

PROPOSED STORAGE BUILDING AIRPORT ROAD

ASSESSORS MAP 43 LOTS 33 & 34 AIRPORT ROAD

in
COVENTRY, RHODE ISLAND

PERMITTING NOTE:

THE FOLLOWING LOCAL, STATE, FEDERAL AND OTHER PERMITS/ APPROVALS SHALL BE REQUIRED FOR THE PROPOSED PROJECT:

STATE

- RIDEM STORMWATER
 - WQC/STW NO.
 - UIC NO.
- RIDEM WETLANDS

OTHER

- LOCAL FIRE DEPARTMENT APPROVAL

OWNER & APPLICANT:
BAIRD PROPERTIES, LLC
75 AIRPORT ROAD
UNIT 3
COVENTRY, RI 02816

APPLICANTS LEGAL COUNSEL:
MEDICI & SCIACCA P.C.
1312 ATWOOD AVENUE,
JOHNSTON RI 02903
TEL: 401.946.3910

APPROVAL STIPULATIONS:

- THE APPLICANT SHALL RECEIVE APPROVAL FOR A SOIL EROSION AND SEDIMENT CONTROL PLAN FROM THE TOWN ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE APPLICANT SHALL SUBMIT FINAL PLAN SET TO THE COVENTRY PLANNING DEPARTMENT THAT ADDRESSES ANY AND ALL STIPULATIONS IN THE PLANNING COMMISSION DPR DECISION. THE PLAN WILL BE RECORDED IN THE LAND EVIDENCE RECORDS.
- THE APPLICANT SHALL RECEIVE APPROVAL FROM THE CENTRAL COVENTRY FIRE DEPARTMENT FOR THE PROPOSED SITE IMPROVEMENTS. PROOF OF SUCH APPROVAL SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO THE ENDORSEMENT OF THE FINAL RECORD PLAN.
- THOUGH THE EXACT USE OF THE PROPOSED GARAGE UNIT IS UNKNOWN AT THIS TIME, THE APPLICANT SHALL ADHERE TO TABLE 6-1 OF THE COVENTRY ZONING ORDINANCE (SCHEDULE OF DISTRICT USE REGULATIONS) TO ENSURE THAT ONLY PERMITTED USES ARE BEING RENTED TO.
- SUBJECT SITE IS REQUIRED TO HAVE A PORT-O-JOHN TYPE TOILET FACILITY ON-SITE (A PORTABLE TOILET FACILITY ACCEPTABLE TO THE BUILDING OFFICIAL).

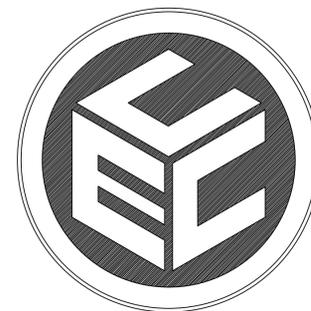
APPROVED BY THE COVENTRY PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN DATED:

ADMINISTRATIVE OFFICER DATED:

LEGEND

---	290	---	CONTOUR LINE (EXISTING)
---	290	---	CONTOUR LINE (PROPOSED)
---	---	---	SUBJECT PROPERTY LINE
---	---	---	ABUTTING PROPERTY LINE
---	---	---	ASSESSOR'S PLAT #/ ASSESSOR'S LOT #
---	---	---	FEMA FIRM MAP OVERLAY 100-YR AE FLOOD ZONE
---	---	---	100-FOOT WETLAND JURISDICTION LINE
---	---	---	SILT FENCE/PERIMETER EROSION CONTROLS
---	---	---	LIMIT OF DISTURBANCE
---	---	---	OVERHEAD WIRE
---	---	---	UNDERGROUND ELECTRIC
---	---	---	BUILDING SETBACK LINE
+	TH-1	+	SOIL TEST HOLE
x	240.79	x	EXISTING SPOT GRADE
x	240.22	x	PROPOSED SPOT GRADE
ELEV.	ELEVATION	U.P.	UTILITY POLE
EXIST.	EXISTING	LT.	LIGHT
N/F	NOW OR FORMERLY		



PREPARED BY:
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 273-6600

MARCH 26, 2025
REVISED:
MAY 27, 2025
JUNE 6, 2025
JUNE 24, 2025
DECEMBER 1, 2025
DECEMBER 11, 2025
JANUARY 21, 2026

CERTIFICATION:

ALL PLANS AND IMPROVEMENTS CONFORM TO ALL EXISTING AND AMENDED STANDARDS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND BOARD OF REGISTRATION FOR LAND SURVEYORS

DRAWING ISSUE:

- CONCEPT
 - CUSTOMER APPROVAL
 - PERMITTING
 - CONSTRUCTION
 - AS-BUILT
 - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



LOCUS MAP
SCALE = 1" = 1,000'

LIST OF DRAWINGS

- TITLE SHEET
- EXISTING CONDITIONS PLAN
- PROPOSED SITE PLAN
- PROPOSED GRADING PLAN
- PROPOSED SOIL EROSION CONTROL PLAN
- PROPOSED EROSION CONTROL DETAILS
- PROPOSED LANDSCAPING PLAN
- PROPOSED SITE DETAILS
- PROPOSED DRAINAGE DETAILS-1
- PROPOSED DRAINAGE DETAILS-2

SURVEY PLAN BY OTHERS, SHEET 1 OF 1

PROJECT DATA

ZONING DISTRICT I1

ZONING TABLE:

	REQUIRED	PROPOSED
AREA	60,000 S.F.	474,809.7± S.F.
FRONTAGE	150 FEET	1,055.86 FEET
FRONT SETBACK	50 FEET	47.5 FEET
CORNER SIDE SETBACK	50 FEET	N/A
SIDE SETBACK	30 FEET	>30 FEET
REAR SETBACK	50 FEET	>50 FEET
MAX. BUILDING HEIGHT	35 FEET	<35 FEET
MAX. BUILDING HEIGHT (ACCESSORY)	15 FEET	NOT PROPOSED
MAX. LOT COVERAGE (IMPERVIOUS)	60 %	5.6 %
MIN. DISTANCE OF STRUCT. TO RES. ZONE	100 FEET	70 FEET
PARKING SPACES	15 SPACES	18 SPACES
LAND UNSUITABLE FOR DEVELOPMENT	N/A	5.70± ACRES

LAND UNSUITABLE FOR DEVELOPMENT:

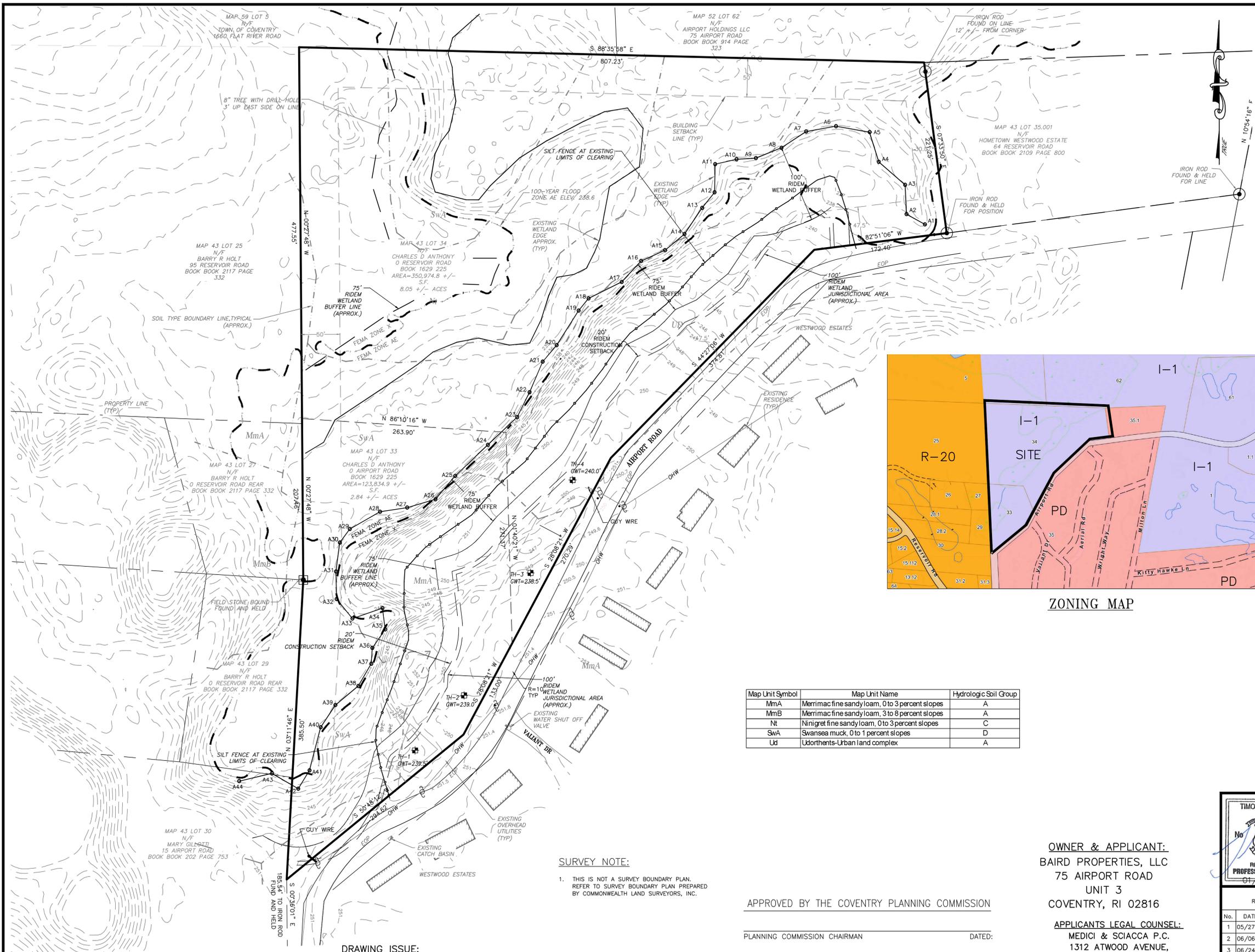
WETLAND AREA =	0.00 ACRES
FLOODZONE AREA =	5.70 ACRES
TOTAL =	5.70 ACRES

LOT COVERAGE:

	% LOT COVERAGE
EXISTING SUITABLE= 5.19± ACRES	0.0%
PROPOSED SUITABLE= 5.19± ACRES	5.6%

PARKING CALCULATIONS:

- PROPOSED 5,000 SQ. FT./ STORAGE GARAGE BUILDING:
INDUSTRIAL USE, 1 PER EVERY 2 EMPLOYEES ON SHIFT
PLUS 1 FOR EACH VEHICLE MAINTAINED ON SITE (4 MIN.)
EMPLOYEES ON SHIFT = 10 / 2 = 5 SPACES REQUIRED
VEHICLES MAINTAINED ON SITE = 10 SPACES REQUIRED
TOTAL REQUIRED FOR 5,810 SQ. FT. BLDG. = 15 SPACES
TOTAL # PARKING SPACES PROVIDED = 14 SPACES EXTERIOR
4 SPACES IN BLDG.
TOTAL PROVIDED = 18 SPACES >15 OK



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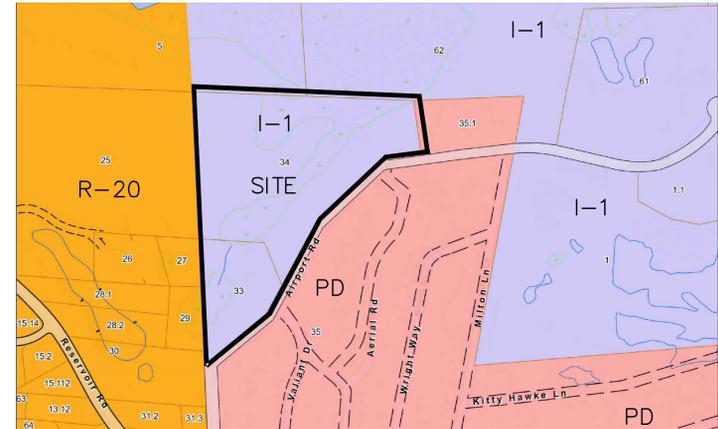
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NOTES:

- NO POTABLE WATER WELLS OR ONSITE WASTEWATER TREATMENT SYSTEMS ARE PROPOSED.
- NO ROCK EXCAVATION IS PROPOSED. NO FILL IS REQUIRED. VERY MINIMAL GRADING IS PROPOSED.
- THIS IS NOT A SURVEY BOUNDARY PLAN, REFER TO SURVEY PLAN ON FILE. PROPERTY LINE TAKEN FROM DRAFT SURVEY BY COMMONWEALTH LAND SURVEYORS, INC. MAR. 2025.
- TOPOGRAPHY TAKEN FROM 2022 NOAA LIDAR. DATUM IS NAVD83.
- WETLAND EDGE DELINEATED BY AVZINIS ENVIRONMENTAL SERVICES, MARCH 27, 2025.
- THE 2024 AERIAL PHOTO INDICATES THE SUBJECT SITE IS FORESTED.
- FEMA FLOOD MAP INDICATES SUBJECT SITE HAS AN AE FLOOD ZONE OF ELEV. 238.6 FT. AS INDICATED ON MAP 440030104H DATED 10-2-2015.
- RIDEM GIS INDICATES SUBJECT SITE IS IN A GROUNDWATER RESERVOIR AND RECHARGE AREA AND A NATURAL HERITAGE AREA.
- RIDEM GIS GROUNDWATER CLASSIFICATION FOR THE SUBJECT PARCEL IS GAA.
- SUBJECT SITE IS NOT IN A TOWN HISTORIC DISTRICT.
- EXISTING OVERHEAD UTILITIES ARE LOCATED WITHIN AIRPORT ROAD
- THE SUBJECT PARCEL FIRE PROTECTION IS SERVICED BY THE CENTRAL FIRE DISTRICT.



ZONING MAP

Map Unit Symbol	Map Unit Name	Hydrologic Soil Group
MmA	Merrimac fine sandy loam, 0 to 3 percent slopes	A
MmB	Merrimac fine sandy loam, 3 to 8 percent slopes	A
Nt	Ninigret fine sandy loam, 0 to 3 percent slopes	C
SwA	Swansea muck, 0 to 1 percent slopes	D
Ud	Udorthents-Urban land complex	A

SURVEY NOTE:

- THIS IS NOT A SURVEY BOUNDARY PLAN. REFER TO SURVEY BOUNDARY PLAN PREPARED BY COMMONWEALTH LAND SURVEYORS, INC.

APPROVED BY THE COVENTRY PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN _____ DATED: _____

ADMINISTRATIVE OFFICER _____ DATED: _____

OWNER & APPLICANT:
BAIRD PROPERTIES, LLC
75 AIRPORT ROAD
UNIT 3
COVENTRY, RI 02816

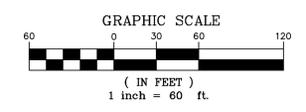
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EXISTING CONDITIONS PLAN

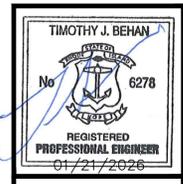
SCALE: 1" = 60'



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ZONE I1 & FIRE DISTRICT = CENTRAL COVENTRY



**EXISTING CONDITIONS PLAN
PROPOSED STORAGE BUILDING**
for
A.P. 43 LOTS 33 & 34
AIRPORT ROAD
in
COVENTRY, RHODE ISLAND

SCALE: AS SHOWN	SHEET NO.: 2 OF 10
DRAWN BY: CJC	DESIGN BY: SMA
DATE: 3/26/2025	CHECKED BY: TJB
PROJECT NO.: 25023.00	

REVISIONS

No.	DATE	DRWN	CHKD
1	05/27/25	SMA	TJB
2	06/06/25	SMA	TJB
3	06/24/25	SMA	TJB
4	12/01/25	SMA	TJB
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Map Unit Symbol	Map Unit Name	Hydrologic Soil Group
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PERMANENT WEATHER-RESISTANT FENCE, AT LEAST FOUR-FOOT TALL ALONG THE ENTIRE WEST-NORTHWESTERN FACING LIMIT OF DISTURBANCE (LOD). THIS FENCE MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION-RELATED WORK. THE SCREEN PLANTINGS AND RESTORATION PLANTINGS MUST BE INSTALLED ON THE WEST-NORTHWESTERN SIDE OF THE PERMANENT FENCE NO LATER THAN JUNE 1, 2026.

