

MASTER SUBMISSION SUMMIT COMMERCIAL CONDOS MAJOR LAND DEVELOPMENT PLAN ASSESSOR'S PLAT 316 LOT 27

28 OLD SUMMIT ROAD COVENTRY, RHODE ISLAND

APPLICANT
Billias Restoration, LLC.
C/O Jonathan Billias
Address: 82 Putnam Pike
Dayville
Connecticut, 06241
Phone: 401-741-8177

LEGAL COUNSEL
THOMAS J. CRONIN, ESQ.
Address: 1070 MAIN STREET
COVENTRY, RI 02816

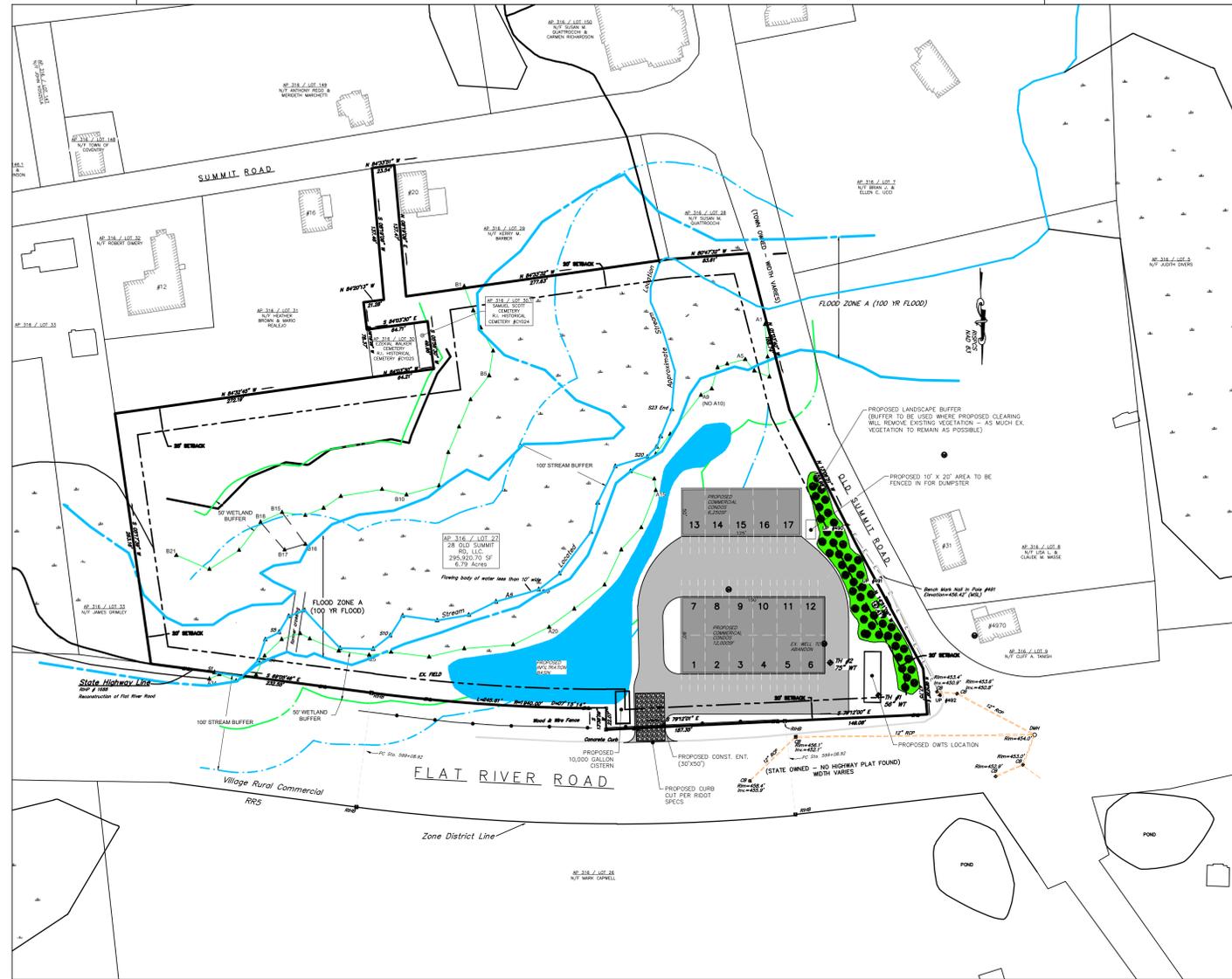
PROJECT SURVEYOR
Samuel R. Suorsa, PLS
Company: Coventry Survey Design Group
Address: 46 South Main Street
Coventry
Rhode Island, 02816
Phone: (401) 823-5028

