

PROJECT SUMMARY

GAI PN 6459-01

RE: **Pre-Application Submission**
 New London Preserve, Residential Development
 Plat/Lots 7/25, 8/2, 8/3, 8/9 & 16/133
 New London Turnpike, Coventry, Rhode Island

DATE: June 27, 2024

This Narrative has been developed on behalf of Alpha Holdings, to outline the conditions associated with the proposed **New London Preserve** residential development on Assessors Plat/Lots 7/25, 8/2, 8/3, 8/9 & 16/133, in the Town of Coventry.

This subject property consists of five parcels and approximately 52 acres, and is located east of New London Turnpike, approximately 1,000 feet north of Arnold Road. The site is a former gravel pit that is presently undeveloped and consists of a mix of open field and wooded areas, with the majority of the parcel being bare ground or brush. There are several wetland features dispersed throughout the property. The present zoning designation of the parcel is R-20. The nearest public water and public sewer lines are located in New London Turnpike which the property has a small amount of frontage on but is generally on approximately 200 feet from the development areas. A portion of the property is identified to have “access to sewer, but not service” and we have therefore presumed connection will be allowed.

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. 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.

The proposed development program includes the construction of ninety (90) unit single family detached condominium residences. Each single unit residence is approximately 2000 sf in size, with a two a car garage attached. The number of bedrooms will vary between two and three. The project will be served by private roads with a proposed width of twenty-four feet. Two site access points are proposed to serve the development. Both require permitting from the RIDOT.



The project will also include pedestrian walkways, lighting, landscaping and other site amenities. The building coverage for the project is just under ten percent, and the total impervious coverage is roughly ten percent. Public utilities (water, gas, electric and communications) are available at the property and new services are anticipated to be extended to serve the new building. Sewer service will be provided through the installation of a gravity sewer connected to existing facilities in New London Turnpike. The drainage for the project will be designed in a manner consistent with the goals of the latest update of Rhode Island Department of Environmental Management Stormwater Management Guidelines. Specifically, stormwater management for the proposed development lots will incorporate subsurface retention/infiltration. Best management practices will also be employed to control temporary discharges associated with construction activities in accordance with the standards outlined in the Rhode Island Soil and Erosion Sediment Control Handbook.

Additional discussion on the potential impacts, together with discussion on estimated population and number of school-age children will be provided during subsequent stages as the project parameters are refined.

