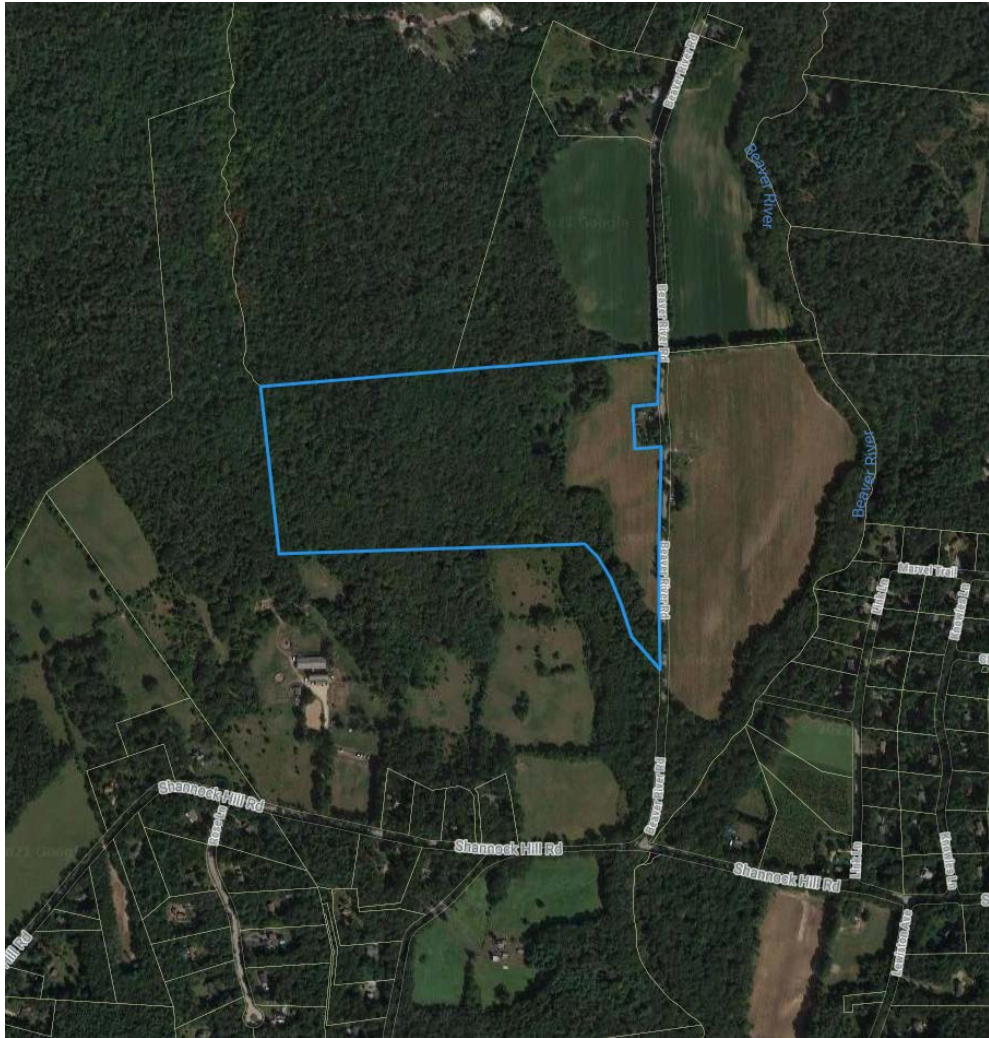


Project Narrative May 2021



Project Name: Beaver River Residential - West

Project Location: 159 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 2 and is situated alongside Beaver River Road. The site is bounded by Beaver River Road to the east and private property to the north, south, and west.

The approximate lot area is 50.30 acres based on the Richmond GIS. The existing cleared area onsite is currently utilized as an agricultural field that has remained fallow the last few years. The site is gently rolling with a wetland area located in the center. The wooded swamp wetlands comprise approximately 20.56 acres of the site or 40.9%. The site lies within an aquifer overlay district.

The Rhode Island Soil Survey (2016) depicts the property as being comprised of eight (8) different soil types:

SOIL NAME	HSG	ACREAGE	DESCRIPTION
ChB	B	8.33 AC	CANTON AND CHARLTON FINE SANDY LOAMS, 0 TO 8 PERCENT SLOPES, VERY STONY
EfA*	B	9.65 AC	ENFIELD SILT LOAM, 0 TO 3 PERCENT SLOPES
Rc	C/D	0.99 AC	RAYPOL SILT LOAM
Rf	D	1.64 AC	RIDGEBURY, LEICESTER, AND WHITMAN SOILS, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY
SuB	B/B	3.33 AC	SUTTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, VERY STONY
SwA	B/D	9.35 AC	SWANSEA MUCK, 0 TO 1 PERCENT SLOPES
Tb	C	1.66 AC	TISBURY SILT LOAM
Wa	D	11.61 AC	WALPOLE SANDY LOAM
		TOTAL: 50.30 AC	

*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-2. The minimum lot size for development within this district is two (2) 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-2 (SINGLE-FAMILY DWELLING)	PROPOSED
MINIMUM LOT AREA:	2 ACRES	2± ACRES
MINIMUM FRONTAGE:	200'	200'±
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 six (6) new lots, considered as a major 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	50.30 ac
Unsuitable Area (Wetlands & FEMA Flood Zone per Sec 3.3.2)	20.56 ac
Net Area Suitable for Development	29.74 ac
Minimum Lot Size	2.00 ac
Maximum Number of Subdivided Lots	14 Lots

The average proposed lot size is 8.38 acres and the average proposed suitable area per lot is 4.54 acres. 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). An internal road is proposed as part of the subdivision which will provide frontage to multiple lots. The road and 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. Stormwater from the proposed road to be managed via vegetated swales and detention ponds.