# Site Plan

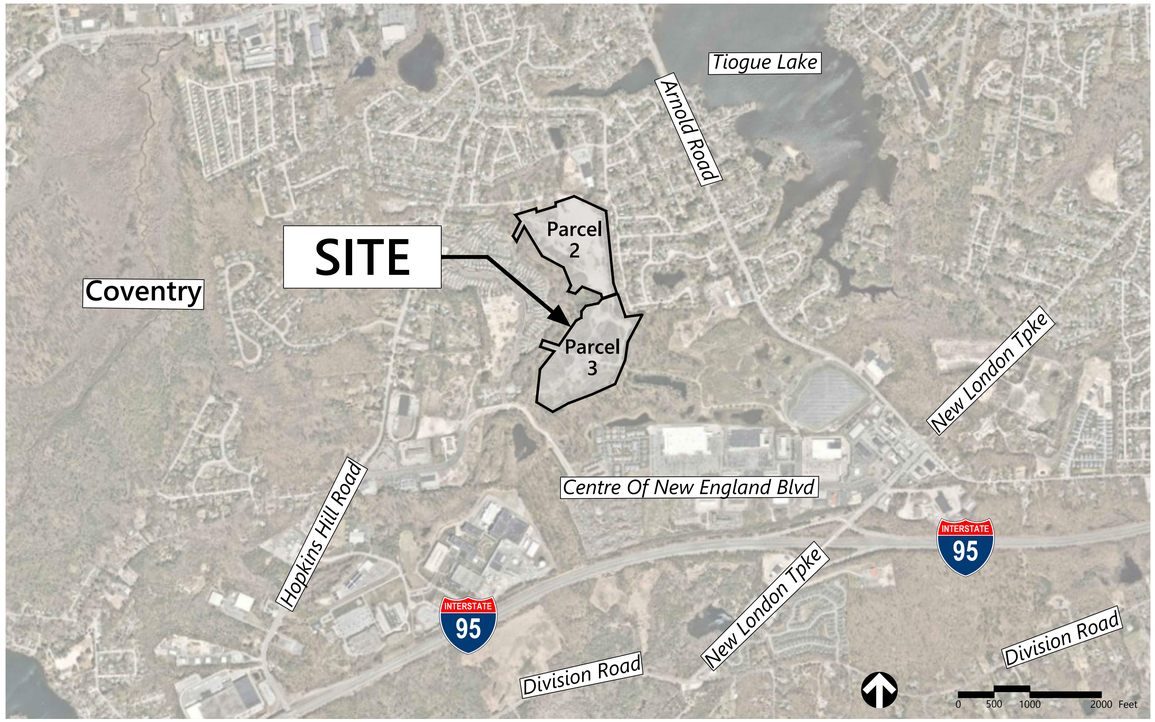
Issued For Permits

**DATE ISSUED:** October 2, 2026

**LATEST ISSUED:** October 2, 2026

# The Dunes

AP 14, Lot 65, Parcel 3
AP 13, Lot 14, Parcel 2
Centre of New England Blvd &
Angelina Drive
Coventry, Rhode Island




**Source: NEARMAP**


vhb
www.vhb.com
3 Davol Square
Suite C300
Providence, RI 02903
401.272.8100


## Project Team

**Land Planning**

Ryan Associates

144 Moody Street
Building 4
Waltham, MA 02453
(781)-314-0401

## Owner(s)

Catapult Realty, LLC (Parcel 3)
Commerce Park Realty, LLC (Parcel 2)
207 Quaker Lane
Suite 300
West Warwick, RI 02893

## Applicant

EG Home, LLC
3 Pomperaug Office Park,
Suite 105
Southbury, CT 06488
(203)-714-6622

| ASSESSORS PLAT | LOT NUMBER |
|---|---|
| 14 | 65 |
| 13 | 14 |

## Sheet Index

| No. | Drawing Title | Latest Issue |
|---|---|---|
| C1.01 | Legend and General Notes | October 2, 2026 |
| C2.01 | Abutters Locus Map | October 2, 2026 |
| C3.01 | Overall Site Plan | October 2, 2026 |
| C4.01-C4.02 | Layout and Materials Plan | October 2, 2026 |
| C5.01-C5.02 | Grading and Drainage Plan | October 2, 2026 |
| C6.01-C6.02 | Utility Plan | October 2, 2026 |
| C7.00 | Erosion and Sediment Control Plan-General Notes and Details | October 2, 2026 |
| C7.01-C7.02 | Erosion and Sediment Control Plan- Site Plan | October 2, 2026 |
| C8.01 | Entry Road and Profile Section | October 2, 2026 |
| C9.01-C9.04 | Site Details | October 2, 2026 |
| L1.00 | Overall Landscape Site Plan | October 2, 2026 |
| L1.01-L1.02 | Planting Plan Enlargement | October 2, 2026 |
| L1.03 | Central Common Materials & Layout Plan | October 2, 2026 |
| L1.04 | Central Common Grading & Planting Plan | October 2, 2026 |
| L2.00-L2.01 | Landscape Planting Details | October 2, 2026 |

## Reference Drawings

| No. | Drawing Title | Latest Issue |
|---|---|---|
| 1-2 | Existing Conditions Plan - 1 & 2 | July 30, 2024 |




VHB Project : 203208.00 EG Homes
Issued for : Permits


\\VHB.COM\GBL\CLIENT\203208.000\05_WORK\CAD\LD\PLANSET\203208.00 - COV 2 October 2026

\\vhb.com\gbl\Client\203208.000\05_Work\cad\ld\Planset\203208.00 - LG.dwg

# Legend

| Exist. | Prop. | |
|---|---|---|
| | | PROPERTY LINE |
| | | PROJECT LIMIT LINE |
| | | RIGHT-OF-WAY/PROPERTY LINE |
| | | EASEMENT |
| | | BUILDING SETBACK |
| | | PARKING SETBACK |
| 10+00 | 10+00 | BASELINE |
| | | CONSTRUCTION LAYOUT |
| | | ZONING LINE |
| | | TOWN LINE |
| | | LIMIT OF DISTURBANCE |
| | | WETLAND LINE WITH FLAG |
| | | FLOODPLAIN |
| | | 10' LANDSCAPE BUFFER |
| 75'BZ | 75'BZ | 75' WETLAND BUFFER ZONE |
| 100'BZ | | 100' WETLAND BUFFER ZONE |
| 100'JA | | 100' JURISDICTIONAL AREA |
| 200'JA | 200'JA | 200' JURISDICTIONAL AREA |
| | | GRAVEL ROAD |
| EOP | EOP | EDGE OF PAVEMENT |
| BB | BB | BITUMINOUS BERM |
| BC | BC | BITUMINOUS CURB |
| CC | CC | CONCRETE CURB |
| CG | CG | CURB AND GUTTER |
| ECC | ECC | EXTRUDED CONCRETE CURB |
| MCC | MCC | MONOLITHIC CONCRETE CURB |
| PCC | PCC | PRECAST CONC. CURB |
| SGE | SGE | SLOPED GRAN. EDGING |
| VGC | VGC | VERT. GRAN. CURB |
| | | LIMIT OF CURB TYPE |
| | | SAWCUT |
| | | BUILDING |
| EN | EN | BUILDING ENTRANCE |
| LD | LD | LOADING DOCK |
| • | • | BOLLARD |
| D | D | DUMPSTER PAD |
| | | SIGN |
| | | DOUBLE SIGN |
| | | STEEL GUARDRAIL |
| | | WOOD GUARDRAIL |
| | | PATH |
| | | TREE LINE |
| | | WIRE FENCE |
| | | FENCE |
| | | STOCKADE FENCE |
| | | STONE WALL |
| | | RETAINING WALL |
| | | STREAM / POND / WATER COURSE |
| | | DETENTION BASIN |
| | | HAY BALES |
| | | SILT FENCE |
| | | SILT SOCK / STRAW WATTLE |
| 4 | 4 | MINOR CONTOUR |
| 20 | 20 | MAJOR CONTOUR |
| 10 | 10 | PARKING COUNT |
| | C10 | COMPACT PARKING STALLS |
| DYL | DYL | DOUBLE YELLOW LINE |
| SL | SL | STOP LINE |
| | | CROSSWALK |
| | | ACCESSIBLE CURB RAMP |
| | | ACCESSIBLE PARKING |
| VAN | VAN | VAN-ACCESSIBLE PARKING |

| Exist. | Prop. | |
|---|---|---|
| | | CONCRETE |
| | | HEAVY DUTY PAVEMENT |
| | | BUILDINGS |
| | | RIPRAP |
| | | CONSTRUCTION EXIT |
| 27.35 TC × | 27.35 TC × | TOP OF CURB ELEVATION |
| 26.85 BC × | 26.85 BC × | BOTTOM OF CURB ELEVATION |
| 132.75 × | 132.75 × | SPOT ELEVATION |
| 45.0 TW × 38.5 BW | 45.0 TW × 38.5 BW | TOP & BOTTOM OF WALL ELEVATION |
| | | BORING LOCATION |
| | | TEST PIT LOCATION |
| MW | MW | MONITORING WELL |
| UD | UD | UNDERDRAIN |
| 12"D | 12"D | DRAIN |
| 6"RD | 6"RD | ROOF DRAIN |
| 12"S | 12"S | SEWER |
| FM | FM | FORCE MAIN |
| OHW | OHW | OVERHEAD WIRE |
| 6"W | 6"W | WATER |
| 4"FP | 4"FP | FIRE PROTECTION |
| | 2"DW | DOMESTIC WATER |
| 3"G | G | GAS |
| E | E | ELECTRIC |
| STM | STM | STEAM |
| T | T | TELEPHONE |
| FA | FA | FIRE ALARM |
| CATV | CATV | CABLE TV |
| | | CATCH BASIN CONCENTRIC |
| | | CATCH BASIN ECCENTRIC |
| | | DOUBLE CATCH BASIN CONCENTRIC |
| | | DOUBLE CATCH BASIN ECCENTRIC |
| | | GUTTER INLET |
| | | DRAIN MANHOLE CONCENTRIC |
| | | DRAIN MANHOLE ECCENTRIC |
| TD | | TRENCH DRAIN |
| | E | PLUG OR CAP |
| | CO | CLEANOUT |
| | | FLARED END SECTION |
| | | HEADWALL |
| S | S | SEWER MANHOLE CONCENTRIC |
| S | S | SEWER MANHOLE ECCENTRIC |
| CS | CS | CURB STOP & BOX |
| WV | WV | WATER VALVE & BOX |
| TSV | TSV | TAPPING SLEEVE, VALVE & BOX |
| | | FIRE DEPARTMENT CONNECTION |
| HYD | HYD | FIRE HYDRANT |
| WM | WM | WATER METER |
| PIV | PIV | POST INDICATOR VALVE |
| W | W | WATER WELL |
| GG | GG | GAS GATE |
| GM | GM | GAS METER |
| | EMH | ELECTRIC MANHOLE |
| EM | EM | ELECTRIC METER |
| | | LIGHT POLE |
| | TMH | TELEPHONE MANHOLE |
| T | T | TRANSFORMER PAD |
| | | UTILITY POLE |
| | | GUY POLE |
| | | GUY WIRE & ANCHOR |
| HH | HH | HAND HOLE |
| PB | PB | PULL BOX |
| | | MATCHLINE |