END OF NARRATIVE



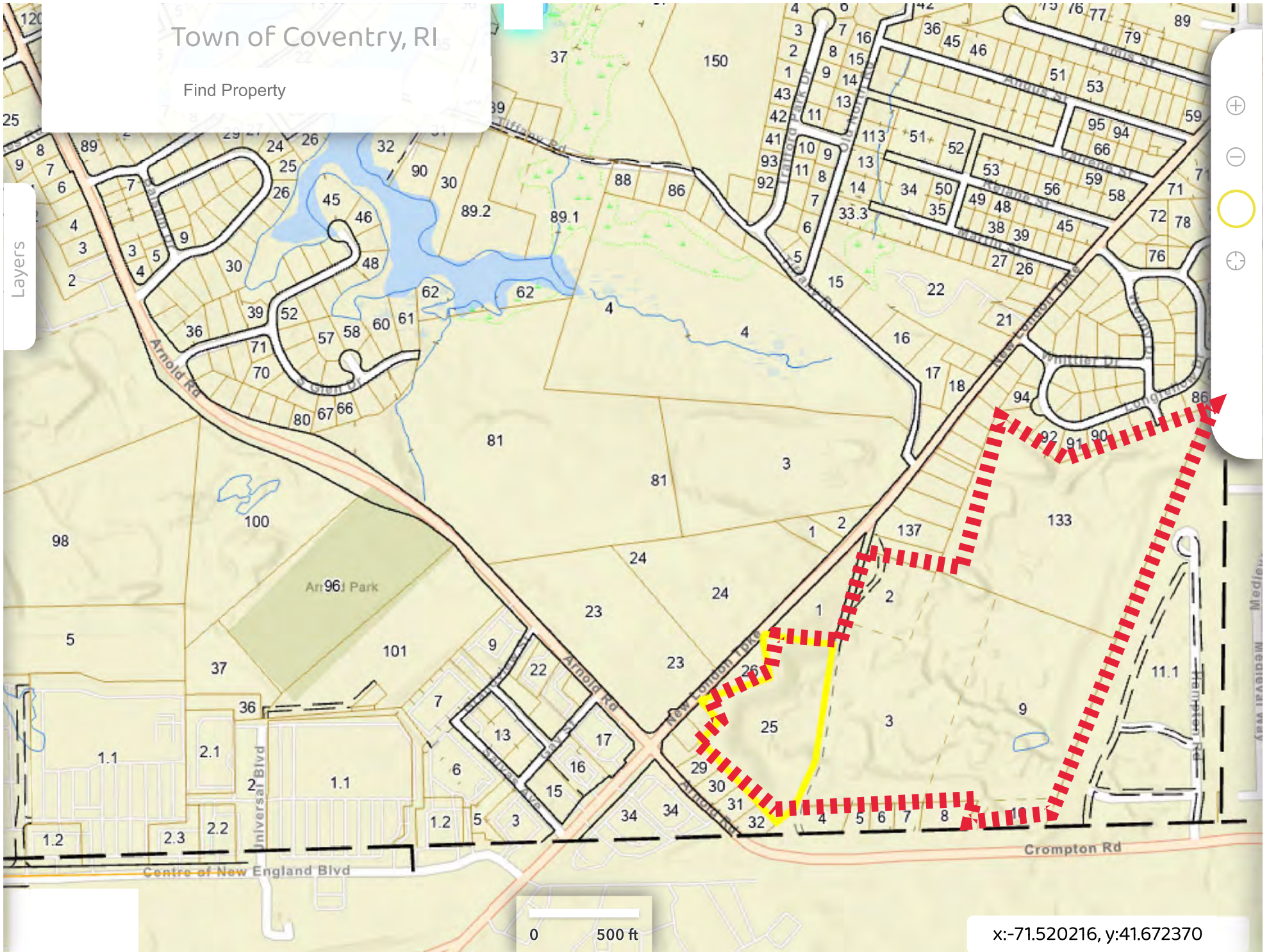
ATTACHMENTS



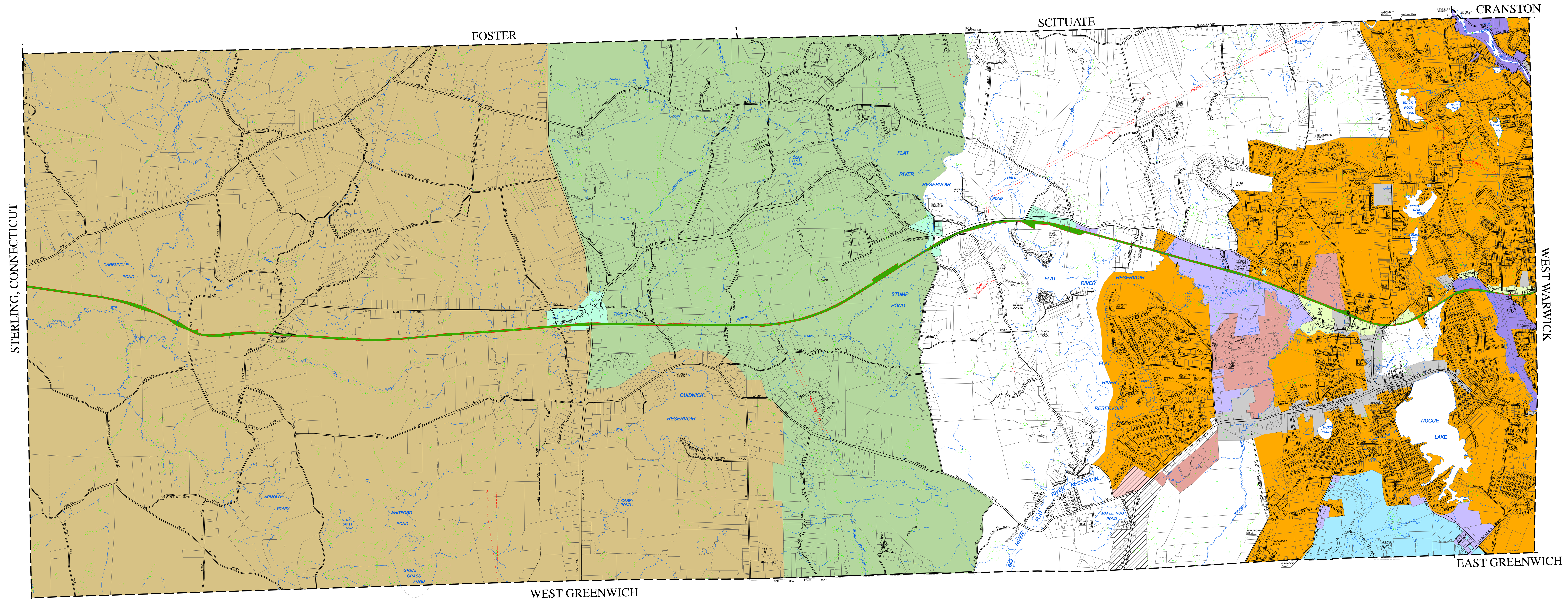
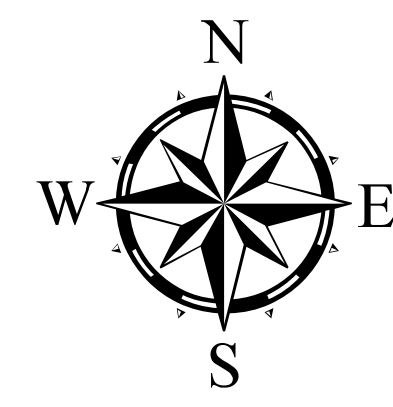
Town of Coventry, RI

