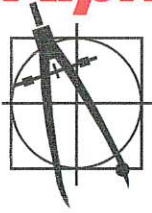


Alpha Associates, Ltd.



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February 17, 2023

Planning Department
Town of Coventry
1675 Flat River Road
Coventry, RI 02816

MAY 29 2025

Re: **Minor Subdivision – Pre-Application Submission**
Hidden Reserve Estates Phase II
Project Narrative
Assessors Plat 318, Lot 128

The applicant is proposing a Minor Subdivision for Assessors Plat 318, Lot 128 into three residential house lots. The site is located on the north side of Rock Hill Road. Parcel zoning is 'RR3' and will not require requests for variances or waivers from the subdivision regulations.

The site is vacant and has remained historically wooded. The site is irregular in shape and roughly 600' wide by 500' deep. It contains 6.1 acres of land with 759.2' of frontage. The topography is highest on the northeast side slopes downward in a southeasterly direction towards Rock Hill Road. There are two deciduous forested swamps on the site which were flagged by Natural Resource Services, Inc. One swamp is located at the approximate middle of the lot and is less than one acre which will require a 25' buffer zone. The other swamp is located at the northwesterly corner of the site which continues off-site and requires a 50' buffer zone. The flags were located in the field and are clearly shown on the subdivision plans. Refer to the NRS report attached for more information. Some of the proposed improvements require approval from DEM Freshwater Wetlands Program. The site is composed primarily of Paxton soils, which does not have flood potential and are generally associated with 26" water tables. The entire subdivision lies in flood zone 'X' per FEMA map number 44009C0084H, effective date 10/2/2015. The site does not lie within a Natural

Heritage Area, a Historical District or a Groundwater Protection Area. There are no known cemeteries on or abutting the site. The site is abutted to the north by the former NIKE site which is now owned by Town of Coventry. There are residential lots to the east and west, and an open farm/field to the south on the other side of Rock Hill Road.

The applicant is proposing developing the existing lot into three residential building lots. Each of those lots meets all applicable subdivision and zoning regulations and will be serviced by private wells & Onsite Wastewater Treatment Systems (OWTS). The applicant will improve the roadway with a 20' wide gravel surface and provide an easement to the Town of Coventry for turnaround at the end of proposed roadway improvements and associated drainage.

There shall be no encroachment into state regulated wetlands with the proposal. Runoff from post development will be mitigated by Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development areas for each individual lot. Soil erosion and controls are shown on the Proposed Conditions plan. Specific soil erosion plans and applications shall also be submitted at the building permit submission phase of the project.

The estimated population post development will be 12 people and an estimated 6 school aged children. The site lies in the Central Coventry Fire District and will require an approval letter. There will be no street creation associated with this proposal, only minor improvements to the existing trail.

Thank you for reviewing this proposal and the applicant request that the Final Application be reviewed and approved administratively.

Please feel free to contact me at your convenience with any questions or comments.

Sincerely,



Michael J. McCormick, PLS
Alpha Associates, Ltd.