

**NARRATIVE REPORT**

A.P. 318 / LOT 60  
6 ACRES OF PINE ROAD  
COVENTRY, R.I. 02816

PREPARED FOR:  
RICHARD PELLETIER  
6 ACRES OF PINE ROAD  
COVENTRY, R.I. 02816  
(401) 822-5000

**PELLETIER PLAT**

PREPARED BY:



FEBRUARY 5, 2026  
PROJECT NO. 11208



from 3 to 15 percent.

Typically the surface layer is dark brown gravelly sandy loam about 6 inches thick. The subsoil is 11 inches thick. The upper 4 inches is yellowish brown gravelly sandy loam, and the lower 7 inches is light yellowish brown gravelly loamy sand. The substratum is light brownish gray very gravelly sand to a depth of 60 inches or more. Included with this soil in mapping are small areas of excessively drained Windsor and Quonset soils, some what excessively drained Merrimac soils, well drained Agawam soils, and moderately well drained Sudbury soils and small areas with a few stones on the surface. Included areas make up about 10 percent of this map unit. The permeability of this soil is rapid in the surface layer and subsoil and very rapid in the substratum. Available water capacity is low, and runoff is slow. The soil is extremely acid through medium acid. This soil is suitable for community development. Onsite septic systems need careful design and installation to prevent pollution of ground water. Slopes of excavated areas are commonly unstable. Lawn grasses, shallow-rooted trees, and shrubs require watering in summer. The use of straw bale sediment barriers and quickly establishing plant cover help to control erosion during construction. Many areas of this soil are wooded. The soil is suited to trees but is limited by droughtiness. Tree seedlings are difficult to establish. The soil is suited to cultivated crops, and some areas are used for pasture. The hazard of erosion is moderate. The use of cover crops, stripcropping, the return of crop residue to the soil, and irrigation are suitable management practices for farming. This soil is suited to woodland wildlife habitat and openland wildlife habitat. It is too dry to provide wetland wildlife habitat. Capability subclass IVs; woodland group 5s.

#### **EXCAVATION AND FILL ANALYSIS:**

minimal fill in necessary for this site.

#### **FEDERAL/STATE PERMITS:**

O.W.T.S permit and Wetlands application to be recived at the time of final submission.

