

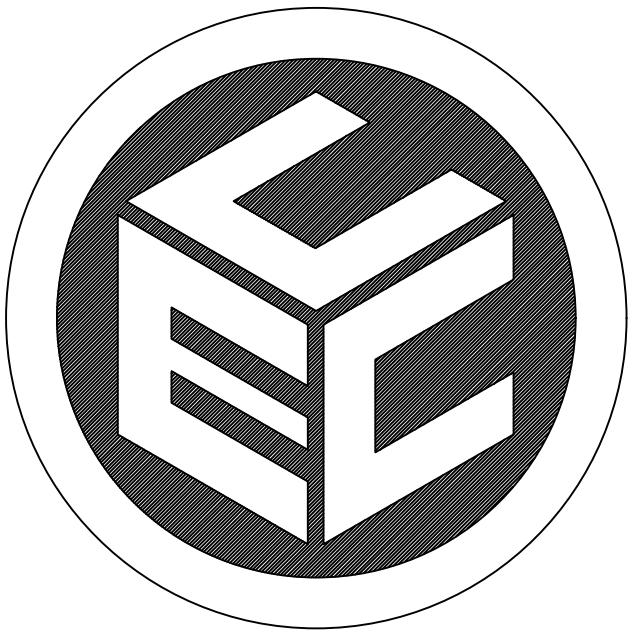
COMPREHENSIVE PERMIT
FOR
SIENA CONDOMINIUMS
PRE-APPLICATION
ASSESSOR'S MAP 45, LOTS 10, 11, 12 & 13
MAIN STREET & JURCZYK COURT
in
COVENTRY, RHODE ISLAND

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

- STATE
1. RIDOT PAP
 2. RIDEM STORMWATER
 3. RIDEM RIPDES (SOIL EROSION)

- OTHER
1. KENT COUNTY WATER AUTHORITY (KCWA)
 2. COVENTRY SEWER AUTHORITY
 3. LOCAL FIRE DEPARTMENT APPROVAL

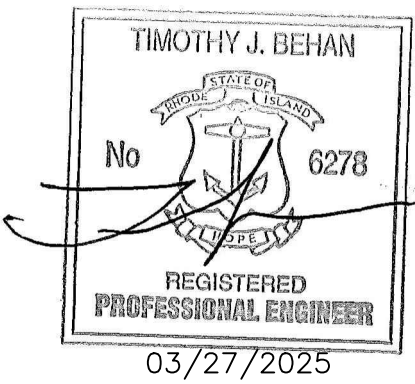
- PLAN NOTE:**
1. ONLY PLANS STAMPED 'ISSUED FOR CONSTRUCTION' AFTER RECEIPT OF LOCAL/STATE APPROVALS SHALL BE USED FOR CONSTRUCTION.



PREPARED BY:
COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

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

DATE: MARCH 27, 2025



OWNER:
STEPHEN T. JURCZYK
PO BOX 434
COVENTRY RI 02816
ATTORNEY REPRESENTING OWNER:
ROBERT COLAGIOVANNI, ESQ.
PHONE: (401)732-9300

APPLICANT:
BOULDER HILL DEVELOPMENT, LLC
PATRICK CZERWIEN, MANAGER
57 PINE RIDGE DRIVE
CRANSTON, RI 02921
PHONE: (401) 413-5648

LEGAL COUNCIL:
MR. THOMAS CRONIN ESQ.
NOLAN, BRUNERO, CRONIN & FERRARA LTD.
1070 MAIN STREET
COVENTRY, RI 02816-5707
PHONE: (401) 828-5800



LOCUS MAP
SCALE 1" = 500'
SITE

SHEET INDEX

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN
3. PROPOSED PLAN

ZONING CRITERIA:

SUBJECT LOT = A.P. 50 LOTS 10, 11, 12 & 13
AREA = 95832 S.F. (2.2 AC.+/-)
UPLAND AREA = 95,832 S.F. (2.2 AC.+/-)
ZONE: VCM - VILLAGE MAIN STREET COMMERCIAL
PUBLIC WATER & SEWER PROPOSED
FIRE SERVICE BY CENTRAL FIRE DISTRICT