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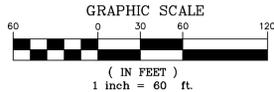
ADMINISTRATIVE OFFICER _____ DATED: _____

OWNER & APPLICANT:
 BAIRD PROPERTIES, LLC
 75 AIRPORT ROAD
 UNIT 3
 COVENTRY, RI 02816

APPLICANTS LEGAL COUNSEL:
 MEDICI & SCIACCA P.C.
 1312 ATWOOD AVENUE,
 JOHNSTON RI 02903
 TEL: 401.946.3910

PROPOSED PLAN

SCALE: 1" = 60'



ZONING DISTRICT I1

ZONING TABLE:

	REQUIRED	PROPOSED
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LAND UNSUITABLE FOR DEVELOPMENT:

WETLAND AREA = 0.00 ACRES
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LOT COVERAGE:

EXISTING SUITABLE = 5.19± ACRES 0.0%
 PROPOSED SUITABLE = 5.19± ACRES 5.6%

PARKING CALCULATIONS:

1. PROPOSED 5,000 SQ. FT. STORAGE GARAGE BUILDING, INDUSTRIAL USE, 1 PER EVERY 2 EMPLOYEES ON SHIFT PLUS 1 FOR EACH VEHICLE MAINTAINED ON SITE (4 MIN.) EMPLOYEES ON SHIFT = 10 / 2 = 5 SPACES REQUIRED VEHICLES MAINTAINED ON SITE = 10 SPACES REQUIRED TOTAL REQUIRED FOR 5,810 SQ. FT. BLDG. = 15 SPACES

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NOTES:

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- THIS IS NOT A SURVEY BOUNDARY PLAN, REFER TO SURVEY PLAN ON FILE. PROPERTY LINE TAKEN FROM DRAFT SURVEY BY COMMONWEALTH LAND SURVEYORS, INC. MAR. 2023.
- TOPOGRAPHY TAKEN FROM 2022 NAZEN LIDAR. DATUM IS NAVD88.
- WETLAND EDGE DELINEATED BY AVIZINIS ENVIRONMENTAL SERVICES, MARCH 27, 2025.
- THE 2024 AERIAL PHOTO INDICATES THE SUBJECT SITE IS FORESTED.
- FEMA FLOOD MAP INDICATES SUBJECT SITE HAS AN AE FLOOD ZONE OF ELEV. 238.6 FT. AS INDICATED ON MAP 44003C0104H DATED 10-2-2015.
- RIDEM GIS INDICATES SUBJECT SITE IS IN A GROUNDWATER RESERVOIR AND RECHARGE AREA AND A NATURAL HERITAGE AREA.
- RIDEM GIS GROUNDWATER CLASSIFICATION FOR THE SUBJECT PARCEL IS GA.
- SUBJECT SITE IS NOT IN A TOWN HISTORIC DISTRICT.
- EXISTING OVERHEAD UTILITIES ARE LOCATED WITHIN AIRPORT ROAD
- THE SUBJECT PARCEL FIRE PROTECTION IS SERVICED BY THE CENTRAL FIRE DISTRICT.

PROPOSED DEVELOPMENT NOTES:

- THIS PROPOSAL CONSISTS OF THE CONSTRUCTING A 5,000 SQ. FT. COMMERCIAL STORAGE BUILDING AND ASSOCIATED PARKING, DRIVEWAY AND UTILITIES.
- NO SANITARY SEWER SERVICE IS PROPOSED.
- NO WATER SERVICE IS PROPOSED.
- THESE PLANS HAVE NOT BEEN ISSUED FOR CONSTRUCTION AND ARE SUBJECT TO FURTHER REVISIONS AND LOCAL/STATE APPROVALS.
- A FENCED TRASH AND RECYCLING AREA IS PROVIDED ON SITE.
- PERMANENT WETLAND BUFFER MARKERS SHALL BE INSTALLED ALONG BUFFER EDGE, SEE DETAIL. TEN (10) LOCATIONS SHOWN AT APPROXIMATELY 100-FOOT SPACING.
- PROPOSED 20'-FOOT WIDE ASPHALT DRIVEWAY = 132 LN. FT.
- IT IS ESTIMATED THE SITE WILL INVOLVE THE REMOVAL OF APPROX. 310 CY OF MATERIAL.
- PROPOSED DRAINAGE WILL REQUIRE THREE (3) DROP INLETS.
- THREE (3) DRAINAGE MANHOLES AND 144 LN. FT. OF 12-INCH HDPE DRAINAGE PIPE.

PROPOSED WETLAND BUFFER RESTORATION NOTES:

- ALL WORK SHALL BE OVERSEEN BY A QUALIFIED WETLAND BIOLOGIST/SOIL SCIENTIST.
- AN EROSION CONTROL LINE WILL BE ESTABLISHED ALONG THE INTERIOR LIMITS OF THE BUFFER RESTORATION AREA. THESE CONTROLS SHALL REMAIN IN PLACE THROUGHOUT THE RESTORATION WORK AND SUBSEQUENT REGROWTH/MONITORING PERIOD UNTIL SUCH A POINT THAT THE SITE HAS STABILIZED. THE WETLAND BIOLOGIST SHALL MAKE THE DETERMINATION FOR REMOVAL OF THE CONTROLS.
- EROSION CONTROLS SHALL BE MONITORED FOR EFFICACY THROUGHOUT THE RESTORATION PROCESS.
- THE RESTORATION PROTOCOL SHALL TAKE PLACE AS SOON AS DEM GRANTS APPROVAL OF THIS PLAN BUT NO SOONER THAN 3 DAYS AFTER A 1-INCH RAINFALL AND NOT LESS THAN 3 DAYS FROM A PROJECTED 1-INCH RAINFALL.
- PLANTINGS IN THE BUFFER RESTORATION AREA SHALL INCLUDE AN EQUAL COMBINATION OF THE FOLLOWING SHRUB AND TREE SPECIES. SHRUBS SHALL BE SPACED 5- FEET ON CENTER AND 24" - 36" IN HEIGHT AFTER PLANTING. TREES SHALL BE ONE-INCH CALIPER AND SPACED 15- FEET ON CENTER:
 - SPICE BUSH (LINDERA BENZOIN)
 - COASTAL SWEET PEPPERBUSH (CLETHRA ALNIFOLIA)
 - HIGHBUSH BLUEBERRY (VACCINIUM CORYMBOSUM)
 - WINTERBERRY (ILEX VERTICILLATA)
 - RED MAPLE (ACER RUBRUM)
 - WHITE OAK (QUERCUS ALBA)
 - RED OAK (QUERCUS RUBRA)
- EASTERN WHITE PINE (PINUS STROBUS) SHALL BE PLANTED ALONG THE LOD AS SCREENING VEGETATION 8' ON CENTER ALONG THE LANDWARD LIMITS OF THE BUFFER RESTORATION AREA.
- AN APPROVED WILDLIFE CONSERVATION GRASS MIX SHOULD BE USED IN THE BUFFER RESTORATION AREA. A WEED-FREE LOOSE STRAW MULCH SHOULD BE UTILIZED TO COVER BARE TOPSOIL.
- BUFFER ZONE MARKERS CONSTRUCTED OF 4X4 POSTS AT LEAST 24" ABOVE GRADE SHALL BE INSTALLED ALONG THE LANDWARD LIMIT OF THE BUFFER ZONE AS SHOWN ON THE ATTACHED MAPS AND PLANS. NO FUTURE CLEARING BEYOND THIS LIMITS IS PERMITTED UNLESS ACCOMPANIED BY A RIDEM PERMIT ALLOWING SUCH WORK TO OCCUR.
- A MONITORING REPORT SHALL BE PREPARED BY THE WETLAND BIOLOGIST AND SUBMITTED TO THE DEM OFFICE OF COMPLIANCE AND INSPECTION AT THE CONCLUSION OF THE RESTORATION WORK.

LEGEND

- - - 290 - - - CONTOUR LINE (EXISTING)
- - - 290 - - - CONTOUR LINE (PROPOSED)
- - - - - SUBJECT PROPERTY LINE
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- - - - - AP/LOT
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- ELEV. ELEVATION
- EXIST. EXISTING
- N/F NOW OR FORMERLY
- SQ. FT. SQUARE FEET
- TOF TOP OF FOUNDATION
- TYP TYPICAL
- U.P. UTILITY POLE
- LT. LIGHT

ZONE I1 & FIRE DISTRICT = CENTRAL COVENTRY

TIMOTHY J. BEHAN
 No. 6278
 REGISTERED PROFESSIONAL ENGINEER
 01/21/2026

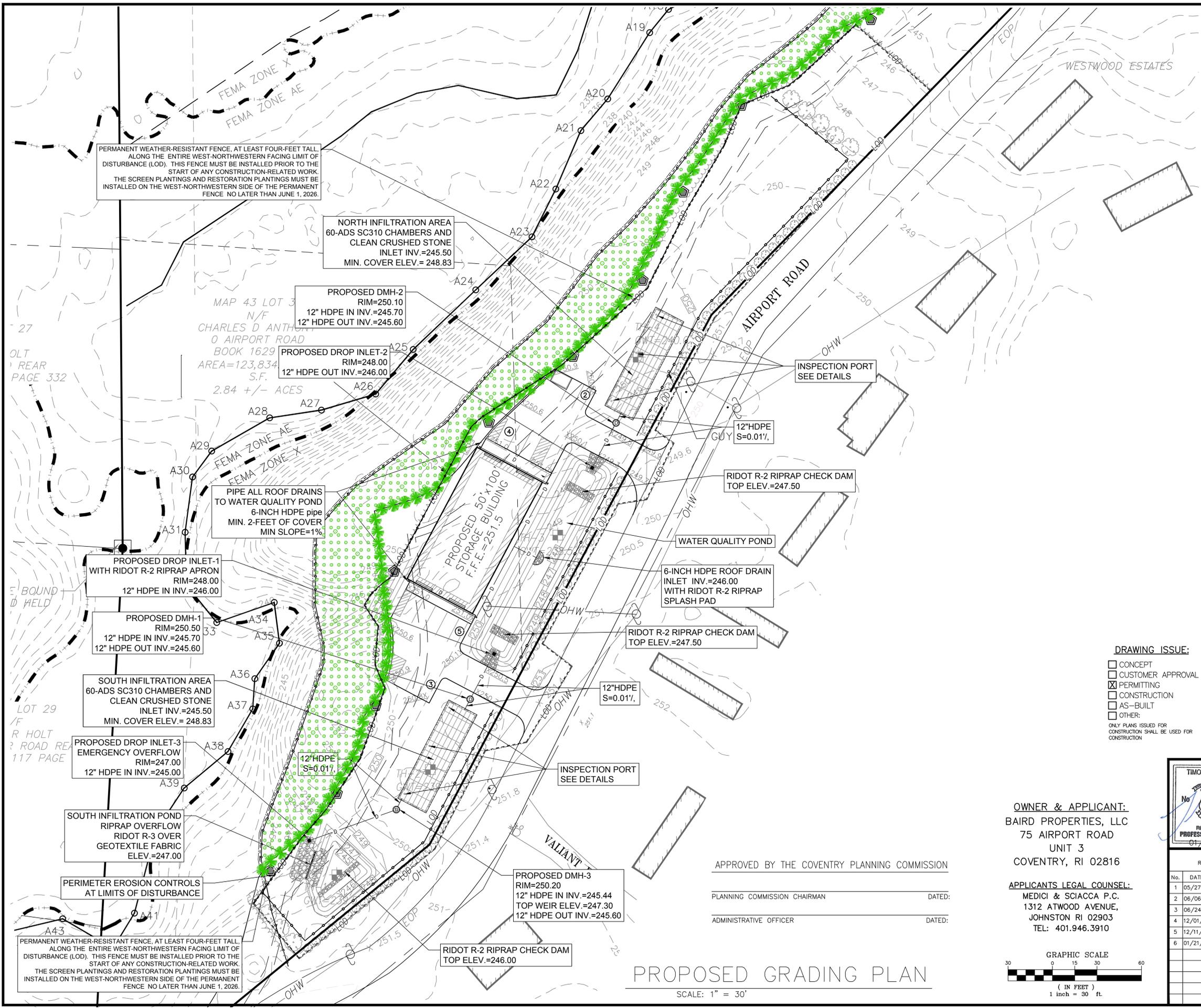
COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
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 PROVIDENCE, RHODE ISLAND 02908
 401-273-6604

PROPOSED SITE PLAN
PROPOSED STORAGE BUILDING
 for
A.P. 43 LOTS 33 & 34
AIRPORT ROAD
 in
 COVENTRY, RHODE ISLAND

REVISIONS

No.	DATE	DRWN	CHKD
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SCALE: AS SHOWN SHEET NO: 3 OF 10
 DRAWN BY: CJC DESIGN BY: SMA CHECKED BY: TJB
 DATE: 3/26/2025 PROJECT NO.: 25023.00



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- DRAINAGE NOTES:**
- ENGINEER SHALL INSPECT THE BOTTOM OF EACH INFILTRATION AREA PRIOR TO PLACEMENT OF CRUSHED STONE.
 - ENGINEER SHALL BE NOTIFIED A MIN. OF 24 HOURS BEFORE CONSTRUCTING ANY INFILTRATION SYSTEM OR UNDERGROUND LINED SAND FILTERS.
 - ALL FILL AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM BENEATH ALL INFILTRATION SYSTEMS.
 - ANY BACKFILL PLACED BELOW INFILTRATION SYSTEMS SHALL BE ASTM C-33 SAND.
 - ALL CRUSHED STONE SHALL BE CLEAN, WASHED CRUSHED STONE.
 - INFILTRATION SYSTEMS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

- INFILTRATION AREAS SOIL REMOVAL NOTE:**
- THE SOILS BENEATH THE STORMWATER INFILTRATION SYSTEMS MUST BE NATURAL EXISTING LOAMY SANDS OR SANDS. CONTRACTOR TO EXCAVATE DOWN TO BOTTOM OF CRUSHED STONE OR POND BOTTOM FOR INSPECTION BY ENGINEER. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOIL AND/OR FILL MATERIALS AND REPLACE WITH ASTM C-33 SAND. REFER TO TEST HOLE LOGS FOR MATERIAL ESTIMATES.

LEGEND

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---	SUBJECT PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	ASSESSOR'S PLAT #/ ASSESSOR'S LOT #
---	FEMA FIRM MAP OVERLAY 100-YR AE FLOOD ZONE
---	100-FOOT WETLAND JURISDICTION LINE
---	SILT FENCE/PERIMETER EROSION CONTROLS
---	LOD
---	LIMIT OF DISTURBANCE
---	OHW
---	OVERHEAD WIRE
---	UNDERGROUND ELECTRIC BUILDING SETBACK LINE

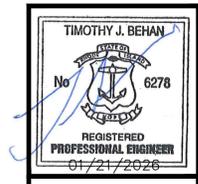
- DRAWING ISSUE:**
- CONCEPT
 - CUSTOMER APPROVAL
 - PERMITTING
 - CONSTRUCTION
 - AS-BUILT
 - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

TH-1	SOIL TEST HOLE	SQ. FT.	SQUARE FEET
x 240.79	EXISTING SPOT GRADE	TOF	TOP OF FOUNDATION
x 240.79	PROPOSED SPOT GRADE	TYP	TYPICAL
ELEV.	ELEVATION	U.P.	UTILITY POLE
EXIST.	EXISTING	LT.	LIGHT
N/F	NOW OR FORMERLY		

ZONE 11 & FIRE DISTRICT = CENTRAL COVENTRY

OWNER & APPLICANT:
 BAIRD PROPERTIES, LLC
 75 AIRPORT ROAD
 UNIT 3
 COVENTRY, RI 02816

APPLICANTS LEGAL COUNSEL:
 MEDICI & SCIACCA P.C.
 1312 ATWOOD AVENUE,
 JOHNSTON RI 02903
 TEL: 401.946.3910



REVISIONS

No.	DATE	DRWN	CHKD
1	05/27/25	SMA	TJB
2	06/06/25	SMA	TJB
3	06/24/25	SMA	TJB
4	12/01/25	SMA	TJB
5	12/11/25	SMA	TJB
6	01/21/26	SMA	TJB



PROPOSED GRADING PLAN
PROPOSED STORAGE BUILDING
 for
A.P. 43 LOTS 33 & 34
AIRPORT ROAD
 in
 COVENTRY, RHODE ISLAND

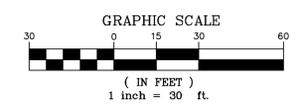
SCALE: AS SHOWN	SHEET NO: 4 OF 10
DRAWN BY: CJC	DESIGN BY: SMA
DATE: 3/26/2025	CHECKED BY: TJB
	PROJECT NO.: 25023.00

APPROVED BY THE COVENTRY PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN _____ DATED: _____

ADMINISTRATIVE OFFICER _____ DATED: _____

PROPOSED GRADING PLAN
 SCALE: 1" = 30'



PERMANENT WEATHER-RESISTANT FENCE, AT LEAST FOUR-FOOT TALL, ALONG THE ENTIRE WEST-NORTHWESTERN FACING LIMIT OF DISTURBANCE (LOD). THIS FENCE MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION-RELATED WORK. THE SCREEN PLANTINGS AND RESTORATION PLANTINGS MUST BE INSTALLED ON THE WEST-NORTHWESTERN SIDE OF THE PERMANENT FENCE NO LATER THAN JUNE 1, 2026.

