

Zoning Table
Zone of Lot=I1 (Industrial)
Minimum Lot Area=60,000 SF
Minimum Lot Frontage=150 FT
Minimum Front Setback=50 FT
Minimum Corner Side Setback=50 FT
Minimum Side Setback=30 FT
Minimum Rear Setback=50 FT
Maximum Lot Coverage=60%
Maximum Building Height (Principal)=35 FT
Maximum Building Height (Accessory)=15 FT

\*\*\*When an industrial zone is abutting a residential zone the setback is 100' from the nearest principal residential structure.\*\*\*

Lot Calculations
Lot Area=146,555 SF (3.36 Ac)
Existing Lot Coverage:
Building=9.44% (13,840 SF)
Impervious Surface= 30.12% (44,144 SF)
Current Lot Coverage= ±39.56%
Proposed Addition=1,440 SF
Proposed Building=9,000 SF
Proposed Impervious Surface=15,125 SF
Existing Conditions with Proposed Building & Addition
Proposed Lot Coverage=57.00% (±83,549 SF)

**PLAN REFERENCES:**

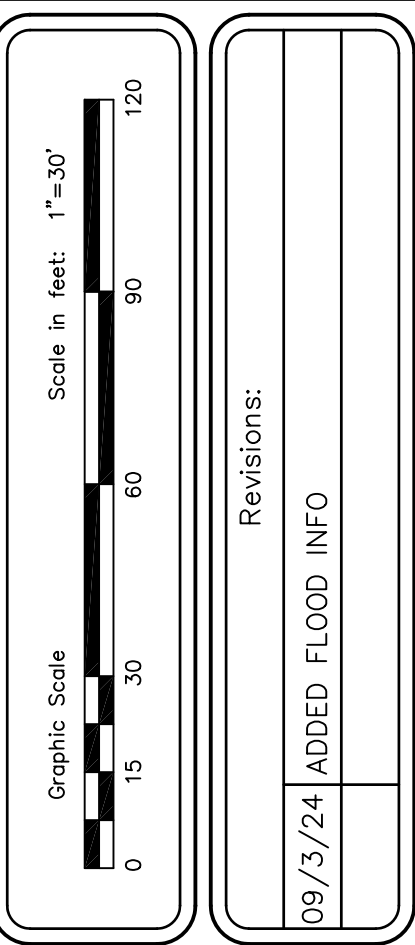
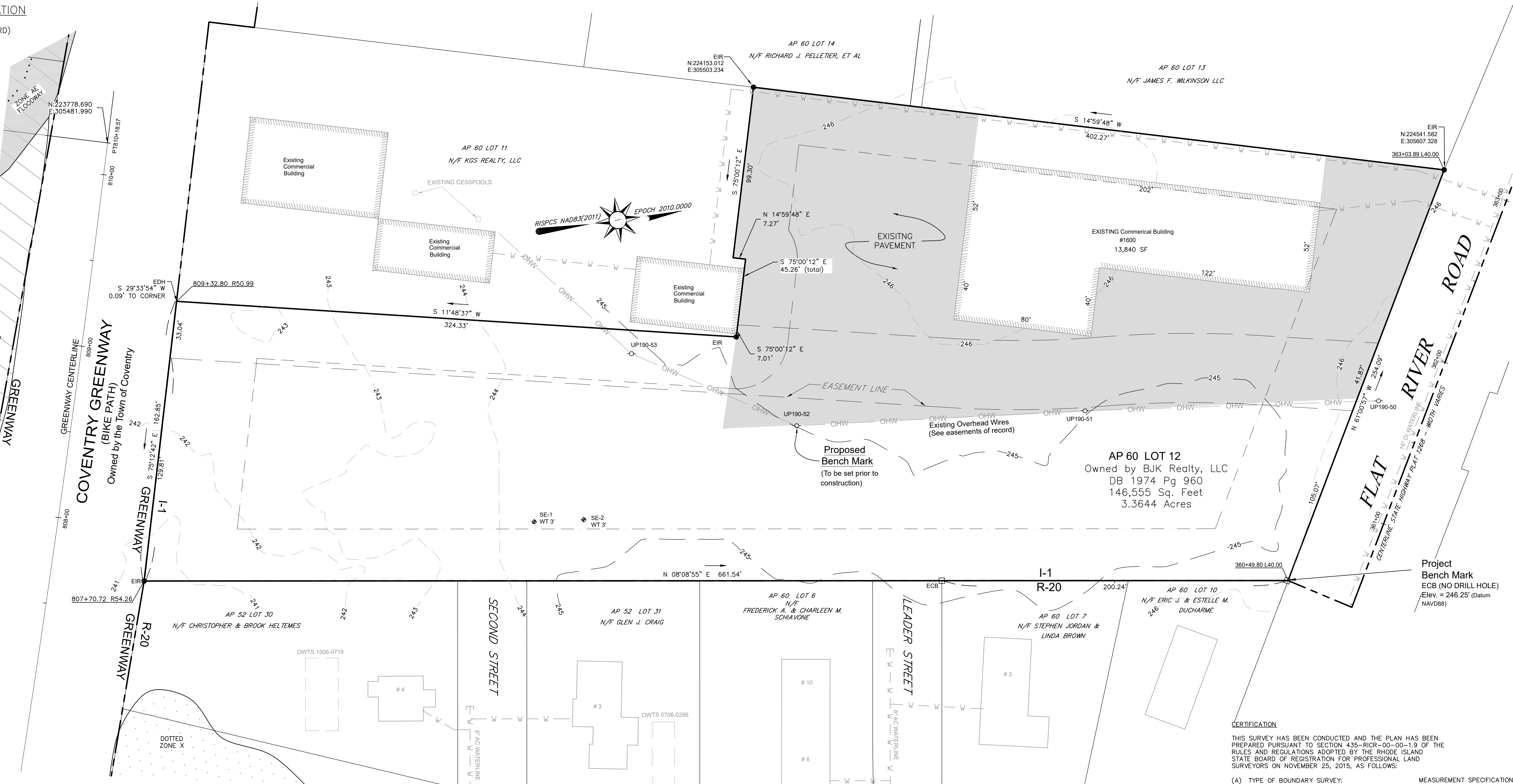
- DEED BOOK 1974 / PAGES 959-960
- MAP ENTITLED: PLAN OF LAND OF ASSESSOR'S PLAT 60, LOT 12, MAIN STREET COVENTRY, RHODE ISLAND FOR ZYX, LLC, DATED APRIL 10, 2002, SCALE: 1" =40', BY TARBOX LAND SURVEYING FT. RECORDED IN PLAT BOOK 16, PAGE 47 (ENV. 670)
- MAP ENTITLED: BOUNDARY SURVEY SHOWING PROPOSED EASEMENT & ADDITION AT 1600 FLAT RIVER ROAD FOR BJK REALTY, LLC BY COVENTRY SURVEY CO. INC

**PLAN NOTES:**

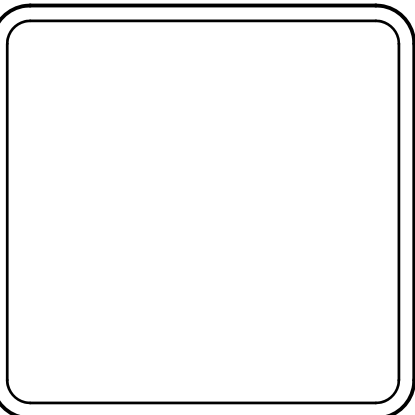
- ON-SITE FIELD SURVEY WAS PERFORMED BY COVENTRY SURVEY CO., INC. ON 3/20-21/2024.
- THE VERTICAL DATUM IS NAVD88.
- CONTOUR LINES SHOWN OUTSIDE THE SUBJECT PARCEL ARE OBTAINED FROM RIGIS' 2011 LIDAR CONTOUR DATA.
- WATER TABLE DATA BASED ON SOIL EVALUATION PERFORMED ON SITE

Street Index
File Under
FLAT RIVER ROAD

**FEMA FLOOD INFORMATION**  
 FEMA Zone: X UNDOTTED  
 (AREA OF MINIMAL FLOOD HAZARD)  
 FIRM#: 44003C0104H  
 EFF: 10/02/2015



JOHN E. ROCKWELL  
 No. 1959  
 JOHN E. ROCKWELL  
 PROFESSIONAL  
 LAND SURVEYOR



**COVENTRY SURVEY CO.**  
 46 South Main Street  
 Coventry, Rhode Island 02816  
 (401) 823-5028  
 Land Surveying / Mapping / O&MS Designs

**EXISTING CONDITIONS PLAN**  
 A PROPOSED BUILDING &  
 ADDITION TO AN EXISTING BUILDING  
 AT 1600 FLAT RIVER ROAD  
 IN THE TOWN OF COVENTRY, RHODE ISLAND  
 ASSESSOR'S PLAT 60 / LOT 12  
 PREPARED FOR: BJK REALTY, LLC

- Legend**
- UP Utility Pole
  - DB Deed Book
  - A.P. Assessor's Plat
  - N/F Now or Formerly
  - EIR Existing Iron Rod
  - ECB Existing Concrete Bound
  - EDH Existing Drill Hole
  - Existing Impervious Surface
  - Proposed Building Area

**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

(A) TYPE OF BOUNDARY SURVEY: \_\_\_\_\_ MEASUREMENT SPECIFICATION LIMITED CONTENT BOUNDARY SURVEY

(B) OTHER TYPE OF SURVEY: \_\_\_\_\_ LOCATION OF SITE FEATURES \_\_\_\_\_ AND TOPOGRAPHY

(C) STATEMENT OF PURPOSE: THE PURPOSE OF THIS SURVEY AND PLAN IS TO ESTABLISH RECORD BOUNDARY LINES AND SHOW THEIR RELATIONSHIP TO EXISTING SITE FEATURES SUFFICIENT TO SHOW A PROPOSED BUILDING AND ADDITION.