# Abbreviations

## General

| | |
|---|---|
| ABAN | ABANDON |
| ACR | ACCESSIBLE CURB RAMP |
| ADJ | ADJUST |
| APPROX | APPROXIMATE |
| BIT | BITUMINOUS |
| BS | BOTTOM OF SLOPE |
| BWLL | BROKEN WHITE LANE LINE |
| CONC | CONCRETE |
| DYCL | DOUBLE YELLOW CENTER LINE |
| EL | ELEVATION |
| ELEV | ELEVATION |
| EX | EXISTING |
| FDN | FOUNDATION |
| FFE | FIRST FLOOR ELEVATION |
| GRAN | GRANITE |
| GTD | GRADE TO DRAIN |
| LA | LANDSCAPE AREA |
| LOW | LIMIT OF WORK |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| NIC | NOT IN CONTRACT |
| NTS | NOT TO SCALE |
| PERF | PERFORATED |
| PROP | PROPOSED |
| REM | REMOVE |
| RET | RETAIN |
| R&D | REMOVE AND DISPOSE |
| R&R | REMOVE AND RESET |
| SWEL | SOLID WHITE EDGE LINE |
| SWLL | SOLID WHITE LANE LINE |
| TS | TOP OF SLOPE |
| TYP | TYPICAL |

## Utility

| | |
|---|---|
| CB | CATCH BASIN |
| CMP | CORRUGATED METAL PIPE |
| CO | CLEANOUT |
| DCB | DOUBLE CATCH BASIN |
| DMH | DRAIN MANHOLE |
| CIP | CAST IRON PIPE |
| COND | CONDUIT |
| DIP | DUCTILE IRON PIPE |
| FES | FLARED END SECTION |
| FM | FORCE MAIN |
| F&G | FRAME AND GRATE |
| F&C | FRAME AND COVER |
| GI | GUTTER INLET |
| GT | GREASE TRAP |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| HH | HANDHOLE |
| HW | HEADWALL |
| HYD | HYDRANT |
| INV | INVERT ELEVATION |
| I= | INVERT ELEVATION |
| LP | LIGHT POLE |
| MES | METAL END SECTION |
| PIV | POST INDICATOR VALVE |
| PWW | PAVED WATER WAY |
| PVC | POLYVINYLCHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| R= | RIM ELEVATION |
| RIM= | RIM ELEVATION |
| SMH | SEWER MANHOLE |
| TSV | TAPPING SLEEVE, VALVE AND BOX |
| UG | UNDERGROUND |
| UP | UTILITY POLE |

# Notes

## General

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 4 INCHES LOAM AND SEED.
5. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
6. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
7. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
9. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
10. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
11. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
12. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
13. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.
14. THE SUBJECT PROPERTIES ARE NOT WITHIN THE 500-YEAR FLOOD PLAIN AND ARE DESIGNATED AS FEMA ZONE X, AREA OF MINIMAL FLOOD HAZARD.
15. THERE ARE NO EXISTING AGRICULTURAL USES PRESENT ON THE SUBJECT PROPERTIES.
16. BASED UPON THE RIDEM ENVIRONMENTAL RESOURCE MAP, THE SUBJECT PROPERTIES ARE LOCATED WITHIN A NATURAL HERITAGE AREA.
17. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN A GROUNDWATER PROTECTION AREA.
18. BOTH PARCELS 2 AND 3 ARE LOCATED IN HOPKINS HILL FIRE DISTRICT.

## Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   A. WATER PIPES SHALL BE DUCTILE IRON.
   B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE.
   C. STORM DRAINAGE PIPES SHALL BE HIGH-DENSITY POLYETHYLENE (HDPE).
   D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

## Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 25 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE BITUMINOUS BERM (BB) AND PRECAST CONCRETE CURB (PCC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

## Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

## Erosion Control

1. SEE SESC PLAN.

## Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY DIPRETE ENGINEERING, [AND FROM PLANS OF RECORD]. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY DIPRETE ENGINEERING, DURING JUNE 4, 2024, AND JULY 19, 2024.
   A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: DIPRETE ENGINEERING.
   B. FLAGS MARKING THE WETLANDS WERE LOCATED BY: DIPRETE ENGINEERING IN MARCH, 2024, USING A GPS TRIMBLE R8 GNSS SYSTEM WITH A VERTICAL ERROR OF PLUS OR MINUS 1-3/4 INCHES.
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD 1988.
3. TEST PIT AND ELEVATIONS WERE OBTAINED FROM VHB ON AUGUST 12 AND 13, 2026.
4. THE SITE IS LOCATED WITHIN A NATURAL HERITAGE AREA.

## Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

## Approvals Received

1. TOWN OF COVENTRY ZONE CHANGE, SEPTEMBER 30, 2025, CREATING THE "COVENTRY CENTRE PLANNED DISTRICT".
2. TOWN OF COVENTRY PLANNING COMMISSION MATER PLAN APPROVAL DATED SEPTEMBER 30, 2025, WITH CONDITIONS OF APPROVAL 1-8 AS NOTED ON RECORDED DECISION BK. 2335 PGS. 472-475.
3. RIDEM FRESHWATER WETLANDS EDGE VERIFICATION RECEIVED OCTOBER 15, 2024 (REF. RIDEM APP. NO. 24-0163).

## Required Permits

1. THE PROJECT WILL REQUIRE RIDEM FRESHWATER WETLAND PERMIT AND AUTHORIZATION UNDER THE RIPDES CONSTRUCTION GENERAL PERMIT.
2. THE PROJECT REQUIRES MAJOR LAND DEVELOPMENT APPROVAL FROM THE TOWN OF COVENTRY PLANNING BOARD.
3. FEDERAL PERMITTING WITH US ARMY CORPS OF ENGINEERS.

vhb®
www.vhb.com
3 Davol Square
Suite C300
Providence, RI 02903
401.272.8100

# The Dunes

AP 13, Lot 14, Parcel 2
AP 14, Lot 65, Parcel 3
Coventry, Rhode Island

| No. | Revision | Date | Approved |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| Designed by | Checked by |
|---|---|
| AL | JR |

Issued for

**Permits**

Date

**October 2, 2026**

**Not Approved for Construction**

Drawing Title

**Legend and General Notes**

JOSHUA A. TOURN
No. 9974
10/2/2026
REGISTERED PROFESSIONAL ENGINEER
(CIVIL)