NORTH INFILTRATION AREA
 60-ADS SC310 CHAMBERS AND
 CLEAN CRUSHED STONE
 INLET INV.=245.50
 MIN. COVER ELEV.=248.83

PROPOSED DMH-2
 RIM=250.10
 12" HDPE IN INV.=245.70
 12" HDPE OUT INV.=245.60

PROPOSED DROP INLET-2
 RIM=248.00
 12" HDPE OUT INV.=246.00

PIPE ALL ROOF DRAINS
 TO WATER QUALITY POND
 6-INCH HDPE PIPE
 MIN. 2-FEET OF COVER
 MIN SLOPE=1%

PROPOSED DROP INLET-1
 WITH RIDOT R-2 RIPRAP APRON
 RIM=248.00
 12" HDPE IN INV.=246.00

PROPOSED DMH-1
 RIM=250.50
 12" HDPE IN INV.=245.70
 12" HDPE OUT INV.=245.60

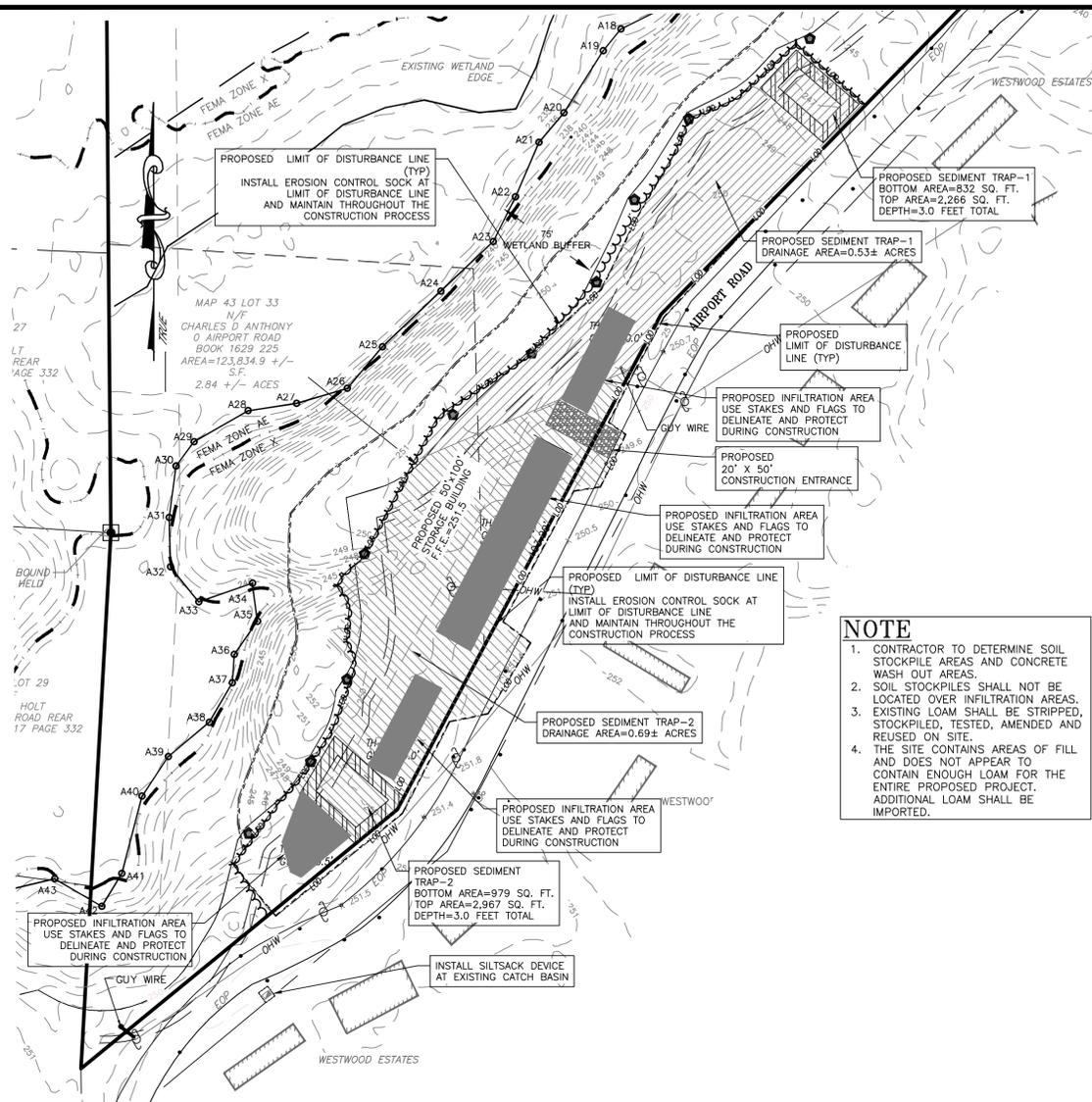
SOUTH INFILTRATION AREA
 60-ADS SC310 CHAMBERS AND
 CLEAN CRUSHED STONE
 INLET INV.=245.50
 MIN. COVER ELEV.=248.83

PROPOSED DROP INLET-3
 EMERGENCY OVERFLOW
 RIM=247.00
 12" HDPE IN INV.=245.00

SOUTH INFILTRATION POND
 RIPRAP OVERFLOW
 RIDOT R-3 OVER
 GEOTEXTILE FABRIC
 ELEV.=247.00

PERIMETER EROSION CONTROLS
 AT LIMITS OF DISTURBANCE

PERMANENT WEATHER-RESISTANT FENCE, AT LEAST FOUR-FOOT TALL, ALONG THE ENTIRE WEST-NORTHWESTERN FACING LIMIT OF DISTURBANCE (LOD). THIS FENCE MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION-RELATED WORK. THE SCREEN PLANTINGS AND RESTORATION PLANTINGS MUST BE INSTALLED ON THE WEST-NORTHWESTERN SIDE OF THE PERMANENT FENCE NO LATER THAN JUNE 1, 2026.



NOTE

- CONTRACTOR TO DETERMINE SOIL STOCKPILE AREAS AND CONCRETE WASH OUT AREAS.
- SOIL STOCKPILES SHALL NOT BE LOCATED OVER INFILTRATION AREAS. EXISTING LOAM SHALL BE STRIPPED, STOCKPILED, TESTED, AMENDED AND REUSED ON SITE.
- THE SITE CONTAINS AREAS OF FILL AND DOES NOT APPEAR TO CONTAIN ENOUGH LOAM FOR THE ENTIRE PROPOSED PROJECT. ADDITIONAL LOAM SHALL BE IMPORTED.

GENERAL NOTES

- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND AND THE MUNICIPALITY PRIOR TO COMMENCING ANY WORK.
- IT SHALL ALSO BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
- ALL WORK PERFORMED HEREIN SHALL BE GOVERNED BY THE "R.I. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST REVISION" WITH ALL CORRECTIONS AND ADDENDA AND THE R.I. STANDARD DETAILS WITH ALL CORRECTIONS AND ADDENDA AND THE LOCAL MUNICIPALITY'S STANDARD SPECIFICATIONS AND DETAILS.
- EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEEDED, SEE EROSION CONTROL PROGRAM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. "DIG SAFE" SHALL BE CONTACTED BY THE CONTRACTOR AS PART OF THIS VERIFICATION.
- IN ALL EXCAVATION AND PLACEMENT OF FILL, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
- ALL EXCESS SOIL, STUMPS, TREES, ROCKS, BOULDERS, AND OTHER REFUSE SHALL BE DISCARDED OFF SITE, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

EROSION CONTROL & SOIL STABILIZATION PROGRAM:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES SET FORTH IN THE TOWN SUBDIVISION REGULATIONS AND ZONING ORDINANCES; RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, AS AMENDED AS PREPARED BY THE RIDEM AND CRMC; AND RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK AS PREPARED BY THE US DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, (AS REVISED).
- ALL RHODE ISLAND STANDARD DETAILS FOR CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION 2004 EDITION AND ALL ADDENDUMS.
- INFILTRATION PRACTICES, IF APPLICABLE, SHALL NEVER SERVE AS A SEDIMENT CONTROL DEVICE DURING SITE CONSTRUCTION PHASE. GREAT CARE MUST BE TAKEN TO PREVENT ANY INFILTRATION AREA FROM COMPACTION BY MARKING OFF THE LOCATION BEFORE THE START OF CONSTRUCTION AT THE SITE AND CONSTRUCTING THE INFILTRATION PRACTICE LAST, CONNECTING UPSTREAM DRAINAGE AREAS ONLY AFTER CONSTRUCTION IS COMPLETE, AND THE CONTRIBUTING AREA IS STABILIZED. THE CONTRACTOR SHALL SUBMIT A PLAN TO THE TOWN (FOR APPROVAL) HOW SEDIMENT WILL BE PREVENTED FROM ENTERING THE SITE OF AN INFILTRATION FACILITY.
- EXTREME CARE SHALL BE EXERCISED AS TO PREVENT ANY MATERIALS FROM ENTERING WETLANDS, THE ROADWAYS, ROADWAY DRAINAGE SYSTEMS, AND ADJACENT PROPERTY.
- COMPOST FILTER BERM, COMPOST FILTER SOCK, STRAW BALES OR SILT FENCE SHALL BE INSTALLED WHERE SHOWN ON THE PLAN AND AS REQUIRED TO PREVENT SEDIMENTATION ONTO ADJACENT PROPERTIES, WETLANDS AND THE ROADWAY DRAINAGE SYSTEM.
- DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR MORE THAN 2 WEEKS OF TIME OR FOR THE INACTIVE WINTER SEASON.
- NO UNDISTURBED AREAS SHALL BE CLEARED OF EXISTING VEGETATION AFTER OCTOBER 15 OF ANY CALENDAR YEAR OR DURING ANY PERIOD OF FULL OR LIMITED WINTER SHUTDOWN. ALL DISTURBED SOILS EXPOSED PRIOR TO OCTOBER 15 OF ANY CALENDAR YEAR SHALL BE SEEDED OR PROTECTED BY THAT DATE. ANY SUCH AREAS THAT DO NOT HAVE ADEQUATE VEGETATIVE STABILIZATION, AS DETERMINED BY THE RESIDENT ENGINEER OR ENVIRONMENTAL INSPECTOR, BY NOVEMBER 15 OF ANY CALENDAR YEAR, MUST BE STABILIZED THROUGH THE USE OF EROSION CONTROL MATTING OR STRAW MULCH, IN ACCORDANCE WITH SPECIFICATIONS CONTAINED WITHIN THE R.I. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK. IF WORK CONTINUES WITHIN ANY OF THESE AREAS DURING THE PERIOD FROM OCTOBER 15 THROUGH APRIL 15, CARE MUST BE TAKEN TO ENSURE THAT ONLY THE AREA REQUIRED FOR THAT DAY'S WORK IS EXPOSED, AND ALL ERODIBLE SOIL MUST BE RE-STABILIZED WITHIN 5 WORKING DAYS. ANY WORK TO CORRECT PROBLEMS RESULTING FROM FAILURE TO COMPLY WITH THIS PROVISION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THERE WILL BE NO SEPARATE PAYMENT FOR THIS PROVISION, IT SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OPERATIONS. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 2 WEEKS OF FINAL GRADING.

PREPARE TEMPORARY SEEDING AREA, PROVIDE AND PLANT SEED IN ACCORDANCE WITH "TEMPORARY VEGETATIVE COVER" AS DESCRIBED IN THE 'RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK' AS PREPARED BY THE US DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, (AS REVISED).

SEED MIX:
ANNUAL RYE GRASS 1.5 LBS/1,000 SQ. FT.

- TEMPORARY TREATMENTS TO STABILIZE EXPOSED SOILS SHALL CONSIST OF COMPOST FILTER BERM, STRAW OR FIBER MULCH OR PROTECTIVE COVERS, SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS). THEY SHALL BE INCORPORATED INTO THE WORK WHEN SOILS ARE EXPOSED FOR TWO WEEKS OR MORE OR AS ORDERED BY THE TOWN, ENGINEER OR OWNER AT NO ADDITIONAL COST.
- STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 3,000-4,000 LBS/ACRE.
- ALL NEW COMPOST FILTER BERM OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED AND POTENTIAL SEDIMENTATION SOURCES ARE REMOVED.
- STOCKPILES SHALL HAVE NO SLOPE GREATER THAN 2:1 AND SHALL BE SURROUNDED BY COMPOST FILTER BERM, COMPOST FILTER SOCK OR SILT FENCE. STOCKPILES EXPOSED FOR EXCESSIVE PERIODS OF TIME SHALL RECEIVE TEMPORARY TREATMENT CONSISTING OF PLANTING ANNUAL RYE GRASS OR PROTECTING WITH STRAW OR FIBER MATTING.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT/REPLACE AS NEEDED.
- ADDITIONAL COMPOST FILTER BERMS OR OTHER TREATMENTS SHALL BE PROVIDED AS DIRECTED BY ENGINEER, RIDEM OR LOCAL REPRESENTATIVES AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL INSPECT THE SOIL EROSION CONTROL DEVICES AFTER EVERY RAIN STORM EVENT AND EVERY 7 DAYS (WHICH EVER COMES FIRST). ANY SOIL MIGRATION PAST THE DEVICES SHALL BE REMOVED AND THE SOIL EROSION CONTROL DEVICES SHALL BE RE-ESTABLISHED TO PREVENT SOIL EROSION. ALL ACCUMULATED SEDIMENT IN FRONT OF THE DEVICES SHALL BE REMOVED AFTER EVERY RAIN STORM EVENT.
- ALL DISTURBED SOIL AREAS SHALL BE PROTECTED AGAINST SOIL EROSION BY PLACEMENT OF COMPOST FILTER BERMS, COMPOST FILTER SOCKS AND/OR SILT FENCE ON THE DOWN GRADIENT SIDE OF THE DISTURBED AREA(S). SHOULD THE VOLUME AND/OR RATE OF STORMWATER RUNOFF BE TOO GREAT FOR A SINGLE DEVICE, THEN MULTIPLE DEVICES ARE REQUIRED SUCH AS SILT FENCE BACKED-UP WITH STRAWBALES. THESE ADDITIONAL DEVICES ARE NOT SHOWN ON THE PLAN BUT SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- AT THE END OF THE PROJECT ALL SEDIMENT IN MANHOLE SUMPS SHALL BE REMOVED, IF APPLICABLE.

- PERMANENT (FINAL) VEGETATION SHALL BE PLANTED AND SUPPLEMENTAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE.
- PREPARE SEEDING AREA, PROVIDE AND PLANT SEED IN ACCORDANCE WITH "PERMANENT VEGETATIVE COVER" AS DESCRIBED IN THE 'RHODE ISLAND EROSION AND SEDIMENT CONTROL HANDBOOK' AS PREPARED BY THE US DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, (AS REVISED).
- ALL AREAS COMPACTED FROM CONSTRUCTION ACTIVITY AND VEHICLES SHALL BE UNCOMPACTED BY TILLING THE TOP 12" OF SOIL PRIOR TO PLANTING.
- MEADOW MIX:**
SEE MIX WHICH IS PROVIDED ON THIS SHEET.
- UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN THE RUNOFF WATER SHALL BE TRAPPED BY THE USE OF SEDIMENT TRAPS OR SIMILAR MEASURES.
- DURING GRADING OPERATIONS, APPROPRIATE MEASURES FOR DUST CONTROL SHALL BE EXERCISED BY USE OF SPRAY WATER APPLIED OR APPROVED EQUAL.
- THE CONTRACTOR SHALL INSPECT AND MAINTAIN THE EROSION AND SEDIMENT CONTROL SYSTEM (INCLUDING POLLUTION PREVENTION TECHNIQUES) AS SPECIFIED ON DRAWINGS/STATE & LOCAL PERMITS AFTER EACH RAINSTORM EVENT AND ON A WEEKLY BASIS. PROFESSIONAL SHALL A SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN FOR THE CONTRACTOR AND MAINTAIN RECORDS IN ACCORDANCE WITH RIDEM RIDGES REGULATIONS.
- THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND SHALL DO SO AT NO ADDITIONAL EXPENSE TO THE OWNER.

NARRATIVE:

- PROJECT DESCRIPTION:** THE PROPOSED PROJECT CONSISTS OF CONSTRUCTING A 5,000 SQ. FT. BUILDING AND ASPHALT PARKING/DRIVE AREA.
- AREA:** AREA WITHIN LIMIT OF DISTURBANCE = 1.3± ACRES.
TOTAL NEW IMPERVIOUS AREA = 0.31 ACRES
TOTAL IMPERVIOUS AREA = 0.31 ACRES
- BASE FLOOD ELEVATION:** THE PROJECT AREA DOES NOT LIE IN A 100-YEAR FLOOD ZONE AS IDENTIFIED BY FEMA MAP 44003C0104H, EFFECTIVE DATE 10-2-2015.
- PROPOSED STORMWATER SYSTEM(S):** INFILTRATION PONDS AND UNDERGROUND INFILTRATION CHAMBERS, REFER TO DETAILS.
- SUMMARY OF SOIL EROSION CONTROLS:** AREAS DOWN GRADIENT OF A DISTURBED AREAS SHALL BE PROTECTED WITH SILT FENCE OR COMPOST FILTER SOCK AS SHOWN ON THE PLAN/DETAILS. ALL SOIL STOCK PILE AREAS SHALL BE PROTECTED FROM SOIL EROSION AS SHOWN ON THE DETAIL. CONSTRUCTION ACCESS POINTS SHALL BE STABILIZED WITH CRUSHED STONE, SEE DETAIL. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE WITH MEADOW MIX SEED/GRASS SEED.
- SCHEDULE:** START SUMMER 2025 AND BE COMPLETE BY LATE 2025.
- CONTACT:** SITE CONTRACTOR MR. MIKE BAIRD 401-255-4332.

