COVENTRY SELF STORAGE
PRELIMINARY SITE PLAN

1920 NOOSENECK HILL ROAD
COVENTRY, RHODE ISLAND

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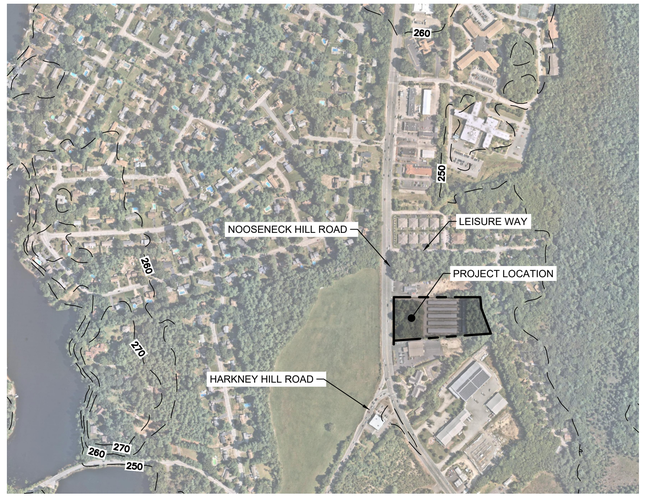

LOCATION PLAN

GRAPHIC SCALE IN FEET
0 250 500 1000

NORTH

PROJECT TEAM

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ELECTRIC
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280 MELROSE ST
PROVIDENCE, RI 02907
TEL: (800) 322-3223

NATURAL GAS
NATIONAL GRID
280 MELROSE ST
PROVIDENCE, RI 02907
TEL: (800) 322-3223

WATER
KENT COUNTY WATER AUTHORITY
1072 MAIN STREET
PO BOX 192
WEST WARWICK, RI 02893
TEL: (401) 821-9300

EARTHWORK ESTIMATE

CUT:	0 CY
FILL:	6870 CY
NET:	6870 CY (IMPORT)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

No.	REVISIONS	DATE	BY
2	PRELIMINARY PLAN APPROVAL	06/27/2025	MJD
1	REVISED PER RIDEM COMMENTS	09/09/2024	FJM

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BRIAN J. BREWER
9/9/2025
No. 8946
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

KHA PROJECT 112704000
DATE 7/1/2024
SCALE AS SHOWN
DESIGNED BY CGA
DRAWN BY CGA
CHECKED BY BB

COVER SHEET

COVENTRY SELF STORAGE
PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
COVENTRY AP 10 LOT 31 RHODE ISLAND

SHEET NUMBER
C-1.0

Plotted By:Roche, Elizabeth Sheet Set:Kha Layout:COVER SHEET July 09, 2025 10:37:31am K:\BOS_Civil\BOS Projects\112704000 Mini Storage (Coventry, RI)\CAD\PlanSheets\COVER SHEET.dwg
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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGES" (LATEST EDITION), ITS SUPPLEMENTS, AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 3 BUSINESS DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF RHODE ISLAND DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF RHODE ISLAND PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

14. IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT FOR THE SITE, ALL FILL FOR PAVEMENT OR BUILDING PAD SUBGRADE SHALL BE STRUCTURAL FILL AND COMPACTED TO 95% ASTM D-1557 (MODIFIED PROCTOR), UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.

15. **DURING CONSTRUCTION, NO WORK ON THE SITE SHALL BEGIN BEFORE 8:00AM OR EXTEND LATER THAN 5PM MONDAY THROUGH SATURDAY. NO WORK ON SUNDAYS OR BANK HOLIDAYS.**

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.

2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, FOUNDATIONS, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE FOUNDATIONS CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN STATE AND TOWN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR STATE SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR RIDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY STATE OR TOWN REGULATIONS.

2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

3. TRAFFIC CONTROL ON ALL TOWN AND STATE RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, SEDIMENTATION TANK OR STRAW BALE/SILT FENCE PIT, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES, WETLANDS, WATERWAYS OR THE STORM DRAINAGE SYSTEM. CONTRACTOR IS RESPONSIBLE FOR SIZING TANK OR PITS BASED ON PROPOSED FLOWS FROM DEWATERING OPERATIONS.

11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.

12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MASS HIGHWAY STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

16. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

17. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

18. THE CONTRACTOR SHALL ENSURE THAT ALL ONSITE DRAINAGE PIPES AND NEXT DOWNSTREAM DRAINAGE PIPE ARE CLEANED FOLLOWING CONSTRUCTION.

CONCRETE NOTES

1. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.

2. FOUNDATION CONCRETE MAY BE PLACED DIRECTLY INTO NEAT EXCAVATIONS, PROVIDED THE SIDES OF THE EXCAVATION ARE STABLE. WHERE CAVING OCCURS, PROVIDE SHORING. TYPE AND METHOD OF SHORING SHALL BE AT CONTRACTORS OPTIONS.

3. THE EXCAVATION SHALL BE KEPT DRY AT ALL TIMES. GROUND WATER, IF ENCOUNTERED, SHALL BE PUMPED FROM THE EXCAVATIONS.

4. CONCRETE SHALL BE LABORATORY DESIGNED, MACHINE MIXED, PRODUCING 3,000 PSI (MINIMUM) AT 28 DAYS, UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS.

5. CEMENT SHALL BE TESTED PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE II ONLY.

6. AGGREGATES SHALL CONFORM TO ASTM C33 & B GRADE PER STANDARD SPECIFICATIONS. MAXIMUM SIZE OF AGGREGATE SHALL BE 1-1/2 INCHES.

7. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 (60,000 PSI).

8. HOOKS AND BENDS SHALL CONFORM TO ACI STANDARD 318. LATEST REVISIONS. INSIDE DIAMETER OF HOOKS AND BENDS SHALL BE AT LEAST SIX (6) BAR DIAMETERS.

9. PROVIDE SPACER BARS, CHAIRS, SPREADERS, BLOCKS, ETC. AS REQUIRED TO POSITIVELY HOLD THE STEEL IN PLACE BEFORE CONCRETE IS POURED.

10. CONCRETE SHALL BE CONVEYED FROM THE MIXER TO FINAL DEPOSIT BY METHODS THAT WILL PREVENT SEPARATION OR LOSS OF MATERIALS.

11. CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE THOROUGHLY WORKED AROUND REINFORCEMENT AND EMBEDDED FIXTURES AND CORNERS OF FORMS.

CONCRETE NOTES (CONT.)

12. CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES F (10 DEGREES C) AND IN A MOIST CONDITION FOR AT LEAST SEVEN (7) DAYS AFTER PLACEMENT. ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER.

13. WHERE EXTERIOR WALL FACE REQUIRES SHORING AND/OR FORMING, THE FORMS SHALL BE SUBSTANTIAL AND SUFFICIENTLY TIGHT TO PREVENT LEAKAGE. FORMS SHALL NOT BE REMOVED UNTIL THE CONCRETE IS SEVEN (7) DAYS OLD.

14. BACKFILLING SHALL BE DONE BY DEPOSITING AND TAMPING INTO PLACE CLEAN SAND OR POURING LEAN CONCRETE, TO 95% COMPACTION. WATER JETTING SHALL NOT BE ALLOWED.

15. CONDUITS AND PIPES OF ALUMINUM SHALL NOT BE ALLOWED.

16. CONSTRUCTION JOINTS NOT INDICATED ON THE DRAWINGS SHALL NOT BE ALLOWED. WHERE A CONSTRUCTION JOINT IS TO BE MADE, THE SURFACE OF THE CONCRETE SHALL BE THOROUGHLY CLEANED AND ALL LAITANCE AND STANDING WATER REMOVED.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT AREAS AGAINST DAMAGE AND SHALL REPAIR OR PATCH ALL DAMAGED AREAS TO MATCH EXISTING IMPROVEMENTS.

18. CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA CLEAN AT ALL TIMES AND AT COMPLETION OF WORK, REMOVE ALL SURPLUS MATERIALS, EQUIPMENT AND DEBRIS AND LEAVE THE PREMISES IN A CLEAN CONDITION ACCEPTABLE TO THE OWNER OR OWNER'S REPRESENTATIVE.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF RHODE ISLAND POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (RIPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL CEASE FOR MORE THAN 14 DAYS SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.

15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE UNDERGROUND DETENTION FACILITY AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS. REMOVAL OF SEDIMENT SHALL BE PERFORMED BY MECHANICAL METHODS (VACUUM), HAND REMOVAL, WATER FLUSHING, OR A COMBINATION OF THESE METHODS. SEDIMENT MUST BE COLLECTED FROM THE SYSTEM WITHOUT DISCHARGING ONTO THE SITE THROUGH THE OUTFALL.

18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.

21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

22. ALL PROPOSED STORM INLET OR GRATE STRUCTURES SHALL BE PROTECTED WITH APPROVED INLET PROTECTION MEASURES IMMEDIATELY FOLLOWING INSTALLATION.

23. ALL SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITH JUTE MESH OR OTHER APPROVED SOIL STABILIZATION FABRIC IMMEDIATELY FOLLOWING DISTURBANCE OF THE SLOPED AREA.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" OR MORE RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

6. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

UTILITY NOTES

1. WATER LINES SHALL BE DUCTILE IRON PIPE AND SHALL CONFORM TO AWWA STANDARD C-151 LATEST REVISION, CLASS 52 MANUFACTURED BY US PIPE, GRIFFIN PIPE CO., ATLANTIC STATES PIPE OR APPROVED EQUAL.

2. ALL FITTINGS SHALL CONFORM TO AWWA STANDARD C-153 LATEST REVISION, MADE OF DUCTILE IRON, COMPACT, MECHANICAL JOINT, DOUBLE CEMENT LINED, AND BITUMEN COATED MANUFACTURED BY AMERICAN CAST IRON PIPE, SIGMA, OR APPROVED EQUAL.

3. RETAINER GLANDS SHALL BE MEG-A-LUG TYPE AS MANUFACTURED BY EBBA IRON SERIES 2100, OR APPROVED EQUAL.

4. ALL GATE VALVES SHALL MEET AWWA STANDARD C509 LATEST REVISION, BE MECHANICAL JOINT, HAVE O-RING STEM SEALS AND HAVE AN EPOXY COATED BODY. ALL GATES MUST OPEN RIGHT. ALL GATES FROM 4" THROUGH 16" WILL BE DESIGNED VERITCAL INSTALLATION.

5. BUTTERFLY VALVES ARE NOT ALLOWED WITHIN THE CITY'S WATER DISTRIBUTION SYSTEM.

6. SERVICE SADDLES SHALL BE DUCTILE IRON WITH 12 MILL EXPOXY COATING WITH 2 STAINLESS STEEL STRAPS.

7. TAPPING SLEEVES SHALL BE MADE OF DUCTILE IRON CONSTRUCTED TO ASTM A536 STANDARDS MECHANICAL JOINT RATED 250 PSI. ALL SLEEVES MUST HAVE A TEST PORT FOR AIR TESTING. TAPPING SLEEVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL SERIES 2800, MUELLER H-615 OR APPROVED EQUAL.

8. TAPPING VALVES SHALL CONFORM TO AWWA/ANSI C515, NSF61 APPROVED FOR POTABLE WATER. ALL VALVES WILL BE OPEN RIGHT, EPOXY COATED, WITH RESILIENT WEDGE. TAPPING VALVES MUST BE SUPPLIED BY THE SAME MANUFACTURER AS THE TAPPING SLEEVE TO BE USED.

9. FIRE HYDRANTS SHALL CONFORM TO AWWA C502, FM 1510, AND UL 246 LISTED. THE HYDRANT MAINE VALVE WILL BE 5-1/4", OPEN LEFT.

PERMITS / APPROVALS REQUIRED

1. RIPDES PERMIT
2. APPROVAL FROM CENTRAL COVENTRY FIRE DISTRICT
3. TOWN OF COVENTRY MAJOR LAND DEVELOPMENT FINAL PLAN APPROVAL
4. PARKING AND LOADING VARIANCE FROM THE TOWN OF COVENTRY
5. APPROVAL OF DRAINAGE PLAN AND MAINTENANCE AGREEMENT BY TOWN ENGINEER
6. APPROVAL OF EROSION CONTROL PLAN BY TOWN ENGINEER
7. APPROVAL BY KENT WATER

No.	REVISIONS	DATE	BY
2	PRELIMINARY PLAN APPROVAL	06/27/2025	MJD
1	REVISED PER RIDEM COMMENTS	03/09/2024	FJM

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BRIAN J. BREWER
7/9/2025
No. 8946
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

KHA PROJECT 112704000
DATE 7/1/2024
SCALE AS SHOWN
DESIGNED BY CGA
DRAWN BY CGA
CHECKED BY BB

GENERAL NOTES

COVENTRY SELF STORAGE
PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
COVENTRY AP 10 LOT 31 RHODE ISLAND

SHEET NUMBER
C-1.1

Plotted By:Rocha, Elizabeth Sheet Set:Kha Layout:GENERAL NOTES July 09, 2025 10:37:51pm K:\BOS_Civil\BOS Projects\112704000 Mini Storage (Coventry, RI)\CAD\PlanSheets\GENERAL NOTES.dwg
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GENERAL NOTES

1. The bearings for this survey are based upon the North American Datum of 1983, Rhode Island 2011 State Plane Coordinate System.
2. This property has an area of 178,031 square feet or 4.086 acres of land (survey).
3. This property is designated by Newport County, as Tax Map Parcel 57–4.
4. There was no observable evidence of cemeteries found at the time of this survey.
5. In response to Table A Items 16 and 17 there was no observable evidence of earth moving work, building construction or additions and no known proposed changes in right of way lines, recent street or sidewalk construction or repairs.
6. The property has direct access via Nooseneck Hill Road , which is a public right of way.
7. Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.
8. The features depicted hereon are the result of a field survey. The field work was concluded on February 1, 2022.
9. This survey has been produced with the benefit of a title commitment provided by First American Title Insurance Company, Commitment number: 3020–1105994, with an effective date if September 6, 2022.
10. No evidence of any offsite easements or servitudes which benefit the surveyed property were disclosed in the record documents provided to the surveyor.
11. as designated by the client, there are no party wall/walls on the subject property.

SCHEDULE B – TITLE EXCEPTION NOTES

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company, Commitment No. 3020–1105994, dated September 6, 2022.

8. Boundary Agreement by and between Daniel A Vaccaro, Peter P. Borghesani, Marcia Borghesani as Grantor and Mapleroot Realty as Grantee, dated April 4, 2022 and recorded in Book 2251, Page 527

SIGNIFICANT OBSERVATIONS

No encroachments were observed while conducting the field survey.

ZONING NOTES

The subject parcel lies entirely within a General Business District (GB–1) district with the following regulations based upon the zoning report provided by: Global Zoning; Global Zoning Job Number: GZ 16763; Dated: February 25, 2022.

Zoned: General Business District (GB–1)

Permitted Use Classification: Self–Storage Facility. variance for use approved August 22, 1994.
Observed Use(s): Self–Storage Facility
Zoning Regulations are subject to change and interpretation, for further information contact: Town of Coventry, Contact's Name: John Studley, Associate Planner, Phone: 401.822.6230

Site Restrictions:

1. Minimum building setbacks:	*2. Measured building tie distances:*
Front: 10 feet	*North: 29.4 feet*
Side: 10 feet	*East: 107.1 feet*
Rear: 40 feet	*South: 22.2 feet*
	West: 239.1 feet

3.	Minimum lot size: 43,560 S.F.	(min. provided: 186,832 S.F.)
4.	Minimum lot frontage: 200 feet	(min. provided: 329.77± feet)
5.	Maximum building height: 35 feet	(max. provided: 10 feet)
6.	Maximum lot coverage: 60%	(max. provided: 43.4% coverage)

MAP REFERENCES

A. *"PLAN OF LAND IN COVENTRY, R.I. SURVEYED FOR RURAL REALTY" SCALE: 1"=100'; BY: RAY.C. MATTESON, DECEMBER 1956.*

B. *"STATE OF RHODE ISLAND HIGHWAY PLAT NUMBER 563.*

Parking Tabulation:

Total regular spaces provided:	*0*
Total handicap spaces provided:	*0*
Total combined spaces provided:	*0*

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 44003C0111H, which bears an effective date of October 2, 2015 IS NOT in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800–638–6620) we have learned this community DOES currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Survey Prepared By:

Martin Surveying Associates, LLC.
201 Christian Lane, Suite D
Berlin, CT 06037
Phone: 860.832.9328
www.martinsurvey.com
martin Surveying Associates, LLC

Surveyor's Drawing No.:	22-001
Surveyor's Site Ref:	MKA Coventry
Checked by: D.G.M.	Drawn by: G.S.D.

