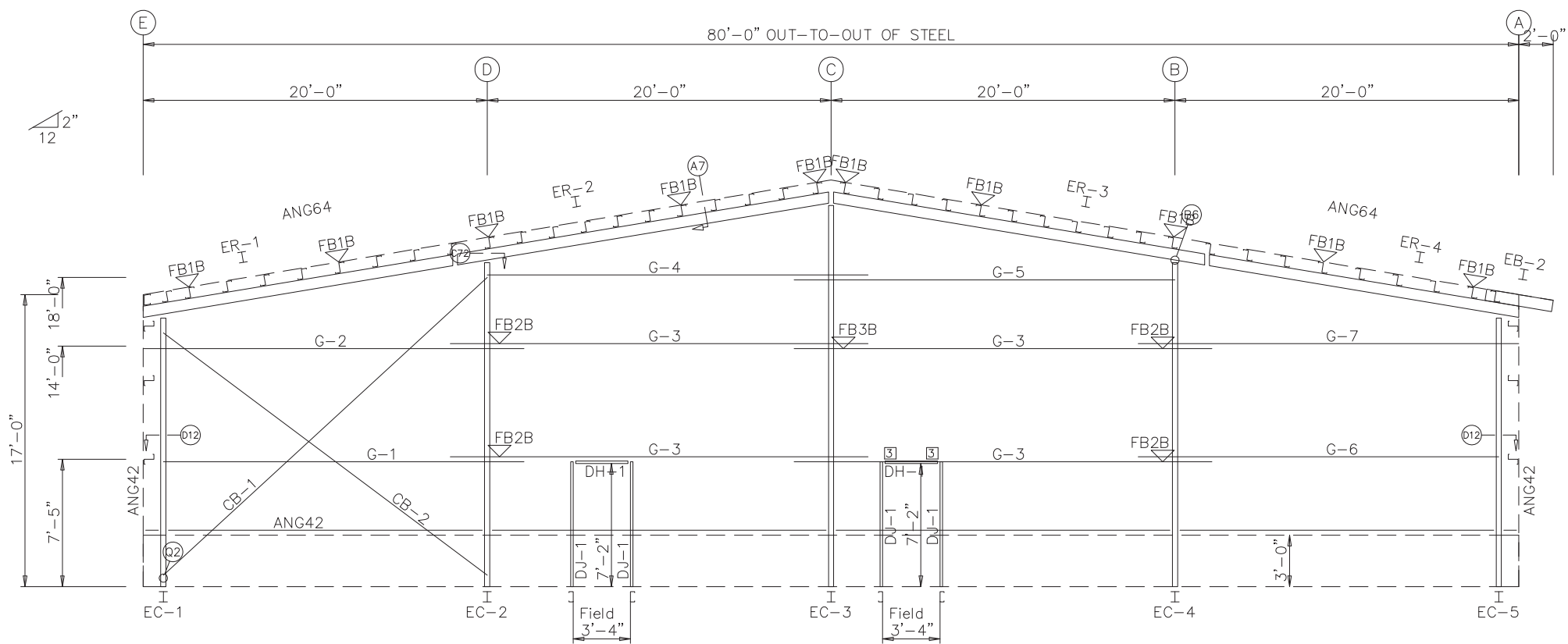
TRIM COLORS

EAVE TRIM = Arctic White	CORNER TRIM = Arctic White
BASE TRIM = Slate Blue	GUTTER = Arctic White
DOOR TRIM = Arctic White	DOWNSPOUTS = Arctic White
RAKE TRIM = Arctic White	
* LINER TRIM = Liner panel color	
* SOFFIT TRIM = Soffit panel color	

* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.

