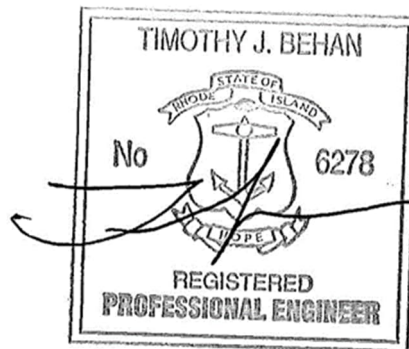


NARRATIVE REPORT
FOR
“SIENA CONDOMINIUMS”
AP 45, LOTS 10, 11, 12 & 13
MAIN STREET
COVENTRY, RI

OWNER/APPLICANT:

BOULDER HILL DEVELOPMENT LLC
57 PINE RIDGE DRIVE
CRANSTON, RHODE ISLAND 02921



PREPARED BY:



COMMONWEALTH
ENGINEERS & CONSULTANTS, INC.
400 Smith Street
Providence, RI 02908
Tel. (401) 273-6600, Fax (401) 273-6674
www.commonwealth-eng.com

MARCH 2025

CEC PROJECT NO. P25024.00

INTRODUCTION

On behalf of Boulder Hill Development, LLC, Commonwealth Engineers & Consultants, Inc. (CEC) has prepared the following Narrative Report for the site at Main Street in Coventry, Rhode Island.

Project Narrative

The following are a general description of the existing conditions on and near the subject parcel, and a detailed description of the proposed development within a portion of the same.

General Description of Project: The applicant proposes to construct eight 1,924 sq.ft. duplex structures for a total of sixteen units on approximately 2.2 acres of land as a Comprehensive Permit. Primary access to the proposed development will be from Main Street and a second means of access will be provided from Ken Ray Drive. The access to Ken Ray Drive will require an easement from the Town of Coventry since a narrow strip of their land exists between subject property and the street right-of-way.

Proposed Density: The project area is 2.2 acres and 16 units are proposed. The density is $16/2.2 = 7.27$ units per acre.

Affordable %: The project will provide 25% affordable units and 75% market rate units.

Building Floor Plan and Elevation: Please refer to sheet 3 of 3 for the floor plan and elevation of the proposed buildings.

Type of Ownership: The units will be individually owned as a condominium.

Existing Property: The existing site includes Lots 10, 11, 12 & 13 in A.P. 45 and totals 2.2 acres +/-). The subject parcels are located in the VCM (Village Main Street) District associated with Main Street (Route 117) on the east side of Coventry. This site has 5 structures, and all will be removed and disposed of as part of this development. The parcels are primarily lawn with some mixed hardwood species trees at the perimeters of the lots.

Abutting Properties: The properties to the east and west are older small residential structures on small lots. The abutting property to the north is owned by the Town of Coventry and is developed as an athletics field complex. The proposed development is bounded to the south by Main Street (Route 117).

Wetland Resources in the Area: There are no wetlands on subject property and all soils are upland soils. The South Branch Pawtuxet River is situated on the south side of Main Street behind the development on Main Street.

Flood Zones: The subject property is situated in "Zone X" (an area of minimal flooding) as defined by Federal Emergency Management Agency map #44003C0104H, effective date October 2, 2015.

Topography: The topography generally slopes from the north to the south at an approximate slope of 5 percent, refer to existing and proposed plan.

Soils: The RIDEM Natural Resources Map indicates the subject parcels are underlain by soils classified as Ur (Urban Land) and NaB (Narragansett Silt Loam) with water tables generally greater than 6 feet in depth.

Stormwater Management System: Management of stormwater runoff from the proposed development will be designed in accordance with Town and RIDEM standards so post-project runoff rates are less than pre-project conditions and stormwater will be recharged and treated prior to discharge.

Wastewater Disposal System: The applicant is proposing to connect to the Town of Coventry public sewer system in Main Street.

Potable Water Source: The applicant is proposing to connect to the Kent County Water Authority water main located in Main Street.

Erosion Control Practices: A detailed soil erosion and sedimentation control (SESC) plan sheet will be prepared in conformance with RI Stormwater Handbook requirements and Town ordinances.

Parking: Required number of parking spaces have been provided per the Town of Coventry Parking Regulation for the Proposed Residential Structures, refer to the parking calculations on the Proposed Site plan.