Find Property

Layers



x:-71.520216, y:41.672370



NOTES

THIS MAP IS BASED ON THE TOWN OF COVENTRY, RHODE ISLAND PROPERTY MAPS PREPARED IN 1991 BY CAI TECHNOLOGIES. IT IS INTENDED FOR REFERENCE AND PLANNING PURPOSES ONLY. PROPERTY LINES CURRENT TO JANUARY 1, 2015.

LEGEND

- PROPERTY LINE
- OR - - - COMMON OWNERSHIP
- - - IN CONTENTION
- WATER
- WETLAND
- - - TOWN LINE
- ROAD
- - - SECONDARY ROAD
- PRIVATE ROAD
- RIGHT OF WAY
- TRAIL
- RAILROAD
- - - UTILITY EASEMENT

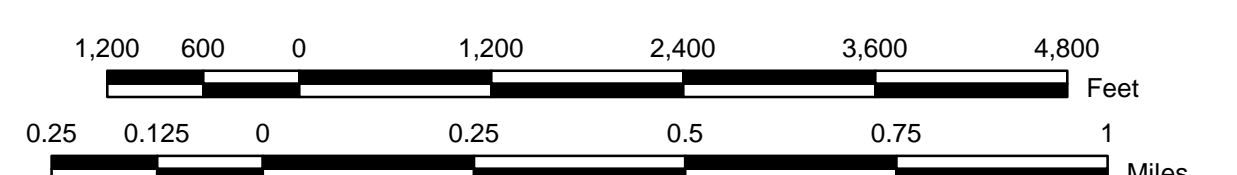
ZONING

- GW (Greenway - Trestle Trail)
- RR2 (Rural Residential - 2 Acres)
- RR3 (Rural Residential - 3 Acres)
- RR5 (Rural Residential - 5 Acres)
- SPD (Special Planning District)
- VMC (Village Main Street Commercial)
- VRC (Village Rural Commercial)
- BP (Business Park)
- GB (General Business)
- GB1 (General Business - 1 Acre)
- I1 (Industrial)
- I2 (Industrial/Mill Complexes)
- PD (Planned Development)
- R20 (Residential 20,000)
- RMD (Residential Mobile Home District)