25 0 25 50 75
SCALE: 1" = 50'

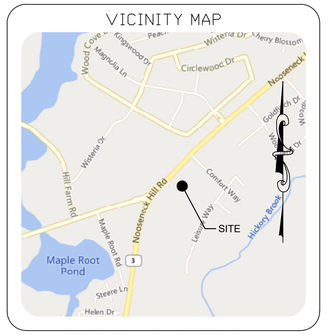
LEGEND OF SYMBOLS & ABBREVIATIONS

LEGEND:

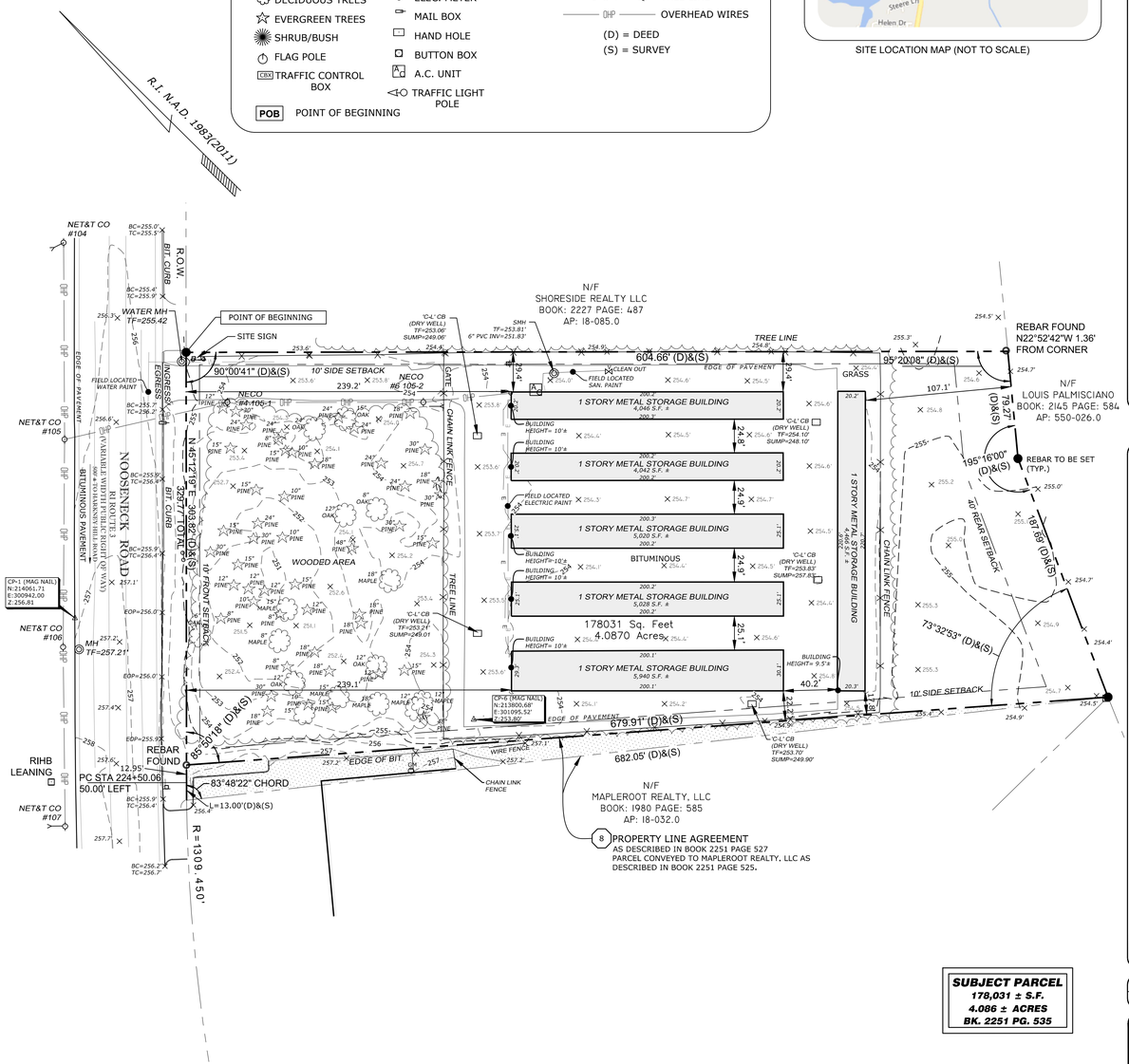
- IRON PIN (FOUND)
- Rebar/Drill Hole (To Be Set)
- MONUMENT (FOUND)
- MANHOLE
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- ELEC. MANHOLE
- TELE. MANHOLE
- "C" CATCH BASIN
- "C-L" CATCH BASIN
- DECIDUOUS TREES
- EVERGREEN TREES
- SHRUB/BUSH
- FLAG POLE
- TRAFFIC CONTROL BOX
- POB POINT OF BEGINNING
- SIGN
- POST
- LIGHT POLE
- GUY ANCHOR
- UTILITY POLE
- WG WATER GATE
- WM WATER METER
- GV GAS VALVE
- GM GAS METER
- VALVE (UNKNOWN TYPE)
- TRANSFORMER
- EM ELEC. METER
- MAIL BOX
- HAND HOLE
- BUTTON BOX
- A.C. UNIT
- TRAFFIC LIGHT POLE
- BOUNDARY LINE
- GUARD RAIL
- UNDERGROUND PIPING (San.,Stm.)
- G U/G GAS LINE
- E U/G ELEC. LINE
- W U/G WATER LINE
- OVERHEAD UTILITIES
- T U/G TELE. LINE
- CHAIN LINK FENCE
- TREE LINE
- OHP OVERHEAD WIRES

(D) = DEED
(S) = SURVEY

VICINITY MAP



SITE LOCATION MAP (NOT TO SCALE)



SUBJECT PARCEL
178,031 ± S.F.
4.086 ± ACRES
BK. 2251 PG. 535

UTILITY INFORMATION

No utility records or utility service provider contact information has been provided to the surveyor for the production of this survey.

SURVEYOR DESCRIPTION

SURVEYOR DESCRIPTION:

BEGINNING AT A POINT IN THE SOUTHERLY STREET LINE OF NOOSENECK HILL ROAD AT THE DIVISION LINE OF LAND NOW OR FORMERLY OF SHORESIDE REALTY LLC.

THENCE RUNNING ALONG SAID LAND OF SHORESIDE REALTY LLC 604.66 FEET TO A POINT AT THE DIVISION LINE OF LAND NOW OR FORMERLY OF LOUIS PALMISCIANO;

THENCE TURNING AN INTERIOR ANGLE OF 95º20'08" AND RUNNING A DISTANCE OF 79.27 FEET TO A POINT;

THENCE TURNING AN INTERIOR ANGLE OF 195º16'00" AND RUNNING A DISTANCE OF 187.69 FEET TO LAND NOW OR FORMERLY OF MAPLEROOT REALTY, LLC, THE LAST TWO COURSE BEING BOUNDED SOUTHEASTERLY BY SAID LAND OF LOUIS PALMISCIANO;

THENCE TURNING AN INTERIOR ANGLE OF 75º32'53" AND RUNNING A DISTANCE OF 679.91 FEET ALONG SAID LAND OF MAPLEROOT REALTY, LLC TO A REBAR IN THE SOUTHERLY STREET LINE OF NOOSENECK HILL ROAD, SAID POINT BEING NORTHEASTERLY 12.95 FEET FROM THE POINT OF CURVATURE HAVING A STATION OF 224+50.06 ON STATE HIGHWAY PLAT NUMBER 563;

THENCE TURNING AN ANGLE OF 85º50'18" AND RUNNING ALONG THE SAID SOUTHERLY STREET LINE OF NOOSENECK HILL ROAD A DISTANCE OF 303.82 FEET TO THE POINT OR PLACE OF BEGINNING. SAID FIRST AND LAST COURSE FORMING AN INTERIOR ANGLE OF 90º00'41".

SAID PARCEL CONTAINS 178,031 S.F. +/-, 4.086 ACRES +/-.

THE SURVEYOR'S LEGAL DESCRIPTION AS SHOWN HEREON, IS THE SAME PROPERTY DESCRIBED AS IN THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 3020-1105994. DATED SEPTEMBER 6, 2022.

ALTA/NSPS LAND TITLE SURVEY

Coventry Mini Storage
1920 Nooseneck Hill Road
Coventry, Rhode Island 02816

Surveyor's Certification

To: Macritchie Storage Ventures LLC; First American Title Insurance Company;Nooseneck Hill Coventry, LLC; Harter Secrest & Emery LLP; and MKAssociates, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-5, 6(a), 6(b), 7(a), 7(b), 7(c) 8, 9, 10, 11B, 13, 14, 16, 17, 19 of Table A thereof.

The field work was completed on February 11, 2022.

Date of Plat or Map: February 15, 2022.

REV. #1 - Add Table Item 5. September 29, 2022.

Surveyor's Signature

Registered Surveyor: Dean Martin
Registration Number: 1983
In the State of: Rhode Island

DEAN G. MARTIN
No. 1983
PROFESSIONAL LAND SURVEYOR

PROJECT NAME: Coventry Mini Storage	*MKA PROJECT No.: 6061–22–8275R*	
ADDRESS: 1920 Nooseneck Hill Road	*CITY: Coventry*	*STATE: Rhode Island*

MKA
A National Land Services Group
For Inquiries Concerning This Survey Contact MKA
National Coordinators of Land Survey Services
6593 Commerce Court – Warrenton, Virginia 20187
Phone: (540) 428–3550
Email: comments@mkassociates.com
www.mkassociates.com

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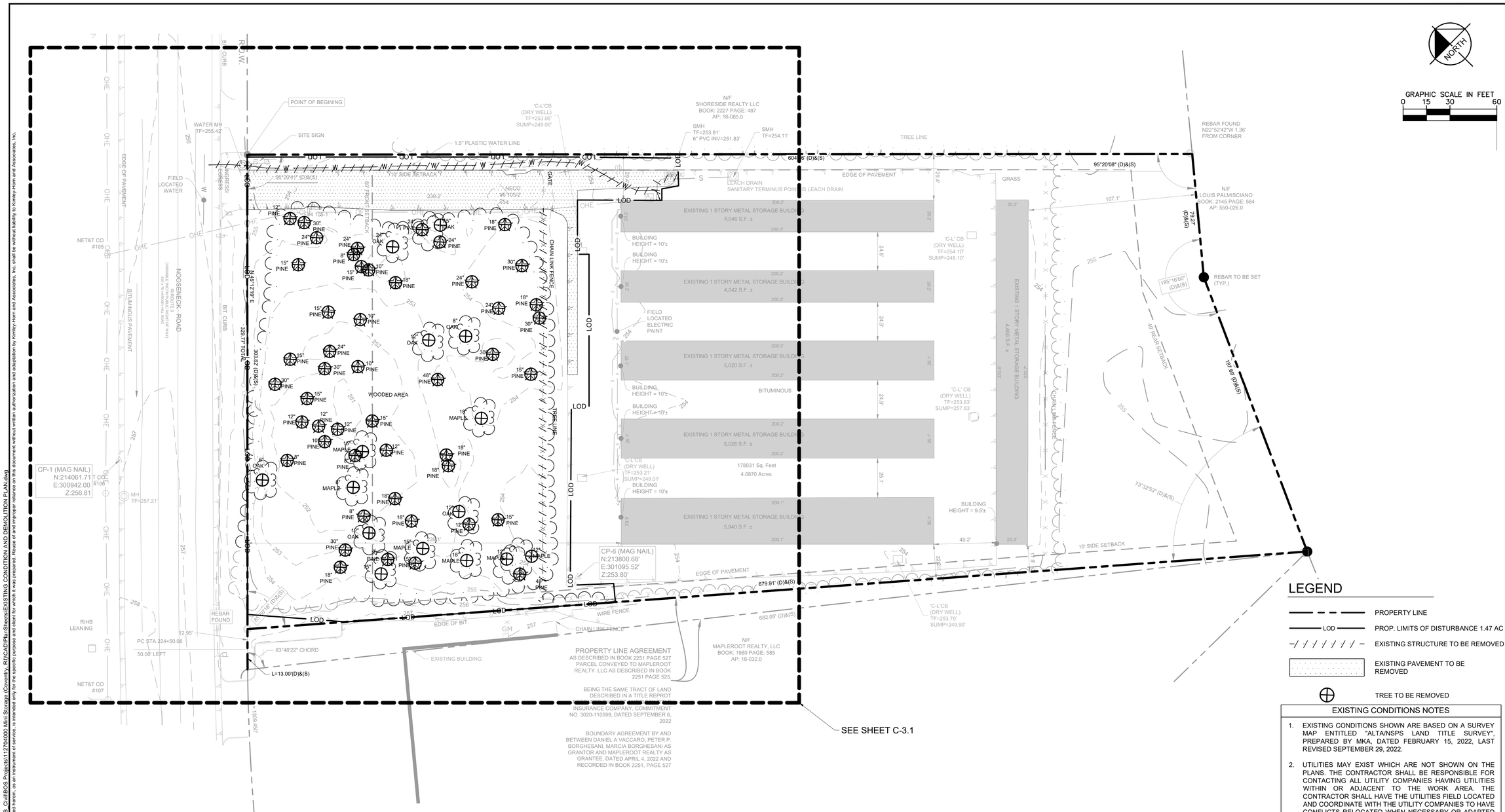

LEGEND

- PROPERTY LINE
- LOD — PROP. LIMITS OF DISTURBANCE 1.47 AC
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- TREE TO BE REMOVED

EXISTING CONDITIONS NOTES

1. EXISTING CONDITIONS SHOWN ARE BASED ON A SURVEY MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY", PREPARED BY MKA, DATED FEBRUARY 15, 2022, LAST REVISED SEPTEMBER 29, 2022.
2. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS. ALL UTILITY INFORMATION SHOWN ON THE PLAN IS NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES WILL BE SHOWN ON THE SURVEY. EXACT LOCATIONS TO BE VERIFIED BY CONTRACTOR BEFORE BEGINNING CONSTRUCTION.
3. ELEVATIONS SHOWN ARE REFERENCED TO NAVD88 DATUM - AS SHOWN ON THE ABOVE MENTIONED SURVEY.
4. RECEIPT OF ALL PERMITS AND APPROVALS IS REQUIRED BEFORE ANY CONSTRUCTION ACTIVITY.
5. TREES TO REMAIN MUST BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASE. REFERENCE TREE PROTECTION AND REPLACEMENT PLANS FOR TREE REMOVAL AND PROTECTION.
6. CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
7. CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION AND RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
8. THE PROJECT SITE DOES LIES WITHIN FEMA ZONE X, AREA ONF MINIMAL FLOOD HAZARD ACCORDING TO FIRM PANEL 44003C0111H.
9. CONTRACTOR SHALL FOLLOW ALL PROCEDURES AND RECOMMENDATIONS FROM ENVIRONMENTAL ASSESSMENTS PROVIDED BY THE OWNER.

No.	REVISIONS	DATE	BY
2	PRELIMINARY PLAN APPROVAL	06/27/2025	MJD
1	REVISED PER RIDEM COMMENTS	09/09/2024	FJM

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271 WAVERLEY OAKS RD, SUITE 302, WALTHAM, MA 02452
PHONE: 781-328-0676
WWW.KIMLEY-HORN.COM

BRIAN J. BREWER
9/24/2025
No. 8946
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

KHA PROJECT 112704000
DATE 7/1/2024
SCALE AS SHOWN
DESIGNED BY CGA
DRAWN BY CGA
CHECKED BY BB

OVERALL EXISTING CONDITION AND DEMOLITION PLAN

COVENTRY SELF STORAGE

PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
AP 10 LOT 31

COVENTRY RHODE ISLAND

SHEET NUMBER
C-3.0

Plotted By:Roche, Elizabeth Sheet Set:Kha Layout:OVERALL PLAN July 09, 2025 10:38:40pm K:\BOS_Civil\BOS Projects\112704000 Mini Storage (Coventry, RI)\CAD\PlanSheets\EXISTING CONDITION AND DEMOLITION PLAN.dwg
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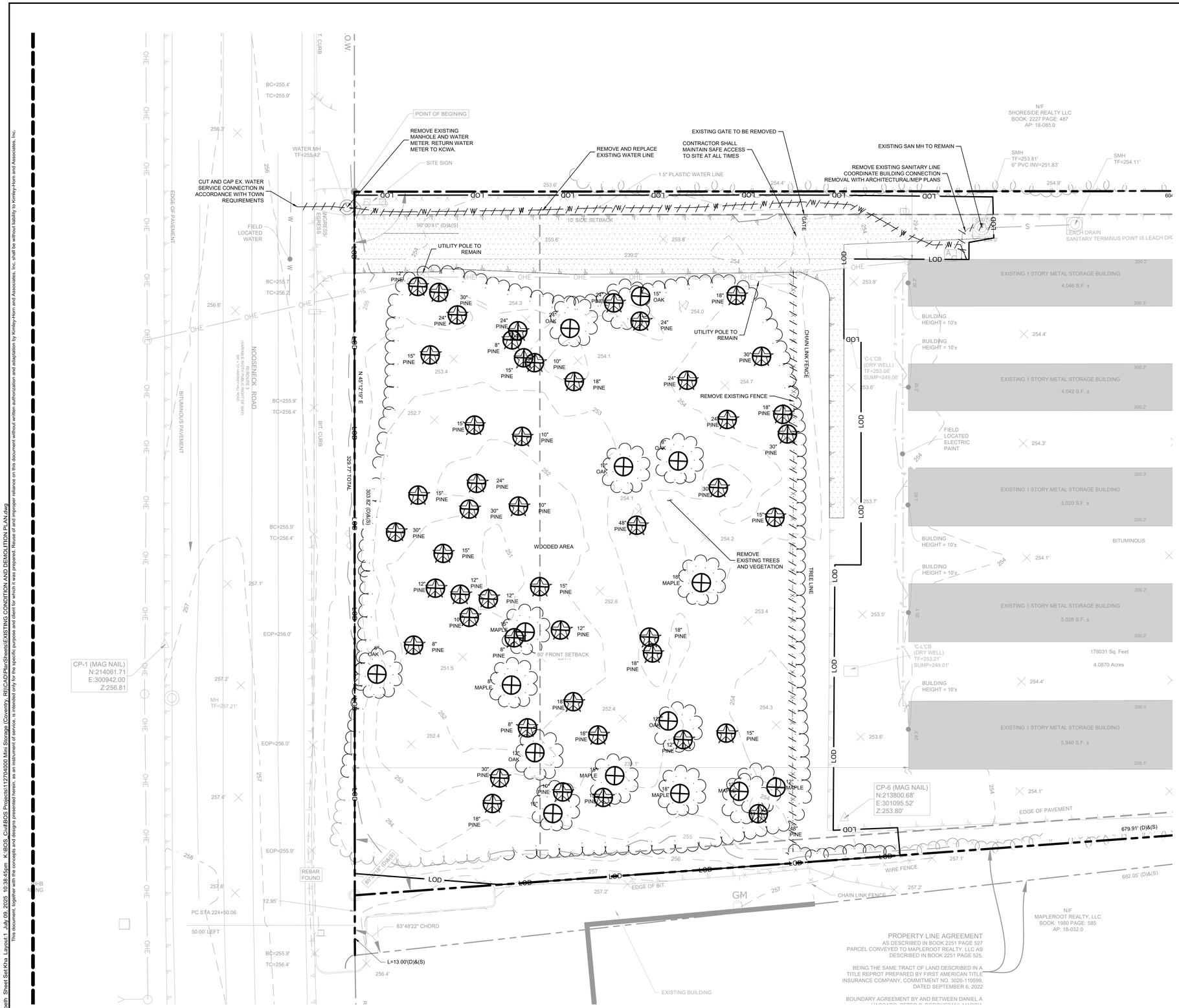

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

LEGEND

- PROPERTY LINE
- LOD — PROP. LIMITS OF DISTURBANCE 1.47 AC
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- TREE TO BE REMOVED

No.	REVISIONS	DATE	BY
2	PRELIMINARY PLAN APPROVAL	06/27/2025	MJD
1	REVISED PER RIDEM COMMENTS	09/09/2024	FJM

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KHA PROJECT	112704000
DATE	7/1/2024
SCALE	AS SHOWN
DESIGNED BY	CGA
DRAWN BY	CGA
CHECKED BY	BB

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COVENTRY SELF STORAGE

PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
COVENTRY AP 10 LOT 31 RHODE ISLAND