SEQUENCE AND STAGING OF LAND DISTURBING ACTIVITIES:

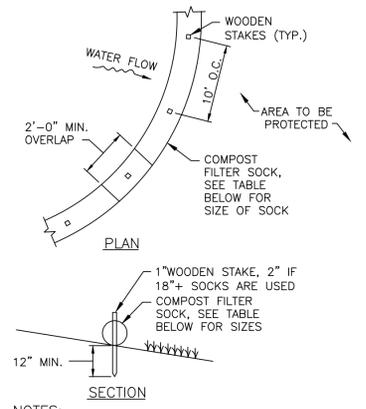
- INSTALL SILT FENCE/COMPOST FILTER SOCKS ALONG THE LIMIT OF DISTURBANCE.
- CONSTRUCT CONSTRUCTION ACCESS CRUSHED STONE DEVICES, SEE DETAIL.
- CONSTRUCT BUILDING.
- CONSTRUCT STORMWATER COLLECTION AND TREATMENT SYSTEMS
- CONSTRUCT PARKING AREAS
- REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.

POLLUTION PREVENTION NOTES:

- REFERENCE IS MADE TO APPENDIX G 'POLLUTION PREVENTION AND SOURCE CONTROLS' OF THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, AS AMENDED. THIS DOCUMENT SHALL BE REFERENCED WHEN IMPLEMENTING THE POLLUTION PREVENTION TECHNIQUES. A BRIEF SUMMARY OF THE TECHNIQUES IS PROVIDED BELOW, REFER TO THE ABOVE REFERENCE FOR ALL TECHNIQUES TO BE IMPLEMENTED.
- SOLID WASTE CONTAINMENT:**
A. ALL TRASH AND WASTE TO BE DISCARDED INTO WASTE CONTAINERS. CONTAINER TO HAVE A COVER TO PREVENT TRASH FROM BLOWING OUT.
- HAZARDOUS MATERIALS CONTAINMENT:**
A. CONTRACTOR TO STORE ALL HAZARDOUS MATERIALS INSIDE STORAGE LOCKERS OR OTHER APPROVED METHODS WHICH HAVE SECONDARY CONTAINMENT SYSTEMS.
B. SECONDARY CONTAINMENT MUST BE INCLUDED WHEREVER SPILLS MIGHT OCCUR (E.G. FUELING AND HAZARDOUS MATERIAL TRANSFER AND LOADING AREAS).

PROPOSED SOIL EROSION CONTROL PLAN

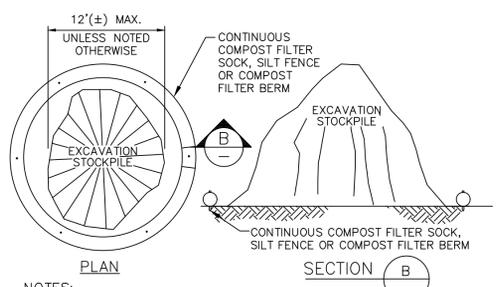
SCALE: 1" = 60'



NOTES:

- ALL MATERIAL TO MEET REQUIREMENTS OF SECTION 206 OF RI STANDARD SPECIFICATIONS.
- SUBMIT SHOP DRAWING OF COMPOST MATERIAL FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT.
- COMPOST FILTER SOCK IS AN 'OR EQUAL' TO COMPOST FILTER BERM WHEN INSTALLED IN ACCORDANCE WITH THE TABLE PROVIDED BELOW.

MAXIMUM SLOPE LENGTH ABOVE COMPOST FILTER SOCK, (FEET) AND DIAMETER OF SOCK REQUIRED:				
SLOPE	8" SOCK	12" SOCK	18" SOCK	24" SOCK
2%	300'	375'	500'	650'
5%	200'	250'	275'	325'
10%	100'	125'	150'	200'
20%	50'	65'	70'	130'
30%	30'	40'	45'	65'
40%	30'	40'	45'	50'
50%	20'	25'	30'	35'



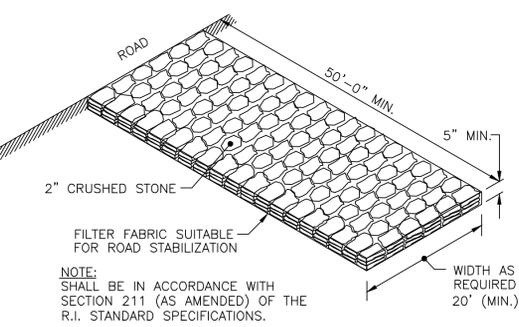
ON-SITE SOIL STOCKPILE DETAIL
NOT TO SCALE

NOTES:

- REQUIRED SIZE TO BE DETERMINED BY THE ENGINEER
- SOIL SHALL BE COVERED WITH TARP WHEN DETERMINED TO BE DRY BY THE RESIDENT ENGINEER
- STOCKPILE LOCATIONS CAN VARY FROM SITE PLAN SINCE SITE IS VERY FLAT.

OWNER & APPLICANT:
BAIRD PROPERTIES, LLC
75 AIRPORT ROAD
UNIT 3
COVENTRY, RI 02816

APPLICANTS LEGAL COUNSEL:
MEDICI & SCIACCA P.C.
1312 ATWOOD AVENUE,
JOHNSTON RI 02903
TEL: 401.946.3910



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION 211 (AS AMENDED) OF THE R.I. STANDARD SPECIFICATIONS.

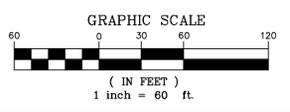
CONSTRUCTION ACCESS

APPROVED BY THE COVENTRY PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN DATED: _____
ADMINISTRATIVE OFFICER DATED: _____

LEGEND

- 290 ---
[290] ---
CONTOUR LINE (EXISTING)
CONTOUR LINE (PROPOSED)
- ---
SUBJECT PROPERTY LINE
- ---
ABUTTING PROPERTY LINE
- ---
ASSESSOR'S PLAT #/
ASSESSOR'S LOT #
- ---
FEMA FIRM MAP OVERLAY
100-YR AE FLOOD ZONE
- ---
100-FOOT WETLAND JURISDICTION LINE
- ---
SILT FENCE/PERIMETER EROSION CONTROLS
- ---
LIMIT OF DISTURBANCE
- ---
OVERHEAD WIRE
- ---
UNDERGROUND ELECTRIC
BUILDING SETBACK LINE
- ---
AP/LOT
- ---
LOD
- ---
OHW
- ---
UE
- ---
SOIL TEST HOLE
*242.29
*242.22
ELEV.
EXIST.
N/F
- ---
SQ. FT. SQUARE FEET
TOP TYP
U.P. UTILITY POLE
LT. LIGHT



DRAWING ISSUE:

- CONCEPT
 - CUSTOMER APPROVAL
 - PERMITTING
 - CONSTRUCTION
 - AS-BUILT
 - OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

CERTIFICATION:

ALL PLANS AND IMPROVEMENTS CONFORM TO ALL EXISTING AND AMENDED STANDARDS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND BOARD OF REGISTRATION OF LAND SURVEYORS

TIMOTHY J. BEHAN
No. 6278
REGISTERED PROFESSIONAL ENGINEER
01/21/2026

REVISIONS

No.	DATE	DRWN	CHKD
1	05/27/25	SMA	TJB
2	06/06/25	SMA	TJB
3	06/24/25	SMA	TJB
4	12/01/25	SMA	TJB
5	12/11/25	SMA	TJB
6	01/21/26	SMA	TJB

COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6604

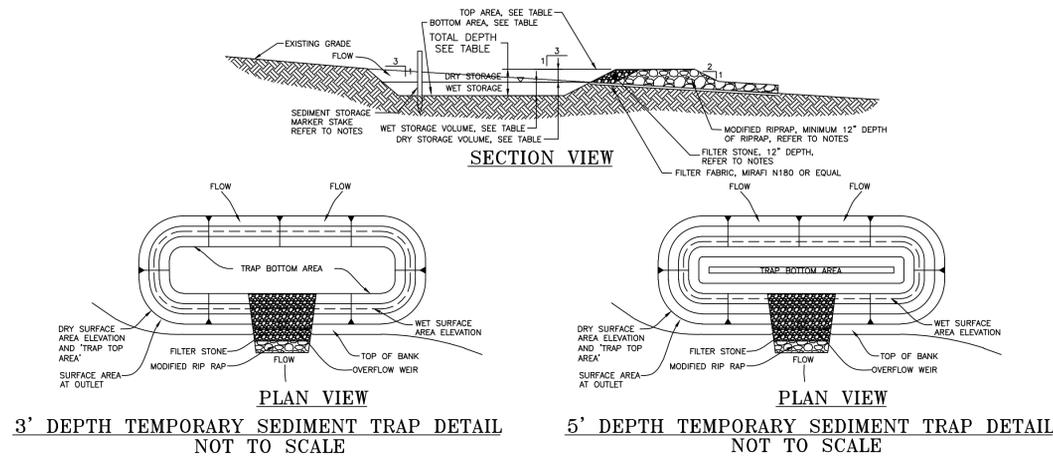
**SOIL EROSION CONTROL PLAN
PROPOSED STORAGE BUILDING**
for
**A.P. 43 LOTS 33 & 34
AIRPORT ROAD**
in
COVENTRY, RHODE ISLAND

SCALE: AS SHOWN	SHEET NO: 5 OF 10
DRAWN BY: CJC	DESIGN BY: SMA
DATE: 3/26/2025	CHECKED BY: TJB
	PROJECT NO.: 25023.00

LONG-TERM POLLUTION PREVENTION NOTES:

SITE OWNER/OPERATOR SHALL REFER TO AND FOLLOW THE APPROVED OPERATION & MAINTENANCE (O&M) PLAN PREPARED FOR THIS PROJECT. A BRIEF SUMMARY OF LONG-TERM POLLUTION PREVENTION TECHNIQUES THAT MAY BE APPLIED TO THE PROJECT (AS APPROPRIATE) IS PROVIDED BELOW. PLEASE REFER TO THE LATEST RI STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL FOR FULL EXPLANATIONS AND DETAILS WHICH CAN BE DOWNLOADED OFF THE DEM WEBSITE:

1. **SOLID WASTE CONTAINMENT:**
 - A. OWNER TO PROVIDE TRASH CONTAINER. CONTAINER TO HAVE A COVER TO PREVENT TRASH FROM BLOWING OUT.
 - B. SWEEP COMMON DRIVEWAY ANNUALLY.
 - C. PET WASTE STATIONS THAT PROVIDE BAGS AND WASTE CONTAINERS ARE RECOMMENDED.
2. **HAZARDOUS MATERIALS CONTAINMENT:**
 - A. STORE ALL HAZARDOUS MATERIALS INSIDE STORAGE LOCKERS OR OTHER APPROVED METHODS WHICH HAVE SECONDARY CONTAINMENT SYSTEMS.
 - B. SECONDARY CONTAINMENT MUST BE INCLUDED WHEREVER SPILLS MIGHT OCCUR (E.G. FUELING AND HAZARDOUS MATERIAL TRANSFER AND LOADING AREAS).
3. **ROADS AND PARKING AREA MANAGEMENT:**
 - A. USE DEICING CHEMICALS AND SAND JUDICIOUSLY, AS THEY HAVE THE POTENTIAL TO CAUSE WATER QUALITY PROBLEMS. PROVIDE AND SPREAD IN ACCORDANCE WITH O&M RECOMMENDATIONS.
 - * PLOW SNOW AND STORE ACCUMULATED SNOW PILES AWAY FROM INFILTRATION PRACTICES. KEEP SNOW PILES 50 FEET FROM WETLAND EDGE AND AREA SUBJECT TO STORM FLOW.
 - * DEBRIS SHOULD BE CLEANED FROM THE SITE PRIOR USING THE SITE FOR SNOW DISPOSAL.
 - * DEBRIS SHOULD BE CLEANED FROM THE SITE AND PROPERLY DISPOSED OF AT THE END OF THE SNOW SEASON.
4. **LAWN, GARDEN, AND LANDSCAPE MANAGEMENT:**
 - D. **LAWN CONVERSION** – REDUCE THE AMOUNT OF LAWN BY REPLANTING LAWN WITH GARDEN BEDS CONTAINING FLOWERS/SHRUBS. LAWNS REQUIRE MORE MAINTENANCE THAN FLOWER BEDS.
 - E. **SOIL BUILDING** – MAINTAIN A HEALTHY LAWN BY TESTING SOIL FOR pH, FERTILITY, COMPACTION, TEXTURE, AND EARTHWORM CONTENT.
 - F. **GRASS SELECTION** – SELECT DROUGHT TOLERANT GRASS SPECIES.
 - G. **MOWING AND THATCH MANAGEMENT** – MAINTAIN GRASS AT MINIMUM 3 TO 4 INCHES IN HEIGHT. THIS WILL REDUCE WEED GROWTH.
 - H. **FERTILIZATION** – MINIMIZE FERTILIZATION. FERTILIZE NO MORE THAN TWICE A YEAR. APPLY CAREFULLY SO FERTILIZER DOES NOT SPREAD ONTO IMPERVIOUS SURFACES.
 - I. **WEED MANAGEMENT** – NEVER USE CHEMICAL HERBICIDES TO ELIMINATE OR CONTROL WEEDS. OWNER SHALL REMOVE WEEDS BY PULLING OR DIGGING OUT.
 - J. **PEST MANAGEMENT** – LIMIT PESTICIDE USE. CHOOSE PESTICIDES THAT POSE THE LEAST RISK TO HUMAN HEALTH AND THE ENVIRONMENT.
 - K. **SENSIBLE IRRIGATION** – WATER NO MORE THAN 1" PER WEEK. USE DROUGHT-RESISTANT GRASSES. CUT GRASS AT 3-4 INCHES.
5. **SNOW DISPOSAL:**
 - A. AVOID DISPOSING OF SNOW ON TOP OF STORM DRAIN CATCH BASINS OR IN STORMWATER DRAINAGE SWALES OR DITCHES. SNOW COMBINED WITH SAND AND DEBRIS MAY BLOCK A STORM DRAINAGE SYSTEM, CAUSING LOCALIZED FLOODING. IN ADDITION, A HIGH VOLUME OF SAND, SEDIMENT, AND LITTER RELEASED FROM MELTING SNOW MAY BE QUICKLY TRANSPORTED THROUGH THE DRAINAGE SYSTEM INTO SURFACE WATER.
6. **DRIVEWAY AND PARKING SEALANTS:**
 - A. ONLY ASPHALT BASED SEALANTS SHALL BE USED ON SITE.
7. **DEICING REQUIREMENTS:**
 - A. **STORAGE:**
 - * SALT STORAGE PILES SHOULD BE COMPLETELY COVERED, IDEALLY BY A ROOF, AND AT A MINIMUM, BY A WEIGHTED TARP, AND STORED ON IMPERVIOUS SURFACES. THE DEM GROUNDWATER QUALITY RULES REQUIRE THAT DEICER MATERIALS BE COVERED IN AREAS WHERE THE GROUNDWATER IS CLASSIFIED GAA OR GA.
 - * RUNOFF SHOULD BE CONTAINED IN APPROPRIATE AREAS.
 - * SPILLS SHOULD BE CLEANED UP AFTER LOADING OPERATIONS. THE MATERIAL MAY BE DIRECTED TO A SAND PILE OR RETURNED TO SALT PILES.
 - * AVOID STORAGE IN DRINKING WATER SUPPLY AREAS, WATER SUPPLY AQUIFER RECHARGE AREAS, AND PUBLIC WELLHEAD PROTECTION AREAS.
 - B. **APPLICATION:**
 - * APPLICATION RATE OF DEICING MATERIALS SHOULD BE TAILORED TO ROAD CONDITIONS (I.E., HIGH VERSUS LOW VOLUME ROADS).
 - * TRUCKS SHOULD BE EQUIPPED WITH SENSORS THAT AUTOMATICALLY CONTROL THE DEICER SPREAD RATE.
 - * DRIVERS AND HANDLERS OF SALT AND OTHER DEICERS SHOULD RECEIVE TRAINING TO IMPROVE EFFICIENCY, REDUCE LOSSES, AND RAISE AWARENESS OF ENVIRONMENTAL IMPACTS.