BY: *John Rockwell* 07/03/2024  
 REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE  
 John E. Rockwell, PLS  
 REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME  
 A-68  
 CERTIFICATE OF AUTHORIZATION NO.

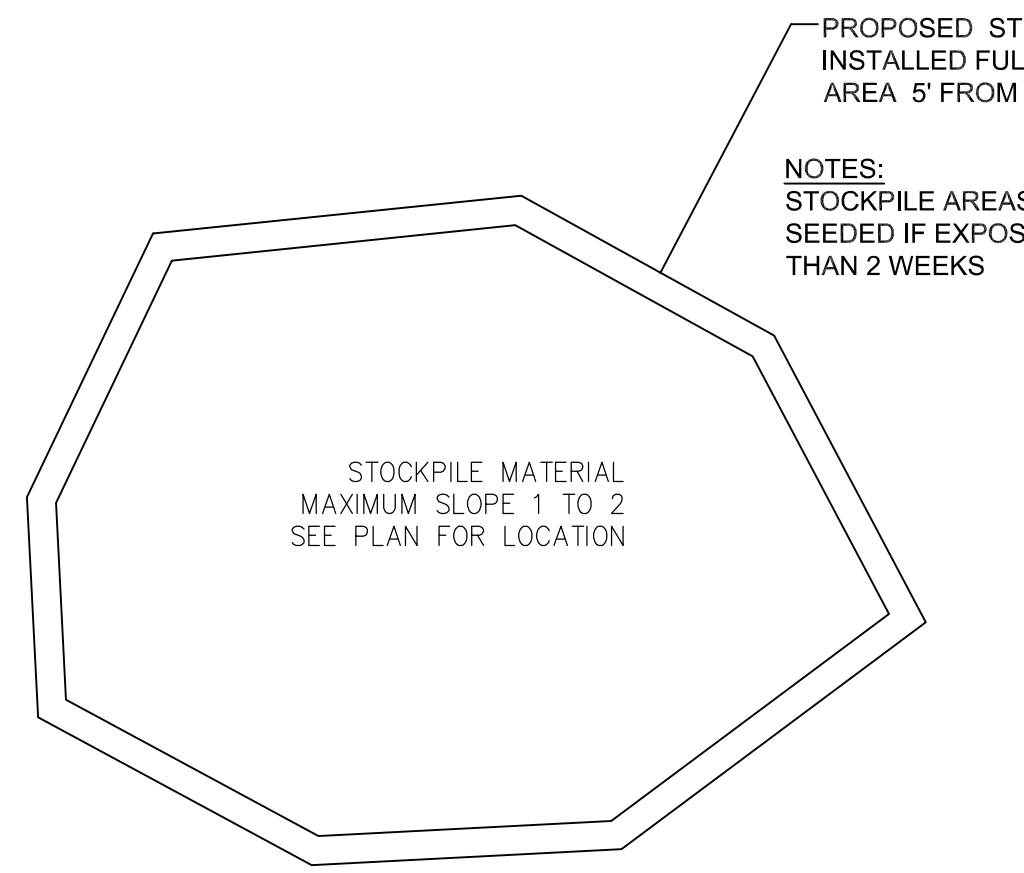
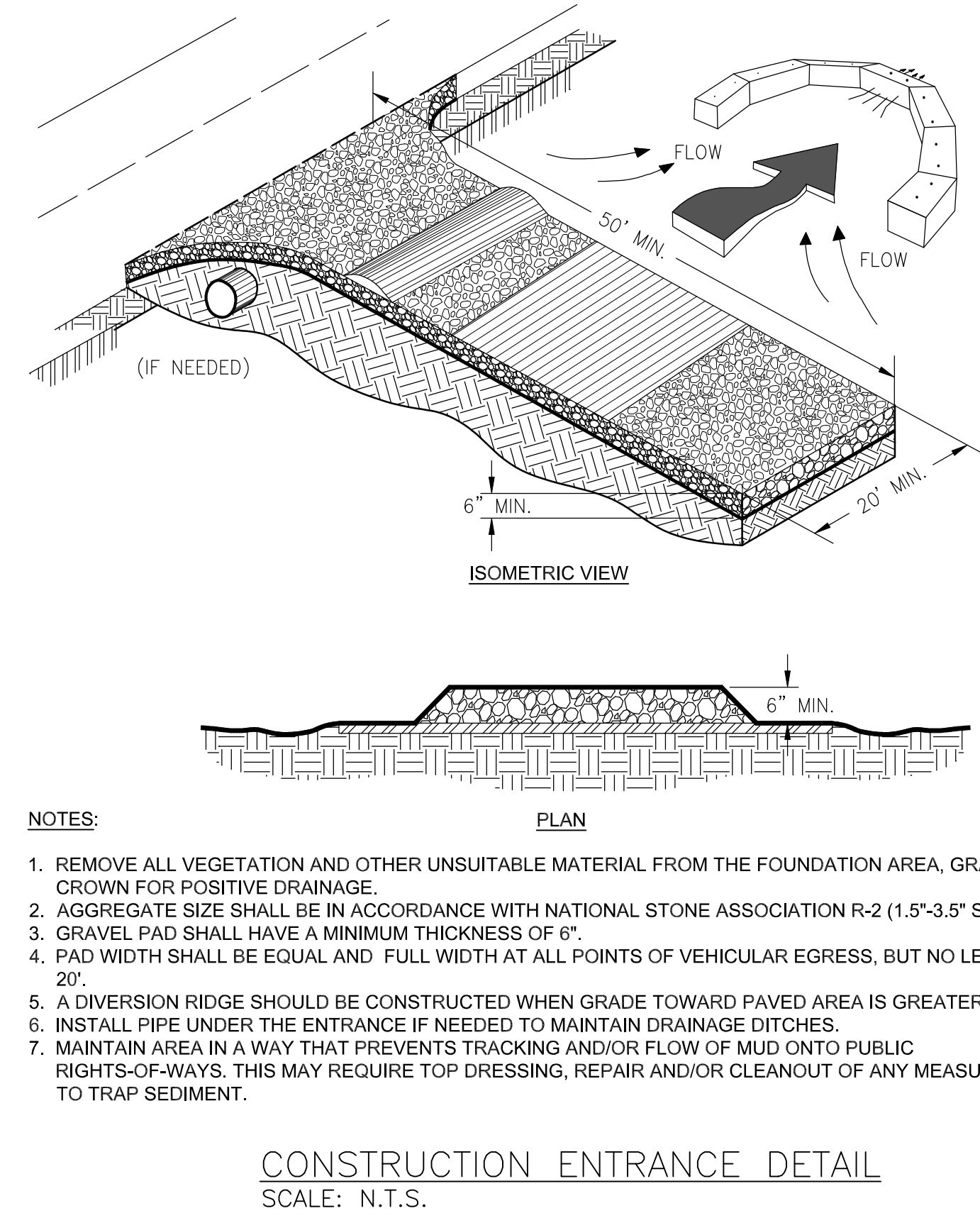
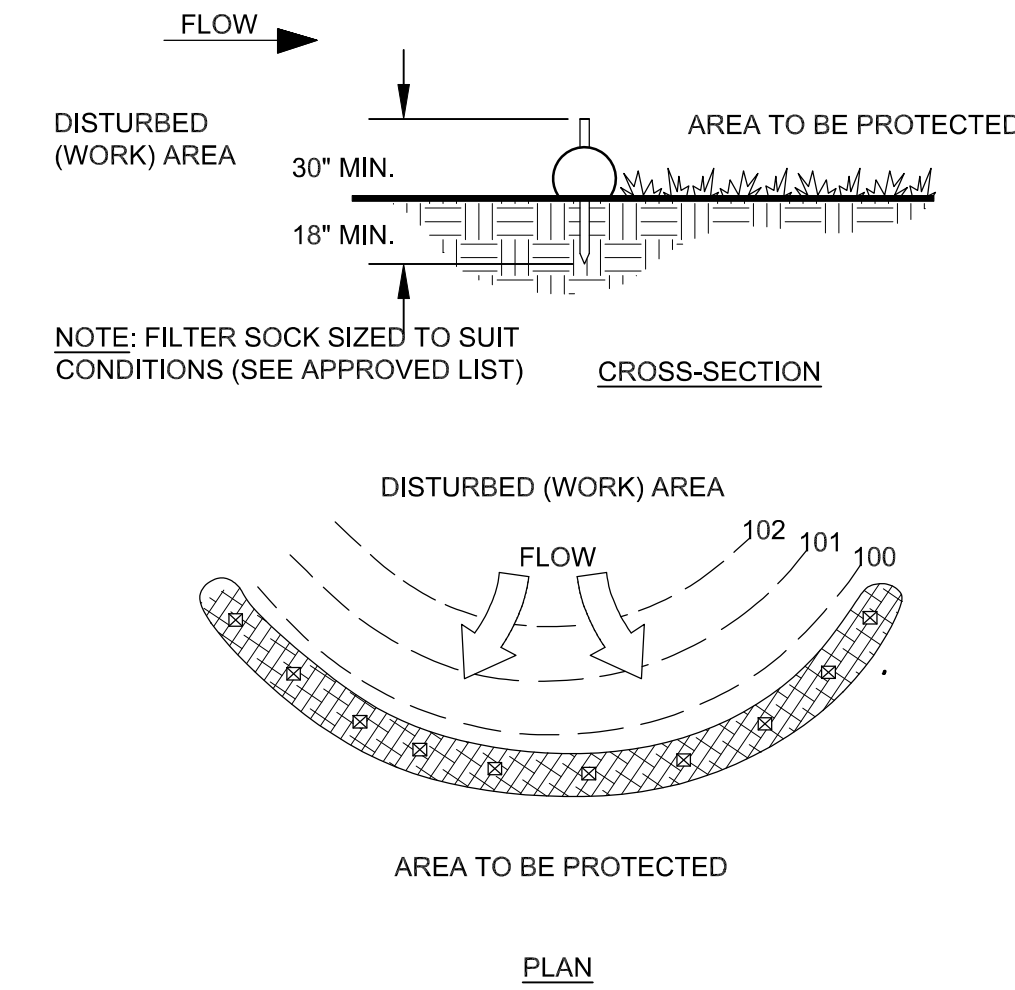
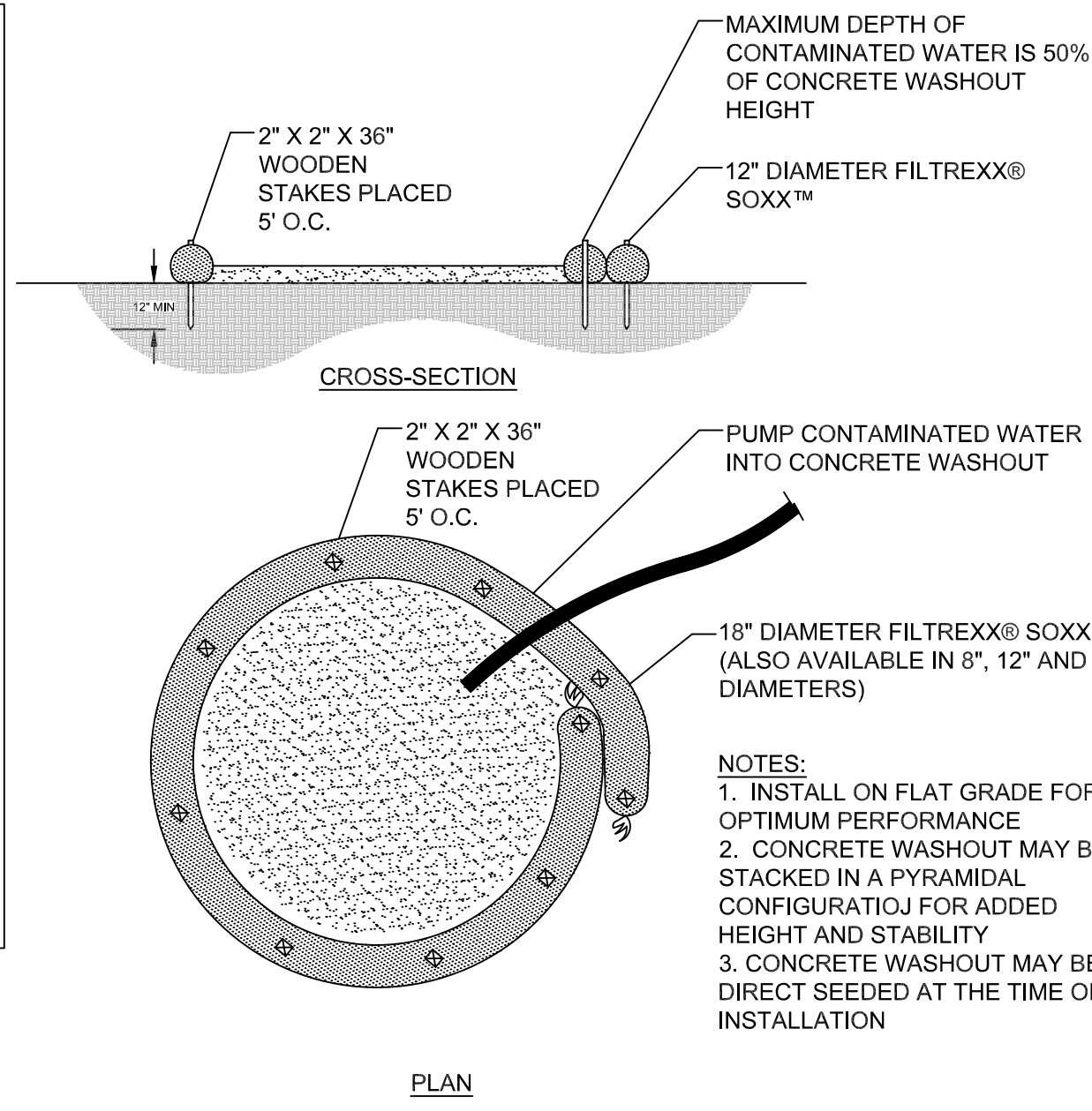
Drawn By: JR  
 Approved By: JH  
 Approved By: JR  
 Date:  
 JULY 3, 2024  
 Sheet 1 of 4