SHEET NUMBER
C-3.1

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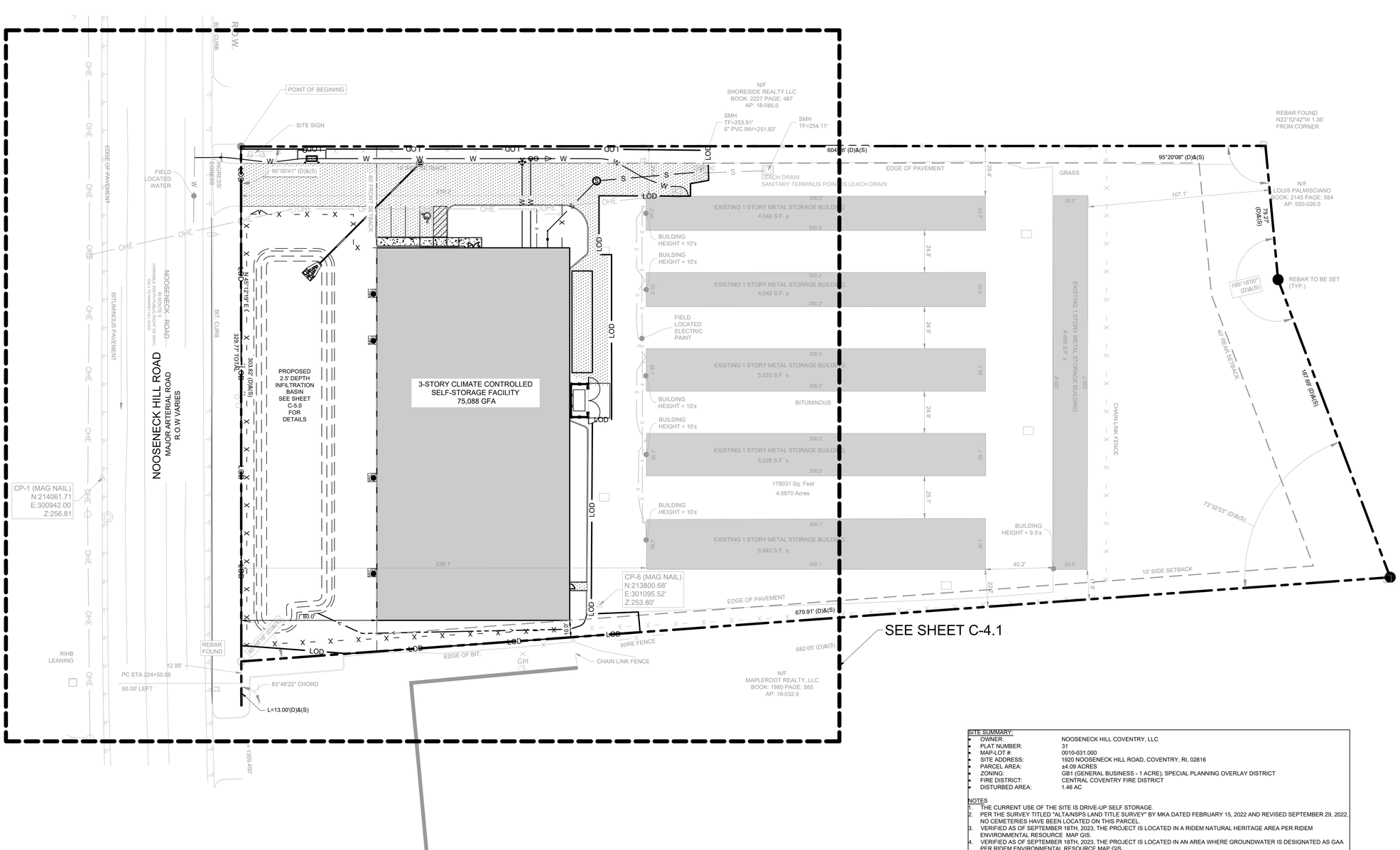

SITE SUMMARY:

OWNER:	NOOSENECK HILL COVENTRY, LLC
PLAT NUMBER:	31
MAP-LOT #:	0010-031.000
SITE ADDRESS:	1920 NOOSENECK HILL ROAD, COVENTRY, RI, 02816
PARCEL AREA:	±4.09 ACRES
ZONING:	GB1 (GENERAL BUSINESS - 1 ACRE); SPECIAL PLANNING OVERLAY DISTRICT
FIRE DISTRICT:	CENTRAL COVENTRY FIRE DISTRICT
DISTURBED AREA:	1.46 AC

NOTES

1. THE CURRENT USE OF THE SITE IS DRIVE-UP SELF STORAGE.
2. PER THE SURVEY TITLED "ALTA/NSPS LAND TITLE SURVEY" BY MKA DATED FEBRUARY 15, 2022 AND REVISED SEPTEMBER 29, 2022, NO CEMETERIES HAVE BEEN LOCATED ON THIS PARCEL.
3. VERIFIED AS OF SEPTEMBER 18TH, 2023, THE PROJECT IS LOCATED IN A RIDEM NATURAL HERITAGE AREA PER RIDEM ENVIRONMENTAL RESOURCE MAP GIS.
4. VERIFIED AS OF SEPTEMBER 18TH, 2023, THE PROJECT IS LOCATED IN AN AREA WHERE GROUNDWATER IS DESIGNATED AS GAA PER RIDEM ENVIRONMENTAL RESOURCE MAP GIS.
5. VERIFIED AS OF SEPTEMBER 18TH, 2023, THE PROJECT IS NOT LOCATED IN COMMUNITY OR NON-COMMUNITY WELL HEAD PROTECTION AREAS PER RIDEM RESOURCE MAP GIS.
6. VERIFIED AS OF SEPTEMBER 18TH, 2023 THE EXISTING STRUCTURES ARE NOT LISTED ON THE NATIONAL HISTORIC REGISTER AND DO NOT HAVE HISTORICAL VALUE.

ZONING DATA TABLE

	REQUIRED	PROPOSED
GROSS FLOOR AREA	N/A	EXISTING: 28,542 SF PROPOSED: 75,088 SF TOTAL: 103,630 SF
LOT COVERAGE	60% MAXIMUM	60%
BUILDING HEIGHT	35'-0"	35'-0"
SETBACKS	FRONT: 80' (ARTERIAL ROAD) SIDE: 10' REAR: 40'	FRONT: 80' SIDE(SOUTH): 10' SIDE (NORTH): 10' REAR: >40'
PARKING REQUIREMENTS	1 SPACE FOR EACH 300 SF OF GFA (MINIMUM 3 SPACES) 346 PARKING SPACES REQUIRED FOR SITE	4 PARKING SPACES INCLUDING 1 ADA STALL **PARKING WAIVER REQUESTED**
LOADING ZONE	ONE OFF-STREET LOADING SPACE FOR EVERY USE HAVING A GROSS FLOOR AREA UP TO 5,000 SQUARE FEET. ONE ADDITIONAL SPACE FOR EACH ADDITIONAL 10,000 SQUARE FEET. 8 LOADING SPACES REQUIRED FOR SITE	1 LOADING SPACE PROVIDED FOR THE 75,088 GSF BUILDING **LOADING SPACE VARIANCE REQUESTED**

LEGEND

- PROPERTY LINE
- PROP. LIMITS OF DISTURBANCE 1.47 AC
- PROP. BUILDING
- PROP. ASPHALT
- PROP. SIDEWALK
- EXIST. WATER
- PROP. WATER
- EXIST. SEWER
- PROP. SEWER
- PROP. STORM
- PROP. STORM STRUCTURE

No.	REVISIONS	DATE	BY
2	PRELIMINARY PLAN APPROVAL	06/27/2025	MJD
1	REVISED PER RIDEM COMMENTS	09/09/2024	FJM

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Plotted By:Roche, Elizabeth Sheet Set:Kha Layout:OVERALL PLAN July 09, 2025 10:38:55pm K:\BOS_Civil\BOS Projects\112704000 Mini Storage (Coventry, RI)\CAD\Plan\Sheets\SITE PLAN.dwg
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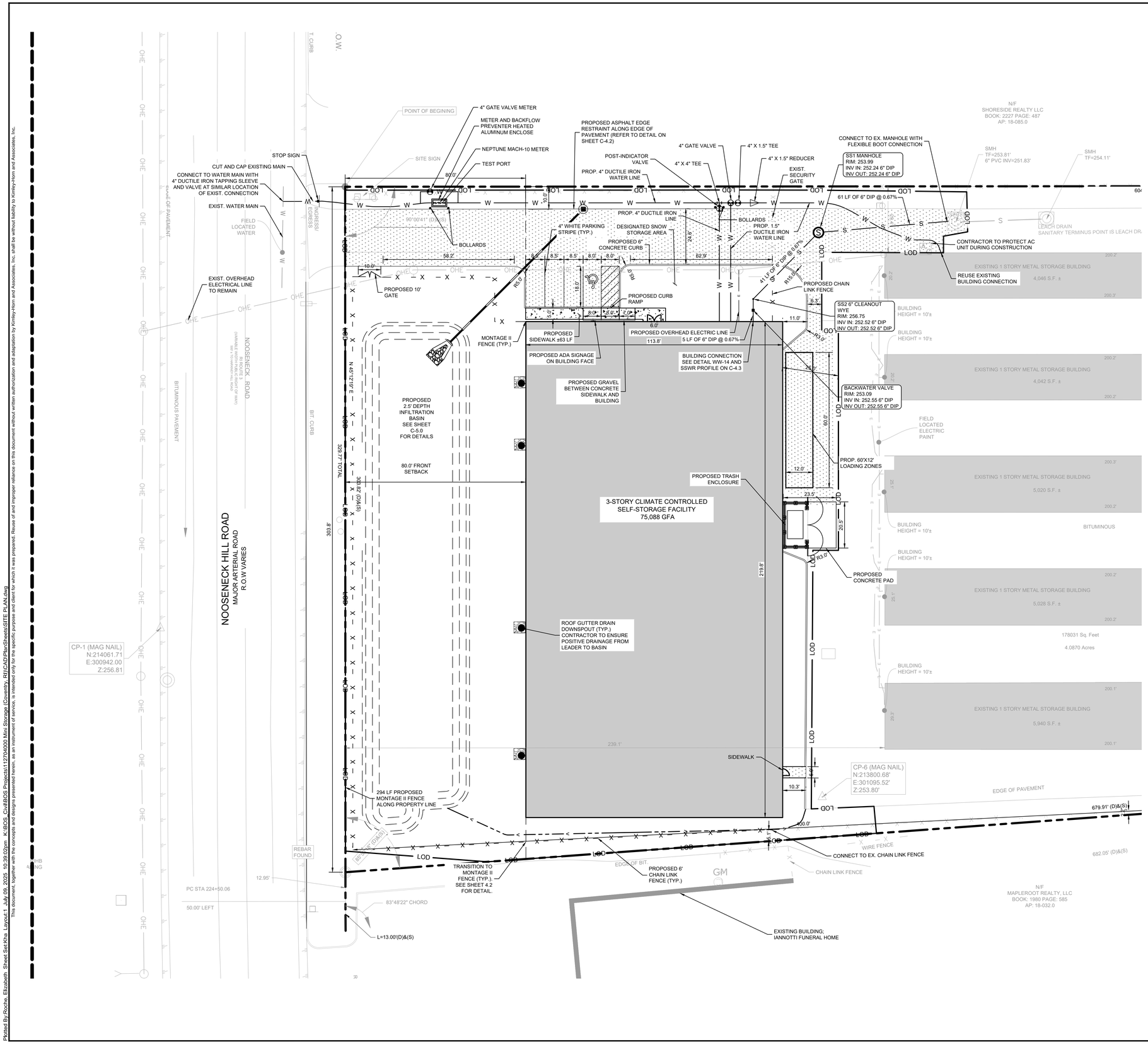

QUANTITY SUMMARY:
TOTAL CONCRETE SIDEWALK: ~60 LF
TOTAL ASPHALT DRIVEWAY: ~400 LF
TOTAL 6" CONCRETE CURB: ~50 LF

NOTES
1. QUANTITIES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
2. QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL COMPLETE THEIR OWN QUANTITY TAKE OFF WHEN DETERMINING THE BID PRICE FOR THE PROJECT.

LEGEND

- PROPERTY LINE
- PROP. LIMITS OF DISTURBANCE 1.47 AC
- PROP. BUILDING
- PROP. ASPHALT
- PROP. SIDEWALK
- EXIST. WATER
- PROP. WATER
- EXIST. SEWER
- PROP. SEWER
- PROP. STORM
- PROP. STORM STRUCTURE

No.	REVISIONS	DATE	BY
2	PRELIMINARY PLAN APPROVAL	06/27/2025	MJD
1	REVISED PER RIDEM COMMENTS	09/09/2024	FJM

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WWW.KIMLEY-HORN.COM

BRIAN J. BREWER
No. 8946
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

KHA PROJECT 112704000
DATE 7/1/2024
SCALE AS SHOWN
DESIGNED BY CGA
DRAWN BY CGA
CHECKED BY BB

SITE AND UTILITY PLAN

COVENTRY SELF STORAGE

PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
COVENTRY AP 10 LOT 31 RHODE ISLAND

SHEET NUMBER
C-4.1

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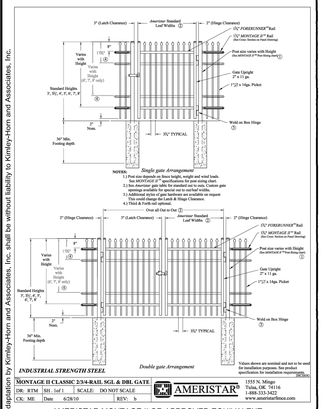
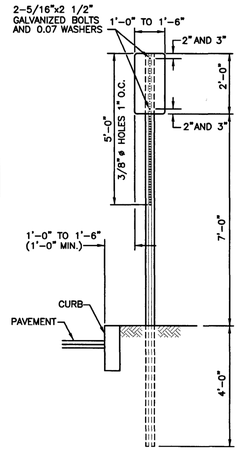
Plotted By:Roche, Elizabeth Sheet Set:Kha Layout:1 July 09, 2025 10:39:02pm K:\BOS_Civil\BOS Projects\112704000 Mini Storage (Coventry, RI)\CAD\Plan\Sheets\SITE PLAN.dwg



AMERISTAR MONTAGE II OR APPROVED EQUIVALENT



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION T.15 OF THE STANDARD SPECIFICATIONS.
2. PARKING SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30° NOR MORE THAN 45° WITH A LINE PARALLEL TO FLOW OF TRAFFIC, 1'-6" (1'-0" MIN.) FROM EDGE OF CURB FACE.

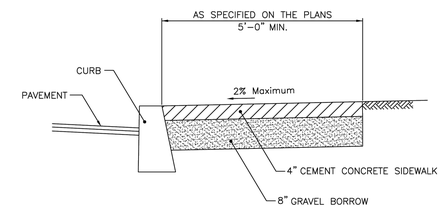
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		
NO.	BY	DATE

PARKING SIGN MOUNTING DETAIL

CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 24.6.0



NOTES
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

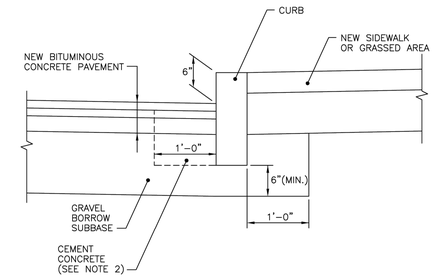
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		
NO.	BY	DATE
1	MLP	3/11/05
2	MLP	06/01/10

CEMENT CONCRETE SIDEWALK

CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 43.1.0



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
2. CEMENT CONCRETE SHALL BE USED ONLY WHEN THE CURB IS SET AFTER THE BASE AND/OR BINDER COURSES ARE IN PLACE, OTHERWISE THE CEMENT CONCRETE WILL BE ELIMINATED AND THE GRAVEL BROUGHT UP TO BOTTOM OF THE BASE COURSE.

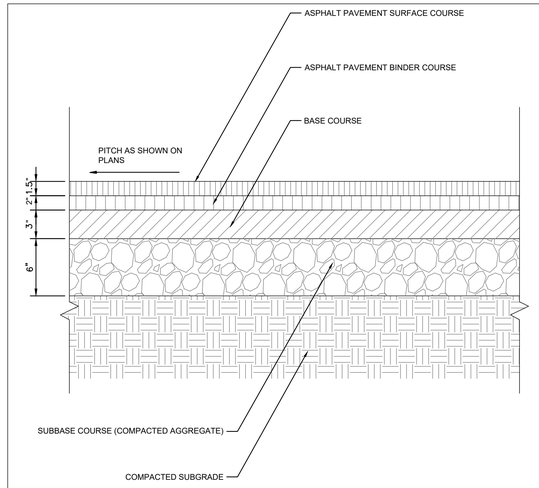
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		
NO.	BY	DATE
1	MLP	Mar 05

CURB SETTING DETAIL

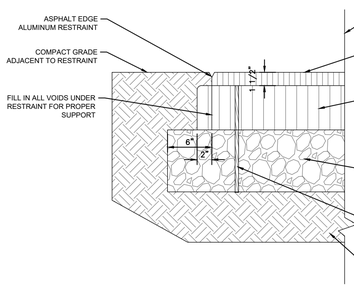
CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 7.6.0



STANDARD DUTY ASPHALT PAVEMENT

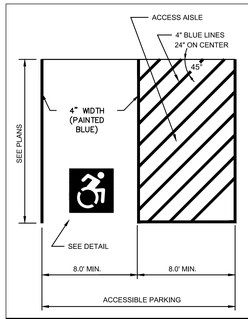
N.T.S. SOURCE: KIMLEY-HORN



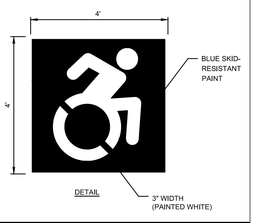
NOTE:
1. ALUMINUM ASPHALT EDGE RESTRAINT TO BE INSTALLED AROUND PERIMETER OF THE ASPHALT DRIVEWAY/PARKING WHERE THERE IS NO CURBING
2. INSTALL EDGE RESTRAINT PER MANUFACTURER'S "INSTALLATION GUIDELINES"
3. 8'-0" SECTIONS CONNECTED WITH 4" SLIDING CONNECTOR
4. MAINTAIN 3/8" GAP BETWEEN SECTIONS TO ALLOW FOR PRODUCT EXPANSION
5. CORNERS: NOTCH BASE ONLY AND FORM A CONTINUOUS CORNER
6. PERMALOC ASPHALT EDGE AS MANUFACTURED BY PERMALOC CORP. 1.800.356.9660 OR APPROVED EQUAL
7. COLOR: MILL FINISH

ASPHALT ALUMINUM EDGE RESTRAINT

N.T.S. SOURCE: KIMLEY-HORN



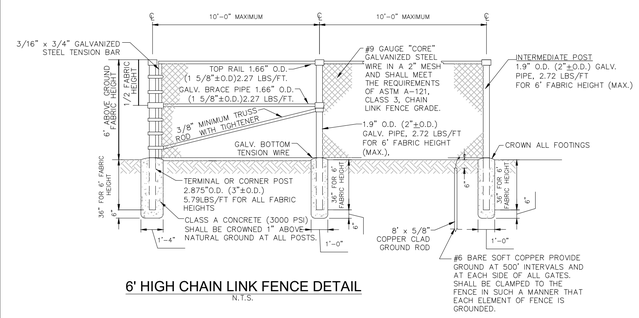
NOTES:
1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 2.0%.