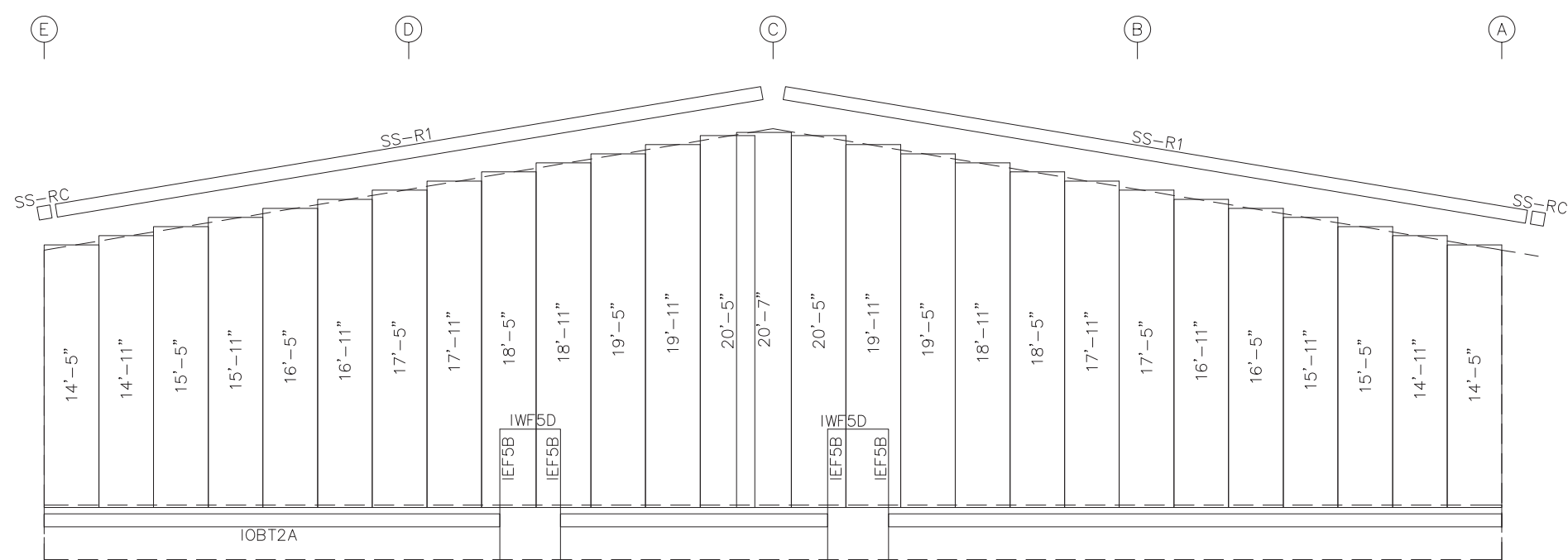
GENERAL NOTES:

1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (#= Girt Depth).



GIRT LAPS

ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1
PANELS: 26 Ga. R - Slate Blue

BOLT TABLE
FRAME LINE 1

LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	1/2"	1 1/2"
ER-2/ER-3	8	A325	1/2"	1 1/2"
ER-3/ER-4	8	A325	1/2"	1 1/2"
Cor_Column/Raf	2	A325	3/4"	1 3/4"
EC-2/ER-2	2	A325	3/4"	1 3/4"
EC-3/ER-3	2	A325	1/2"	1 3/4"
EC-4/ER-3	2	A325	3/4"	1 3/4"

MEMBER TABLE
FRAME LINE 1

QUAN	MARK	PART	LENGTH
1	EB-2	W8X10	3'-1 11/16"
1	EC-1	W10X12	15'-9 1/2"
1	EC-2	W10X12	18'-11 1/8"
1	EC-3	W10X22	22'-0 3/4"
1	EC-4	W10X12	18'-11 1/8"
1	EC-5	W10X12	15'-9 1/2"
1	ER-1	W8X10	18'-4 5/8"
1	ER-2	W8X10	22'-2"
1	ER-3	W8X10	22'-2"
1	ER-4	W8X10	18'-4 5/8"
4	DJ-1	08X35C16	7'-4 3/4"
2	DH-1	08X30C16	3'-4"
1	G-1	08X25Z16	21'-5 1/2"
1	G-2	08X25Z16	22'-1 1/2"
4	G-3	08X25Z16	24'-3 1/2"
1	G-4	08X25Z16	22'-3 1/2"
1	G-5	08X25Z16	22'-3 1/2"
1	G-6	08X25Z16	21'-5 1/2"
1	G-7	08X25Z16	22'-1 1/2"
1	CB-1	CABLE250	23'-11 7/16"
1	CB-2	CABLE250	21'-11 3/16"

CONNECTION PLATES
FRAME LINE 1

ID	QUAN	MARK/PART
3	4	c1

FLANGE BRACE TABLE
FRAME LINE 1

VID	MARK	LENGTH
1	FB1B	1'-2 3/8"
2	FB2B	1'-3 5/8"
3	FB3B	1'-3 3/4"

DRAWING IS NOT TO SCALE

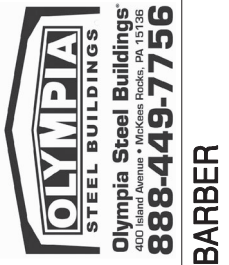
TRIM COLORS

EAVE TRIM = Arctic White	CORNER TRIM = Arctic White
BASE TRIM = Slate Blue	GUTTER = Arctic White
DOOR TRIM = Arctic White	DOWNSPOUTS = Arctic White
RAKE TRIM = Arctic White	
* LINER TRIM = Liner panel color	
* SOFFIT TRIM = Soffit panel color	

* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.

GENERAL NOTES:

1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. See detail C7A for field coping of coldform endwall column flange braces.
3. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (#= Girt Depth).



