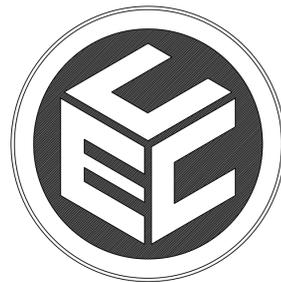


MINOR LAND DEVELOPMENT & MINOR SUBDIVISION—PRELIMINARY

FOR
PROPOSED EQUIPMENT GARAGE AND
COMMERCIAL STORAGE BUILDING
53 RESERVOIR AVENUE
ASSESSOR'S MAP 35 LOT 31
in
COVENTRY, RHODE ISLAND

APPROVAL STIPULATIONS:

1. 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.
2. 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.
3. 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.
4. 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.
5. SUBJECT SITE IS REQUIRED TO HAVE A PORT-O-JOHN TYPE TOILET FACILITY ON-SITE (A PORTABLE TOILET FACILITY ACCEPTABLE TO THE BUILDING OFFICIAL).



PREPARED BY:
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

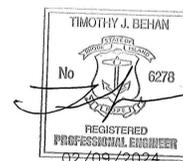
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
(401) 273-6600

DATE: JANUARY 9, 2023
REVISED FEBRUARY 9,
2024

APPROVED BY THE COVENTRY PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN _____ DATED: _____

ADMINISTRATIVE OFFICER _____ DATED: _____



DRAWING ISSUE:

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

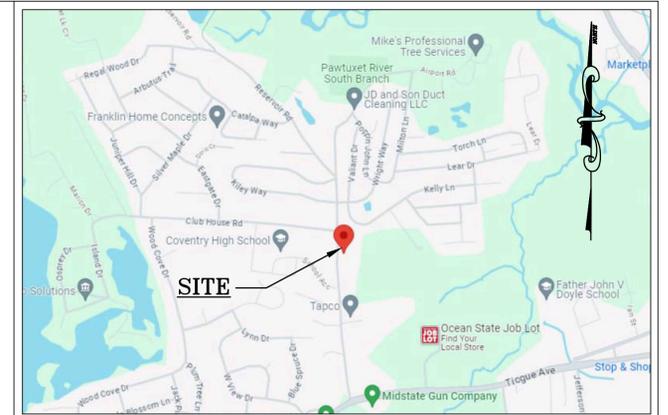
OWNER & APPLICANT:

BAIRD PROPERTIES LLC
75 AIRPORT ROAD
COVENTRY, RI 02816
PRES. & SECR. MR. MICHAEL BAIRD

APPLICANTS LEGAL COUNSEL:

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

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.



LOCUS MAP

APPROX. SCALE 1" = 1000'



AERIAL MAP

APPROX. SCALE 1" = 500'