ZONING REGULATIONS SECTION 255-610 TABLE 6-2

| CRITERIA | REQUIRED | PROPOSED |
|--------------------------|--------------|----------------|
| MINIMUM LOT AREA: | 7,500 SQ. FT | 95,832 SQ. FT. |
| MINIMUM LOT FRONTAGE: | 80' | 86.8'± |
| MINIMUM BUILDING HEIGHT: | 35' | <35' |
| MAXIMUM LOT COVERAGE: | 60% | 39.6% |
| FRONT SETBACK: | 10' | >20' |
| INTERIOR SIDE SETBACK: | 10' | >20' |
| CORNER SIDE SETBACK: | 10' | >20' |
| REAR SETBACK: | 20' | >20' |

PROPOSED DENSITY:

16 UNITS ON 2.2 AC. = 7.27 UNITS/ACRE

PARKING CALCULATIONS:

16 UNITS X 2 SPACES/UNIT = 32 REQUIRED

1 SPACE PER GARAGE X 16 GARAGES = 16 SPACES
2 SPACES PER DRIVEWAY X 16 DRIVEWAYS = 32 SPACES
TOTAL SPACES PROVIDED = 48 SPACES > 32 REQUIRED.

IMPERVIOUS CALCULATION:

STREET AND DRIVEWAYS = 19,700 SQ. FT.
2-FAMILY BUILDINGS = 15,392 SQ. FT.
WALKWAYS = 1,600 SQ. FT.
PATIOS = 1,280 SQ. FT.
TOTAL = 37,972 SQ. FT. OR 39.6%

BUILDING COVERAGE:

15,393 / 95,832 = 16.1%

LAND SUITABLE FOR DEVELOPMENT:

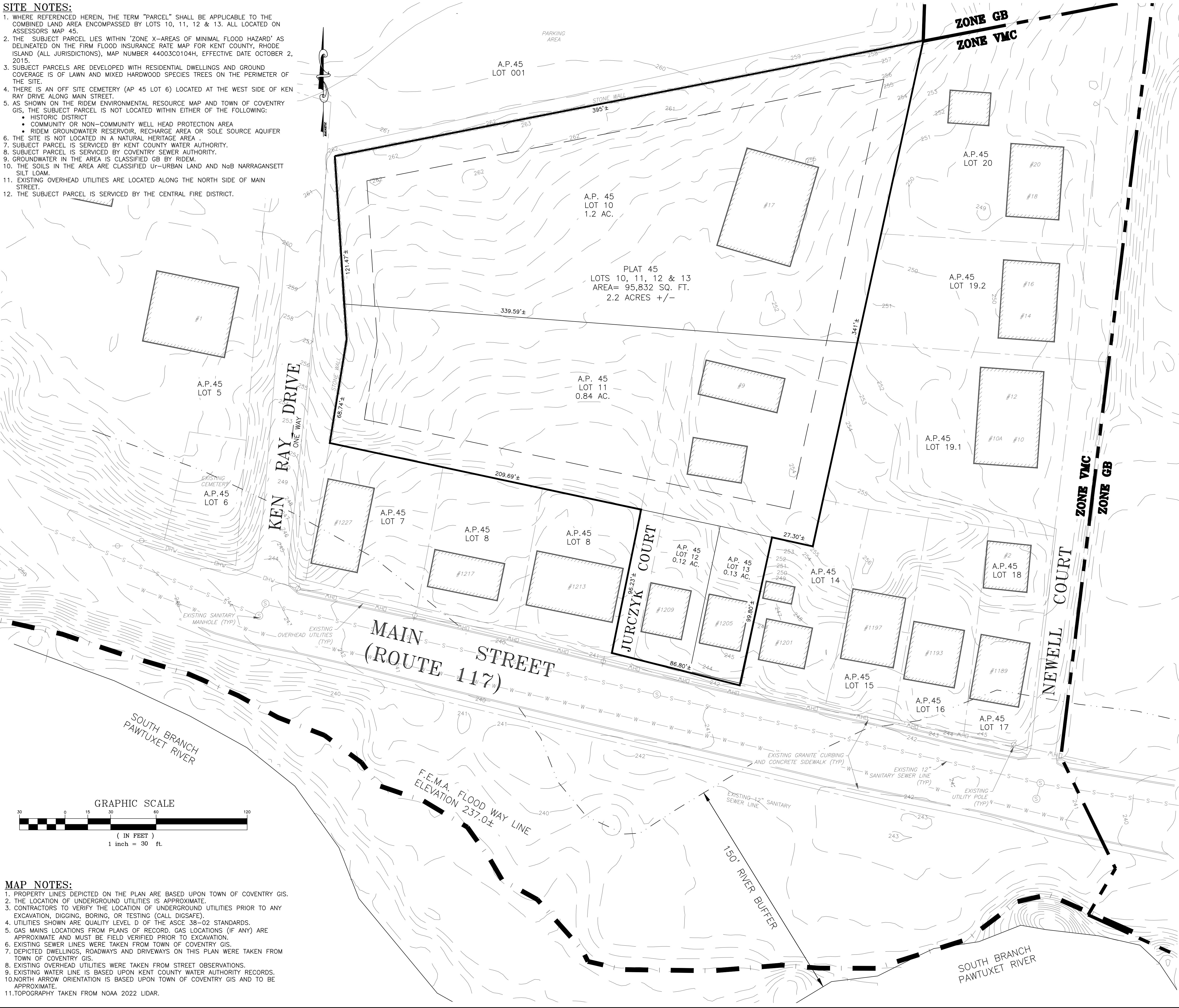
WETLANDS: 0 AC.
FLOOD ZONE: 0 AC.
STREETS: 0 AC.
EASEMENTS: 0 AC. (EXISTING EASEMENT TO BE ABANDONED)
STEEP SLOPES: 0 AC.
TOTAL: 0 AC.