SEDIMENT TRAP DATA:	TRAP 1	TRAP 2	TRAP 3	TRAP 4	TRAP 5	TRAP 6	TRAP 7	TRAP 8
CONTRIBUTORY AREA, AC.	1.05	2.04	1.23	2.33	1.20	1.09	0.39	0.65
WET STORAGE DEPTH, FT.	1.50	2.50	1.50	2.50	1.50	1.50	1.50	1.50
DRY STORAGE DEPTH, FT.	1.50	2.50	1.50	2.50	1.50	1.50	1.50	1.50
TOTAL DEPTH (WET/DRY), FT.	3.00	5.00	3.00	5.00	3.00	3.00	3.00	3.00
TRAP BOTTOM AREA, SQ. FT.	1413	599	1413	599	1413	1413	1413	1413
TRAP TOP AREA, SQ. FT.	3140	3140	3140	3140	3140	3140	3140	3140

GENERAL NOTES:

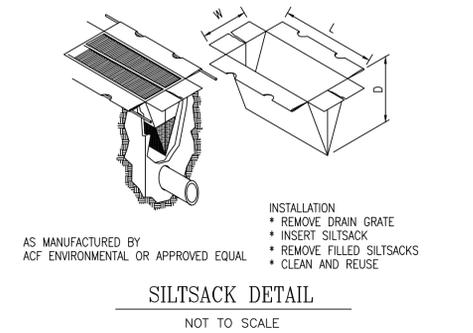
1. THE TEMPORARY SEDIMENT TRAP SHALL MEET ALL REQUIREMENTS FOR TEMPORARY SEDIMENT TRAPS OUTLINED IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST REVISION) SECTION SIX: SEDIMENT CONTROL MEASURES.
2. THE TEMPORARY SEDIMENT TRAP SHALL HAVE AN INITIAL STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE OUTLET SHALL BE LOCATED AT THE MOST DISTANT HYDRAULIC POINT FROM THE INLET.
5. THE OUTLET CONSISTS OF A PERVIOUS STOKO DIKE WITH A CORE OF MODIFIED RIP RAP AND FACED ON THE UPSTREAM SIDE WITH STONE.
6. TEMPORARY SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED GROUND.
7. MAXIMUM HEIGHT OF A TEMPORARY SEDIMENT TRAP EMBANKMENT IS LIMITED TO FIVE FEET.
8. SIDE SLOPES OF THE EMBANKMENT SHALL BE 2:1 OR FLATTER.
9. MODIFIED RIP RAP SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.10.03.2 AND BE R-4 GRADE RIP RAP.
10. FILTER STONE SHALL MEET THE REQUIREMENTS OF RIDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SUBSECTION M.01.03 TABLE 1 COLUMN V FILTER STONE.

INSPECTION, MAINTENANCE AND REMOVAL REQUIREMENTS:

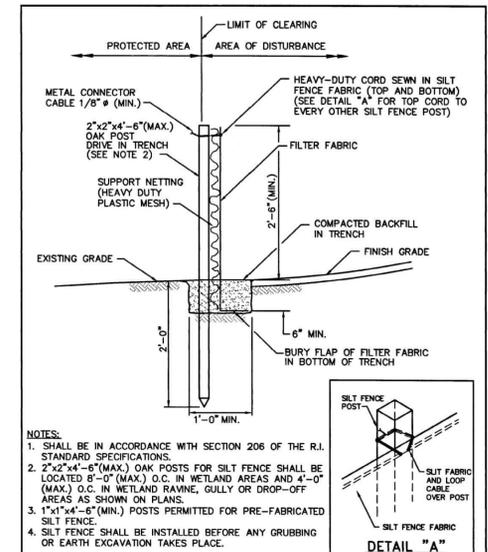
1. INSTALL SEDIMENT STORAGE STAKE WITH A MARKER AT ONE HALF OF THE WET STORAGE VOLUME.
2. INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCHES OR GREATER.
3. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OF CONSTRUCTION EQUIPMENT.
4. CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
5. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
6. DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA.
7. THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

INSTALLATION NOTES:

1. CLEAR GRUB AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
2. REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN 3 INCHES AND OTHER DEBRIS.
3. EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
4. USE ONLY FILL MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER SIX INCHES) OR OTHER UNSUITABLE MATERIALS. COMPACT THE EMBANKMENT IN 9 INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
5. STABILIZE THE EARTHEN EMBANKMENT USING ANY OF THE FOLLOWING MEASURES, SEEDING FOR TEMPORARY VEGETATION COVER, SEEDING FOR PERMANENT VEGETATIVE COVER, OR SLOPE PROTECTION, IMMEDIATELY AFTER INSTALLATION.



AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL



REVISIONS			SILT FENCE DETAIL		R.I. STANDARD 9.2.0
NO.	BY	DATE	DATE	ISSUE NO.	
			JUNE 15, 1998		

STABILIZE SOILS:

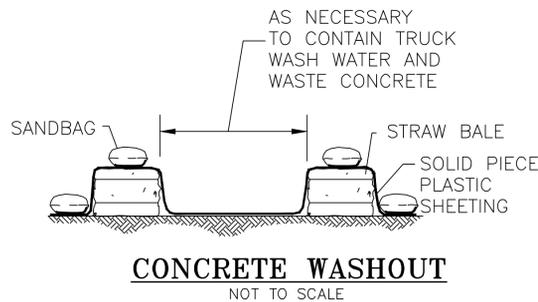
1. ANY DISTURBED AREAS THAT WILL NOT HAVE ACTIVE CONSTRUCTION ACTIVITY OCCURRING WITHIN 14 DAYS MUST BE STABILIZED USING THE CONTROL MEASURES DEPICTED IN THE SESC SITE PLANS, IN ACCORDANCE WITH THE RI SESC HANDBOOK, AND PER MANUFACTURER PRODUCT SPECIFICATIONS.

ONLY AREAS THAT CAN BE REASONABLY EXPECTED TO HAVE ACTIVE CONSTRUCTION WORK BEING PERFORMED WITHIN 14 DAYS OF DISTURBANCE WILL BE CLEARED/GRUBBED AT ANY ONE TIME. IT IS NOT ACCEPTABLE TO CLEAR AND GRUB THE ENTIRE CONSTRUCTION SITE IF PORTIONS WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME. PROPER PHASING OF CLEARING AND GRUBBING ACTIVITIES SHALL INCLUDE TEMPORARY STABILIZATION TECHNIQUES FOR AREAS CLEARED AND GRUBBED THAT WILL NOT BE ACTIVE WITHIN THE 14-DAY TIME FRAME.

PROJECT: 25023.00 AIRPORT ROAD											
5/6/2025											
CONVENTRY, RI											
SEDIMENT TRAP DESIGN CALCULATIONS											
TRAP#	TOTAL DEPTH (FT)	WATERSHED AREA (ACRES)	STORAGE VOLUME REQUIRED (CF)	1" OVER WATERSHED (CF)	WET STORAGE VOLUME (Ww) (CF)	Dw (FT)	Aw (SF)	Aw PROVIDED (SF)	DRY STORAGE VOLUME (Vd) (CF)	Ad (SF)	Ad PROVIDED (SF)
1	3	0.53	1,923	1,930	965	1.5	757	831	965	1.5	2,138
2	3	0.69	2,488	2,496	1,248	1.5	979		1,248	1.5	2,765

Dw = THE MAXIMUM DEPTH FROM BOTTOM OF TRAP TO THE BASE OF THE STONE OUTLET
Dd = THE DEPTH FROM THE BASE OF THE STONE OUTLET TO THE TOP OF THE STONE OUTLET
Aw = THE SURFACE AREA OF THE FLOODED AREA AT THE BASE OF THE STONE OUTLET
Ad = THE SURFACE AREA OF THE FLOODED AREA AT THE TOP OF THE STONE OUTLET
STORAGE VOLUME REQUIRED = 134 CUBIC YARDS PER ACRE OR 1" OVER WATERSHED AREA, WHICH EVER IS GREATER

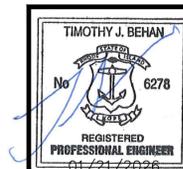
$Ww = 0.85 * Aw * Dw$
 $Vd = ((Aw + Ad) / 2) * Dd$



DRAWING ISSUE:

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- PERMITTING
- CONSTRUCTION
- AS-BUILT
- OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



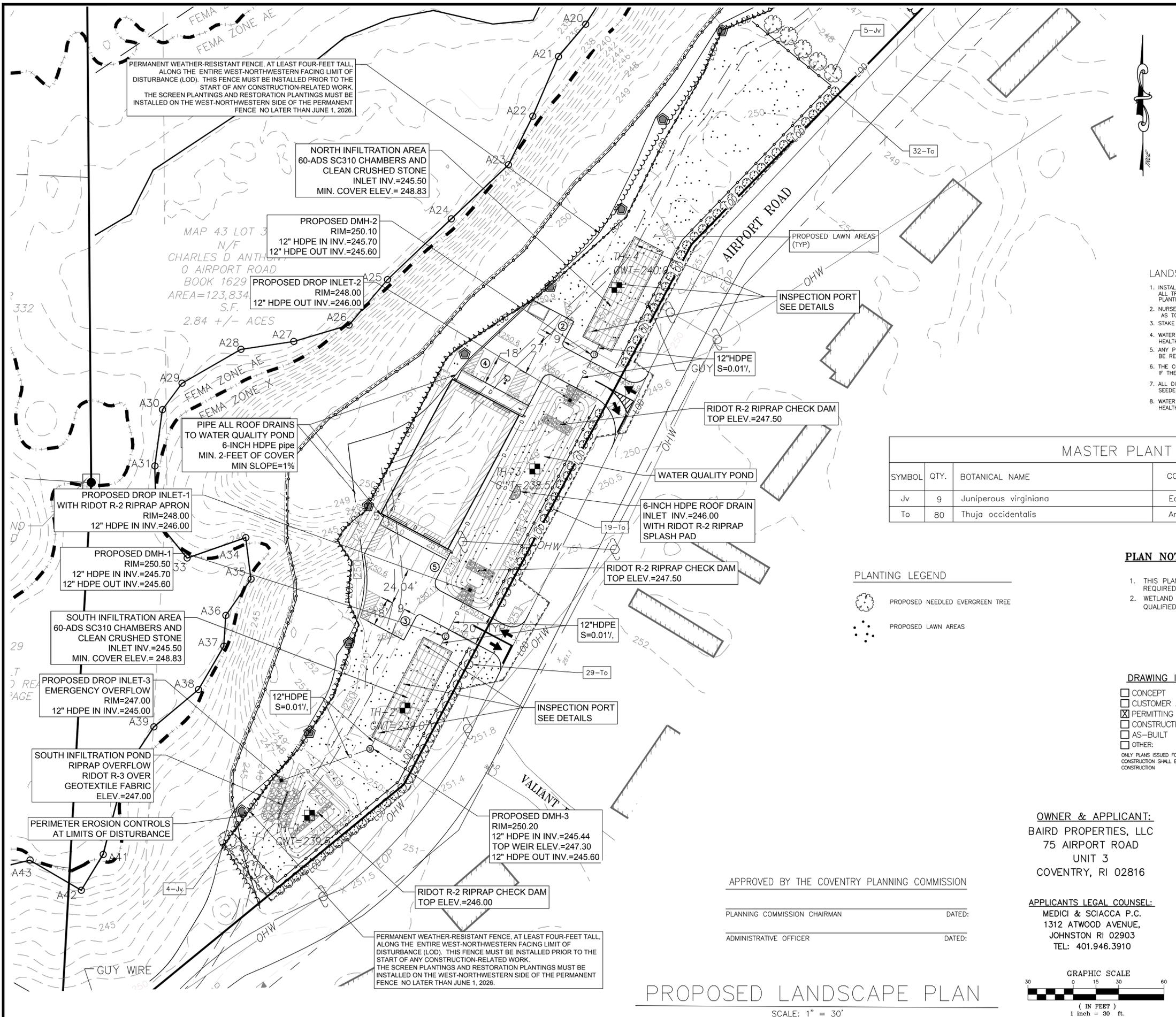
EROSION CONTROL DETAILS
PROPOSED STORAGE BUILDING
for
A.P. 43 LOTS 33 & 34
AIRPORT ROAD
in
COVENTRY, RHODE ISLAND

REVISIONS				
No.	DATE	DRWN	CHKD	
1	05/27/25	SMA	TJB	
2	06/06/25	SMA	TJB	
3	06/24/25	SMA	TJB	
4	12/01/25	SMA	TJB	
5	12/11/25	SMA	TJB	
6	01/21/26	SMA	TJB	

APPLICANTS LEGAL COUNSEL:
MEDICI & SCIACCA P.C.
1312 ATWOOD AVENUE,
JOHNSTON RI 02903
TEL: 401.946.3910

OWNER & APPLICANT:
BAIRD PROPERTIES, LLC
75 AIRPORT ROAD
UNIT 3
COVENTRY, RI 02816

SCALE: AS SHOWN	SHEET NO: 6 OF 10
DRAWN BY: CJC	DESIGN BY: SMA
DATE: 3/26/2025	CHECKED BY: TJB
PROJECT NO.: 25023.00	



LEGEND

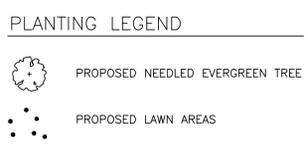
	290	CONTOUR LINE (EXISTING)
	290	CONTOUR LINE (PROPOSED)
		SUBJECT PROPERTY LINE
		ABUTTING PROPERTY LINE
		ASSESSOR'S PLAT #
		ASSESSOR'S LOT #
		FEMA FIRM MAP OVERLAY
		100-YR AE FLOOD ZONE
		100-FOOT WETLAND JURISDICTION LINE
		SILT FENCE/PERIMETER EROSION CONTROLS
		LIMIT OF DISTURBANCE
		OVERHEAD WIRE
		UNDERGROUND ELECTRIC
		BUILDING SETBACK LINE
	TH-1	SOIL TEST HOLE
	x 240.79	EXISTING SPOT GRADE
	x 240.72	PROPOSED SPOT GRADE
		ELEVATION
		EXIST.
		EXISTING
		N/F
		NOW OR FORMERLY
	SO. FT.	SQUARE FEET
	TOP	TOP OF FOUNDATION
	TYP	TYPICAL
	U.P.	UTILITY POLE
	LT.	LIGHT

- ### LANDSCAPE NOTES:
- INSTALL 4" OF SHREDDED HARDWOOD BARK MULCH IN ALL PLANTING BEDS. ALL TREES OUTSIDE OF PLANTING BEDS TO HAVE 3" SHREDDED HARDWOOD BARK MULCH PLANTING WELLS.
 - NURSERY STOCK SHALL MEET THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AS TO THE GRADING AND QUALITY.
 - STAKE ALL TREES OVER 5' HIGH. REMOVE ALL STAKES AT THE END OF ONE GROWING SEASON.
 - WATER ALL PLANTS WITHIN 24 HOURS OF PLANTING AND AS MANY TIMES THEREAFTER TO SUSTAIN HEALTHY CONDITIONS WITH SPECIAL ATTENTION TO WATERING DURING HOT DRY PERIODS.
 - ANY PLANTS NOT SURVIVING AND IN SATISFACTORY GROWTH AT THE END OF ONE YEAR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PLANT QUANTITIES BY COUNT ON THE PLAN. IF THERE IS A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.
 - ALL DISTURBED AREAS, LAWNS AND CURBS TO BE FILLED/BACKFILLED WITH 6" OF SCREENED LOAM, FERTILIZED, LIMED SEEDED WITH URIF#2 SEED MIX AND HAY MULCHED.
 - WATER ALL SEEDED AREAS WITHIN 24 HOURS OF PLANTING AND AS MANY TIMES THEREAFTER TO SUSTAIN HEALTHY CONDITIONS WITH SPECIAL ATTENTION TO WATERING DURING HOT DRY PERIODS.

MASTER PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Jv	9	Juniperus virginiana	Easeten Red Cedar	5'-6'HT	B&B	SPECIMEN
To	80	Thuja occidentalis	American Arborvitae	5'-6 HT	B&B	SPECIMEN

- ### PLAN NOTES:
- THIS PLAN WAS DEVELOPED FOR THE PROPERTY LINE SCREENING PLANTINGS REQUIRED BY THE TOWN OF COVENTRY.
 - WETLAND BUFFER RESTORATION WILL BE UNDER THE DIRECTION OF THE QUALIFIED WETLAND BIOLOGIST/SOIL SCIENTIST.