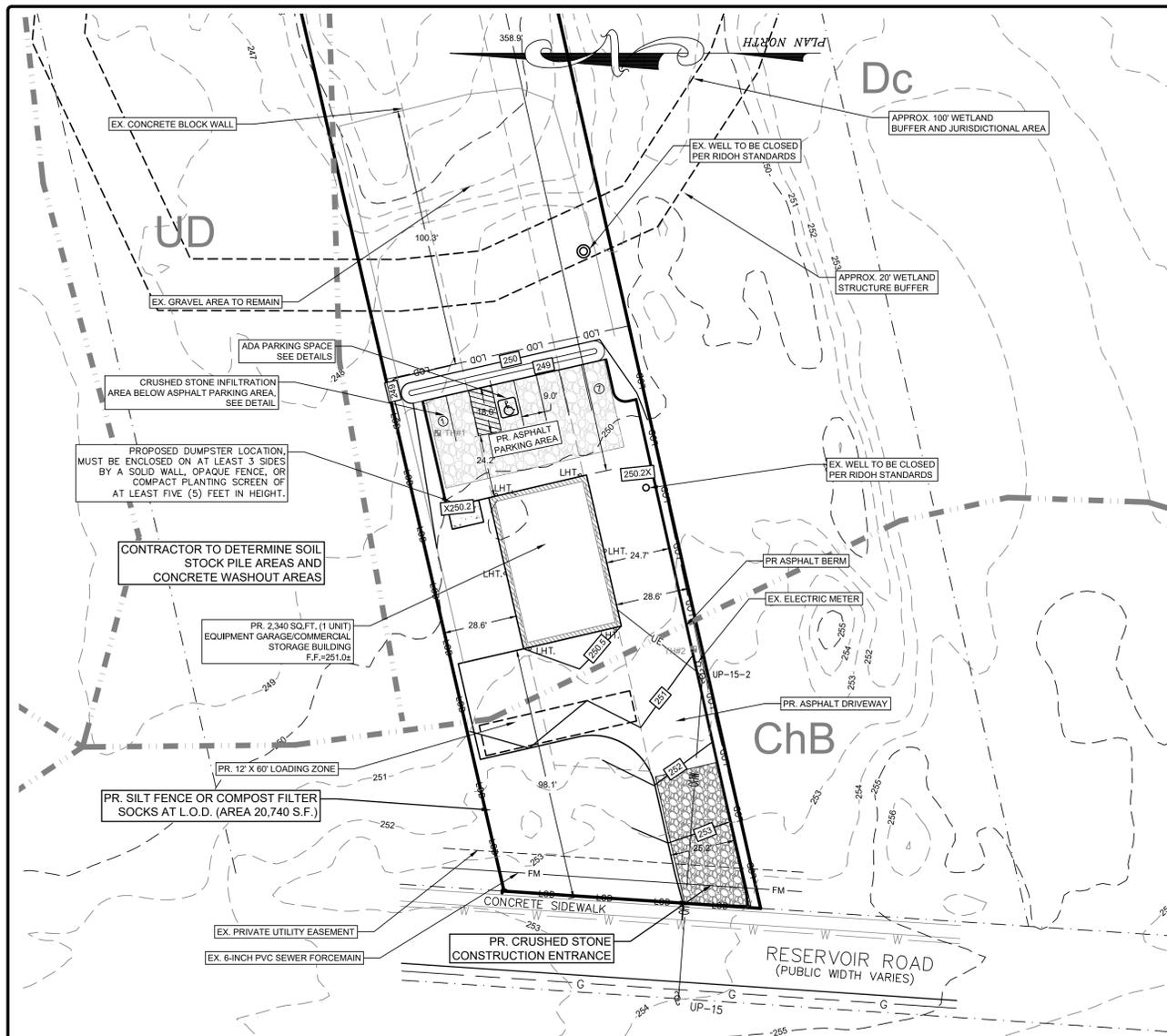
LIST OF DRAWINGS

1. TITLE SHEET
 2. EXISTING CONDITIONS PLAN
 3. PROPOSED CONDITIONS PLAN
 4. PROPOSED SOIL EROSION CONTROL PLAN
 5. PROPOSED DETAILS
- SHEET 1 OF 1 SURVEY PLAN

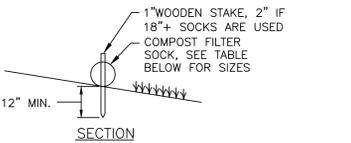
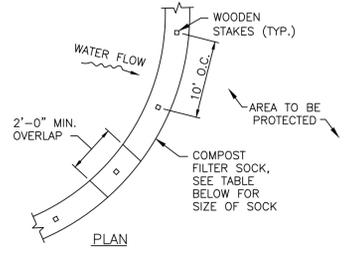
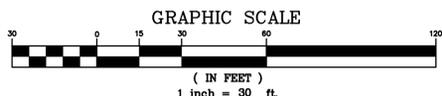
MINOR LAND DEVELOPMENT

ZONE 11 & FIRE DISTRICT = CENTRAL COVENTRY

PROJECT NO. 23089.00



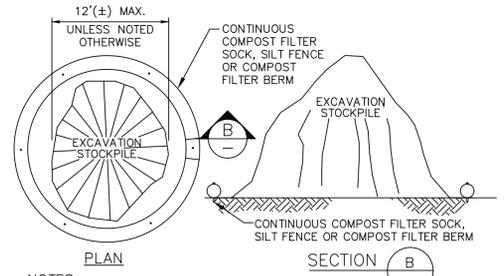
PLAN VIEW



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

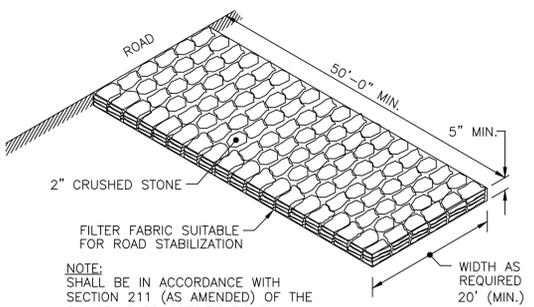
MAXIMUM SLOPE LENGTH ABOVE COMPOST FILTER SOCK, (FEET) AND DIAMETER OF SOCK REQUIRED:				
SLOPE	8" SOCK	12" SOCK	18" SOCK	24" SOCK
2%	300'	375'	500'	650'
5%	200'	250'	275'	325'
10%	100'	125'	150'	200'
20%	50'	65'	70'	130'
30%	30'	40'	45'	65'
40%	30'	40'	45'	50'
50%	20'	25'	30'	35'