- GENERAL EROSION CONTROL NOTES :**
- THE TEMPORARY EROSION CONTROL SYSTEMS SHALL MEET ALL THE REQUIREMENT FOR TEMPORARY SEDIMENT TRAPS AS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (REVISED 2016) SECTION 6 SEDIMENT CONTROL MEASURES.
  - ALL SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO THE START OF CURRENT PHASE. CONSTRUCTION SHALL BE MAINTAINED IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED AND REMOVED 14 DAYS AFTER FINAL SOIL STABILIZATION.
  - ANY SLOPE GREATER THAN 2:1 SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
  - ALL SEDIMENT CONTROL SYSTEMS SHALL BE INSPECTED EVERY 7 DAYS OR 24 HOURS AFTER A RAIN EVENT GREATER THAN 0.25 INCHES. AN INSPECTION REPORT SHALL BE FILLED OUT AND SIGNED BY THE INSPECTOR.
  - IF ANY EROSION CONTROL SYSTEM REQUIRES MAINTENANCE, THAT MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS FOR A MINOR REPAIR AND 7 DAYS FOR A LARGE REPAIR.
  - ALL INSPECTION REPORTS SHALL BE KEPT ON SITE DURING CONSTRUCTION.

- SEQUENCE OF CONSTRUCTION AND STAGING OF CONSTRUCTION ACTIVITIES:**
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL METHODS ON SITE. THESE METHODS ARE SUBJECT TO CHANGE AS SITE CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE TOWN OF COVENTRY REPRESENTATIVE.
  - SURVEY AND STAKE THE LOCATION OF THE BMPs, EROSION CONTROL, AND UTILITY LINES (WATER, WELL SEPTIC FIELD) ALONG WITH THE LOCATION OF THE BUILDING.
  - INSTALL THE SEDIMENT CONTROL BARRIERS. THESE BARRIERS SHALL DELINEATE THE LIMIT OF WORK. NO WORK OR STORAGE OF MATERIALS SHALL TAKE PLACE OUTSIDE THE LIMIT OF DISTURBANCE.
  - BEGIN CLEARING AND GRUBBING THE SITE. TOP SOIL SHALL BE STRIPED AND STOCKPILED IN APPROVED LOCATIONS.
  - EXCAVATE AND GRADE THE SITE. INSTALL GRAVEL BELOW THE PROPOSED BUILDING LOCATIONS
  - CONSTRUCT THE BUILDING FOUNDATION
  - INSTALL UTILITY CONNECTIONS.
  - CONSTRUCT THE BUILDING AND ADDITION.
  - GRADE AND INSTALL FINAL STORMWATER BMPs AND BITUMINOUS DRIVEWAY.
  - LOAM AND SEED DISTURBED AREAS.
  - FINISH STABILIZATION SWEEP ROADWAY AND BOTH EXISTING AND PROPOSED DRIVEWAYS AND REPAIR ANY DAMAGE.

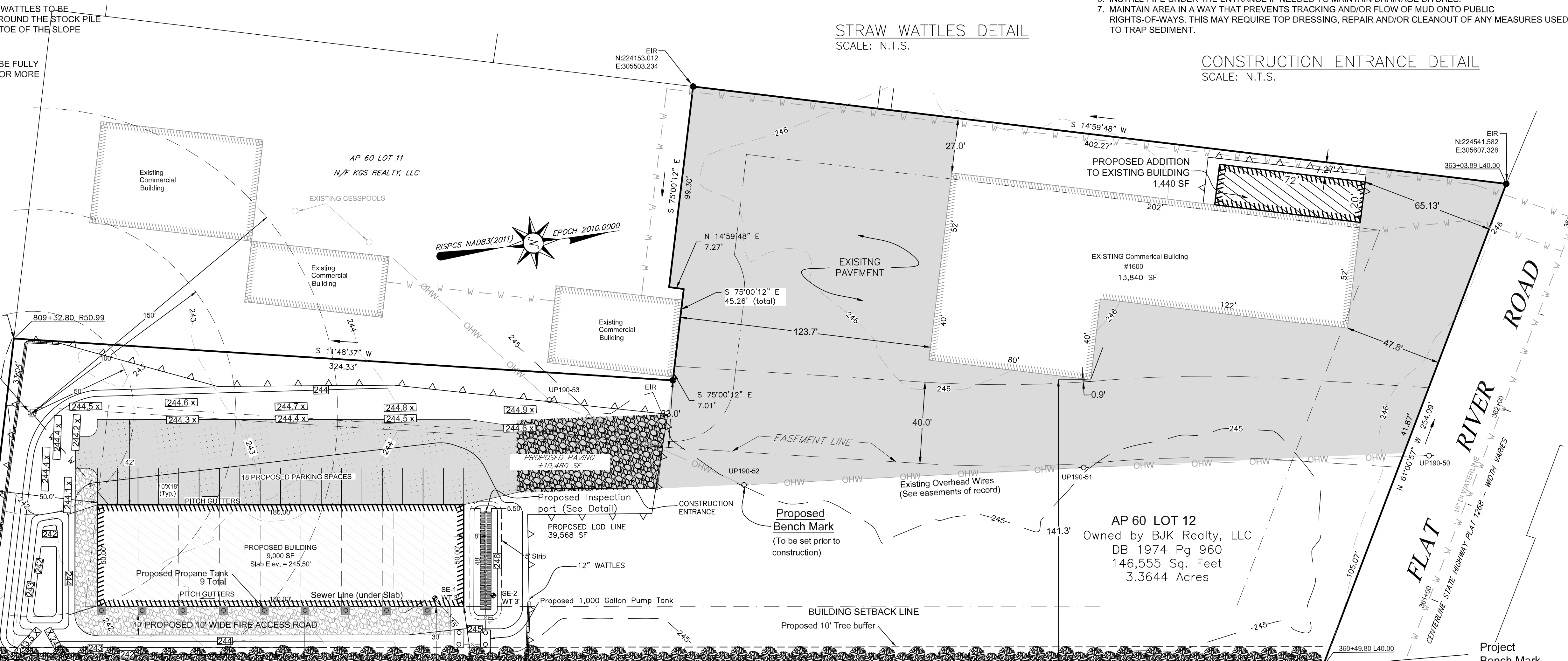
- INSPECTION AND MAINTENANCE SCHEDULE:**
- EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
  - CHECK FOR SEDIMENT ACCUMULATION EVERY 7 DAYS. WHEN ACCUMULATIONS REACH ONE HALF OF THE HEIGHT OF THE EXPOSED STRAW WATTLE SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN A SUITABLE AREA

