TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD MEETING

Agenda
Thursday, October 9, 2025 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

A. Pledge of Allegiance

B. Approval of Minutes - September 11, 2025

C. Old Business

C1. *Applicant has requested a continuance until the November 13, 2025 Planning Board Meeting.

***Review of Master Plan phase for Major Land Development of the Comfort Inn and Suites – to build an 80 room hotel (continued from September 2025):** Property on south side of Gooding Avenue approximately 50 feet east of the intersection of Gooding Avenue and Broadcommon Road, near utility pole #218. Owner: D & M Boca Development, LLC Zoned: GB. Assessor's Plat 111 Lot 1

C2. **Public Hearing and Consider Action on Minor Land Development – Preliminary Phase/Unified Development** – proposal for construction of a 3,500 square foot building for a contract construction use in a General Business Zoning District that also requires a Special Use Permit (continued from September 2025): Property located at 670-688 Metacom Avenue, Assessor's Plat 128, Lot 15 & 16, Zone: General Business and Metacom Overlay District. Owners/Applicants: David Ramos and Lionel Ramos

Waiver requested for sidewalk requirement along Metacom Avenue in front of Lot 15 required per Section 2.8 of Appendix G in the Subdivision and Development Review Regulations.

C3. **Preliminary Phase Review and consider action for the Major Land Development Application for Unity Park at 500 Wood Street:** proposal to add surface parking to the rear of **214 Franklin Street** and the **northerly portion of Unity Park that fronts on Franklin**

Street. Zone: Rehab LDP Zone with conditions and is within the Historic District Zone. 214 Franklin Street is Assessor's Plat 29, Lot 54. Unity Park is located at 500 Wood Street, Plat 29, Lot 1. Owner of Lot 1: Unity Park, LLC / Owner of Lot 54: 214 Franklin LLC/ Applicant: Unity Park, LLC

C4. **Public Hearing and Consider Action on Minor Land Development/Adaptive Re-Use/Unified Development Application Preliminary Plan Phase for John J. Marshall (continued from September 2025):** to convert two historic manufacturing buildings at **18 Burnside Street** & **1 Resolute Lane**, into seven (7) residential dwelling units. Variance required for residential density in the Manufacturing Zone which has an underlying residential density of 0. Assessor's Plat 16, Lot 48 & 39, Zone: Manufacturing and within the Historic District. Owner: Halsey C. Herreshoff Trustee/Applicant: John J. Marshall

D. Adjournment

Date Posted: October 3, 2025

Posted By: mbw

Outlook

FW: Comfort Inn, Gooding Ave, Bristol, Master Plan

From Diane Williamson <dwilliamson@bristolri.gov>
Date Thu 10/2/2025 10:44 AM
To Melanie Wolfe <mwolfe@bristolri.gov>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

See reply below.

From: Chris Duhamel <cduhamel@diprete-eng.com>
Sent: Thursday, October 2, 2025 9:30 AM
To: Diane Williamson <dwilliamson@bristolri.gov>
Cc: ddegrazia <ddegrazia@highridge-us.com>; Michael Kelly <mkelly@ksprlaw.com>; Michael Resnick <mresnick@ksprlaw.com>; Amy Goins <amygoins@utrlaw.com>
Subject: RE: Comfort Inn, Gooding Ave, Bristol, Master Plan

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Yes. November 13.

Chris Duhamel
Principal
401-640-0513 | DiPrete Engineering

From: Diane Williamson <dwilliamson@bristolri.gov>
Sent: Thursday, October 2, 2025 9:28 AM
To: Chris Duhamel <cduhamel@diprete-eng.com>
Cc: ddegrazia <ddegrazia@highridge-us.com>; Michael Kelly <mkelly@ksprlaw.com>; Michael Resnick <mresnick@ksprlaw.com>; Amy Goins <amygoins@utrlaw.com>
Subject: RE: Comfort Inn, Gooding Ave, Bristol, Master Plan

[EXTERNAL MESSAGE] - Don't click links or open attachments unless you are certain of the source.

Hello Chris – This is to let you know that I received your email and we will add this to the agenda for the continuance request and extension on timeframe for the Board's decision. Just to clarify, is the request for the continuance to the November meeting which is November 13? And, then an additional 30 days on the time frame for the extension on the Board's action? Please confirm this.

Thank you.

Diane

Sincerely,

Diane M. Williamson, AICP, CFM
Director of Community Development
Town of Bristol
10 Court Street, Bristol RI 02809
P: 401-253-7000 ext. 126

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From: Chris Duhamel <cduhamel@diprete-eng.com>
Sent: Wednesday, October 1, 2025 7:37 PM
To: Diane Williamson <dwilliamson@bristolri.gov>
Cc: ddegrazia <ddegrazia@highridge-us.com>; Michael Kelly <mkelly@ksprlaw.com>; Michael Resnick <mresnick@ksprlaw.com>
Subject: Comfort Inn, Gooding Ave, Bristol, Master Plan

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Dear Diane,
Please accept this email to request a continuance of the Comfort Inn Master plan application. As discussed, the design team needs additional time to address comments received at the TRC meeting 8/26/2025. An extension of the planning board decision time is also requested.
Please call our office with any questions.
Sincerely
Chris

Chris Duhamel
Principal
401-640-0513 | DiPrete Engineering

Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

October 2, 2025

TO: Planning Board

FROM: Diane Williamson, Director

RE: Ramos Landscaping – Special Use Permit and Preliminary Phase Minor Land Development

The above application is before you for a continued public hearing and action on the Special Use Permit and Land Development Proposal. Deadline for Planning Board Action is December 7, 2025 unless mutually extended.

No additional information has been received from the applicant. This office has received notice of ongoing issues from the residential abutters and they were encouraged to provide this information directly to the Board for your deliberations on the Special Use Permit.

The Planning Board will need to take action on the Special Use Permit prior to taking action on the Minor Land Development. The Board will need to apply the following Special Use Permit standards to this proposal and determine if this proposed use is appropriate for this property. In making the determination, the Board will need to carefully consider the impact to abutting properties. A template for motions is attached.

The following Special Use Permit general standards as well as specific standards for the contract construction service in this zone are provided below as follows.

Special Use Permit Standards

a. That the special use is specifically authorized by this chapter, and setting forth the exact section of this chapter containing the jurisdictional authorization;

b. That the special use meets all of the standards set forth in the subsection of this chapter (section 28-150) authorizing such special use; and

c. That the granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town.

Special use permit specific standards for contract construction service.

(1) Outside storage of equipment, supplies and materials associated with any of the normal operations of must be adequately screened along the interior side yard, rear yard and road frontage with natural vegetation, landscaping, fencing and/or as shall be deemed appropriate by the Board.

(2) The materials processing area shall be completely enclosed along all lot lines by an opaque fence, six feet in height.

(3) Where buildings are proposed, they should be located along the street frontage, meeting setback requirements. Otherwise, screening the operation from the street, which may include fences and tall vegetation is required.

(4) A narrative is required to be submitted explaining the scope of the business, including without limitation, the number of employees, the number and type of trucks and other vehicles and the provisions to protect adjoining and adjacent residential properties from noise, vibration, visual, odor, or other adverse effects.

(5) The subject property shall have frontage on, and direct vehicular access to an arterial or collector street.

(6) Vehicular access to the subject property shall not be by means of local streets.

Special conditions. In granting a special use permit, the Board may apply such special conditions that may, in the opinion of the Board, be required to promote the intent and purposes of the comprehensive plan of the town and this chapter. Failure to abide by any special conditions attached to a grant shall constitute a zoning violation. Such special conditions shall be based on competent credible evidence on the record, be incorporated into the decision and may include, but are not limited to, provisions for:

(1) Minimizing adverse impact of the development upon other land, including the type, intensity, design and performance of activities;

(2) Controlling the sequence of development, including when it must be commenced and completed;

(3) Controlling the duration of use or development and the time within which any temporary structure must be removed;

MAKING A MOTION TO GRANT A SPECIAL USE PERMIT

Note: To grant a special use permit, the applicant must meet all of the following standards.