Drawing Number

**C1.01**

Sheet

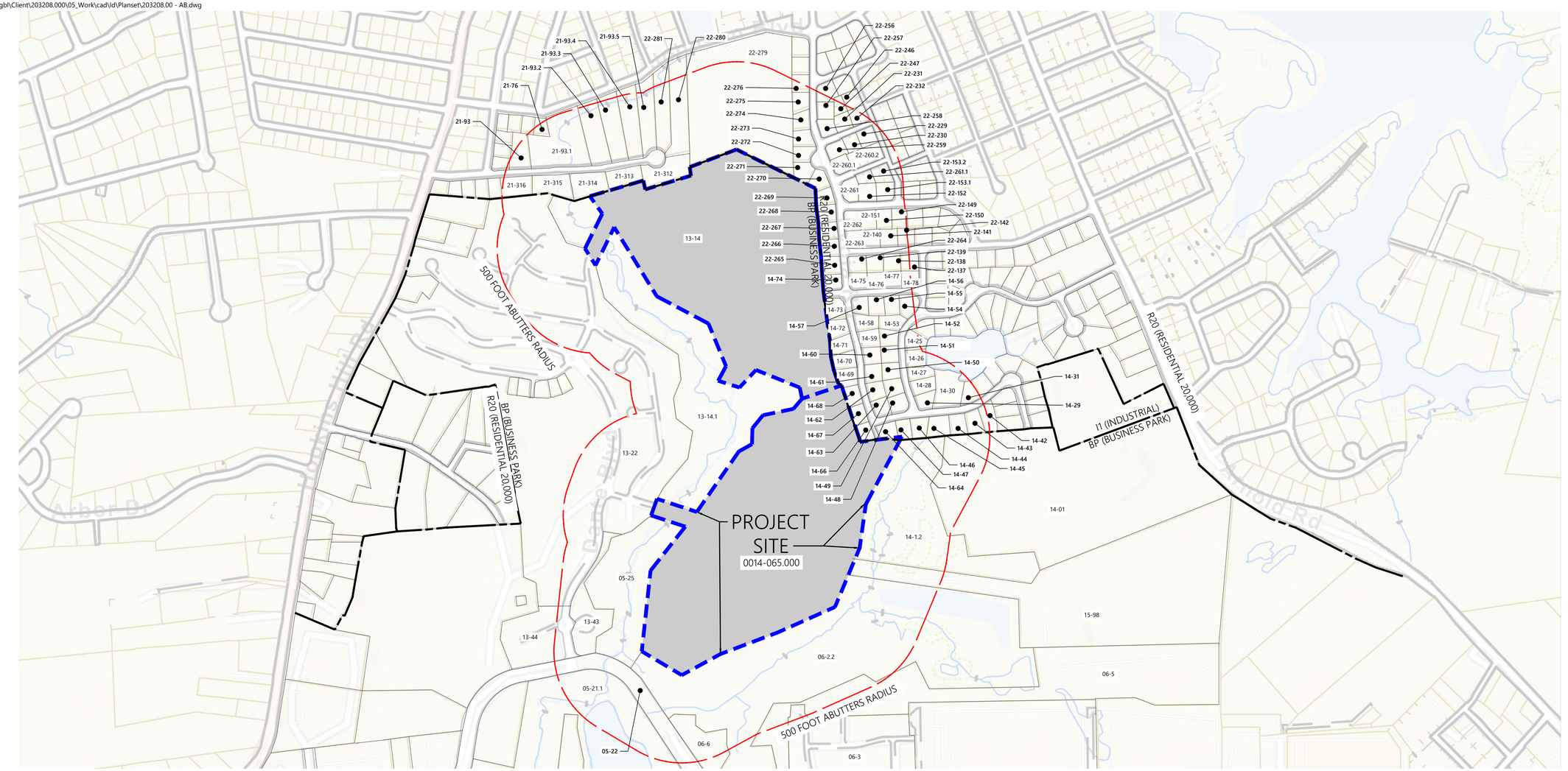
1 of 24

Project Number

203208.00

Saved Friday, October 2, 2026 1:31:48 PM ALUCCHETTI Plotted Friday, October 2, 2026 5:00:53 PM Antonio Lucchetti

\\vhb.com\gbl\Client\203208.000\05_Work\cad\ld\Planset\203208.00 - AB.dwg




www.vhb.com
3 Davol Square
Suite C300
Providence, RI 02903
401.272.8100

500' RADIUS
PROJECT SITE
ZONING DISTRICT BOUNDARY
ASSESSOR'S PLAT BOUNDARY

0 150 300 600Feet

## Abutters List

COMMERCE PARK COMMONS LLC
207 QUAKER LN SUITE 300
WEST WARWICK, RI 02893
05-21.1

COMMERCE PARK COMMONS LLC
207 QUAKER LN SUITE 300
WEST WARWICK, RI 02893
05-22

COMMERCE PARK COMMONS LLC
207 QUAKER LN SUITE 300
WEST WARWICK, RI 02893
05-25

COMMERCE PARK REALTY LLC
207 QUAKER LN
WEST WARWICK, RI 02816
06-2.2

COMMERCE PARK COMMONS
207 QUAKER LN SUITE 300
WEST WARWICK, RI 02893
06-5

COMMERCE PARK REALTY LLC
207 QUAKER LN SUITE 300
WEST WARWICK, RI 02893
06-6

COMMERCE PARK REALTY LLC
207 QUAKER LN
WEST WARWICK, RI 02893
13-14
COMMERCE PARK REALTY LLC
207 QUAKER LN
WEST WARWICK, RI 02893
13-14.1

D2 HOMES INC
420 SCRABBLETOWN RD STE G
NORTH KINGSTOWN, RI 02852
13-22

COMMERCE PARK PROPERTIES LLC
207 QUAKER LN
WEST WARWICK, RI 02893
14-1

COMMERCE PARK PROPERTIES LLC
207 QUAKER LN
WEST WARWICK, RI 02893
14-1.2

LUCAS FAMILY IRREVOCABLE TRUST
LUCAS GEORGE M TRUSTEE
56 N SHORE RD
VOLUNTOWN, CT 06384
14-25

OSTI FAMILY IRREVOCABLE TRUST
MORETTI JUDITH A TTE
12 MYRA RD
COVENTRY, RI 02816
14-26

RODRIGUES DAVIS MARC E & DAVIS NICOLE V
14 MYRA RD
COVENTRY, RI 02816
14-27

LE ERIC T & MYHANH T
16 MYRA RD
COVENTRY, RI 02816
14-28

PERRY JOSEPH & MEIHUA
18 MYRA RD
COVENTRY, RI 02816
14-29

NGUYEN TRIET
10 JADE RD
COVENTRY, RI 02816
14-30

NGUYEN TRIET
10 JADE RD
COVENTRY, RI 02816
14-31

DISANO THERESA A
15 JADE RD
COVENTRY, RI 02816
14-42

LYONS BENJAMIN G JR
11 JADE RD
COVENTRY, RI 02816
14-43

RILEY-SCHAFER RACHEL & STEPHANIE
9 JADE RD
COVENTRY, RI 02816
14-44

PERSON ABIGAIL + PECCHIA NICHOLAS
7 JADE RD
COVENTRY, RI 02816
14-45

PHELAN JAMES MICHAEL
5 JADE RD
COVENTRY, RI 02816
14-46

PETRIN KYLE W + GASKELL ASHLEY R
3 JADE RD
COVENTRY, RI 02816
14-47

FLORENZANO PIA R + KALISH BEATE
19 MYRA RD
COVENTRY, RI 02816
14-48

DAY JAMES J & LILLIAN
17 MYRA RD
COVENTRY, RI 02816
14-49

REID STEVEN E & CAROLYN A
15 MYRA RD
COVENTRY, RI 02816
14-50

FAKHOURY ANDY & HEATHER
178 ARCHAMBAULT AVE
WEST WARWICK, RI 02893
14-51

GOLEMBESKI NAN+HEE
11 MYRA RD
COVENTRY, RI 02816
14-52

LEMOI ROBERT A JR & JENNIFER
9 MYRA RD
COVENTRY, RI 02816
14-53

CORIO PETER V & SHIRLEY
5 MYRA RD
COVENTRY, RI 02816
14-54

SCHAEFFER ALICIA
4 TULIP RD
COVENTRY, RI 02816
14-55

MACDONALD BAUGHN R & PATRICA A LE BREEDEN MICHELL + MACDONALD MARK R
6 TULIP RD
COVENTRY, RI 02816
14-56

THIBAULT CORY & JESSICA
32 LYDIA RD
COVENTRY, RI 02816
14-57

CORRIEA ELIZABETH A + CORRIEA KYLE T
34 LYDIA RD
COVENTRY, RI 02816
14-58

SCHMITT RONALD J
36 LYDIA RD
COVENTRY, RI 02816
14-59

PAQUET ERIC M & DARYL B
38 LYDIA RD
COVENTRY, RI 02816
14-60

SIMONEAU JOANNE
40 LYDIA RD
COVENTRY, RI 02816
14-61

BOYLE GARY M
42 LYDIA RD
COVENTRY, RI 02816
14-62

BILECKI MICHAEL
44 LYDIA RD
COVENTRY, RI 02816
14-63

COTOIA JUSTIN & LISA
1 JADE RD
COVENTRY, RI 02816
14-64

CATAPULT REALTY LLC
207 QUAKER LN, SUITE 300
WEST WARWICK, RI 02893
14-65

OWENS JOHN BRENDAN
45 LYDIA RD
COVENTRY, RI 02816
14-66.

