

PROJECT NARRATIVE

for:

New London Preserve LDP MASTERPLAN SUBMISSION

A.P.7, LOT 25 AP 8 LOTS 2, 3 & 9 AND A.P. 16, LOT 133
NEW LONDON TURNPIKE
COVENTRY
RHODE ISLAND

prepared for:

ALPHA HOLDINGS, LLC
213 Vistas Court
East Greenwich, Rhode Island 02818

prepared by:



GAROFALO

Garofalo & Associates, Inc.
85 Corliss Street, Providence, RI 02940
Tel.: (401).273.6000; Fax: (401).273.1000

PN 7492-00
September 2024
(rev. 11/05/24)



I. INTRODUCTION

Garofalo and Associates, Inc. has prepared this Project Narrative in support of a submission to the Town of Coventry for a proposed residential condominium development at an existing property located along New London Turnpike in eastern Coventry.

The 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.



Source: 2024 USGS National Topographic Map

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Figure 1. Location Map



II. EXISTING SITE CONDITIONS

2.1 Site Characteristics

As indicated, 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, allowing 20,000 s.f. residential lots.

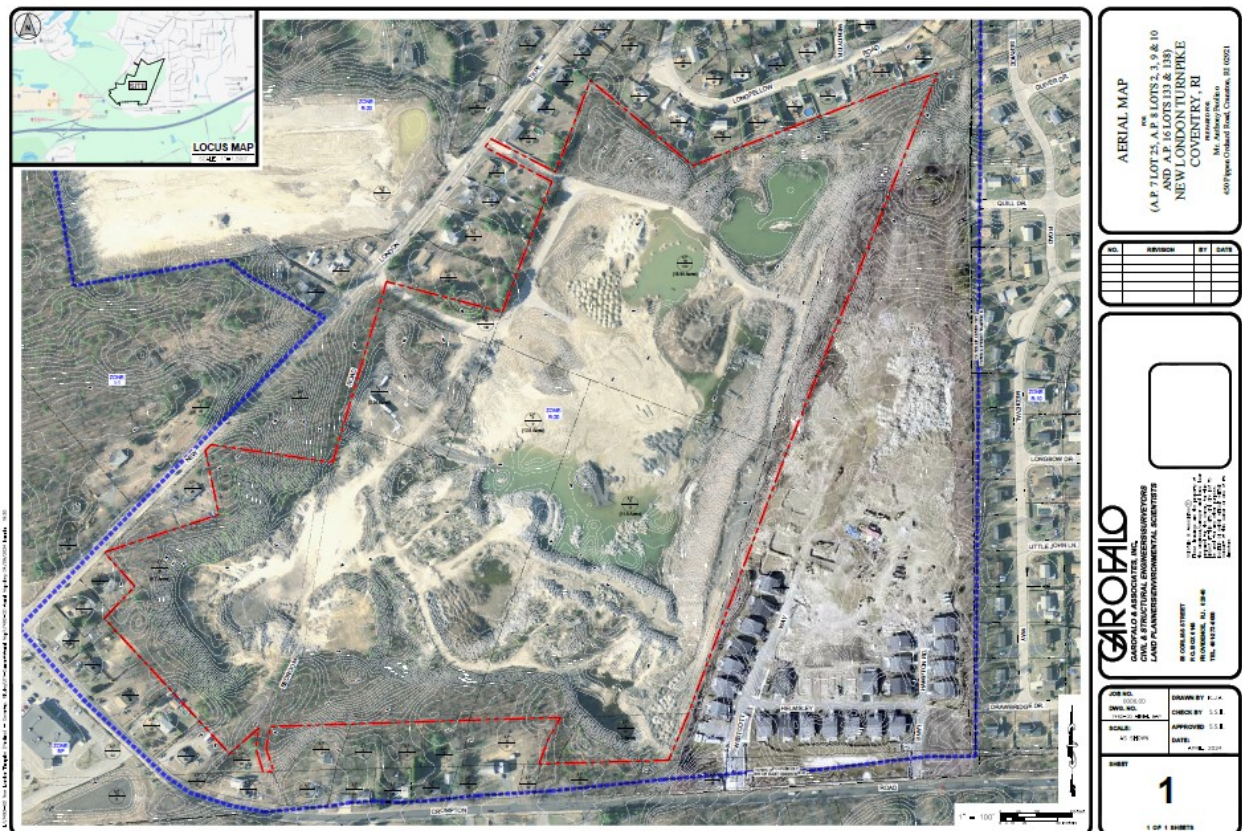


Figure 2. Aerial Plan

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 Hinckley-Enfield fine sandy loam and gravelly loamy sand. Significant areas of UD (Urban Land complex and Pg (Pits, gravel) are identified. Hinckley-Enfield as well as the disturbed areas can be classified as hydrologic soil group ‘A’ and ‘B’.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HnC	Hinckley-Enfield complex, 3 to 15 percent slopes	8.8	19.5%
Pg	Pits, gravel	9.7	21.5%
UD	Udorthents-Urban land complex	26.7	59.0%
Totals for Area of Interest		45.2	100.0%



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.