OWNER
28 Old Summit Road LLC
Address: 28 Old Summit Road
Greene
Rhode Island, 02827

PROJECT ENGINEER
John W. Hampton, P.E.
Company: Coventry Survey Co.
Address: 46 South Main Street
Coventry
Rhode Island, 02816
Phone: (401) 823-5028

PROJECT LEGEND

- WETLAND AREA
- WETLAND EDGE
- UTILITY POLE
- ELECTRIC METER
- ELECTRIC OVERHEAD WIRES
- RI HIGHWAY BOUND
- WELL
- DWELLING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WELL LINE
- 500' RADIUS LINE
- WETLAND FLAG
- PROPOSED PLANTINGS
- PROPERTY LINE SETBACKS
- WOOD & WIRE FENCE
- APPROXIMATE DRAIN LINE
- STREAM LOCATION POINTS



OVERALL SITE MAP
NOT TO SCALE

Sheet List:

- 0 - COVER SHEET
- 1 - EXISTING CONDITIONS-500' RADIUS PLAN
- 2 - EXISTING CONDITIONS PLAN
- 3 - PROPOSED CONDITIONS PLAN

Project Notes:

1. All abutting property lines are approximate and are referenced using corresponding deeds.
2. All noted OWTS information and location was referenced from RIDEM permit data obtained.
3. Wetlands location are geo-referenced using RIGIS 1988 Wetland data.
4. Contour lines are obtained from RIGIS Lidar contour data.

SCOPE OF WORK:

THE SCOPE OF WORK CONSISTS OF CONSTRUCTING SEVENTEEN (17) COMMERCIAL CONDOMINIUMS ON AP 316 LOT 27. ALL PROPOSED WORK IS WITHIN THE SETBACKS FOR THE COMMERCIAL ZONE FOR THE TOWN OF COVENTRY. AS OF THE MASTER SUBMISSION, A WAIVER UNTIL PRELIMINARY SUBMISSION IS BEING REQUESTED FOR A RIDEM WETLANDS PERMIT, AS WELL AS A CONCURRENT RIDEM OWTS PERMIT.

TITLE SHEET

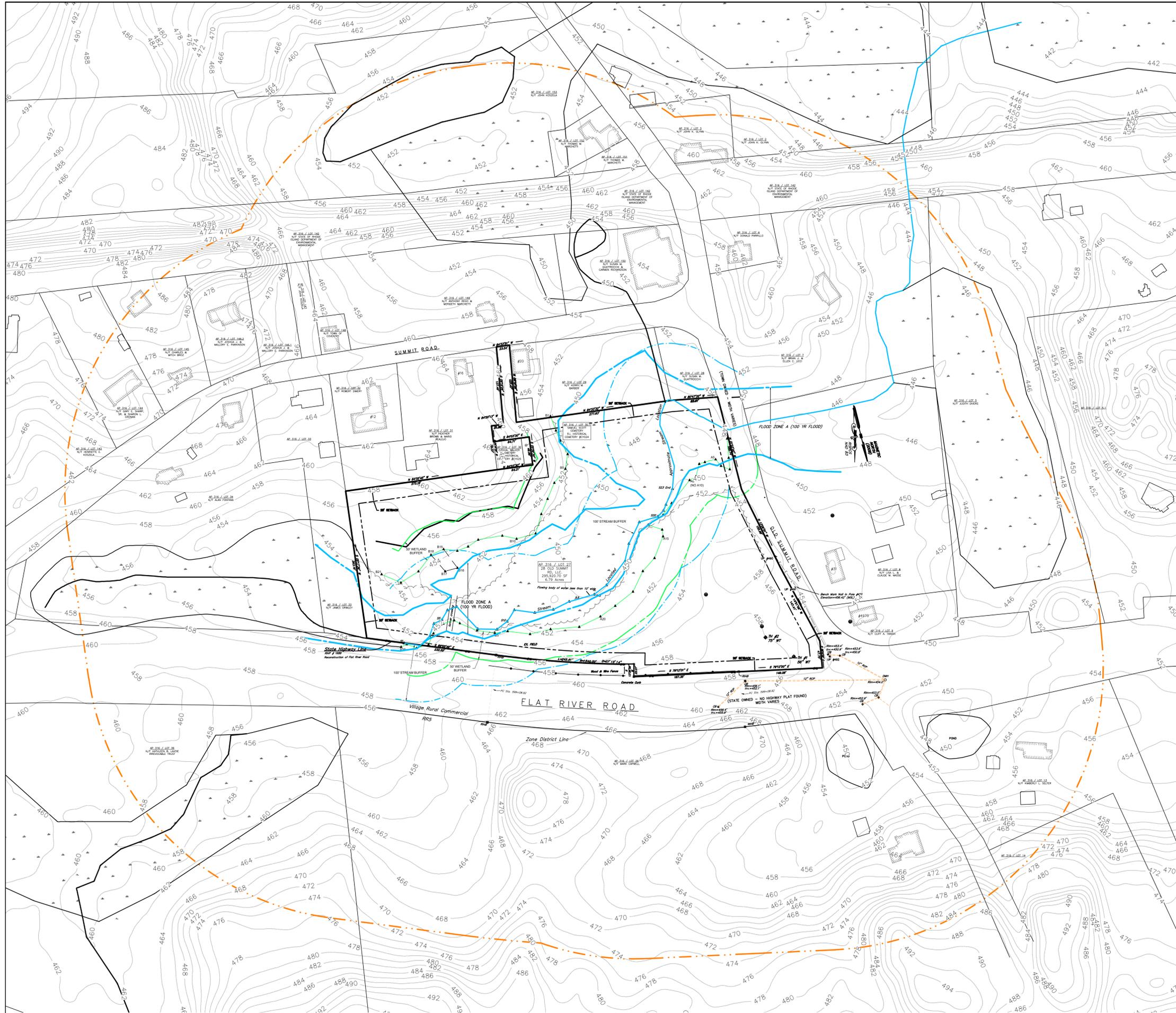
PROPOSED COMMERCIAL
CONDOMINIUM DEVELOPMENT
AT 28 OLD SUMMIT ROAD
ASSESSOR'S PLAT 316 / LOT 27
PREPARED FOR: BILLIAS RESTORATION, LLC
82 PUTNAM PIKE DAYVILLE, CT 06241