- ESTABLISHMENT OF VEGETATIVE COVER:**
- SLOPES SHALL NOT BE LEFT UNATTENDED OR EXPOSED FOR MORE THAN 14 DAYS AFTER CONSTRUCTION UNLESS WORK IS TO CONTINUE WITHIN 21 DAYS.
  - ALL DISTURBED SLOPE SHALL BE LESS STEEP THAN A 2 TO 1 SLOPE.
  - THE TEMPORARY SEEDING DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING:
    - ANNUAL RYE GRASS 40% BY WEIGHT
    - PERENNIAL RYE GRASS 60% BY WEIGHT
  - THE SITE STABILIZATION SEED MIX SHALL BE URI #2 AND COMPRISES OF THE FOLLOWING:
    - CREeping RED FESCUE 40% BY WEIGHT
    - IMP. PER. RYE GRASS 20% BY WEIGHT
    - IMP. KENTUCKY BLUEGRASS 30% BY WEIGHT
    - KENTUCKY BLUE GRASS 10% BY WEIGHT
  - SEEDING SCHEDULE SHALL CONFORM TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION L.O.2.03.1 SEEDING DATES. FERTILIZER TO BE USED AT THE MINIMUM REQUIRED DOSING AS REQUIRED WITH ENGINEER OF RECORD APPROVAL.
  - ALL SILTATION SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL 90% PERMANENT GRASS IS ESTABLISHED.
  - MAXIMUM PERMANENT GRADE TO BE NO GREATER THAN 3:1 UNLESS NOTED ON THE PLAN.
  - TEMPORARY SLOPES AND SOCKPILE AREAS SHALL NOT HAVE SLOPES GREATER THAN 2:1 AND SHALL BE TEMPORARILY SEEDED IF EXPOSED FOR GREATER THAN 14 DAYS.
  - THE CONTRACTOR SHALL HAVE OVERALL RESPONSIBILITY FOR THE PLAN IMPLEMENTATION. THE CONTRACTOR MUST REPAIR/RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN A ONE YEAR PERIOD AT NO ADDITIONAL EXPENSE TO THE OWNER.



**STOCKPILE DETAIL**  
SCALE: N.T.S.

- Legend**
- UP UTILITY POLE
  - DB DEED BOOK
  - A.P. ASSESSOR'S PLAT
  - N/F NOW OR FORMERLY
  - EIR EXISTING IRON ROD
  - ECB EXISTING CONCRETE BOUND
  - EDH EXISTING DRILL HOLE
  - EXISTING IMPERVIOUS SURFACE
  - PROPOSED IMPERVIOUS SURFACE
  - EXISTING BUILDING
  - PROPOSED BUILDING AREA
  - EXISTING TREE AREA
  - SEPTIC TANK
  - PROPOSED EROSION CONTROL
  - PROPOSED WELL LINE
  - PROPOSED SEPTIC LINE
  - PROPOSED WELL LINE
  - PROPOSED CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - PROPOSED SPOT GRADES



**EMBANKMENT MATERIAL:**  
 PROPOSED SILT CLAY WITH AT LEAST 30% PASSING THE 200 SIEVE AREA TO BE COMPACTED TO 95% OF STANDARD PROCTOR TEST ON ALL EMBANKMENTS THAT ARE HIGHER THAN SURROUNDING GRADES. MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD RUBBISH, STONES GREATER THAN 6" OR ANY MAN MADE MATERIAL.

**INFILTRATION BASIN #1 ELEVATION**  
 WOV = 242.23  
 1-YEAR = 243.53  
 10-YEAR = 243.69  
 100-YEAR = 243.80

BANK RUN GRAVEL SPEC.		
SIEVE SIZE	% PASSING	
3"	100%	
3/4"	90%-100%	
1/4"	25%-40%	
#10	15%-45%	
#40	5%-25%	
#100	0%-5%	
#200	0%	

**INFILTRATION BASIN CONSTRUCTION NOTES:**

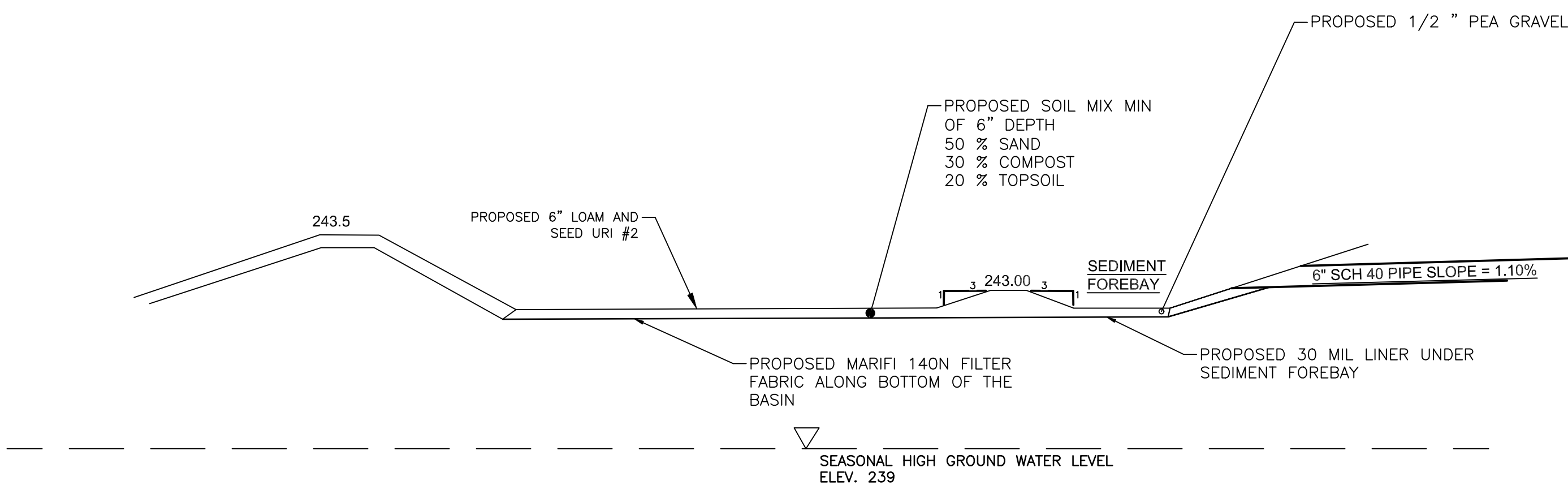
- INFILTRATION BASIN BOTTOM SHALL BE MADE AS FLAT AS POSSIBLE (0% SLOPE)
- BOTTOM 3" OF SOIL TO BE SCARIFIED
- THE PROPER EROSION CONTROL MUST BE INSTALLED PRIOR TO GRADING WORK ON THE SITE
- BASIN AREA TO BE CORDONED OFF TO PREVENT COMPACTION OF THE UNDERLYING SOILS
- INFILTRATION BASIN SHOULD NOT RECEIVE RUNOFF UNTIL DRAINAGE AREA IS STABILIZED

**SEDIMENT FOREBAY INSPECTION NOTES:**

- THE SEDIMENT FOREBAY SHALL BE INSPECTED BI-ANNUALLY AND AFTER STORM EVENTS GREATER THAN 1 INCH
- TRASH AND LITTER ON THE SURFACE SHALL BE REMOVED
- IF STANDING WATER IS OBSERVED IN THE BIRETENTION AREA FOR MORE THAN 48 HOURS AFTER A STORM EVENT, THEN THE TOP 6" OF MATERIAL SHALL BE REPLACED WITH NEW MATERIAL. IF DISCOLORED OR CONTAMINATED MATERIAL IS FOUND BELOW THE REMOVED SURFACE THEN ALL CONTAMINATED SOIL SHALL BE REMOVED AND REPLACED. THE CONTAMINATED SOIL SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL AND LOCAL REGULATION.
- THE BERM AROUND THE BIRETENTION AREA SHALL BE INSPECTED FOR EROSION AND GULLYING. ANY AREA THAT HAS GULLYING AND EROSION SHALL BE REPAIRED. EXISTING RIPRAP AREAS SHALL BE INSPECTED BI-ANNUALLY. ALL RIP RAP PADS SHALL BE CLEAN, AND SEDIMENT REMOVED WHEN IT HAS FILLED THE VOIDS BETWEEN THE ROCKS. SEDIMENT BUILDUP SHALL BE REMOVED WHEN SEDIMENT EXCEEDS 50% OF THE STORAGE VOLUME OF THE SEDIMENT FOREBAY.

