

NARRATIVE REPORT

A.P. 5 / LOT 2.1
437 HOPKINS HILL ROAD
COVENTRY, R.I. 02816

PREPARED FOR:
C&M REALTY, LLC
400 SOUTH COUNTY TRAIL, SUITE A-207, EXTER, R.I. 02822
PHONE: (401) 735-8566

C & M PLAT

PREPARED BY:



January 21, 2021
PROJECT NO. 10295

LOCATION:

This report pertains to Lot 2.1 as shown on Assessor's Plat 5 in the Town of Coventry, State of Rhode Island. These proposed lots exist between two existing public right of ways, Hopkins Hill Road and Mishnock Road. The total area of Parcel – A is 127,825 s.f. 2.93 ac, Parcel – B is 20,030 s.f. 0.46 ac, and Parcel – C is 20,145 s.f. 0.46 ac

PROPOSAL:

This proposal is for a 3 lot subdivision. Parcel – A to be undeveloped. Parcel – B has an existing single family dwelling, accessible by an existing driveway connecting to the existing public right of way, Mishnock Road. Parcel – C has an existing single family dwelling with an existing driveway connecting to the existing public right of way, Hopkins Hill Road.

ZONING:

This site is presently zoned R-20, single family with water.

DESCRIPTION:

This site is exclusively residential.

UTILITIES:

Existing water and electric are available to both sites.

POPULATION ESTIMATION:

According to the 2022 U.S. Census Bureau for the Town of Coventry, the total population is estimated at 35,898 persons, with a total of 14,389 households. Therefore the total population per household is $(35,898 / 14,389) 2.49$. The total number of persons under 18 is 19%. The proposed number of units for this development is 0. Therefore, the total number of persons in this new development will be $0 / 2.67$ rounded up to 0. Extrapolating from this the expected number of persons under 18 in this development should be 0.

SOILS ANALYSIS:

HkC-Hinckley gravelly sandy loam, 8 to 15 percent slopes. This very deep, strongly sloping, excessively drained soil is on small hills and ridges on out-wash plains and in areas of ice-contact deposits. It makes up about 0.2 percent (545 acres) of the survey area. It is mapped mainly in the Enfield-MerrimacCarver general soil map unit. Areas are irregular in shape and range from 5 to 100 acres in size. Typically, the surface is covered with an organic layer. This layer is about 2 inches of loose, undecomposed pine needles, leaves, and twigs and 1 inch of partly decomposed and well decomposed organic material.

The surface layer is very friable gravelly sandy loam about 2 inches thick. The upper 1 inch is black, and the lower 1 inch is dark grayish brown. The subsoil is about 15 inches thick. The upper 1 inch is dark reddish brown, friable gravelly sandy loam; the next 7 inches is yellowish brown, friable gravelly sandy loam; and the lower 7 inches is yellowish brown, friable gravelly loamy coarse sand. The substratum extends to a depth of 65 inches or more. It is brownish yellow, loose very gravelly coarse sand in the upper 37 inches and light yellowish brown, loose gravelly coarse sand in the lower part.

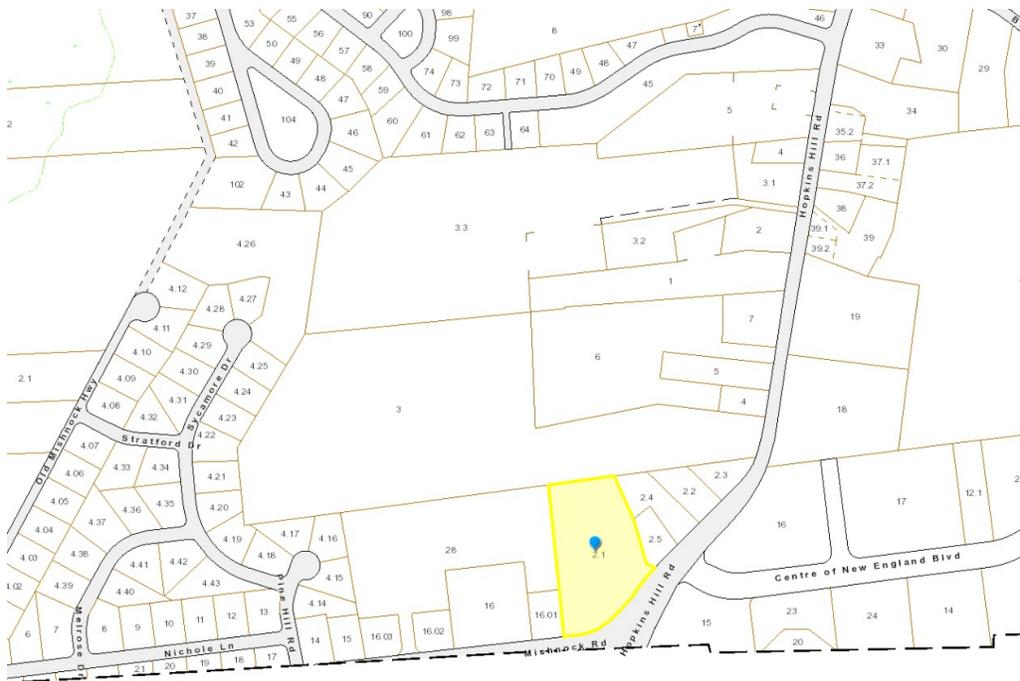
EXCAVATION AND FILL ANALYSIS:

No excavation nor fill in necessary for this site.