TAVARES-DONOVAN TIMOTHY JR & DONOVAN MICHELLE
43 LYDIA RD
COVENTRY, RI 02816
14-67

JOHNSON ROBERT
41 LYDIA RD
COVENTRY, RI 02816
14-68

WILSON EDWARD R JR & DENA M
39 LYDIA RD
COVENTRY, RI 02816
14-69

BEHM BRENT & DEBRA
37 LYDIA RD
COVENTRY, RI 02816
14-70

HANEY AMAYA & DUSTIN
35 LYDIA RD
COVENTRY, RI 02816
14-71

GUAVIN REVOCABLE LIV TRUST
GUAVIN IRENE B TTE
33 LYDIA RD
COVENTRY, RI 02816
14-72

VONGKHAMDY RICHARD & SUE
31 LYDIA RD
COVENTRY, RI 02816
14-73

ANDRADE CINDY M
27 LYDIA RD
COVENTRY, RI 02816
14-74

EDDY SEAN D & REBECCA L
7 TULIP RD
COVENTRY, RI 02816
14-75

GLAVIANO KRISTIN & VINCENT
5 TULIP RD
COVENTRY, RI 02816
14-76

SMITH DANIEL L
3 TULIP RD
COVENTRY, RI 02816
14-77

MAURIELLO JAMIE
1 TULIP RD
COVENTRY, RI 02816
14-78

COMMERCE PARK ASSOCIATES 4 LLC207 QUAKER LN SUITE 300
WEST WARWICK, RI 02816
15-98

RIPLEY STACY
27 JOHNSON BLVD
COVENTRY, RI 02816
21-76

REID TANYA M
25 JOHNSON BLVD
COVENTRY, RI 02816
21-77

TUCKER RICHARD D JR
1 ROSEMARY ST
COVENTRY, RI 02816
21-92

BOSWORTH IRREVOCABLE TRUST
BOSWORTH MICHAEL F & DONNA M G LE
24 KING ST
COVENTRY, RI 02816
21-93

EGLI AMANDA + LAVOIE RONALD
26 KING ST
COVENTRY, RI 02816
21-93.1

JAMES DOUGLAS EARL & LISA M
28 KING ST
COVENTRY, RI 02816
21-93.12

LEVINE JONATHAN F & LISA G
38 KING ST
COVENTRY, RI 02816
21-93.3

BROWN ROBERT D. JR. & PARRILLO DEBRA PARRILLO MARI
32 KING ST
COVENTRY, RI 02816
21-93.4

BROPHY BRANDON + KIRWIN KELLEY
34KING ST
COVENTRY, RI 02816
21-93.5

COMMERCE PARK COMMONS LLC
207 QUAKER LN SUITE 300
WEST WARWICK, RI 02893
21-102

THERRIAULT ANNMARIE & JAMIE L
31 KING ST
COVENTRY, RI 02816
21-312

ROSE JOHN & VICTORIA LIVING TRUST
29 KING ST
COVENTRY, RI 02816
21-313

WILCOX ROBERT T & DEBORAH L
27 KING ST
COVENTRY, RI 02816
21-314

MCNULTY JAMES J JR
25 KING ST
COVENTRY, RI 02816
21-315

CAMPAGNONE ANTHONY J JR
KAREN M
23 KING ST
COVENTRY, RI 02816
21-316

THOMPSON JAMES E LIVING TRUST
THOMPSON JAMES E TTE
24 GRANT DR
COVENTRY, RI 02816
22-137

BIANCO NATHAN R
26 GRANT DR
COVENTRY, RI 02816
22-138

PRECIOUS CAROL
28 GRANT DR
COVENTRY, RI 02816
22-139

MCDERMOTT RAYMOND J
CLAIRE M EST OF
27 GRANT DR
COVENTRY, RI 02816
22-140

HETU CATHERINE & STURTEVANT ROBERT
25 GRANT DR
COVENTRY, RI 02816
22-141

COUTU ROBERT P & PAMELA L
25 GRANT DR
COVENTRY, RI 02816
22-142

BEAULIEU DAWN ET ALS
12 VERA RD
COVENTRY, RI 02816
22-149

MCCALLUM ALISON J
14 VERA RD
COVENTRY, RI 02816
22-150

GUBB ALAN
16 VERA RD
COVENTRY, RI 02816
22-151

SAUCO LESLIE ET ALS
17 VERA RD
COVENTRY, RI 02816
22-152

AMATO KERRIE A
15 VERA RD
COVENTRY, RI 02816
22-153.1

HART THOMAS M & MICHELLE D
15 QUIET AVE
COVENTRY, RI 02816
22-153.2

FONTAINE BRIAN WALTER
11 VERA RD
COVENTRY, RI 02816
22-154

STALEY MICHAEL & CATHERINE
14 QUIET AVE
COVENTRY, RI 02816
22-200

PERRY JOHN JR & SHEILA
66 BEECHWOOD ST
COVENTRY, RI 02816
22-228

BERGHORN WILLIAM M
2 CAPE WAY
COVENTRY, RI 02816
22-229

CUSHING ELIZABETH A
4 CAPE WAY
COVENTRY, RI 02816
22-230

GIANQUITTI ANN MARIE & SUPINSKI BRANDON P
5 CAPE WAY
COVENTRY, RI 02816
22-231

MIDDLETON LINDA J
3 CAPE WAY
COVENTRY, RI 02816
22-232

TABISHESKY JR MICHAEL L
3 QUIET AVE
COVENTRY, RI 02816
22-246

TOWN OF COVENTRY
1670 FLAT RIVER RD
COVENTRY, RI 02816
22-247

LEBLANC PATRICIA L & MICHAEL
15 COVE RD
COVENTRY, RI 02816
22-256

TURCOTTE KRISTOPHER R. & JANE
6 LYDIA RD
COVENTRY, RI 02816
22-257

NOEL SCOTT & MICHELLE
8 LYDIA RD
COVENTRY, RI 02816
22-258

WARE HERMAN LE
12 LYDIA RD
COVENTRY, RI 02816
22-259

CURRIA SUSAN A
14 LYDIA RD
COVENTRY, RI 02816
22-260.1

ANGELL THOMAS E & TRACIE A
2 FORGE RD
COVENTRY, RI 02816
22-260.2

POMFRET DANIEL DAVID & QUINTILIANI SARAH ELIZABETH
19 VERA RD
COVENTRY, RI 02816
22-261

VOELKER NICOLE & CHRISTOPHER
3 FORGE RD
COVENTRY RI, 02816
22-261.1

HARRIS BRIDGET B
18 VERA RD
COVENTRY, RI 02816
22-262

RUSSELL NATHANIEL
29 GRANT DR
COVENTRY, RI 02816
22-263

GARDINER LORI A + ROSE JUNE MARIE
30 GRANT DR
COVENTRY, RI 02816
22-264

KING STEPHEN C &
25 LYDIA RD
COVENTRY, RI 02816
22-265

GODIN KAREN E
23 LYDIA RD
COVENTRY, RI 02816
22-266

HANLON THOMAS E & MARY ANN
21 LYDIA RD
COVENTRY, RI 02816
22-267

BADESSA BENEDETTO LE BADESSA BENEDETTO ETALS
19 LYDIA RD
COVENTRY, RI 02816
22-268

POWERS GEOFFREY D & CHERYL L
17 LYDIA RD
COVENTRY, RI 02816
22-269

NGUYEN DAT V & TONG THOM T
15 LYDIA RD
COVENTRY, RI 02816
22-270

MEERBOTT SCOTT A &
15 LYDIA RD
COVENTRY, RI 02816
22-271

BARON ROBERT G & BEVERLY A
11 LYDIA RD
COVENTRY, RI 02816
22-272

MCCLINTIC KRISTY LEE & ERIC JAMES
9 LYDIA RD
COVENTRY, RI 02816
22-273

NASCIMENTO GINA
7 LYDIA RD
COVENTRY, RI 02816
22-274

GAUTHIER MATTHEW + BENOIT KATIE
5 LYDIA RD
COVENTRY, RI 02816
22-275

TURCOTTE BEVERLY LE + DEHLMAN WILLAM C LE
3 LYDIA RD
COVENTRY, RI 02816
22-276

TOWN OF COVENTRY
1670 FLAT RIVER RD
COVENTRY RI,02816
22-279

SILVA ROBERT J & MELISSA M
38 KING ST
COVENTRY RI,02816
22-280

BENSON JON R & MICHELLE
36 KING ST
COVENTRY RI,02816
22-281

# The Dunes

AP 13, Lot 14, Parcel 2
AP 14, Lot 65, Parcel 3
Coventry, Rhode Island

| No. | Revision | Date | Approved |
|---|---|---|---|
| | | | |

Designed by: AL
Checked by: JR

Issued for
**Permits**

Date
**October 2, 2026**

**Not Approved for Construction**

Drawing Title
**Abutters Locus Map**

JOSHUA A. TOURTIN
No. 8974
10/2/2026
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

Drawing Number
**C2.01**

Sheet
2 of 24

Project Number
203208.00

Saved Friday, October 2, 2026 1:15:17 PM ALUCCHETTI Plotted Friday, October 2, 2026 5:07:16 PM Antonio Lucchetti

## PROPOSED PARKING (2.0-SPACES PER 1-UNIT)

| BUILDINGS | GSF OR RESIDENTIAL UNIT | REQUIRED PARKING SPACES (9'x18') | PROPOSED PARKING SPACES (9'x18') |
|---|---|---|---|
| 196 | 196 | 392 | 545 |
| **TOTAL** | **196-Units** | **392** | 82 Driveway, 310 Garage, 153 Surface |

### General

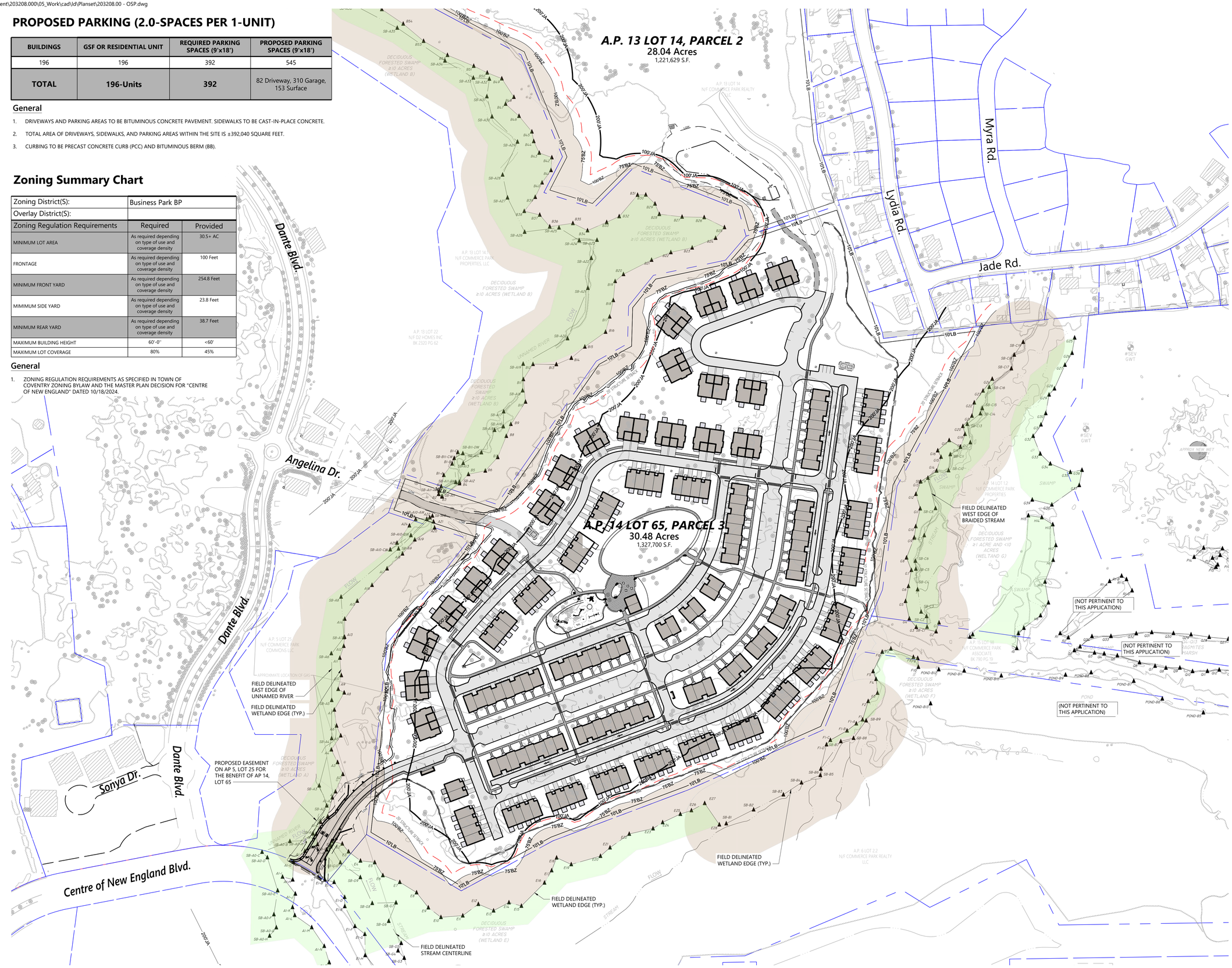
1. DRIVEWAYS AND PARKING AREAS TO BE BITUMINOUS CONCRETE PAVEMENT. SIDEWALKS TO BE CAST-IN-PLACE CONCRETE.
2. TOTAL AREA OF DRIVEWAYS, SIDEWALKS, AND PARKING AREAS WITHIN THE SITE IS ±392,040 SQUARE FEET.
3. CURBING TO BE PRECAST CONCRETE CURB (PCC) AND BITUMINOUS BERM (BB).

