

NARRATIVE REPORT

A.P. 361 / LOT 746
139 GORDON AVENUE, WATSON STREET & PEARL AVENUE
WARWICK, R.I. 02889

PREPARED FOR:
SHORELINE PROPERTIES, INC
400 SOUTH COUNTY TRAIL SUITE A-207
EXETER, R.I. 02822

PEARL AVENUE PLAT

PREPARED BY:



MAY 11, 2022
PROJECT NO. 9401

LOCATION:

This report pertains to Lot 746 as shown on Assessor's Plat 361 in the City of Warwick, State of Rhode Island, and one half of the abandoned portion of Pearle Avenue. This lot exist between two existing public right of ways, Gordon Avenue and Watson Street The total area of Parcel – A is 8,932 S.F. 0.21 AC, and Parcel – B is 7,614 S.F. s.f. 0.17 AC.

PROPOSAL:

This proposal is for a 2 lot subdivision. Parcel – A has an existing single family dwelling and is accessible by a driveway connecting to the existing public right of way, Gordon Avenue. Parcel – B is a proposed single family dwelling and will be accessible by a driveway connecting to the existing public right of way, Watson Street.

ZONING:

This site is presently zoned A-7.

DESCRIPTION:

This site is exclusively residential.

UTILITIES:

Existing sewer, water and electric are available to both sites.

POPULATION ESTIMATION:

According to the 2020 U.S. Census Bureau for City of Warwick, the total population is estimated at 82,823 persons,with a total of 35,465 households. Therefore the total population per household is $(82,823 / 35,465) 2.34$. The total number of persons under 18 is 17.9%. The proposed number of units for this development is 1. Therefore , the total number of persons in this new development will be $1 / 2.34$ rounded up to 3. Extrapolating from this the expected number of persons under 18 in this development should be $3 / 2.34 = 0.128$ rounded up to 1.

SOILS ANALYSIS:

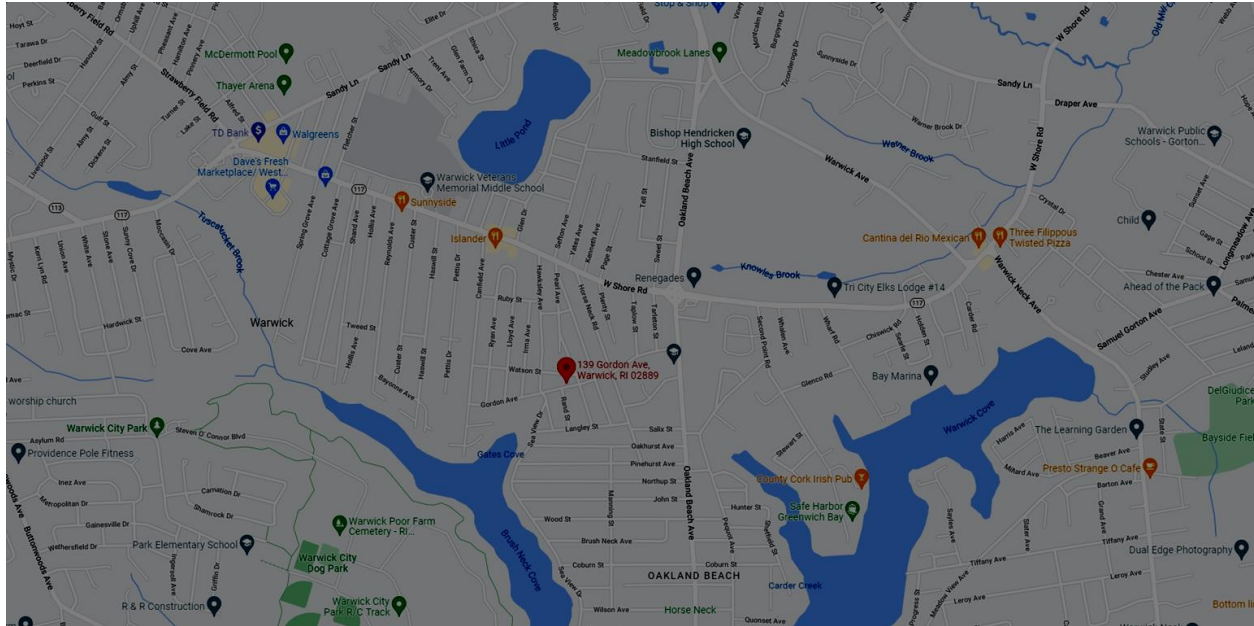
MU - Merrimac-Urban land complex. This complex consists of well drained Merrimac soils and areas of Urban land. The complex is on terraces and outwash plains in densely populated areas of the State, mainly in the areas of Providence and Warwick. Areas are irregular in shape and mostly range from 10 to 400 acres. Slopes are mainly about 1 percent but range from 0 to 15 percent. The complex is about 40 percent Merrimac soils, 40 percent Urban land, and 20 percent other soils. The soils and urban land are so intermingled that it was not practical to map them separately.