Based on all the evidence presented to the Zoning Board of Review, the Board's knowledge and personal inspection of the area, the Zoning Board of Review hereby finds:

1. That the special use is specifically authorized by the Zoning Ordinance per Section ___ (*identify the exact section that authorizes the special use*). *Most often this is Table A. Permitted Use Table of Section 28-82, but not always.*

2. That the special use meets all of the standards set forth in the subsection of the Zoning Ordinance (Section 28-150) authorizing such special use. *Identify each standard from Section 28-150 for the specific special use and describe how each is met.*

3. That the granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol, **because**... *state reasons based on evidence from hearing*

Therefore, I move that the requested special use permit be granted (subject to the following special conditions - *if any*): *List all special conditions to be applied.*

MAKING A MOTION TO DENY A SPECIAL USE PERMIT

Note: To deny a special use permit, the Zoning Board must find that the applicant failed to meet at least one of the following standards.

Based on all the evidence presented to the Zoning Board of Review, the Board's knowledge and personal inspection of the area, the Zoning Board of Review hereby finds: (*List only those that apply*)

1. That the special use is **not** specifically authorized by the Zoning Ordinance. *Explain why...*

2. That the special use does **not** meet all of the standards set forth in the subsection of the Zoning Ordinance (Section 28-150) authorizing such special use. *Identify the standard(s) from Section 28-150 for the specific special use and describe how it has not been met...*

3. That the granting of the special use permit **will** alter the general character of the surrounding area or **will** impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol, **because**...*state reasons based on evidence from hearing*

Therefore, I move that the applicant's request for a special use permit be denied.

reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

(2) *Special use permit.* In granting a special use permit, the board shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

a. That the special use is specifically authorized by this chapter, and setting forth the exact section of this chapter containing the jurisdictional authorization;

b. That the special use meets all of the standards set forth in the subsection of this chapter (section 28-150) authorizing such special use; and

c. That the granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town.

(d) *Special conditions.* In granting a variance or special use permit, or in making any determination upon which it is required to pass after public hearing under this chapter, the board may apply such special conditions that may, in the opinion of the board, be required to promote the intent and purposes of the comprehensive plan of the town and this chapter. Failure to abide by any special conditions attached to a grant shall constitute a zoning violation. Such special conditions shall be based on competent credible evidence on the record, be incorporated into the decision and may include, but are not limited to, provisions for:

(1) Minimizing adverse impact of the development upon other land, including the type, intensity, design and performance of activities;

(2) Controlling the sequence of development, including when it must be commenced and completed;

(3) Controlling the duration of use or development and the time within which any temporary structure must be removed;

(4) Assuring satisfactory installation and maintenance of required public improvements;

(5) Designating the exact location and nature of development; and

(6) Establishing detailed records by submission of drawings, maps, plats or specifications.

(e) *Dimensional variance in conjunction with special use permit.* An applicant may apply for, and be issued, a dimensional variance in conjunction with a special use permit. If the special use could not exist without the dimensional variance, the zoning board of review shall consider the special use permit and the dimensional variance together to determine if granting the special use is appropriate based on both the special use criteria and the dimensional variance evidentiary standards.

(Ord. No. 2023-23, 12-6-23)

(4) Assuring satisfactory installation and maintenance of required public improvements;

(5) Designating the exact location and nature of development; and

(6) Establishing detailed records by submission of drawings, maps, plats or specifications

Therefore, if the Board determines that a Special Use Permit could be granted, the following conditions are recommended for your consideration:

1. The Board makes a finding that the activity on Lot 15 is similar in nature to materials processing with the loading and unloading of trucks and the coming and going of materials. Therefore, because the Lot 15 activity is similar to materials processing it needs to be screened by an 8' tall wooden fence to be installed on the north and east sides of Lot 15 along the "limit of work line" shown on the plan for Lot 15. The west side is already buffered by a vegetated berm and the south side is shared with Lot 16. Per 28-146 (3) the Board can allow fence height to be taller than 6'. A wooden fence will provide a visual and sound barrier. The fence must be installed prior to the c.o. on the building on Lot 16.
2. No materials processing, or unloading and loading of trucks before 7 a.m. or after 5 p.m. Monday – Friday; before 8 a.m. or after 3 p.m. on Saturday and never on Sunday.
3. The parking area to the east of the proposed building on Lot 16 shall be only for employee parking. The parking shall be striped with wheel stops as indicated on the plans.
4. Large vehicle and equipment parking shall be only located on the north / west corner of Lot 15 within the fenced area noted in condition #1.
5. Per the peer review engineers recommendation there shall be no outside vehicle service, maintenance and equipment repair and no salt storage or vehicle fueling unless additional stormwater management is implemented. If additional stormwater management is implemented, outside vehicle or equipment service, maintenance, or repair shall not occur before 7 a.m. or after 5 p.m. Monday – Friday; before 8 a.m. or after 3 p.m. on Saturday and never on Sunday. During these times this work must be inside the building with the garage doors closed.
6. Peer review engineer inspection during construction per the sequence provided by the peer review engineer.

PRELIMINARY SUBMISSION
FOR
668 & 670 METACOM AVENUE
ASSESSORS MAP 128 PARCELS 15 & 16
IN
BRISTOL, RHODE ISLAND

Thomas J. Principe, III
9107
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY — ESTABLISHED IN 1981

SITE LOCUS
NOT TO SCALE

APPLICANT:
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 15):
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 16):
LIONEL J. RAMOS
9 SCOTT LANE
BRISTOL, RI 02809

PREPARED BY:
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RHODE ISLAND 02878
401.816.5385
INFO@PRINCIPECOMPANY.COM
WWW.PRINCIPECOMPANY.COM

AUGUST 8, 2025

DRAWING ISSUE:
- ☐ CONCEPT
- ☐ CUSTOMER APPROVAL
- ☒ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

LIST OF DRAWINGS

1) TITLE SHEET
2) EXISTING CONDITIONS PLAN (LOTS 15 & 16)
3) PROPOSED LAYOUT PLAN (LOT 16)
4) DRAINAGE & GRADING PLAN (LOT 16)
5) LANDSCAPE PLAN (LOT 16)
6) PROPOSED CONDITIONS PLAN (LOT 15)
7) RIDOT PAP PLAN
8) CONSTRUCTION DETAILS – 1
9) CONSTRUCTION DETAILS – 2
10) CONSTRUCTION DETAILS – 3

ZONING–GB: LOT 15
ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING
MIN. LOT AREA: 10,000 SF	64,406 SF
MIN. LOT WIDTH: 100 FT	323.2 FT
MIN. FRONT YARD: 25 FT	N/A
MIN. REAR YARD: 30 FT	N/A
MIN. SIDE YARD: 10 FT	N/A
MAX. BLDG. LOT COV.: 40%	N/A
MAX. TOTAL LOT COV.: 70%	N/A
MIN. DIST. FROM RES. ZONE: 25 FT	N/A
MAX. FLOOR AREA RATIO: 0.5	N/A

ZONING–GB: LOT 16
ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING
MIN. LOT AREA: 10,000 SF	31,403 SF
MIN. LOT WIDTH: 100 FT	157.0 FT
MIN. FRONT YARD: 25 FT	N/A
MIN. REAR YARD: 30 FT	N/A
MIN. SIDE YARD: 10 FT	N/A
MAX. BLDG. LOT COV.: 40%	N/A
MAX. TOTAL LOT COV.: 70%	N/A
MIN. DIST. FROM RES. ZONE: 25 FT	N/A
MAX. FLOOR AREA RATIO: 0.5	N/A

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATE AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MU BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL CO THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEA 72 HOURS IN ADVANCE.

2. THIS SITE LIES IN ZONE X AS SHOWN ON THE FIRM MAP FOR THE CITY OF BRISTOL, RI COMMUNITY PANEL NO.44001C0011H, MAP REVISED JULY 7, 2014.

3. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.

4. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NAVD88 DATUM.