ZONING MAP OF

COVENTRY
RHODE ISLAND

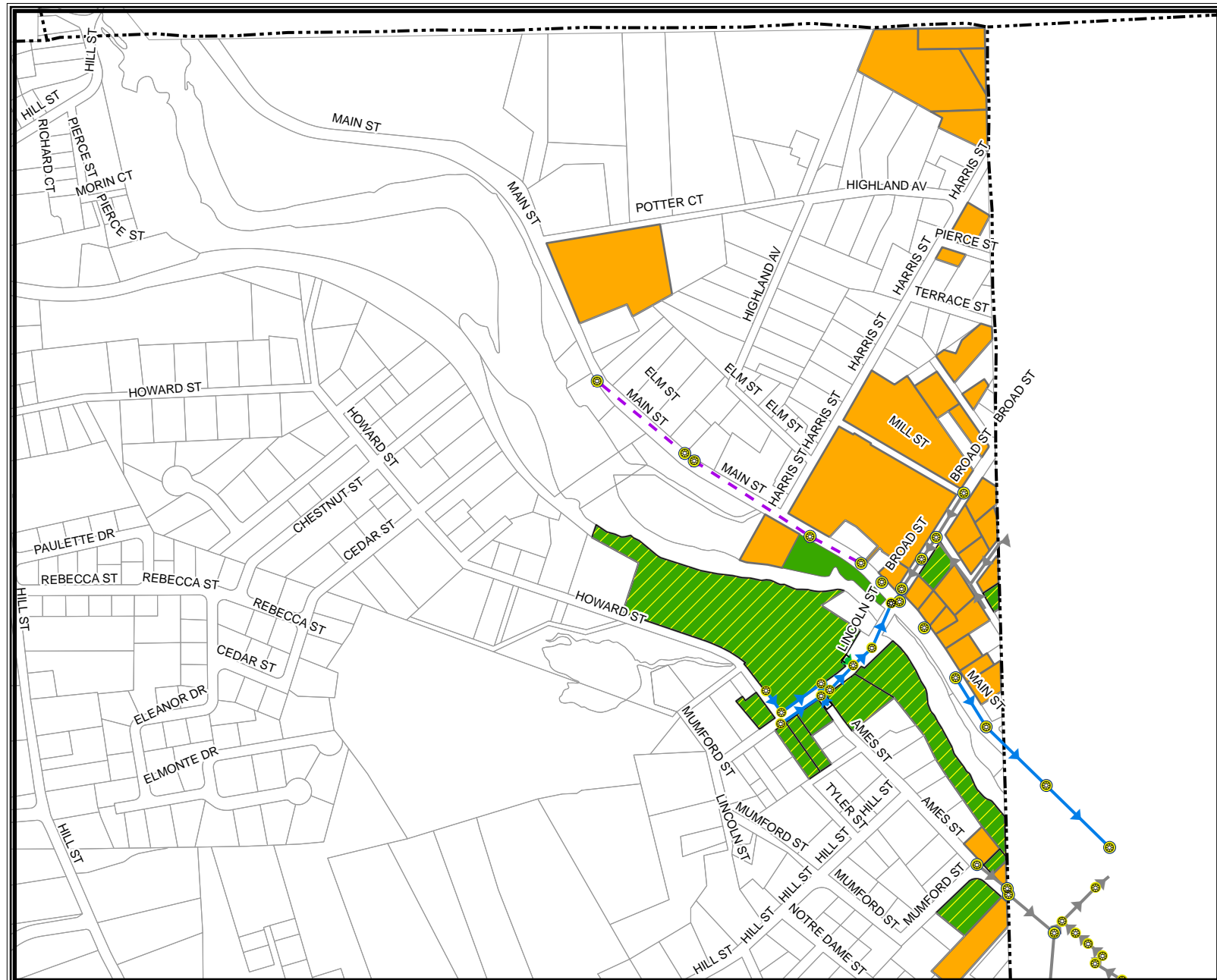
SCALE: 1" = 1200'