EXCAVATION AND FILL ANALYSIS:

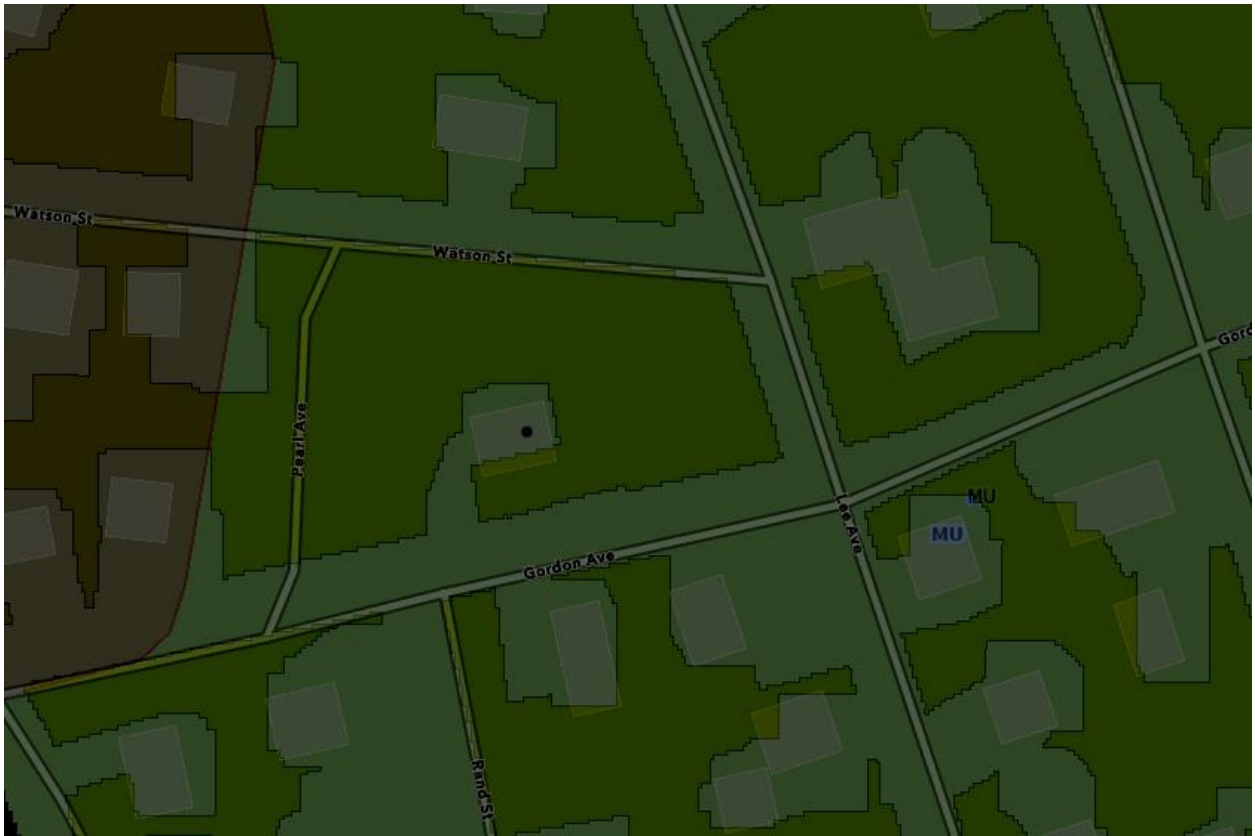
No excavation nor fill in necessary for this site.