## Zoning Summary Chart

| Zoning District(S): | Business Park BP | |
|---|---|---|
| Overlay District(S): | | |
| **Zoning Regulation Requirements** | **Required** | **Provided** |
| MINIMUM LOT AREA | As required depending on type of use and coverage density | 30.5+ AC |
| FRONTAGE | As required depending on type of use and coverage density | 100 Feet |
| MINIMUM FRONT YARD | As required depending on type of use and coverage density | 254.8 Feet |
| MIMIMUM SIDE YARD | As required depending on type of use and coverage density | 23.8 Feet |
| MINIMUM REAR YARD | As required depending on type of use and coverage density | 38.7 Feet |
| MAXIMUM BUILDING HEIGHT | 60'-0" | <60' |
| MAXIMUM LOT COVERAGE | 80% | 45% |

### General

1. ZONING REGULATION REQUIREMENTS AS SPECIFIED IN TOWN OF COVENTRY ZONING BYLAW AND THE MASTER PLAN DECISION FOR "CENTRE OF NEW ENGLAND" DATED 10/18/2024.




www.vhb.com
3 Davol Square
Suite C300
Providence, RI 02903
401.272.8100

### Legend

= WETLAND BUFFERS

= WETLANDS

0 50 100 200 Feet

# The Dunes

AP 13, Lot 14, Parcel 2
AP 14, Lot 65, Parcel 3
Coventry, Rhode Island

| No. | Revision | Date | Approved |
|---|---|---|---|

Designed by AL | Checked by JR

Issued for
**Permits**

Date
**October 2, 2026**

**Not Approved for Construction**

Drawing Title
**Overall Site Plan**

JOSHUA A. ROBERT No. 8974 10/2/2026 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

Drawing Number
**C3.01**

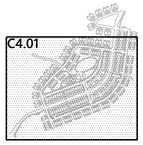
Sheet
3 of 24

Project Number
203208.00

Saved Friday, October 2, 2026 3:12:08 PM ALUCCHETTI Plotted Friday, October 2, 2026 5:04:26 PM Antonio Lucchetti

\\vhb\gbl\Client\203208.000\05_Work\cad\ld\Planset\203208.00 - LM.dwg



## Key

Not To Scale

## Sign Summary

| M.U.T.C.D. Number | Specification Width | Specification Height | Desc. |
|---|---|---|---|
| R1-1 | 30" | 30" | STOP |
| R6-1(R) | 36" | 12" | ONE WAY |
| R6-1(L) | 36" | 12" | ONE WAY |
| R5-1 | 30" | 30" | DO NOT ENTER |
| W11-2 | 30" | 30" | |
| W16-7P(L) | 24" | 12" | |
| W16-7P(R) | 24" | 12" | |

vhb
www.vhb.com
3 Davol Square
Suite C300
Providence, RI 02903
401.272.8100

0 25 50 100Feet

# The Dunes

AP 13, Lot 14, Parcel 2
AP 14, Lot 65, Parcel 3
Coventry, Rhode Island

| No. | Revision | Date | Approved |
|---|---|---|---|

Designed by: AL
Checked by: JR

Issued for

**Permits**

Date

**October 2, 2026**

**Not Approved for Construction**

Drawing Title

**Layout and Materials Plan**

JOSHUA A. FOGEN
No. 9974
10/2/2026
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

Drawing Number
**C4.01**

Sheet
4 of 24

Project Number
203208.00

Saved Friday, October 2, 2026 3:25:22 PM ALUCCHETTI Plotted Friday, October 2, 2026 5:08:11 PM Antonio Lucchetti

\\vhb\gbl\Client\203208.000\05_Work\cad\ld\Planset\203208.00 - LM.dwg

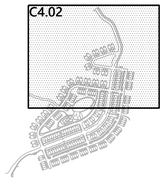
## Sign Summary

| M.U.T.C.D. Number | Specification Width | Specification Height | Desc. |
|---|---|---|---|
| R1-1 | 30" | 30" | STOP |
| R6-1(R) | 36" | 12" | ONE WAY |
| R6-1(L) | 36" | 12" | ONE WAY |
| R5-1 | 30" | 30" | DO NOT ENTER |
| W11-2 | 30" | 30" | |
| W16-7P(L) | 24" | 12" | |
| W16-7P(R) | 24" | 12" | |





vhb®
www.vhb.com
3 Davol Square
Suite C300
Providence, RI 02903
401.272.8100


**Key**

Not To Scale

0 25 50 100 Feet

# The Dunes

AP 13, Lot 14, Parcel 2
AP 14, Lot 65, Parcel 3
Coventry, Rhode Island

| No. | Revision | Date | Approved |
|---|---|---|---|
| | | | |

| Designed by | Checked by |
|---|---|
| AL | JR |

Issued for

**Permits**

Date

**October 2, 2026**

**Not Approved for Construction**

Drawing Title

**Layout and Materials Plan**

JOSHUA A. ROSEN No. 9974 10/2/2026 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

Drawing Number

**C4.02**

Sheet

5 of 24

Project Number

203208.00

Saved Friday, October 2, 2026 3:25:22 PM ALUCCHETTI Plotted Friday, October 2, 2026 5:10:13 PM Antonio Lucchetti

\\vhb.com\gbl\Client\203208.000\05_Work\cad\ld\Planset\203208.00 - GD.dwg

Leighas Lane

Angelina Drive

MATCHLINE - SHEET C5.02

MATCHLINE - SHEET C5.01

SEDIMENT FOREBAY 1

FLARED END SECTION WITH STONE PROTECTION

DEPRESSION 1

UGINFL C RETAIN IT 4.0' H, 12 ROWS, 28 CHAMBERS PER ROW

UGINFL C RETAIN IT 4.0' H, 12 ROWS, 9 CHAMBERS PER ROW

UGINFL B RETAIN IT 4.0' H, 6 ROWS, 45 CHAMBERS PER ROW

UGINFL A RETAIN IT 4.5' H, 6 ROWS, 11 CHAMBERS PER ROW

24" HDPE INV=287.00

36" HDPE INV=279.20

24" HDPE INV=279.70

294.41W 281.69W

294.31W 284.58W

24" HDPE WILDLIFE CROSSING INV=283.80

36" HDPE INV=283.10

295.87W 284.02W

285.51W 285.36W

24" HDPE WILDLIFE CROSSING INV=283.10

296.11W 284.58W

Centre of New England Blvd

Drainage Structure Table

| Number | Rim | Inv In | Inv Out |
|---|---|---|---|
| WQU 4 CS3 | 284.4 | 279.10 (1G)<br>279.10 (2G) | 279.10 (101G) |
| WQU 5 CS4 | 285.2 | 277.80 (101J) | 277.80 (275) |
| WQU 8 CS8 | 273.3 | 268.60 (112B)<br>266.90 (111B) | 265.70 (FES 2) |
| WQU1 CS3 | 284.7 | 278.20 (4E)<br>278.20 (2E) | 278.20 () |
| WQU2 CS5 | 282.6 | 278.20 (102D)<br>278.20 (5D) | 278.00 (299) |
| WQU6 CS4 | 282.5 | 276.05 (DMH 102H) | 276.05 (273) |
| WQU7 CS4 | 280.9 | 276.15 (2I) | 276.15 (276) |

Drainage Structure Table

| Number | Rim | Inv In | Inv Out |
|---|---|---|---|
| 101D | 284.0 | 279.70 (1D)<br>279.70 (2D) | 279.70 (102D) |
| 101F | 283.5 | 279.20 (1F) | 279.20 (204) |
| 101G | 284.2 | 278.20 (222)<br>278.50 (WQU 4 CS3) | 278.15 (274) |
| 101H | 279.8 | 276.90 (1H)<br>276.90 (2H) | 276.90 (DMH 102H) |
| 101J | 284.9 | 278.10 ()<br>279.40 (1J)<br>279.40 (2J) | 279.20 (WQU 5 CS4) |
| 102B | 281.3 | 276.50 (101B)<br>276.60 (4B)<br>276.60 (3I1) | 276.50 (104B) |
| 102C | 281.8 | 278.80 (101C)<br>278.80 (3C) | 278.80 (WQU 3 CS4) |
| 102D | 283.5 | 279.30 (101D)<br>279.30 (3D) | 279.30 (WQU2 CS5) |
| 103B | 283.1 | 278.50 (6B)<br>278.50 (7B) | 278.40 (104B) |
| 104B | 282.5 | 277.60 (103B)<br>276.50 (9B)<br>273.00 (102B) | 273.00 (105B) |