National Flood Hazard Layer FIRMette

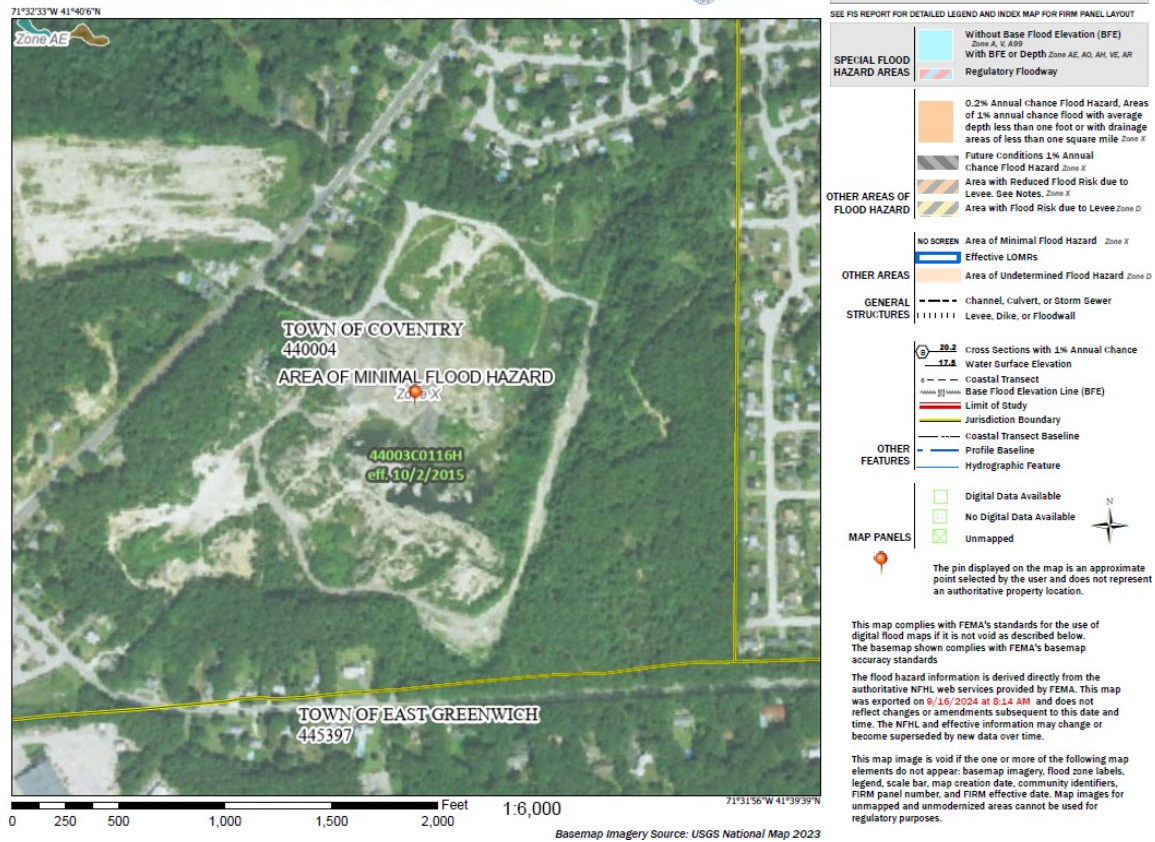


Figure 4. FEMA Flood Map

2.4 Natural Resource Inventory

The project site is documented by the Rhode Island Natural Heritage Survey and the Rhode Island Department of Environmental Management (RIDEM) Geographic Information System (GIS) Mapping as being within a natural heritage area ID#128. RI Historic Cemetery CY105 has been identified on the adjacent lot but no work is proposed within 25' of any visible elements of that facility.

2.5 Wetlands

Onsite wetlands have been identified on the property and those resources have been delineated by McCue Environmental LLC. And submitted to the RIDEM for verification. This property was an active gravel pit operation from the 1962 aerial photograph up until approximately the winter 2022-2023 aerial image. The identified wetlands were all created as a result of these gravel pit activities; several wetland areas were identified. Presently, many of the areas are established wetlands as they have been allowed to become 'naturalized' since the operation shut down. Pursuant to the Rules, a 'Jurisdictional Area' of either 100- or 200-feet is applied to all wetlands, and Buffer Zones are applied to each wetland depending



on its type, in what Region of the State it is in, and other various factors including whether a property falls within a public water drinking supply watershed. This property is within River Region 2 and is not located within a drinking water supply watershed.