COMPOST FILTER SOCK
NOT TO SCALE



- NOTES:**
1. REQUIRED SIZE TO BE DETERMINED BY THE ENGINEER
 2. SOIL SHALL BE COVERED WITH TARPS WHEN DETERMINED TO BE DRY BY THE RESIDENT ENGINEER
 3. STOCKPILE LOCATIONS CAN VARY FROM SITE PLAN SINCE SITE IS VERY FLAT.

ON-SITE SOIL STOCKPILE DETAIL
NOT TO SCALE



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

CONSTRUCTION ACCESS

GENERAL NOTES

2. 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.
 3. 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.
 4. 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.
 5. EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEEDED, SEE EROSION CONTROL PROGRAM.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
 7. 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.
 8. 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:

1. 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).
2. ALL RHODE ISLAND STANDARD DETAILS FOR CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION 2022 EDITION AND ALL ADDENDUMS.
3. 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.
4. EXTREME CARE SHALL BE EXERCISED AS TO PREVENT ANY MATERIALS FROM ENTERING WETLANDS, THE ROADWAYS, ROADWAY DRAINAGE SYSTEMS, AND ADJACENT PROPERTY.
5. 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.
6. DENuded SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR MORE THAN 2 WEEKS OF TIME OR FOR THE INACTIVE WINTER SEASON.
7. 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 RESTABILIZED 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.

8. 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.
9. STRAW APPLICATIONS SHALL BE IN THE AMOUNT OF 3,000-4,000 LBS/ACRE.
10. 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.
11. 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.
12. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MAINTENANCE AND SHALL INSPECT/REPLACE AS NEEDED.
13. ADDITIONAL COMPOST FILTER BERMS OR OTHER TREATMENTS SHALL BE PROVIDED AS DIRECTED BY ENGINEER, RIDEM OR LOCAL REPRESENTATIVES AT NO ADDITIONAL COST.
14. 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.
15. 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.
16. AT THE END OF THE PROJECT ALL SEDIMENT IN MANHOLE SUMPS SHALL BE REMOVED, IF APPLICABLE.

APPROVED BY THE COVENTRY PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN _____ DATED: _____

ADMINISTRATIVE OFFICER _____ DATED: _____

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

MINOR LAND DEVELOPMENT
ZONE 11 & FIRE DISTRICT = CENTRAL COVENTRY

17. 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.

18. UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN THE RUNOFF WATER SHALL BE TRAPPED BY THE USE OF SEDIMENT TRAPS OR SIMILAR MEASURES.
19. DURING GRADING OPERATIONS, APPROPRIATE MEASURES FOR DUST CONTROL SHALL BE EXERCISED BY USE OF SPRAY WATER APPLIED OR APPROVED EQUAL.
20. 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 RIDDES REGULATIONS.
21. 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:

1. **PROJECT DESCRIPTION:** THE PROPOSED PROJECT CONSISTS OF CONSTRUCTING A 2,340 SQ. FT. BUILDING IN AN EXISTING GRAVEL PARKING/DRIVE AREA.
2. **AREA:** AREA WITHIN LIMIT OF DISTURBANCE = 0.48 ACRES.
TOTAL NEW IMPERVIOUS AREA = 0.00 ACRES (ALREADY GRAVEL PARKING/BUILDING/CONCRETE PADS AND TANKS)
TOTAL IMPERVIOUS AREA = 0.32 ACRES
3. **BASE FLOOD ELEVATION:** THE PROJECT AREA DOES NOT LIE IN A 100-YEAR FLOOD ZONE AS IDENTIFIED BY FEMA MAP 44003C0080G, EFFECTIVE DATE 12-5-2010.
4. **PROPOSED STORMWATER SYSTEM(S):** INFILTRATION TRENCH PROPOSED, REFER TO DETAILS.
5. **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.
6. **SCHEDULE:** START WINTER 2024 AND BE COMPLETE BY FALL 2024.
7. **CONTACT:** SITE CONTRACTOR MR. MIKE BAIRD 401-255-4332.

