

PROJECT NARRATIVE

for:

Coventry Crossings Comprehensive Permit Application

A.P.10, LOT 29 & A.P. 18, LOT 86
HARKNEY HILL ROAD
COVENTRY,
RHODE ISLAND

prepared for:

KREG Management
39 Nooseneck Hill Road
West Greenwich, Rhode Island 02817

prepared by:



GAROFALO

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PN 7398-00
April 2023
(rev. 8/28/24)



I. INTRODUCTION

Garofalo and Associates, Inc. has prepared this Project Narrative in support of a submission to the Town of Coventry for a proposed Comprehensive Permit for a Mixed-Use Residential Community at an existing property located along Harkney Hill Road and Nooseneck Hill Road.

The subject property consists of approximately 30 acres and is located west of Nooseneck Hill Road and northerly of Harkney Hill Road. The project will develop this property with sixty Single-Family and thirty Duplex Condominiums (120 units total), as well as a Commercial site fronting Nooseneck Hill Road with a not yet identified tenancy. Twenty-five percent (25%) of the residences will be designated as affordable and will be monitored by Housing Network of Rhode Island.

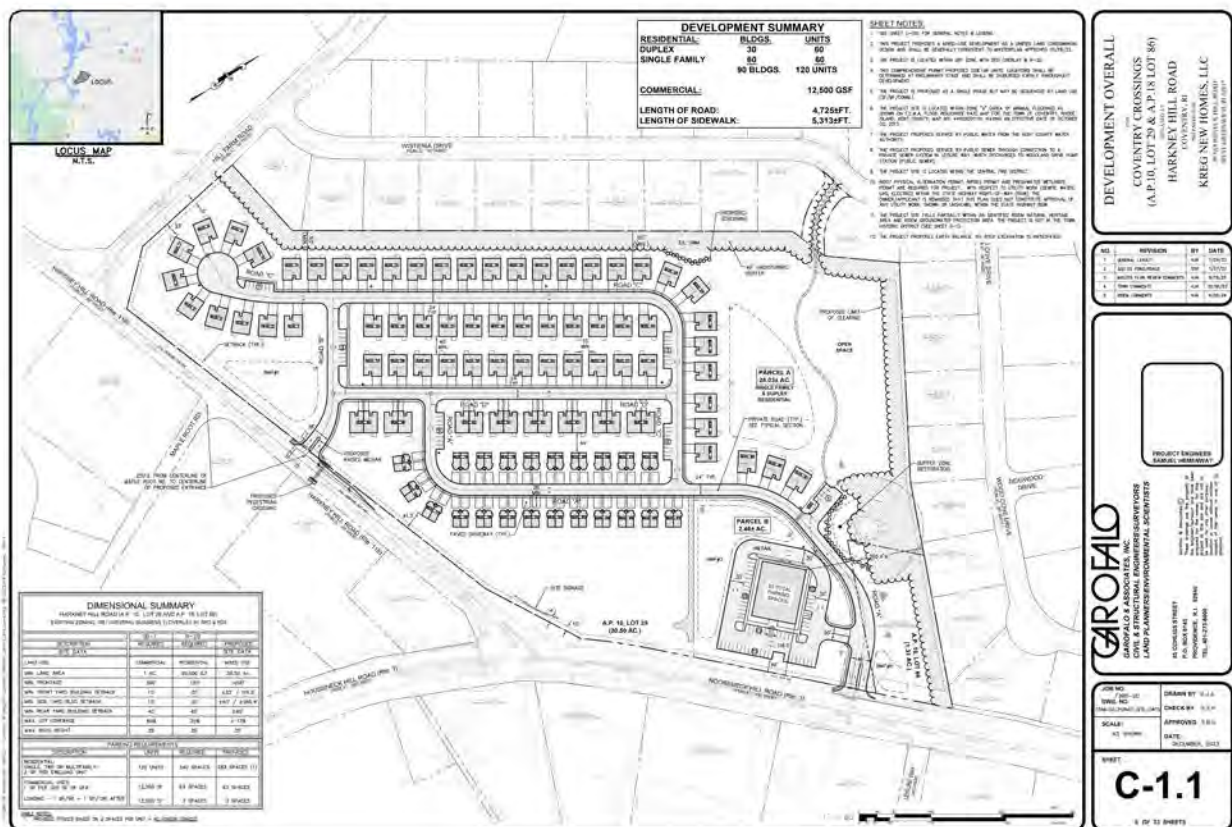


Figure 2. Concept Plan



II. EXISTING SITE CONDITIONS

2.1 Site Characteristics