5. THERE ARE UNDERGROUND UTILITIES LOCATED WITHIN METACOM AVENUE ALONG THIS PARCELS FRONTAGE.

LEGEND

	EXISTING	PROPOSED
PERIMETER LINE		
ABUTTER LINE		
EDGE OF PAVEMENT		
FENCE	X X X	
EASEMENT		
CONTOUR	87	87
UTILITY POLE		
TEST HOLE	TH	
SAWCUT		
BUILDING SETBACK		
OVERHEAD WIRE	OHW	OHW
CATCH BASIN		
DRAIN MANHOLE		
DRAIN LINE	D D	D D
WATER LINE	W W	W W
WATER GATE VALVE	WV	WV
WELL	W	
SEWER LINE	S S	S S
WETLAND FLAG		
SIGN		
DOWNSPOUT		
LIGHT POST		
STONEWALL		
COMPOST FILTER SOCK		
RIDOT STD 9.9.0 CONSTRUCTION ACCESS		

STREET INDEX
METACOM AVENUE
(PUBLIC– STATE HIGHWAY)

SOIL REFERENCE:
NRCS WEB SOIL SURVEY:
PmA – PITTSTOWN SILT LOAM (0–3% SLOPES) [27" GWT]
Sf – STISSING VERY STONY SILT LOAM [9" GWT]
CaC – CANTON–CHARLTON–ROCK OUTCROP COMPLEX (3–15% SLOPES)
DATE ACCESSED: 03/25/24

PLAN REFERENCE:
1.) EXISTING CONDITIONS TAKEN FROM CLASS I SURVEY PLAN ENTITLED:
"EXISTING CONDITIONS PLAN FOR DAVID J. RAMOS & LIONEL J. RAMOS"
AP 128 LOT 15 & 16 IN BRISTOL, RI
DATE: 03/27/2024; REVISED JULY 3, 2025
PREPARED BY: PRINCIPE COMPANY, INC. – SURVEYING DIVISION
SIGNED BY: STEPHEN T. LONG, PLS NO. 1930

REQUESTED RELIEF

WAIVERS REQUESTED

A waiver is requested from Land Development Projects Section:
Sidewalks shall be required to be installed on one side of new streets in subdivisions and in multifamily developments. No sidewalks is proposed in front of Lot 15.

C:\Users\admin\Principe Engineering Dropbox\ERSC PLANS\2024\ERSC-2024-2_670 Metacom Avenue_Bristol_Dave Ramos\Drawings\ERSC-2024-2_670 METACOM AVENUE_BRISTOL_PRELIMINARY.dwg, DWG To PDF.pc3

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLAN NOTES:

1. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF BRISTOL AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO BRISTOL'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.

ZONING–GB: LOT 15

ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING
MIN. LOT AREA: 10,000 SF	64,406 SF
MIN. LOT WIDTH: 100 FT	323.2 FT
MIN. FRONT YARD: 25 FT	N/A
MIN. REAR YARD: 30 FT	N/A
MIN. SIDE YARD: 10 FT	N/A
MAX. BLDG. LOT COV.: 40%	N/A
MAX. TOTAL LOT COV.: 70%	N/A
MIN. DIST. FROM RES. ZONE: 25 FT	N/A
MAX. FLOOR AREA RATIO: 0.5	N/A

ZONING–GB: LOT 16

ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING
MIN. LOT AREA: 10,000 SF	31,403 SF
MIN. LOT WIDTH: 100 FT	157.0 FT
MIN. FRONT YARD: 25 FT	N/A
MIN. REAR YARD: 30 FT	N/A
MIN. SIDE YARD: 10 FT	N/A
MAX. BLDG. LOT COV.: 40%	N/A
MAX. TOTAL LOT COV.: 70%	N/A
MIN. DIST. FROM RES. ZONE: 25 FT	N/A
MAX. FLOOR AREA RATIO: 0.5	N/A

APPLICANT:	OWNER (LOT 15):	OWNER (LOT 16):
DAVID J. RAMOS	DAVID J. RAMOS	LIONEL J. RAMOS
12 RUTH AVENUE	12 RUTH AVENUE	9 SCOTT LANE
BRISTOL, RI 02809	BRISTOL, RI 02809	BRISTOL, RI 02809

EXISTING CONDITIONS–LOTS 15 & 16

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 30'	SHEET NO: 2 of 10	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025	PROJECT NO.: ERSC–2024–2	

C:\Users\admin\Principe Engineering Dropbox\ERSC PLANS\2024\ERSC-2024-2_670 METACOM AVENUE_BRISTOL_PRELIMINARY.dwg, DWG To PDF.pc3
C:\Users\admin\Principe Engineering Dropbox\ERSC PLANS\ERSC-2024-2_670 Metacom Avenue_Bristol_Dave Ramos\Drawings\ERSC-2

NO CHANGES TO SURFACE MATERIALS, GRADES, OR LIMITS OF DISTURBANCE ARE PROPOSED ON LOT 15, WITH THE EXCEPTION OF WORK ADJACENT TO THE SOUTHERN SETBACK AREA AS SHOWN, CONSTRUCTION ACCESS AND CONTINUED EXISTING SITE USAGE.

BENCHMARK: PK NAIL SET IN UP #97 EL.=121.73' (NAVD-88)

BENCHMARK: PK NAIL SET IN UP EL.=120.06' (NAVD-88)

PK NAIL (SET)

EX. POLE TO BE REMOVED

POLE (UNMARKED)

S84°56'58"W 200.26'

BLDG. SETBACK LINE

12.0'

18.9'

21.9'

123.6'

R10.0'

24.0'

10.0'

18.0'

25.9'

50'

117

PROPOSED WAREHOUSE
±3,500 SF
T.O.F. EL.=±118.25'
SLAB EL.=±117.75'

50'

A.P. 128 LOT 16
N/F LIONEL J. RAMOS
D.B. 211 PG. 5

AREA
31,403 SQ. FT.
0.7209 ACRES

EX. SEWER SERVICE TO BE CONNECTED TO PROP. GARAGE AS SHOWN

EX. SIGN TO BE REMOVED

EX. WATER SERVICE TO BE CONNECTED TO PROP. GARAGE AS SHOWN

N09°00'21"W 157.00'

PROP. 5' WIDE CONCRETE SIDEWALK (TYP.)

20'

10.0'

24.0'

25.4'

8.0'

5.0'

18.0'

PROP. DUMPSTER (TYP.)

BITUMINOUS PAVEMENT (TYP.)

64.8'

68.0'

25' BUFFER ZONE

EX. BOX TRAILER & STEPS TO BE REMOVED

EX. LEACHING CHAMBERS TO BE REMOVED

IP (FND) (HELD)

FLAGGED WETLAND EDGE

S85°03'22"W 200.27'

OFF 2.83'

OFF 6.92' (FND)

OFF 0.15' DH (FND)

157.38'

S09°00'02"E

GB ZONE

A ZONE

R-15 ZONE

50' BUFFER ZONE

20' PRIMARY SETBACK

124.4'

EASEMENT W/ CAP (SET)

D.B. 210

WETLAND FLAGS (TYP.)

CONCRETE RETAINING WALL TOP EL. = 115.45

FLARED END INV. = 114.23'

INV.

BRICK

DHW

MHD

GAS

POLE #97

POLE #96

CONCRETE PILLARS

ENCLOSED AMBULANCE GARAGE

OPEN COVERED AMBULANCE GARAGE

BOX TRAILER "STORAGE"

METACOM AVENUE

ROUTE 136

205+00

A5 A6 A7 A8 A9 A10 A11 A12 A13 A14 A15

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PLAN NOTES:

1. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF BRISTOL AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO BRISTOL'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.

3. SEE ADDITIONAL NOTES ON SHEET 6 OF 6, WHICH NEED TO BE STRICTLY ADHERED TO AS WELL.

ARCHITECT NOTE:

IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH ENGINEER PRIOR TO CONSTRUCTION. FINAL GRADING & LAYOUT SHALL BE COORDINATED AND VERIFIED THROUGH ARCHITECT DRAWINGS.

