

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

AUG 09 2024

August 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 for commercial storage with a small commercial office space. This use is allowed in the GB1 zoning district, and there are no variances anticipated for phase 1 or phase 2. Phase 2 will include two additional buildings for a similar use (commercial storage/garage storage). After all construction is completed, the lot coverage is to be 21% of the lot.

For phase 1, parking provisions will include parking spaces for the office and for the storage space. Because the building will be used by the owner, not all of the 25 required parking spaces will be needed, so therefore 11 spaces as shown on a crushed stone surface. This crushed stone area is in the back of the building and can be used for parking vehicles and/or larger trucks. The two buildings in Phase 2 will require 40 spaces, but because the proposed use is commercial storage/garage storage, parking inside the building is proposed and noted on the plan.

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 proposed improvements will require state permits from RIDEM for construction (RIPDES Permit), for stormwater (Stormwater Construction Permit and Water Quality Certification), and for the septic system (OWTS Design). Additionally, a RIDOT Permit Application (PAP) will be required for the proposed driveway off Nooseneck Hill Road.