The property is presently undeveloped and consists of a mix of open field and wooded areas, with the majority of the parcel being field/meadow. There is a single wetland features on the property which is man-made. The present zoning designation of the parcel is predominantly General Business (GB) with a Special Planning District (SPD) Overlay, but a portion also lies in the R-20, allowing 20,000 s.f. residential lots.



2.2 Soils

The *Soil Survey of Rhode Island* prepared by the US Department of Agriculture, Soil Conservation Service depicts the underlying soils of the project site to be comprised of Merrimac fine sandy loam and Sudbury sandy loam. Merrimac fine sandy loam and Sudbury sandy loam are classified as hydrologic soil group 'A' and 'B', respectively. See Appendix E for on-site soil evaluations.



Map Unit Symbol	Percent of Site	Map Unit Name	Hydrologic Soil Group
MmA	73.4%	Merrimac fine sandy loam	A
Ss	26.6%	Sudbury sandy loam	B



Figure 3. NRCS Soils Map

2.3 Flood Hazards

The project area is located within Zone "X" (areas outside the 0.2% annual floodplain) as shown on F.E.M.A. Flood Insurance Rate Map for the Town of Coventry, Rhode Island, Community Panel No. 44007C0111H having an effective date of October 2, 2015.



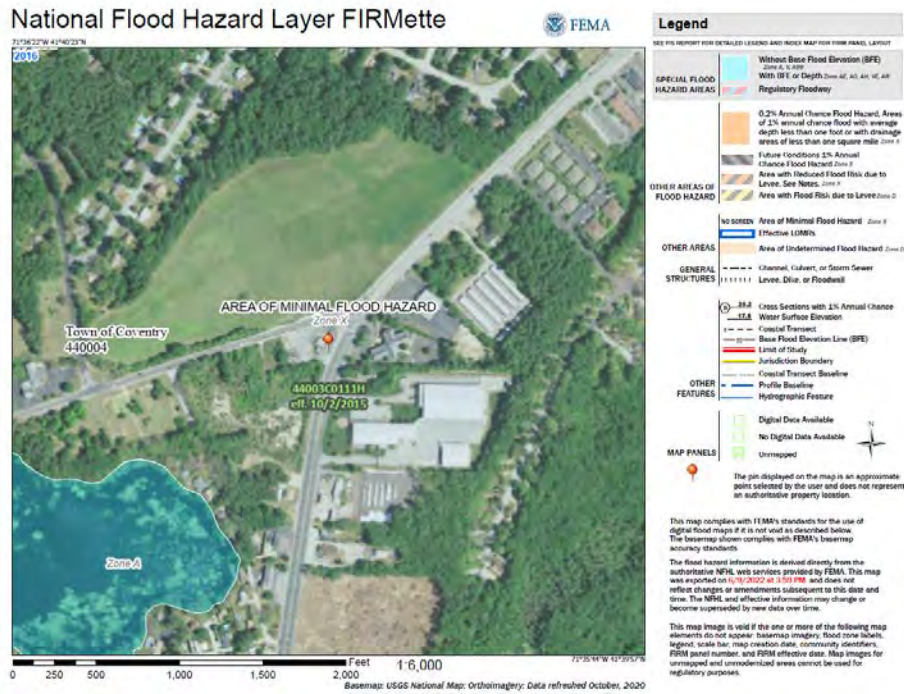


Figure 4. FEMA Flood Map

2.4 Natural Resource Inventory

The project site is documented by the Rhode Island Natural Heritage Survey or the Rhode Island Department of Environmental Management (RIDEM) Geographic Information System (GIS) Mapping as being within a natural heritage area and investigations regarding possible impact is ongoing.