FEDERAL/STATE PERMITS:

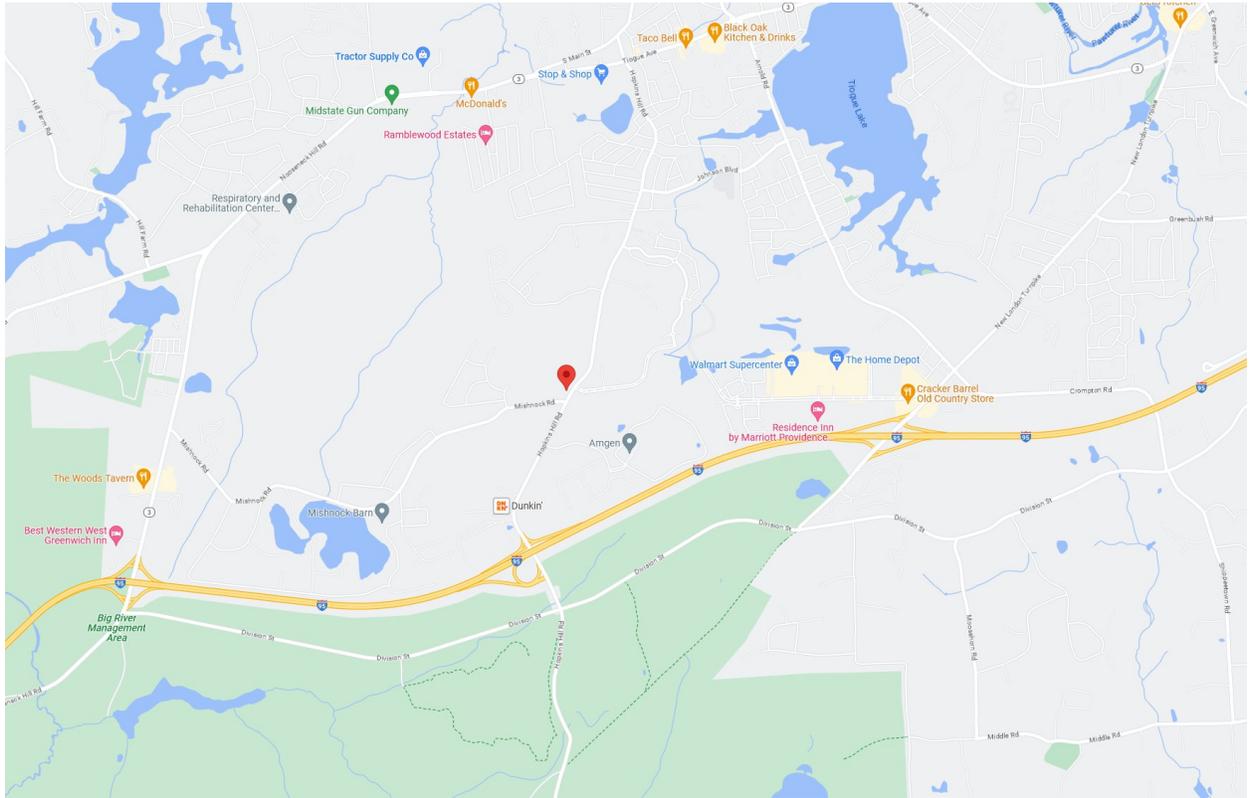
No Federal or State permits required.