BUILDING LOT COVERAGE:

NO EXISTING STRUCTURES
TOTAL EXISTING LOT COVERAGE = 0 SF

PROPOSED GARAGE – 3,500 SF

TOTAL PROPOSED LOT COVERAGE = 3,500 SF
TOTAL LOT AREA = 31,403 SF

LOT COVERAGE=
3,500 SF / 31,403 SF X 100% = 11.14%
11.14% TOTAL LOT COVERAGE < 25% O.K.

TOTAL LOT COVERAGE:

EXISTING GRAVEL PARKING AREA – 12,973 SF
TOTAL EXISTING LOT COVERAGE = 12,973 SF

PROPOSED BUILDING = 3,500 SF
PROPOSED ON-SITE SIDEWALK = 723 SF
PROPOSED PAVEMENT = 8,788 SF

TOTAL PROPOSED LOT COVERAGE = 13,011 SF
TOTAL LOT AREA = 31,011 SF

LOT COVERAGE=
13,011 SF / 31,403 SF X 100% = 43.14%
43.14% TOTAL LOT COVERAGE < 70% O.K.

PARKING REQUIREMENTS:

SERVICE BUSINESS: 1 SPOT / 300 SF GFA REQ.
3,500 SF PROPOSED x 1 SPOT/300 SF GFA = 11.7 REQ.

TOTAL PARKING SPOTS REQUIRED = 11.7
TOTAL PARKING SPOTS PROVIDED = 12

APPLICANT:	OWNER (LOT 15):	OWNER (LOT 16):
DAVID J. RAMOS	DAVID J. RAMOS	LIONEL J. RAMOS
12 RUTH AVENUE	12 RUTH AVENUE	9 SCOTT LANE
BRISTOL, RI 02809	BRISTOL, RI 02809	BRISTOL, RI 02809

PROPOSED LAYOUT PLAN–LOT 16

G.F.A. RATIO:

NO EXISTING STRUCTURES
TOTAL EXISTING GFA = 0 SF GFA

PROPOSED GARAGE – 3,500 SF GFA

TOTAL PROPOSED GFA = 3,500 SF GFA
TOTAL LOT AREA = 31,403 SF

GROSS FLOOR AREA RATIO=
3,500 SF / 31,403 SF = 0.11
0.11 < 0.5 O.K.

ZONING–GB: LOT 16

ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT AREA: 10,000 SF	31,272 SF	---
MIN. LOT WIDTH: 100 FT	157.0 FT	---
MIN. FRONT YARD: 25 FT	N/A	25.4 FT
MIN. REAR YARD: 30 FT	N/A	123.6 FT
MIN. SIDE YARD: 10 FT	N/A	18.9 FT/64.8 FT
MAX. BLDG. LOT COV.: 40%	N/A	11.14%
MAX. TOTAL LOT COV.: 70%	N/A	43.14%
MIN. DIST. FROM RES. ZONE: 25 FT	N/A	123.6 FT
MAX. FLOOR AREA RATIO: 0.5	N/A	0.11

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'	SHEET NO: 3 of 10	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025	PROJECT NO.: ERSC-2024-2	

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NO CHANGES TO SURFACE MATERIALS, GRADES, OR LIMITS OF DISTURBANCE ARE PROPOSED ON LOT 15, WITH THE EXCEPTION OF WORK ADJACENT TO THE SOUTHERN SETBACK AREA AS SHOWN, CONSTRUCTION ACCESS AND CONTINUED EXISTING SITE USAGE.

BENCHMARK:
PK NAIL SET IN UP #97
EL.=121.73'
(NAVD-88)

BENCHMARK:
PK NAIL SET IN UP
EL.=120.06'
(NAVD-88)

METACOM AVENUE

ROUTE 136

S84°56'58"W
200.26'

BLDG. SETBACK LINE

PROP. DOWNSPOUT w/ OVERFLOW @ BLDG. (SEE DETAIL)

PROPOSED WAREHOUSE
±3,500 SF
T.O.F. EL.=±118.25'
SLAB EL.=±117.75'

A.P. 128 LOT 16
N/F LIONEL J. RAMOS
D.B. 211 PG. 5

AREA
31,403 SQ. FT.
0.7209 ACRES

EX. SEWER SERVICE TO BE CONNECTED TO PROP. GARAGE AS SHOWN

EX. WATER SERVICE TO BE CONNECTED TO PROP. GARAGE AS SHOWN

PROP. 6' WIDE CONCRETE SIDEWALK (TYP.)

RI STD. DETAIL 7.2.4

ADA SPACE; SEE DETAILS

SEE TRASH ENCLOSURE DETAIL

PROP. DUMPSTER (TYP.)

BITUMINOUS PAVEMENT (TYP.)

PEA STONE DIAPHRAGM

PROPOSED BIORETENTION BASIN

BOX TRAILER "STORAGE"

25' BUFFER ZONE

50' BUFFER ZONE

20' PRIMARY SETBACK

WETLAND FLAGS (TYP.)

PROPOSED EROSION CONTROLS @ LOD

FLAGGED WETLAND EDGE

S85°03'22"W
200.27'

S09°00'02"E
157.38'

GB ZONE
A ZONE
R-15 ZONE

CONCRETE RETAINING WALL TOP EL. = 115.45
INV. = 114.23'

D.B. 2101

EASEMENT

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PLAN NOTES:

1. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF BRISTOL AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO BRISTOL'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.

3. SEE ADDITIONAL NOTES ON SHEET 6 OF 6, WHICH NEED TO BE STRICTLY ADHERED TO AS WELL.

ARCHITECT NOTE:

IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH ENGINEER PRIOR TO CONSTRUCTION. FINAL GRADING & LAYOUT SHALL BE COORDINATED AND VERIFIED THROUGH ARCHITECT DRAWINGS.

BUILDING LOT COVERAGE:

NO EXISTING STRUCTURES
TOTAL EXISTING LOT COVERAGE = 0 SF

PROPOSED GARAGE – 3,500 SF

TOTAL PROPOSED LOT COVERAGE = 3,500 SF
TOTAL LOT AREA = 31,403 SF

LOT COVERAGE=
3,500 SF / 31,403 SF X 100% = 11.14%
11.14% TOTAL LOT COVERAGE < 25% O.K.

TOTAL LOT COVERAGE:

EXISTING GRAVEL PARKING AREA – 12,973 SF
TOTAL EXISTING LOT COVERAGE = 12,973 SF

PROPOSED BUILDING = 3,500 SF
PROPOSED ON-SITE SIDEWALK = 723 SF
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TOTAL PROPOSED LOT COVERAGE = 13,011 SF
TOTAL LOT AREA = 31,011 SF

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3,500 SF PROPOSED x 1 SPOT/300 SF GFA = 11.7 REQ.

TOTAL PARKING SPOTS REQUIRED = 11.7
TOTAL PARKING SPOTS PROVIDED = 12

G.F.A. RATIO:

NO EXISTING STRUCTURES
TOTAL EXISTING GFA = 0 SF GFA

PROPOSED GARAGE – 3,500 SF GFA

TOTAL PROPOSED GFA = 3,500 SF GFA
TOTAL LOT AREA = 31,403 SF

GROSS FLOOR AREA RATIO=
3,500 SF / 31,403 SF = 0.11
0.11 < 0.5 O.K.

