

**PROJECT NARRATIVE**

FOR

**RESIDENCES ON MISHNOCK**

**A Proposed Major Land Development**  
*(Comprehensive Permit Application with 25% LMI)*

LOCATED AT

Pole #1 – Mishnock Road  
Coventry, Rhode Island

**ASSESSOR'S MAP 5, LOT 2**

PREPARED BY

**American Engineering, Inc.**

June 16, 2026

## **INTRODUCTION**

Hopkins Hill, LLC. is proposing a major land development on the existing lot of record to construct five multifamily dwellings and a shared driveway. This project is a Comprehensive Permit Application with 25% LMI. The dwellings will be serviced by individual onsite wastewater treatment systems and will be serviced by public water. The site consists of Tax Assessor's Map 5, Lot 2, which contains 2.93 acres of land in an R-20 Zone as defined by the Town of Coventry.

## **EXISTING CONDITIONS**

The project is bounded southerly by Mishnock Road. The property is entirely wooded apart from the existing yard area and dirt road crossing the property. Three existing sheds are located within existing lawn area. There are no registered historic or archaeological areas on site. There are no noteworthy natural, cultural, or scenic features on site.

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM Map Number's = 44003C0112 H, Effective Date = October 2, 2015) indicates that the site falls within a Zone "X" -Unshaded (an area of minimal chance flooding).

### ***Site Soils:***

Soils located in the area of development include the following:

#### **HkC—Hinckley gravelly sandy loam, rolling.**

This excessively drained soil is on terraces, outwash plains, kames, and eskers. Areas are irregular in shape and mostly range from 2 to 20 acres. Slopes range from 3 to 15 percent. Typically the surface layer is dark brown gravelly sandy loam about 6 inches thick. The subsoil is 11 inches thick. The upper 4 inches is yellowish brown gravelly sandy loam, and the lower 7 inches is light yellowish brown gravelly loamy sand. The substratum is light brownish gray very gravelly sand to a depth of 60 inches or more. Included with this soil in mapping are small areas of excessively drained Windsor and Quonset soils, somewhat excessively drained Merrimac soils, well drained Agawam soils, and moderately well drained Sudbury soils and small areas with a few stones on the surface. Included areas make up about 10 percent of this map unit. The permeability of this soil is rapid in the surface layer and subsoil and very rapid in the substratum. Available water capacity is low, and runoff is slow. The soil is extremely acid through medium acid. This soil is suitable for community development. Onsite septic systems need careful design and installation to prevent pollution of ground water. Slopes of excavated areas are commonly unstable. Lawn grasses, shallow-rooted trees, and shrubs require watering in summer. The use of straw bale sediment barriers and quickly establishing plant cover help to control erosion during construction. Many areas of this soil are wooded. The soil is suited to trees but is limited by droughtiness. Tree seedlings are difficult to establish. The soil is suited to cultivated crops, and some areas are used for pasture. The hazard of erosion is moderate. The use of cover crops, stripcropping, the return of crop residue to the soil, and irrigation are suitable management practices for farming. This soil is suited to woodland wildlife habitat and openland wildlife habitat. It is too dry to provide wetland wildlife habitat. Capability subclass IVs; woodland group 5s.

## **PROPOSED USES**

Hopkins Hill, LLC. is proposing a major land development on the existing lot of record to construct five multifamily dwellings and a shared driveway. The site consists of Tax Assessor's Map 5, Lot 2, which contains 2.93 acres of land in an R-20 Zone. All existing sheds are to be removed. The site will connect to the existing water service on Mishnock Road. A pervious pavement community driveway is proposed. Vegetated buffers are proposed to reduce any visual impacts on neighboring properties. Building and septic locations will be situated to preserve any significant vegetative stands where practical. The Onsite Wastewater Treatment Systems (OWTS) will be designed to meet or exceed all state-imposed regulations. The soils on site are suitable for the use of on-site septic systems. A stormwater management system will be designed to manage stormwater runoff. Soil Erosion Best Management practices will be utilized during construction to protect downstream areas. At the density proposed, there is no reason to believe that there will be any significant adverse impact to either the surface water quality or the groundwater quality.