2.5 Wetlands

A replicated wetland area (RIDEM File No. 94-0525) delineated by flag series WF100 to WF107 is present in the northeastern portion of the property. Wetland delineation performed on June 14, 2022, by McCue Environmental, LLC classifies this replicated wetland area as a Pond < 1/4 acre. Current freshwater wetland regulations assign a 100-foot Jurisdictional Area and 25-foot buffer zone to this wetland area.



II. PROPOSED DEVELOPMENT

3.1 Project Overview

The proposed development primarily involves the construction of sixty (60) single unit condominium residences and thirty (30) two-unit (Duplex) buildings providing a total of 120 units. The project also includes a commercial component, with a 12,500 square commercial building proposed on the eastern portion of the site. The tenancy for the Commercial use is not yet defined. Each single unit residence is approximately 1925 sf in size, with a two a car garage attached. The multi-family single-story buildings of approximately 1435 sf, with a single car garage. The multi-family 2-story buildings of approximately 628 sf, with two car parking spaces. The building coverage for the project is just under twenty percent, and the total impervious coverage is roughly eighteen percent. A forty foot undisturbed buffer will be maintained against all adjacent residential properties, and that buffer will be enhanced adjacent to an identified stormwater basin where the screening function would be compromised. Additional discussion on the potential impacts, together with discussion on estimated population and number of school-age children is included under separate cover.

Two site access points are proposed to serve the development. The first site access is proposed at the southwestern corner of the property across from Maple Root Road on Harkney Hill Road. The second site access is located at the eastern property corner across from Leisure Way on Nooseneck Hill Road. Both accesses will serve the residential units, with the eastern access additionally serving the commercial property. Both require permitting from the RIDOT. Parking will be provided by individual driveways at each residence, with parking fields providing parking for the commercial building. The project will also provide pedestrian walkways, lighting, landscaping and other site amenities. Additional discussion on traffic and circulation patterns is included under separate cover.

Finally, the development includes an architectural tone as well as suitable landscaping improvements, and will include associated pedestrian features, walkways, and other amenities. The project layout and architecture has been developed to comport the standards of the "Special Management District" to revitalize and develop Nooseneck Hill Road and to improve the functioning and appearance of this arterial corridor, create redevelopment opportunities and create jobs as well as enhance the Town's economic tax base.



3.2 Stormwater Management and Erosion Control

Stormwater management measures are proposed to fully mitigate the impacts to stormwater runoff from the proposed project, and will comply with the Town Stormwater Ordinances and the Stormwater Management Standard and Performance Criteria of the RI Stormwater Design and Installation Standards Manual (RISDISM) using various low-impact development (LID) techniques and best management practices (BMP's). Runoff retention and recharge is a primary objective of the project design.

This project is classified as a 'Construction Activity' as described in the General Permit for the Rhode Island Discharge Elimination System (RIPDES). A Soil Erosion and Sediment Control (SESC) Plan will therefore be developed for the project meeting RIPDES requirements and Town Ordinances for Discharge Associated with Construction Activity. The purpose of this SESC Plan is to define the appropriate practices and specific soil erosion and sedimentation controls that must be employed during construction. The project will not be considered complete until all disturbed areas have been satisfactorily stabilized, any soil erosion that has occurred has been repaired, and all temporary control measures have been removed from the site.

3.3 Utilities

There are currently no available public sewers at the site and an onsite waste treatment system (OWTS) is proposed. RIDEM permitting of this system is required.

The property falls within the Kent County Water Authority (KCWA) service district and private services are proposed. There is currently a 12" high service water main (430' gradient – approx. 75 psi) available in Hill Farm and Harkney Hill, fed from the south. Coordination with the Central Coventry Fire District has been initiated and initial analysis by the KCWA indicate that suitable pressure and capacity is currently available.

Existing overhead poles are located along the property frontages. No underground facilities have been identified. It is assumed that Telephone, Cable, and Electric services are available from these facilities. Underground gas service is available from Nooseneck Hill Road and is anticipated to be used for the project. Coordination with service providers will need to be made to confirm this.



3.4 Project Implementation

The applicant, subject to gaining all necessary Municipal and State approvals, intends to start the development of the project as early as the Summer of 2024. Once construction begins, it is estimated that it will take thirty-six (36) months for the project to be built out.