**MAINTENANCE CHECKLIST**

- WEEKLY**
- WATER 1 INCH PER WEEK FOR THE FIRST GROWING SEASON.
  - INSPECT AND PICK-UP ANY TRASH OR ORGANIC DEBRIS FROM THE INFILTRATION BASIN
  - REMOVE ANY WEEDS
- MONTHLY**
- FILL AND REPAIR ANY EROSION
  - REPAIR ANY GULLIES
  - REMOVE SEDIMENT BUILDUP AS REQUIRED
  - RESEED AS REQUIRED

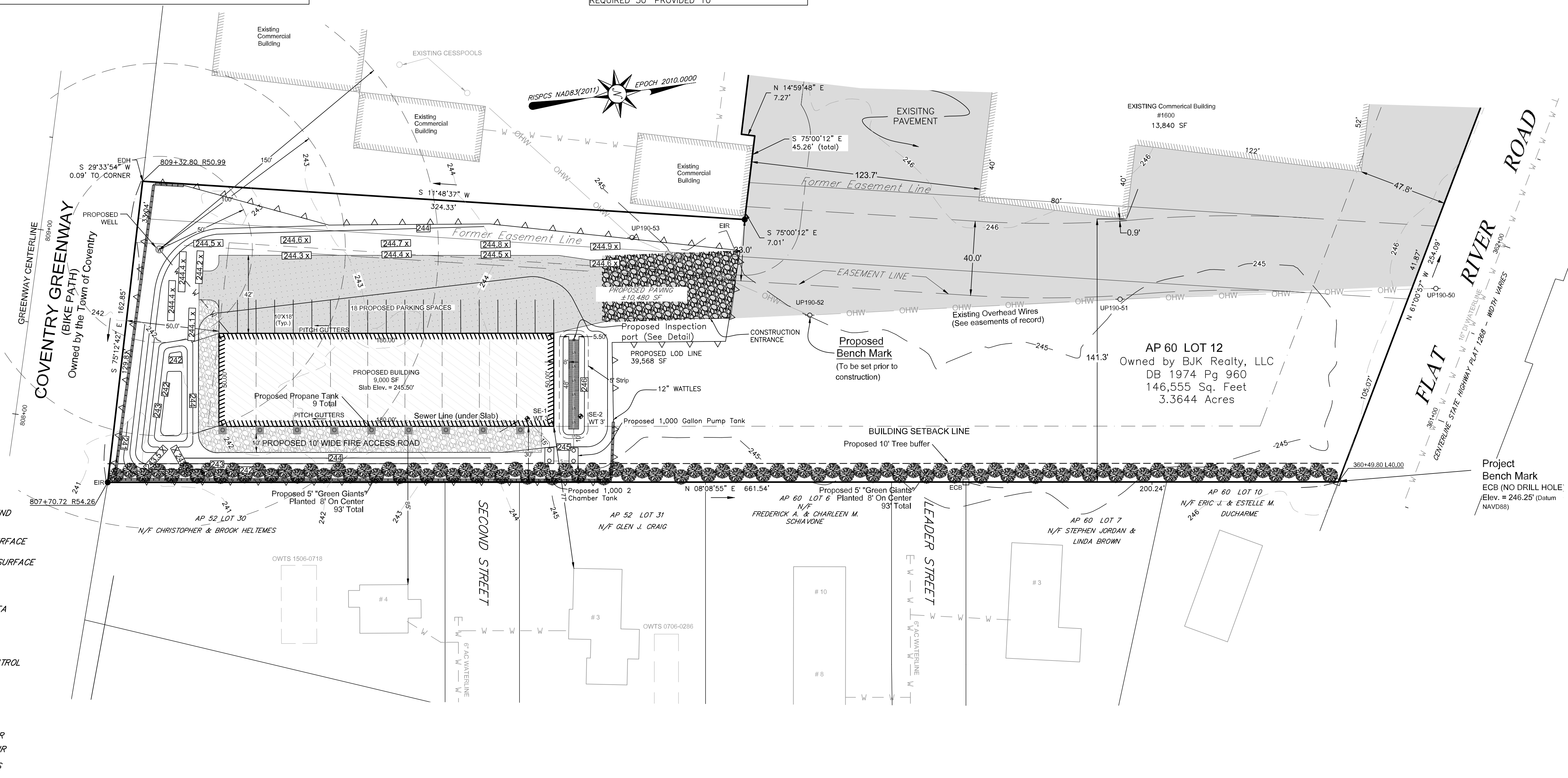
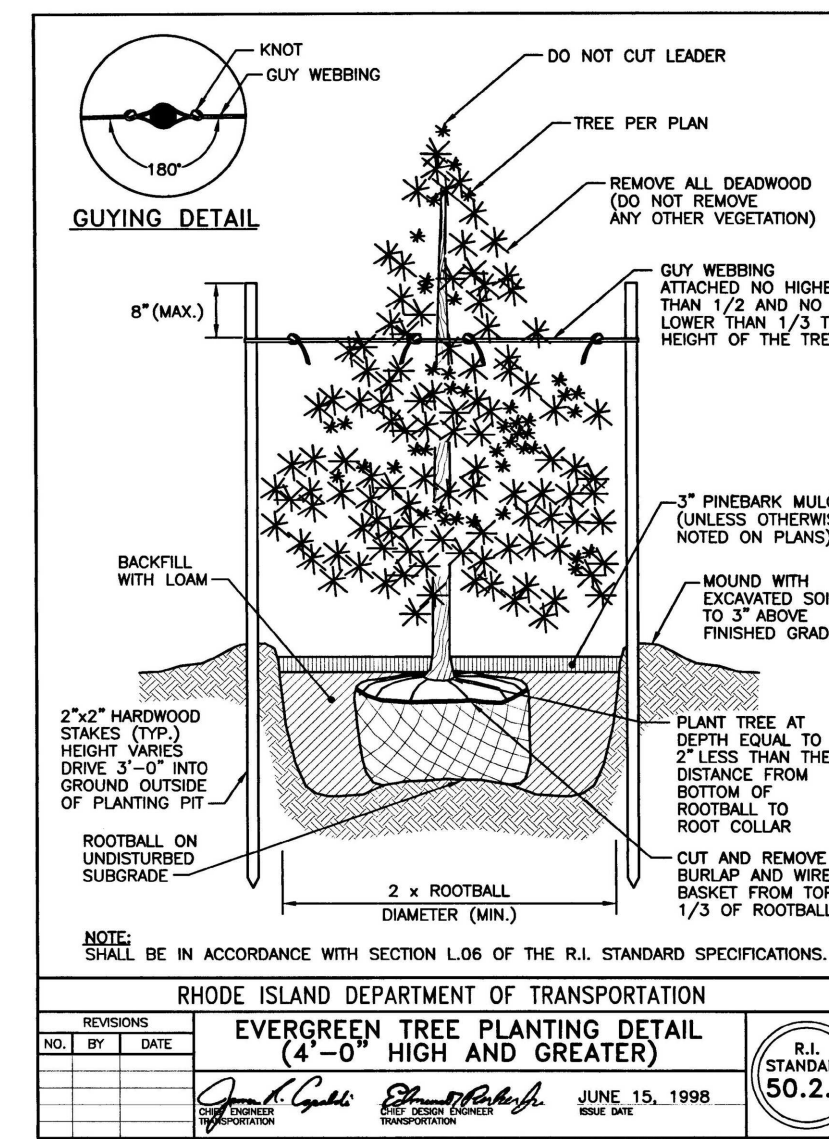


INFILTRATION POND CROSS SECTION A-A DETAIL

**REQUESTED VARIANCES:**

SET BACK FROM RESIDENTIAL BUILDING  
 REQUIRED 100' PROVIDED 77'

VEGETATIVE BUFFER FROM RESIDENTIAL ZONE  
 REQUIRED 50' PROVIDED 10'



Scale in feet: 1"=30'

Graphic Scale: 0, 15, 30, 60, 90, 120

Revisions:

9/11/24

ADD IN SCREENING PLANS

JOHN E. ROCKWELL

No. 1959

PROFESSIONAL LAND SURVEYOR

JOHN W. HAMPTON

No. 12485

REGISTERED PROFESSIONAL ENGINEER CIVIL

COVENTRY SURVEY CO.