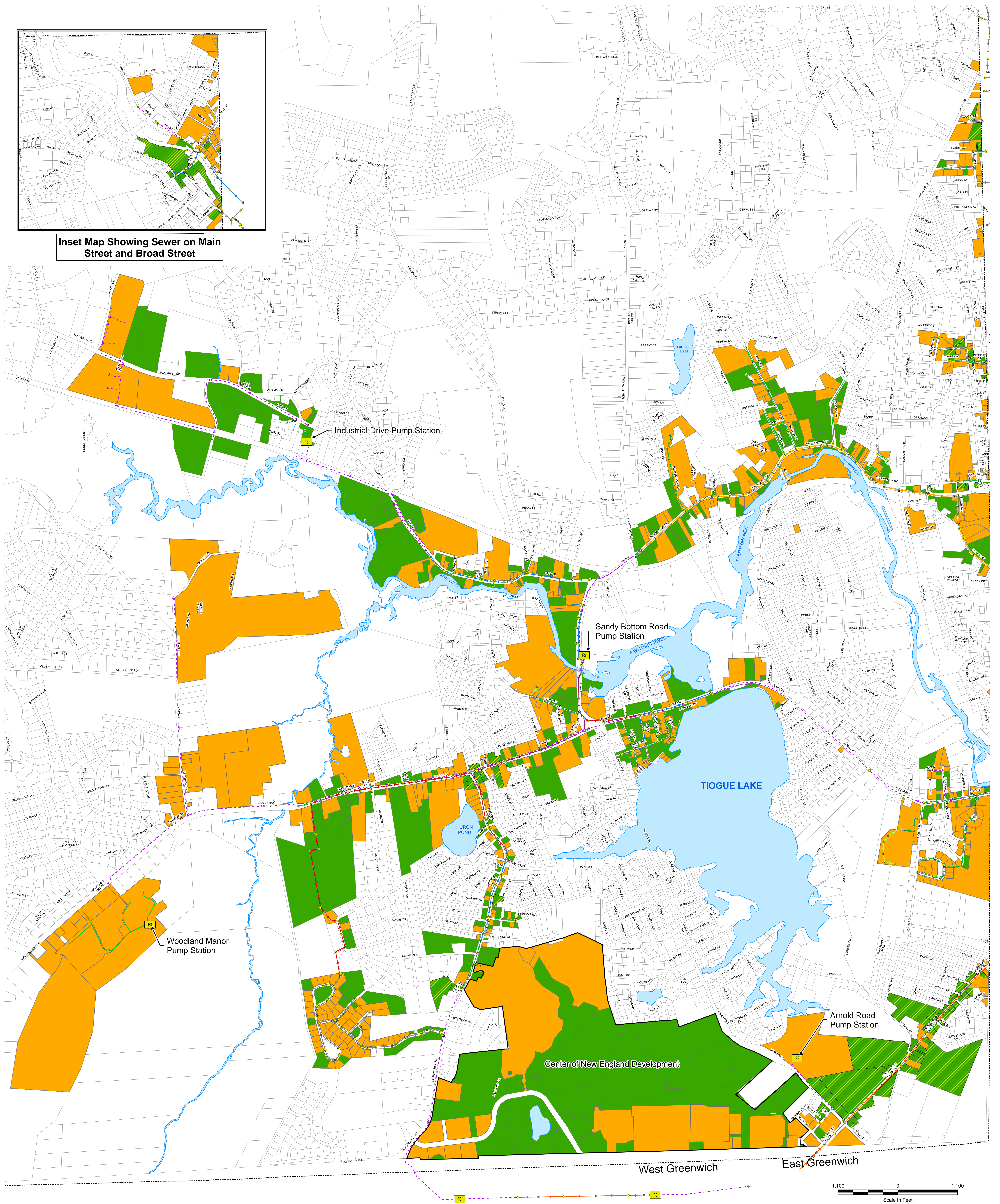
PRODUCED BY



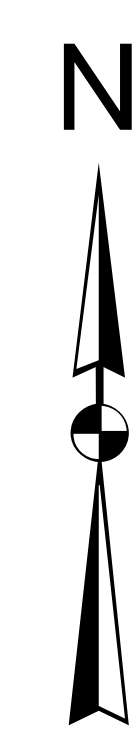
11 PLEASANT STREET, LITTLETON, NH 03561
800.322.4540 - WWW.CAI-TECH.COM



