

Project Narrative
HOXIE COURT PLACE
Preliminary Application
(November 2025)

Introduction

Bruce B. and Victoria M. Gibb own the subject parcels, identified as Assessor's Plat 88, Lots 87 and 88.2 located at 0 and 31 Hoxie Court in the Town of Coventry. The Gibbs reside at the existing home located on Lot 87 with associated amenities and also utilize Lot 88.2 for an existing garage. They presently have a paved drive access from Hoxie Court.

This project proposes to merge the existing two lots and provide a three-lot residential subdivision meeting all applicable R-20 Zoning requirements. Each of the proposed lots will contain a single-family residence.

Existing Conditions

The proposed project is on AP 88, Lots 87 and 88.2, totally 2.54 +/- acres of land located between Hoxie Court to the southeast and Notre Dame Street to the northwest. Both of the two existing lots are zoned R-20 and abut residentially zoned lots on adjacent properties.

The site was examined by Avizinis Environmental Services, Inc. related to wetlands. As evidenced in their Wetland Report (provided as a separate document), there are no wetland areas located within 200 feet of the project limits.

The site was examined and evaluated by Scituate Surveys, Inc. for soil conditions specifically related to seasonal high groundwater table (SHGWT). Soil evaluations were performed at four (4) locations, two test holes on each of the proposed lots as shown on the accompanying plans. As evidenced in their Soil Evaluations (provided as a separate document), the SHGWT varied in depth from 24" to 48" from existing grade and the onsite soils were found to be generally sandy loam.

The site's topography generally drains to the northwest and this existing overall drainage pattern will continue and remain unchanged. The subject parcel is not located in any Natural Heritage Areas, areas managed by a Special Area Management Plan, or OWTS Critical Resource Area. In addition, there are no historic cemeteries, homes, or areas otherwise listed on the National Register of Historic Places.

Proposed Improvements

The proposed improvements associated with the Hoxie Court Place project are summarized below for reference to better understand the overall project.

- Administratively merge the existing two lots and divide into three new lots, each meeting or exceeding the R-20 zoning requirements. This will be prepared by Scituate Surveys, Inc. upon approval of the project.

- Notre Dame Street shall be extended from its existing edge of pavement to its proposed cul-de-sac terminus.
 - The general pavement width within the proposed right-of-way shall be 24 feet connecting to the existing drives on Notre Dame Street to provide a smooth transition between the new and existing pavement widths.
 - As coordinated during the Pre-application stage of the project, no formal sidewalks or curbing are required.
 - In addition, a center landscaped island shall not be provided within the cul-de-sac due to maintenance issues as also noted during the Pre-application phase.
 - The paved cul-de-sac area shall have a radius of 50 feet as required and coordinated with Chief Cady during the project coordination.
 - Once constructed, the roadway extension shall become a public roadway. As such, public trash removal will be provided.
- Water Main Extension as required by KCWA
 - Extend the 2 dead end water mains to provide a loop connection as required by the KCWA
 - Extend the existing 8" DI water main located in Hoxie Court and connect to the existing 6" DI water main located in Notre Dame Street
 - Provide a minimum 20' easement for the water line connection on proposed Lots 1 & 2 as shown on the plans
 - Preliminary Plan Review to KCWA has been submitted and is currently under review
- Fire Service
 - As coordinated with Chief Cady, the maximum hydrant spacing requirement is 800 feet and the maximum hydrant spacing to a residence is 600 feet
 - Per survey location, there is only 1 public hydrant located on Hoxie Court and no public hydrant is located on Notre Dame Street in the vicinity of the project area.
 - A public hydrant is proposed near the existing end of Notre Dame Street that will not only serve the new two proposed lots, but will also benefit the existing residences with the Notre Dame Street existing roadway terminus.
 - Submission to the Central Coventry Fire District has been provided and is currently under review.
- Proposed Lot 2
 - Shall contain the existing Gibb residence and existing paved drive access to Hoxie Court along with its other associated existing amenities.
 - Its existing OWTS and water connection shall remain and be protected during construction of the remainder of the project.
 - One existing light pole will be relocated onto and within the new Lot 2 area.
 - A temporary grading easement will be provided at the end of the proposed Notre Dame Street cul-de-sac and the area shall be vegetated and landscaped as indicated prior to overall project completion.
 - As the lot improvements exist, they are considered grandfathered by the Town Engineer and no additional stormwater measures are required for this lot

- Proposed Lots 1 and 3
 - Each proposed lot shall contain a three-bedroom, single family home with a two-car garage with a paved bituminous driveway and walk connection from the drive area to the house
 - Be served by public water service
 - Be served by an onsite wastewater treatment system
- Existing vegetation outside the project's Limits of Disturbance (LOD) shall be protected during construction and maintained. Existing vegetation within the LOD shall be maintained to the greatest extent possible and shall be supplemented by the landscaping measures in accordance with Town requirements.