46 South Main Street  
 Coventry, Rhode Island 02816  
 (401) 823-5028

Land Surveying / Mapping / O&MS Designs

DRAINAGE PLAN

NEW BUILDING CONSTRUCTION

AT 1600 FLAT RIVER ROAD

IN THE TOWN OF COVENTRY, RHODE ISLAND

ASSESSOR'S PLAT 60 / LOT 12

PREPARED FOR: BJK REALTY, LLC

Drawn By: JR

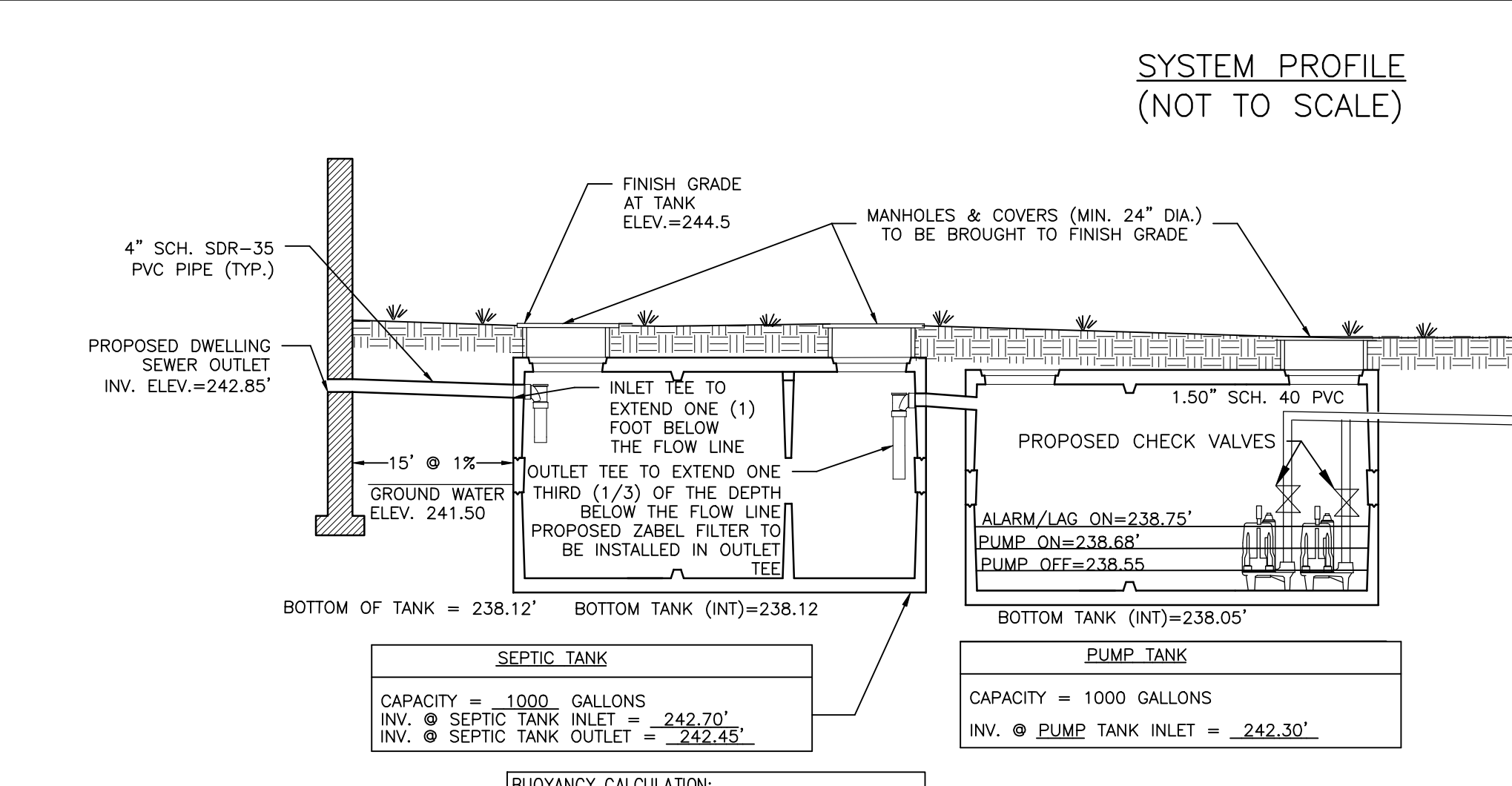
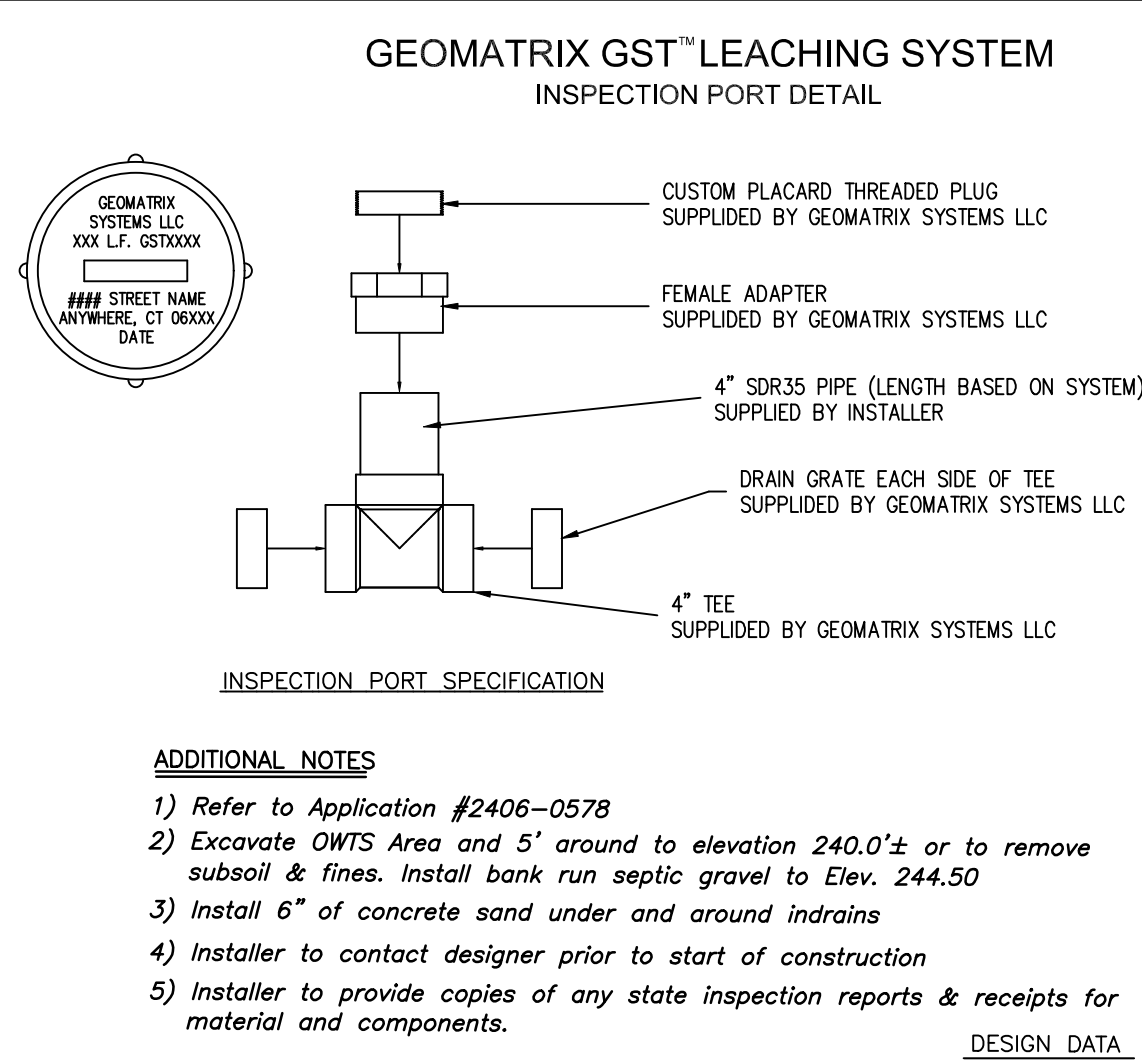
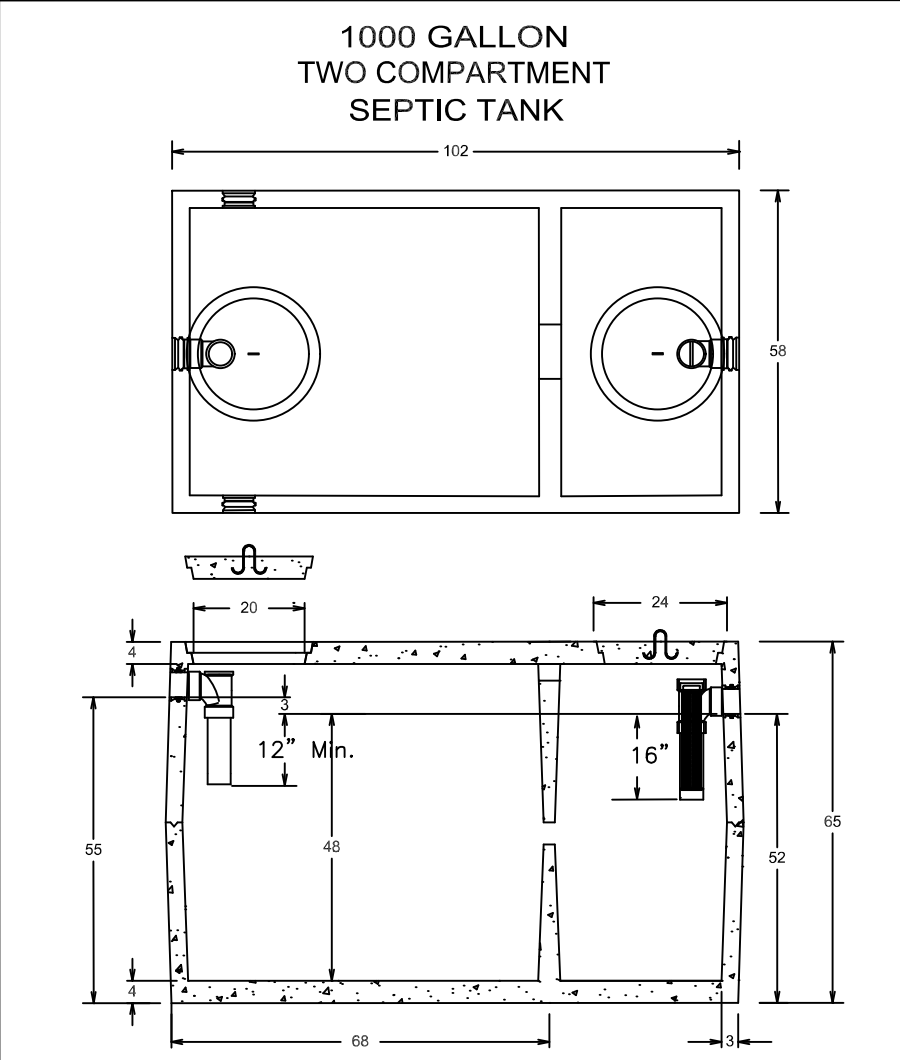
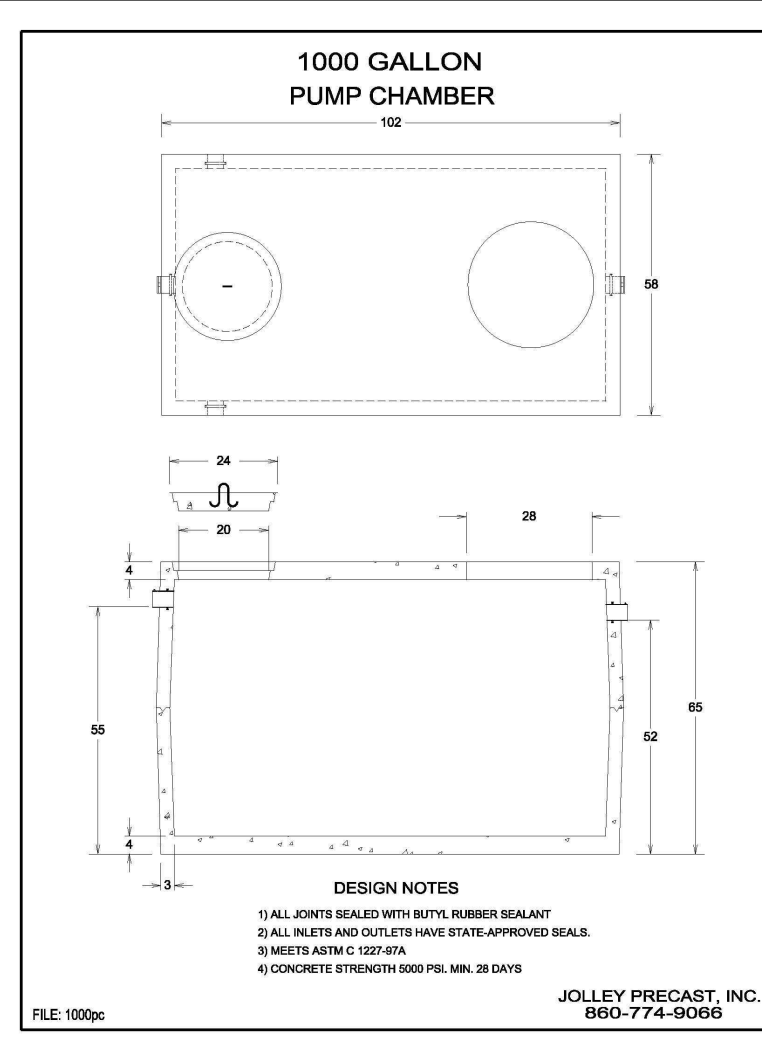
Approved By: JH