DRAWN BY: NRW	DATE: Jan. 27, 26	SHEET: 0 OF 3
CHECKED BY: SRS		
APPROVED BY: SRS		

REVISIONS:	NOTE:



CSDG
Coventry Survey Design Group
46 South Main Street
Coventry, RI 02816
401-823-5028
coventrysury.com



SITE NOTES:

1. FIELD SURVEY DATE: 2008
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
4. SITE ADDRESS: 28 OLD SUMMIT ROAD GREENE, RI 02827
5. APPLICANT: BILLIAS RESTORATION, LLC DAYVILLE, CT
6. JURISDICTION: TOWN OF COVENTRY, RI
7. TAX ID: ASSESSORS PLAT 316 LOT 27
8. ZONING JURISDICTION: RVC (RURAL VILLAGE COMMERCIAL)
9. TOTAL LAND AREA ±6.79 AC.

GENERAL NOTES:

1. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233 CALL BEFORE YOU DIG (CT): 1-800-922-4455
2. SITE PROPERTY LINE, TOPOGRAPHY, AND EXISTING FEATURES OUT SIDE OF THE PROJECT SITE HAS BEEN COMPILED FROM "RIGIS" AND TOWN OF COVENTRY GIS SYSTEMS.
3. THE PURPOSE OF THIS SURVEY IS FOR PRELIMINARY DESIGN OF THE COMMERCIAL CONDOS. USE OF THIS BY ANYONE OTHER THAN COVENTRY SURVEY DESIGN GROUP AND USE OF THIS SURVEY FOR ANY PURPOSE IS STRICTLY PROHIBITED.
4. IN THE EVENT THAT BENCHMARKS (BMS), ESTABLISHED FOR THIS PROJECT AND SHOWN ON THIS SURVEY, ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IMMEDIATELY PRIOR TO STARTING OR CONTINUING ANY WORK.
5. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
6. LIMIT OF WORK IS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COUNTY: KENT TOWN: COVENTRY, RI COMMUNITY PANEL NUMBER: 44003C0080H EFFECTIVE DATE: JULY 19, 2023
7. THIS SITE DOES NOT LIE WITHIN:
 - NATURAL HERITAGE AREAS
 - HISTORIC DISTRICTS
 - GROUNDWATER PROTECTION AREAS

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RIG-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

(A) TYPE OF BOUNDARY SURVEY: NOT A BOUNDARY SURVEY - SURVEY CLASS 4
 (B) OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY - LOCATION OF SITE FEATURES CLASS 3

(C) STATEMENT OF PURPOSE: THE PURPOSE OF THIS SURVEY AND PLAN IS TO ESTABLISH RECORD BOUNDARY LINES AND SHOW THEIR RELATIONSHIP TO EXISTING SITE FEATURES SUFFICIENT TO PREPARE A SITE PLAN

BY:

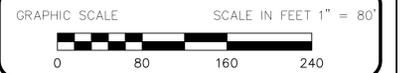
Samuel R. Suorsa January 27, 2026
 REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE

Samuel R. Suorsa, PLS
 REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME

A-68
 CERTIFICATE OF AUTHORIZATION NO.