- ### DRAWING ISSUE:
- CONCEPT
 - CUSTOMER APPROVAL
 - PERMITTING
 - CONSTRUCTION
 - AS-BUILT
 - OTHER:
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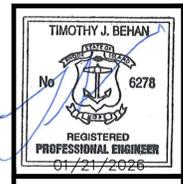
APPROVED BY THE COVENTRY PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN _____ DATED: _____

ADMINISTRATIVE OFFICER _____ DATED: _____

OWNER & APPLICANT:
 BAIRD PROPERTIES, LLC
 75 AIRPORT ROAD
 UNIT 3
 COVENTRY, RI 02816

APPLICANTS LEGAL COUNSEL:
 MEDICI & SCIACCA P.C.
 1312 ATWOOD AVENUE,
 JOHNSTON RI 02903
 TEL: 401.946.3910



REVISIONS

No.	DATE	DRWN	CHKD
1	05/27/25	SMA	TJB
2	06/06/25	SMA	TJB
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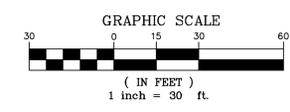


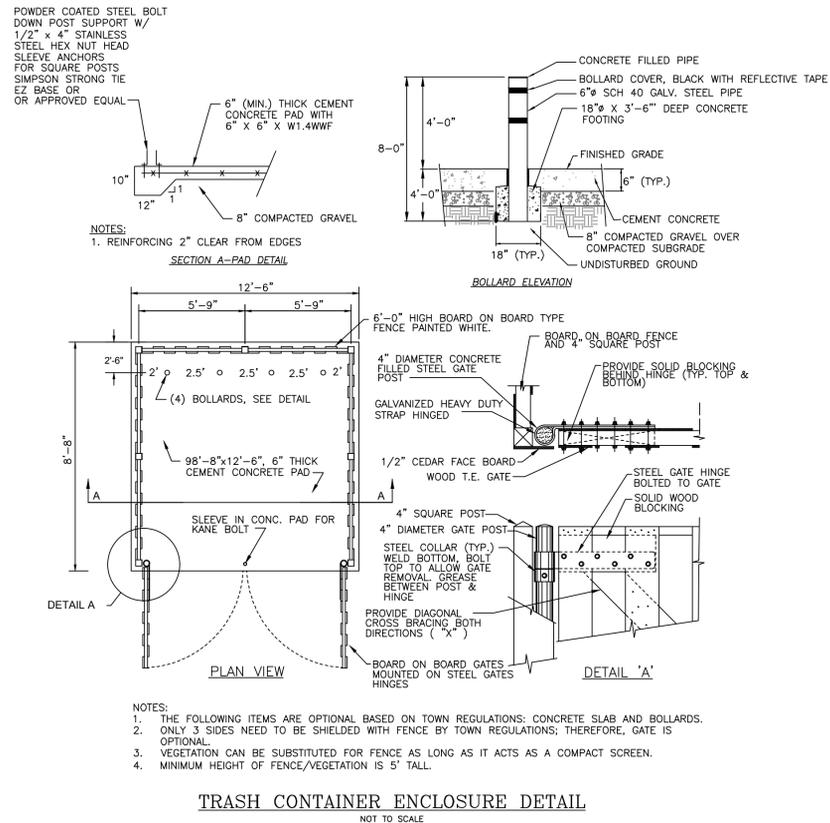
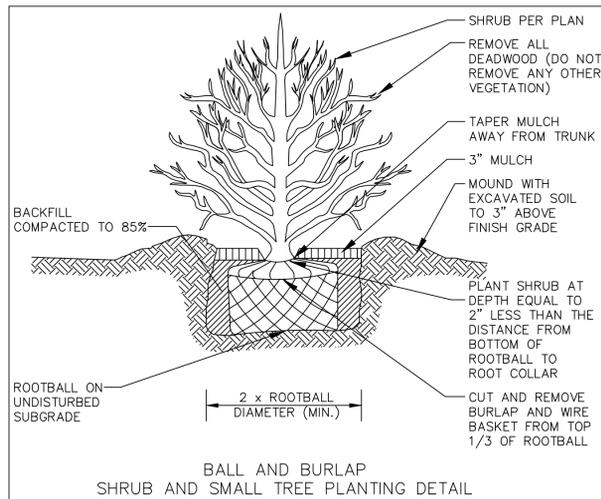
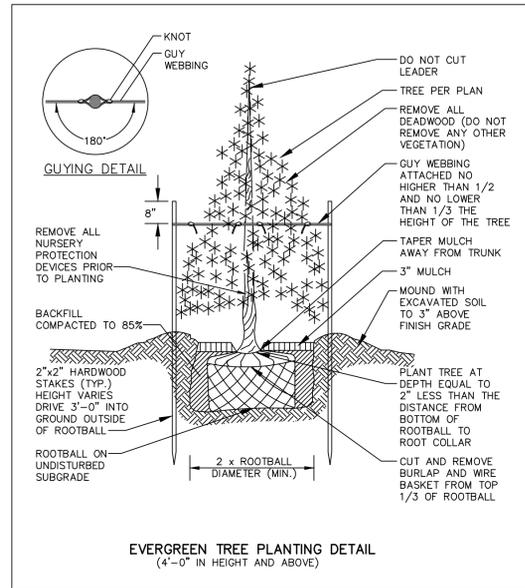
PROPOSED LANDSCAPE PLAN
PROPOSED STORAGE BUILDING
 for
A.P. 43 LOTS 33 & 34
AIRPORT ROAD
 in
 COVENTRY, RHODE ISLAND

SCALE: AS SHOWN	SHEET NO: 7 OF 10
DRAWN BY: CJC	DESIGN BY: CJC
DATE: 3/26/2025	CHECKED BY: TJB
PROJECT NO.: 25023.00	

PROPOSED LANDSCAPE PLAN

SCALE: 1" = 30'

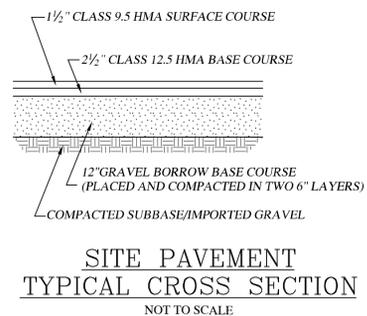
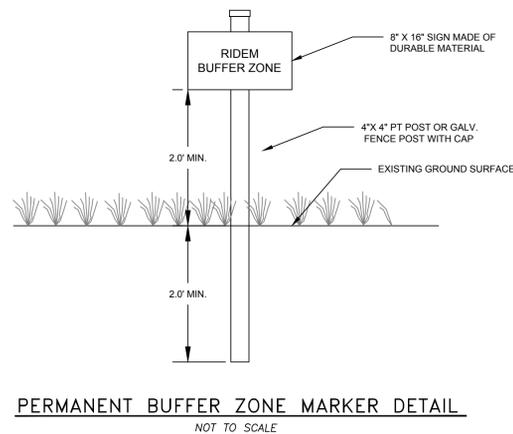




PROPOSED WETLAND BUFFER RESTORATION NOTES:

- ALL WORK SHALL BE OVERSEEN BY A QUALIFIED WETLAND BIOLOGIST/SOIL SCIENTIST.
 - AN EROSION CONTROL LINE WILL BE ESTABLISHED ALONG THE INTERIOR LIMITS OF THE BUFFER RESTORATION AREA. THESE CONTROLS SHALL REMAIN IN PLACE THROUGHOUT THE RESTORATION WORK AND SUBSEQUENT REGROWTH/MONITORING PERIOD UNTIL SUCH A POINT THAT THE SITE HAS STABILIZED. THE WETLAND BIOLOGIST SHALL MAKE THE DETERMINATION FOR REMOVAL OF THE CONTROLS.
 - EROSION CONTROLS SHALL BE MONITORED FOR EFFICACY THROUGHOUT THE RESTORATION PROCESS.
 - THE RESTORATION PROTOCOL SHALL TAKE PLACE AS SOON AS DEM GRANTS APPROVAL OF THIS PLAN BUT NO SOONER THAN 3 DAYS AFTER A 1-INCH RAINFALL AND NOT LESS THAN 3 DAYS FROM A PROJECTED 1-INCH RAINFALL.
 - PLANTINGS IN THE BUFFER RESTORATION AREA SHALL INCLUDE AN EQUAL COMBINATION OF THE FOLLOWING SHRUB AND TREE SPECIES. SHRUBS SHALL BE SPACED 5'-FEET ON CENTER AND 24" - 36" IN HEIGHT AFTER PLANTING. TREES SHALL BE ONE-INCH CALIPER AND SPACED 15'-FEET ON CENTER:
- SPICE BUSH (LINDERA BENZOIN)
- COASTAL SWEET PEPPERBUSH (CLETHRA ALNIFOLIA)
- HIGHBUSH BLUEBERRY (VACCINIUM CORYMBOSUM)
- WINTERBERRY (ILEX VERTICILLATA)
- RED MAPLE (ACER RUBRUM)
- WHITE OAK (QUERCUS ALBA)
- RED OAK (QUERCUS RUBRA)
- EASTERN WHITE PINE (PINUS STROBUS) SHALL BE PLANTED ALONG THE LOD AS SCREENING VEGETATION 8' ON CENTER ALONG THE LANDWARD LIMITS OF THE BUFFER RESTORATION AREA.
 - AN APPROVED WILDLIFE CONSERVATION GRASS MIX SHOULD BE USED IN THE BUFFER RESTORATION AREA. A WEED-FREE LOOSE STRAW MULCH SHOULD BE UTILIZED TO COVER BARE TOPSOIL.
 - BUFFER ZONE MARKERS CONSTRUCTED OF 4X4 POSTS AT LEAST 24" ABOVE GRADE SHALL BE INSTALLED ALONG THE LANDWARD LIMIT OF THE BUFFER ZONE AS SHOWN ON THE ATTACHED MAPS AND PLANS. NO FUTURE CLEARING BEYOND THIS LIMITS IS PERMITTED UNLESS ACCOMPANIED BY A RIDEM PERMIT ALLOWING SUCH WORK TO OCCUR.
 - A MONITORING REPORT SHALL BE PREPARED BY THE WETLAND BIOLOGIST AND SUBMITTED TO THE DEM OFFICE OF COMPLIANCE AND INSPECTION AT THE CONCLUSION OF THE RESTORATION WORK.

PERMANENT WEATHER-RESISTANT FENCE, AT LEAST FOUR-FOOT TALL, ALONG THE ENTIRE WEST-NORTHWESTERN FACING LIMIT OF DISTURBANCE (LOD). THIS FENCE MUST BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION-RELATED WORK. THE SCREEN PLANTINGS AND RESTORATION PLANTINGS MUST BE INSTALLED ON THE WEST-NORTHWESTERN SIDE OF THE PERMANENT FENCE NO LATER THAN JUNE 1, 2026.



APPROVED BY THE COVENTRY PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN DATED:

ADMINISTRATIVE OFFICER DATED:

OWNER & APPLICANT:
BAIRD PROPERTIES, LLC
75 AIRPORT ROAD
UNIT 3
COVENTRY, RI 02816

APPLICANTS LEGAL COUNSEL:
MEDICI & SCIACCA P.C.
1312 ATWOOD AVENUE,
JOHNSTON RI 02903
TEL: 401.946.3910

DRAWING ISSUE:

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TYPICAL TRENCH INSTALLATION DETAIL
NOT TO SCALE

RECOMMENDED

PIPE DIAMETER	TRENCH WIDTH
IN. (MM)	IN. (M)
4 - 8 (100-200)	*
10 (250)	24 (0.6)
12 (300)	28 (0.7)
15 (375)	35 (0.9)
18 (450)	43 (1.1)
24 (600)	56 (1.4)
30 (750)	60 (1.5)
36 (900)	65 (1.7)
42 (1050)	84 (2.1)
48 (1200)	91 (2.3)
54 (1350)	97 (2.5)
60 (1500)	103 (2.6)

* USUALLY BASED ON SMALLEST BUCKET SIZE AVAILABLE

12" MIN. COVER
TOTAL 24" MIN. COVER OVER TOP OF PIPE

12" MAINTAIN UNIFORM TRENCH WIDTH TO MIN. 12" ABOVE TOP OF PIPE

HAUNCHING/INITIAL BACKFILL: CLASS I, II, III BACKFILL MATERIAL INSTALLED PER ASTM D2321

MINIMUM BEDDING THICKNESS 6"

NOTE:

24-INCH COVER OVER THE CROWN OF THE PIPE IS PREFERRED, ADS N-12 HDPE PIPE MINIMUM COVER REQUIREMENTS (PER ASTM F2648) WITH AASHTO H-25 OR HS-25 LOAD FOR INSIDE DIAMETER OF 4" TO 48" MIN. COVER MAY BE REDUCED TO 12" (1-FOOT) OVER THE CROWN OF THE PIPE.

BANK RUN GRAVEL SPEC.:

GRAVEL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 3". UP TO 10% MAY BE SIZED BETWEEN 3/4" AND 3". GRAVEL SHALL MEET THE FOLLOWING:

SIEVE SIZE	% PASSING
3/4"	100%
#4	55%-100%
#10	40%-100%
#40	10%-50%
#100	0%-20%
#200	0%-2%

ASTM C-33 SAND SPEC.:

ASTM C-33 SAND SHALL MEET ASTM C-33 REQUIREMENTS AND ALSO THE FOLLOWING:

SIZE=0.02" TO 0.04"
% PASS 200 SIEVE < 1.0%

EMBANKMENT MATERIAL:

IMPERVIOUS MATERIAL (UNIFIED SOIL CLASSIFICATION GC, SC, CH OR CL AND AT LEAST 30% PASSING 200 SIEVE) COMPACTED TO 95% AT ALL EMBANKMENT AREAS WHICH HIGHER THAN SURROUNDING GRADES. MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN 6", FROZEN OR OTHER OBJECTIONABLE MATERIALS.

LOAMY SAND SOIL MIX

(BY VOLUME):

SAND	85 TO 88%
ORGANIC MATTER	3 TO 5%
SILT	0 TO 10%
CLAY	0 TO 2%

FILTER FABRIC SPEC.:

SHALL MEET THE FOLLOWING:

THICKNESS=0.08"
OPENING SIZE=#80 SIEVE
FLOW RATE=125 GAL./MIN.
ASTM D751=125 LB.
ASTM D1117=400 PSL.
ASTM D1682=300 LB.

TOPSOIL SPEC.:

TOPSOIL SHALL HAVE A TEXTURE CLASSIFICATION OF SANDY LOAM AND BE FREE OF ROCKS GREATER THAN 3/4", ROOTS, DEBRIS AND ANY UNDESIRABLE MATERIALS AS DETERMINED BY THE TOWN OR ENGINEER. TOPSOIL SHALL ALSO MEET RIDOT SPECIFICATIONS AND HAVE A PERCOLATION RATE OF 10 MINUTES PER INCH OR FASTER.

BMP SEED MIX:

CREEP, RED FESCUE @ 0.45 LBS/1,000SF
TALL FESCUE @ 0.45 LBS/1,000SF

EMBANKMENT SEED MIX:

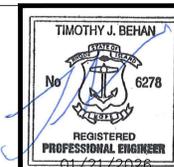
RED FESCUE @ 1.75 LBS/1,000SF
COLONIAL BENTGRASS, "EXETER" @ 0.11 LBS/1,000SF
PERENNIAL RYEGRASS @ 0.11 LBS/1,000SF
BROODFOOT TREFOIL*, "EMPIRE" @ 0.35 LBS/1,000SF
* USE INOCULATED SEED

ADS STORMTECH INSTALLATION NOTES:

- PERIMETER STONE WIDTH IS 24".
- BASE STONE DEPTH IS 12"
- COVER STONE DEPTH IS 6"

MATERIAL LOCATION	SPECIFICATION	COMPACTION
A FOUNDATION STONE	CLEAN, CRUSHED, ANGULAR STONE 3/4" TO 2"	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE
B EMBEDMENT STONE	CLEAN, CRUSHED, ANGULAR STONE 3/4" TO 2"	PLACE EVENLY IN 6-INCH LIFT, WALK INTO PLACE
C BITUMINOUS PAVEMENT SUBGRADE	GRAVEL BURROW, RIDOT TYPE IA OR IB	MIN. 95% MAX DENSITY AS DETERMINED BY MOD. PROCTOR

