

FLOOD ZONE NOTE

THE SITE IS WITHIN FLOOD ZONE X, AREAS OF MINIMAL FLOODING, ACCORDING TO NATIONAL FLOOD HAZARD LAYER FIRMETTE MAP NUMBER 44003C0111H). EFFECTIVE DATE OCTOBER 2, 2015.

NOTES

1. NOOSENECK HILL ROAD IS A RIDOT MAINTAINED ROADWAY. A RIDOT PAP IS REQUIRED.
2. 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
3. THE SITE IS NOT WITHIN A WELLHEAD PROTECTION AREA.
4. THE SITE IS WITHIN A RIDEM NATURAL HERITAGE AREA (1128). THE SITE IS NOT WITHIN A CRITICAL RESOURCE AREA OR WITHIN A TOWN OF COVENTRY HISTORIC DISTRICT.
5. THERE ARE NO WETLANDS ON SITE THAT ARE INDICATED ON THE RIDEM ENVIRONMENTAL RESOURCE MAP. A R.I.D.E.M. FRESHWATER WETLANDS APPLICATION WOULD NOT BE REQUIRED.
6. THE SITE ULTIMATELY DRAINS TO THE MAPLE ROOT POND (WATERBODY ID R10006013L-12).
7. THE SITE IS LOCATED WITHIN THE CENTRAL COVENTRY FIRE DISTRICT.
8. THE GROUNDWATER CLASSIFICATION FOR THIS SITE IS GAA.
9. THE SITE IS NOT ON THE NATIONAL REGISTER OF HISTORIC PLACES.
10. THERE ARE NO EXISTING TREES 50 YEARS OLD OR OLDER ON SITE.
11. THERE ARE NO AGRICULTURAL USES ON THIS PROPERTY.
12. THERE ARE NO KNOWN EXISTING EASEMENTS ON THIS SITE.
13. PROPOSED UTILITY CONNECTIONS:
 - WATER - KCWA
 - SEPTIC - OWTS
 - ELECTRIC/GAS - RI ENERGY
 - COMMUNICATIONS - VERIZON/OTHER
14. THERE ARE NO CEMETERIES ON SITE OR ADJACENT TO THE SITE.
15. A BOUNDARY SURVEY SHALL BE PREPARED BY CROSSMAN ENGINEERING FOR THE FINAL DESIGN.