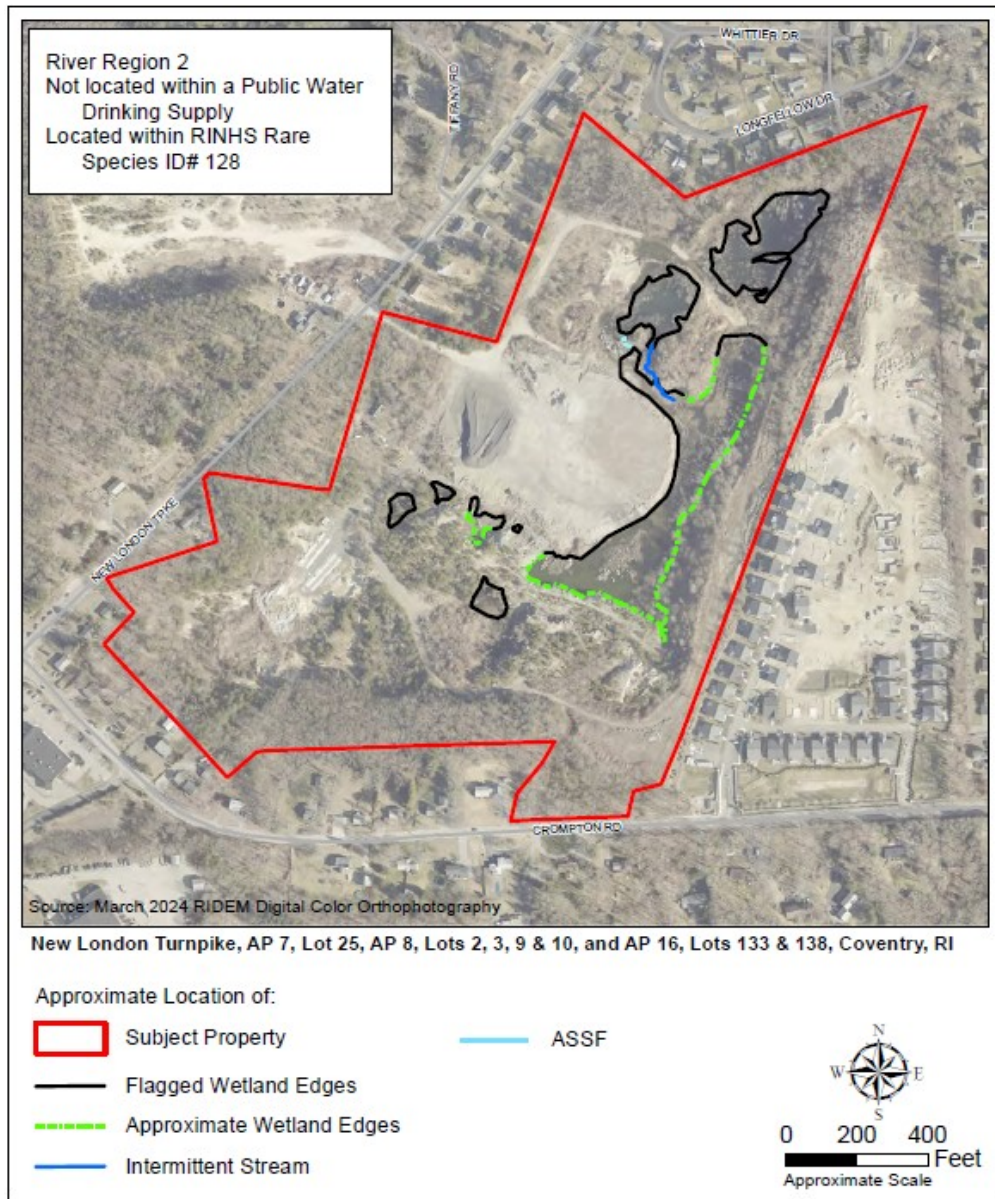


Figure 5. Environmental Resource Diagram



are proposed to be gated driveways providing emergency egress only, but consideration is also being given to making one or both of those entrances a secondary but unrestricted access point. Additional discussion investigation, and discussion with Town staff, is anticipated as it relates to these secondary entrance locations so that the most suitable configuration is included with the final project. The final entrance configuration will be selected at the Preliminary Stage of review. Parking will be provided by individual driveways at each residence, with limited off-street parking zones provided to reduce the extent of impacts to circulation from visitors. Siting of those supplemental spaces will similarly be deferred for additional study. Finally, the development includes an architectural tone as well as suitable landscaping improvements, and will include associated pedestrian features, walkways, and other amenities.

Although proposed as condominium project, a review of conventional subdivision density has been performed to quantify the extent of relief applicable to the development program. The underlying R-20 zone requires 20,000 SF lots. The cumulative land area for the project is approximately 54 acres. Utilizing an estimated 15% attributable to road construction the “baseline density” is calculated to be 92 Lots (units). Article III, Section B of the Subdivision Regulations requires 15,000 SF per lot to be “Suitable” lands. The suitable land area is approximately 30 acres. Utilizing an estimated 15% attributable to road construction a “suitable land baseline density” is calculated to be 74 Lots (units). Based on these calculations the requested density of 75 Units represents an approximately 2% density increase equivalency.

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 and quality control/treatment is the major design consideration as the existing onsite ponds provide retention for the property and surrounding areas.

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.

Approximately eighteen acres is proposed to be disturbed with the project, which is expected to require roughly 75,000 Cubic Yards (CY) of excavation. Significant export of suitable material is not anticipated.

3.3 Utilities

There are currently available public sewers at the site within New London Turnpike. A portion of the property is identified on Planning documents to have “access to sewer, but not service” and we have therefore presumed connection will be allowed. The Town is currently evaluating the downgradient facilities for capacity and has not provided input regarding any limitations to discharge. The process for obtaining requirements for connection requires processing of sewer availability requests, and applications are anticipated to be made to both the Coventry and West Warwick Sewer Commissions when additional direction is provided from the Town.

The property falls within the Kent County Water Authority (KCWA) service district and private services are proposed. There is currently a 12” service water main in both New London Turnpike and Crompton Road. Coordination with the Central Coventry Fire District has been initiated through the TRC for initial input but additional analysis by the KCWA is required for final confirmation 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 New London Turnpike and Crompton 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 2025. 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:

- A multiple residence Condominium use comprised of 75 Single-Family Units are proposed in an R-20 zone, where one residence is allowed per lot (Table 6-7).
- A 2% increase in equivalent density from the underlying R-20 zoning district calculated where one residence is allowed per individual lot (Table 6-7).

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

- 24' 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 – RIPDES and Drainage Permit
- Town of Coventry (and West Warwick) - Sewer Connection Permit
- Kent County Water Authority – Water Connection Permit



