

**PROJECT NARRATIVE
PROPOSED COMMERCIAL CONTRACTOR UNITS
71 HARKNEY HILL ROAD, COVENTRY, RI**

November 2024

Existing Conditions

The property at 71 Harkney Hill Road in Coventry Rhode Island is identified as Lot 42 on Plat Map 10. The property is 2.2 acres in size and has frontage on both Harkney Hill Road and Nooseneck Hill Road (Route 3). There are no buildings or improvements on the lot, and recent clearing of small trees and brush has been completed. There are no trees 50 years old on this property. There is little grade change on this lot, and stormwater runoff remains on site in the lower elevation areas before it drains toward the southerly property line. The area is within the Maple Root Pond watershed (Waterbody ID RI0006013L-12). According to the Rhode Island Department of Environmental Management (RIDEM) Environmental Resource Map, the property is not situated within 200' of wetlands and is not within a flood zone. The site is not within a wellhead protection area but is within a RIDEM Natural Heritage Area (Id128). The groundwater classification is GAA.

This lot is not listed on the National Register of Historic Places, and there are no cemeteries on or within the immediate area of the site, and the site is within the Central Coventry Fire District.

Proposed Improvements

The proposed development will be constructed in two phases. Phase 1 includes the construction of a one building to be used by the owner for his current business; an oil delivery company and a tank installation/removal service. Most of the building will be for storage and inside parking. There is a small office component that will have 2 employees. This use is allowed in the GB1 zoning district. Phase 2 will include two additional buildings for commercial storage/garage storage. At this time the owner intends to use at least one building of the phase 2 buildings for additional off-season truck and equipment storage. The second phase 2 building is potentially also for the owner's additional storage, and/or could be for lease for equipment storage.

The proposed buildings will be a metal building, blue in color, with large overhead doors in the front. The phase 1 buildings will have overhead doors in both the front and back. All buildings are setback from Nooseneck Hill road. Other site improvements include a stormwater management system, underground utilities, site lighting and landscaping buffering. The proposed site lighting will follow the dark sky principle and will be designed to not spill direct light offsite.

Because of the site location and type of use, variances will be required. The requested variances are provided on the supplemental information provided with this submission.

Parking

These buildings will not be used for consumer sales, large office space or for manufacturing. This site will be for the owners use to relocate his current business. The phase 1 parking spaces shown meet the parking needs for the owner's current business. No business expansion is anticipated, but if there is a need for future parking spaces, the proposed impervious surfaces in the back of the phase 1 building can provide striped parking to meet the zoning code requirements. Because phase 2 is intended strictly for interior equipment storage, there is little need for extra vehicle parking. However the pavement area is dimensioned to potentially provide two rows of parking along the building fronts (20 to 22 spaces in total), if needed.

Utilities

Utilities will be managed as follows: water service by Kent County Water Authority (KCWA), wastewater treatment via septic systems, and electric and gas services provided by RI Energy. Communication services will be handled by Verizon or other providers. The drainage design will incorporate stormwater management system to handle runoff from new structures and impervious surfaces. The proposal is to install an above ground stormwater basin to treat and manage stormwater runoff. All designs will be in accordance with the RIDEM stormwater design guidelines, and the stormwater basin for both phases will be constructed in phase 1.

Permitting

The below permits will be required:

- Master Plan – Planning Board
- Preliminary Plan – Planning Board
- Final Plan Submittal (to be requested as an Administrative Approval)
- Soil Erosion and Sediment Control Plan – Town Engineer
- Kent County Water Authority
- RIDEM (RIPDES) & (Stormwater Construction Permit and Water Quality Certification)
- RIDEM (OWTS).
- RIDOT (Physical Alteration Permit) - proposed driveways Route 3 & Harkney Hill Road.