IMAGES

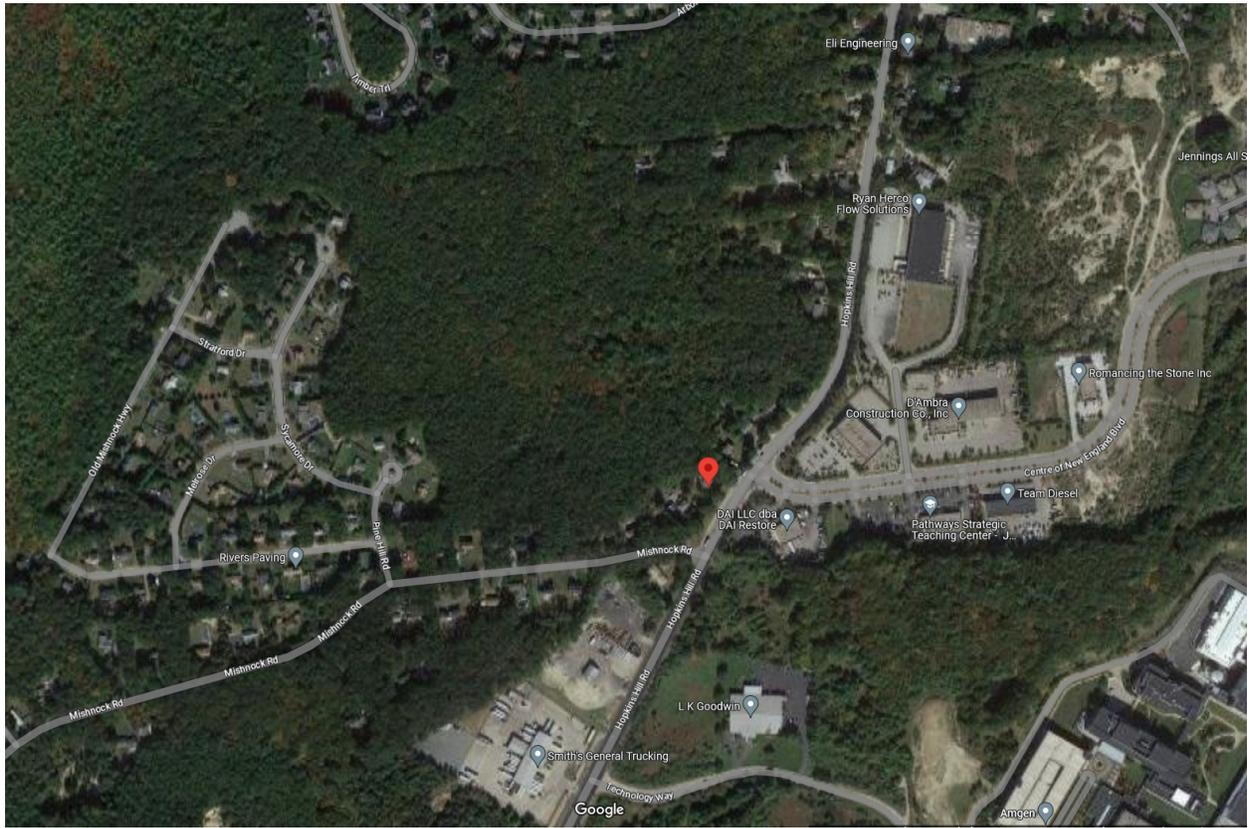


WEST GREENWICH

ASSESSOR'S MAP



STREET MAP

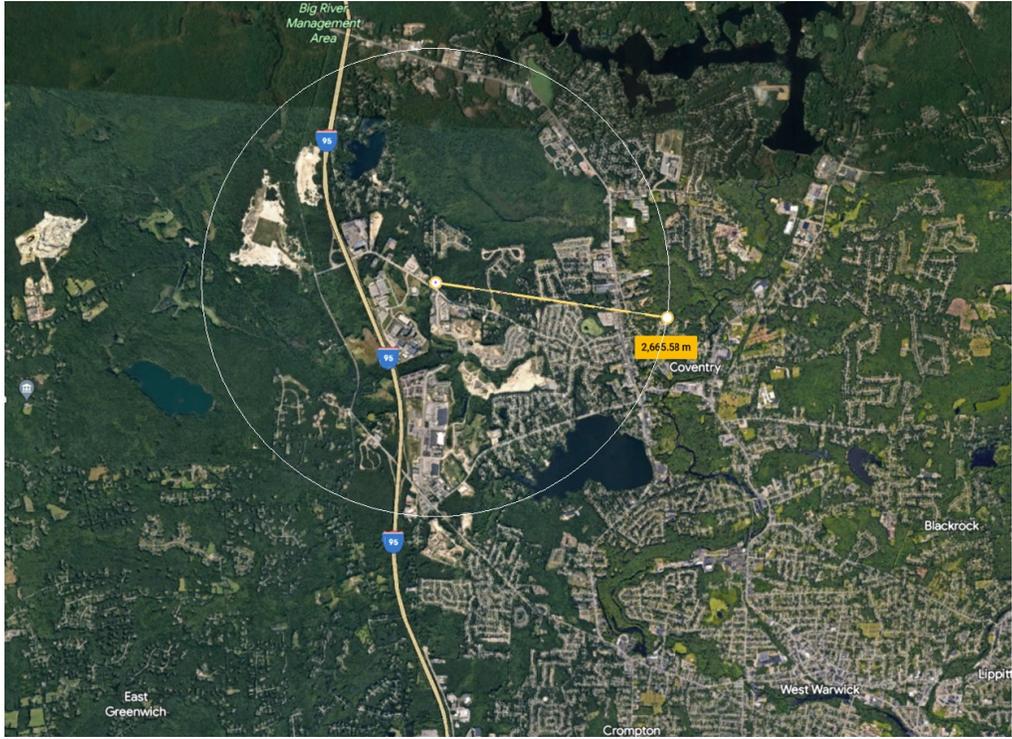


AERIAL



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SOIL



ONE HALF MILE RADIUS