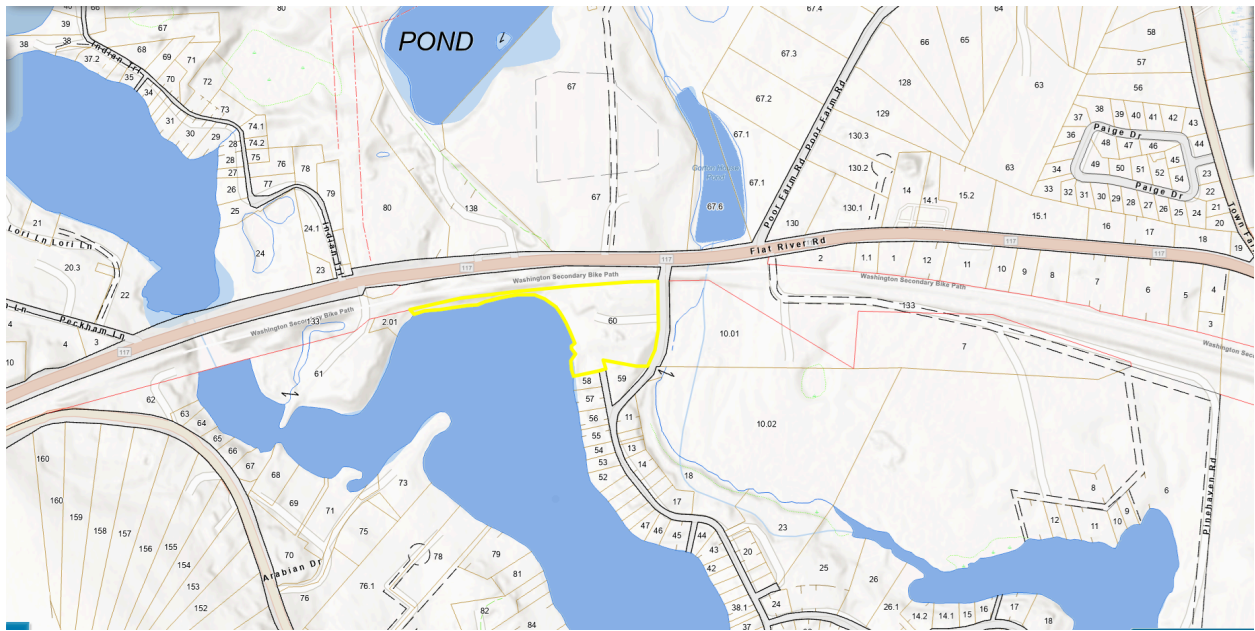
**IMAGE**



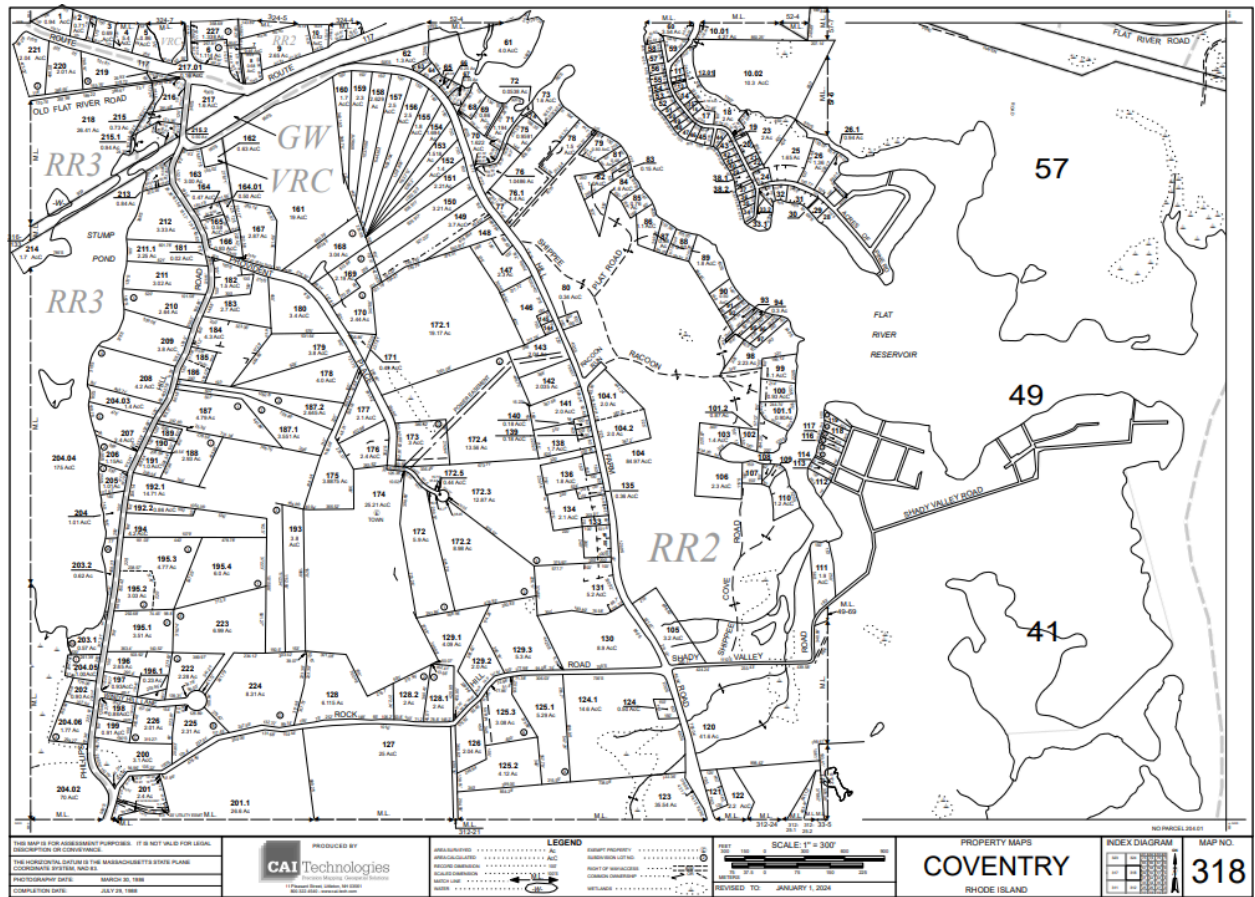
**STREET LINE**



**SATELLITE**



**GIS MAP**



**ASSESSOR'S PLAT**



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