ANDREW BARBER

80'-0" x 100'-0" x 17'-0"

DATE: 4/10/24 REVISION: 0
ENG: MQZ DWN: BJC APPD: CJA

F.O. 28449

REVISION HISTORY

REV.	DESCRIPTION	DATE

DRAWING STATUS
CITY: COVENTRY ST/PI: RI

FOR APPROVAL:
THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.

FOR PERMIT:
THESE DRAWINGS, BEING FOR PERMIT, ARE BY DEFINITION NOT FINAL. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.

FOR CONSTRUCTION:
FINAL DRAWINGS.

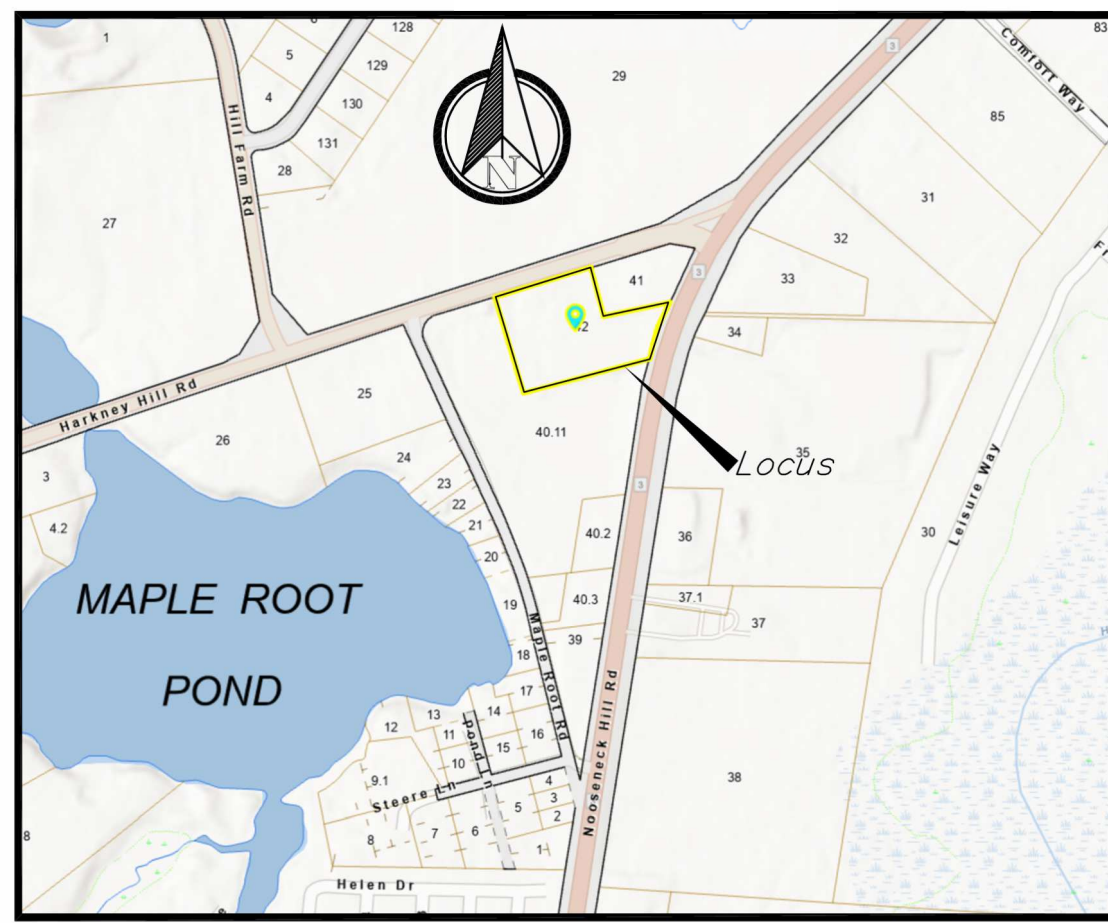
ANDREW BARBER

MINGQIAO ZHU

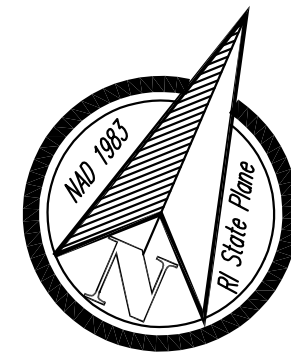
No. 7710

REGISTERED PROFESSIONAL ENGINEER (Civil)

04/19/2024



Locus Plan
Not to Scale



Benchmark:
Center of CB Manhole Rim
Elevation = 258.34' NAVD88

Harkney Hill Road

Hill Road

Road

Road

Granite Bound Found
4"x4" Flush
SHL Plat No. 448
Station=14+80.64
Offset= 21.44' Left
N72°28'05"E
0.51' off Corner