| LEGEND | |
|-----------------------------|---|
| ---290--- | CONTOUR LINE (EXISTING) |
| ---290--- | CONTOUR LINE (PROPOSED) |
| ===== | SUBJECT PROPERTY LINE |
| ===== | ABUTTING PROPERTY LINE |
| ===== | ASSESSOR'S PLAT #/ ASSESSOR'S LOT # |
| ===== | FEMA FIRM MAP OVERLAY 100-YR AE FLOOD ZONE |
| ----- | 150-FOOT RIVER BUFFER LINE |
| ~~~~~ | SILT FENCE |
| --- LOD --- LOD --- LOD --- | SILT FENCE & LIMIT OF DISTURBANCE |
| ----- OHW ----- | OVERHEAD WIRE |
| ----- UE ----- | UNDERGROUND ELECTRIC |
| ----- W ----- | WATER LINE |
| ----- S ----- | SEWER LINE |
| ----- G ----- | GAS LINE |
| ----- D ----- | DRAIN LINE |
| ----- | EDGE OF WATER/POND |
| ----- | BUILDING SETBACK LINE |
| ----- | EASEMENT LINE |
| ----- | ZONING BOUNDARY LINE |
| SE1 | SOIL TEST HOLE |
| x 240.79 | EXISTING SPOT GRADE |
| x 240.79 | PROPOSED SPOT GRADE |
| ELEV. | ELEVATION |
| EXIST. | EXISTING |
| N/F | NOW OR FORMERLY |
| SQ. FT. | SQUARE FEET |
| TOP | TOP OF FOUNDATION |
| TYP | TYPICAL |
| U.P. | UTILITY POLE |
| LHT. | LIGHT |

PROJECT NO. 25024.00

SITE NOTES:

- WHERE REFERENCED HEREIN, THE TERM "PARCEL" SHALL BE APPLICABLE TO THE COMBINED LAND AREA ENCOMPASSED BY LOTS 10, 11, 12 & 13. ALL LOCATED ON ASSESSORS MAP 45.
- THE SUBJECT PARCEL LIES WITHIN 'ZONE X'-AREAS OF MINIMAL FLOOD HAZARD' AS DELINEATED ON THE FIRM FLOOD INSURANCE RATE MAP FOR KENT COUNTY, RHODE ISLAND (ALL JURISDICTIONS), MAP NUMBER 44003C0104H, EFFECTIVE DATE OCTOBER 2, 2015.
- SUBJECT PARCELS ARE DEVELOPED WITH RESIDENTIAL DWELLINGS AND GROUND COVERAGE IS OF LAWN AND MIXED HARDWOOD SPECIES TREES ON THE PERIMETER OF THE SITE.
- THERE IS AN OFF SITE CEMETERY (AP 45 LOT 6) LOCATED AT THE WEST SIDE OF KEN RAY DRIVE ALONG MAIN STREET.
- AS SHOWN ON THE RIDEM ENVIRONMENTAL RESOURCE MAP AND TOWN OF COVENTRY GIS, THE SUBJECT PARCEL IS NOT LOCATED WITHIN EITHER OF THE FOLLOWING:
 - HISTORIC DISTRICT
 - COMMUNITY OR NON-COMMUNITY WELL HEAD PROTECTION AREA
 - RIDEM GROUNDWATER RESERVOIR, RECHARGE AREA OR SOLE SOURCE AQUIFER
- THE SITE IS NOT LOCATED IN A NATURAL HERITAGE AREA.
- SUBJECT PARCEL IS SERVICED BY KENT COUNTY WATER AUTHORITY.
- SUBJECT PARCEL IS SERVICED BY COVENTRY SEWER AUTHORITY.
- GROUNDWATER IN THE AREA IS CLASSIFIED GB BY RIDEM.
- THE SOILS IN THE AREA ARE CLASSIFIED U_r-URBAN LAND AND N_oB NARRAGANSETT SILT LOAM.
- EXISTING OVERHEAD UTILITIES ARE LOCATED ALONG THE NORTH SIDE OF MAIN STREET.
- THE SUBJECT PARCEL IS SERVICED BY THE CENTRAL FIRE DISTRICT.



DRAWING ISSUE:

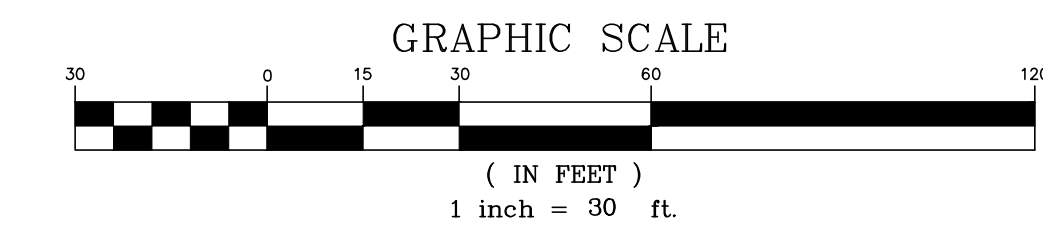
- ☐ CONCEPT
 - ☐ CUSTOMER APPROVAL
 - ☒ PERMITTING
 - ☐ CONSTRUCTION
 - ☐ AS-BUILT
 - ☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

OWNER:
STEPHEN T. JURCZYK
PO BOX 434
COVENTRY RI 02816
ATTORNEY REPRESENTING OWNER:
ROBERT COLAGIOVANNI, ESQ.
PHONE: (401)732-9300

APPLICANT:
BOULDER HILL DEVELOPMENT, LLC
PATRICK CZERWIEN, MANAGER
57 PINE RIDGE DRIVE
CRANSTON, RI 02921
PHONE: (401) 413-5648

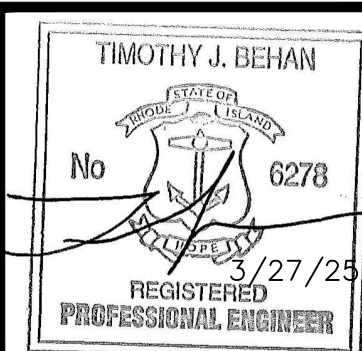
LEGAL COUNCIL:
MR. THOMAS CRONIN ESQ.
NOLAN, BRUNERO, CRONIN & FERRARA LTD.
1070 MAIN STREET
COVENTRY, RI 02816-5707
PHONE: (401) 828-5800