Drainage Structure Table

| Number | Rim | Inv In | Inv Out |
|---|---|---|---|
| 105B | 279.3 | 270.60 (104B)<br>274.45 (11B) | 270.50 (106B) |
| 106B | 279.3 | 270.20 (105B)<br>274.75 (12B) | 270.10 (110B) |
| 107B | 280.8 | 276.10 (14B) | 276.10 (108B) |
| 108B | 279.5 | 275.70 (15B)<br>274.90 (107B) | 274.80 (109B) |
| 109B | 279.3 | 274.50 (108B)<br>275.10 (16B) | 274.40 (110B) |
| 110B | 277.8 | 269.40 (106B)<br>274.00 (109B) | 269.10 (111B) |
| 111B | 276.0 | 267.60 (110B)<br>271.30 (18B) | 267.50 (WQU 8 CS8) |
| 112B | 274.1 | 269.40 (19B)<br>269.20 (20B) | 269.10 (WQU 8 CS8) |
| 204 | 280.6 | 278.60 (101F) | |
| 222 | 283.8 | | 281.80 (101G) |

Drainage Structure Table

| Number | Rim | Inv In | Inv Out |
|---|---|---|---|
| 318 | 283.6 | | |
| 319 | 284.5 | | |
| 320 | 282.7 | | |
| 321 | 284.4 | | |
| 322 | 282.7 | | |
| DMH 102H | 282.2 | 276.10 (101H)<br>276.20 (4H)<br>276.80 (5H) | 276.10 (WQU6 CS4) |
| FES 1A | 264.1 | 261.00 (286) | |
| FES 1B | 264.1 | 261.00 (285) | |
| FES 2 | 267.1 | 264.00 (WQU 8 CS8) | |
| WQU 3 CS4 | 282.3 | 278.00 (102C)<br>278.40 (4C) | 278.00 () |

Drainage Structure Table

| Number | Rim | Inv In | Inv Out |
|---|---|---|---|
| 1A | 266.7 | | 264.90 (2A) |
| 1B | 282.1 | | 279.00 (101B) |
| 1C | 283.9 | | 280.90 (101C) |
| 1D | 283.9 | | 279.90 (101D) |
| 1E | 284.5 | | 281.00 (2E) |
| 1F | 282.9 | 279.50 (2F) | 279.40 (101F) |
| 1G | 284.0 | | 279.50 (WQU 4 CS3) |
| 1H | 279.5 | | 277.10 (101H) |
| 1I | 280.7 | | 276.60 (2I) |
| 1J | 284.6 | | 279.60 (101J) |

Drainage Structure Table

| Number | Rim | Inv In | Inv Out |
|---|---|---|---|
| 2A | 268.9 | 264.70 (1A) | 264.60 (281) |
| 2B | 281.7 | | 278.40 (3B) |
| 2C | 284.0 | | 281.10 (101C) |
| 2D | 284.1 | | 279.90 (101D) |
| 2E | 284.5 | 280.80 (1E) | 280.60 (WQU1 CS3) |
| 2F | 282.9 | | 279.70 (1F) |
| 2G | 284.1 | | 279.40 (WQU 4 CS3) |
| 2H | 279.5 | | 277.10 (101H) |
| 2I | 280.7 | 276.40 (1I) | 276.30 (WQU7 CS4) |
| 2J | 284.6 | | 279.60 (101J) |

Drainage Structure Table

| Number | Rim | Inv In | Inv Out |
|---|---|---|---|
| 3B | 281.7 | 278.20 (2B) | 278.10 (101B) |
| 3C | 281.8 | | 279.10 (102C) |
| 3D | 283.5 | | 279.50 (102D) |
| 3E | 283.8 | | 280.50 (4E) |
| 3H | 280.8 | | 277.50 (4H) |
| 4B | 279.3 | | 276.80 (102B) |
| 4C | 281.9 | | 278.70 (WQU 3 CS4) |
| 4D | 282.3 | | 278.60 (5D) |
| 4E | 283.8 | 280.30 (3E) | 280.10 (WQU1 CS3) |
| 4H | 280.8 | 277.30 (3H) | 277.20 (DMH 102H) |

Drainage Structure Table

| Number | Rim | Inv In | Inv Out |
|---|---|---|---|
| 5B | 279.3 | | 276.80 (311) |
| 5D | 282.3 | 278.40 (4D) | 278.35 (WQU2 CS5) |
| 5H | 282.3 | | 277.00 (DMH 102H) |
| 6B | 283.8 | | 280.00 (103B) |
| 7B | 282.7 | | 278.90 (103B) |
| 8B | 281.7 | | 278.00 (9B) |
| 9B | 281.8 | 277.80 (8B) | 277.70 (104B) |
| 10B | 279.4 | | 275.00 (11B) |
| 11B | 279.3 | 274.75 (10B) | 274.70 (105B) |
| 12B | 279.6 | | 275.10 (106B) |

Drainage Structure Table

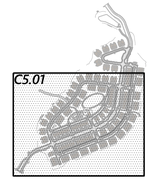
| Number | Rim | Inv In | Inv Out |
|---|---|---|---|
| 273 | 276.6 | 275.50 (WQU6 CS4) | |
| 274 | 278.1 | 276.00 (101G) | |
| 275 | 278.2 | 277.10 (WQU 5 CS4) | |
| 276 | 277.0 | 275.70 (WQU7 CS4) | |
| 281 | 265.4 | 264.35 (2A) | |
| 285 | 267.7 | | 264.65 (FES 1B) |
| 286 | 267.7 | | 264.65 (FES 1A) |
| 294 | 282.7 | 279.20 (295) | |
| 295 | 286.6 | | 283.10 (294) |
| 299 | 280.0 | 277.90 (WQU2 CS5) | |

Drainage Structure Table

| Number | Rim | Inv In | Inv Out |
|---|---|---|---|
| 300 | 285.9 | 283.80 (301) | |
| 301 | 289.1 | | 287.00 (300) |
| 302 | 285.2 | | 283.10 (303) |
| 303 | 281.8 | 279.70 (302) | |
| 310 | 277.8 | | |
| 311 | 279.5 | 276.70 (312)<br>276.60 (5B) | 276.70 (102B) |
| 312 | 280.9 | 277.30 () | 277.30 (311) |
| 315 | 281.6 | | |
| 316 | 283.7 | | |
| 317 | 284.0 | | |

Drainage Structure Table

| Number | Rim | Inv In | Inv Out |
|---|---|---|---|
| 13B | 280.8 | | 276.80 (14B) |
| 14B | 280.8 | 276.60 (13B) | 276.50 (107B) |
| 15B | 279.3 | | 276.00 (108B) |
| 16B | 279.0 | | 275.50 (109B) |
| 17B | 278.7 | | 274.00 (18B) |
| 18B | 278.7 | 273.80 (17B) | 273.70 (111B) |
| 19B | 274.7 | | 269.70 (112B) |
| 20B | 274.7 | | 269.50 (112B) |
| 101B | 282.9 | 277.90 (1B)<br>277.80 (3B) | 277.80 (102B) |
| 101C | 283.9 | 280.90 (2C)<br>280.55 (1C) | 280.55 (102C) |




## Key

Not To Scale

0 25 50 100Feet


vhb

www.vhb.com

3 Davol Square

Suite C300

Providence, RI 02903

401.272.8100


# The Dunes

AP 13, Lot 14, Parcel 2

AP 14, Lot 65, Parcel 3

Coventry, Rhode Island

| No. | Revision | Date | Approved |
|---|---|---|---|

Designed by AL

Checked by JR

Issued for

**Permits**

Date

**October 2, 2026**

**Not Approved for Construction**

Drawing Title

**Grading and Drainage Plan**

JOSHUA A. TUDEN
No. 9974
10/2/2026
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

Drawing Number

**C5.01**

Sheet

6 of 24

Project Number

203208.00

Saved Friday, October 2, 2026 5:22:34 PM ALUCCHETTI Plotted Friday, October 2, 2026 5:23:32 PM Antonio Lucchetti