SEQUENCE AND STAGING OF LAND DISTURBING ACTIVITIES:

1. INSTALL SILT FENCE/COMPOST FILTER SOCKS ALONG THE LIMIT OF DISTURBANCE.
2. CONSTRUCT CONSTRUCTION ACCESS CRUSHED STONE DEVICES, SEE DETAIL.
3. CONSTRUCT BUILDING.
4. INSTALL OWTS AND UNDERGROUND UTILITIES.
5. CONSTRUCT PARKING AREA AT END OF PROJECT SO SEDIMENT DOES NOT ENTER INFILTRATION TRENCH.
6. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.

POLLUTION PREVENTION NOTES:

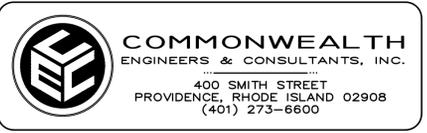
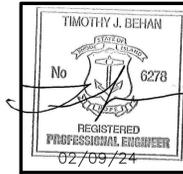
1. REFERENCE IS MADE TO APPENDIX G 'POLLUTION PREVENTION AND SOURCE CONTROLS' OF THE RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL, AS AMENDED. THIS DOCUMENT SHALL BE REFERENCED WHEN IMPLEMENTING THE POLLUTION PREVENTION TECHNIQUES. A BRIEF SUMMARY OF THE TECHNIQUES IS PROVIDED BELOW, REFER TO THE ABOVE REFERENCE FOR ALL TECHNIQUES TO BE IMPLEMENTED.
2. **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.
3. **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).

OWNER & APPLICANT:

BAIRD PROPERTIES LLC
75 AIRPORT ROAD
COVENTRY, RI 02816
PRES. & SECR. MR. MICHAEL BAIRD

APPLICANTS LEGAL COUNSEL:

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



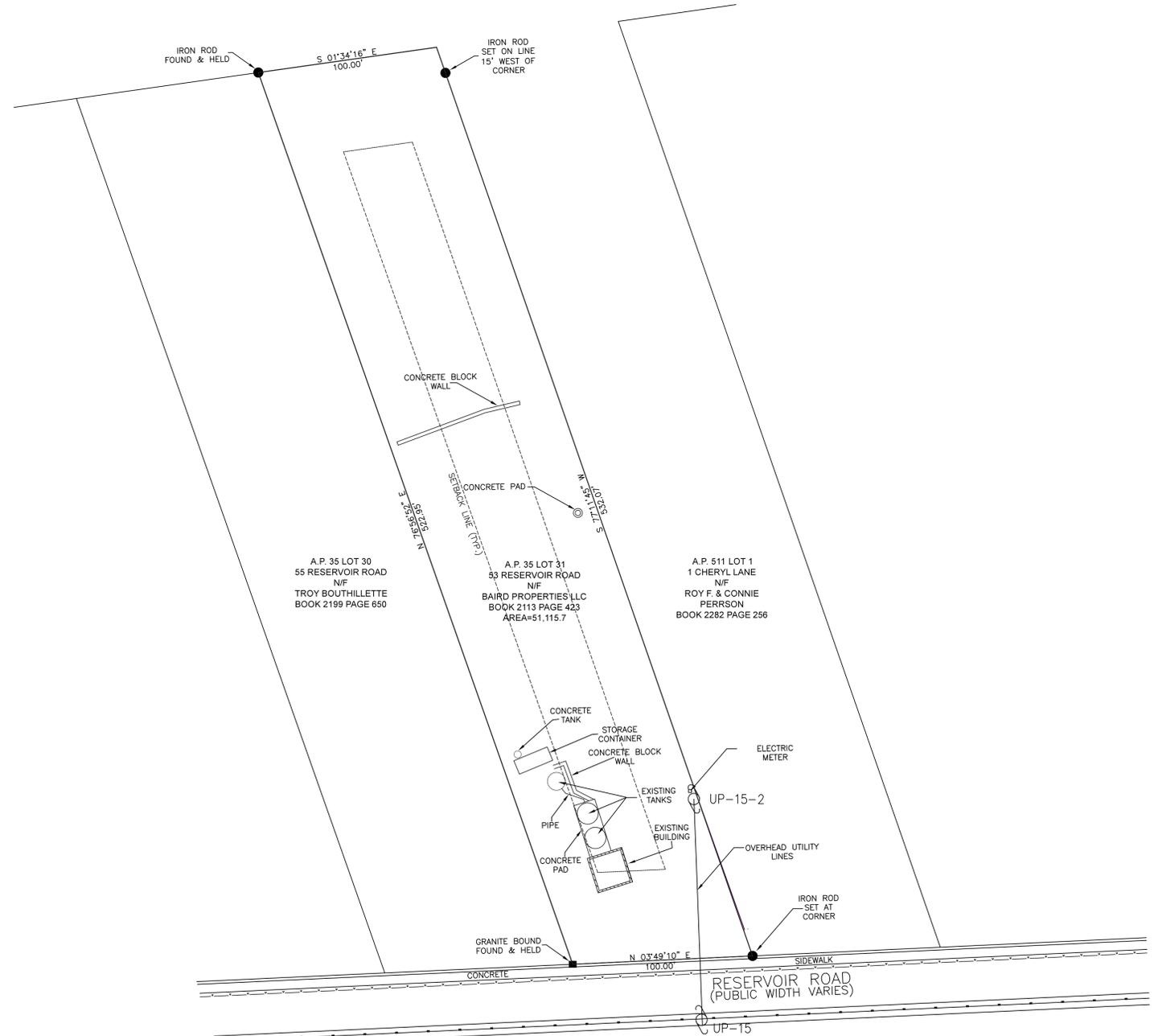
PERMIT AGENCY REVIEW PLAN
FOR
PROPOSED REDEVELOPMENT
ON
A.P. 35, LOT 31
53 RESERVOIR ROAD
COVENTRY, RHODE ISLAND
PROPOSED SOIL EROSION CONTROL PLAN