IV. DEVELOPMENT STANDARDS AND PERMITS

4.1 Requested Zoning Relief

The following zoning variances are respectfully requested from the Town for the project:

Article VI - Schedule of uses:

- 60 Single-Family Units and 30 Multi-Family Units are in a GB zone, where they are prohibited (Table 6-1).

Article XII Standards for Parking Lots and Loading Facilities

- Use of Porous Pavement if determined advantageous (1200.D.2).
- 1 Loading space for commercial use where 3 are required (1210.C).
- Residential driveways less than 40' from local road intersections (1230.D, Table 12-7).

Article XIV – Land Development Projects

- Multi-Family structures closer than 40' from street line (1460.A).
- Multi-family structures less than 50' apart (1460.B).

Article XVII – Landscaping

- Residential development with less than 40' buffer from arterial street line (1730.D).

4.2 Requested Land Development Regulation Waivers:

The following waivers are respectfully requested from the Town for the project:

Article XIII - Design and Public Improvement Standards

- 22' width is proposed where 30' is required by Typical Section (XIII.B.3)

Article XIV – Specifications for Construction of Required Improvements

- Bituminous berm is proposed where concrete curb is required (XIV.B.6).
- Bituminous concrete walks are proposed where concrete walks are required (XIV.B.6).

4.3 Project Permitting:

The following non-local approvals are required for the project:

- RIDEM – Wetlands Permit
- RIDEM – OWTS Permit
- RIDEM – RIPDES and Drainage Permit
- RIDOT – Physical Alteration Permit
- Kent County Water Authority – Water Connection Permit



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LOCUS MAP
N.T.S.



AERIAL PLAN
FOR
COVENTRY CROSSINGS
MIXED-USE DEVELOPMENT
(A.P. 10, LOT 29 & A.P. 18 LOT 86)
HARKNEY HILL ROAD
COVENTRY, RI
KREG MANAGEMENT

NO.	REVISION	BY	DATE

PROJECT ENGINEER
SAMUEL HENENWAY

GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

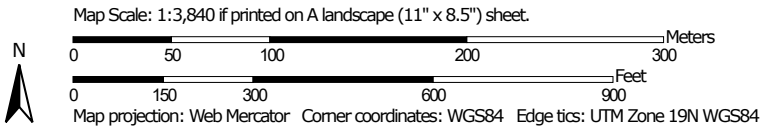
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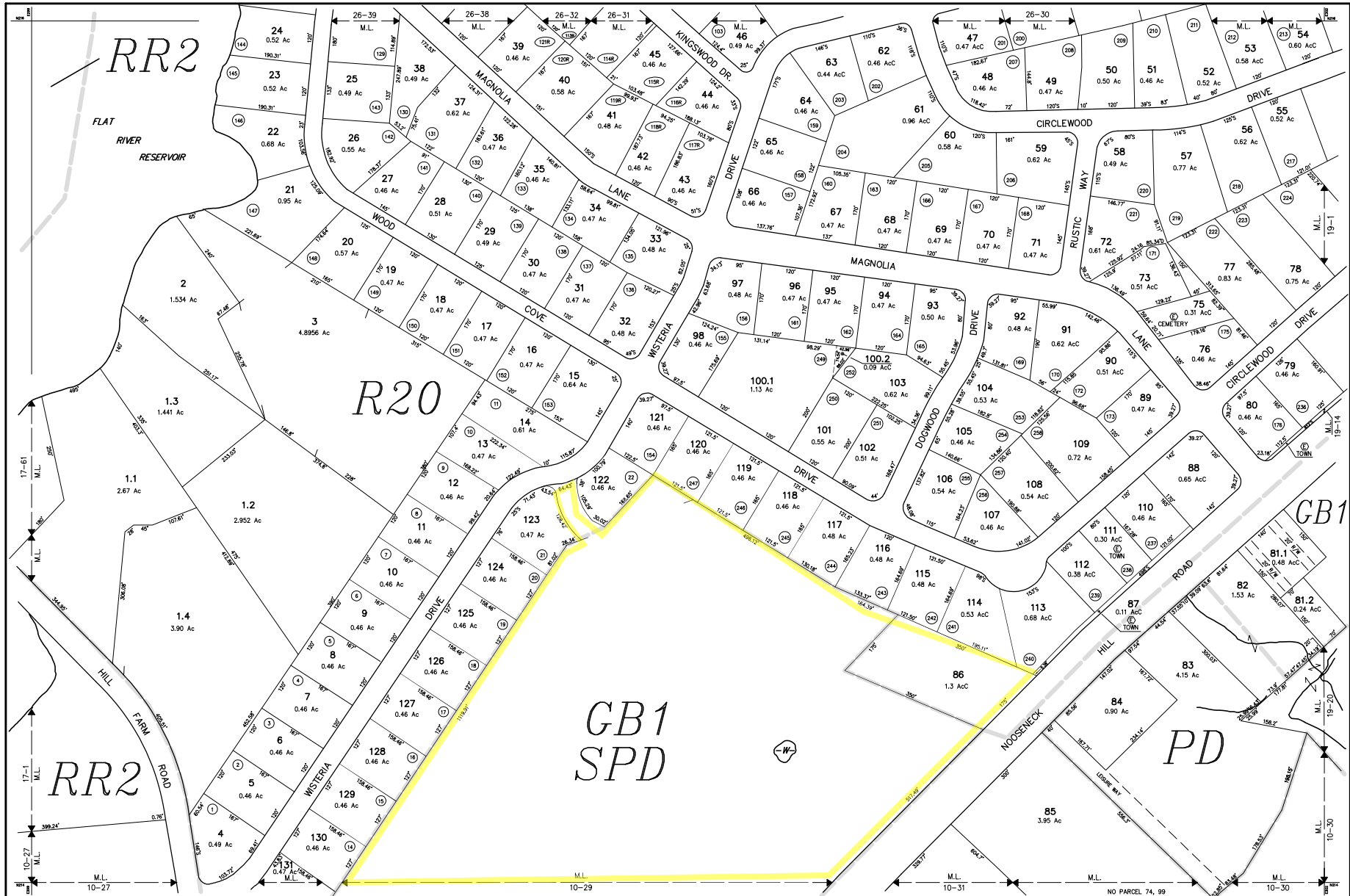
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	DATE: JUNE 21, 2022

