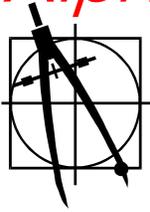


Alpha Associates, Ltd.



Professional Land Surveyors

35 Rocky Hollow Road
East Greenwich, RI 02818
Phone: 401.884.8506
Fax: 401.884.7747
E-mail: mjmalpha@aol.com

March 28, 2024

Town of Coventry
Planning Department
Town Farm Road
Coventry, RI 02816

RE: **Minor Subdivision - Final Plan**
Deltufo Town Farm Road Plat
Project Narrative
Assessors Plat 324, Lot 107

The applicant is proposing a Minor Subdivision for Assessors Plat 324 Lot 107 into two residential house lots. The site is located on the northeast side of the intersection of Town Farm Road and Mile Road and is currently occupied by an existing two-bedroom residence. Parcel zoning is 'RR3' and will not require requests for variances, special permits or other approvals and/or agreements either through the Town of Coventry or any State agency at this phase of the application process. The applicant is requesting a waiver of item number 53 of the Minor Land Development & Minor Subdivision Checklist, specifically, the proposed trees due to the amount already existing on Mile Road.

The overall site is moderately wooded with mostly deciduous and evergreen trees with light to medium undergrowth. The site is generally rectangular in shape and is roughly 400' wide by 1,200' deep and contains approximately 13.6 acres of land with 822' of frontage. The topography on the site is highest at the center and slopes downward in easterly and westerly directions. There is an area subject to flooding (ASF) located in at the northwesterly corner of the site. The ASF is shown and was flagged by Natural Resource Services, Inc. on October 11, 2022. The upland area is comprised of Merrimac, Canton-Charlton and Hinckley soils that are suitable for community development. The existing residence at 846 Town farm road is serviced by a private well and an approved OWTS system #8006-023. The proposed new lot will be serviced by a private well and has an approved OWTS design #2306-0504. The entire parcel lies in flood zone 'x' per FEMA map number 44003C0084H, effective date 10/2/2015.

The site does not lie in a Natural Heritage Area, Historical District or a Groundwater Protection Area. There are no known cemeteries located on the property. The site is abutted to the east by the Keskinen Airport, northerly and easterly by residential lots, westerly by Mile Road and southerly by Town Farm Road.

The applicant is proposing to develop the existing lot into two residential building lots. The existing lot contains a two-bedroom residence, detached garage, a barn and livestock pens. It is currently serviced by a private well and septic system. Sheet two of the enclosed plan set illustrates a proposed scheme showing approximate design layout for the new lot which meets all applicable subdivision and zoning regulations.

The proposed two residential housing units will be served conventional Onsite Wastewater Treatment Systems (OWTS) and shall be serviced by private wells. There shall be no encroachment into state regulated wetland with the proposal. Runoff from post development of will be mitigated by Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development areas for each individual lot. Specific Soil Erosion Control plans and applications shall be submitted at the building permit submission phase of the project.

The estimated population post development will be 3.5 people and estimated 1.5 school aged children. The site lies in the Central Coventry Fire District and will require approval letter. There will be no street creation associated with this proposal.

If you have any questions or comments, please feel free to contact me at any time.

Sincerely,

Michael J. McCormick

Professional Land Surveyor No. 1972

Alpha Associates, Ltd.