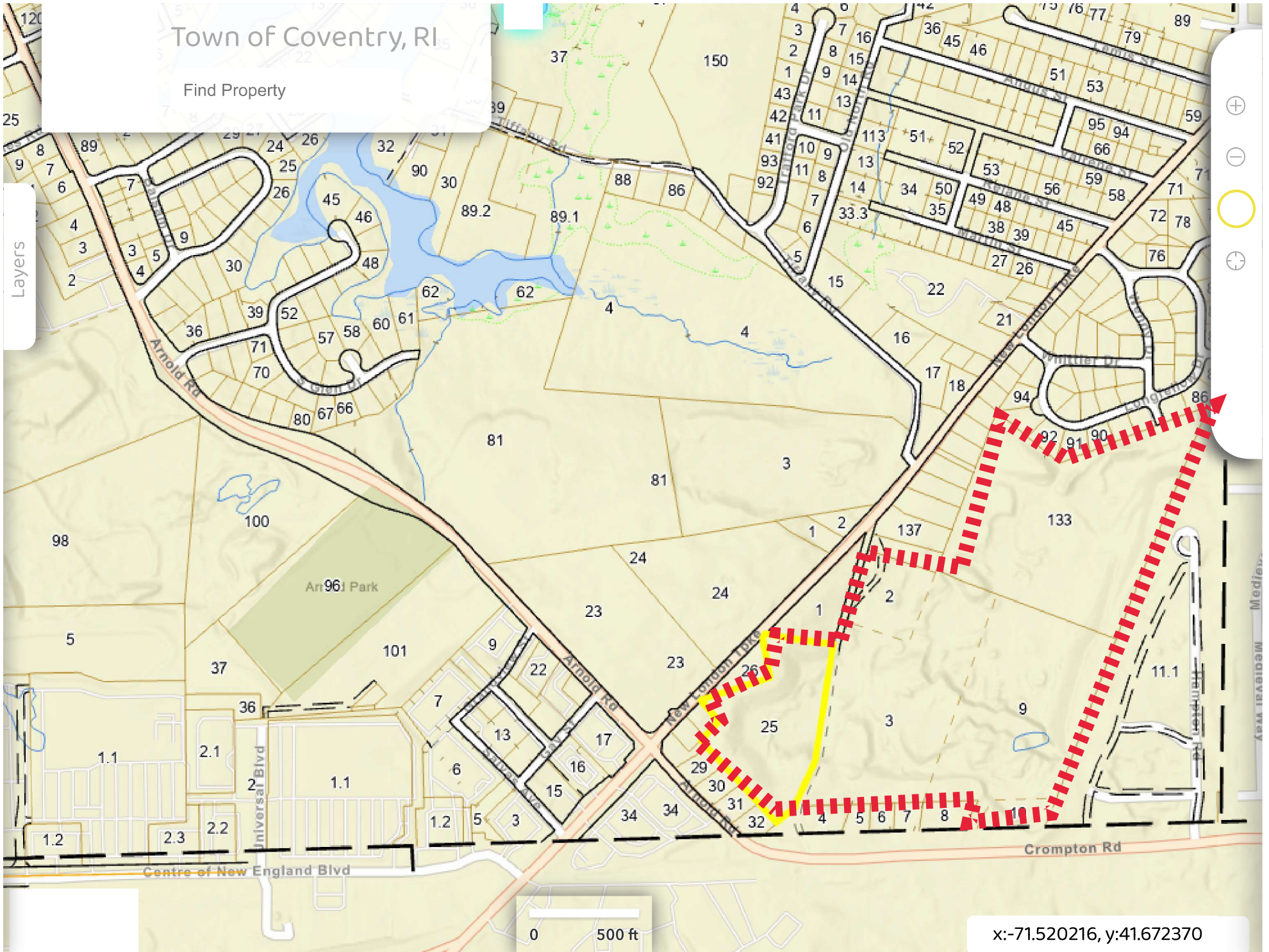
ATTACHMENTS



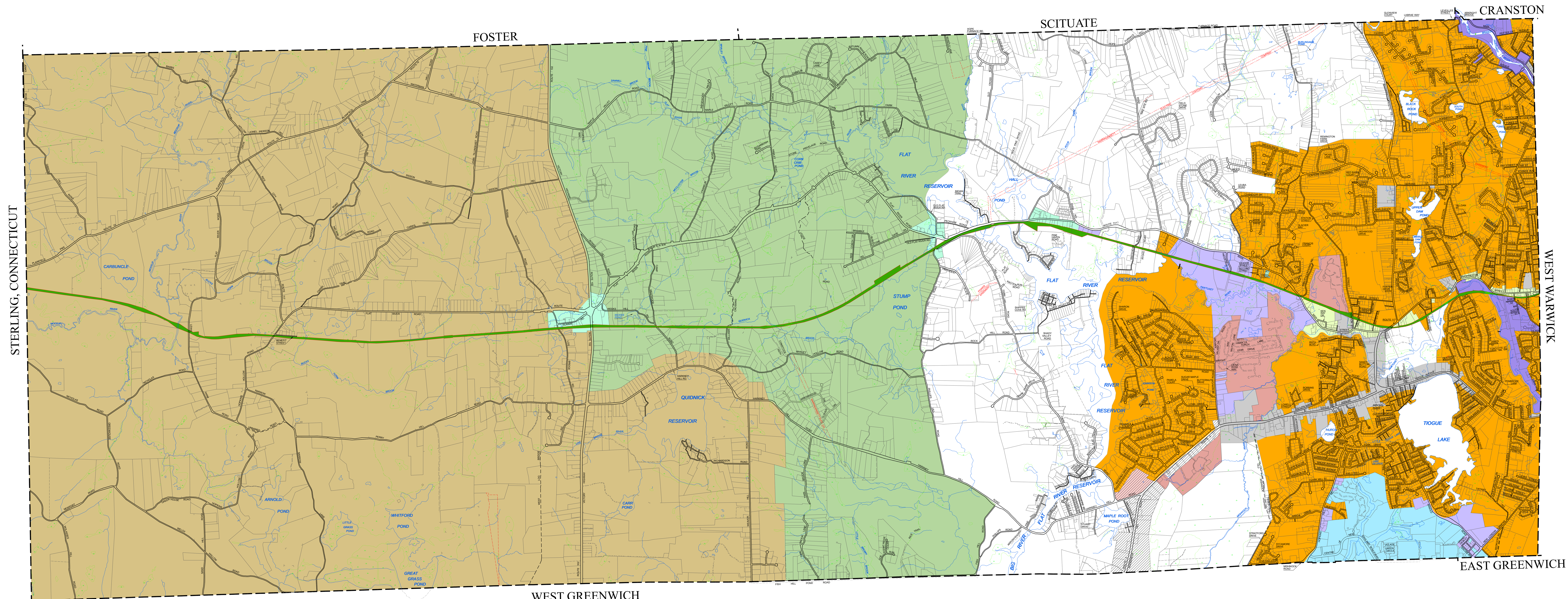
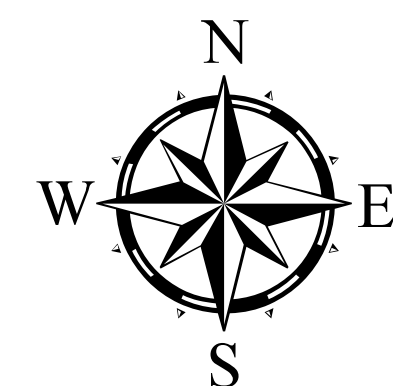
Town of Coventry, RI

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

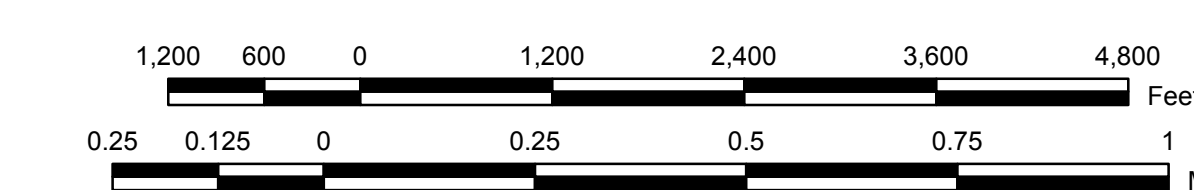
ZONING

- 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'



RHODE ISLAND HISTORICAL CEMETERIES

[Home](#)[Members](#)[Events](#)[Meetings/Minutes](#)[Database](#)[FAQ/Documents](#)[Links](#)[Groups/Associations](#)[Contact](#)