SHEET
G-2
3 OF 4 SHEETS

Custom Soil Resource Report Soil Map



LEGEND
MmA - Merrimac fine sandy loam. Well drained and suitable for development. Typical water tables >80"
Ss - Sudbury sandy loam. Moderately well drained and suitable for development. Typical water tables 18"-36".



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE : MARCH 30, 1986

COMPLETION DATE : JULY 29, 1988

PRODUCED BY

CAI Technologies
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401.322.6486 - WWW.CAITEC.COM

LEGEND

AREA CALCULATED A.C. OR COMMON OWNERSHIP EXEMPT PROPERTY MATCH LINE WATER

RECORD DIMENSION RIGHT OF WAY SCALED DIMENSION SUBDIVISION LOT NO.

WETLANDS

SCALE 1" = 100'

FEET 0 100 200 300

METERS 0 30.48 60.96 91.44

REVISED TO :

PROPERTY MAPS

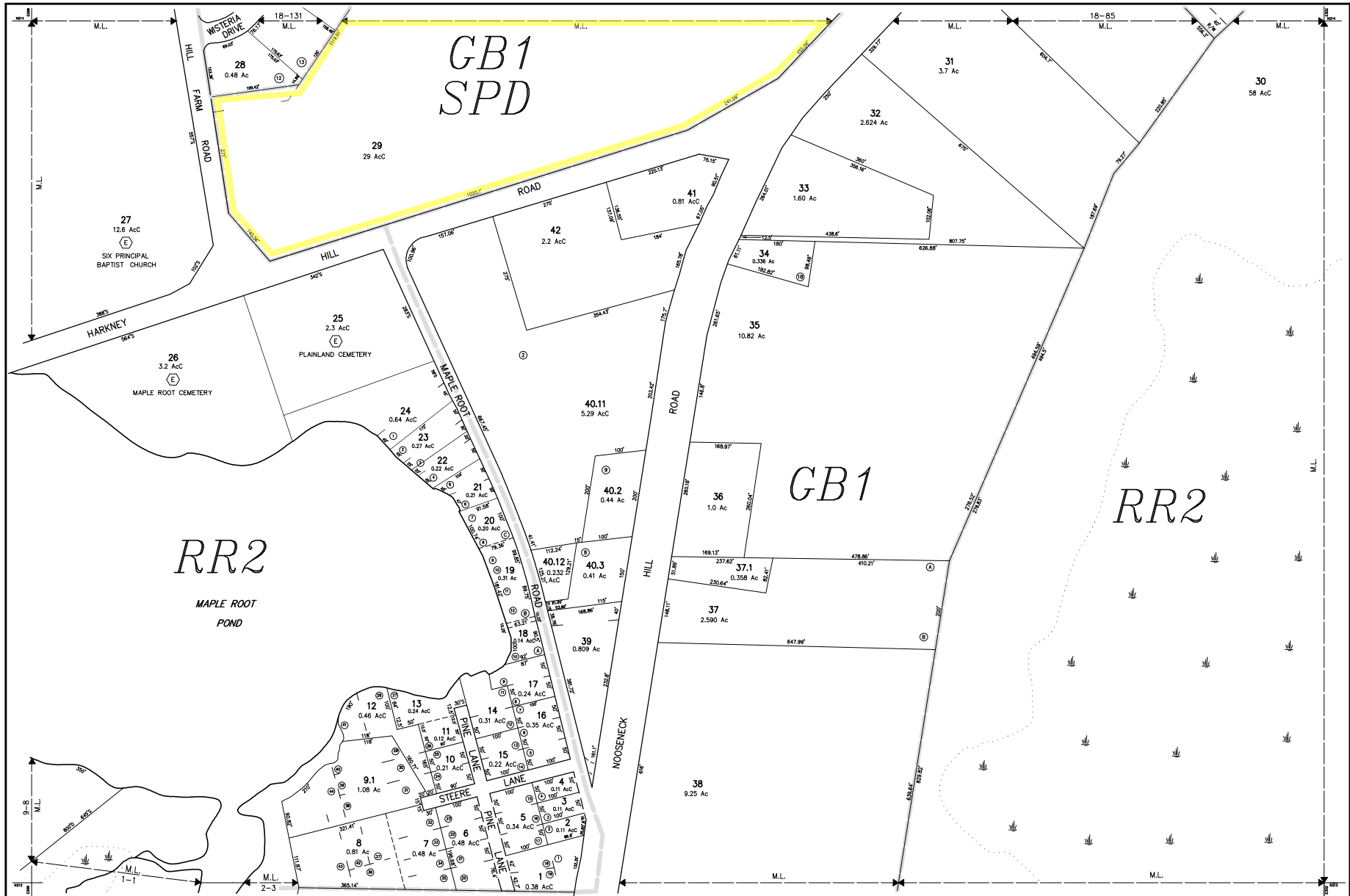
COVENTRY

RHODE ISLAND

INDEX DIAGRAM

MAP NO. **18**

25 26 27
17 18 19
9 10 11



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LEGEND

AREA CALCULATED COMMON OWNERSHIP EXEMPT PROPERTY MATCH LINE

AcC Ac ✓ OR ✓ R/W 100' SCALED DIMENSION SUBDIVISION LOT NO. ②

RECORD DIMENSION RIGHT OF WAY

WETLANDS

SCALE 1" = 100'

FEET 0 100 200 300

METERS 0 30.48 60.96 91.44

REVISED TO :