EXISTING CONDITIONS PLAN



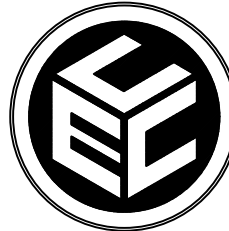
MAP NOTES:

- PROPERTY LINES DEPICTED ON THE PLAN ARE BASED UPON TOWN OF COVENTRY GIS.
- THE LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE.
- CONTRACTORS TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION, DIGGING, BORING, OR TESTING (CALL DIGSAFE).
- UTILITIES SHOWN ARE QUALITY LEVEL D OF THE ASCE 38-02 STANDARDS.
- GAS MAINS LOCATIONS FROM PLANS OF RECORD. GAS LOCATIONS (IF ANY) ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO EXCAVATION.
- EXISTING SEWER LINES WERE TAKEN FROM TOWN OF COVENTRY GIS.
- DEPICTED DWELLINGS, ROADWAYS AND DRIVEWAYS ON THIS PLAN WERE TAKEN FROM TOWN OF COVENTRY GIS.
- EXISTING OVERHEAD UTILITIES WERE TAKEN FROM STREET OBSERVATIONS.
- EXISTING WATER LINE IS BASED UPON KENT COUNTY WATER AUTHORITY RECORDS.
- NORTH ARROW ORIENTATION IS BASED UPON TOWN OF COVENTRY GIS AND TO BE APPROXIMATE.
- TOPOGRAPHY TAKEN FROM NOAA 2022 LIDAR.



REVISIONS

| No. | DATE | DRWN | CHKD |
|-----|------|------|------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908
401-273-6600

PRE APPLICATION
COMPREHENSIVE PERMIT
for
SIENA CONDOMINIUMS
A.P. 45 LOTS 10, 11, 12 & 13
MAIN STREET
in
COVENTRY, RHODE ISLAND

| | | | |
|-----------------|----------------|-----------------------|--|
| SCALE: AS SHOWN | | SHEET NO: 2 of 3 | |
| DRAWN BY: CJC | DESIGN BY: CJC | CHECKED BY: TB | |
| DATE: 3/27/25 | | PROJECT NO.: 25024.00 | |

1. THE PROJECT IS PROPOSED AS A COMPREHENSIVE PERMIT WITH 25% OF THE UNITS AFFORDABLE AND 75% OF THE UNITS MARKET RATE.
2. 16 RESIDENTIAL UNITS ARE PROPOSED.
3. THE EXISTING RESIDENTIAL STRUCTURES WILL BE REMOVED AND DISPOSED FROM THE PROPERTY.
4. THE DEVELOPMENT WILL MERGE LOTS 10, 11, 12 & 13 INTO ONE LOT AS A CONDOMINIUM.
5. THE DEVELOPMENT WILL REQUIRE A HOME OWNER'S ASSOCIATION FOR OPERATION AND MAINTENANCE OF THE WATER & SEWER SYSTEM, STREET, TRASH PICKUP, LANDSCAPING, AND STORMWATER SYSTEM.
6. AN EASEMENT OVER TOWN OF COVENTRY LAND IS REQUIRED FOR THE ACCESS onto KEN RY DRIVE.