State Permits: The following state permits will likely be required for subject project:

1. RIDOT Physical Alteration Permit
2. RIDEM Stormwater Permit
3. RIDEM RIPDES permit

End of Narrative



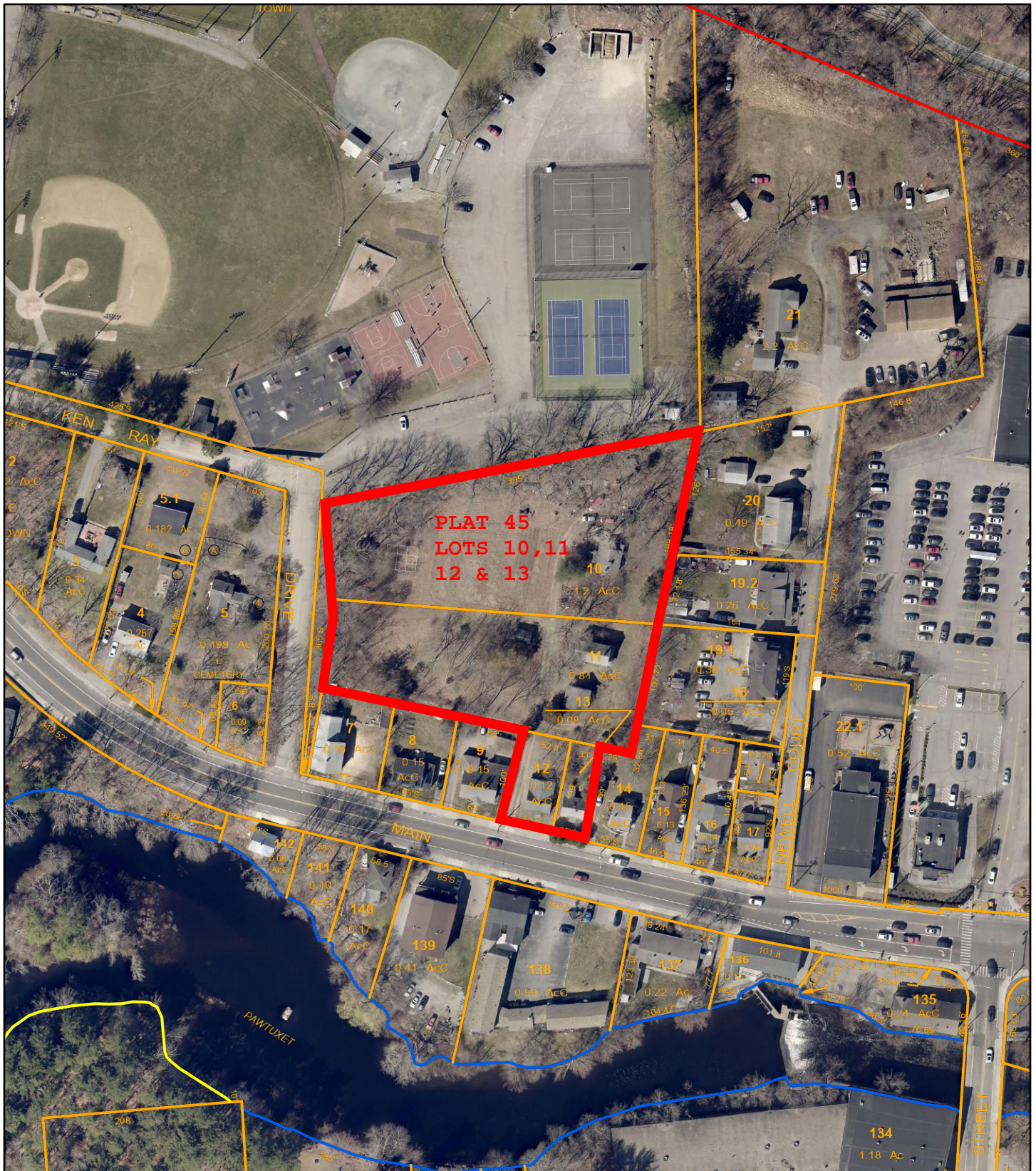