DETAIL

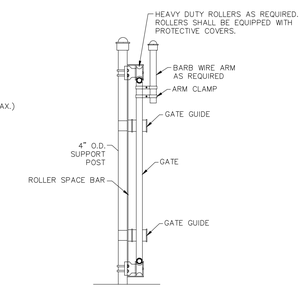
ADA PAVEMENT MARKING

N.T.S. SOURCE: KHA



6' HIGH CHAIN LINK FENCE DETAIL

N.T.S.

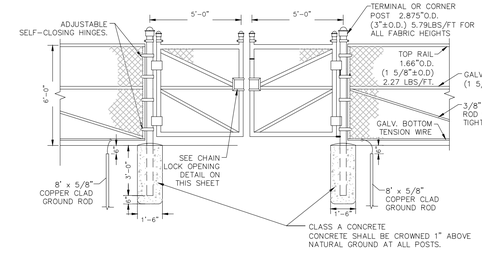


SUPPORT POST DETAIL

N.T.S.

ROLLER SPACER BAR

N.T.S.

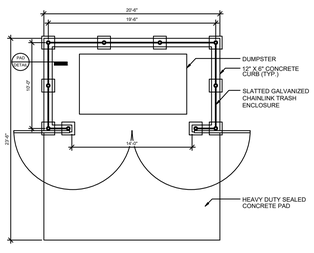


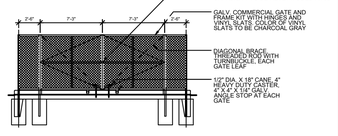
PEDESTRIAN GATE DETAIL

N.T.S.

GENERAL NOTES

1. THE CONTRACTOR MAY SUBSTITUTE EQUIVALENT CANTILEVER SLIDE GATE APPROVED BY THE ENGINEER.
2. EXTRUDED, ROLLED OR FORMED COMPONENTS THAT PROVIDE EQUAL STRENGTH AND STABILITY MAY BE USED IN LIEU OF THE PIPE COMPONENTS SHOWN; AND, INTERNAL ROLLERS MAY BE USED IN LIEU OF THE EXTERNAL ROLLER UNITS SHOWN.
3. STEEL GATE FRAME SHALL BE FABRICATED PRIOR TO GALVANIZING, EXCEPT THAT TRUSS RODS MAY BE FABRICATED FOLLOWING FRAME GALVANIZING PROVIDED SURFACES DAMAGED DURING WELDING ARE GALVANIZED IN ACCORDANCE WITH SECTION 24 OF AASHTO M36; OR, FABRICATED FROM PIPE COMPONENTS WITH PROTECTIVE COATING MEETING THE REQUIREMENTS OF INDEX No. 452 THAT ARE TOLERANT OF WELDING (LOW BURN BACK), AND A PROTECTIVE COATING APPLIED TO THE WELD AND DAMAGED PIPE SURFACES THAT IS EQUIVALENT TO THE PROTECTIVE COATING OF THE FABRICATED PIPE STOCK.
4. ALL FABRIC SHALL BE KNUCKLED TOP AND BOTTOM SELVAGES.
5. FABRIC TO BE USED ON GATES SHALL BE CONSISTENT WITH THAT USED ON FENCING.
6. ALL CORNERS TO BE WELDED.
7. ALL FERROUS MATERIALS TO BE HOT-DIPPED GALVANIZED (EXCEPT ALUMINUM FABRIC), 1.8 OZ. OF ZINC, MINIMUM PER SQUARE FOOT OF UNCOATED SURFACE.
8. INSTALLATION OF GROUND RODS SHALL NOT CONSTITUTE A PAY ITEM AND SHALL BE CONSIDERED INCIDENTAL TO FENCE CONSTRUCTION.
9. PULL POSTS ARE NOT TO EXCEED A MAXIMUM SEPARATION DISTANCE OF 300 LINEAR FEET.
10. USE U-SHAPED TIE WIRE CONFORMING TO PIPE DIAMETER TO WHICH ATTACHED, CLASPING PIPE AND FABRIC FIRMLY WITH ENDS TWISTED TWO FULL TURNS. BEND ENDS OF WIRE TO MINIMIZE HAZARD TO PERSON OR CLOTHING. TIE FABRIC TO LINE POSTS WITH WIRE TIE SPACES 12" O.C. TIE FABRIC TO TENSION WIRES WITH HOG RINGS SPACED 24" O.C.
11. CANTILEVER ROLLER COVERS ARE TO BE INSTALLED OVER ALL CANTILEVER ROLLERS.
12. ALL FENCE TO BE BLACK VINYL.

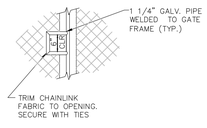




NOTE: IF DUMPSTER ENCLOSURE IS REQUIRED, DUMPSTER LOCATION MUST BE MOVED FROM LOADING DOCK.

DUMPSTER ENCLOSURE DETAIL

N.T.S. SOURCE: KHA



GATE CHAIN LOCK OPENING DETAIL

N.T.S.

FENCING DETAIL

N.T.S. SOURCE: KHA

No.	REVISIONS	DATE	BY
2	PRELIMINARY PLAN APPROVAL	06/27/2025	MJD
1	REVISED PER RIDEM COMMENTS	03/09/2024	FJM

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PHONE: 781-328-0676
WWW.KIMLEY-HORN.COM

BRIAN J. BREWER
No. 8946
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

KHA PROJECT	112704000
DATE	7/1/2024
SCALE	AS SHOWN
DESIGNED BY	CGA
DRAWN BY	CGA
CHECKED BY	BB

SITE DETAILS

COVENTRY SELF STORAGE
PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
AP 10 LOT 31
COVENTRY RHODE ISLAND

SHEET NUMBER
C-4.2

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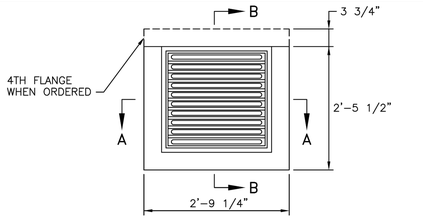
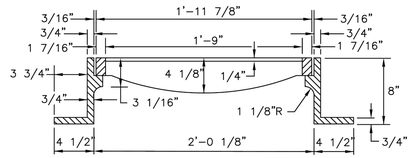
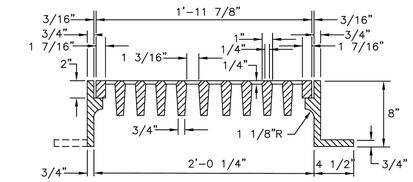




SECTION A–A

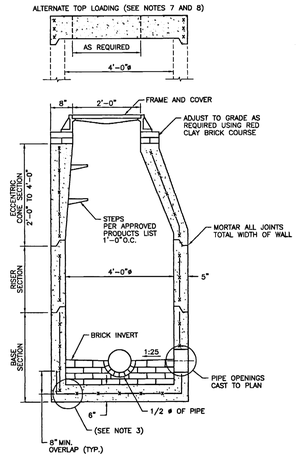


SECTION B–B

NOTE:
FRAME AND GRATE SHALL CONFORM TO SECTION M.04 OF THE R.I. STANDARD SPECIFICATIONS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

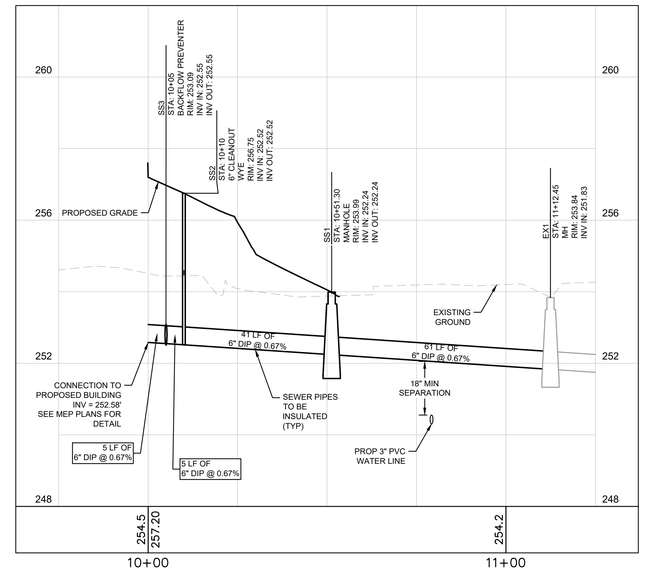
REVISIONS			SQUARE FRAME AND GRATE		R.I. STANDARD 6.3.1
NO.	BY	DATE			
1	MLP	7/21/06			
			CHIEF ENGINEER TRANSPORTATION	CHIEF DESIGN ENGINEER TRANSPORTATION	JUNE 15, 1998 ISSUE DATE



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 702 OF THE R.I. STANDARD SPECIFICATIONS.
2. CIRCUMFERENTIAL STEEL REINFORCEMENT REQUIRED = 0.12 SQ. IN. / LIN. FT. MINIMUM.
3. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
4. ONE POUR MONOLITHIC BASE SECTION.
5. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW–CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.
6. STEPS SHALL CONFORM TO STD. 5.3.0 AND SHALL BE INSTALLED AT THE CASTING PLANT.
7. ALTERNATE TOP SLAB IS STEEL REINFORCED TO MEET OR EXCEED H–25 LOADING (SEE STD. 4.7.2).
8. ALTERNATE TOP SLAB IS ONLY FOR USE WHEN REDUCING SECTION DOES NOT FIT BECAUSE OF STRUCTURE DEPTH.
9. REFER TO STD. 5.2.0 FOR MAXIMUM PIPE SIZES.

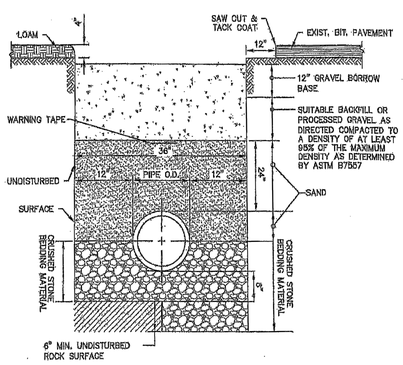
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS			PRECAST 4'–0" ROUND MANHOLE		R.I. STANDARD 4.2.0
NO.	BY	DATE			
			CHIEF ENGINEER TRANSPORTATION	CHIEF DESIGN ENGINEER TRANSPORTATION	JUNE 15, 1998 ISSUE DATE



BUILDING CONNECTION TO EXISTING SSMH

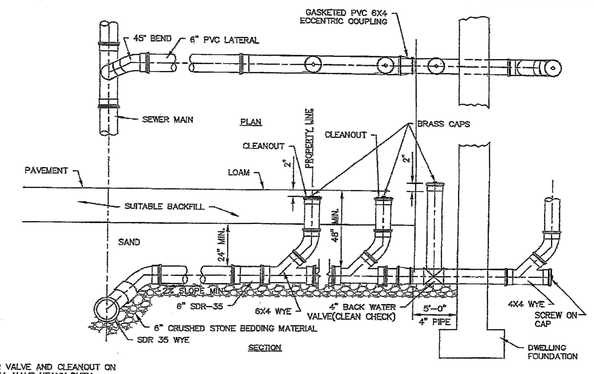
SCALE: 1" = 20' H
1" = 2' V



NOTES:
1. MINIMUM DEPTH OF COVER SHALL BE 4'–0"
2. PAVEMENT RESTORATION SHALL CONFORM TO THE DEPARTMENT OF PUBLIC WORKS REQUIREMENTS

Town of West Warwick
Rhode Island

Figure WW-1
TRENCH DETAIL
Standard Sanitary Sewer Requirements
Date: 2018 | Scale: No Scale



NOTES:
1. BACK WATER VALVE AND CLEANOUT ON PAVEMENT SHALL HAVE HEAVY DUTY CLEANOUT COVERS

Town of West Warwick
Rhode Island

Figure WW-14
STANDARD HOUSE CONNECTION DETAIL
Standard Sanitary Sewer Requirements
Date: 2018 | Scale: No Scale

No.	REVISIONS	DATE	BY
2	PRELIMINARY PLAN APPROVAL	06/27/2025	MJD
1	REVISED PER RIDEM COMMENTS	09/09/2024	FJM

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BRIAN J. BREWER
No. 8946
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

KHA PROJECT 112704000
DATE 7/1/2024
SCALE AS SHOWN
DESIGNED BY CGA
DRAWN BY CGA
CHECKED BY BB

UTILITY DETAILS & SSWR PROFILE

COVENTRY SELF STORAGE
PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
COVENTRY AP 10 LOT 31 RHODE ISLAND

SHEET NUMBER
C-4.3

Plotted By:Roche, Elizabeth Sheet Set:Kha Layout:UTILITY July 09, 2025 10:39:14am K:\BOS_Civil\BOS Projects\112704000 Mini Storage (Coventry, RI)\CAD\PlanSheets\CONSTRUCTION DETAILS.dwg
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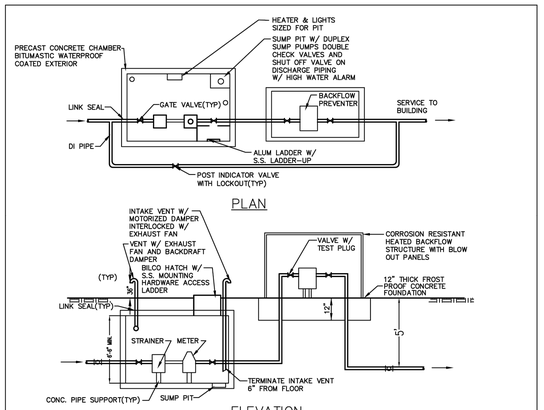


NOTES:

1.) ALL EXTERIOR PIPING, VALVES AND FITTING JOINTS TO HAVE RESTRAINED JOINTS.
2.) SUMP PUMP DISCHARGE PIPING TO HAVE 2 CHECK VALVES AND SHUT OFF VALVE.
3.) PROVIDE LIGHTING, HEATER WITH THERMOSTAT AND POWER VENTILATION SYSTEM. SWITCH FOR LIGHTS AND VENTILATION TO BE MOUNTED AT OPENING.
4.) INTERIOR PIPING AND VALVE JOINTS TO BE FLANGED.
5.) PIT MUST HAVE POSITIVE DRAINAGE SUFFICIENT FOR RPZ FLOW OR RPZ MUST BE LOCATED IN AN ABOVE GROUND ENCLOSURE.
6.) SLOPE FLOOR TO SUMP PUMP PIT.
7.) METER AND BACKFLOW PREVENTERS TO BE PROPERLY SUPPORTED ABOVE FLOOR.
8.) GOOSENECK VENT PIPE AT EACH END OF CHAMBER. SIZE TO MEET OSHA REQUIREMENTS W/ S.S. NON REMOVABLE INSECT SCREEN AND VERMIN SCREEN.

KENT COUNTY WATER AUTHORITY

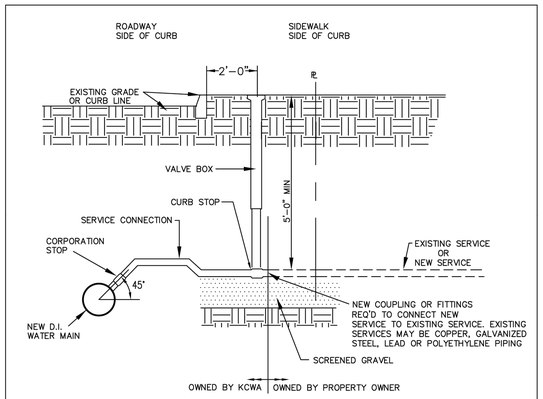
KCWA "proudly serving"

ABOVE GROUND BACKFLOW CHAMBER

NOT TO SCALE

DATE: 09/2006

BKFLWCHMBR.DWG



NOTE:

1.) SERVICE MATERIALS PER KCWA SPECIFICATION UNLESS CITY OR TOWN CODES REQUIRE SPECIFIC MATERIALS THAT HAVE BEEN APPROVED BY KCWA.
2.) SERVICE LINE FROM CURB BOX TO BUILDING SHALL BE INSPECTED, TESTED AND APPROVED BY THE LOCAL PLUMBING INSPECTOR.

KENT COUNTY WATER AUTHORITY

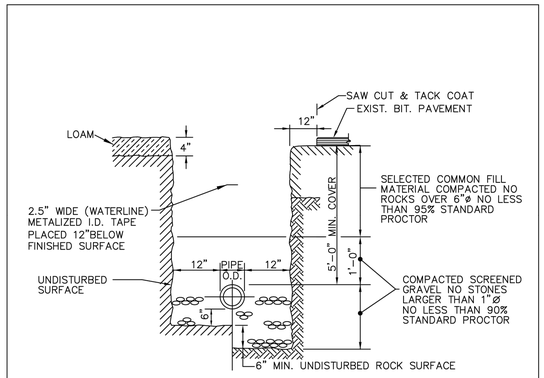
KCWA "proudly serving"

SERVICE CONNECTION

NOT TO SCALE

DATE: 09/2006

SERCONDET.DWG



NOTES:

1. ROADWAY RESTORATION IN ACCORDANCE WITH COMMUNITY OR RIDOT.

KENT COUNTY WATER AUTHORITY

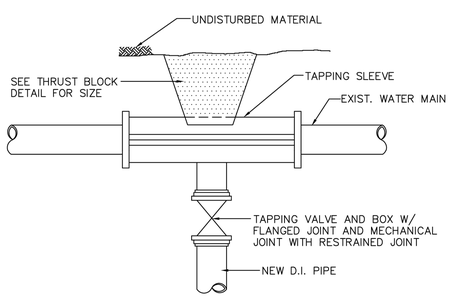
KCWA "proudly serving"

TRENCH INSTALLATION IN ROCK AND SOIL

NOT TO SCALE

DATE: 09/2006

TRENCHDT.DWG



NOTE:

1.) TAPPING SLEEVE AND VALVE TO BE SWABBED WITH CHLORINE SOLUTION.