Inset Map Showing Sewer on Main Street and Broad Street



Sewer System Features		Parcel Sewer Status	
Pump Station	Unknown Diameter	Access to Sewer	Town Boundaries
Manhole	6"	Access to Sewer, No Service	Center of New England Development
Air Release Valve	8"	Sewered Parcel	Hydrologic Connection
EndCap	10"	Parcel	Open Water
Gate Valve	12"		
	16"		
	18"		
	24"		
	30"		
	Gravity Main		
	Force Main		



1:100 0 1:100
Scale In Feet

FIGURE 1
TOWN OF COVENTRY, RHODE ISLAND
SEWER SYSTEM MAP

SEWER SYSTEM MAP

JANUARY, 2017 SCALE: NOTED

Weston & Sampson

**MEMORANDUM**

April 12, 2024

Samuel S. Hemenway, PE
Garofalo & Associates, Inc.
85 Corliss Street, PO Box 6145
Providence, RI 02940

Subject: Wetland Delineations New London Turnpike property
Coventry, Rhode Island

On April 1, 2024, I met you at the property with the intent to begin my wetland delineation field efforts. However, with the recent heavy rain and volumes, many areas of the property were flooded and, in some cases, not accessible.

I believe the presence of standing water in several locations are solely due to the flooding, and I do not expect some of these areas to meet the definition of wetland under the current Rules.

I am attaching a Figure that shows where these flooded areas were on April 1, and where my best estimation of the wetland edges will be. Of course, this will be determined by the upcoming field delineations, but for now, this figure may help in some preliminary conceptual work.

Therefore, I am recommending that I perform the wetland delineations beginning in late spring or early summer. The water levels will need to drop in order for me to accurately assess the wetland edges and to perform an accurate field delineation, or potentially lack of in some areas. This should only benefit your client by not being excessively broad in the delineations should I perform them under the flooded conditions.

Sincerely yours,
MCCUE ENVIRONMENTAL, LLC

A handwritten signature in blue ink, appearing to read 'Joseph P. McCue'.

Joseph P. McCue, PWS
President
Principal Environmental Scientist

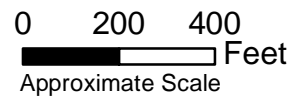
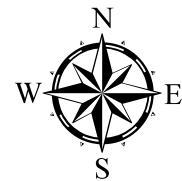
Figure 2: Approximate Location of Wetlands



Sources: April 2023 RIDEM Digital Color Orthophotography

Approximate Location of:

- Subject Property
- Likely Wetland Edges
- Flooded Areas on April 1, 2024:
Not expected to be wetland, but needs further review
- Likely ASSF