Town of Coventry, RI

1 inch = 141 Feet



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March 24, 2025



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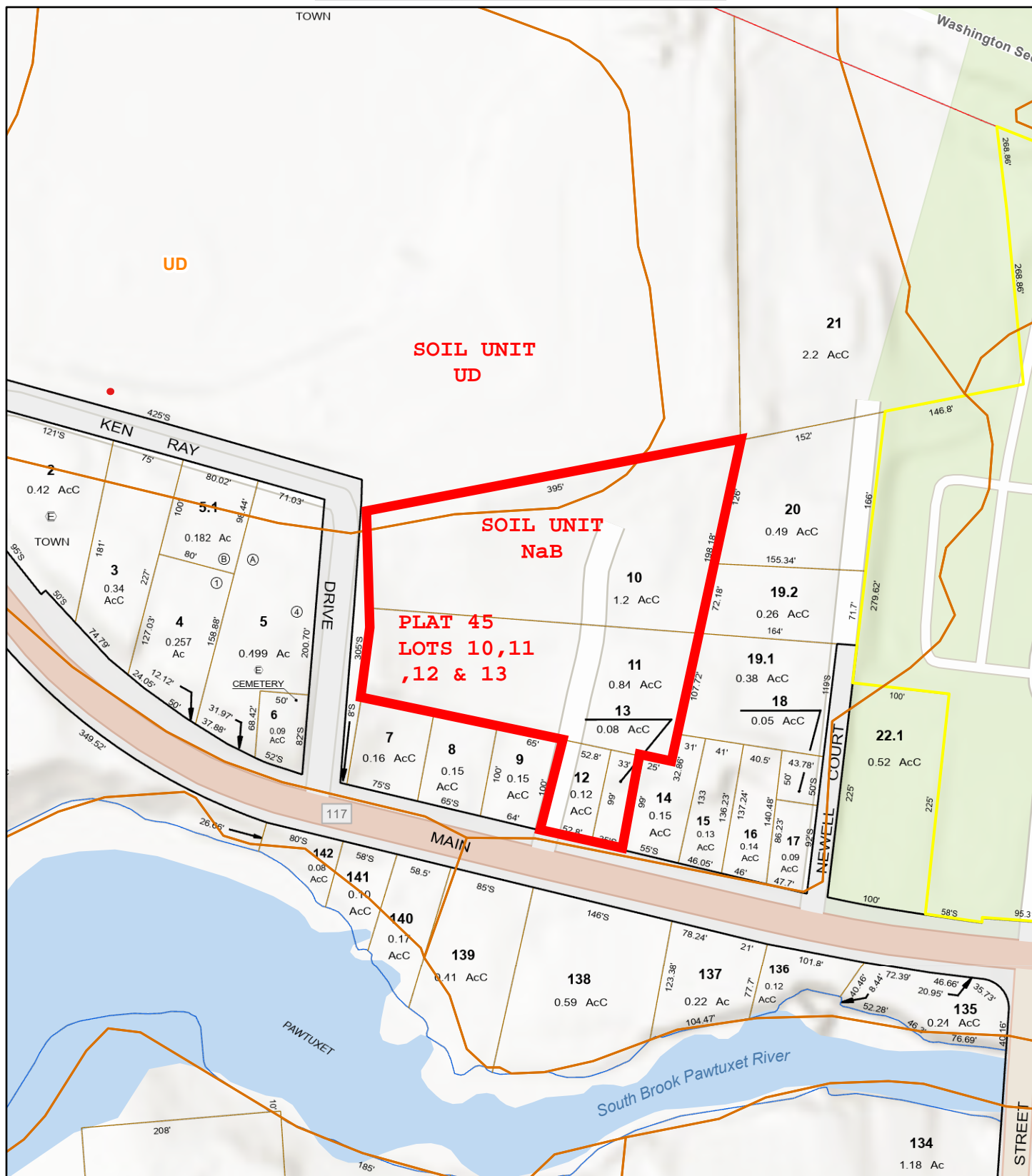