KENT COUNTY WATER AUTHORITY

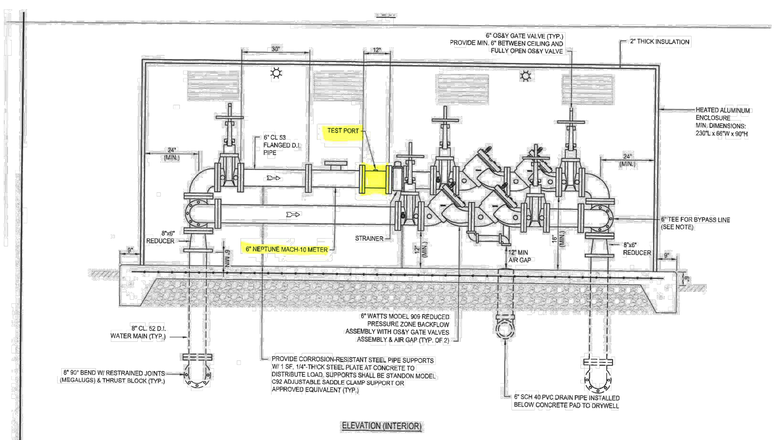
KCWA "proudly serving"

TAPPING SLEEVE AND VALVE

NOT TO SCALE

DATE: 09/2006

TAPNGSLEEVE.DWG



6" METER & BACKFLOW PREVENTER HEATED ALUMINUM ENCLOSURE

NOT TO SCALE

No.	REVISIONS	DATE	BY
2	PRELIMINARY PLAN APPROVAL	06/27/2025	MJD
1	REVISED PER RIDEM COMMENTS	09/09/2024	FJM

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BRIAN J. BREWER
7/11/2025
No. 8946
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

KHA PROJECT 112704000

DATE 7/1/2024

SCALE AS SHOWN

DESIGNED BY CGA

DRAWN BY CGA

CHECKED BY BB

UTILITY DETAILS

COVENTRY SELF STORAGE
PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
COVENTRY AP 10 LOT 31 RHODE ISLAND

SHEET NUMBER

C-4.4

Plotted By:Roche, Elizabeth Sheet Set:Kha Layout:UTILITY (2) July 09, 2025 10:39:24am K:\BOS_Civil\BOS Projects\112704000 Mini Storage (Coventry, RI)\CAD\PlanSheets\CONSTRUCTION DETAILS.dwg
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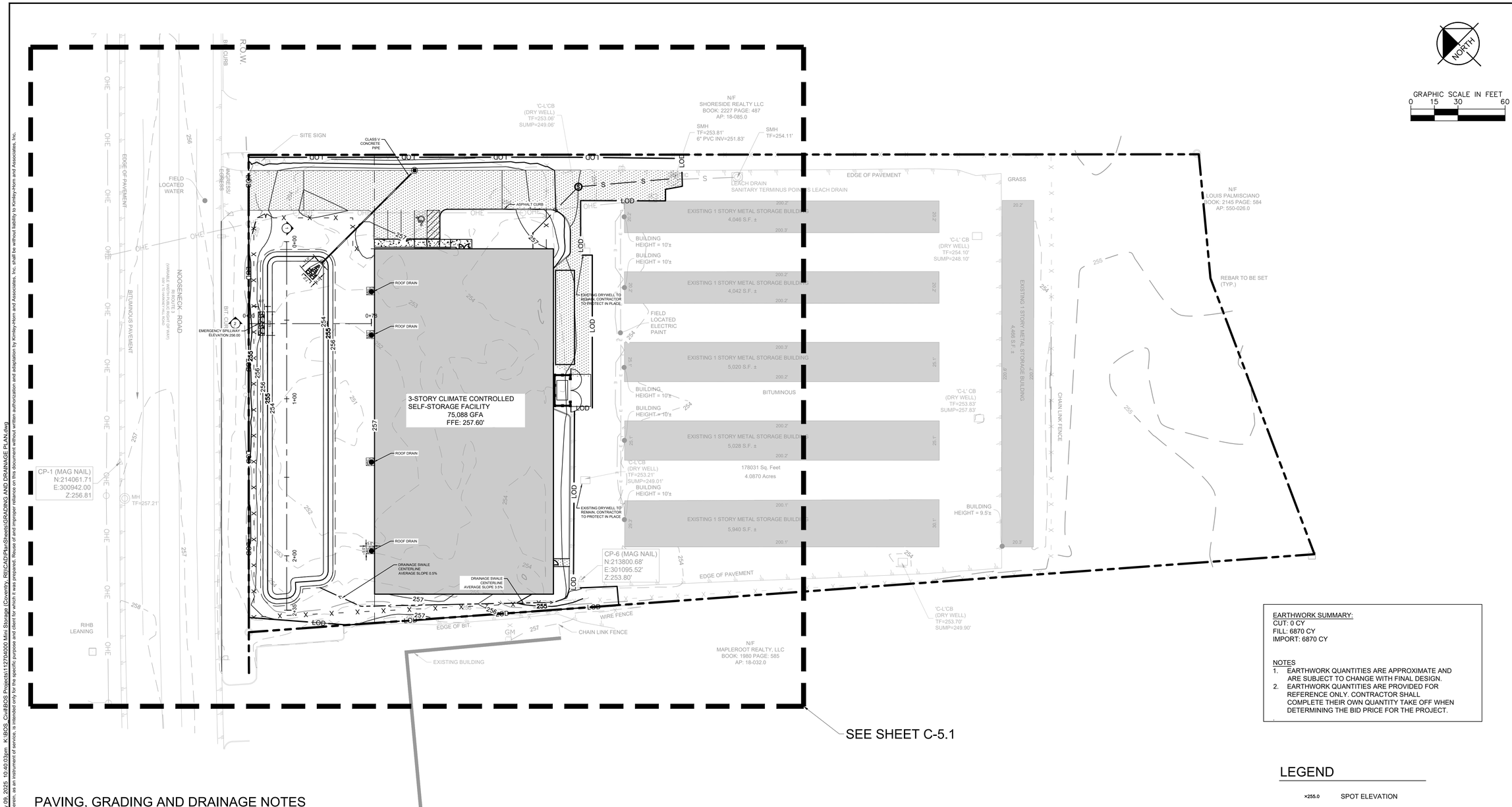

EARTHWORK SUMMARY:
CUT: 0 CY
FILL: 6870 CY
IMPORT: 6870 CY

NOTES
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
2. EARTHWORK QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL COMPLETE THEIR OWN QUANTITY TAKE OFF WHEN DETERMINING THE BID PRICE FOR THE PROJECT.

LEGEND

×255.0	SPOT ELEVATION
255	EXIST. CONTOUR
255	PROP. CONTOUR
	PROP. STORM LINE
LOD	PROP. LIMITS OF DISTURBANCE 1.47 AC
	DRAINAGE SWALE CENTERLINE
GB	GRADEBREAK
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
FFE	FINISHED FLOOR ELEVATION
TC	TOP OF CURB
●	ROOF LEADER

NOTES

1. SPOT ELEVATION TO FLOW LINE UNLESS OTHERWISE NOTED.
2. TOP OF CURB IS 6" ABOVE FLOW LINE UNLESS OTHERWISE NOTED.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN STATE AND TOWN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR STATE SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR RIDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY STATE OR TOWN REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL TOWN AND STATE RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, SEDIMENTATION TANK OR STRAW BALE/SILT FENCE PIT, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES, WETLANDS, WATERWAYS OR THE STORM DRAINAGE SYSTEM. CONTRACTOR IS RESPONSIBLE FOR SIZING TANK OR PITS BASED ON PROPOSED FLOWS FROM DEWATERING OPERATIONS.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MASS HIGHWAY STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
17. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
18. THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE PIPES ARE CLEANED FOLLOWING CONSTRUCTION.

No.	REVISIONS	DATE	BY
2	PRELIMINARY PLAN APPROVAL	06/27/2025	MJD
1	REVISED PER RIDEM COMMENTS	09/09/2024	FJM

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BRIAN J. BREWER
2/14/2025
No. 8946
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

KHA PROJECT 112704000
DATE 7/1/2024
SCALE AS SHOWN
DESIGNED BY CGA
DRAWN BY CGA
CHECKED BY BB

OVERALL GRADING AND DRAINAGE PLAN

COVENTRY SELF STORAGE

PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
AP 10 LOT 31
COVENTRY RHODE ISLAND

SHEET NUMBER
C-5.0

Plotted By:Roche, Elizabeth Sheet Set:Kha Layout:C-5.0 OVERALL GRADING AND DRAINAGE PLAN July 09, 2025 10:40:03am K:\BOS-Civil\BOS-Projects\112704000 Mini Storage (Coventry, RI)\CAD\Plan\Sheets\GRADING AND DRAINAGE PLAN.dwg
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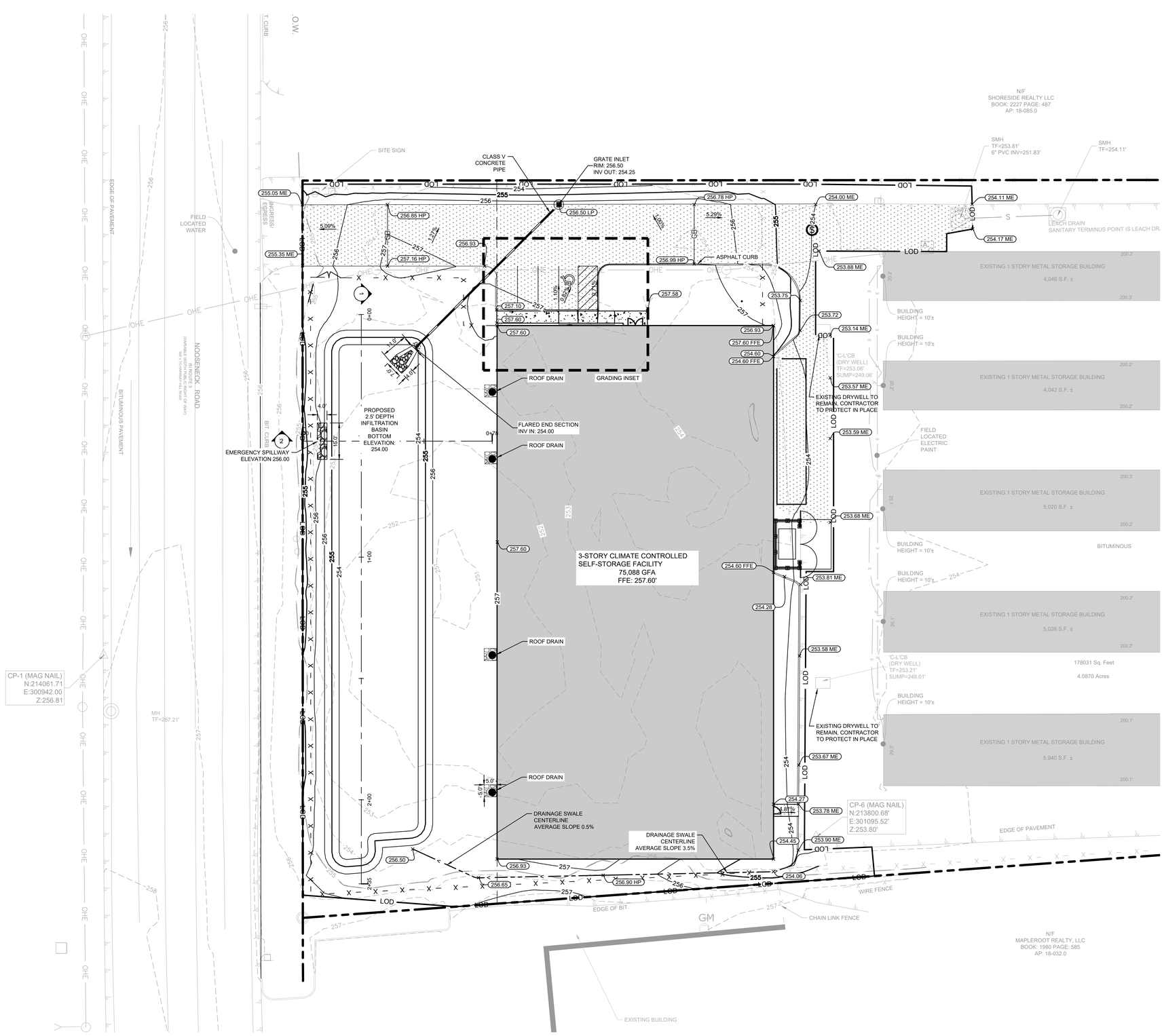

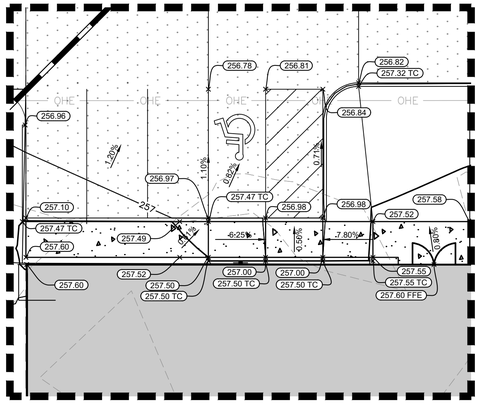

GRADING INSET
SCALE: 1"=10'

LEGEND

×255.0	SPOT ELEVATION
255	EXIST. CONTOUR
255	PROP. CONTOUR
	PROP. STORM LINE
LOD	PROP. LIMITS OF DISTURBANCE 1.47 AC
	DRAINAGE SWALE CENTERLINE
GB	GRADEBREAK
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
FFE	FINISHED FLOOR ELEVATION
TC	TOP OF CURB
●	ROOF LEADER

NOTES

1. SPOT ELEVATION TO FLOW LINE UNLESS OTHERWISE NOTED.
2. TOP OF CURB IS 6" ABOVE FLOW LINE UNLESS OTHERWISE NOTED.

No.	REVISIONS	DATE	BY
2	PRELIMINARY PLAN APPROVAL	06/27/2025	MJD
1	REVISED PER RIDEM COMMENTS	09/09/2024	FJM

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BRIAN J. BREWER
7/9/2025
No. 8946
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

KHA PROJECT	112704000
DATE	7/1/2024
SCALE	AS SHOWN
DESIGNED BY	CGA
DRAWN BY	CGA
CHECKED BY	BB

GRADING AND DRAINAGE PLAN

COVENTRY SELF STORAGE

PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
COVENTRY AP 10 LOT 31 RHODE ISLAND

SHEET NUMBER
C-5.1

Plotted By:Roche, Elizabeth Sheet Set:Kha Layout:C-5.1 GRADING AND DRAINAGE PLAN July 09, 2025 10:40:11pm K:\BOS_Civil\BOS Projects\112704000 Mini Storage (Coventry, RI)\CAD\PlanSheets\GRADING AND DRAINAGE PLAN.dwg
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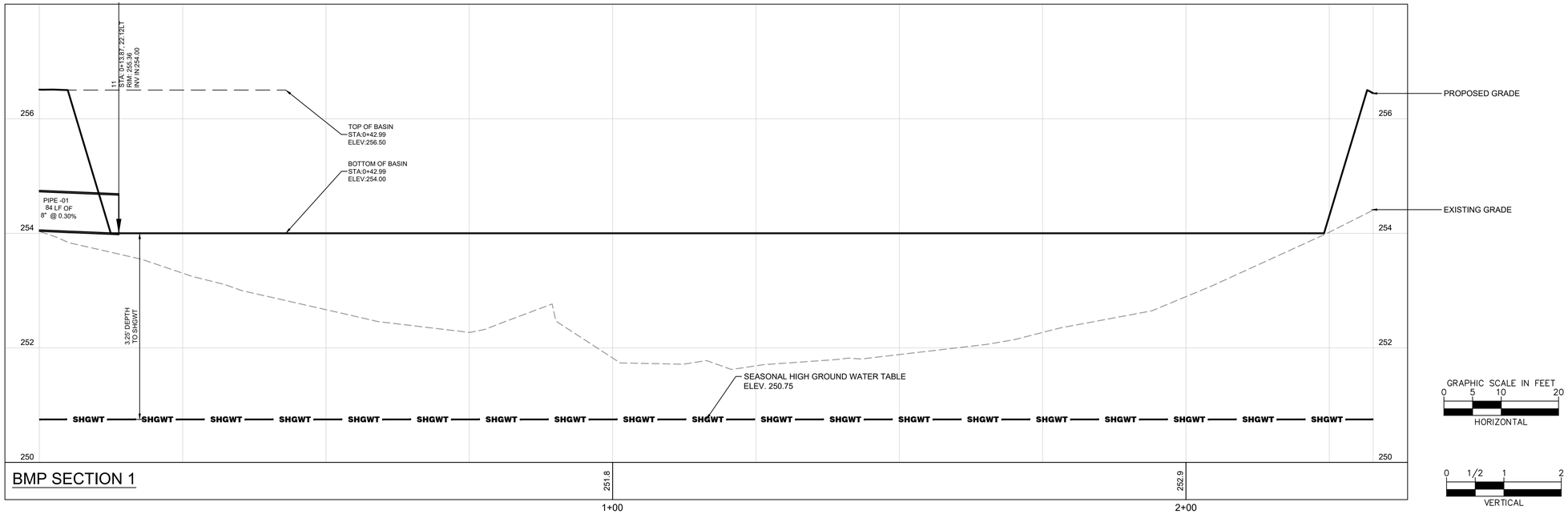
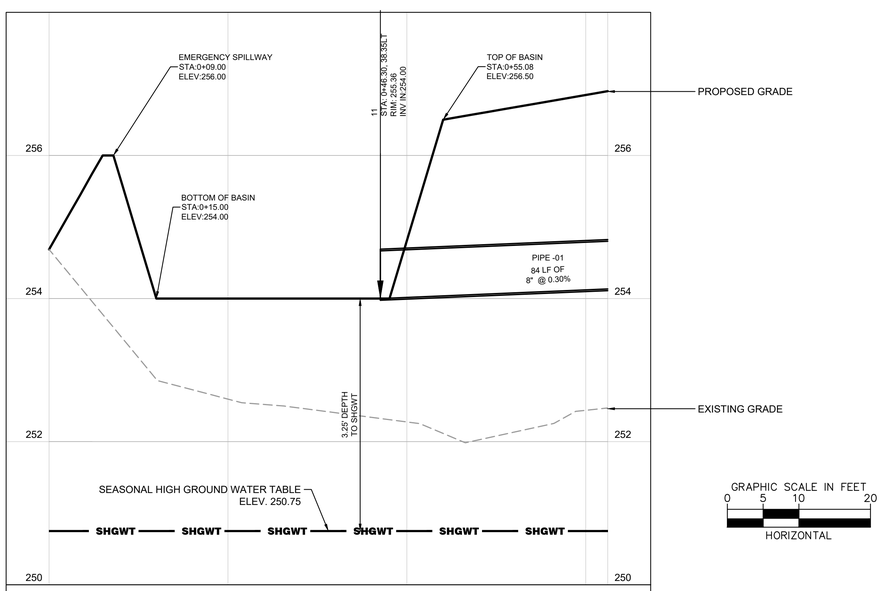