PROPERTY MAPS

COVENTRY

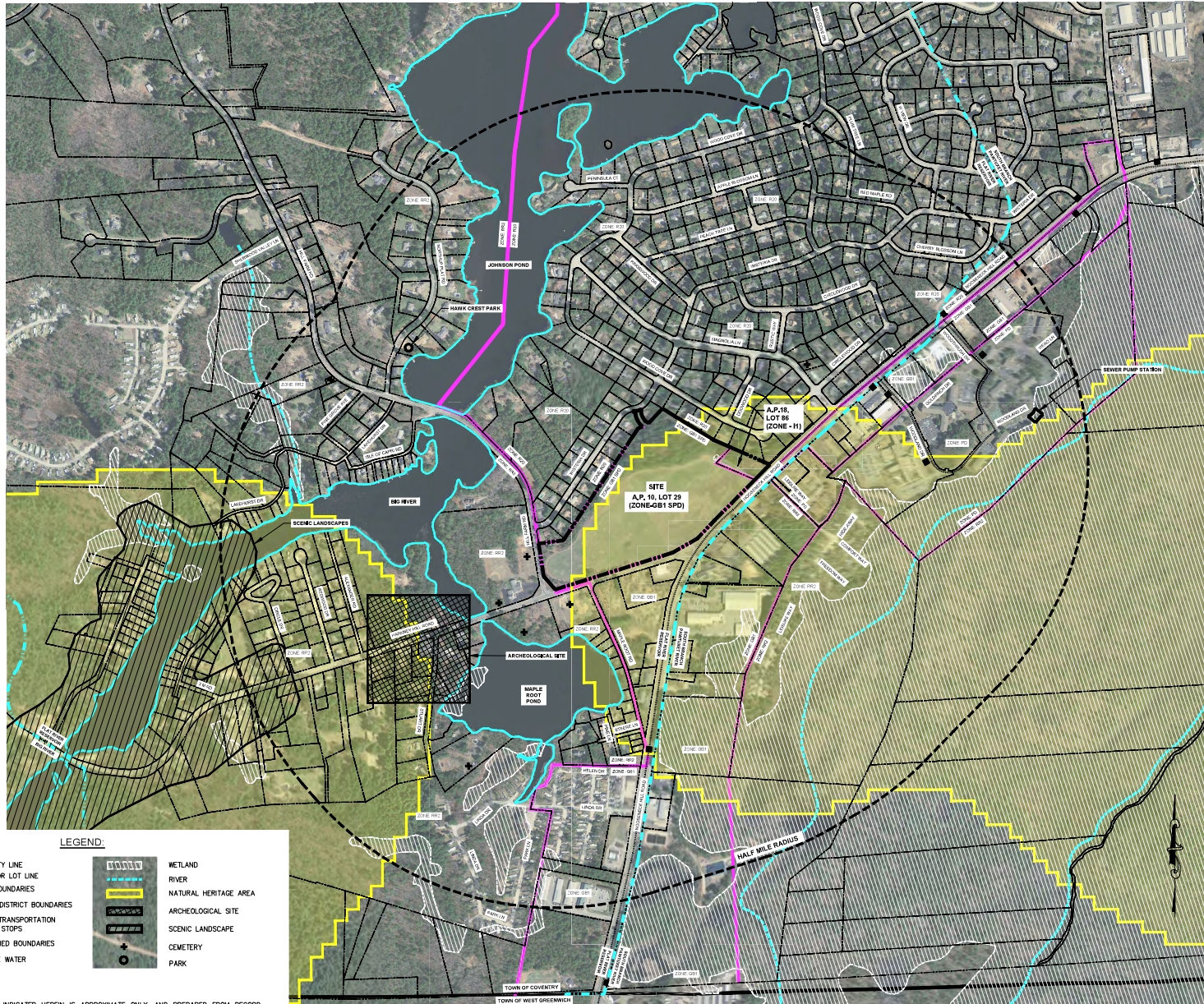
RHODE ISLAND

INDEX DIAGRAM

17	18	19
9	11	11
1	2	3

MAP NO.

10



SHEET NOTES:

1. THE EXISTING CONDITIONS INDICATED HEREIN IS APPROXIMATE ONLY, AND PREPARED FROM RECORD PLANS AND GIS INFORMATION ONLY.
2. THERE ARE NO SCHOOLS, FIRE/POLICE STATIONS, AND OTHER SIGNIFICANT PUBLIC FACILITIES WITHIN HALF MILE RADIUS OF THE SITE. THE SITE IS LOCATED WITHIN PRIME AGRICULTURAL SOIL AND GROUNDWATER PROTECTION AREA.

VICINITY MAP
 FOR
 COVENTRY CROSSINGS
 MIXED-USE DEVELOPMENT
 (A.P. 10, LOT 29 & A.P. 18 LOT 86)
 HARKNEY HILL ROAD
 COVENTRY, RI
 PREPARED BY
 KREG MANAGEMENT

NO.	REVISION	BY	DATE

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SHEET
G-1
 2 OF 4 SHEETS

