

**PROJECT NARRATIVE
PROPOSED STORAGE BUILDING
1610 FLAT RIVER ROAD, COVENTRY, RHODE ISLAND
January 2026-Revised**

Existing Conditions

The property at 1610 Flat River Road in Coventry, Rhode Island is identified as Lot 13 on Plat Map 60. The property is approximately 2.9 acres in size and is located within the I-1 Industrial Zoning District. Existing conditions onsite consist of an existing commercial building (SeaScape Lawn Care), a shed, grass/landscaped areas, associated parking and compacted gravel/sand areas. There are no agricultural uses or trees over 50 years old on this property. According to the Rhode Island Department of Environmental Management (RIDEM) Environmental Resource Map, the site is within the Pawtuxet River - South Branch watershed and there are no known wetlands on site or within 200' of the site. The site is located within Flood Zone X, areas of minimal flooding, the site is not within a wellhead protection area and is not within a RIDEM Natural Heritage Area. The groundwater classification is GAA. The lot is not listed on the National Register of Historic Places, there are no cemeteries on or adjacent to the site, and the site is within the Central Coventry Fire District.

Proposed Improvements

The proposed site improvements include addition of a new 55' x 78' metal storage building with 16' wide lean to, total building area approximately 5,538 square feet in size, located east of the existing building with a concrete pad and apron. The proposed site improvements are minimal and are located within previously disturbed and impervious areas of the site. The total limit of disturbance for the proposed work is approximately 0.378 acres.

Parking

Parking is provided within existing impervious areas onsite. In accordance with the Town of Coventry zoning ordinance, the parking calculation shown on the plans requires one parking space for every two employees on the shift with the greatest employment, plus one parking space for each motor vehicle maintained or used on the premises. Based on this calculation, a total of 78 parking spaces are required and 81 parking spaces are provided.

Utilities

Gas and electric services will be provided from the existing building to the proposed building. Coordination with the electrical and mechanical engineer will be required. Existing surface conditions will be repaired in kind for exterior utility service connections.

Permitting

- The proposed storage building will require a Minor Land Development Application to the Town.
- RIDEM permits are not required because no stormwater infiltration facility is proposed, the limit of disturbance is less than 1 acre, and there are no known wetlands within 200 feet of the site.