Approved By: JR

Date:

SEP. 23TH, 2024

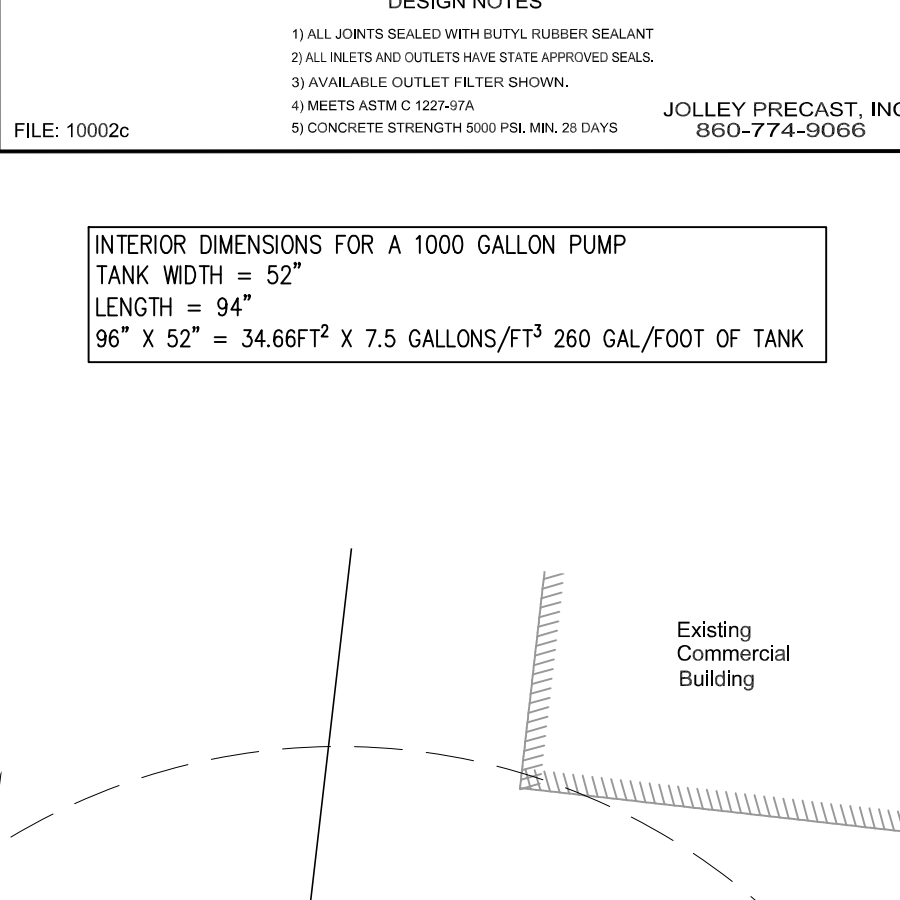
Sheet 3 of 4



Product Name	Dimensions (W X H)	Effective Leaching Credit (SF/LF)	Edge to Edge Spacing (inches)
GST 6206	62" X 06"	10.3	18"

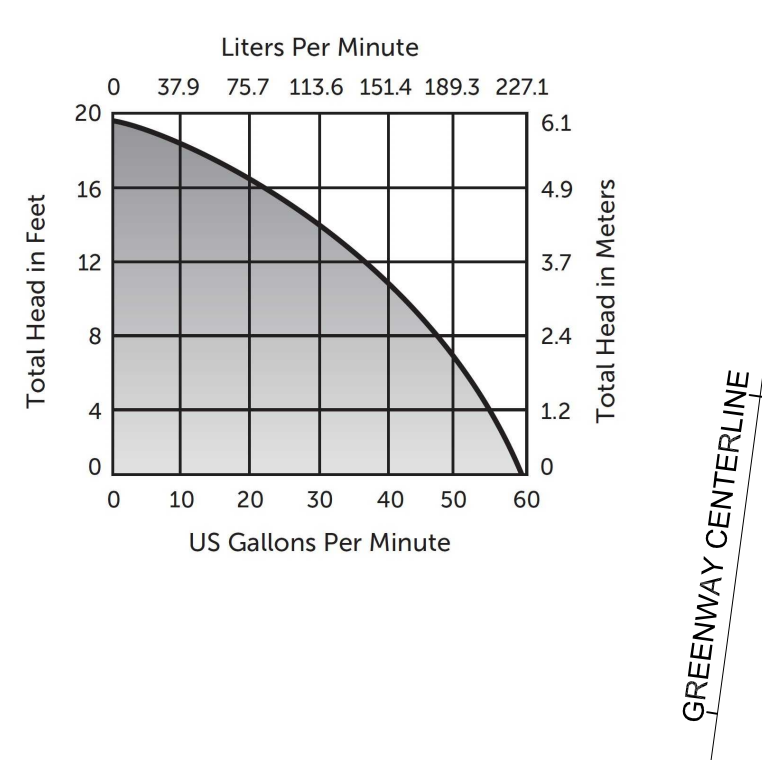
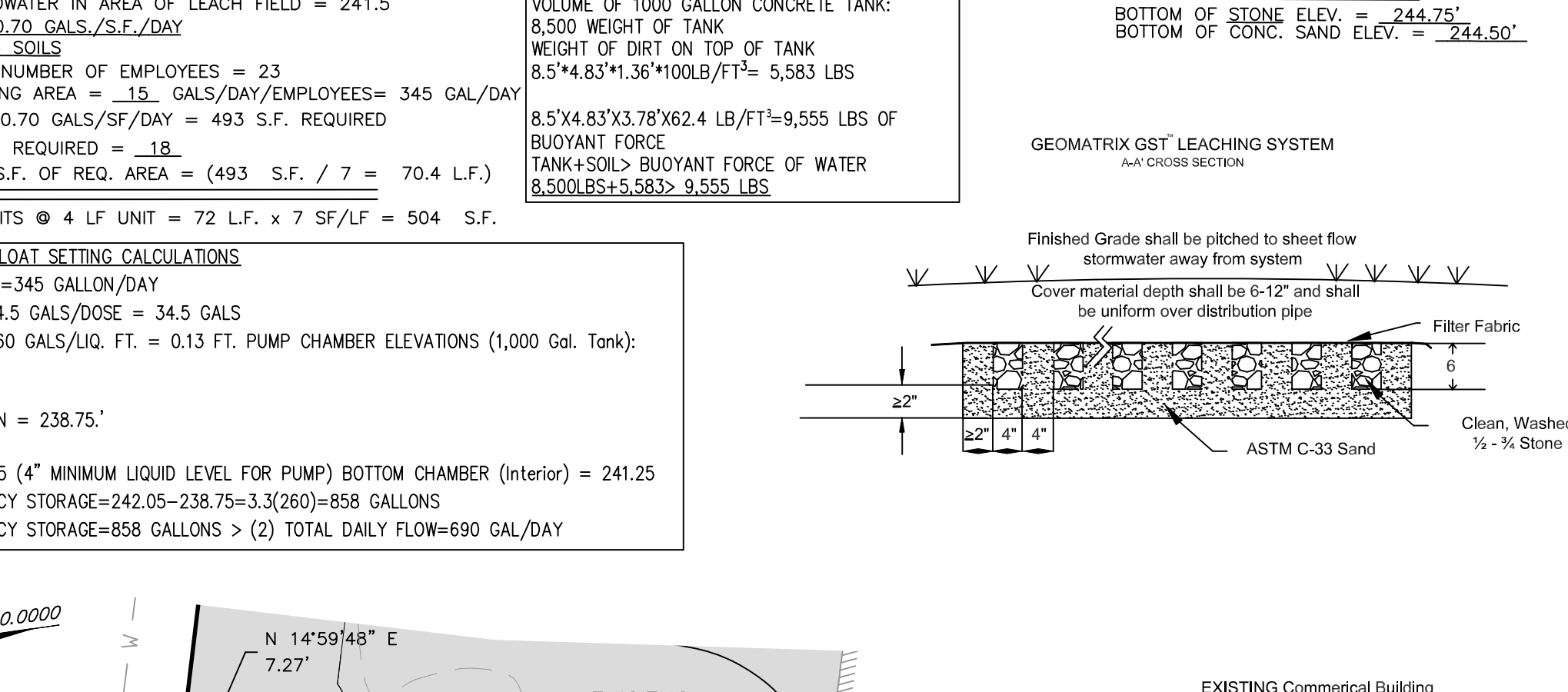
**OWTS NOTES**

