



December 30, 2023

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

RE: Bucks Horn Meadow-Major Cluster Subdivision (Preliminary Submission)
Flat River Road AP 315 Lot 80 & 95
Applicant: Padula Builders Inc.
1430 Main St., Coventry RI 02816

Dear Mr. McLean,

Please see enclosed all the elements to make up the submission for a major lot subdivision at the above-mentioned Bucks Horn Meadow. The site is located +/- 0.4 miles west of the intersection of Susan Bowen and Flat River Road. The site has wetlands that were determined and flagged in 7 different series (A-G) by Applied Bio-Systems, Inc. from April 21st and June 10th, 2021. The wetland associated with these flags is a wooded swamp. There is a 50' wetland buffer zone.

The intent of this subdivision is to create seven new parcels from AP315/Lot 80 & 95, which has an existing area of 53.2 Acres. The parcels that range from the 1.5 to 2.3 acres. There will be approximately 40 acres of open space. All proposed lots conform to the Town of Coventry cluster regulations. The proposed dwellings are 40'X60' with a garage. The proposed dwellings will be serviced by private wells, OWTS, and drainage systems such as: dry wells, infiltration trenches and swales.

The lots area accessed by a proposed 826 linear feet access road with a cul-de-sac at the end.

Permits have been granted for RIDEM subdivision suitability, wetlands, RIPDES, and RIDOT PAP.

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