ZONING-GB: LOT 16

ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT AREA: 10,000 SF	31,272 SF	---
MIN. LOT WIDTH: 100 FT	157.0 FT	---
MIN. FRONT YARD: 25 FT	N/A	25.4 FT
MIN. REAR YARD: 30 FT	N/A	123.6 FT
MIN. SIDE YARD: 10 FT	N/A	18.9 FT/64.8 FT
MAX. BLDG. LOT COV.: 40%	N/A	11.14%
MAX. TOTAL LOT COV.: 70%	N/A	43.14%
MIN. DIST. FROM RES. ZONE: 25 FT	N/A	123.6 FT
MAX. FLOOR AREA RATIO: 0.5	N/A	0.11

APPLICANT:
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 15):
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 16):
LIONEL J. RAMOS
9 SCOTT LANE
BRISTOL, RI 02809

DRAINAGE & GRADING PLAN-LOT 16

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
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PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'		SHEET NO: 4 of 10
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025		PROJECT NO.: ERSC-2024-2

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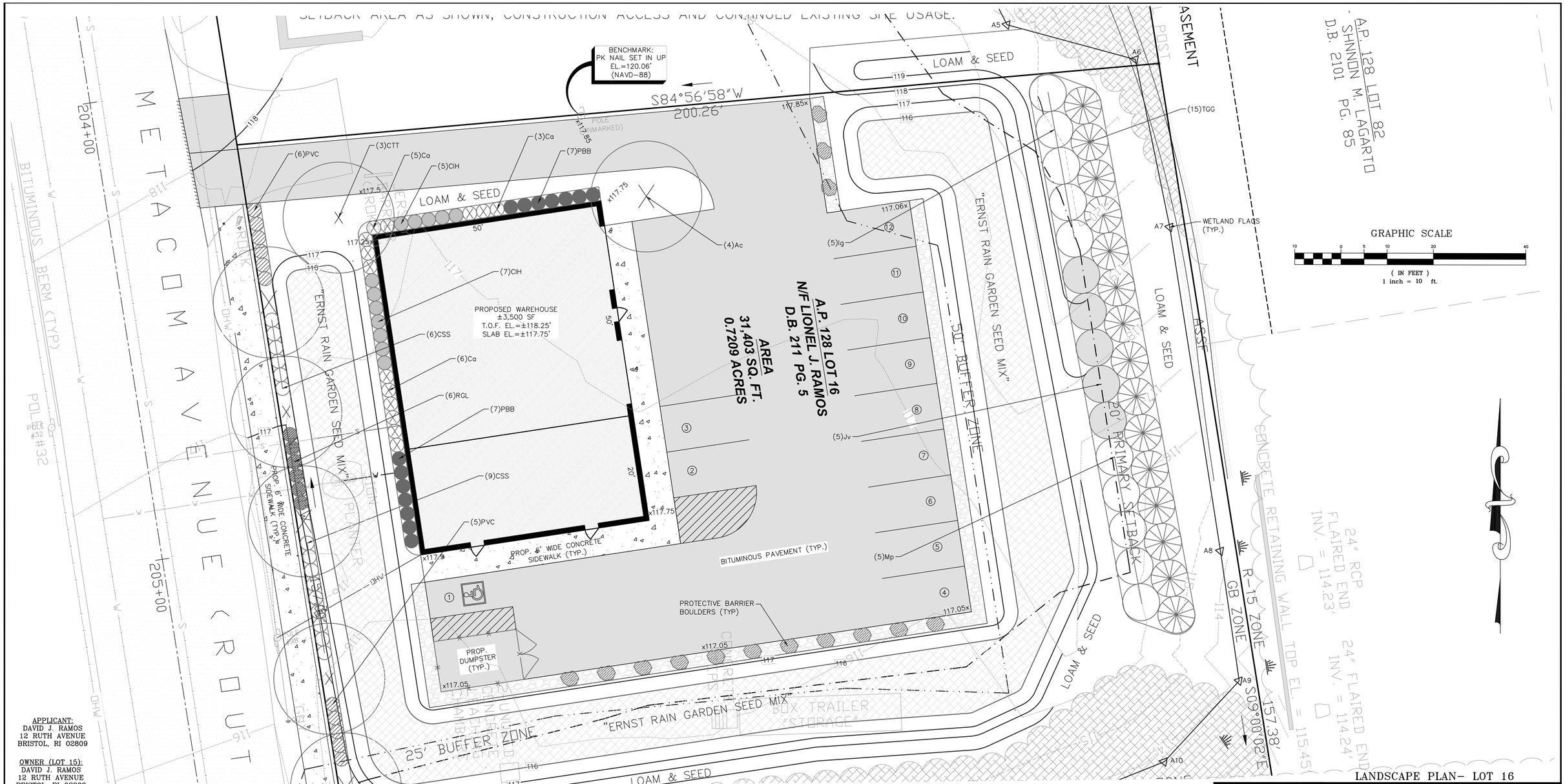

APPLICANT:
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 15):
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 16):
LIONEL J. RAMOS
9 SCOTT LANE
BRISTOL, RI 02809

LANDSCAPE NOTES:

1) ALL PLANT MATERIAL TO CONFORM TO ANSI STANDARDS.
2) ALL PLANT MATERIAL TO RECEIVE THREE INCHES OF SHREDDED PINE BARK MULCH.
3) ALL PLANT MATERIAL TO BE GUARANTEED TO SURVIVE AT LEAST ONE GROWING SEASON, OR THEY SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
4) ALL PLANT MATERIAL SUBJECT TO VERIFICATION AS TO LOCATION AND SPECIES.
5) THERE WILL BE NO PLANT MATERIAL SUBSTITUTIONS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
6) DISTURBED SOILS WITHIN THE PROJECT LIMITS ARE TO BE LOAMED AND SEEDED.

MASTER PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Ac	4	Amelanchier canadensis Autumn Brilliance	Autumn Brilliance shadbush	1.5–2" cal.	B&B	---
CSS	15	Caryopteris x. clandonensis Sapphire Surf	Sapphire Surf Bluebeard	#3	CAN	3' o.c.
CTT	3	Chionanthus retusus Tokyo Tower	Tokyo Tower Chinese fringetree	2–2.5" cal.	B&B	---
Ca	14	Clethra alnifolia	Summersweet	#3	CAN	3' o.c.
CIH	12	Cornus alba Ivory Halo	Ivory Halo dogwood	#3	CAN	3' o.c.
Ig	5	Ilex glabra	Inkberry	2.5–3'	B&B	8' o.c.
Jv	5	Juniperus virginiana	Red cedar	6–7'	B&B	8' o.c.
Mp	5	Myrica pensylvanica	Bayberry	3–4'	B&B	8' o.c.
PBB	14	Pieris Brouwer's Beauty	Brouwer's Beauty Japanese andromeda	24–30"	B&B	3' o.c.
PVC	11	Pinus mugo Valley Cushion	Valley Cushion mugo pine	#3	CAN	3' o.c.
RGL	6	Rhus aromatica 'Gro–Low'	Gro–low fragrant sumac	#3	CAN	3' o.c.
TGG	15	Thuja plicata Green Giant	Green Giant arbor–vitae	6–7'	B&B	8' o.c.

REGISTERED LANDSCAPE ARCHITECT — KAREN A. BEBE No. 925

REVISIONS

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PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'		SHEET NO: 5 of 10
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025		PROJECT NO.: ERSC-2024-2