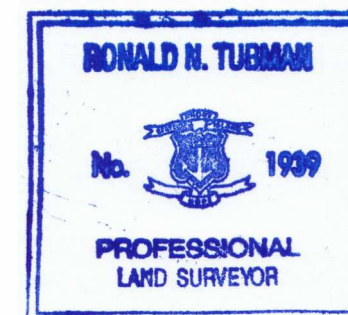
CB Rim=258.34

Plat 10 Lot 42
2.17± Acres
AJB Real Estate, LLC
Book 2035 Page 95

Plat 10 Lot 41
2011 Nooseneck Hill Road LLC
Book 2123 Page 438

Plat 10 Lot 40.11
Backstreet Holding LLC
Book 2268 Page 418

Legend	
---	Contour line
XXX	Spot Elevation
+	Sign
□	Drainage Catch Basin
-D-	Drainage Line
⊙	Drainage Manhole
UP	Utility Pole
-OHW-	Overhead lines
SV	Gas Valve
-G-	Gas Line
-S-	Sewer Line
⊙	Sewer Manhole
⊙	Fire Hydrant
-W-	Water Line
WV	Water Gate



- Notes:
- Field survey work performed by Crossman Engineering between 08/09/2024 and 08/13/2024.
 - Any and all utilities shown hereon are plotted from field location of visible above ground structures, plans of record and/or locations provided by the utility owner. Any underground utility information shown hereon must be verified in the field prior to any excavation or construction on this site. The contractor or users of this plan should contact DigSafe prior to any work. Crossman Engineering, Inc. assumes no responsibility for the accuracy or completeness of the information shown.
 - The horizontal datum is the Rhode Island state plane coordinate system (NAD83) and the vertical datum is NAVD88 established using gps rtk network control.
 - Abutters information taken from the Town of Coventry, RI tax assessors records in September of 2024. This information is not a certification of title or ownership for the properties shown. The properties hereon are subject to any recorded or unrecorded easements, restrictions, or conditions of record which may not be depicted on this plan.
- Plan references:
- "Plan Book 357 Page 8 Plat No. 5 Sheet No. 9 Plat No. 5 Under Law of 1920 Scale 80'=1"
 - "Rhode Island Department of Public Works Division of Roads and Bridges Coventry West Greenwich Nooseneck Hill Road from Spring Lake to Big River Scale 40 feet per Inch 14 Sheets Sheet No. 12 Plat No. 563"
 - Rhode Island Department of Public Works Division of Roads and Bridges Coventry West Greenwich Nooseneck Hill Road from Spring Lake to Big River Scale 40 feet per Inch 14 Sheets Sheet No. 7 Plat No. 563 File No. 2172"
 - "Rhode Island Department of Transportation Division of Public Works Nooseneck Hill Road Togue Rd. to I-95 Plan & Profile No. 9 Date May 1973 Hor. 1"=40' Ver. 1"=8' Sheet No. 12 of 37"
 - "Rhode Island State Board of Public Roads Highway Engineering Department Coventry Hill Farm Road From Magalloway Road to Coventry Center. Scale 40 Feet Per Inch 16 Sheets Sheet No. 3. April 4th 1934. Plat No. 448"

Certification

This survey has been conducted and the plan has been prepared pursuant to 435-RICR-02-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015 as follows:

Comprehensive Boundary Survey
Measurement Specification I
Data Accumulation Survey-Topographic
Measurement Specification III

The purpose for the conduct of the survey and for the preparation of the plan is to delineate the boundaries of the parcel and depict the topographic and planimetric details of the locus.

Ronald N. Tubman, PLS # 1939
Certificate of Authorization # A257

Crossman Engineering
Civil Transportation Environmental Site Planning Surveying Permitting Landscape Architecture
Rhode Island: 100 Jefferson Blvd Suite 200 Warwick, RI 02888 (401) 738-5660
Massachusetts: 1 George Leven Drive Suite 200 North Attleborough, MA 02760 (508) 695-1700
Email: cel@crossmaneng.com

These drawings are the property of Crossman Engineering and have been prepared for their client for a specific site and project. These drawings are not to be modified, copied or used for any other purpose without the written consent of Crossman Engineering.

Existing Condition & Boundary Survey Plan
Assessor's Plat 10 Lot 42
71 Harkney Hill Road
Coventry, RI 02816

Property Owner:
AJB Real Estate, LLC
2 Station Street
Coventry, RI 02816

Prepared for:
Andrew Barber
P.O. BOX 7090
Warwick, RI 02886

Date:	October 22, 2024	Scale:	1" = 30'								
File Name:	2872 Working 20241022										
Field:	Drawn By:	Checked By:									
NW & BC	DA	RT									
Revisions:	Number	Remarks	Date								
<table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>											
Project Number:	2872										
DRAWING NUMBER:	C5	Sheet:	6 of 12								