New London Turnpike
Coventry, Rhode Island



MCCUE ENVIRONMENTAL, LLC
CONSULTING & WETLAND PERMITTING SERVICES
(401) 595-4276

**APPROXIMATE LOCATION
OF WETLANDS**

Project No. 240306

Figure 2



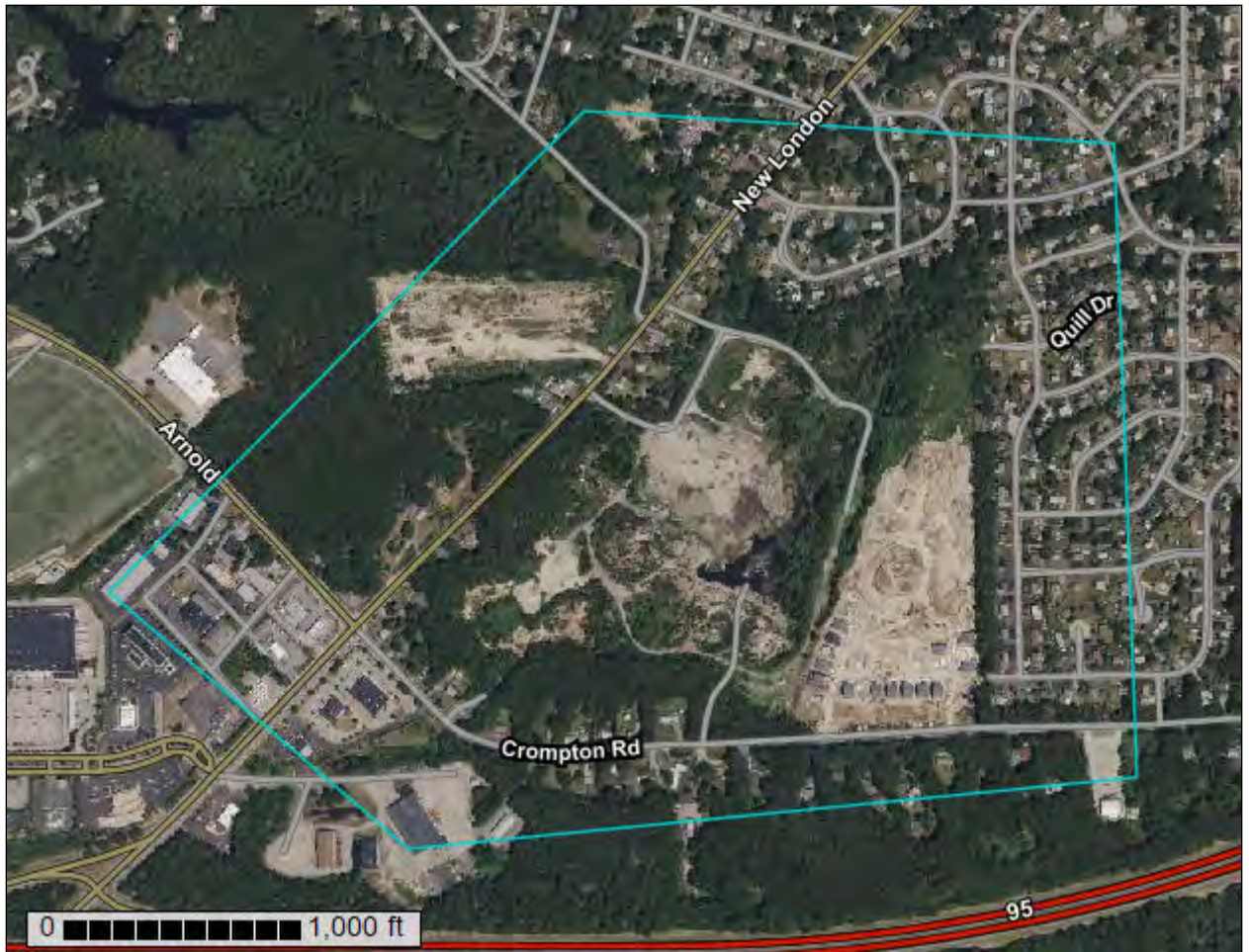
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

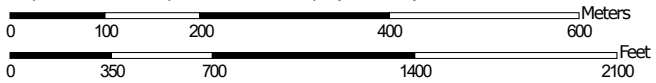
Custom Soil Resource Report for State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties



Custom Soil Resource Report Soil Map




Map Scale: 1:7,970 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties
 Survey Area Data: Version 23, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BmB	Bridgehampton silt loam, till substratum, 3 to 8 percent slopes	12.7	5.6%
BnB	Bridgehampton-Charlton complex, very stony, 0 to 8 percent slopes	0.2	0.1%
BoC	Bridgehampton-Charlton complex, extremely stony, 3 to 15 percent slopes	5.5	2.4%
ChB	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	1.0	0.4%
CkC	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony	9.2	4.0%
HkC	Hinckley loamy sand, 8 to 15 percent slopes	21.8	9.6%
HnC	Hinckley-Enfield complex, 3 to 15 percent slopes	62.9	27.6%
MmA	Merrimac fine sandy loam, 0 to 3 percent slopes	6.4	2.8%
MmB	Merrimac fine sandy loam, 3 to 8 percent slopes	16.8	7.4%
MU	Merrimac-Urban land complex, 0 to 8 percent slopes	25.8	11.3%
Pg	Pits, gravel	13.0	5.7%
Rf	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	1.3	0.6%
Sb	Scarboro mucky fine sandy loam, 0 to 3 percent slopes	0.4	0.2%
Ss	Sudbury sandy loam	4.1	1.8%
UD	Udorthents-Urban land complex	42.5	18.7%
Ur	Urban land	3.2	1.4%
Wa	Walpole sandy loam, 0 to 3 percent slopes	1.1	0.5%
Totals for Area of Interest		227.8	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.