Cemetery Number CY105
Town COVENTRY
Cemetery Name VARNUM MITCHELL CEMETERY

Find A Grave (Opens in New Tab)

Graves List [Display Graves List](#)

Location NEW LONDON TURNPIKE

State RI

Direction SE

Pole Number 175

Distance 150

Map Number

Page Number

Plat Number

Deed Book

Deed Page

Size in Feet 30

Size in Feet 40

Inscriptions 2

Fieldstones 9

Tombs 0

Exist? YES

Last seen date? 2013

Newest 1894

Oldest 1880

Vandalism N

Veteran 0

Pole N

Comment

The Varnum Mitchell Cemetery is located 150 feet south of New London Turnpike at telephone pole #175, behind the house at #205 New London Turnpike and across from Tiffany Road. The cemetery is 30 ft x 40 ft, in good condition, and has no enclosure. The historic cemetery sign is missing. There are four burials with two inscribed stones and two fieldstones. James N. Arnold visited this lot on 26 Sept. 1905 and noted, "On the Varnum Mitchell place on the east side of the New London Turnpike, lot beside wall and not protected, much neglected" (Vol. 6, Book E, page 1294). Recorded by Dr. Bill Eddleman and John Sterling for a 1998 book on Coventry cemeteries

Condition good

Enclosure no enclosure

Gate no gate

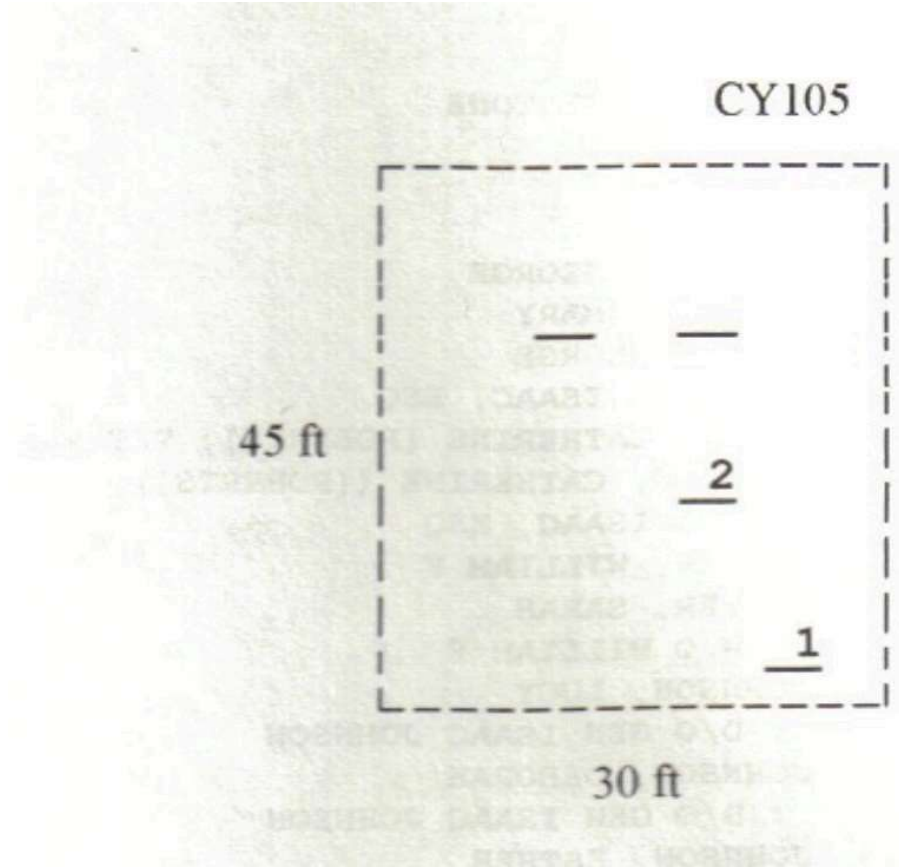
Growth overgrown-trees

Terrain hilly moderate

Cemetery Location



Cemetery Burial Map



[Click Cemetery Map for Enlarged Version. Enlarged map will open in New Window.](#)



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

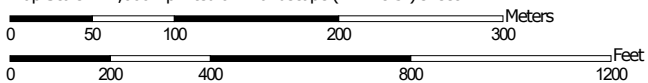
NEW LONDON PRESERVE



Custom Soil Resource Report Soil Map



Map Scale: 1:4,600 if printed on A landscape (11" x 8.5") sheet.



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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HnC	Hinckley-Enfield complex, 3 to 15 percent slopes	8.8	19.5%
Pg	Pits, gravel	9.7	21.5%
UD	Udorthents-Urban land complex	26.7	59.0%
Totals for Area of Interest		45.2	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.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the



August 25, 2024

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

Subject: Wetland Delineation Report for New London Turnpike
AP 7, Lot 25, AP 8, Lots 2, 3, 9 & 10, and AP 16, Lots 133 & 138
Coventry, Rhode Island

Dear Mr. Hemenway:

This letter presents my findings regarding wetlands investigation at the above referenced property in Coventry, Rhode Island. The investigation was done in accordance with the Rhode Island Freshwater Wetlands Act (R.I.G.L. 2-1-18 et. seq.) and associated Rhode Island Department of Environmental Management (RIDEM) Rules and Regulations governing the Administration and Enforcement of the Freshwater Wetlands Act (adopted July 1, 2022 (250-RICR-150-15-3)) (hereinafter referred to as RIDEM Rules). My qualifications include over 28 years' experience in the practice of wetland science and environmental impact assessment. I am a Professional Soil Scientist with the Society of Soil Scientists of Southern New England (SSSSNE) and a Professional Wetland Scientist (#2010) certified by the Society of Wetland Scientists (SWS).

The subject property is located on the east side of New London Turnpike, on the Plat and Lots noted above, in Coventry, Rhode Island (Figure 1). I conducted the site reconnaissance for wetlands on several dates in 2024: April 1, July 3, July 19, August 15, and August 22; at those times, I delineated several areas of freshwater wetland, and identified drainage channels and a stream, on the property. The Web Soil Survey (available online at <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>) and the RIDEM Environmental Resource Mape (ERM) (<https://dem.ri.gov/online-services/data-maps>) were consulted as part of this effort.