Phasing

No phasing is proposed for the project.

Parking

All of the existing and proposed residences exceed the required two spaces per dwelling per the current Zoning requirements.

Stormwater Management

The existing project area contains a total of 2.89 +/- acres of land, 2.54 +/- acres of land contained in existing Lots 87 and 88.2 and the remainder off-site within the existing right-of ways of Notre Dame Street and Hoxie Court. Said area contains existing conditions of proposed Lot 2, totaling 1.24 +/- acres which are considered grandfathered per the Town Engineer and do not require analysis as part of the overall proposed project. As a result, the overall remaining project area examined contains 1.45 +/- acres with the elimination of proposed Lot 2 area existing conditions. The Limits of Disturbance (LOD) area for the project contains approximately 0.97 +/- acres of land, thus not requiring a RIDEM / RIPDES permit. The existing drainage pattern will be generally be maintained and no change is proposed to the overall existing pattern as a result of the proposed improvements.

The remaining / project area presently contains 15.7 % +/- of existing impervious coverage per Town definition including the garage, concrete pad and tennis court located on existing Lot 88.2, which will be removed. The proposed Notre Dame Street extension and the proposed residences with their associated amenities on proposed Lots 1 and 3 will result in a total of 36.1 % +/- (net increase from existing conditions of 20.4 % +/- of impervious coverage per Town definition including the roadway pavement, homes, walk and drive/parking area. Each of the proposed lots provide less than the maximum building coverage allowed by Zoning and no relief is required relief.

It is proposed to have surface flow through vegetated areas for pretreatment to an infiltration basin located in the northwest corner of the project area following the existing drainage pattern to address the increase in anticipated runoff in accordance with Town requirements. As coordinated with the Town Engineer, a Soil and Erosion Control permit will be required, but the RIDEM SESC template is not required. Said Town SESC requirements are provided directed on the plan set.

Wetlands

As noted, there are no wetlands on or within 200 feet of the project as determined by Avizinis Environmental Services, Inc.

Sanitary Sewer

There is presently an existing sanitary line located in Hoxie Court that terminates approximately at the Coventry / West Warwick town line. There are no public sewers located in Notre Dame Street. Due to the lack of availability of public sewer, each of the proposed residences shall be served by RIDEM OWTS approved systems. Said OWTS designs for proposed Lots 1 and 3 have been designed by Scituate Surveys, Inc. and submitted to RIDEM and are under review for approval.

Water

Public water is available to the project area. As coordinated with KCWA, a loop connection between the two existing dead end mains needs to be provided and is proposed. The water design has been submitted to KCWA for preliminary review and has incorporated the required easements.

Gas

No gas service is available to the project area.

Electric / Telephone / Cable

There are overhead electric, telephone, and cable in the project area. The electric service for the proposed residences shall be underground and will be coordinated with RI Energy. The phone and cable services for each of the proposed residences will also be underground and will be coordinated with the appropriate utility company.

Landscaping & Lighting

Landscaping will be provided along the perimeter of the project area and within the proposed lot areas around the proposed residences with their associated amenities. Existing vegetation within the project's LOD shall be preserved and protected to the greatest extent possible. Landscaping shall be provided by the project applicant and as required for future submissions.

It is anticipated that lighting measures will be provided around the proposed residences. At this time, residential lighting fixtures mounted on and around the proposed residences are anticipated to be provided. Per coordination with Chief Cady, no street lights are required for this project.

Fire

As discussed above, due to the existing hydrant spacing, a proposed public hydrant is proposed in the vicinity of the existing edge of pavement of Notre Dame Street. Due to the nature of the project

providing two single-family residences, no additional fire suppression measures are required. In addition as coordinated with Chief Cady, no formal street lighting will be required.

Relief / Waivers Requested from the Planning Commission

The following items are requested for relief from the Town Checklist requirements:

<u>Item #</u>	<u>Description</u>
53	Proposed number of species of street trees
73	Landscape plan by a registered landscape architect

Required Approvals by State and Other Agencies

1. RI Energy approval related to underground electric to be coordinated
2. Cable and phone underground services as coordinated with the cable provider
3. RIDEM OWTS approvals for proposed Lots 1 and 3
4. Kent County Water Authority approval for water main extension, service connections to proposed Lots 1 and 3, and public hydrant location

Town Approvals

1. Town Minor Subdivision Plan approval
2. Town PAPA for Notre Dame Street extension and drives to proposed Lots 1 and 3
3. Town SESC approval
4. Fire Marshal approval