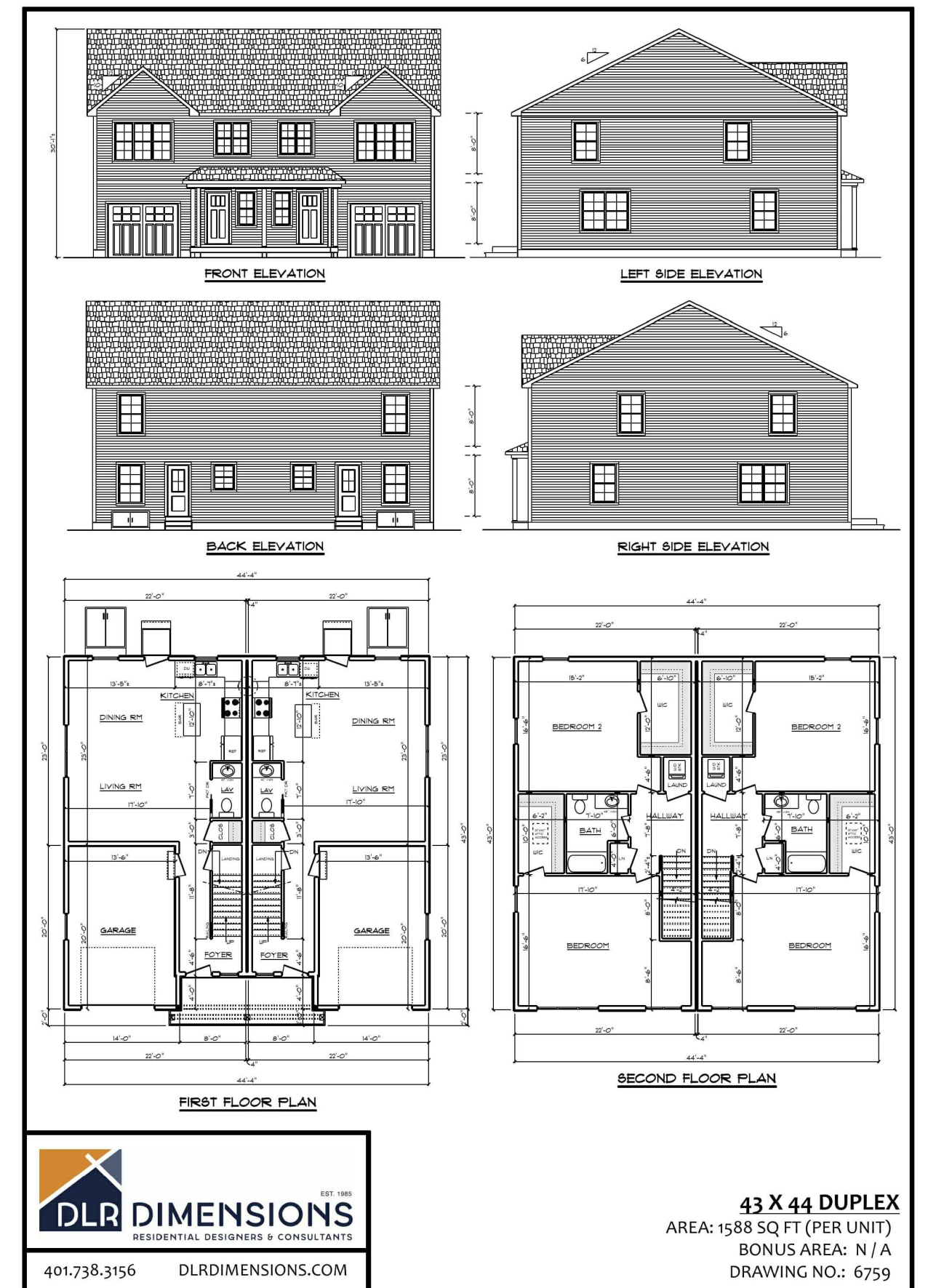
SUBJECT LOT = A.P. 50 LOTS 10, 11, 12 & 13
AREA = 95832 S.F. (2.2 AC.+/-)
UPLAND AREA = 95,832 S.F. (2.2 AC.+/-)
ZONE: VCM - VILLAGE MAIN STREET COMMERCIAL
PUBLIC WATER & SEWER PROPOSED
FIRE SERVICE BY CENTRAL FIRE DISTRICT

| CRITERIA | REQUIRED | PROPOSED |
|--------------------------|--------------|----------------|
| MINIMUM LOT AREA: | 7,500 SQ. FT | 95,832 SQ. FT. |
| MINIMUM LOT FRONTAGE | 80' | 86.8'± |
| MINIMUM BUILDING HEIGHT: | 35' | <35' |
| MAXIMUM LOT COVERAGE: | 60% | 39.6% |
| FRONT SETBACK: | 10' | >20' |
| INTERIOR SIDE SETBACK: | 10' | >20' |
| CORNER SIDE SETBACK: | 10' | >20' |
| REAR SETBACK: | 20' | >20' |

1 SPACE PER GARAGE X 16 GARAGES = 16 SPACES
2 SPACES PER DRIVEWAY X 16 DRIVEWAYS = 32 SPACES
 TOTAL SPACES PROVIDED = 48 SPACES > 32 REQUIRED.