BMP SECTION 1

GRAPHIC SCALE IN FEET
0 5 10 20
HORIZONTAL

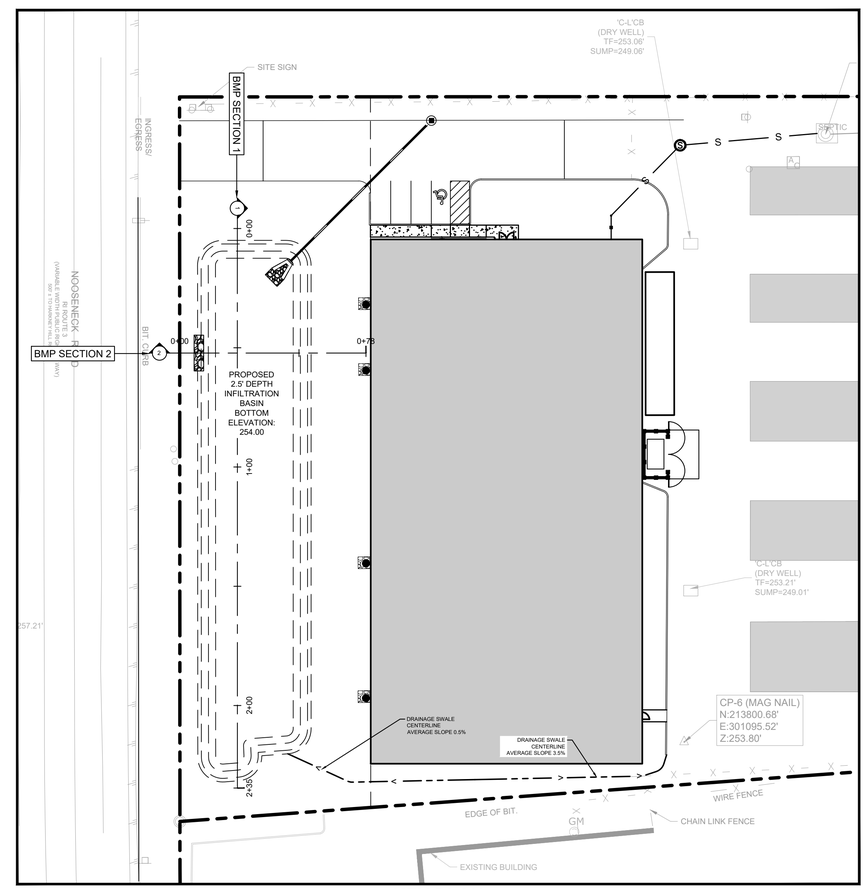
0 1/2 1 2
VERTICAL



BMP SECTION 2

GRAPHIC SCALE IN FEET
0 5 10 20
HORIZONTAL

0 1/2 1 2
VERTICAL



KEY PLAN
SCALE: 1" = 30'

GRAPHIC SCALE IN FEET
0 15 30 60

No.		DATE	BY
2	PRELIMINARY PLAN APPROVAL	06/27/2025	MJD
1	REVISED PER RIDEM COMMENTS	09/09/2024	FJM

REVISIONS

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BRIAN J. BREWER
No. 8946
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

KHA PROJECT 112704000
DATE 7/1/2024
SCALE AS SHOWN
DESIGNED BY CGA
DRAWN BY CGA
CHECKED BY BB

GRADING AND DRAINAGE PLAN - BMP PROFILES

COVENTRY SELF STORAGE
PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
COVENTRY AP 10 LOT 31 RHODE ISLAND

SHEET NUMBER
C-5.2

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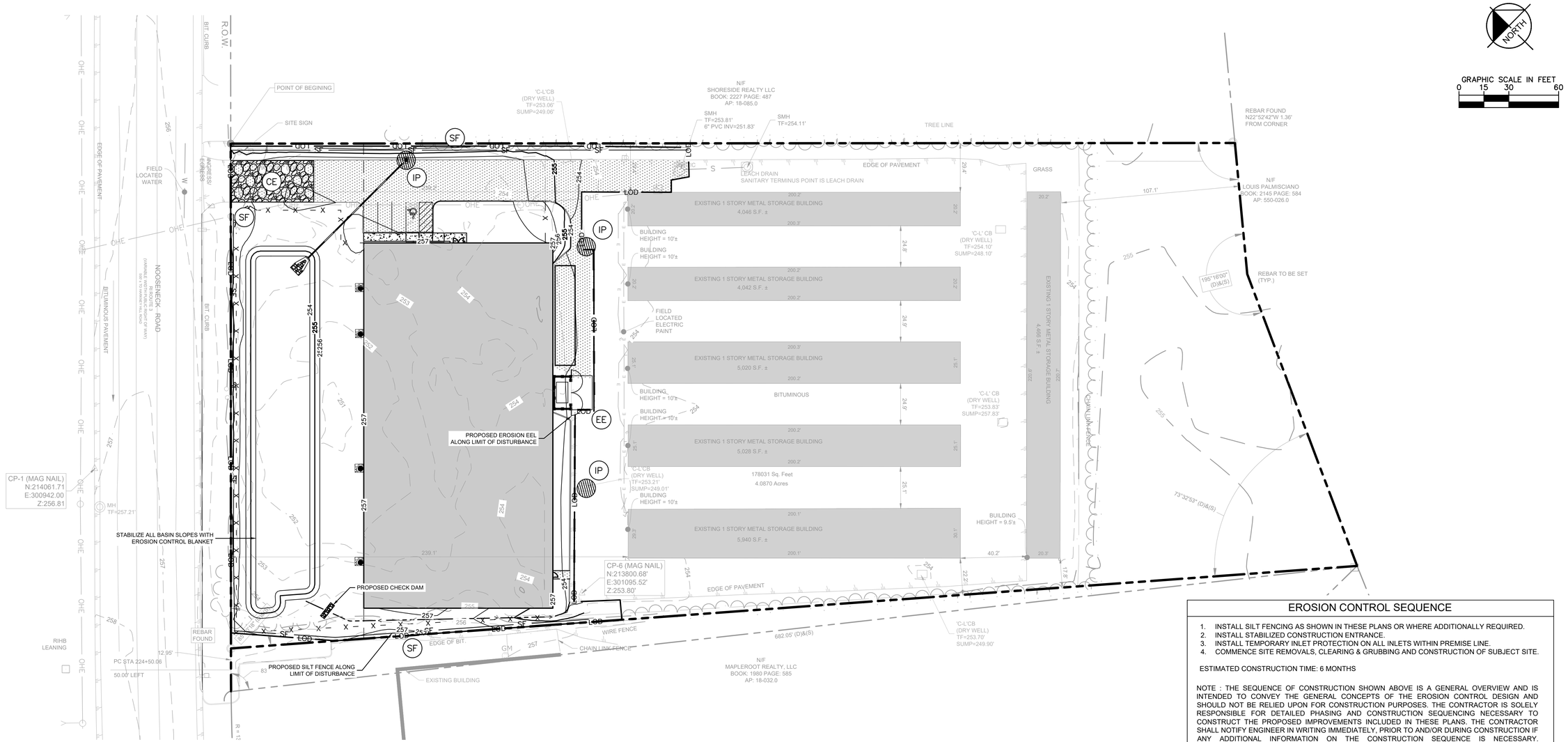

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE NYC DEC SWPPP REQUIPREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

EROSION CONTROL SEQUENCE

1. INSTALL SILT FENCING AS SHOWN IN THESE PLANS OR WHERE ADDITIONALLY REQUIRED.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL TEMPORARY INLET PROTECTION ON ALL INLETS WITHIN PREMISE LINE.
4. COMMENCE SITE REMOVALS, CLEARING & GRUBBING AND CONSTRUCTION OF SUBJECT SITE.

ESTIMATED CONSTRUCTION TIME: 6 MONTHS

NOTE : THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL

MEASURE	CALLOUT	SYMBOL
LIMIT OF DISTURBANCE		LOD — LOD
SAFETY FENCE	SAF	
CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
INLET PROTECTION	IP	
CULVERT INLET PROTECTION	CIP	
TEMPORARY SEEDING	TS	TS
PERMANENT SEEDING	PS	PS
TREE PROTECTION	TP	TP — TP
EROSION EEL	EE	

No.	REVISIONS	DATE	BY
2	PRELIMINARY PLAN APPROVAL	06/27/2025	MJD
1	REVISED PER RIDEM COMMENTS	09/09/2024	FJM

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BRIAN J. BREWER
6/26/2025
No. 8946
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

KHA PROJECT 112704000
DATE 7/1/2024
SCALE AS SHOWN
DESIGNED BY CGA
DRAWN BY CGA
CHECKED BY BB

EROSION AND SEDIMENT CONTROL PLAN

COVENTRY SELF STORAGE
PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
AP 10 LOT 31
COVENTRY RHODE ISLAND

SHEET NUMBER
C-6.0

Plotted By:Roche, Elizabeth Sheet Set:Kha Layout:C-6.0 EROSION AND SEDIMENT CONTROL PLAN July 09, 2025 10:40:44pm K:\BOS_Civil\BOS Projects\112704000 Mini Storage (Coventry, RI)\CAD\PlanSheets\EROSION AND SEDIMENT CONTROL PLAN.dwg
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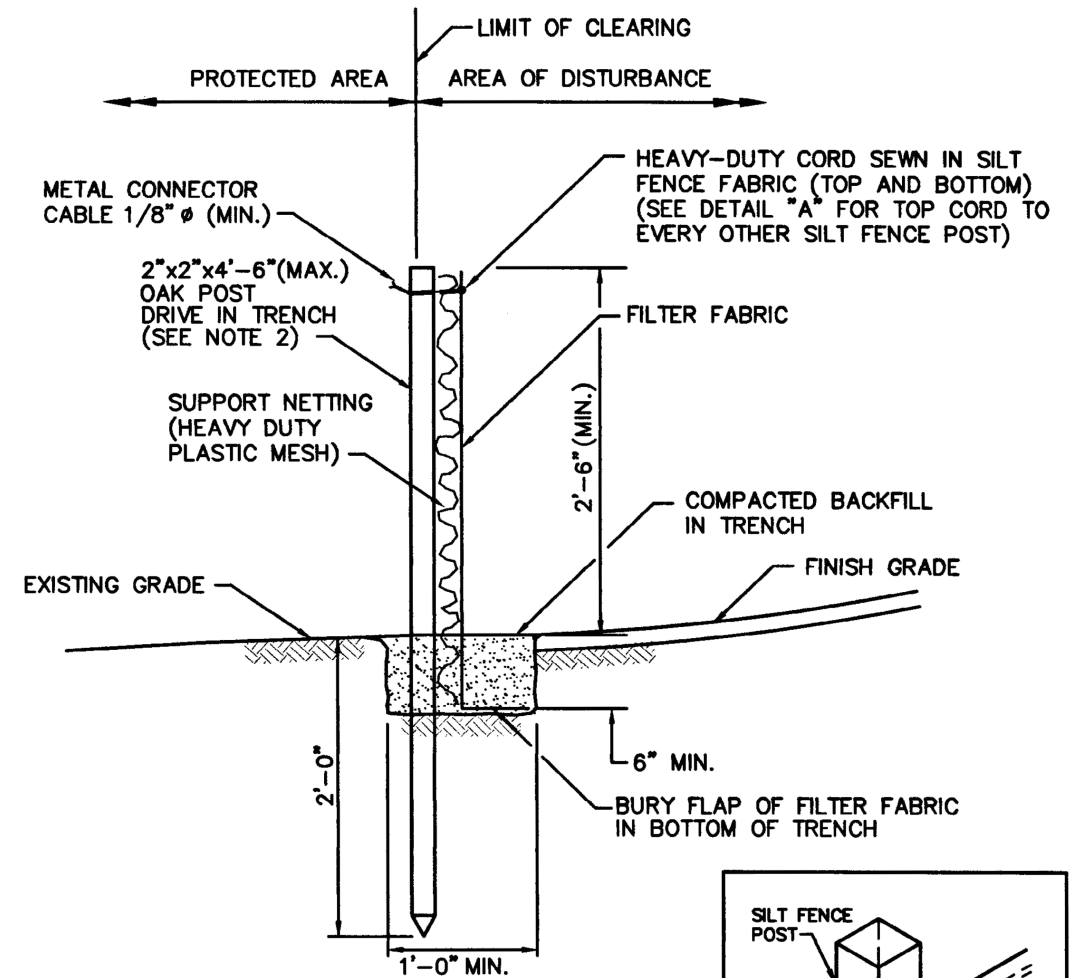

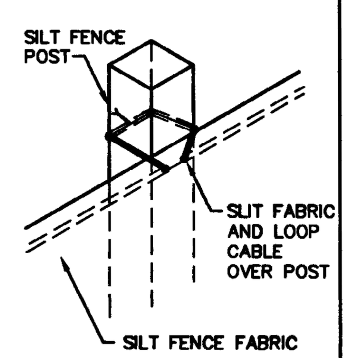

DETAIL "A"

NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE R.I. STANDARD SPECIFICATIONS.
2. 2"x2"x4'-6"(MAX.) OAK POSTS FOR SILT FENCE SHALL BE LOCATED 8'-0"(MAX.) O.C. IN WETLAND AREAS AND 4'-0" (MAX.) O.C. IN WETLAND RAVINE, GULLY OR DROP-OFF AREAS AS SHOWN ON PLANS.
3. 1"x1"x4'-6"(MIN.) POSTS PERMITTED FOR PRE-FABRICATED SILT FENCE.
4. SILT FENCE SHALL BE INSTALLED BEFORE ANY GRUBBING OR EARTH EXCAVATION TAKES PLACE.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

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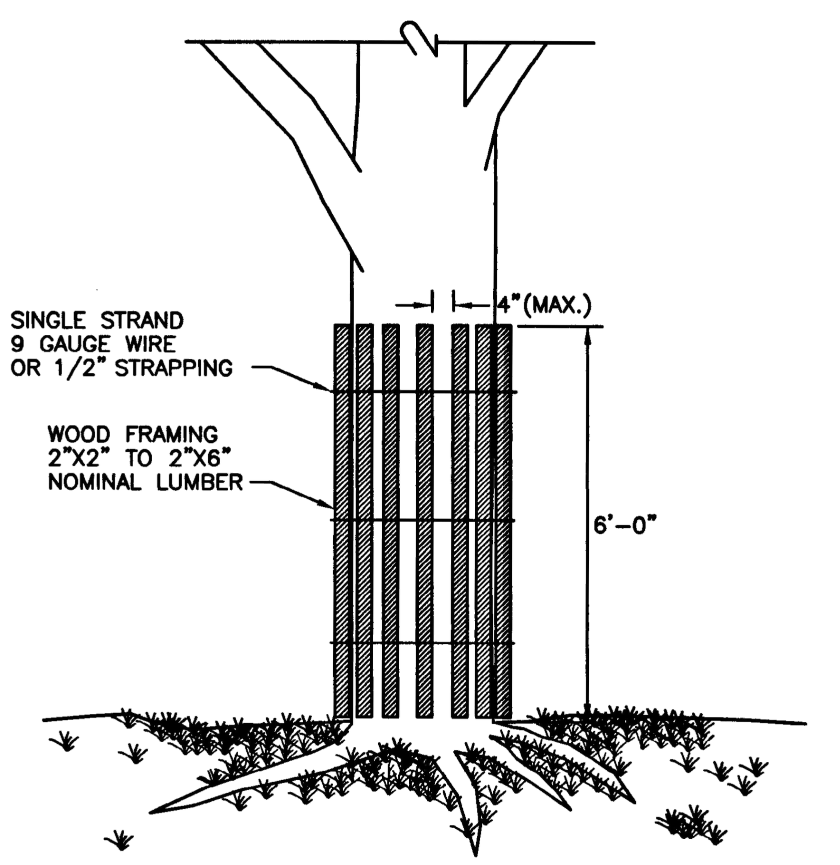
SILT FENCE DETAIL

CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 9.2.0



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.11 OF THE STANDARD SPECIFICATIONS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

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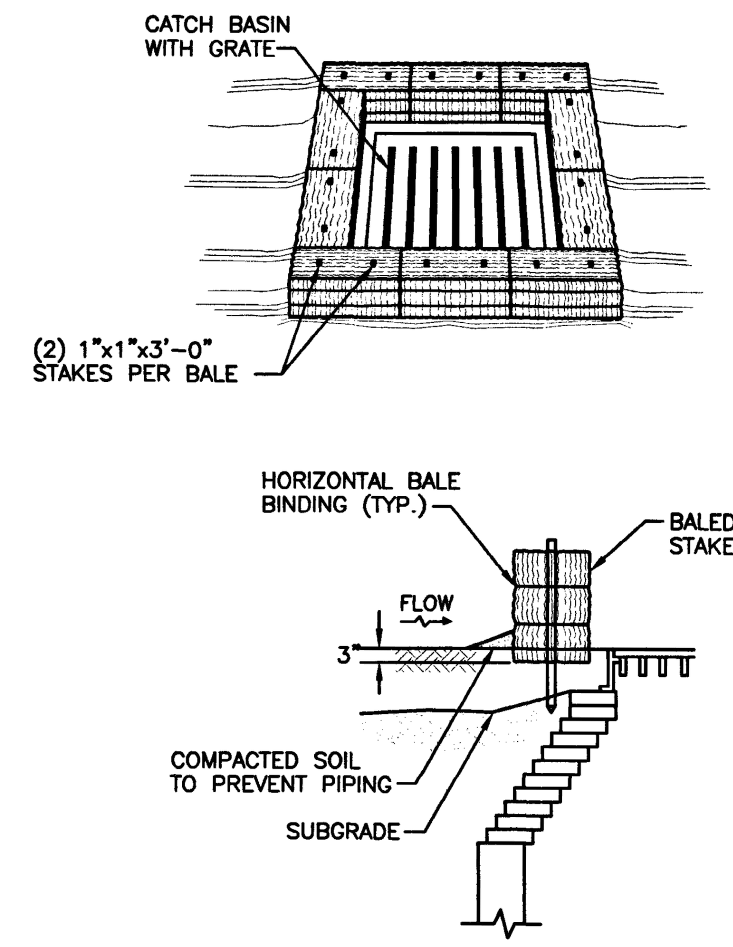
TREE PROTECTION DEVICE

CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 51.1.0



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 209 OF THE R.I. STANDARD SPECIFICATIONS.
2. THIS INLET PROTECTION CAN ALSO BE USED WHEN CONSTRUCTION SEQUENCING REQUIRES A CATCH BASIN TO BE EXPOSED TO SEDIMENT FROM THE SUBGRADE. THIS WILL BE ACHIEVED BY INSTALLING THE BALED HAY AS SHOWN ON THIS DETAIL INTO THE SUBGRADE.
3. THE PERIMETER CONFIGURATION OF THE BALED HAY WILL VARY DEPENDING ON THE PARTICULAR TYPE OF CATCH BASIN INLET BEING CONSTRUCTED. THE ENGINEER WILL PROVIDE SPECIFIC DIRECTION IN SUCH CASES.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