OWNER / APPLICANT

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

DESIGN ENGINEER

CROSSMAN ENGINEERING
C/O STEVEN CABRAL (R.I. PE 4847)
100 JEFFERSON BLVD, SUITE 200
WARWICK, RI 02888
(401) 738-5660

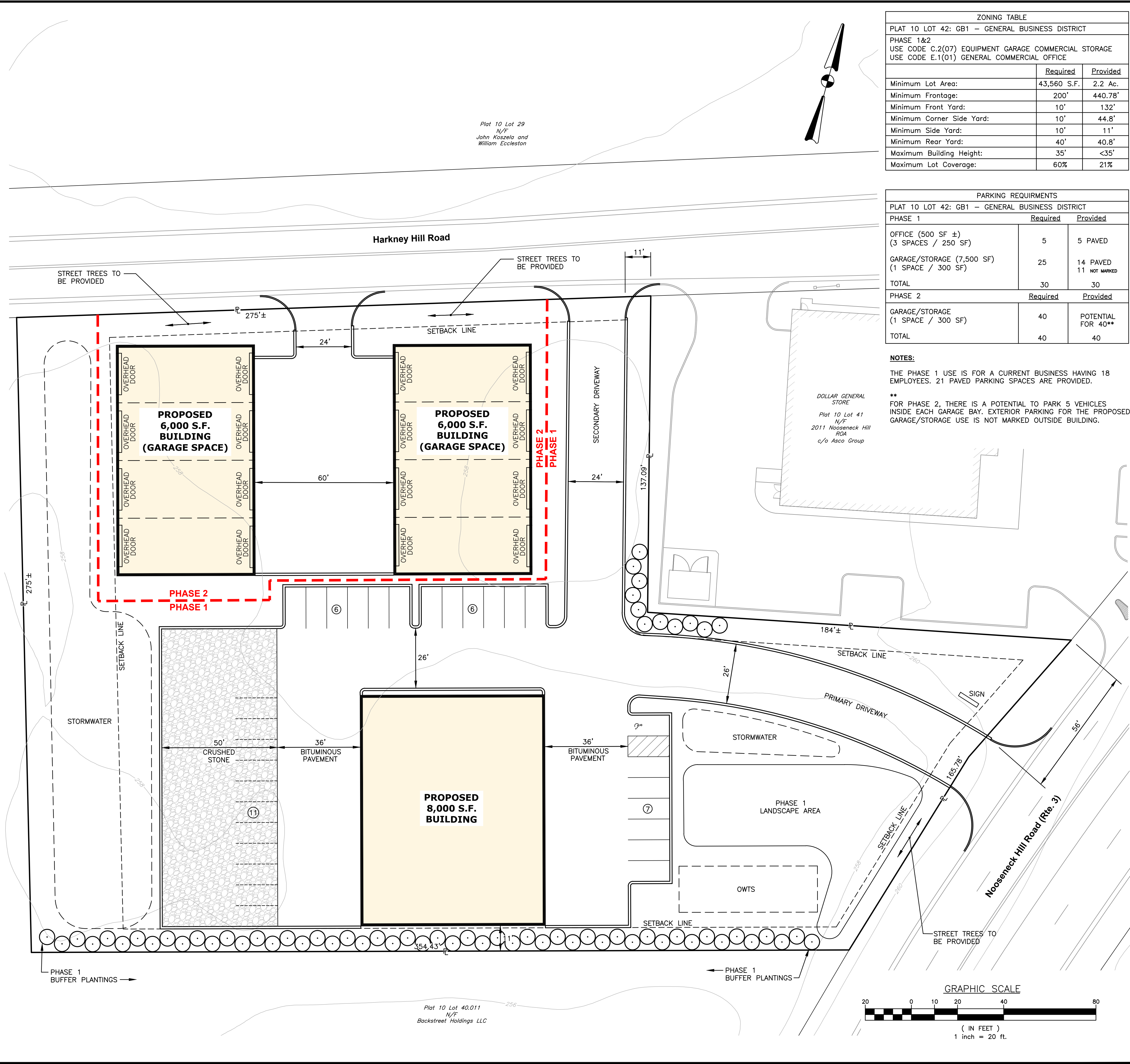
LEGEND

- P — PROPERTY LINE
- - - - - SETBACK LINE
- ==== CONCRETE CURB
- ==== BITUMINOUS BERM
- 260 EXISTING CONTOUR (RIGIS LIDAR-2024)

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'	132'
Minimum Corner Side Yard:	10'	44.8'
Minimum Side Yard:	10'	11'
Minimum Rear Yard:	40'	40.8'
Maximum Building Height:	35'	<35'
Maximum Lot Coverage:	60%	21%

PARKING REQUIREMENTS		
PLAT 10 LOT 42: GB1 - GENERAL BUSINESS DISTRICT		
PHASE 1	Required	Provided
OFFICE (500 SF ±) (3 SPACES / 250 SF)	5	5 PAVED
GARAGE/STORAGE (7,500 SF) (1 SPACE / 300 SF)	25	14 PAVED 11 NOT MARKED
TOTAL	30	30
PHASE 2	Required	Provided
GARAGE/STORAGE (1 SPACE / 300 SF)	40	POTENTIAL FOR 40**
TOTAL	40	40

NOTES:
THE PHASE 1 USE IS FOR A CURRENT BUSINESS HAVING 18 EMPLOYEES. 21 PAVED PARKING SPACES ARE PROVIDED.
** FOR PHASE 2, THERE IS A POTENTIAL TO PARK 5 VEHICLES INSIDE EACH GARAGE BAY. EXTERIOR PARKING FOR THE PROPOSED GARAGE/STORAGE USE IS NOT MARKED OUTSIDE BUILDING.



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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:
PRE-APPLICATION SITE PLAN

DATE: JULY 2024
SCALE: 1"=20'
DWG. NAME: 2872-01-SITE.dwg

REVISIONS	NUMBER	REMARKS	DATE
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DRAWING NUMBER
C1
SHEET: 1 OF 1