Do not park on OWTS area. Seed OWTS area with grass.  
 Use H-20 Load distribution box. Minimum 3sq ft bottom area.  
 Extend septic tank manhole to grade as shown. Grade to divert runoff.  
 Remove all vegetation & trees within 10' of proposed OWTS.  
 No OWTS existing or proposed within 150' of proposed well.  
 No wells existing or proposed within 200' of proposed OWTS, except as noted.  
 No public wells existing or proposed within 500' of proposed OWTS.  
 No underground drains existing or proposed within 25' of OWTS.  
 Use 4" diameter sewer pipe (SDR 35) watertight joints.  
 Designer must supervise all phases of installation of OWTS.



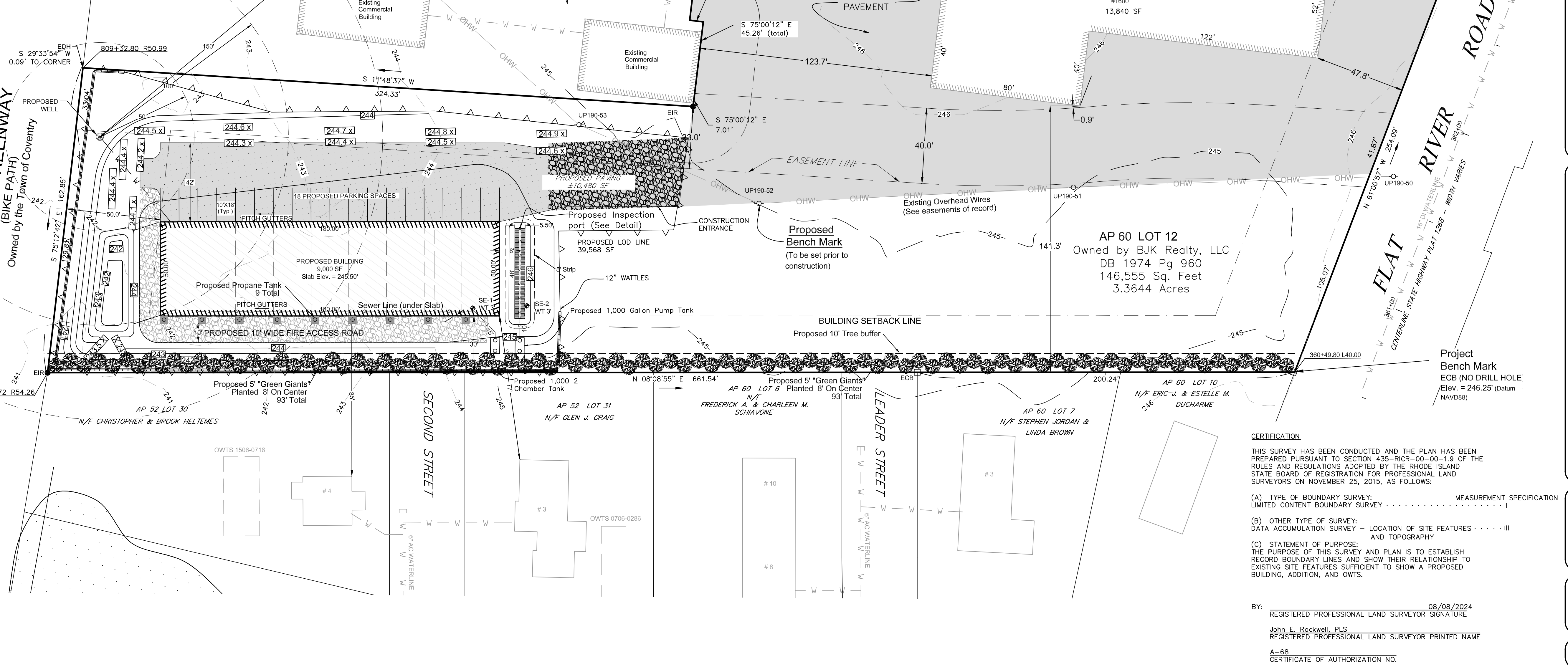
**DESIGN DATA**  
 MAXIMUM GROUNDWATER IN AREA OF LEACH FIELD = 241.5'  
 LOADING RATE = 0.70 GALS./S.F./DAY  
 CATEGORY 1 & 3 SOILS  
 PROPOSED MAX. NUMBER OF EMPLOYEES = 23  
 REQUIRED LEACHING AREA = 15 GALS/DAY/EMPLOYEE= 345 GAL/DAY  
 345 GAL/DAY / 0.70 GALS/SF/DAY = 493 S.F. REQUIRED  
 ELIEN IN-DRAINS REQUIRED = 18  
 (1) L.F. PER 7 S.F. OF REQ. AREA = (493 S.F. / 7) = 70.4 L.F.)  
 PROVIDED 18 UNITS @ 4 L.F. UNIT = 72 L.F. x 7 SF/LF = 504 S.F.

**DISCHARGE PUMP FLOAT SETTING CALCULATIONS**  
 TOTAL DAILY FLOW = 345 GALLON/DAY  
 DOSING RATE OF 34.5 GALS/DOSE = 34.5 GALS  
 34.5 GALS DOSE/260 GALS/LIQ. FT. = 0.13 FT. PUMP CHAMBER ELEVATIONS (1,000 Gal. Tank):  
 RIM = 244.5±  
 INLET = 242.30  
 HWA/ LAG PUMP ON = 238.75'  
 PUMP ON = 238.68  
 PUMP OFF = 238.55 (4" MINIMUM LIQUID LEVEL FOR PUMP) BOTTOM CHAMBER (Interior) = 241.25  
 PROVIDED EMERGENCY STORAGE=242.05-238.75=3.3(260)=858 GALLONS  
 PROVIDED EMERGENCY STORAGE=858 GALLONS > (2) TOTAL DAILY FLOW=690 GAL/DAY



**FEMA FLOOD INFORMATION**  
 FEMA Zone: X  
 (AREA OF MINIMAL FLOOD HAZARD)  
 FIRM#: 44003C0104H  
 EFF. 10/02/2015

- Legend**
- UP UTILITY POLE
  - DP DEED BOOK
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  - PROPOSED WELL LINE
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  - PROPOSED CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - PROPOSED SPOT GRADES



Scale in feet: 1"=30'

Graphic Scale: 0, 15, 30, 60, 90, 120

Revisions:

08/08/2024 DEM Comments

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 Land Surveying / Mapping / OWTS Designs

**PROPOSED OWTS FOR NEW BUILDING CONSTRUCTION AT 1600 FLAT RIVER ROAD IN THE TOWN OF COVENTRY, RHODE ISLAND ASSESSOR'S PLAT 60 / LOT 12 PREPARED FOR: BJK REALTY, LLC**

Drawn By: JR/JH  
 Approved By: JH  
 Approved By: JR

Date: SEP. 23TH, 2024

Sheet 4 of 4

**CERTIFICATION**

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(A) TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY . . . . . MEASUREMENT SPECIFICATION

(B) OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY - LOCATION OF SITE FEATURES . . . . . III AND TOPOGRAPHY

(C) STATEMENT OF PURPOSE: THE PURPOSE OF THIS SURVEY AND PLAN IS TO ESTABLISH RECORD BOUNDARY LINES AND SHOW THEIR RELATIONSHIP TO EXISTING SITE FEATURES SUFFICIENT TO SHOW A PROPOSED BUILDING, ADDITION, AND OWTS.

BY: REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE  
 08/08/2024  
 John E. Rockwell, PLS  
 REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME  
 A-68  
 CERTIFICATE OF AUTHORIZATION NO.