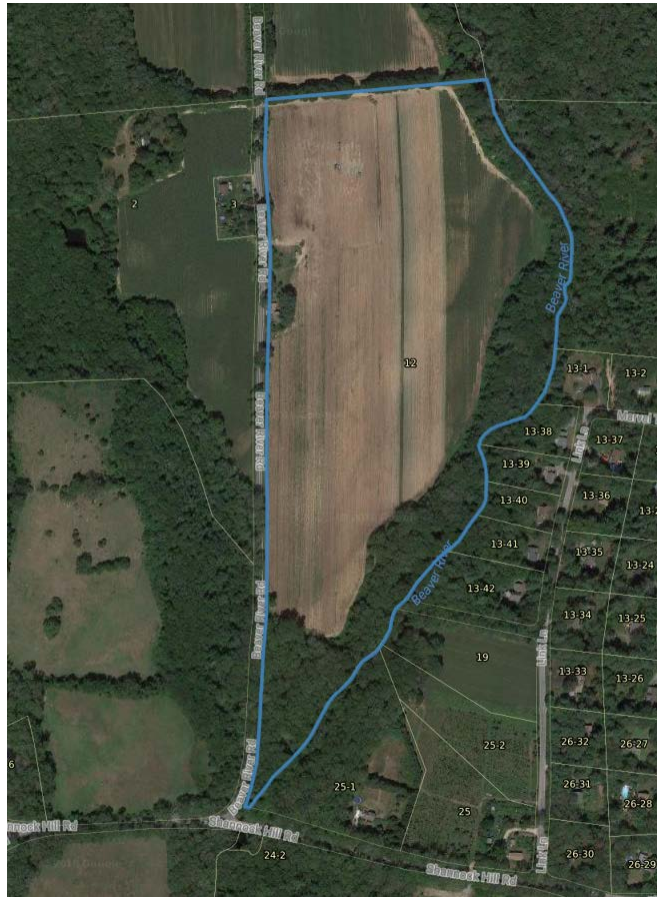


Project Narrative May 2021



Project Name: Beaver River Residential - East

Project Location: 172 Beaver River Road, Richmond, RI 02812

Applicant: William M. Stamp Revocable Trust 2004 / William M. Stamp Jr, Trustee, One Stamp Place, Exeter, RI 02822

Owner: William M. Stamp Revocable Trust 2004 / William M. Stamp Jr, Trustee, One Stamp Place, Exeter, RI 02822



Existing Conditions:

The property in question is listed by the Town of Richmond Tax Assessor as Plat 8E, Lot 12 and is situated alongside Beaver River Road. The site is bounded by Beaver River Road to the west and the Beaver River to the east, Shannock Hill Road to the south and private property to the north.

The approximate lot area is 41.76 acres based on the Class I boundary survey completed by National Surveyor-Developers, Inc. The survey was commissioned on April 6, 2018 and completed on April 12, 2018. There is an existing house on the property that is proposed to be removed. The existing cleared area onsite is currently utilized as an agricultural field that has been fallow the last few growing seasons. The site is gently rolling predominantly to the east and south/southeast toward the wetland area adjacent to the Beaver River. Wetlands on the property were delineated by Mason & Associates, Inc. on February 23, 2018. The wooded swamp wetlands comprise approximately 5.83 acres of the site or 14.0%. The wooded swamp wetlands and associated riverbank/ perimeter wetlands comprise 13.61 acres of 32.6% of the site. The site lies within an agricultural overlay and aquifer overlay district.

The Rhode Island Soil Survey (2016) depicts the property as being comprised of seven (7) different soil types:

SOIL NAME	HSG	ACREAGE	DESCRIPTION
AfA*	B	1.97± AC	AGAWAM FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
EfA*	B	14.31± AC	ENFIELD SILT LOAM, 0 TO 3 PERCENT SLOPES
EfB	B	1.68± AC	ENFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES
HkA	A	3.30± AC	HINCKLEY GRAVELLY SANDY LOAM, 0 TO 3 PERCENT SLOPES
HkC	A	5.17± AC	HINCKLEY GRAVELLY SANDY LOAM, ROLLING
Nt*	C	2.29± AC	NINIGRET FINE SANDY LOAM
Ss*	B	3.39± AC	SUDBURY SANDY LOAM
Wa	D	9.65± AC	WALPOLE SANDY LOAM

*PRIME AGRICULTURAL SOILS

THE SOIL ABBREVIATIONS REFERENCE THE SOIL SURVEY OF RHODE ISLAND, PREPARED BY THE USDA SOIL CONSERVATION SERVICE INFORMATION FOUND THROUGH ONLINE RESEARCH FROM RIGIS DATA. THE ABBREVIATIONS CORRESPOND TO SOIL AREAS OUTLINED ON THE PLAN AND ARE TO BE CONSIDERED APPROXIMATE BASED ON RIGIS DATABASE

Note that no removal of topsoil or prime agricultural soil is proposed as part of this project. Any disturbance will remain and be re-used onsite.

Local Land-Use Restrictions:

The site is zoned as R-3 and lies within an agricultural overlay district. The minimum lot size for development within this overlay district is five (5) acres. A front yard setback of 50 feet, a side yard setback of 35 feet and a rear yard setback of 100 feet are required of all development within this designation. The following chart has been prepared to depict the Town's setbacks for the R-3 District. These setbacks have been incorporated in the plan set for preliminary planning purposes.

EXISTING ZONE (TABLE 18.20.010)	ZONE R-3 (SINGLE-FAMILY DWELLING)	AGRICULTURAL OVERLAY DISTRICT
MINIMUM LOT AREA:	3 ACRES	5 ACRES (SUITABLE)
MINIMUM FRONTAGE:	300'	300'±
MINIMUM FRONT YARD:	50'	50'
MINIMUM SIDE YARD:	35'	35'
MINIMUM REAR YARD:	100'	100'
MAXIMUM HEIGHT OF MAIN STRUCTURE:	35'	35'
MAXIMUM BUILDING COVERAGE:	10%	10%



Proposed Overall Project Scope:

It is proposed to subdivide the lot in question into five (5) new lots, considered as a minor conventional subdivision. Each lot will conform to the requirements as listed in the previous table. The net area of suitable land for development and maximum number of allowable lots was calculated according to the following table:

Total Lot Area	41.76 ac
Unsuitable Area (Wetlands & FEMA Flood Zone per Sec 3.3.2)	15.49 ac
Net Area Suitable for Development	26.27 ac
Minimum Lot Size (Agricultural Overlay District)	5.00 ac
Maximum Number of Subdivided Lots	5 Lots

The average proposed lot size is 8.32 acres and the average proposed suitable area per lot is 5.25 acres. The agricultural overlay district requires each lot to contain a minimum of five (5) acres of suitable land. Each lot will be serviced by a private well and a private Onsite Wastewater Treatment System (OWTS). Electric service is available from the frontage street (Beaver River Road). The private driveways conform to the specifications as listed in the Richmond Land Development & Subdivision Regulations, Section 13.5.

Drainage on the site will be designed to be consistent with the latest revision of the RIDEM Stormwater Manual. Stormwater management will consist of Low Impact Development (LID) Best Management Practices (BMP's) including drywells, pervious pavement, and/or qualified pervious areas on an individual lot basis.