REVISIONS

No.	DATE	DRWN	CHKD
1	2-9-24	SMA	TJB

SCALE=1/4" = 30 FEET	SHEET NO: 4 OF 5	
DRAWN BY: SMA	DESIGN BY: SMA	CHECKED BY: TJB
DATE: JANUARY 2023	PROJECT NO: 23089.00	

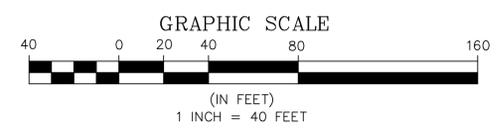
A.P. 511 LOT 1
1 CHERYL LANE
N/F
ROY F. & CONNIE
PERRSON
BOOK 2282 PAGE 256



A.P. 35 LOT 30
55 RESERVOIR ROAD
N/F
TROY BOUTHILLETTE
BOOK 2199 PAGE 650

A.P. 35 LOT 31
53 RESERVOIR ROAD
N/F
BAIRD PROPERTIES LLC
BOOK 2113 PAGE 423
AREA=51,115.7

A.P. 511 LOT 1
1 CHERYL LANE
N/F
ROY F. & CONNIE
PERRSON
BOOK 2282 PAGE 256



NOTE: CONTRACTOR IS TO VERIFY ALL UTILITY LOCATIONS
PRIOR TO CONSTRUCTION

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 PREPARE AN ALTA SURVEY.

By: *Curt A. Nunes* (PLS Sig)
CURT A. NUNES (PLS PRINTED AND #)
LS: A385 (COA #)



LOCUS
N.T.S.

LEGEND

	UTILITY POLE AND NUMBER
	EXISTING SEWER MANHOLE
	EXISTING COMMUNICATIONS MANHOLE
	EXISTING DRAINAGE MANHOLE
	EXISTING CATCH BASIN/DROP INLET
	SOLID WHITE LINE
	SOLID YELLOW DOUBLE LINE
	EXISTING SPOT GRADE
	PROPOSED CONTOUR LINE
	PROPOSED SPOT GRADE
	WATER LINE
	GAS LINE
	PROPOSED SEWER LINE
	IRON ROD
	PK NAIL
	BOUND
	DRILL HOLE
	EXISTING HYDRANT
	EXISTING ELECTRIC HANDHOLE
	CHAIN LINK FENCE (HEIGHT VARIES)
	WOODEN FENCE (HEIGHT VARIES)
	NO PARKING SIGN
	NPS

REFERENCES

- BOOK 2113 PAGE 423
- BOOK 2282 PAGE 256
- BOOK 2199 PAGE 650

ZONING DISTRICT

RESIDENTIAL MOBILE HOME DISTRICT RMD

CURT A. NUNES
No. 1801
PROFESSIONAL
LAND SURVEYOR

COMMONWEALTH
LAND SURVEYORS, INC.
4 PATRIOT STREET
ATTLEBORO, MASSACHUSETTS 02703
508-455-2634

LIMITED CONTENT BOUNDARY SURVEY
FOR
CLASS I AND CLASS III
53 RESERVOIR ROAD A.P. 35 LOT 31
IN
COVENTRY, RHODE ISLAND
date: 12-6-2023 scale: 1"=40'

Drawn By: RTN
Checked By: CAN
Sheet
1
of 1
OWNER/APPLICANT
BAIRD PROPERTIES LLC
FILE NO.: 2023-057