

CSDG

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

Industrial Performance Standards Narrative

January 13, 2025

Doug McLean
Director of Planning & Development
1675 Flat River Road
Coventry, RI 02816

JAN 15 2025

RE: BJK Realty 1600 Flat River Road (Preliminary Submission)
AP 60 Lot 12
Applicant: BJK Realty LLC c/o Brian Grace
1600 Flat River Rd Coventry RI 02816

Dear Mr. McLean,

Please see the following list of Industrial Performance Standards in accordance of Article VII of the zoning ordinance and how the property owner meets these standards:

255-790 Performance Standards for Noise:

The proposed usage is equipment storage, which will not exceed the proposed decibel levels outline in 255-790 D-G. No industrial manufacturing will occur at the proposed new building.

255-7100 Performance Standards for Vibrations:

The proposed usage is equipment storage, which will not cause additional vibrations. No measurable vibrations will be at the property lines based on the proposed activity.

255-7110 Performance Standards for Smoke and Particulate Matter:

The proposed equipment storage will not produce any smoke and particulate matter.

255-7120 Performance Standards for Odorous Matter:

The proposed equipment Storage will not produce any Odorous Matter.

255-7130 Performance standards for glare:

The proposed equipment storage will not produce any glare. Sunlight reflecting off the building will be blocked by the proposed trees

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255-7140 Performance Standards for Heat:

The proposed equipment storage will not produce any heat and there will not emit any heat at the lot lines

255-7150 Performance Standards for Airborne Toxics Gases, and Fumes:

There will be no discharge across the lot boundaries of any toxic gases or fumes

255-7160 Performance Standards for Sewage and Waterborne Wastes:

There will be no industrial wastewater discharge on the site. Effluents will be treated by the on-site wastewater treatment system (OWTS). Storm water runoff will be treated by the infiltration basin.

255-7170 Performance Standards for Radioactive Materials:

There will be no radioactive materials on site.

255-7180 Performance Standards for Fire and Explosive Hazards:

The proposed propane tanks will be installed in accordance with the National Fire Protection Association.

255-7190 Performance Standards for Hazardous Materials:

There will be no hazardous materials stored on site.

Sincerely,

John Hampton , PE
Coventry Survey Co., Inc.
46 South Main Street
Coventry, RI 02816