

CSDG

Coventry Survey Design Group

46 South Main Street

Coventry, RI 02816

401-823-5028

coventrystudy.com

Project Narrative

January 15, 2025

Doug McLean
Director of Planning & Development
1675 Flat River Road
Coventry, RI 02816

JAN 21 2025

RE: 1160 Main Street Minor Land Development (Preliminary Submission)
AP 45 Lot 53
Applicant: Alexander Deus, Jr. / PH Properties, LLC.
1176 Main Street, Coventry RI 02816

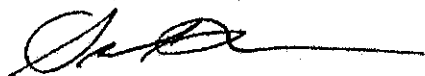
Dear Mr. McLean,

Please see enclosed all the elements to make up the submission for a Minor Land Development at the above mentioned 1160 Main Street. The site is approximately 50 feet south of Main Street (RI Route 117), and approximately 85 feet southeast of the intersection of South Main Street and Main Street. The site soils consist primarily of Urban land.

The intent of this submission is to show a 699 square foot garage addition to the existing 2 bay garage. The existing garage is 1,260 square feet. There will be no zoning setbacks to be considered as the addition does not conflict with them. However, a variance will be needed from the wetlands set forth by Natural Resource Services, Inc. from the South Branch of the Pawtuxet River. As the existing building is currently tied into all other utilities from the Town, no new connections will be proposed. This proposed building will not add any impervious surface area than what already exists on the lot.

If you have any questions regarding this submission, please contact our office.

Sincerely,



Samuel R. Suorsa, PLS
Coventry Survey Co., Inc.
46 South Main Street
Coventry, RI 02816