



- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

CROSSMAN ENGINEERING

Rhode Island: 100 Jefferson Blvd., Suite 200, Warwick, RI 02888
 Massachusetts: 1 George Leven Drive, Suite 200, North Attleboro, MA 02760
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KELLY D. SALEEBA

 No. 14823
 REGISTERED PROFESSIONAL ENGINEER
 1-24-20

PROJECT TITLE:

PROPOSED STORAGE BUILDING
PLAT MAP 60, LOT 13
ZONING DISTRICT I-1
INDUSTRIAL DISTRICT
1610 FLAT RIVER ROAD
COVENTRY, RI

PREPARED FOR:

JAMES F WILKINSON, LLC
1610 FLAT RIVER RD
COVENTRY, RI 02816

DRAWING TITLE:

VICINITY MAP

DATE: DECEMBER 2025 SCALE: 1"=100'

DWG. NAME: 3014-03-VICINITY.dwg

REVISIONS

NUMBER	REMARKS	DATE

DRAWING NUMBER

C2

SHEET: 3 OF 7



SITE

FLAT RIVER ROAD

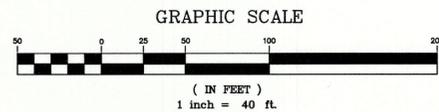
SAWYER DRIVE



PROPOSED METAL STORAGE BUILDING
55'x78'
4,290 SF

FLAT RIVER ROAD

SAWYER DRIVE



EXISTING CONDITIONS

POST DEVELOPMENT

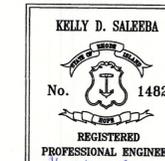


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1-21-20

KEY PLAN

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 PLAT MAP 60, LOT 13
 ZONING DISTRICT I-1
 INDUSTRIAL DISTRICT
 1610 FLAT RIVER ROAD
 COVENTRY, RI

PREPARED FOR:

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 1610 FLAT RIVER RD
 COVENTRY, RI 02816

DRAWING TITLE:

AERIAL MAP

DATE: DECEMBER 2025 SCALE: 1"=40'

DWG. NAME: 3014-04-AERIAL.dwg

REVISIONS

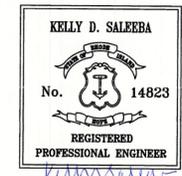
NUMBER	REMARKS	DATE
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C3

SHEET: 4 OF: 7

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DRAWING TITLE:

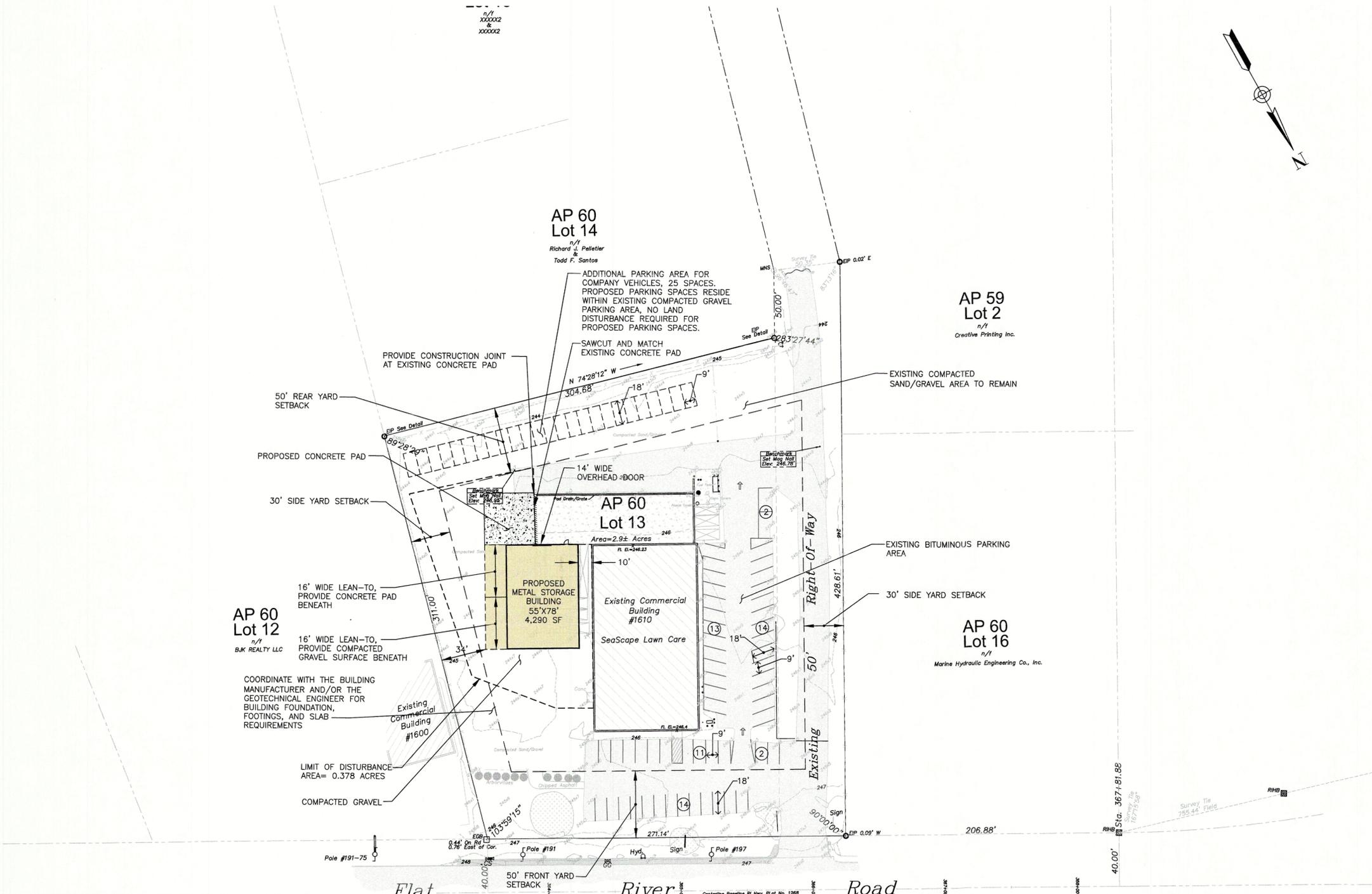
SITE PLAN LAYOUT

DATE: DECEMBER 2025 SCALE: 1"=40'

DWG. NAME: 3014-05-SITE.dwg

REVISIONS	NUMBER	REMARKS	DATE
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DRAWING NUMBER
C4
 SHEET: 5 OF 7



DIMENSIONAL AND INTENSITY REGULATIONS ZONING DISTRICT: I-1 - INDUSTRIAL 1 DISTRICT	REQUIRED	PROVIDED
	MINIMUM LOT AREA	60,000 SF
MINIMUM FRONTAGE	300'	271'*
MINIMUM FRONT YARD	50'	79'
MINIMUM SIDE YARD	30'	34'
MINIMUM REAR YARD (MAIN)	50'	97'
MAXIMUM LOT COVERAGE	60%	85%*
MAXIMUM BUILDING HEIGHT	35'	24' ± EX, 19.29' PR
MINIMUM LANDSCAPE BUFFER	20'	0'*

* EXISTING NONCONFORMING DIMENSION

PARKING CALCULATION:
 REQUIRED: 1 FOR EVERY 2 EMPLOYEES ON THE SHIFT WITH THE GREATEST EMPLOYMENT, PLUS 1 FOR EACH MOTOR VEHICLE MAINTAINED OR USED ON THE PREMISES

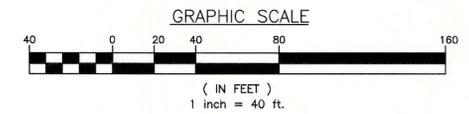
60 EMPLOYEES X 1 PARKING SPACE / 2 EMPLOYEES = 30 PARKING SPACES
 48 COMPANY VEHICLES = 48 PARKING SPACES

TOTAL REQUIRED = 78 PARKING SPACES
 TOTAL PROVIDED = 81 SPACES

PERMITTING NOTES:

1. THE PROPOSED STORAGE BUILDING WILL REQUIRE A MINOR LAND DEVELOPMENT APPLICATION TO THE TOWN.
2. RIDEM PERMIT NOT REQUIRED BECAUSE NO STORMWATER INFILTRATION FACILITY IS PROPOSED, THE LIMIT OF DISTURBANCE IS LESS THAN 1 ACRE, AND THERE ARE NO KNOWN WETLANDS WITHIN 200 FEET OF THE SITE.
3. PER TOWN OF COVENTRY CODE OF ORDINANCES, CHAPTER 255-210, IMPERVIOUS SURFACES ARE DEFINED AS "A SURFACE THAT HAS BEEN COMPACTED OR COVERED WITH A LAYER OF MATERIAL SO THAT IT IS HIGHLY RESISTANT TO INFILTRATION BY WATER, INCLUDING SURFACES SUCH AS COMPACTED SAND, GRAVEL, OR CLAY, AS WELL AS MOST CONVENTIONALLY SURFACED STREETS, SIDEWALKS, PARKING LOTS, AND OTHER SIMILAR STRUCTURES." THE EXISTING SITE CONSISTS OF COMPACTED SAND/GRAVEL, BITUMINOUS PAVEMENT, CONCRETE, AND BUILDINGS, AND GRASS/LANDSCAPED AREAS. ALL PROPOSED IMPROVEMENTS ARE LOCATED WITHIN EXISTING IMPERVIOUS AREAS.

EXISTING CONDITIONS NOTE:
 EXISTING CONDITIONS AND SITE SURVEY PROVIDED BY BOYER ASSOCIATES.





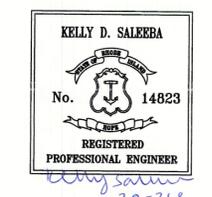
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1610 FLAT RIVER RD
COVENTRY, RI 02816

DRAWING TITLE:

GRADING & UTILITY PLAN

DATE: DECEMBER 2025 SCALE: 1"=40'

DWG. NAME: 3014-06-GRADE.dwg

REVISIONS		
NUMBER	REMARKS	DATE
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DRAWING NUMBER

C5

SHEET: 6 OF 7