EXISTING CONDITIONS - 500' RADIUS

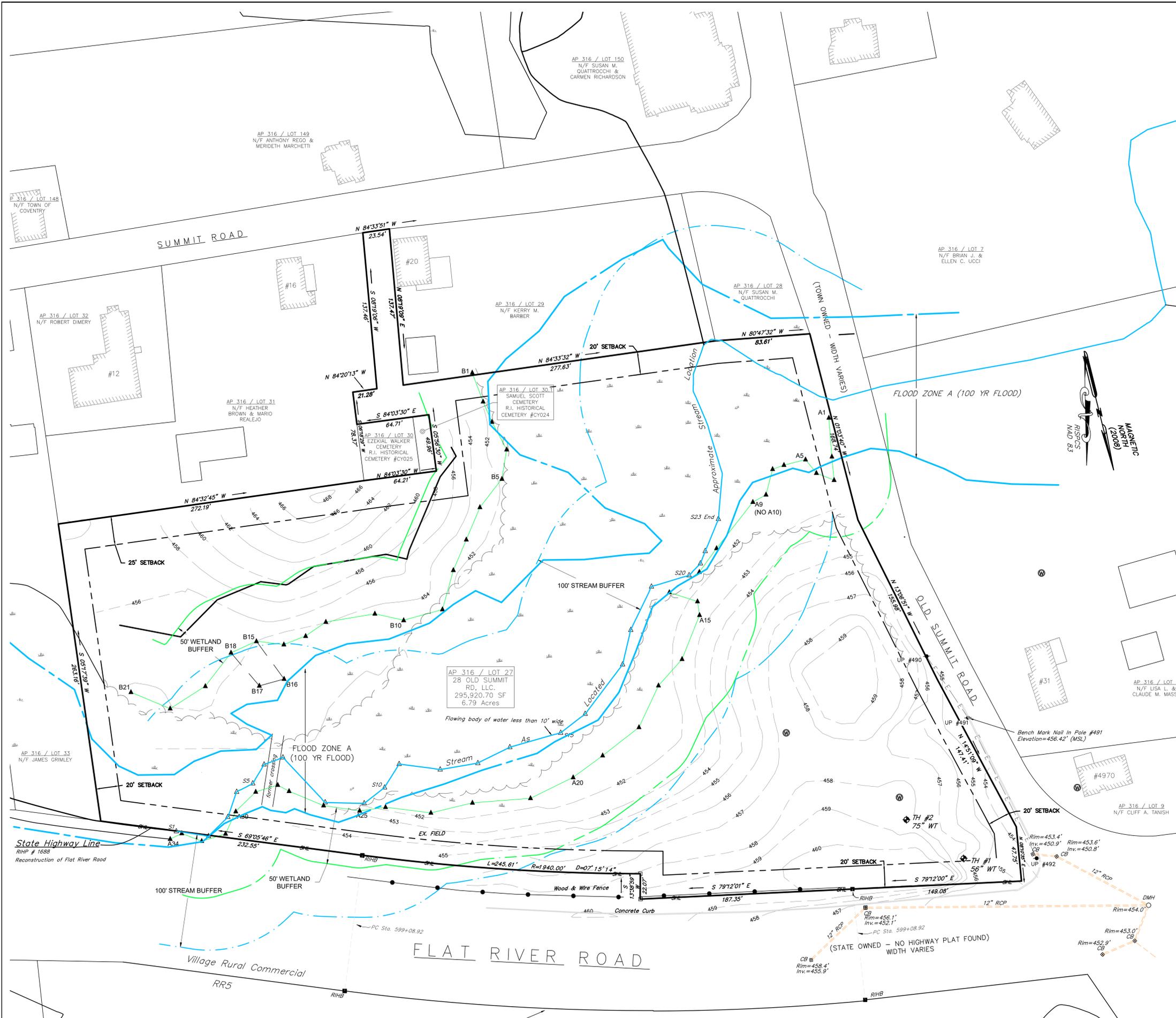
500' RADIUS MAP
AT 28 OLD SUMMIT ROAD
ASSESSOR'S PLAT 316 / LOT 27
 PREPARED FOR: BILLIAS RESTORATION, LLC
 82 PUTNUM PIKE DAYVILLE, CT 06241