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS



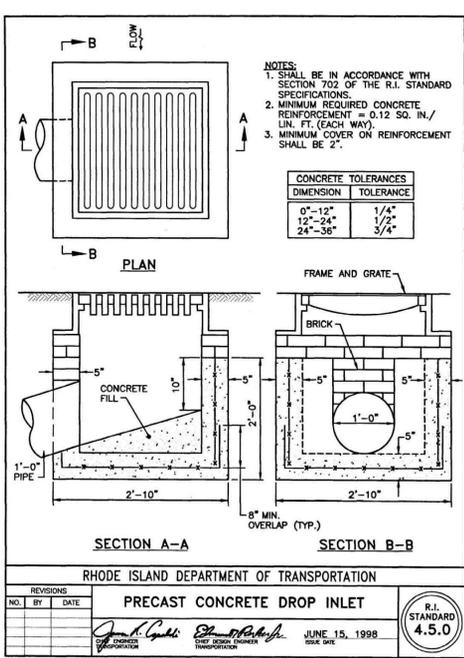
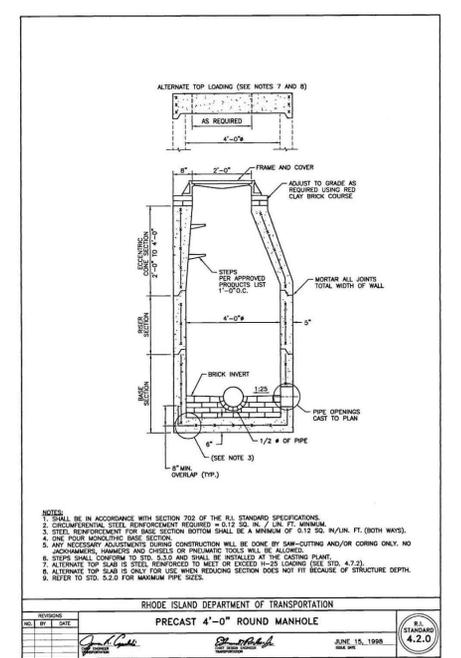
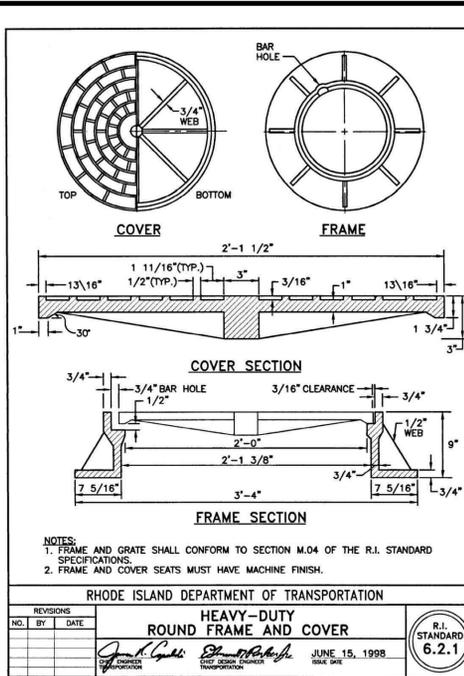
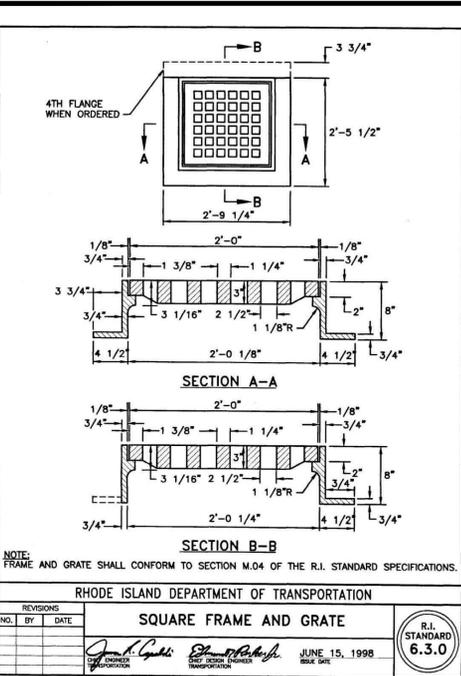
REVISIONS

No.	DATE	DRWN	CHKD
1	05/27/25	SMA	TJB
2	06/06/25	SMA	TJB
3	06/24/25	SMA	TJB
4	12/01/25	SMA	TJB
5	12/11/25	SMA	TJB
6	01/21/26	SMA	TJB



PROPOSED SITE DETAILS
PROPOSED STORAGE BUILDING
for
A.P. 43 LOTS 33 & 34
AIRPORT ROAD
in
COVENTRY, RHODE ISLAND

SCALE: AS SHOWN	SHEET NO: 8 OF 10
DRAWN BY: CJC	DESIGN BY: SMA
DATE: 3/26/2025	CHECKED BY: TJB
	PROJECT NO.: 25023.00



SC-160LP & SC-310 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-160LP AND SC-310.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER; 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1.5" (SC-160LP) OR 2" (SC-310).
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LB-IN/IN, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.55 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-160LP & SC-310 SYSTEM

- STORMTECH SC-160LP & SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-160LP & SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-160LP, SC-310/SC-740DC-780 DESIGN MANUAL".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEALED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A WASHED, CLEAN, CRUSHED, WASHED, ANGULAR STONE 3/4"-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-160LP AND SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-160LP, SC-310/SC-740DC-780 CONSTRUCTION GUIDE".
 - THE USE OF CONSTRUCTION EQUIPMENT OVER SC-160LP & SC-310 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-160LP/SC-310/SC-740DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-160LP/SC-310/SC-740DC-780 CONSTRUCTION GUIDE".
 - FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
- USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.
- CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

DRAINAGE SYSTEM-INSPECTION, MAINTENANCE & REPAIR:

- SUBJECT PROPERTY OWNER SHALL MAINTAIN THE PROPOSED DRAINAGE SYSTEM COMPONENTS. A LEGALLY BINDING AND ENFORCEABLE MAINTENANCE AGREEMENT SHALL BE EXECUTED BETWEEN THE OWNER AND A MAINTENANCE COMPANY TRAINED AND EXPERIENCED WITH THE MAINTENANCE REQUIREMENTS DETAILED IN THE "RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL", LATEST EDITION KNOWN AS THE "MANUAL".
- INSPECTIONS ARE ESSENTIAL FOR THE LONGEVITY OF THE DRAINAGE SYSTEMS. THE DRAINAGE SYSTEM SHOULD BE INSPECTED IN ACCORDANCE WITH THE "MANUAL" BY THE MAINTENANCE COMPANY. RECORDS OF INSPECTIONS SHALL BE MAINTAINED BY THE OWNER AND MAINTENANCE COMPANY. IN NO CASE SHALL LESS THAN TWO INSPECTIONS OCCUR EACH CALENDAR YEAR, TYPICALLY SPRING AND FALL. THE ENTIRE SYSTEM SHALL ALSO BE INSPECTED AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT (2.7" INCHES OF RAIN).
- INSPECTIONS SHALL BE IN ACCORDANCE WITH THE "MANUAL". A SUMMARY OF THE REQUIREMENTS ARE DESCRIBED BELOW THE MAJORITY OF WHICH IS TAKEN DIRECTLY FROM THE "MANUAL". THE INSPECTOR SHALL REFER TO THE "MANUAL" FOR ADDITIONAL INSIGHT ON INSPECTION METHODS AND REQUIREMENTS. ALL CHECKLISTS IN THE MANUAL SHALL BE FILLED OUT BY THE INSPECTOR. ALL DEFICIENCIES DISCOVERED SHALL BE BROUGHT TO THE OWNER'S ATTENTION IN WRITING.

DRAIN MANHOLES & CATCH BASINS:

- REMOVE TRASH AND LITTER.
- REPAIR ALL STRUCTURAL DEFECTS IMMEDIATELY.
- REMOVE ALL ACCUMULATED SEDIMENT AND DISPOSED OFF-SITE IN ACCORDANCE WITH STATE & FEDERAL REGULATIONS.

PIPES:

- ALL CLOGGED OR SEDIMENT FILLED PIPES WHICH ARE MORE THAN 10% SEDIMENT FILLED SHALL BE CLEANED OUT IMMEDIATELY. WHEN CLEANING OUT PIPES, ENSURE DOWNSTREAM AREAS ARE PROTECTED FROM SEDIMENT DISCHARGES. DISPOSE OFF-SITE IN ACCORDANCE WITH STATE & FEDERAL REGULATIONS.
- REMOVE TRASH AND LITTER.

SEDIMENT FOREBAY:

INSPECTIONS: THE SEDIMENT FOREBAY SHALL BE INSPECTED QUARTERLY AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO THE 1-YEAR, 24 HOUR TYPE III PRECIPITATION EVENT.

SCHEDULED MAINTENANCE:

- MATERIALS DEPOSITED ON THE SURFACE (E.G., TRASH AND LITTER) SHOULD BE REMOVED MANUALLY.
- VEGETATION SHALL BE MAINTAINED AT LESS THAN 18" IN HEIGHT.
- SEDIMENT/SILT SHALL BE REMOVED WHEN IT ACCUMULATES TO MORE THAN ONE-HALF THE DESIGN DEPTH.

CORRECTIVE MAINTENANCE:

IF STANDING WATER IS OBSERVED IN THE SEDIMENT FOREBAY FOR MORE THAN 36 HOURS AFTER A STORM EVENT, THEN THE TOP 6 INCHES OF MATERIAL SHALL BE REMOVED AND REPLACED WITH NEW MATERIAL. IF DISCOLORED OR CONTAMINATED MATERIAL IS FOUND BELOW THE REMOVED SURFACE THEN THAT MATERIAL SHALL ALSO BE REMOVED AND REPLACED UNTIL ALL CONTAMINATED SAND HAS BEEN REMOVED FROM THE SEDIMENT FOREBAY. THE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND LOCAL REGULATIONS. THE BERM AROUND THE SEDIMENT FOREBAY SHALL BE INSPECTED FOR EROSION AND GULLYING. REINFORCE EXISTING RIPRAP IF RIPRAP IS FOUND TO BE DEFICIENT OR IF EROSION IS PRESENT AT THE OUTFALLS OF ANY CONTROL STRUCTURES, OR THE EXISTING RIPRAP HAS BEEN COMPROMISED. ALL STRUCTURAL COMPONENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, TRASH RACKS, ACCESS GATES, VALVES, PIPES, WEIR WALLS, ORIFICE STRUCTURES, AND SPILLWAY STRUCTURES, SHALL BE INSPECTED AND ANY DEFICIENCIES SHALL BE REPORTED. THIS INCLUDES A VISUAL INSPECTION OF ALL STORMWATER CONTROL STRUCTURES FOR DAMAGE AND/OR ACCUMULATION OF SEDIMENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE BASIN WHEN THE DEPTH OF SEDIMENT IS GREATER THAN 12 INCHES.

INFILTRATION BASIN:

MAINTENANCE:

A LEGALLY BINDING AND ENFORCEABLE MAINTENANCE AGREEMENT SHALL BE EXECUTED BETWEEN THE FACILITY OWNER AND THE RESPONSIBLE AUTHORITY TO ENSURE THE FOLLOWING: INFILTRATION PRACTICES SHALL NEVER SERVE AS A SEDIMENT CONTROL DEVICE DURING SITE CONSTRUCTION PHASE. GREAT CARE MUST BE TAKEN TO PREVENT THE INFILTRATION AREA FROM COMPACTION BY MARKING OFF THE LOCATION BEFORE THE START OF CONSTRUCTION AT THE SITE AND CONSTRUCTING THE INFILTRATION PRACTICE LAST, CONNECTING UPSTREAM DRAINAGE AREAS ONLY AFTER CONSTRUCTION IS COMPLETE, AND THE CONTRIBUTING AREA IS STABILIZED.

INSPECTIONS:

INFILTRATION BASIN SHOULD BE INSPECTED A MINIMUM OF ONE (1) TIME PER YEAR, PREFERABLY IN THE SPRING. IN ADDITION, BASIN SHALL BE INSPECTED AFTER ANY STORM GREATER THAN OR EQUAL TO THE 1-YEAR, 24-HOUR, TYPE III STORM EVENT.

SCHEDULED MAINTENANCE:

- SEDIMENT, TRASH OR OTHER DEBRIS IN INFILTRATION BASIN SHALL BE CLEANED A MINIMUM OF ONE (1) TIME PER YEAR (PREFERABLY IN THE SPRING), REGARDLESS OF THE DEPTH OF ACCUMULATED MATERIAL IN THE BASIN AT THE TIME OF THE CLEANING.
- MOW ALL VEGETATED BASIN SLOPES AT LEAST FOUR (4) TIMES ANNUALLY DURING THE GROWING SEASON (TYPICALLY APRIL-NOVEMBER); MAINTAIN GRASS AT A HEIGHT OF 4-6". REMOVE AND DISPOSE OF ANY AND ALL OTHER VEGETATION (BUSHES, SHRUBS, TREES) THAT MAY BEGIN TO GROW WITHIN THE BASIN BEFORE IT BECOMES ESTABLISHED.
- ALL RIP RAP PADS SHALL BE REFRESHED AS REQUIRED TO MAINTAIN VOID SPACE AND FLOW DIFFUSIVENESS; THIS SHALL CONSIST OF THE REMOVAL OF ACCUMULATED SEDIMENTS WITHIN THE RIP RAP VOIDS AND RESTORATION OF THE RIP RAP STONE TO ORIGINAL LIMITS AND GRADES.

CORRECTIVE MAINTENANCE:

IF EROSION OR GULLYING OF THE BASIN SLOPES IS OBSERVED, THE AFFECTED SLOPES SHALL BE PROMPTLY FILLED WITH THE ORIGINAL MATERIAL (OR SUITABLE REPLACEMENT MATERIAL), RE-LOADED TO ORIGINAL GRADE, RE-SEEDED AND MAINTAINED UNTIL SUCH TIME AS THE AFFECTED AREA HAS SUFFICIENTLY STABILIZED. SUPPLEMENTAL SLOPE STABILIZATION (RIP RAP OR GEOTEXTILE SLOPE REINFORCEMENT) SHALL BE INSTALLED IN LOCATIONS DEMONSTRATING REPETITIVE EROSION OR GULLYING, AND IN SEVERE CASES FLOW REDIRECTION AWAY FROM THE AFFECTED AREA SHALL BE IMPLEMENTED IF NECESSARY.

ANY BLOCKAGES OF OUTLET DEVICES/STRUCTURES SHALL BE PROMPTLY REMOVED AND THE DEVICE/STRUCTURE CAPACITY RESTORED.

DEFICIENCIES IN ANY STRUCTURAL COMPONENTS OF THE BASIN (INLET & OUTLET STRUCTURES, WEIRS & ORIFICES, WALLS, SPILLWAYS, ETC.) SHALL BE PROMPTLY REPAIRED TO ORIGINAL CONDITION OR REPLACED IN-KIND.

IF SEDIMENT OR ORGANIC DEBRIS BUILD-UP HAS LIMITED THE INFILTRATION CAPABILITIES (INFILTRATION BASINS) TO BELOW THE DESIGN RATE, THE TOP 6 INCHES SHALL BE REMOVED AND THE SURFACE ROTO-TILLED TO A DEPTH OF 12 INCHES. THE BASIN BOTTOM SHOULD BE RESTORED ACCORDING TO ORIGINAL DESIGN SPECIFICATIONS.

INFILTRATION UNITS

- THE FOLLOWING GUIDELINES SHALL BE ADHERED TO FOR THE OPERATION AND MAINTENANCE OF THE STORMTECH STORMWATER MANAGEMENT SYSTEM:
- THE OWNER SHALL KEEP A MAINTENANCE LOG WHICH SHALL INCLUDE DETAILS OF ANY EVENTS THAT HAVE AN EFFECT ON THE SYSTEM'S OPERATIONAL CAPACITY.
 - THE OPERATION AND MAINTENANCE PROCEDURE SHALL BE REVIEWED PERIODICALLY AND CHANGED TO MEET SITE CONDITIONS.
 - MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW APPLICABLE OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS.
 - DEBRIS REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

SUGGESTED MAINTENANCE SCHEDULES

- MONTHLY IN FIRST YEAR: CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS, AS REQUIRED.
- SPRING AND FALL: CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS, AS REQUIRED.
- ONE YEAR AFTER COMMISSIONING AND EVERY THIRD YEAR FOLLOWING: CHECK INLETS AND OUTLETS FOR CLOGGING AND REMOVE ANY DEBRIS, AS REQUIRED.

MATERIAL LOCATION	SPECIFICATION	COMPACTION
A FOUNDATION STONE	WASHED, CLEAN, ANGULAR STONE 3/4" TO 2"	FLATE COMPACTOR ROLL TO ACHIEVE FLAT SURFACE
B EMBEDMENT STONE	WASHED, CLEAN, ANGULAR STONE 3/4" TO 2"	FLATE ONLY IN 6" LIFTS WALK INTO PLACE
C BITUMINOUS PAVEMENT SUBGRADE	GRAVEL BLENDED W/ RDOT TYPE IA OR 1B	MIN. 95% MAX. DENSITY AS DETERMINED BY MOD. PROCTOR

SC-310 4" INSPECTION PORT DETAIL
NOT TO SCALE

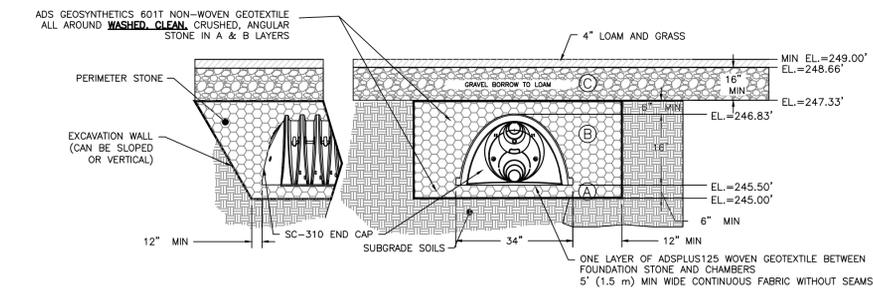
- NOTE FOR BOTH SYSTEMS:
- SYSTEMS DIMENSIONS: 74.40' X 21.50'
 - 6 ROWS OF 10 CHAMBERS
 - 6" OF STONE BELOW THE CHAMBERS
 - 6" SPACING BETWEEN CHAMBERS
 - ESHWGT ELEV.= NORTH: 240.0'
SOUTH: 239.0'

BMP WATER LEVELS

WQ=NO FLOW
1-YR=NO FLOW
10-YR=NO FLOW
100-YR=247.28'
*ELEVATION THE SAME FOR BOTH SYSTEMS

INFILTRATION AREAS SOIL REMOVAL NOTE:

- THE SOILS BENEATH THE STORMWATER INFILTRATION SYSTEMS MUST BE NATURAL EXISTING LOAMY SANDS OR SANDS. CONTRACTOR TO EXCAVATE DOWN TO BOTTOM OF CRUSHED STONE OR POND BOTTOM FOR INSPECTION BY ENGINEER. CONTRACTOR SHALL REMOVE ALL UNSUITABLE SOIL AND/OR FILL MATERIALS AND REPLACE WITH ASTM C-33 SAND. REFER TO TEST HOLE LOGS FOR MATERIAL ESTIMATES.