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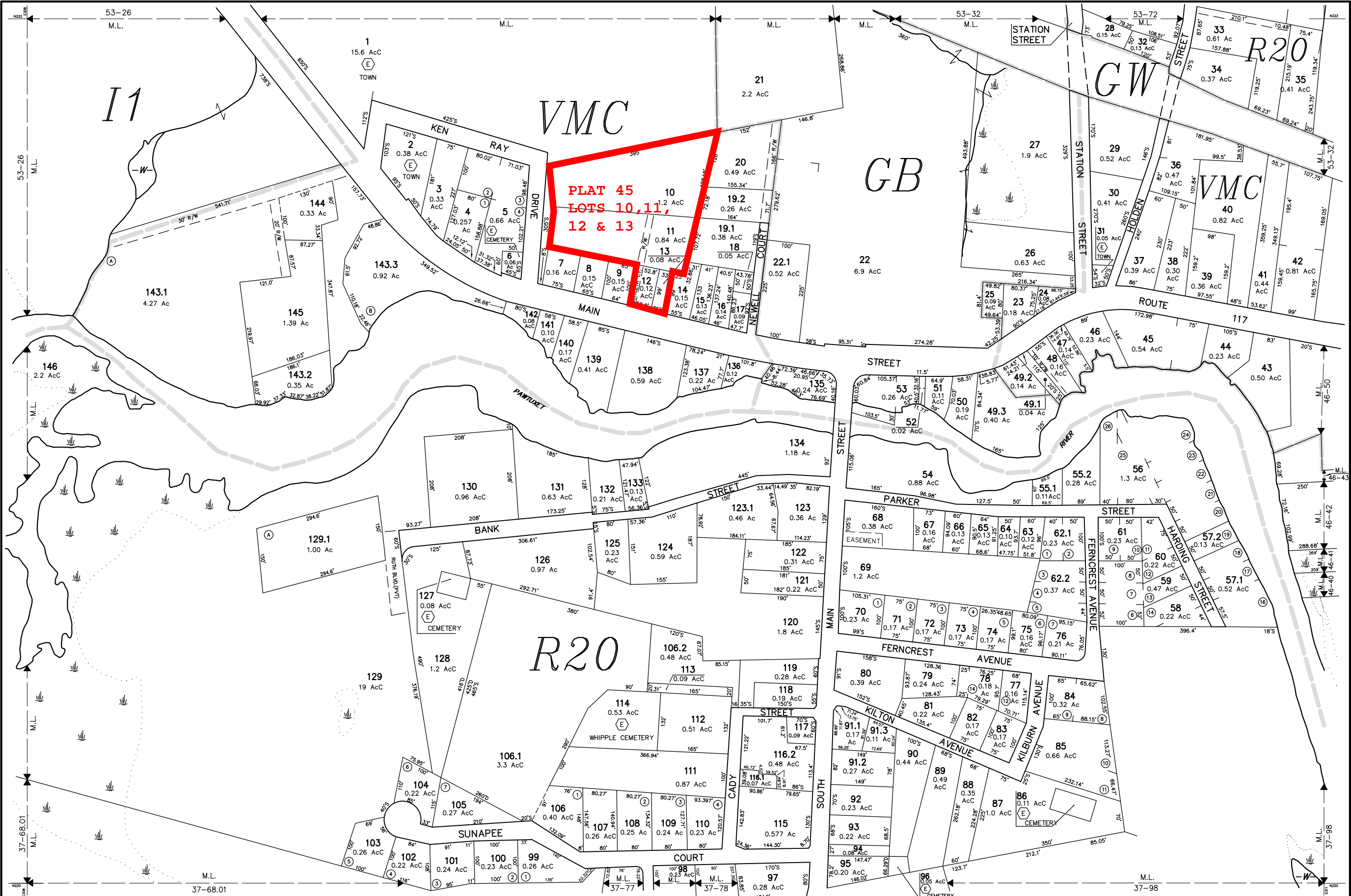
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THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE : MARCH 30, 1986

COMPLETION DATE : JULY 29, 1988

PRODUCED BY

CAI Technologies

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LEGEND

AREA CALCULATED
AREA SURVEYED
COMMON OWNERSHIP
EXEMPT PROPERTY
MATCH LINE
WATER

AcC
Ac
Ac
OR
M.L.
W

RECORD DIMENSION
RIGHT OF WAY
SCALED DIMENSION
SUBDIVISION LOT NO.

100'
100'S
②

WETLANDS

SCALE 1" = 100'

FEET 0 100 200 300
METERS 0 30.48 60.96 91.44

REVISED TO :

PROPERTY MAPS

COVENTRY

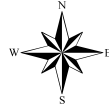
RHODE ISLAND

INDEX DIAGRAM

52 53 54
44 46
36 37 38

MAP NO.

45



Half Mile Radius Plan

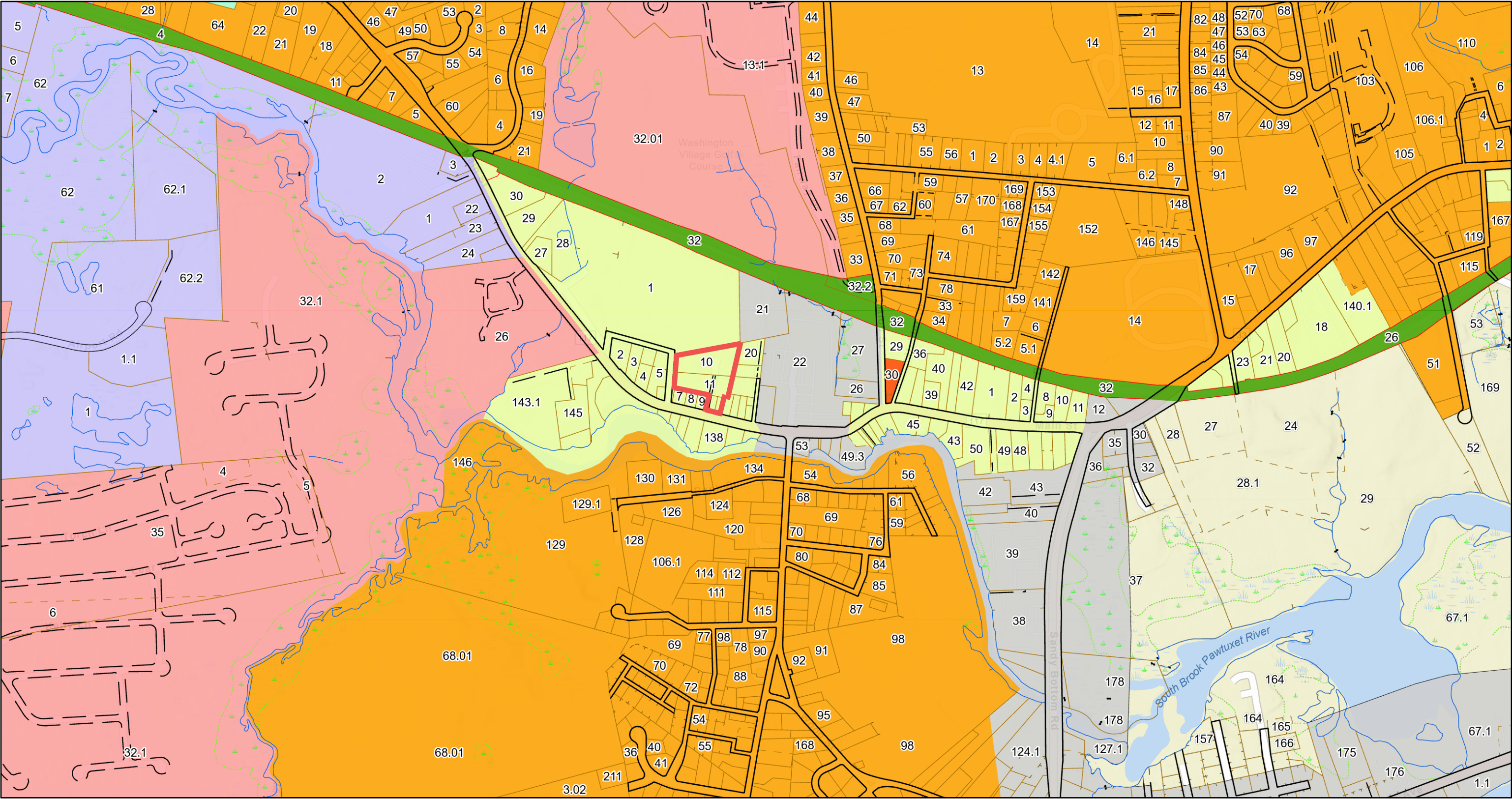
Town of Coventry, RI



April 3, 2025

1 inch = 563 Feet

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