This property was an active gravel pit operation from the 1962 aerial photograph up until approximately the winter 2022-2023 aerial image. The identified wetlands were all created as a result of these gravel pit activities; several wetland areas were identified. Presently, many of the areas are established wetlands as they have been allowed to become 'naturalized' since the operation shut down. These wetland areas are depicted on Figures 2 and 3.

In addition, there are several locations where it was either too dangerous to attempt to delineate the wetland edge, or there was over knee-high water at the immediate edge where it could not be accessed. Therefore, I have provided the approximate locations of wetland edges in these areas based on aerial photograph interpretation and using the available 2024 lidar contours. Providing approximate wetland edges in these locations was discussed in the meeting held at RIDEM on August 1, 2024 as being acceptable.

As part of this work and analysis, I also had to identify the wetland types occurring in each wetland because pursuant to Rule 3.23 of the Rules, in locations where there are different wetland types occurring within 50-feet of the delineated wetland edges, the designated Buffer Zone applied to the wetland edge will increase by 25-feet because these two wetland types/subtypes occur within 50-feet of the wetland edge. The wetland types identified include shrub swamp/deciduous swamp, ponds less than ¼ acre and a pond ¼ acre – 1 acre, marsh (any size) (emergent wetlands), and *Phragmites australis* marshes less than and greater than 1 acre. Figures 4 and 5 show the mapped wetland types.

A single Area Subject to Storm Flowage (ASSF) and one intermittent stream were also identified.

Finally, I am adding Figure 6 to depict three areas that are either depressed areas or flatter areas that do contain some wetland indicator species. Notes are provided on the Figure as to why I do not feel these areas are regulatory wetlands.

JURISDICTIONAL AREAS AND BUFFER ZONES

Pursuant to the Rules, a ‘Jurisdictional Area’ of either 100- or 200-feet is applied to all wetlands, and Buffer Zones are applied to each wetland depending on its type, in what Region of the State it is in, and other various factors including whether a property falls within a public water drinking supply watershed.

This property is within River Region 2 and is located within a drinking water supply watershed. Therefore, the following table identifies each identified wetland, their Jurisdictional Areas, and the designated Buffer Zones:

Jurisdictional Areas and Buffer Zones Effective July 1, 2022		
Wetland	Jurisdictional Area	Buffer Zones* **
WF100 – WF163 Shrub wetland (swamp < 1 ac.) 0.92 ac. Pond 0.20 ac. Marsh any size	100 ft.	Shrub wetland: 25 ft. Pond: 25 ft. Marsh: 100 ft. (+ 25ft. in areas where different wetland types occur within 50-feet of the delineated edge)
WF200 – WF239 Shrub wetland (swamp < 1 ac.) 0.42 ac. Pond 0.18 ac.	100 ft.	Shrub wetland: 25 ft. Pond: 25 ft. (+ 25ft. in areas where different wetland types occur within 50-feet of the delineated edge)
WF300 – WF312 Shrub wetland (swamp < 1 ac.) 0.10 ac. Pond 0.10 ac.	100 ft.	Shrub wetland: 25 ft. Pond: 25 ft.

		(+ 25ft. in areas where different wetland types occur within 50-feet of the delineated edge)
WF400 – WF405 Shrub wetland (swamp < 1 ac.) 0.006 ac.	100 ft.	25 ft.
WF500 – WF545 Shrub wetlands (all swamps < 1 ac.) Pond ¼ - 1 ac.: 0.79 ac. Marsh any size Phragmites < 1 acre Phragmites > 1 acre	100 ft.	Shrub wetlands: 25 ft. Pond: 50 ft. Marsh any size: 100 ft. Phragmites <1 ac.: 25 ft. Phragmites >1 ac.: 50 ft. (+ 25ft. in areas where different wetland types occur within 50-feet of the delineated edge)
WF600 – WF613 Shrub wetland (swamp < 1 ac.) 0.07 ac. Marsh any size	100 ft.	Shrub wetland: 25 ft. Marsh any size: 100 ft. (+ 25ft. in areas where different wetland types occur within 50-feet of the delineated edge)
WF700 – WF710 Shrub wetland (swamp < 1 ac.) 0.40 ac. Phragmites < 1 acre	100 ft.	Shrub wetland: 25 ft. Phragmites <1 ac.: 25 ft. (+ 25ft. in areas where different wetland types occur within 50-feet of the delineated edge)
WF800 – WF814 Shrub wetland (swamp < 1 ac.) 0.10 ac.	100 ft.	Shrub wetland: 25 ft.
ASSF	The ASSF is the JA; no additional JA extends landward of the ASSF	None
Intermittent Stream	200 ft.	100 ft.
*The buffer zone associated with vegetated freshwater wetlands shall be designated based upon the wetland type or subtype identified at the edge in accordance with § 3.23 of this Part. <u>An additional twenty-five feet (25’)</u> will be added to the buffer zone width when <u>one (1) or more differing freshwater wetland types or subtypes are present within fifty feet (50’) inward of the freshwater wetland edge.</u>		

**In some cases, there are areas of existing, developed areas located on a property which, of the enactment of the Rules on July 1, 2022, are now within either Jurisdictional Area or calculated Buffer Zone. The RIDEM Rules define ‘Existing Conditions. An existing area is defined as “A condition that was a.) a condition that was present as of the enactment of the Act (July 1971) or its applicable amendments and that has continually remained in the same condition; or b. A

condition that is present and was approved under the Act (July 1971) or its applicable amendments; or c. A condition that was present on the effective date of these Rules that was in a previously non-regulated area and which is now, pursuant to these Rules, a regulated area; or d. A condition that has naturally occurred and is currently present.” As discussed in our August 1 meeting at RIDEM, I have provided you the CAD files that include the existing, vegetated Buffer Zones that I believe will be considered as such from the Department.