FEDERAL/STATE PERMITS:

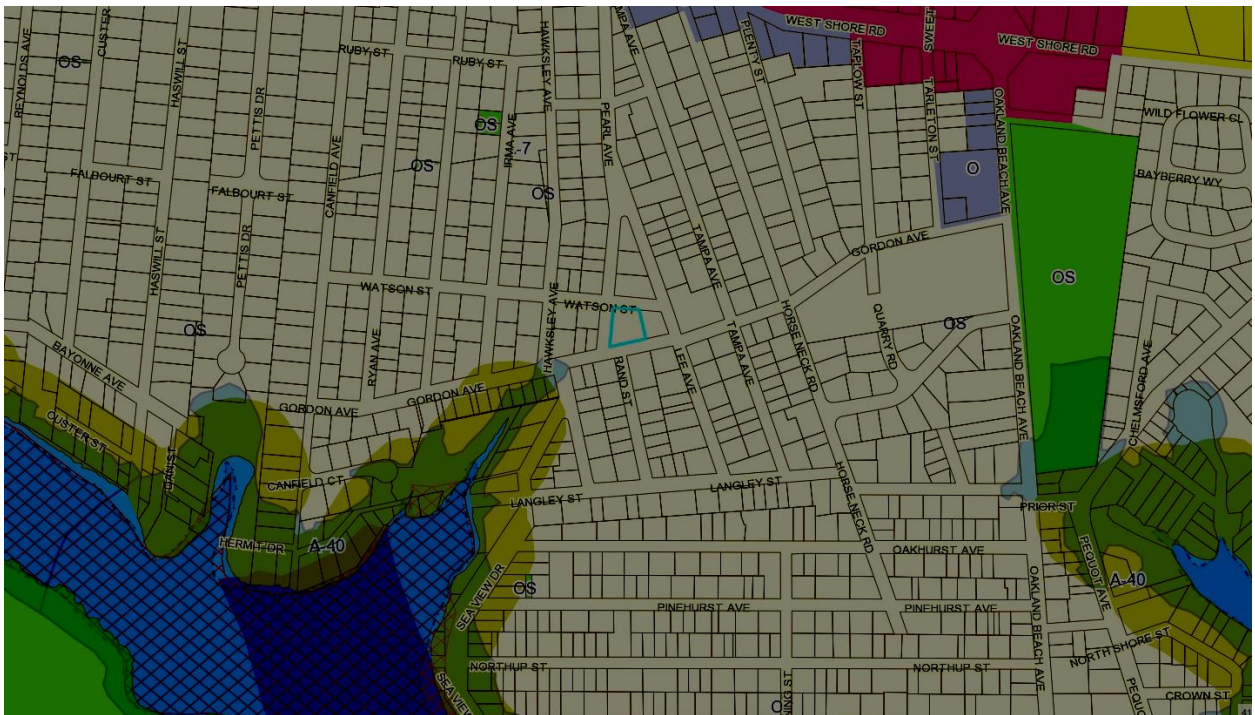
No Federal or State permits required.



STREET MAP



U.S.D.A SOIL CONSERVATION SERVICE, SOIL SURVEY OF RHODE ISLAND



GIS MAP



ASSESSOR'S MAP



AERIAL