

CSDG

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Preliminary Unified Development Narrative

January 14, 2025

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

JAN 15 2025

RE: BJK Realty 1600 Flat River Road (Preliminary Submission)
AP 60 Lot 12
Applicant: BJK Realty LLC c/o Brian Grace
1600 Flat River Rd Coventry RI 02816

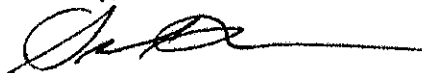
Dear Mr. McLean,

Please see enclosed Unified Development submission for a major land development at the above-mentioned Custom Iron Works. The site is located 615 feet East of the intersection of Leuba Road and Flat River Road. No wetlands are located within 100' feet of the site. The site has been previously developed with a commercial building and parking area.

This development consists of a 9,000 SF commercial storage building with a 10,500 SF parking lot. The building will be serviced by a private well and an OWTS. The OWTS plan was approved by RIDEM on August 15, 2024. Erosion control on the site will be provided by a temporary construction entrance and straw wattles. Stormwater will be treated by a sediment forebay and an infiltration basin. This stormwater system has a reduction in peak discharge rates in the 1-year, 10-year and 100-year storm events. The storm water design was submitted to RIDEM, however they stated in an email that it does not fall under UIC or WQC or RIPDES. A copy of the email from RIDEM is included in this submission.

The proposed tree buffer has been designed by a landscape architect and is designed in accordance with town zoning regulations. The proposed tree buffer will reduce visibility and noise. The proposed lights will only be attached to the front of the building and will be directed downward to not shine at the abutting properties.

Sincerely,



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