In addition, it further states in **2.5.8 Existing Conditions: A.** *The continued existing use of property located within a jurisdictional area as established by these Rules is not affected, provided the use conforms to the definition of existing in § 2.4(A)(24) of this Part, and provided such condition or activity does not otherwise constitute a violation of these Rules.*

SETBACKS

In addition, there are setbacks added to the edges of Buffer Zones for primary structures (e.g., residential dwellings, commercial/industrial structures, schools, churches, etc.). These structures must be located to meet a setback distance of no less than the buffer width plus twenty feet (20') in most cases. Accessory structures must be located to meet a setback distance of no less than the buffer width plus five feet (5').

The setback requirements for the components of an Onsite Wastewater Treatment System (OWTS) are specified in the Department Rules Establishing Minimum Standards Relating to the Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems, Subchapter 10 Part 6 of this Chapter, in effect at the time of application. A leachfield and the required ten foot (10') cleared zone around it shall be located outside of the buffer.

RI NATURAL HISTORY SURVEY RARE SPECIES COVERAGE and VERNAL POOLS

RI Natural History Survey Natural Heritage Areas (rare species or rare wetland types) polygon ID# 128 is mapped in the eastern portion of the property. Further consultation with RIDEM of the species and location of the species will need occur prior to submitting an application.

The Ponds onsite appear to be mostly permanently flooded ponds. The pond within the WF-500 series may contain fish populations; therefore ‘vernal pool’ habitat would not appear to be present here. In addition, I did not observe any areas onsite where vernal pool habitat exists; it is my opinion that given the shallowness of some wetland areas, the completely vegetated characteristics, and mostly permanently flooded areas (or areas where these water regimes extend well into the summer and late summer), these wetlands either do not appear to support true vernal pool species, or they do support species such as green frogs and bull frogs, making them not qualify as vernal pools.

PROJECT PERMITTING – APPLICATION TYPES

The following are brief descriptions of some of the common application types submitted for projects and is meant to provide a general understanding of when a project might require a certain application. Each project proposed must be evaluated by a wetland professional and the

S. Hemenway
August 2024

recommendation of what application type to be submitted will be determined based on the proposed project and potential limits of work.

Any work proposed within a Jurisdictional Area will require submission of a General Permit application.

For work proposed within Buffer Zone, an Application for Freshwater Wetland Permit must be submitted. Included in this submission is a project narrative which addresses the Variance Criteria (Impact Avoidance and Minimization).

Work proposed within a Freshwater Wetland will require submission of an Application for Significant Alteration. In addition to the project narrative and Variance Criteria, the submission must include an evaluation of functions, values and impacts, and, applicants must clearly and fully explain how the proposed project complies with all applicable Review Criteria.

Please note that only the Director of RIDEM can determine what is to be known as Freshwater Wetland in Rhode Island. As such, the information provided herein represents the best professional judgment of McCue Environmental, LLC, and should not be construed to represent the finding of any regulatory agency.

Thank you for the opportunity to work with you on this project. Please contact me at (401) 595-4276 if you have any questions regarding this work, or if you require additional information.