LANDSCAPE PLAN– LOT 16

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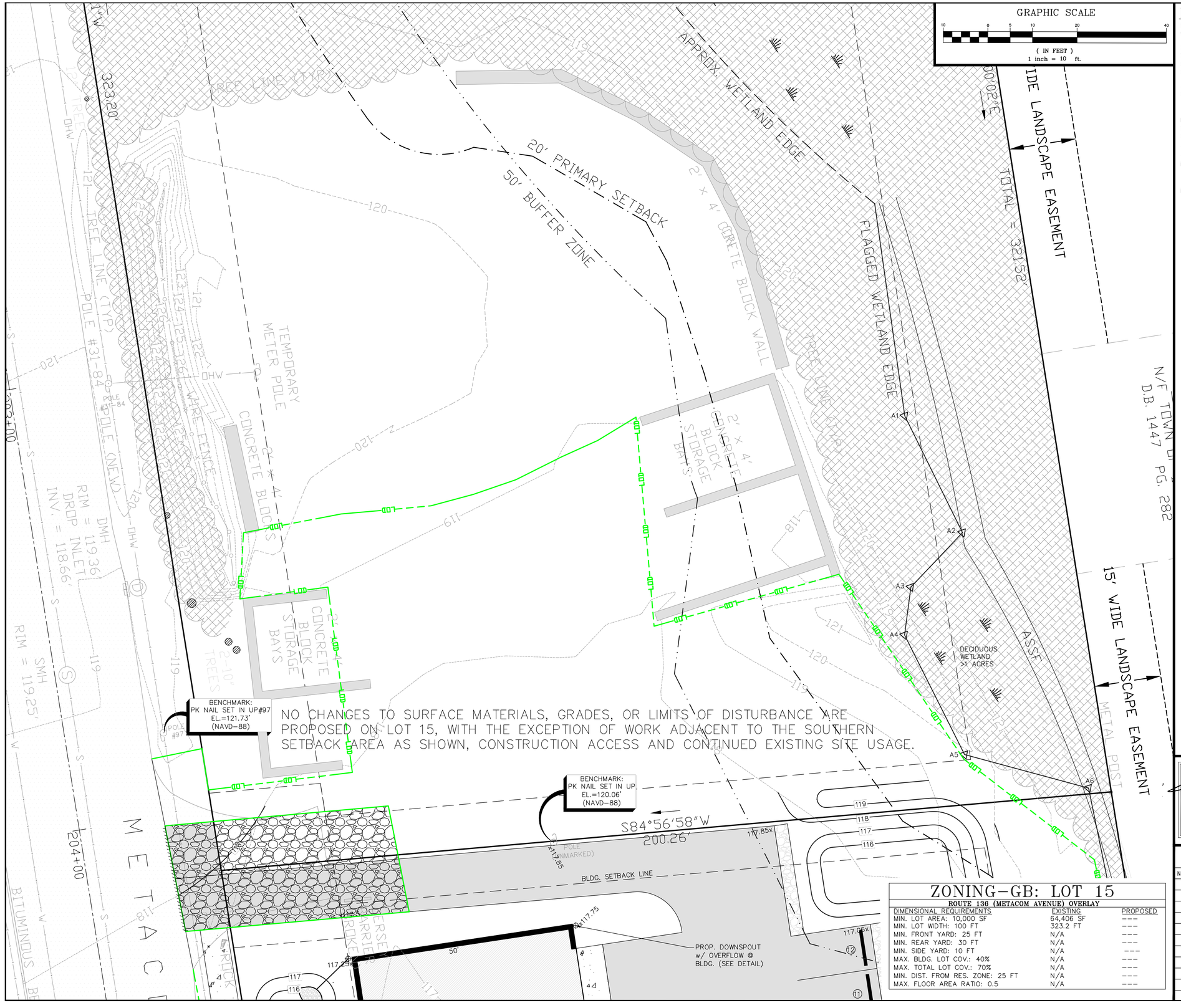

ZONING-GB: LOT 15

ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT AREA: 10,000 SF	64,406 SF	---
MIN. LOT WIDTH: 100 FT	323.2 FT	---
MIN. FRONT YARD: 25 FT	N/A	---
MIN. REAR YARD: 30 FT	N/A	---
MIN. SIDE YARD: 10 FT	N/A	---
MAX. BLDG. LOT COV.: 40%	N/A	---
MAX. TOTAL LOT COV.: 70%	N/A	---
MIN. DIST. FROM RES. ZONE: 25 FT	N/A	---
MAX. FLOOR AREA RATIO: 0.5	N/A	---

PLAN NOTES:

1. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF BRISTOL AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO BRISTOL'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.

3. SEE ADDITIONAL NOTES ON SHEET 6 OF 6, WHICH NEED TO BE STRICTLY ADHERED TO AS WELL.

ARCHITECT NOTE:

IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH ENGINEER PRIOR TO CONSTRUCTION. FINAL GRADING & LAYOUT SHALL BE COORDINATED AND VERIFIED THROUGH ARCHITECT DRAWINGS.

BUILDING LOT COVERAGE:

NO EXISTING STRUCTURES
TOTAL EXISTING LOT COVERAGE = 0 SF

NO PROPOSED STRUCTURES
TOTAL PROPOSED LOT COVERAGE = 0 SF

APPLICANT:	OWNER (LOT 15):	OWNER (LOT 16):
DAVID J. RAMOS	DAVID J. RAMOS	LIONEL J. RAMOS
12 RUTH AVENUE	12 RUTH AVENUE	9 SCOTT LANE
BRISTOL, RI 02809	BRISTOL, RI 02809	BRISTOL, RI 02809

PROPOSED CONDITIONS PLAN-LOT 15

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
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AP 128 LOTS 15 & 16
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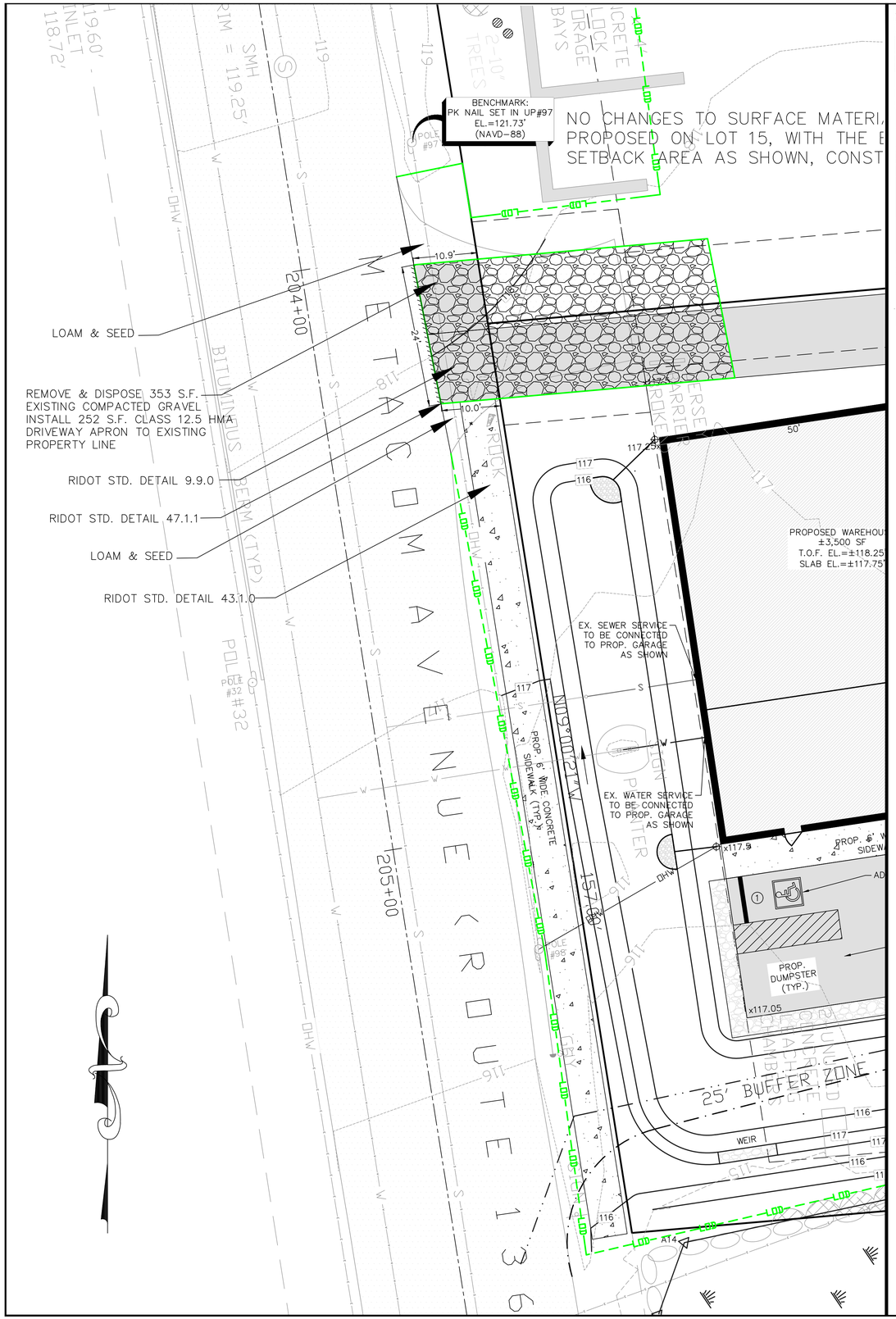
BRISTOL, RHODE ISLAND