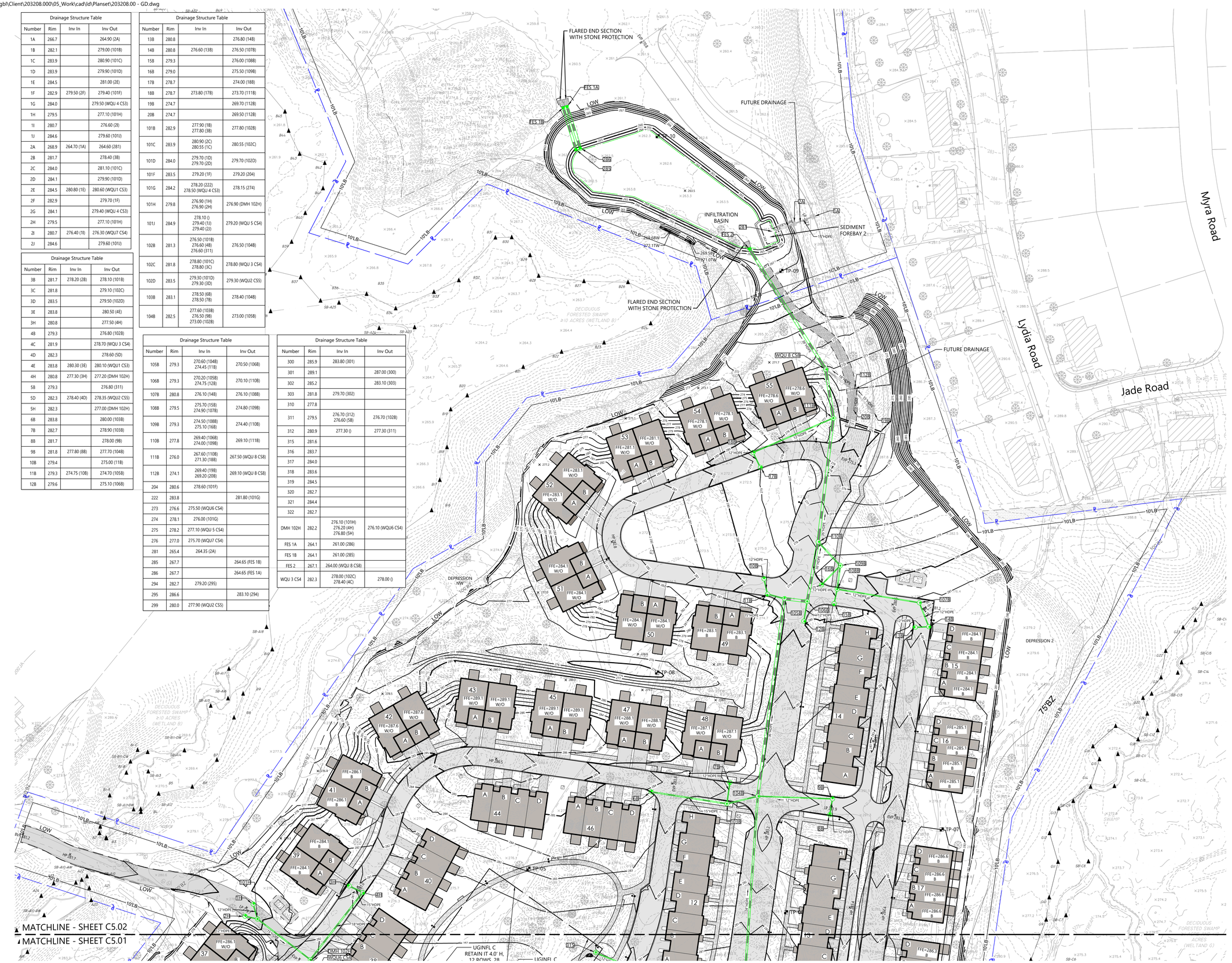
| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| 1A | 266.7 | | 264.90 (2A) |
| 1B | 282.1 | | 279.00 (101B) |
| 1C | 283.9 | | 280.90 (101C) |
| 1D | 283.9 | | 279.90 (101D) |
| 1E | 284.5 | | 281.00 (2E) |
| 1F | 282.9 | 279.50 (2F) | 279.40 (101F) |
| 1G | 284.0 | | 279.50 (WQU 4 CS3) |
| 1H | 279.5 | | 277.10 (101H) |
| 1I | 280.7 | | 276.60 (2I) |
| 1J | 284.6 | | 279.60 (101J) |
| 2A | 268.9 | 264.70 (1A) | 264.60 (281) |
| 2B | 281.7 | | 278.40 (3B) |
| 2C | 284.0 | | 281.10 (101C) |
| 2D | 284.1 | | 279.90 (101D) |
| 2E | 284.5 | 280.80 (1E) | 280.60 (WQU1 CS3) |
| 2F | 282.9 | | 279.70 (1F) |
| 2G | 284.1 | | 279.40 (WQU 4 CS3) |
| 2H | 279.5 | | 277.10 (101H) |
| 2I | 280.7 | 276.40 (1I) | 276.30 (WQU7 CS4) |
| 2J | 284.6 | | 279.60 (101J) |

| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| 3B | 281.7 | 278.20 (2B) | 278.10 (101B) |
| 3C | 281.8 | | 279.10 (102C) |
| 3D | 283.5 | | 279.50 (102D) |
| 3E | 283.8 | | 280.50 (4E) |
| 3H | 280.8 | | 277.50 (4H) |
| 4B | 279.3 | | 276.80 (102B) |
| 4C | 281.9 | | 278.70 (WQU 3 CS4) |
| 4D | 282.3 | | 278.60 (5D) |
| 4E | 283.8 | 280.30 (3E) | 280.10 (WQU1 CS3) |
| 4H | 280.8 | 277.30 (3H) | 277.20 (DMH 102H) |
| 5B | 279.3 | | 276.80 (311) |
| 5D | 282.3 | 278.40 (4D) | 278.35 (WQU2 CS5) |
| 5H | 282.3 | | 277.00 (DMH 102H) |
| 6B | 283.8 | | 280.00 (103B) |
| 7B | 282.7 | | 278.90 (103B) |
| 8B | 281.7 | | 278.00 (9B) |
| 9B | 281.8 | 277.80 (8B) | 277.70 (104B) |
| 10B | 279.4 | | 275.00 (11B) |
| 11B | 279.3 | 274.75 (10B) | 274.70 (105B) |
| 12B | 279.6 | | 275.10 (106B) |

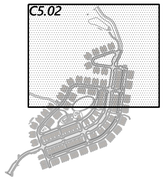
| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| 13B | 280.8 | | 276.80 (14B) |
| 14B | 280.8 | 276.60 (13B) | 276.50 (107B) |
| 15B | 279.3 | | 276.00 (108B) |
| 16B | 279.0 | | 275.50 (109B) |
| 17B | 278.7 | | 274.00 (18B) |
| 18B | 278.7 | 273.80 (17B) | 273.70 (111B) |
| 19B | 274.7 | | 269.70 (112B) |
| 20B | 274.7 | | 269.50 (112B) |
| 101B | 282.9 | 277.90 (1B)<br>277.80 (3B) | 277.80 (102B) |
| 101C | 283.9 | 280.90 (2C)<br>280.55 (1C) | 280.55 (102C) |
| 101D | 284.0 | 279.70 (1D)<br>279.70 (2D) | 279.70 (102D) |
| 101F | 283.5 | 279.20 (1F) | 279.20 (204) |
| 101G | 284.2 | 278.20 (222)<br>278.50 (WQU 4 CS3) | 278.15 (274) |
| 101H | 279.8 | 276.90 (1H)<br>276.90 (2H) | 276.90 (DMH 102H) |
| 101I | 284.9 | 278.10 ()<br>279.40 (1J)<br>279.40 (2J) | 279.20 (WQU 5 CS4) |
| 102B | 281.3 | 276.50 (101B)<br>276.60 (4B)<br>276.60 (311) | 276.50 (104B) |
| 102C | 281.8 | 278.80 (101C)<br>278.80 (3C) | 278.80 (WQU 3 CS4) |
| 102D | 283.5 | 279.30 (101D)<br>279.30 (3D) | 279.30 (WQU2 CS5) |
| 103B | 283.1 | 278.50 (6B)<br>278.50 (7B) | 278.40 (104B) |
| 104B | 282.5 | 277.60 (103B)<br>276.50 (9B)<br>273.00 (102B) | 273.00 (105B) |

| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| 105B | 279.3 | 270.60 (104B)<br>274.45 (11B) | 270.50 (106B) |
| 106B | 279.3 | 270.20 (105B)<br>274.75 (12B) | 270.10 (110B) |
| 107B | 280.8 | 276.10 (14B) | 276.10 (108B) |
| 108B | 279.5 | 275.70 (15B)<br>274.90 (107B) | 274.80 (109B) |
| 109B | 279.3 | 274.50 (108B)<br>275.10 (16B) | 274.40 (110B) |
| 110B | 277.8 | 269.40 (106B)<br>274.00 (109B) | 269.10 (111B) |
| 111B | 276.0 | 267.60 (110B)<br>271.30 (18B) | 267.50 (WQU 8 CS8) |
| 112B | 274.1 | 269.40 (19B)<br>269.20 (20B) | 269.10 (WQU 8 CS8) |
| 204 | 280.6 | 278.60 (101F) | |
| 222 | 283.8 | | 281.80 (101G) |
| 273 | 276.6 | 275.50 (WQU6 CS4) | |
| 274 | 278.1 | 276.00 (101G) | |
| 275 | 278.2 | 277.10 (WQU 5 CS4) | |
| 276 | 277.0 | 275.70 (WQU7 CS4) | |
| 281 | 265.4 | 264.35 (2A) | |
| 285 | 267.7 | | 264.65 (FES 1B) |
| 286 | 267.7 | | 264.65 (FES 1A) |
| 294 | 282.7 | 279.20 (295) | |
| 295 | 286.6 | | 283.10 (294) |
| 299 | 280.0 | 277.90 (WQU2 CS5) | |

| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| 300 | 285.9 | 283.80 (301) | |
| 301 | 289.1 | | 287.00 (300) |
| 302 | 285.2 | | 283.10 (303) |
| 303 | 281.8 | 279.70 (302) | |
| 310 | 277.8 | | |
| 311 | 279.5 | 276.70 (312)<br>276.60 (5B) | 276.70 (102B) |
| 312 | 280.9 | 277.30 () | 277.30 (311) |
| 315 | 281.6 | | |
| 316 | 283.7 | | |
| 317 | 284.0 | | |
| 318 | 283.6 | | |
| 319 | 284.5 | | |
| 320 | 282.7 | | |
| 321 | 284.4 | | |
| 322 | 282.7 | | |
| DMH 102H | 282.2 | 276.10 (101H)<br>276.20 (4H)<br>276.80 (5H) | 276.10 (WQU6 CS4) |
| FES 1A | 264.1 | 261.00 (286) | |
| FES 1B | 264.1 | 261.00 (285) | |
| FES 2 | 267.1 | 264.00 (WQU 8 CS8) | |
| WQU 3 CS4 | 282.3 | 278.00 (102C)<br>278.40 (4C) | 278.00 () |




vhb
www.vhb.com
3 Davol Square
Suite C300
Providence, RI 02903
401.272.8100




**Key**

Not To Scale

0 25 50 100Feet

# The Dunes

AP 13, Lot 14, Parcel 2
AP 14, Lot 65, Parcel 3
Coventry, Rhode Island

| No. | Revision | Date | Approved |
|---|---|---|---|
| | | | |

| Designed by | Checked by |
|---|---|
| AL | JR |

Issued for

**Permits**

Date

**October 2, 2026**

**Not Approved for Construction**

Drawing Title

**Grading and Drainage Plan**

JOSHUA A. TOURIN
No. 8974
10/2/2026
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

Drawing Number

**C5.02**

Sheet

7 of 24

Project Number

203208.00

Leighas Lane

Angelina Drive

APPROXIMATE GAS

DECIDUOUS FORESTED SWAMP ≥10 ACRES (WETLAND B)

MATCHLINE - SHEET C6.02

MATCHLINE - SHEET C6.01

UGINFL C RETAIN IT 4.0' H, 12 ROWS, 28 CHAMBERS PER ROW

UGINFL C RETAIN IT 4.0' H, 12 ROWS, 9 CHAMBERS PER ROW

UGINFL B RETAIN IT 4.0' H, 6 ROWS, 45 CHAMBERS PER ROW

UGINFL A RETAIN IT 4.5' H, 6 ROWS, 11 CHAMBERS PER ROW

SEDIMENT FOREBAY 1

FLARED END SECTION WITH STONE PROTECTION

24" HDPE INV=287.00

36" HDPE INV=279.20

24" HDPE INV=279.70

24" HDPE WILDLIFE CROSSING INV=283.80

36" HDPE INV=283.10

24" HDPE WILDLIFE CROSSING INV=283.10

WATER METER AND ENCLOSURE

CONNECT TO EXISTING 8" WATER STUB

Centre of N.E Blvd.