STREET AND DRIVEWAYS = 19,700 SQ. FT.
2-FAMILY BUILDINGS = 15,392 SQ. FT.
WALKWAYS = 1,600 SQ. FT.
PATIOS = 1,280 SQ. FT.
TOTAL = 37,972 SQ. FT. OR 39.6%

| | | |
|----------------------|--------------|-------------------------------------|
| WETLANDS: | 0 AC. | |
| FLOOD ZONE: | 0 AC. | |
| STREETS: | 0 AC. | |
| EASEMENTS: | 0 AC. | (EXISTING EASEMENT TO BE ABANDONED) |
| <u>STEEP SLOPES:</u> | <u>0 AC.</u> | |
| TOTAL: | 0 AC. | |



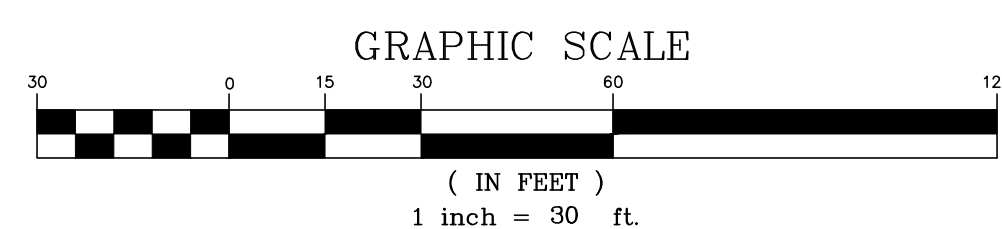
OWNER:
STEPHEN T. JURCZYK
PO BOX 434
COVENTRY RI 02816
ATTORNEY REPRESENTING OWNER:
ROBERT COLAGIOVANNI, ESQ.
PHONE: (401)732-9300

APPLICANT:
BOULDER HILL DEVELOPMENT, LLC
PATRICK CZERWIEN, MANAGER
57 PINE RIDGE DRIVE
CRANSTON, RI 02921
PHONE: (401) 413-5648

LEGAL COUNCIL:
MR. THOMAS CRONIN ESQ.
NOLAN, BRUNERO, CRONIN & FERRARA LTD.
1070 MAIN STREET
COVENTRY, RI 02816-5707
PHONE: (401) 828-5800

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

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



1. ALL WORK WITHIN THE STATE'S R.O.W. WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2002 EDITION, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, 1998 EDITION AMENDED OCTOBER 2022, WITH ALL REVISIONS.
2. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS.
3. CONTRACTOR MUST SUBMIT AN APPLICATION AND APPLY FOR SEPARATE UTILITY PERMIT FOR ALL UTILITY WORK TO BE PERFORMED IN THE RIDOT R.O.W. THE APPROVAL OF THE PAPA APPROVAL IS NOT A SUBSTITUTE FOR A UTILITY PERMIT AND APPROVAL OF THE PAPA DOES NOT CONSTITUTE APPROVAL OF ANY UTILITY WORK, SHOWN OR UNSHOWN, WITHIN THE STATE R.O.W..

TIMOTHY J. BEHAN

STATE OF UTAH

No 6278

REGISTERED PROFESSIONAL ENGINEER

3/27/20

[illegible]

COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.

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

PRE APPLICATION
COMPREHENSIVE PERMIT
for
SIENA CONDOMINIUMS
A.P. 45 LOTS 10, 11, 12 & 13
MAIN STREET
in
COVENTRY, RHODE ISLAND

| | | | |
|-----------------|--|-----------------------|--|
| SCALE: AS SHOWN | | SHEET NO: 3 of 3 | |
| DRAWN BY: CJC | | DESIGN BY: CJC | |
| DATE: 3/27/25 | | CHECKED BY: TB | |
| | | PROJECT NO.: 25024.00 | |