NORTH AND SOUTH INFILTRATION CHAMBERS
STORMTECH SC-310 INFILTRATION CHAMBERS SYSTEMS CROSS SECTION
NOT TO SCALE

APPROVED BY THE COVENTRY PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN DATE:

ADMINISTRATIVE OFFICER DATE:

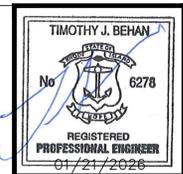
OWNER & APPLICANT:
BAIRD PROPERTIES, LLC
75 AIRPORT ROAD
UNIT 3
COVENTRY, RI 02816

APPLICANTS LEGAL COUNSEL:
MEDICI & SCIACCA P.C.
1312 ATWOOD AVENUE,
JOHNSTON RI 02903
TEL: 401.946.3910

DRAWING ISSUE:

- CONCEPT
- CUSTOMER APPROVAL
- PERMITTING
- CONSTRUCTION
- AS-BUILT
- OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

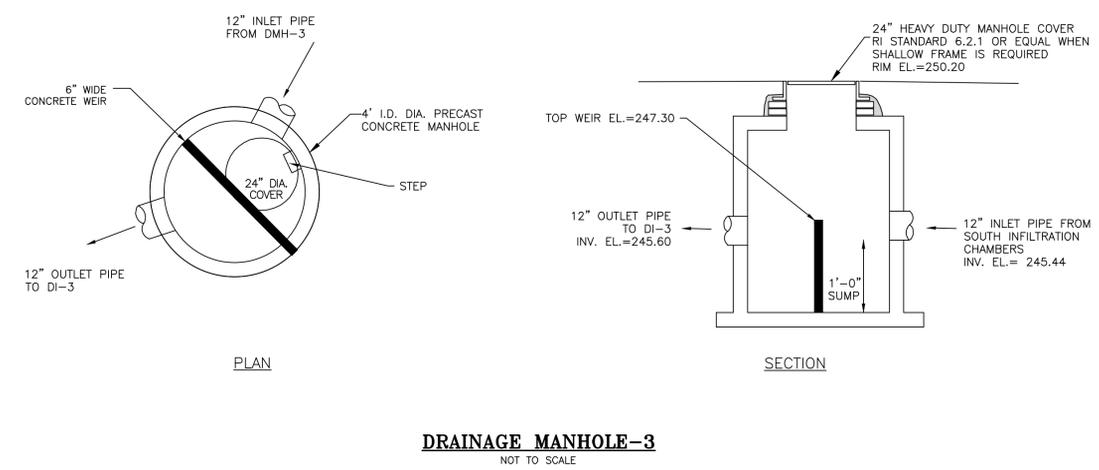
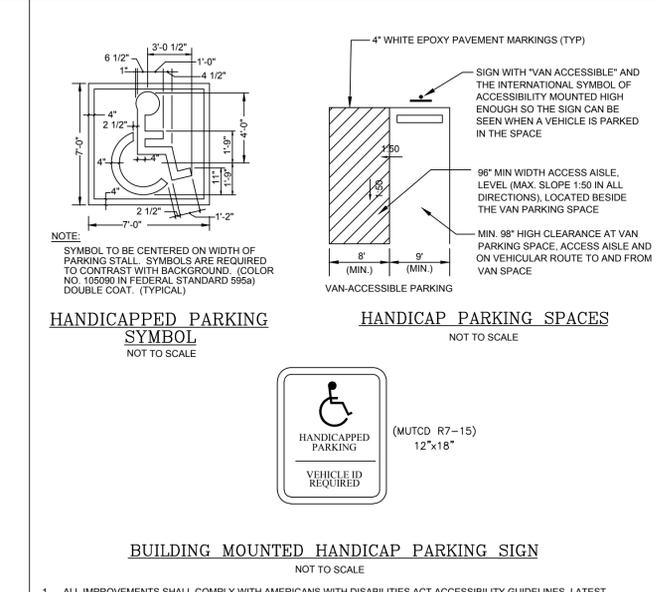
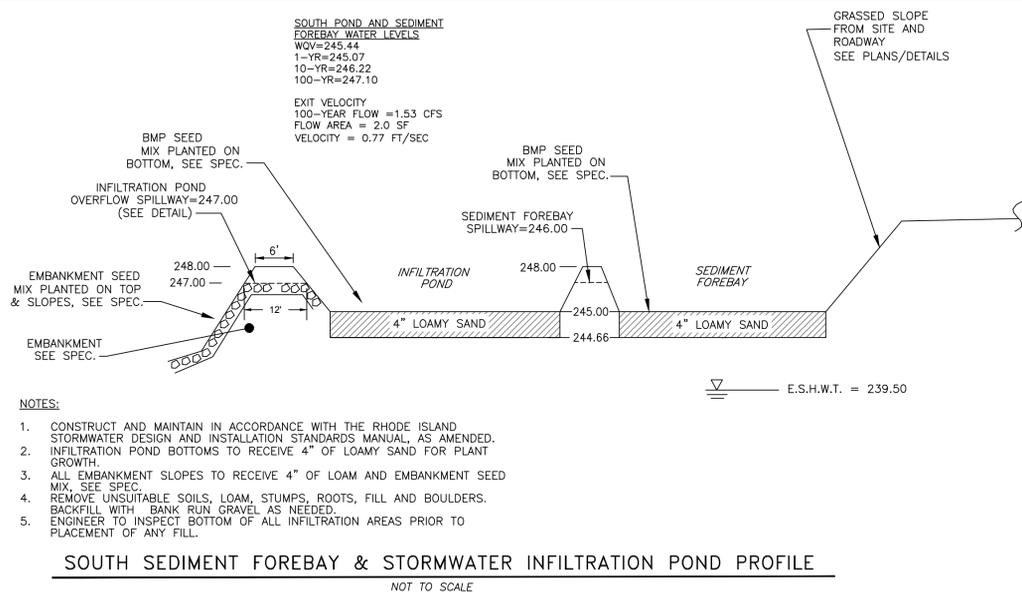
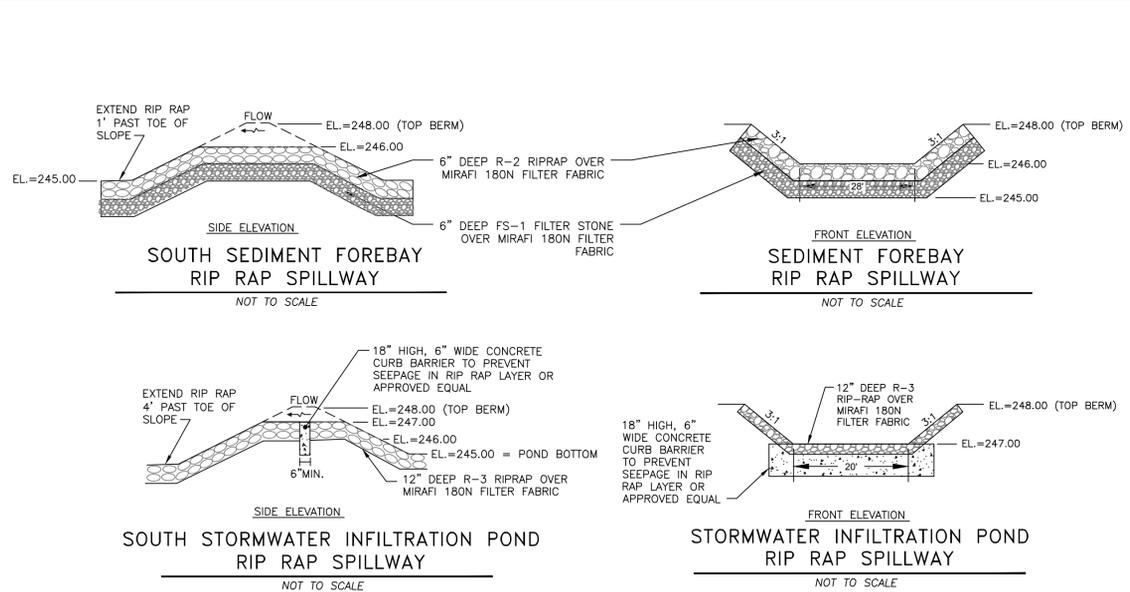
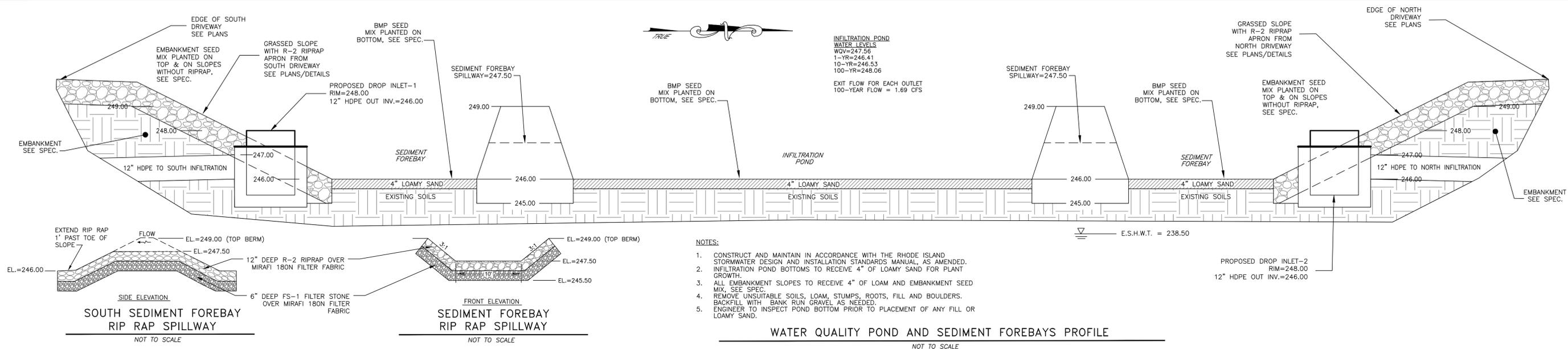


REVISIONS			
No.	DATE	DRWN	CHKD
1	05/27/25	SMA	TJB
2	06/06/25	SMA	TJB
3	06/24/25	SMA	TJB
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5	12/11/25	SMA	TJB
6	01/21/26	SMA	TJB



PROPOSED DRAINAGE DETAILS
PROPOSED STORAGE BUILDING
for
A.P. 43 LOTS 33 & 34
AIRPORT ROAD
in
COVENTRY, RHODE ISLAND

SCALE: AS SHOWN	SHEET NO: 9 OF 10
DRAWN BY: CJC	DESIGN BY: SMA
DATE: 3/26/2025	CHECKED BY: TJB
	PROJECT NO.: 25023.00



R-2 RIP RAP:
 100% PASS - 4"
 0-50% PASS - 2"
 0-15% PASS - 1"

FS-1 FILTER STONE:
 100% PASS - 1/2"
 0-50% PASS - #16 SIEVE
 0-15% PASS - #50 SIEVE

R-3 RIP RAP:
 100% PASS - 8"
 0-50% PASS - 4"
 0-15% PASS - 2"

FS-2 FILTER STONE:
 100% PASS - 2"
 0-50% PASS - #4 SIEVE
 0-15% PASS - #18 SIEVE

APPROVED BY THE COVENTRY PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN _____ DATED: _____

ADMINISTRATIVE OFFICER _____ DATED: _____

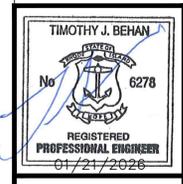
OWNER & APPLICANT:
 BAIRD PROPERTIES, LLC
 75 AIRPORT ROAD
 UNIT 3
 COVENTRY, RI 02816

APPLICANTS LEGAL COUNSEL:
 MEDICI & SCIACCA P.C.
 1312 ATWOOD AVENUE,
 JOHNSTON RI 02903
 TEL: 401.946.3910

DRAWING ISSUE:

CONCEPT
 CUSTOMER APPROVAL
 PERMITTING
 CONSTRUCTION
 AS-BUILT
 OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



PROPOSED DRAINAGE DETAILS
PROPOSED STORAGE BUILDING
 for
A.P. 43 LOTS 33 & 34
AIRPORT ROAD
 in
 COVENTRY, RHODE ISLAND

SCALE: AS SHOWN SHEET NO: 10 OF 10

DRAWN BY: CJC DESIGN BY: SMA CHECKED BY: TJB

DATE: 3/26/2025 PROJECT NO.: 25023.00

ZONE 11 & FIRE DISTRICT = CENTRAL COVENTRY

MAP 59 LOT 5
N/F
TOWN OF COVENTRY
1660 FLAT RIVER ROAD

MAP 52 LOT 62
N/F
AIRPORT HOLDINGS LLC
75 AIRPORT ROAD
BOOK BOOK 914 PAGE 323

MAP 43 LOT 35.001
N/F
HOMETOWN WESTWOOD ESTATE
64 RESERVOIR ROAD
BOOK BOOK 2109 PAGE 800

MAP 43 LOT 34
N/F
CHARLES D ANTHONY
O RESERVOIR ROAD
BOOK 1629 225
AREA=350,974.8 +/- S.F.
8.0 +/- ACES

MAP 43 LOT 25
N/F
BARRY R HOLT
95 RESERVOIR ROAD
BOOK BOOK 2117 PAGE 332

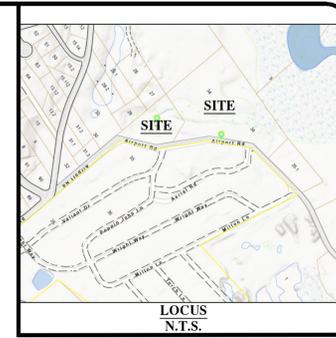
MAP 43 LOT 27
N/F
BARRY R HOLT
O RESERVOIR ROAD REAR
BOOK BOOK 2117 PAGE 332

MAP 43 LOT 33
N/F
CHARLES D ANTHONY
O AIRPORT ROAD
BOOK 1629 225
AREA=123,834.9 +/- S.F.
2.8 +/- ACES

MAP 43 LOT 29
N/F
BARRY R HOLT
O RESERVOIR ROAD REAR
BOOK BOOK 2117 PAGE 332

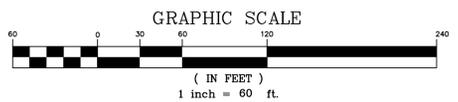
MAP 43 LOT 30
N/F
MARY GILLOTTI
15 AIRPORT ROAD
BOOK BOOK 202 PAGE 753

AIRPORT ROAD
ONE HALF INTEREST OF
N/F
JOSEPH D. ANTHONY
&
INT. COVE COMPANY INC.



LEGEND

- PARCEL PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - 40' EXISTING MAJOR CONTOUR
- - - 27' EXISTING MINOR CONTOUR
- - - EXISTING GAS LINE
- - - EXISTING WATER LINE
- GG O GAS VALVE BOX
- XWV WATER VALVE
- UP-297 UTILITY POLE AND NUMBER
- IRON ROD
- MAG NAIL FOUND
- DRILL HOLE
- FIELDS STONE BOUND
- IR IRON ROD
- CONCRETE BOUND



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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
LIMITED CONTENT BOUNDARY SURVEY- CLASS I
DATA ACCUMULATION SURVEY - CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO DETERMINE BOUNDARY LINES AND EXISTING CONDITIONS.
By *CAN* (PLS Sig)
CURT A. NUNES (PLS PRINTED AND #)
LS- A395 (COA #)

NO.	DATE	REVISION	BY
1			



COMMONWEALTH
LAND SURVEYORS, INC.
1182 SOUTH MAIN STREET
ATLANTIC CITY, MASSACHUSETTS 02703
368-465-2604

LIMITED CONTENT BOUNDARY SURVEY
TOPOGRAPHIC SURVEY
FOR
MAP 43 LOT 33 AND 34
AIRPORT ROAD
IN
COVENTRY, RHODE ISLAND
date: 2/27/2025 scale: 1"=60'

Drawn By: CAN
Checked By: CAN
Sheet
1
of 1