Sincerely yours,
MCCUE ENVIRONMENTAL, LLC

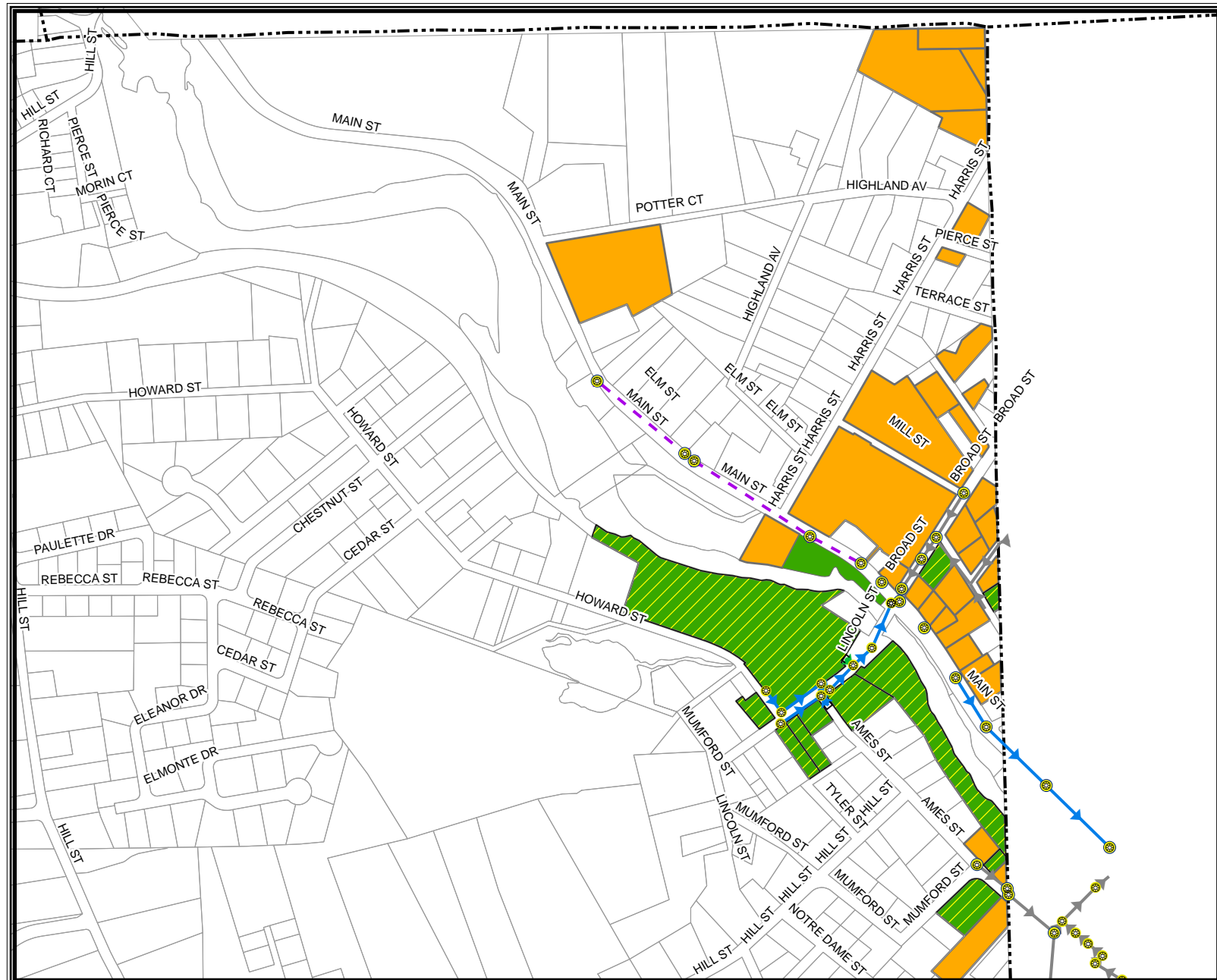


Joseph P. McCue, PWS
President
Principal Environmental Scientist

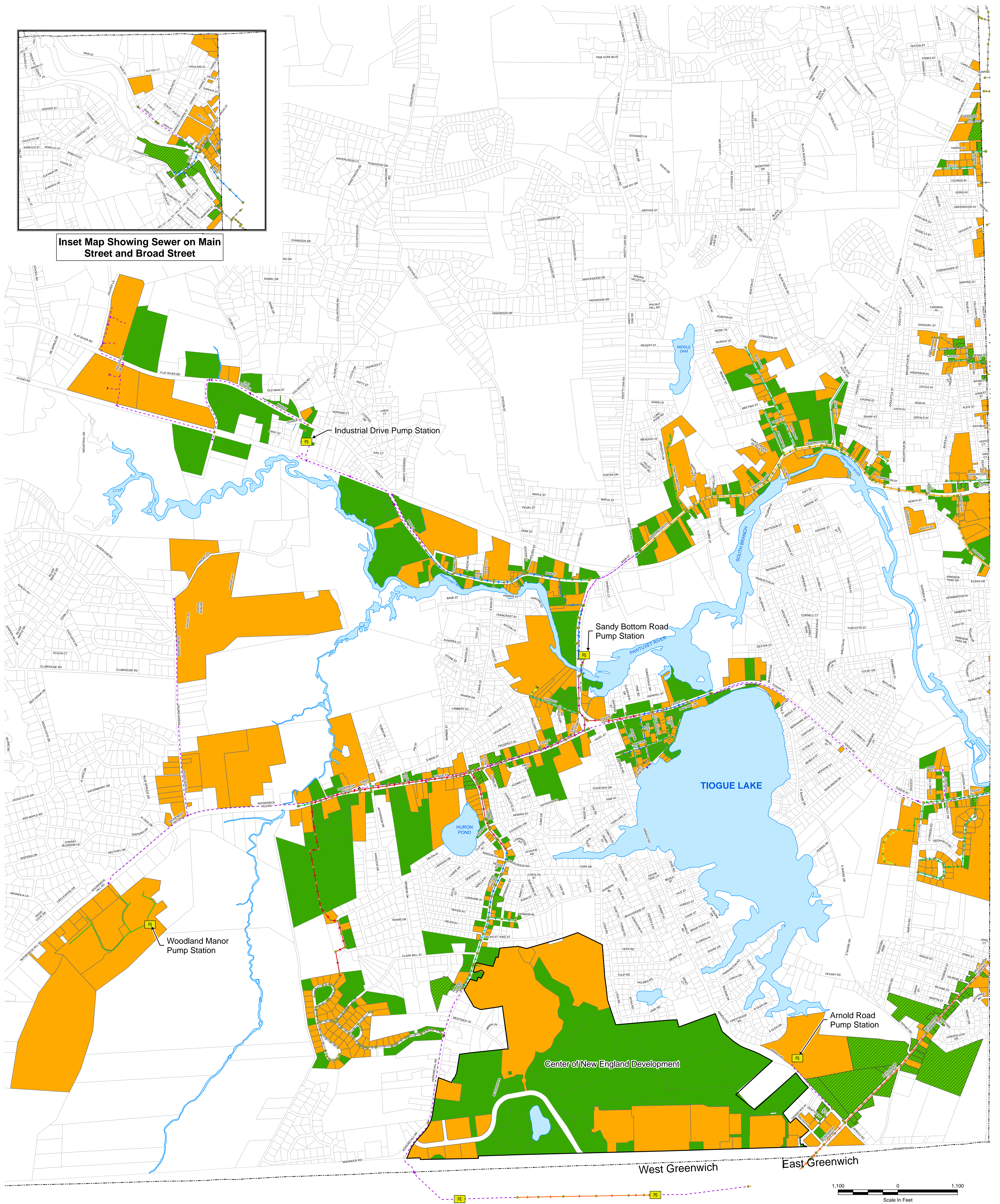
Attachments:

- Figure 1: Site Location
- Figure 2: Overall Property: Approximate Location of Wetlands
- Figure 3: Location of Buffer Zones and Jurisdictional Areas
- Figure 4: Location of Buffer Zones and Jurisdictional Areas: North Area (1" = 200' scale)
- Figure 5: Location of Buffer Zones and Jurisdictional Areas: South Area (1" = 200' scale)
- Figure 6: Additional Areas Reviewed for Wetland

Wetland Edge Delineation Data Forms



Inset Map Showing Sewer on Main Street and Broad Street



Legend

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		

FIGURE 1
TOWN OF COVENTRY, RHODE ISLAND
SEWER SYSTEM MAP

SEWER SYSTEM MAP

JANUARY, 2017 SCALE: NOTED

Weston & Sampson



Kent County Water Authority

September 16, 2024

Mr. Hemenway
Garofalo & Associates
85 Corliss Street,
Providence RI 02940

Re: Water Availability, New London Preserve Coventry

Dear Mr. Hemenway

In reference to your information request September 5, there is a 12-inch plastic stub approximately 31-feet into the property for future development. Service can be provided if the service can meet the demands of the project.

A complete design application as outlined in part III of the KCWA rules and regulations is required. This type of application would include water demand requirements and plans for the proposed redevelopment of this building. A computerized hydraulic model may be required if the project has 10 or more units. Please contact Nicole Campagnone at our office to review the information requirements she will need to perform the model.

A copy of the KCWA rules and regulations are available online www.kentcountywater.org.

Please feel free to call should you have any questions regarding this matter.

Very truly yours,
Kent County Water Authority

A handwritten signature in black ink, appearing to read "Gary Glenn", is written over the typed name.

Gary Glenn
Senior Manager Construction