20' STRUCTURE SETBACK

| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| WQU 4 CS3 | 284.4 | 279.10 (1G)<br>279.10 (2G) | 279.10 (101G) |
| WQU 5 CS4 | 285.2 | 277.80 (101J) | 277.80 (275) |
| WQU 8 CS8 | 273.3 | 268.60 (112B)<br>266.90 (111B) | 265.70 (FES 2) |
| WQU1 CS3 | 284.7 | 278.20 (4E)<br>278.20 (2E) | 278.20 () |
| WQU2 CS5 | 282.6 | 278.20 (102D)<br>278.20 (5D) | 278.00 (299) |
| WQU6 CS4 | 282.5 | 276.05 (DMH 102H) | 276.05 (273) |
| WQU7 CS4 | 280.9 | 276.15 (2I) | 276.15 (276) |

| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| 101D | 284.0 | 279.70 (1D)<br>279.70 (2D) | 279.70 (102D) |
| 101F | 283.5 | 279.20 (1F) | 279.20 (204) |
| 101G | 284.2 | 278.20 (222)<br>278.50 (WQU 4 CS3) | 278.15 (274) |
| 101H | 279.8 | 276.90 (1H)<br>276.90 (2H) | 276.90 (DMH 102H) |
| 101J | 284.9 | 278.10 ()<br>279.40 (1J)<br>279.40 (2J) | 279.20 (WQU 5 CS4) |
| 102B | 281.3 | 276.50 (101B)<br>276.60 (4B)<br>276.60 (311) | 276.50 (104B) |
| 102C | 281.8 | 278.80 (101C)<br>278.80 (3C) | 278.80 (WQU 3 CS4) |
| 102D | 283.5 | 279.30 (101D)<br>279.30 (3D) | 279.30 (WQU2 CS5) |
| 103B | 283.1 | 278.50 (6B)<br>278.50 (7B) | 278.40 (104B) |
| 104B | 282.5 | 277.60 (103B)<br>276.50 (9B)<br>273.00 (102B) | 273.00 (105B) |

| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| 105B | 279.3 | 270.60 (104B)<br>274.45 (11B) | 270.50 (106B) |
| 106B | 279.3 | 270.20 (105B)<br>274.75 (12B) | 270.10 (110B) |
| 107B | 280.8 | 276.10 (14B) | 276.10 (108B) |
| 108B | 279.5 | 275.70 (15B)<br>274.90 (107B) | 274.80 (109B) |
| 109B | 279.3 | 274.50 (108B)<br>275.10 (16B) | 274.40 (110B) |
| 110B | 277.8 | 269.40 (106B)<br>274.00 (109B) | 269.10 (111B) |
| 111B | 276.0 | 267.60 (110B)<br>271.30 (18B) | 267.50 (WQU 8 CS8) |
| 112B | 274.1 | 269.40 (19B)<br>269.20 (20B) | 269.10 (WQU 8 CS8) |
| 204 | 280.6 | 278.60 (101F) | |
| 222 | 283.8 | | 281.80 (101G) |

| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| 318 | 283.6 | | |
| 319 | 284.5 | | |
| 320 | 282.7 | | |
| 321 | 284.4 | | |
| 322 | 282.7 | | |
| DMH 102H | 282.2 | 276.10 (101H)<br>276.20 (4H)<br>276.80 (5H) | 276.10 (WQU6 CS4) |
| FES 1A | 264.1 | 261.00 (286) | |
| FES 1B | 264.1 | 261.00 (285) | |
| FES 2 | 267.1 | 264.00 (WQU 8 CS8) | |
| WQU 3 CS4 | 282.3 | 278.00 (102C)<br>278.40 (4C) | 278.00 () |

| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| 1A | 266.7 | | 264.90 (2A) |
| 1B | 282.1 | | 279.00 (101B) |
| 1C | 283.9 | | 280.90 (101C) |
| 1D | 283.9 | | 279.90 (101D) |
| 1E | 284.5 | | 281.00 (2E) |
| 1F | 282.9 | 279.50 (2F) | 279.40 (101F) |
| 1G | 284.0 | | 279.50 (WQU 4 CS3) |
| 1H | 279.5 | | 277.10 (101H) |
| 1I | 280.7 | | 276.60 (2I) |
| 1J | 284.6 | | 279.60 (101J) |

| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| 2A | 268.9 | 264.70 (1A) | 264.60 (281) |
| 2B | 281.7 | | 278.40 (3B) |
| 2C | 284.0 | | 281.10 (101C) |
| 2D | 284.1 | | 279.90 (101D) |
| 2E | 284.5 | 280.80 (1E) | 280.60 (WQU1 CS3) |
| 2F | 282.9 | | 279.70 (1F) |
| 2G | 284.1 | | 279.40 (WQU 4 CS3) |
| 2H | 279.5 | | 277.10 (101H) |
| 2I | 280.7 | 276.40 (1I) | 276.30 (WQU7 CS4) |
| 2J | 284.6 | | 279.60 (101J) |

| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| 3B | 281.7 | 278.20 (2B) | 278.10 (101B) |
| 3C | 281.8 | | 279.10 (102C) |
| 3D | 283.5 | | 279.50 (102D) |
| 3E | 283.8 | | 280.50 (4E) |
| 3H | 280.8 | | 277.50 (4H) |
| 4B | 279.3 | | 276.80 (102B) |
| 4C | 281.9 | | 278.70 (WQU 3 CS4) |
| 4D | 282.3 | | 278.60 (5D) |
| 4E | 283.8 | 280.30 (3E) | 280.10 (WQU1 CS3) |
| 4H | 280.8 | 277.30 (3H) | 277.20 (DMH 102H) |

| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| 5B | 279.3 | | 276.80 (311) |
| 5D | 282.3 | 278.40 (4D) | 278.35 (WQU2 CS5) |
| 5H | 282.3 | | 277.00 (DMH 102H) |
| 6B | 283.8 | | 280.00 (103B) |
| 7B | 282.7 | | 278.90 (103B) |
| 8B | 281.7 | | 278.00 (9B) |
| 9B | 281.8 | 277.80 (8B) | 277.70 (104B) |
| 10B | 279.4 | | 275.00 (11B) |
| 11B | 279.3 | 274.75 (10B) | 274.70 (105B) |
| 12B | 279.6 | | 275.10 (106B) |

| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| 273 | 276.6 | 275.50 (WQU6 CS4) | |
| 274 | 278.1 | 276.00 (101G) | |
| 275 | 278.2 | 277.10 (WQU 5 CS4) | |
| 276 | 277.0 | 275.70 (WQU7 CS4) | |
| 281 | 265.4 | 264.35 (2A) | |
| 285 | 267.7 | | 264.65 (FES 1B) |
| 286 | 267.7 | | 264.65 (FES 1A) |
| 294 | 282.7 | 279.20 (295) | |
| 295 | 286.6 | | 283.10 (294) |
| 299 | 280.0 | 277.90 (WQU2 CS5) | |

| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| 300 | 285.9 | 283.80 (301) | |
| 301 | 289.1 | | 287.00 (300) |
| 302 | 285.2 | | 283.10 (303) |
| 303 | 281.8 | 279.70 (302) | |
| 310 | 277.8 | | |
| 311 | 279.5 | 276.70 (312)<br>276.60 (5B) | 276.70 (102B) |
| 312 | 280.9 | 277.30 () | 277.30 (311) |
| 315 | 281.6 | | |
| 316 | 283.7 | | |
| 317 | 284.0 | | |

| Drainage Structure Table | | | |
|---|---|---|---|
| Number | Rim | Inv In | Inv Out |
| 13B | 280.8 | | 276.80 (14B) |
| 14B | 280.8 | 276.60 (13B) | 276.50 (107B) |
| 15B | 279.3 | | 276.00 (108B) |
| 16B | 279.0 | | 275.50 (109B) |
| 17B | 278.7 | | 274.00 (18B) |
| 18B | 278.7 | 273.80 (17B) | 273.70 (111B) |
| 19B | 274.7 | | 269.70 (112B) |
| 20B | 274.7 | | 269.50 (112B) |
| 101B | 282.9 | 277.90 (1B)<br>277.80 (3B) | 277.80 (102B) |
| 101C | 283.9 | 280.90 (2C)<br>280.55 (1C) | 280.55 (102C) |

vhb®
www.vhb.com
3 Davol Square
Suite C300
Providence, RI 02903
401.272.8100

C6.01

**Key**
Not To Scale

0 25 50 100Feet

# The Dunes
AP 13, Lot 14, Parcel 2
AP 14, Lot 65, Parcel 3
Coventry, Rhode Island

| No. | Revision | Date | Approved |
|---|---|---|---|

Designed by AL
Checked by JR

Issued for
**Permits**
Date
**October 2, 2026**

**Not Approved for Construction**

Drawing Title
**Utility Plan**

JOSHUA A. TOUSIGNANT No. 9974 REGISTERED PROFESSIONAL ENGINEER (CIVIL) 10/2/2026

Drawing Number
**C6.01**
Sheet
8 of 24
Project Number
203208.00

Saved Friday, October 2, 2026 3:49:47 PM ALUCCHETTI Plotted Friday, October 2, 2026 5:05:51 PM Antonio Lucchetti