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Project No. SS3148

April 14, 2025

PROJECT NARRATIVE
PRE-APPLICATION SUBMISSION
PROPOSED MINOR SUBDIVISION
ASSESSOR'S PLAT 88 LOTS 87 & 88.2
HOXIE COURT, NOTRE DAME STREET, AND KERNAN STREET
COVENTRY, RHODE ISLAND

This application proposes to subdivide Assessor's Plat 88 Lots 87 and 88.2, being situated at the termini of Notre Dame Street, Hoxie Court, and Kernan Street in the Town of Coventry. The overall area of Lots 87 and 88.2 is 110,759 square feet (2.54 acres, more or less). The two existing lots will be reconfigured into three lots. The proposed lots are being designed for residential use, and all meet the minimum requirements for area, frontage, and other dimensional categories.

Proposed Lot 2 has 120 feet of frontage along the proposed cul-de-sac and is about 1.24 acres in area. It contains an existing house, which has an address of 31 Hoxie Court. An existing septic system serves the existing house. (See approved RIDEM application #9006-400.) Water is serviced to the house from the water main on Hoxie Court. Access to the lot will continue to be provided from the existing driveway, with pre-existing frontage of 29.98 feet along Hoxie Court.

Proposed Lot 1 contains 174.89 feet of frontage and about .49 acres. Proposed Lot 3 contains 177.11 feet of frontage and .46 acres. Both proposed lots 1 and 3 will have new septic systems designed and installed, and water service extended from Notre Dame Street.

Based on GIS data and DEM maps, no wetlands are on site, and the soils are expected to be of good quality. Before subsequent application stages, soil evaluations, septic system designs, and drainage designs will be completed. No variances are anticipated.