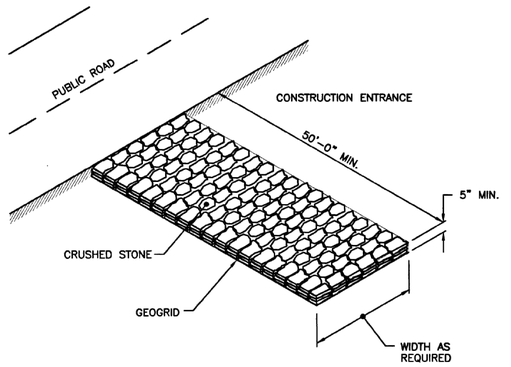
SCALE: 1" = 10'		SHEET NO: 6 of 10
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025		PROJECT NO.: ERSC-2024-2



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

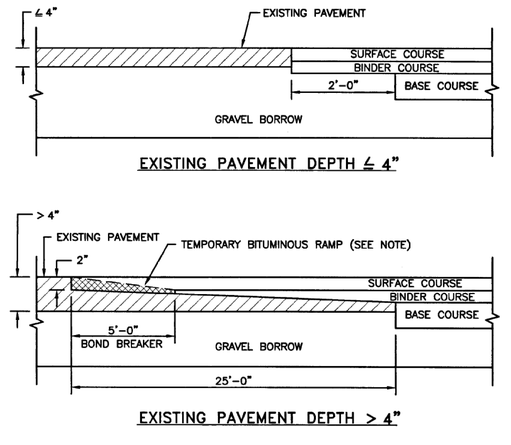
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		
NO.	BY	DATE

CONSTRUCTION ACCESS

R.I. STANDARD 9.9.0

CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE



EXISTING PAVEMENT DEPTH ≤ 4"

EXISTING PAVEMENT DEPTH > 4"

NOTE:
A BOND BREAKER (TAPERED OR EQUIVALENT) WILL BE PLACED 5'-0" FROM THE JOINT AND COVERED WITH THE BINDER COURSE AS THE TEMPORARY RAMP. PRIOR TO PLACING THE SURFACE COURSE, THE BINDER COURSE AND BOND BREAKER WILL BE REMOVED.

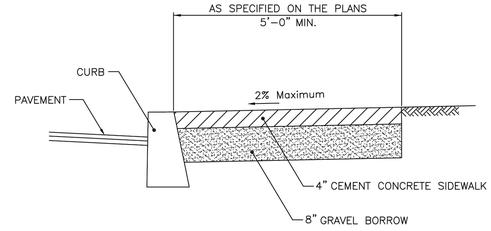
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		
NO.	BY	DATE

TRANSVERSE PAVEMENT CUT AND MATCH

R.I. STANDARD 47.1.1

CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE



NOTES
1. SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE R.I. STANDARD SPECIFICATIONS.
2. FOR CURB SETTING DETAIL REFERENCE STD. 7.6.0.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		
NO.	BY	DATE
1	MLP	3/1/05
2	MLP	06/01/10

CEMENT CONCRETE SIDEWALK

R.I. STANDARD 43.1.0

CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

RIDOT NOTES:

1. THERE WILL BE NO IMPACT TO THE STATE HIGHWAY DRAINAGE SYSTEM AS THERE IS NO PROPOSED INCREASE IN UNTREATED IMPERVIOUS AREA AND NO CHANGE IN WATERSHED FLOW.

2. ALL WORK TO BE DONE WITHIN THE STATE HIGHWAY RIGHT OF WAY (ROW) SHALL CONFORM TO THE RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AUGUST 2023 EDITION WITH ALL REVISIONS AND ADDENDA. STANDARD DETAILS FOR THIS WORK ARE R.I. STANDARD DETAILS 1998 EDITION (AMENDED OCTOBER 2022) WITH ALL REVISIONS.

3. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICED 2009, INCLUDING ALL REVISIONS.

1. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH ANY APPLICABLE LOCAL, STATE AND FEDERAL LAWS GOVERNING HIS INTENDED ACTIVITIES. OSHA REGULATIONS ARE APPLICABLE OF PROJECT SITE CONSTRUCTION ACTIVITIES.

2. ALL CONSTRUCTION WILL BE UNDERTAKEN IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE TOWN OF TIVERTON.

3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.

4. IF THE MUNICIPALITY REQUIRES A PROJECT PRE-CONSTRUCTION CONFERENCE, THE PROJECT DEVELOPER AND THE PROJECT CONTRACTOR WILL ATTEND AND WILL PROVIDE ALL REQUESTED MATERIALS PRIOR TO COMMENCING ANY WORK.

5. IF CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.

RIDOT PAP PLAN

APPLICANT:
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 15):
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 16):
LIONEL J. RAMOS
9 SCOTT LANE
BRISTOL, RI 02809

Thomas J. Principe, III
REGISTERED
PROFESSIONAL ENGINEER

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REVISIONS

No.	DATE	DRWN	CHKD

PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'		SHEET NO: 7 of 10
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025		PROJECT NO.: ERSC-2024-2

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GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF RHODE ISLAND AND THE MUNICIPALITY PRIOR TO COMMENCING ANY WORK.
2. IT SHALL ALSO BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
3. BEFORE STARTING ANY CONSTRUCTION THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ANY HYDRANTS, WATER MAINS, BLOWOFF ASSEMBLIES, FITTINGS, AND VALVES WITH THE LOCAL WATER DEPARTMENT AS TO TYPE AND MANUFACTURER.
4. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MUNICIPAL ENGINEERING DEPARTMENT AND ALL UTILITY INSTALLATIONS AND INSPECTIONS WITH THE APPROPRIATE UTILITY COMPANY. A 48 HOUR ADVANCE NOTICE IS REQUIRED BEFORE WORK COMMENCEMENT.
5. ALL WORK PERFORMED HEREIN SHALL BE GOVERNED BY THE "R.I. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (REVISION OF 1997)" WITH ALL CORRECTIONS AND ADDENDA AND THE 1974 R.I. STANDARD DETAILS WITH ALL CORRECTIONS AND ADDENDA AND THE TOWN OF BRISTOL STANDARD SPECIFICATIONS AND DETAILS.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUANTITY TAKE-OFF IN COMPUTING ANY ESTIMATES.
7. EMBANKMENT SLOPES AND ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOPSOIL AND SEEDED, SEE EROSION CONTROL PROGRAM.
8. UNLESS OTHERWISE SPECIFIED, ALL STORM DRAINS SHALL BE REINFORCED CONCRETE CLASS III PIPE.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION INDICATED ON THESE PLANS. THAT INCLUDES ANY CONSTRUCTION TO BRING UTILITIES TO SITE, ANY REPAIRS, ANY TRENCHING REQUIRED, HYDRANTS, ANY AND ALL CONSTRUCTION FOR ACCEPTANCE OF ROADS AND EASEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.
11. THE LOCATION OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR. "DIG SAFE" SHALL BE CONTACTED BY THE CONTRACTOR AS PART OF THIS VERIFICATION.
12. IN ALL EXCAVATION AND PLACEMENT OF FILL, THE CONTRACTOR SHALL PERFORM THE WORK IN FULL COMPLIANCE WITH THE R.I. STANDARD SPECIFICATION SECTION 202.
13. ALL WATER MAINS SHALL BE DEFLECTED ALONG A CURVE WITH A MINIMUM RADIUS OF 250' AT ANY LOCATION WHERE THIS IS NOT POSSIBLE, PROPER BENDS AND FITTINGS SHALL BE USED.
14. ALL EXCESS SOIL, STUMPS, TREES, ROCKS, BOULDERS, AND OTHER REFUSE SHALL BE DISCARDED OFF SITE, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

EROSION CONTROL & SOIL STABILIZATION PROGRAM

1. DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
2. ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE, FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
3. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH R.I. STD SPECIFICATION M 18.
4. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCOLUM FOR EACH VARIETY.
5. THE DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWNG PERMANENT SEEDING MIXTURES:

A. MOWED AREA (ALL FLATS OR SLOPES LESS THAN 3:1)

MIXTURE:	% BY WEIGHT:	SEEDING DATES:
RED FESCUE	75	APRIL 1 – JUNE 15
KENTUCKY BLUEGRASS	15	AUGUST 15 – OCTOBER 15
COLONIAL BENTGRASS	5	
PERENNIAL RYEGRASS	5	
TOTAL:	100 lbs/Ac.	