## **IDENTIFICATION OF ADJUSTMENTS FROM THE ZONING REGULATIONS**

Adjustments to the Zoning Ordinance are being requested as follows:

Article VI Zoning District Use and Dimensional Regulations, Section 255-610 Dimensional Regulations, Table 6-1(A) Residential, Use Code 3 – Multi-family Dwelling project.

Multifamily dwelling projects are not a permitted use in the R20 Zoning District.

We are requesting an adjustment to the Zoning Ordinance to propose a Mutli-Family Dwelling project.

Article XII Standards for Parking Lots and Loading Facilities, Section 255-1200 General Requirements (H) – Required Trash areas

Trash and/or garbage collection areas are to be located in the rear of the building.

We are requesting an adjustment to the Zoning ordinance to propose a garbage collection area between the multifamily dwelling and Mishnock Road. This garbage collection area will be enclosed on three sides as required and is placed within an established vegetated area to provide a visual screen.

Article XVII Landscaping, Section 255-1730 Minimum Landscaped Buffer.

For multifamily dwellings adjacent to single family homes a landscape buffer of 10' is required where no natural vegetative buffer exists. We are requesting an adjustment to this requirement to allow for the installation of OWTS leachfields which require a 10' setback to the property boundary as well as any tree or tree line. In lieu of a 10' vegetative buffer a 6' privacy fence has been proposed. The only exception is an area along the easterly boundary that abuts vacant wooded land owned by the Kent County Water Authority. This is an approximately 35' section in proximity to an OWTS leachfield where we do not believe a privacy fence will provide any benefit to either the future residents of this development or the abutting property owner. The areas which will be planted and areas of existing buffer to remain have been identified on the site plans prepared by American Engineering, Inc. and on the landscape plans prepared by Matunuck Design Group, Inc.

## **IDENTIFICATION OF WAIVERS FROM THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS**

Waivers are being requested as follows:

Article XIII(J)(2) Standards for multifamily buildings, Section b. Distance between multifamily buildings on same lot shall be 40' apart in the same general plane or row.

- Building #1 is proposed to be 26.4' from Building #2.
- Building #2 is proposed to be 26.1' from Building #3.
- Building #4 is proposed to be 22.1' from Building #5.

Article XIII(J)(2) Standards for multifamily buildings, Section d. Each multifamily building shall be provided with an enclosed waste facility of sufficient size to accommodate all trash and waste stored on the premises.

- One trash storage area has been provided to serve all multifamily buildings.

Article XIII(J)(2) Standards for multifamily buildings, Section e. Pedestrian walkways shall be provided for all multifamily dwellings to provide safe and convenient access to public and private streets, as well as amenities, facilities and compatible adjacent uses.

- There are no pedestrian walkways proposed as part of this project. There is no existing sidewalk along Mishnock Road and no adjacent amenities, facilities or compatible adjacent uses.

Article XIII(J)(5) Standards for Open Space and recreation, section a. A minimum of 40% of the total tract in a land development project shall remain as permanent open space. A maximum of 50% of the minimum permanent open space may contain land unsuitable for development as defined in these Regulations.

- 20.6% Open Space has been provided.

Article XIV(B)(1) Dimensions. All streets constructed within subdivisions shall conform to the cross-sections as shown in figures 1-8. Figures 1 and 2 apply to the proposed access drive if it is considered to be a private road.

- Figures 1 & 2 depict a sidewalk and bike walk adjacent to the roadway where none are proposed as part of this project. Figure 1 indicates materials required for the construction of the roadway where we will be providing permeable pavement with alternative materials. The use of permeable pavement will require coordination with the Town's Engineer. There is no Right of Way proposed. Figure 2 depicts the gutter to gutter pavement width of 30' where 22' is proposed. A concrete curb is depicted where a 1' permeable bituminous berm is proposed. The proposed dimension of the pavement from outside of curb to outside of curb is 24'.