DRAWN BY: NRW	DATE	SHEET
CHECKED BY: SRS	1/27/2026	1 OF 3
APPROVED BY: SRS		
APPROVED BY:		

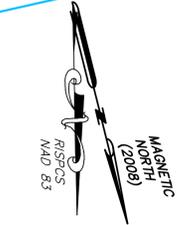
REVISIONS:





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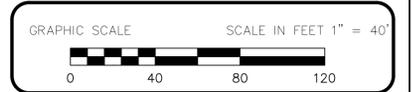
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EXISTING CONDITIONS PLAN

CONCEPTUAL SITE MAP AT 28 OLD SUMMIT ROAD ASSESSOR'S PLAT 316 / LOT 27
 PREPARED FOR: BILLIAS RESTORATION, LLC
 82 PUTNUM PIKE DAYVILLE, CT 06241



DRAWN BY: NRW	DATE: 1/27/2026	SHEET: 2 OF 3
CHECKED BY: SRS		
APPROVED BY: SRS		
APPROVED BY:		

BY: *Samuel Suorsa* Jan. 27, 26
 REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE
 Samuel R. Suorsa, PLS
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 A-68
 CERTIFICATE OF AUTHORIZATION NO.

REVISIONS:



CSDG
 Coventry Survey Design Group
 46 South Main Street
 Coventry, RI 02816
 401-823-5028
 coventrysurvey.com

PARKING REQUIREMENTS:

PER SECTION 255-1220 INDUSTRIAL ZONE 1. 1
 PARKING SPACE IS REQUIRED PER 2 EMPLOYEES
 WE ARE ASSUMING 2.5 EMPLOYEES PER BAY
 REQUIRING 2 SPACES PER BAY.
 REQUIRED 34 SPACES
 PROPOSED 2 SPACES PER BAY
 PROVIDED 34 SPACES
 REQUIRED PARKING SPACE IS 8.5' X 18'
 PROVIDED 9' X 18'

TEST HOLE INFORMATION:

PER RIDEM OWTS PERMIT #9906-1690.
 TH #1: Excavated 05/24/1999
 0" to 9"; Top Soil is BLACK
 9" to 29"; Sub Soil, ml ORANGE/BROWN
 29" to 51"; mc, 4ms 3fs 2cs 1g 1sr 1rr TAN
 51" to 120"; mc, 4fs 2ms 1cs 1st 1g GRAY
 TH #2: Excavated 05/24/1999
 0" to 12"; Top Soil is BLACK
 12" to 36"; Sub Soil, mc ORANGE/BROWN
 36" to 120"; mc 4ms 3fs 2cs 1g 1st 2rr TAN

MULTIPLE READINGS AT TEST HOLES:

READING ON 01/11/2000:
 - TH #1 = WATER AT 89"
 - TH #2 = WATER AT 110"
 READING ON 02/09/2000:
 - TH #1 = WATER AT 103"
 - TH #2 = WATER AT 120"
 READING ON 02/17/2000:
 - TH #1 = WATER AT 100"
 - TH #2 = DRY AT 120"

DIMENSIONAL REQUIREMENTS TABLE

ZONING DISTRICT: RVC; RURAL VILLAGE COMMERCIAL		
AP 316 / LOT 27	PROPOSED	REQUIRED
LOT AREA	6.79 ACRES	40,000 SF
FRONTAGE	1,377'	125'
FRONT SETBACK	47.5'	20'
COR. SIDE SETBACK	25'	20'
SIDE SETBACK	-	15'
REAR SETBACK	238'	25'
LOT COVERAGE	16%	<55%

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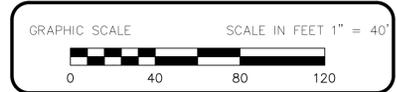
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PROPOSED CONDITIONS PLAN

CONCEPTUAL SITE MAP
 AT 28 OLD SUMMIT ROAD
 ASSESSOR'S PLAT 316 / LOT 27
 PREPARED FOR: BILLIAS RESTORATION, LLC
 82 PUTNUM PIKE DAYVILLE, CT 06241



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REVISIONS:

