

11/01/2023

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RE: *Site Analysis Narrative*

This narrative is in regard to the Preliminary Plan Submittal for the Major Land Development at 1920 Nooseneck Hill Road, plat 10 lot 31. The project aims to construct a three-story, self-storage facility with approximately 75,088 GFA. Additional site improvements will be made to the entrance and surrounding impervious area to include parking and loading spaces. Stormwater management will be constructed as well to limit the project's impacts on water quality and quantity.

Site Context

The parcel is located along Nooseneck Hill Road adjacent to Leisure Way and near the intersection of Nooseneck Hill Road and Harkney Hill Road. The site is boarded by majority residential properties with commercial properties abutting it to the Southwest and a vacant property abutting it to the Northwest. See Figure 1 below.



Figure 1: General site location.

Existing and Proposed Use of the Site

Currently, the site is zoned as GB1 (General Business – 1 Acre) and has been used as a self-storage facility since 2008. The current property has five drive-up, self-storage buildings.

The proposed use and zoning will remain the same. The project will construct a climate-controlled, self-storage facility at the Northwest portion of the site closest to Nooseneck Hill Road.

The existing property line agreement, adjacent to the parcel, will remain the same.

Existing Vegetation, Structures, and Road Networks

The current parcel is split into three areas. Two forested areas are in the front and back of the parcel which act as buffers between Nooseneck Hill Road at the front and the residential area to the back. The middle area is entirely impervious with six one-story, self-storage buildings. The existing, combined footprint of the buildings is 28,542 SF.

The current utilities on-site include electric, water, and sewer services. Overhead electricity is pulled from the right-of-way across the road and traverses using electrical poles to one building. The rest of the electrical service runs to the other buildings underground. Water service runs only to the one building connected to the overhead electrical service. A private water line connects to the water main within Nooseneck Hill Road and provides service to the site. Sanitary sewer service is connected to a private main within the parcel and eventually connects to a town-owned pump station.

Stormwater management practices currently implemented consist of five dry wells.

An internal drive aisle connects the site to Nooseneck Hill Road. There is no current designation of the entrance's access management.

The site currently has no identifiable parking or loading spaces.

Topography

The existing topography has three unique topography patterns. Approximately 30% of the site is the front, forested area which slopes inwards towards a low point around the center of itself. This area self-contains its stormwater and intakes the entrance drive isle and an off-site drainage area of approximately 0.42 AC. Approximately 17% of the site is the back, forested area which a fifth of the area drains onto the impervious area of the site and the rest draining off-site. The rest of the parcel drains to the five catch basins scattered around the existing buildings.

The proposed topography preserves and enhances the existing patterns. Since the proposed construction activity is only towards the front of the parcel, no changes to the topography will take place past the two catch basins towards the front the site. Minor reduction of drainage area will occur to these two catch basins due to the site improvements with no significant changes to the topography in those areas. The disturbed area in the front of the parcel and the off-site drainage areas will remain capturing the same drainage towards the center of the forested area. 80' from the front of the parcel

will remain untouched. The building and surrounding site improvements (including the entrance drive isle) will slope towards proposed catch basins which will capture the increased runoff.

Geology and Soil

There are two dominant soils within the area: Hinckley loamy sand (HkA) and Sudbury sandy loam (Ss). Hinckley loamy sand is hydrologic soil group A and Sudbury sandy loam is hydrologic soil group B. Neither soil has a hydric soil rating.

Agricultural Lands

There are no historical or current records of agricultural land present within the parcel or within 200' of the parcel.

Wetlands

There are no historical or current records of wetlands present within the parcel or within 200' of the parcel. The wetland delineation was completed by Steven Riberdy with Goddard Consulting, a qualified professional on 2/10/2023.

Preliminary Assessment of the Potential Effects of the Proposed Project on the Natural Resources of the Site

Minimal environmental impacts are expected due to the condition of the site, current use, and proposed changes. As explained throughout the narrative, the proposed use will not change from the existing use minimizing environmental impacts and changes to the site. Further environmental conflicts such as wetlands and agricultural lands are not present on site and should not be impacted through construction on this parcel. The site lays in a Natural Heritage Area according to the URI Environmental Data Center and RIGIS, however the site is currently developed and no additional harm to endangered species is expected.

The proposed site improvements minimize impacted area with only 30% of the total parcel being within the limits of disturbance. However, 56% of the vegetated area in the front of the parcel will be permanently removed for the proposed building with further forested area being cleared for grading and stormwater management. This is the only foreseen environmental impact.

The proposed site improvements will also maintain stormwater quantity and quality with new stormwater management structures. Proposed catch basins surrounding the building will reduce runoff to existing drywells and adjacent parcels to mimic and improve upon existing drainage patterns. The captured stormwater will infiltrate by way of an above-ground bioretention basin in the front, vegetated portion of the parcel. Stormwater runoff rate and quality will match or exceed the existing condition.

Please contact me at 339-234-9390 or caroline.armstrong@kimley-horn.com should you have any questions or desire additional information.

Sincerely,
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