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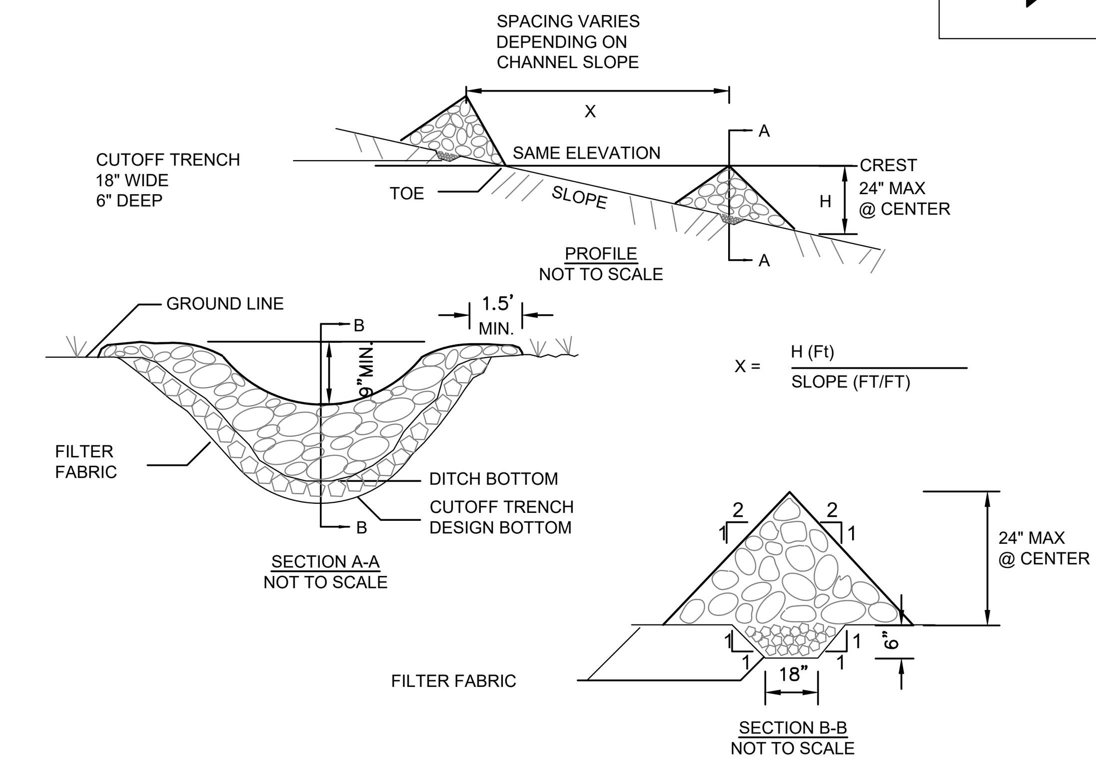
BALED HAY CATCH BASIN INLET PROTECTION

CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 9.8.0

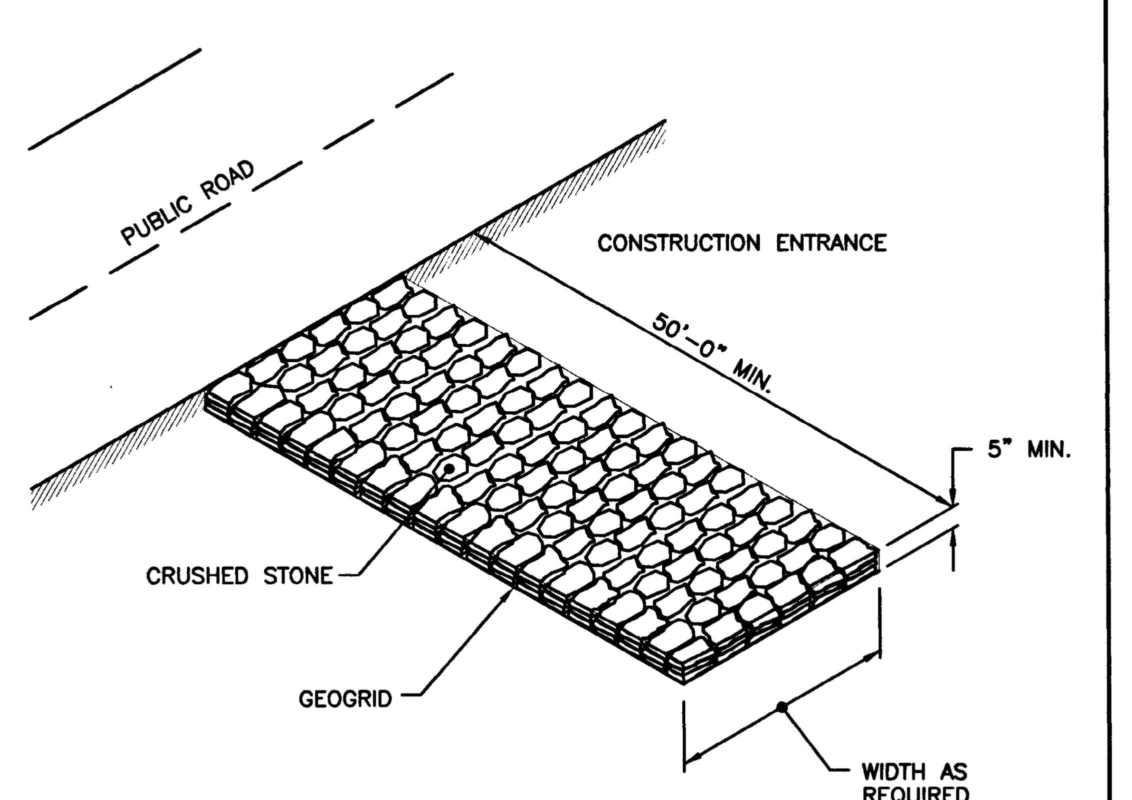
SYMBOL



CONSTRUCTION SPECIFICATIONS
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

STONE CHECK DAM

N.T.S. SOURCE: NYSDEC SESC BLUE BOOK



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

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

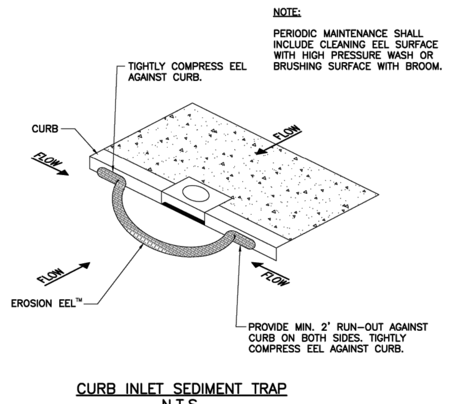
REVISIONS		
NO.	BY	DATE

CONSTRUCTION ACCESS

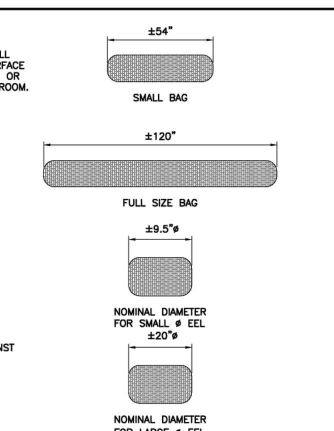
CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 9.9.0

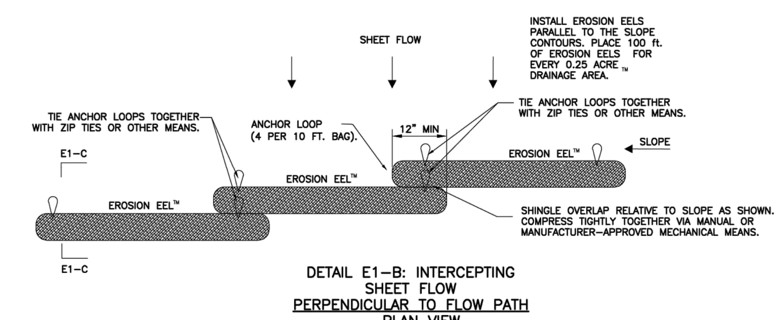
NOTE:
PERIODIC MAINTENANCE SHALL INCLUDE CLEANING EEL SURFACE WITH HIGH PRESSURE WASH OR BRUSHING SURFACE WITH BROOM.



CURB INLET SEDIMENT TRAP
N.T.S.



DETAIL E1-A: EROSION EELs™
N.T.S.



DETAIL E1-B: INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH - PLAN VIEW

GENERAL NOTES:

1. MIXTURE SPECIFICATION A FILTER MIXTURE COMPRISED OF 100% SHREDDED RUBBER. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 2 INCH.
2. EROSION EELS SHALL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE GEOTEXTILE COVERING THE INTERIOR FILTER MATERIALS OF SHREDDED RUBBER.
3. LENGTHS OF EROSION EELS SHALL BE EITHER A NOMINAL +/-10 FT. OR +/- 4.5 FT. NOMINAL DIAMETER SHALL BE +/-9.5 INCHES.
4. EROSION EELS CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.
5. EROSION EELS SHALL BE INSTALLED ALONG THE GROUND CONTOUR, AT THE TOE OF SLOPES, AT AN ANGLE TO THE CONTOUR TO DIRECT FLOW AS A DIVERSION BERM, AROUND INLET STRUCTURES, IN A DITCH AS A CHECK DAM TO HELP REDUCE SUSPENDED SOLIDS LOADING AND RETAIN SEDIMENT, OR AS A GENERAL FILTER FOR ANY DISTURBED SOIL AREA.
6. NO TRENCHING IS REQUIRED FOR INSTALLATION OF EROSION EELS.
7. PREPARE BED FOR EEL INSTALLATION BY REMOVING ANY LARGE DEBRIS INCLUDING ROCKS, SOIL CLODS, AND WOODY VEGETATION. EROSION EELS CAN ALSO BE PLACED OVER PAVED SURFACES INCLUDING CONCRETE AND ASPHALT WITH NO SURFACE PREPARATION REQUIRED.
8. RAKE BED AREA WITH A HAND RAKE OR BY DRAG HARROW.
9. DO NOT PLACE EEL DIRECTLY OVER RILL AND GULLIES UNTIL AREA HAS BEEN HAND-EXCAVATED AND RAKED TO PROVIDE A LEVEL BEDDING SURFACE.. ALL SURFACES SHALL BE UNIFORMLY COMPACTED FOR MAXIMUM SEATING OF EELS IN PLACE.
10. FOR LOCATIONS WHERE EELS WILL BE PLACED IN CONCENTRATED FLOWS (SUCH AS CHECK DAMS, INLET PROTECTION) AND FOR PERIMETER CONTROLS AT PRIMARY DISCHARGE LOCATIONS, BED THE EELS IN A FLOCMAT CRADLE.
11. FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES.
12. IF MORE THAN ONE EROSION EEL IS PLACED IN A ROW, THE EELS SHALL BE OVERLAPPED A MINIMUM OF 12 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. COMPRESS THE TWO EELS OF THE OVERLAP TIGHTLY TOGETHER EITHER BY HAND OR MANUFACTURER-APPROVED MECHANIZED MEANS.
13. REMOVE SEDIMENT AND DEBRIS WHEN ACCUMULATION REACHES 50% OF THE STORAGE HEIGHT BEHIND THE SINGLE OF STACKED EEL ARRANGEMENT. DISPOSE OF SEDIMENT AND DEBRIS AT AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
14. WHEN USED IN DITCHES AS A CHECK DAM, EROSION EELS SHALL BE INSTALLED PER MANUFACTURER'S DETAILS.
15. FOR CHECK DAM APPLICATIONS, EROSION EELS SHALL BE PLACED PERPENDICULAR TO THE FLOW OF THE WATER. EROSION EELS SHALL CONTINUE UP THE SIDES SLOPES A MINIMUM OF 3 FEET ABOVE THE DESIGN FLOW DEPTH.
16. EROSION EELS SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED OR UNTIL THE STORAGE CAPACITY/FUNCTIONAL LIFE OF THE EEL HAS BEEN EXHAUSTED (REQUIRING REPLACEMENT WITH NEW EELS).
17. ANCHORING POSTS FOR CHECK DAM APPLICATIONS SHALL HAVE A MINIMUM WEIGHT OF 1.25 LBS/FT STEEL T-POSTS (5 TO 7 FT. LENGTHS) ROLLED FROM HIGH CARBON STEEL. POSTS SHOULD BE HOT-DIP GALVANIZED OR COATED WITH A WEATHER-RESISTANT PAINT FOR STEEL APPLICATION. POSTS SHOULD BE EQUIPPED WITH A METAL ANCHOR PLATE. INSTALL PER DETAILS ON THIS SHEET.
18. PLACE T-POSTS THROUGH HANDLE OF BAGS. DO NOT DRIVE POSTS THROUGH EROSION EELS . T-POSTS ARE TO BE EMBEDDED A MINIMUM OF 2 FT INTO GROUND.

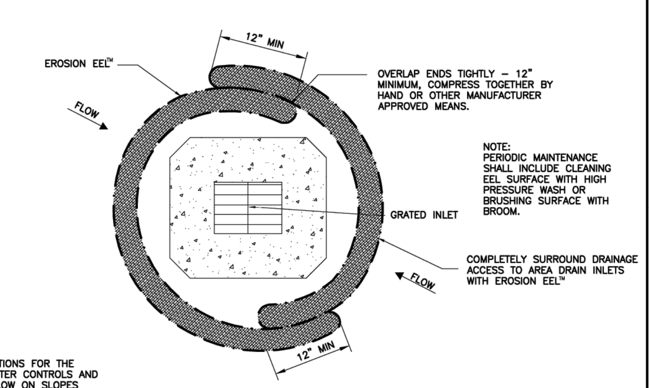
LAST REVISED: JULY 2014	BFA STANDARD DETAIL

SPACING RECOMMENDATIONS FOR THE EROSION EEL™ FOR PERIMETER CONTROLS AND INTERCEPTING SHEET FLOW ON SLOPES

SLOPE(%)	SINGLE EEL SPACING(ft)	* STACKED DUAL EEL SPACING(ft)
0.5	300	N/A
1	200	N/A
2	160	N/A
3	80	N/A
4	50	N/A
5	40	N/A
6	35	N/A
8	30	N/A
10	25	N/A
15	+17	N/A
20	+12	+25
25	N/A	+15
33	N/A	+10
50	N/A	+6

* DUAL STACK REFERS TO TWO EELS STACKED ATOP ONE ANOTHER AND STABILIZED WITH T-POSTS.

+ PLACE STAKES BEHIND EELS @ 24" C/C SPACING.

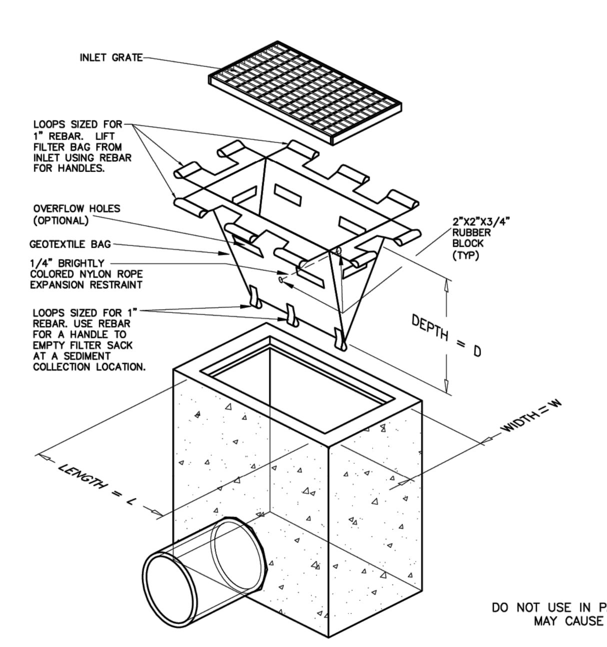


NOTE:
PERIODIC MAINTENANCE SHALL INCLUDE CLEANING EEL SURFACE WITH HIGH PRESSURE WASH OR BRUSHING SURFACE WITH BROOM.

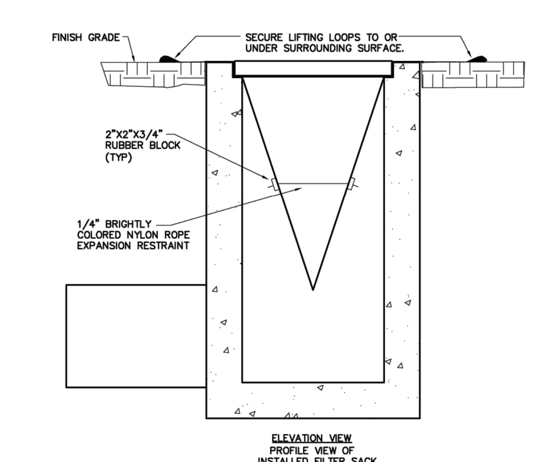
GRATED INLET SEDIMENT TRAP
N.T.S.

CONTACT INFORMATION
FRIENDLY ENVIRONMENT
100 PRINCE STREET
SHELBYVILLE, TN 37160
1-866-H2O-EELS
INFO@FRIENDLYENVIRONMENTUS.COM
http://FRIENDLYENVIRONMENTUS.COM/INDEX.HTML

(EE) EROSION EELS DETAIL
N.T.S.



ISOMETRIC VIEW



ELEVATION VIEW
PROFILE VIEW OF INSTALLED FILTER SACK

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

(FS) FILTER SACKS (GRATED INLETS)
N.T.S.

LAST REVISED: NOV 1 , 2007

No.	REVISIONS	DATE	BY
2	PRELIMINARY PLAN APPROVAL	06/27/2025	MJD
1	REVISED PER RIDEM COMMENTS	09/09/2024	FJM

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EROSION & SEDIMENT CONTROL DETAILS

COVENTRY SELF STORAGE
PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
COVENTRY AP 10 LOT 31 RHODE ISLAND

SHEET NUMBER
C-6.1

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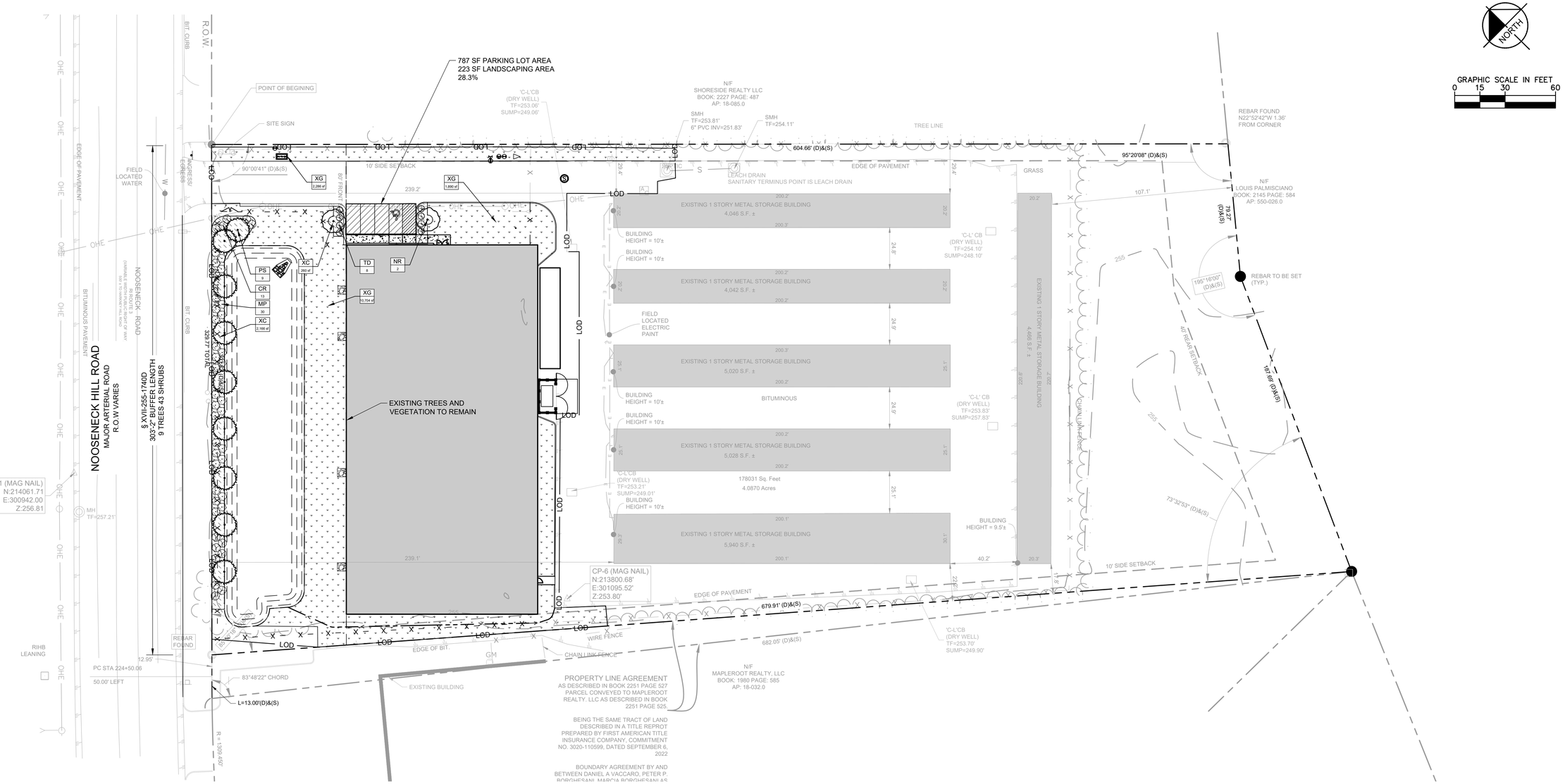

PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
TREES					
	NR	2	Nyssa sylvatica `WFH1' Tupelo Tower™ Sour Gum	2.5" Cal.	B&B
	PS	9	Pinus strobus White Pine	2.5" Cal.	B&B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
SHRUBS					
	CR	13	Cornus sericea Red Twig Dogwood	36" Ht.	CONT.
	MP	30	Myrica pensylvanica Northern Bayberry	36" Ht.	CONT.
	TD	8	Taxus x media 'Densiformis' Dense Anglo-Japanese Yew	36" Ht.	CONT.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	APPLICATION RATE
GROUND COVERS					
	XC	2,301 sf	--- --- Wood Chip Mulch	3" DEPTH	---
	XG	15,253 sf	--- --- Grass Seed Area	SEED	10 LBS. PER 1000 SF

LANDSCAPE BULK TABLE

CODE	REQUIREMENT	PROPOSED
§ XVII-255-1740D COMMERCIAL PERIMETER LANDSCAPING	1 TREE 5 SHRUBS PER 35 LINEAR FEET 2.5' HT. BERM	303' BUFFER 9 TREES 43 SHRUBS
§ XVII-255-1750A PARKING LOT LANDSCAPING	3' HT. EVERGREEN HEDGE	SEE PLAN
§ XVII-255-1750B PARKING LOT PERIMETER LANDSCAPING	1 SHADE TREE PER 40 LF PARKING LOT PERIMETER	80 LF PARKING PERIMETER 2 TREES
§ XVII-255-1750C PARKING LOT AREA LANDSCAPING	5% OF INTERIOR LANDSCAPING	787 SF PARKING AREA 787 * 5% = 40 40 SF PARKING LANDSCAPING PROVIDED SEE PLAN

LEGEND

- PROPERTY LINE
- PROP. BUILDING
- PROP. ASPHALT
- PROP. SIDEWALK
- EXIST. WATER
- PROP. WATER
- EXIST. SEWER
- PROP. SEWER
- PROP. STORM LINE

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LANDSCAPE PLAN

COVENTRY SELF STORAGE
PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
COVENTRY AP 10 LOT 31 RHODE ISLAND

SHEET NUMBER
L-1.0

Plotted By:Roche, Elizabeth Sheet Set:Kha Layout:L-1.0 July 09, 2025 10:41:34pm K:\BOS_Civil\BOS Projects\112704000 Mini Storage (Coventry, RI)\CAD\PlanSheets\LANDSCAPE PLAN.dwg
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GENERAL NOTES

1. Plants shall be healthy, vigorous material, free of pests and diseases and are subject to approval/rejection of the Landscape Architect prior to, during and after installation.
2. Contractor shall identify all materials at growing location prior to purchase and submit digital photographs, and source list to the Landscape Architect for approval at a minimum of six (6) calendar weeks prior to installation. Plants not approved shall be resourced and resubmitted.
3. Planting beds and individual tree plantings shall be mulched continuously as specified.
4. Prior to construction the contractor shall be responsible for locating underground utilities and execute work in a manner that avoids damage to utilities during the course of work. Contractor shall be responsible or remedy of any damage to utilities, structures, site appurtenances that occur as a result of landscape related work.
5. Contractor is responsible for verifying quantities shown on documents. Field adjustments shall be approved by Landscape Architect prior to installation. Quantities indicated on drawings are for reference-it is the Contractor's responsibility to ensure full coverage of plants at the indicated spacing.
6. Contractor is responsible for maintenance of all plantings including, but not limited to watering, mowing, edging, spraying, mulching, fertilizing, of plantings and turf areas for one (1) calendar year from date of certificate of occupancy. Contractor is responsible for warranty of all plant material for a period of one (1) calendar year from date of certificate of occupancy. Warranty replacement planting shall meet or exceed the original specification identified on drawings. Replacement planting shall extend the same warranty as originally installed materials. Plantings and grass areas shall be flourishing and fully thriving at end of warranty period.
7. Plants identified for replacement by Owner, Landscape Architect shall be replaced immediately by the Contractor unless otherwise agreed upon. Plantings (trees, shrubs, groundcover) subject to replacement by warranty shall exhibit characteristics of 30% dead-per individual plant, non-contributing or disease compromised. Grass areas suitable for acceptance shall demonstrate 85% sustained/consistent and continuous, densely established coverage.
   Contractor shall perform a site review at end of warranty period and provide the Owner with written documentation of the site, including plant health, warranty replacement items, and conditions that may be influencing plant health. Contractor shall remove from plants and site, all staking and guying material at end of warranty period.
8. Contractor shall comply with all local, state and federal requirements, codes and regulations related to the work undertaken.
9. All material including planting operation appurtenances shall be of domestic origin manufacture and sourced within 100 miles of the project site.
10. Contractor is responsible for coordination among trades operating on site. Coordination and if necessary resulting modifications to schedules are responsibility of the Contractor.

PERFORMANCE SPECIFICATION

I. PLANTS

A. General

1. Live healthy plants free of dead branches and parts
2. Free of disease, insect, injury and damage
3. Unbroken, intact, dense and solid rootballs and containers, without cracks, flat sides or previously repaired damage.
4. Free of girdling roots or rootbound/circling container conditions
5. Plants of consistent in growth habit and healthy character
6. Free of compromising growth conditions such as weak crotch connections, crossed branches, snags and scars
7. Point of origin growing location within 100 miles of project site
8. Graded, standards, caliper, sizes and stock consistent with *ANSI Z60.1, American Standard for Nursery Stock* most current edition
9. Species identified consistent with *Hortus Third: Concise Dictionary of Plants Cultivated in the United States and Canada*, most current edition and *Manual of Woody Plants: Their Identification, Ornamental Characteristics, Culture, Propagation and Uses*, most current edition
10. All disturbed areas shall be grass seed unless otherwise identified on landscape plans

B. Trees:

1. Deciduous Single Trunk
   a. Full, straight and upright with consistent symmetrical natural branching pattern throughout
   b. Branching Height-seven (7) feet to lowest branch in two years unless otherwise required by local jurisdiction

2. Deciduous Multi-Trunk
   a. Full and upright with straight consistent symmetrical natural branching pattern throughout
   b. Canes evenly spaced and of similar growth habit
   c. Free of suckers and extraneous branching

3. Evergreen Single-Trunk
   a. Full and upright with continuous symmetrical dense natural habit
   b. Clear branching height twelve (12) inches above top of rootball
   c. Free of suckers and extraneous branching
   d. Do not shear or otherwise prune to shape plantings

C. Evergreen and Deciduous Shrubs

1. Full, dense and naturally symmetrical.
2. Consistent with container and/or balled and burlapped size
3. Free of suckers and extraneous branching
4. Do not shear or otherwise prune or shape plantings

D. Evergreen and Deciduous Groundcover

1. Full and dense in pots or flats

E. Perennials and Seasonal Color

1. Full and dense in pots or flats

F. Turf Grass

1. Subgrade

   a. Soil Mix-10% Compost, 90% topsoil by volume
   b. Preparation-loosen subgrade to a minimum depth of four (4) inches. Remove all non-natural materials including litter, stones, sticks and all items greater than ¾ inch in any dimension
   c. Preparation-spread soil mix at a depth of four (4) inches continuously to meet grade elevations shown on drawings. Allow for thickness of sod when applicable

2. Grass Sod

   a. Install not longer than twenty-four (24) hours from harvest
   b. Grass bed not less than two (2) inches in continuous thickness
   c. 100% continuous live sod coverage after first growing season and at end of warranty period.
   d. Of uniform non-varying density and continuous texture quality capable of growth and development immediately upon installation. Weed and noxious plant free
   e. Stagger installation rows and place aligned parallel to contours
   f. Fill joints solidly with planting bed preparation soil
   g. Provide anchor pins at twenty-four (24) inches on center for slopes greater than 4:1

3. Grass Seed

   a. Mix approved by the Landscape Architect
   b. Provide first and new of year seed crops in mix free of weed seeds and deleterious matter
   c. Provide seed mix not greater than 15% annual or perennial rye
   d. Coverage 85% continuous coverage live stand after first growing season and at end of warranty
   e. Replacement or overseeding mixes consistent with original application/installation
   f. Provide erosion blankets or other slope retention methods as noted on drawings

II. Materials and Appurtenances

A. Testing

1. Materials testing information/certificates/dated labels shall be current to the project and performed/certified not greater than 120 calendar previous days from current date of submittal for review

B. Top Soil

1. Neutral Ph balance 5.5 -7.5. Friable and containing 2.0-5.0% organic matter by dry weight. Continuously free of non-soil items such as stones, debris, sticks, trash, and deleterious matter greater than ¾ inch in any direction. Clay content shall not exceed 25%.Gravel content shall not exceed 10%. Silt shall not exceed 25%

C. Use of Existing Topsoil

1. Existing topsoil on-site may be repurposed with prior Owner approval. Contractor shall provide soil testing and additive program that demonstrates consistent performance and characteristics and composition as identified herein. Owner shall approve soil testing and soil amendment/additive methods and procedures

D. Shredded Hardwood Mulch

1. 100% organic shredded first year hardwood free of deleterious matter, rock, gravel and weed seed. Neutral Ph balance 5.5-7.5

E. Compost Ph

1. Balanced 5.0-8.5 mature, stable and weed free produced by natural aerobic decomposition. Free of visible contaminants and toxic substances. Not greater than 5% sand, silt, clay or rock by dry weight. Consistent with US-EPA CFR Title 40 Part 503 Standards for Class A biosolids

G. Compost Testing

1. Prior to delivery on-site, the following items are required for approval by Owner: Feedstock percentage in final compost product; statement that the products meets federal, state and local health safety requirements
2. Provide copy of lab analysis less than 120 calendar days old verifying that the product meets described physical requirements; chemical contaminants; Ph; physical contaminants; biological contaminants (including a statement that fecal coliform and salmonella testing and results comply with requirements of the US Composting Council Seal of Testing approval programs

H. Planting Mix

1. 85% topsoil and 15% Compost

I. Fertilizer

1. Granular 10% nitrogen, 6% Phosphorous, 4% Potassium granular form with 50% Nitrogen in organic form. Product and Material Safety Data as approved by Owner

J. Herbicide

1. Product and Material Safety Data as approved by Owner

K. Water

1. Potable only unless otherwise approved by Owner

L. Hardwood Stakes

1. 2 x 2 x 48 inch square of sound hardwood, painted flat black on all sides

M. Tree Ties

1. Villa Non-Abrasive Rubber Tree Ties or approved equal

N. Filter Fabric

1. Mirafi 140-N or approved equal

III. Execution

A. Site Conditions

15. Inspect site and notify Owner in writing of acceptance with indication that project conditions are acceptable are suitable to proceed with work. Notify Owner of any existing damage and/or other conflicting conditions.
16. Do not proceed with work until unsatisfactory conditions have been satisfactorily remedied. Notify Owner of acceptance prior to commencement of work.
17. Notify Owner in writing of any conditions that may preclude successful completion of work including items such as coordination with other trades, incomplete work, drainage, soil temperature and/or composition, access to storage/work areas, damage to conditions, etc.
18. Notify Owner in writing immediately of any items that may influence work schedule, timing of tasks, materials delivery and/or installation and warranty responsibilities.
19. Coordinate and cooperate with other trades working in and adjacent to work areas. Examine drawings of other trades which show development of the entire project and become familiar with the scope of required work by others.

B. Planting Seasons

Recommended seasons are a general guide based on historical climatic data and typical performance of plantings, and which vary dependent on project-specific environmental conditions. Due to construction schedules, recommended planting seasons may/may not coincide with request(s) for certificate of occupancy for projects. Coordination of planting installation and seasons shall be reviewed with Owner on an individual project basis.

1. Deciduous and Evergreen Trees

Do not install/plant the following trees between September 15 and March 15

1. Oaks (Quercus Sp., Such as Q. rubra, Q. alba, Q. phellos, Q. coccinnea)
2. Dogwood (Cornus Sp.)
3. Sweetgum (Liquidambar Sp.)
4. All Conifers and Evergreens except White Pine (Pinus strobus Sp.)

2. Deciduous and Evergreen Shrubs

a. Install/plant between March 15 and June 15 and/or September 15 and November 30

3. Perennials

a. Install/plant between March 15 and June 15 and/or September 15 and November 30

4. Spring Flowering Bulbs

a. Install/plant between September 15 and December 15

5. Seasonal Annuals

a. Install/plant in season per approved schedule

6. Turf Grass

a. Install/plant between March 15 and May 15 and/or September 15 and November 30
b. Do not install/plant seed or sod turf grass areas when ambient air temperature is below forty (40) degrees Fahrenheit, or forecast for a twelve (12) hour period after completion of work

7. No Plant Installation

a. Do not install plantings or turf grass between June 15 and September 15, without approval by Owner

C. Positioning & Location of Plantings

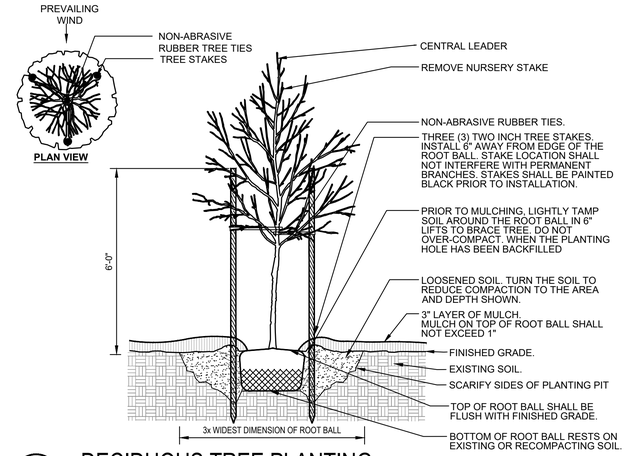
1. Position plants to show the most-prominent and well-formed face to most-public view
2. Field locate plants and location/spacing/dimension of planting beds on project site prior to beginning installation
3. Verify location of individual plants and plant beds prior to beginning installation. Do not proceed without Owner approval

D. Implementation

1. Pursue work continuously without delay or interruption until completion unless notified otherwise by Owner
2. Provide project submittals ahead of commencement of work. Landscape Architect requires a minimum of ten (10) working days from date of receipt for review of submittals and response to Owner and Contractor. Plan accordingly for procurement of materials
3. Continuously update implementation schedule and notify Owner of progress. Delays related to material availability are not cause for non-completion of scheduled delivery of work
4. Report delays due to weather or site conditions immediately upon finding. Provide recommendation for remedy of schedule delays. Do not work, place or modify frozen soil
5. Report delays due to extraordinary natural or other conditions beyond control of Contractor

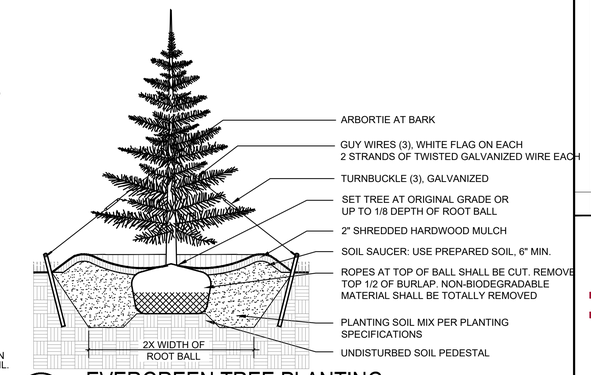
E. Clean Up

1. Remove trash, debris and work materials from site prior to request for substantial completion. Thoroughly clean surfaces impacted by work including building, parking areas, roadways, sidewalks, signs, lights, site furnishings, etc.
2. Repair any damage to existing conditions that occurred during execution of work.
3. All clean-up and demobilization procedures shall be performed to satisfaction of the Owner and Landscape Architect.



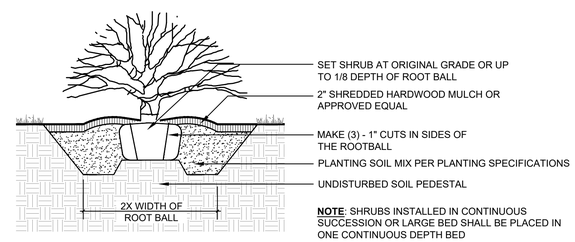
1 DECIDUOUS TREE PLANTING

NOT TO SCALE



2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 SHRUB PLANTING

NOT TO SCALE

No.	REVISIONS	DATE	BY
2	PRELIMINARY PLAN APPROVAL	06/27/2025	MJD
1	REVISED PER RIDEM COMMENTS	09/09/2024	FJM

Kimley»Horn
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KHA PROJECT 112704000
DATE 7/1/2024
SCALE AS SHOWN
DESIGNED BY CGA
DRAWN BY CGA
CHECKED BY BB

LANDSCAPE NOTES AND DETAILS

COVENTRY SELF STORAGE
PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
COVENTRY AP 10 LOT 31 RHODE ISLAND

SHEET NUMBER
L-1.1

Plotted By:Roche, Elizabeth Sheet Set:Kha Layout:L-1.1 July 09, 2025 10:41:36pm K:\BOS_Civil\BOS Projects\112704000 Mini Storage (Coventry, RI)\CAD\PlanSheets\LANDSCAPE PLAN.dwg
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