B. UNMOWED AREA OR INFREQUENTLY MOSED (ALL SLOPES GREATER THAN 3:1)

MIXTURE:	% BY WEIGHT:	SEEDING DATES:
RED FESCUE	75	APRIL 1 – JUNE 15
COLONIAL BENTGRASS	5	AUGUST 15 – OCTOBER 15
PERENNIAL RYEGRASS	5	
BIRDSFOOT TREFOIL	15	
TOTAL:	100 lbs/Ac.	

6. TEMPORARY TREATMENTS SHALL CONSIST OF A STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS) THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
7. STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3,000 – 4,000 lbs/Ac.
8. ALL STRAW BALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. IF NEEDED, TEMPORARY SEEDING CAN HELP MINIMIZE THE EROSION. A TEMPORARY SEEDING GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING SPECIES ARE RECOMMENDED:

MIXTURE:	lbs./1,000 S.F.	lbs/Ac.	SEEDING DATES:
ANNUAL RYEGRASS	1.0 – 1.5	40 – 60	3/1 – 6/1
PERENNIAL RYEGRASS	1.0 – 1.5	40 – 60	3/1 – 6/1
SUDAN GRASS	0.7 – 1.0	30 – 40	5/15 – 8/15
MILLET	0.7 – 1.0	30 – 40	5/15 – 8/15
WINTER RYE	3.0	120	4/15 – 6/15
OATS	0.5 – 5.0	86 – 120	3/1 – 6/15
WEEPING COVER GRASS	0.5 – 5.0	5 – 20	5/1 – 7/1

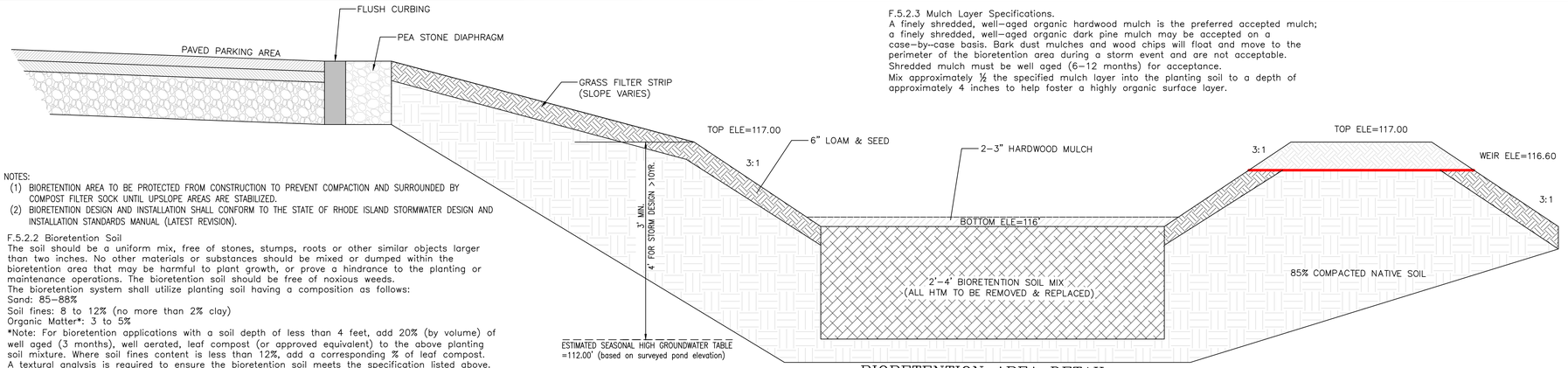
9. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
10. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STD SPECIFICATIONS SECTION 202.
11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
12. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS, THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED.
13. ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHALL BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
14. REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION
15. THE DRAINAGE SYSTEM SHALL RECEIVE ONE FINAL CLEANING PRIOR TO ACCEPTANCE TO THE OVERALL PROJECT BY THE OWNER SEDIMENTS SHALL BE DISPOSED OF IN A PROPER MANNER.

ORDER OF PROCEDURE:

1. PRIOR TO ANY CLEARING AND GRUBBING OR ANY ROUGH GRADING, TEMPORARY STRAW BALES AND SANDBAGS SHALL BE PLACED OUTSIDE THE LIMITS OF CONSTRUCTION AS PER THE PLANS (I.E. ALONG ROADWAYS, STREAM BANKS, CRITICAL AREAS, ETC.).
2. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE PERIODICALLY MAINTAINED AS PER THE RESPECTIVE PROGRAMS FOR TEMPORARY CONTROL.
3. IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION PROGRAMS FOR TEMPORARY CONTROL.
4. TEMPORARY STRAW BALES AND SANDBAGS ALONG AND AT THE ENDS OF ROADWAYS MAY ALSO BE REMOVED AFTER FINAL SOIL STABILIZATION HAS BEEN ACHIEVED AND APPROVED.
5. STRAW BALES LOCATED AT DRAINAGE OUTLETS MUST REMAIN UNTIL SUCH TIME THAT A DESIRABLE STAND OF GRASS OR COVER HAS BEEN ESTABLISHED AND THE PROJECT RECEIVES A FAVORABLE APPROVAL FOR FINAL ACCEPTANCE FROM THE ENGINEER.

SEDIMENTATION CONTROL PROGRAM:

1. RIP RAP SPLASH PADS SHALL BE INSTALLED AT THE OUTLETS FOR ALL CULVERTS DISCHARGING INTO A WATERWAY.
2. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL ENTERING THE WETLANDS.
3. ALL DISTURBED AREAS SUBJECT TO EROSIVE TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL BE SEEDED AND PROTECTED WITH A FIBER MULCH.
4. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
5. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
6. CARE SHOULD BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.
7. ADDITIONAL STRAW BALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT.
8. ALL SEDIMENTS SHALL BE REMOVED FROM THE DRAINAGE AND DETENTION FACILITIES AS SCHEDULED FOR EACH FACILITY (SEE DETENTION BASIN MAINTENANCE, THIS SHEET).
9. REFERENCE THE "R.I. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, AS A GUIDE.



NOTES:
(1) BIORETENTION AREA TO BE PROTECTED FROM CONSTRUCTION TO PREVENT COMPACTION AND SURROUNDED BY COMPOST FILTER SOCK UNTIL UPSLOPE AREAS ARE STABILIZED.
(2) BIORETENTION DESIGN AND INSTALLATION SHALL CONFORM TO THE STATE OF RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL (LATEST REVISION).

F.5.2.2 Bioretention Soil
The soil should be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances should be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The bioretention soil should be free of noxious weeds.
The bioretention system shall utilize planting soil having a composition as follows:
Sand: 85–88%
Soil fines: 8 to 12% (no more than 2% clay)
Organic Matter*: 3 to 5%
*Note: For bioretention applications with a soil depth of less than 4 feet, add 20% (by volume) of well aged (3 months), well aerated, leaf compost (or approved equivalent) to the above planting soil mixture. Where soil fines content is less than 12%, add a corresponding % of leaf compost.
A textural analysis is required to ensure the bioretention soil meets the specification listed above.
The bioretention soil should also be tested for the following criteria:
pH range 5.2 – 7.0; magnesium not to exceed 32 ppm; phosphorus P2O5 not to exceed 69 ppm; potassium K2O not to exceed 78 ppm; soluble salts not to exceed 500 ppm.

F.5.2.3 Mulch Layer Specifications.
A finely shredded, well–aged organic hardwood mulch is the preferred accepted mulch; a finely shredded, well–aged organic dark pine mulch may be accepted on a case–by–case basis. Bark dust mulches and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable.
Shredded mulch must be well aged (6–12 months) for acceptance.
Mix approximately ½ the specified mulch layer into the planting soil to a depth of approximately 4 inches to help foster a highly organic surface layer.

BIORETENTION AREA DETAIL

NOT TO SCALE

BMP REQUIRED MAINTENANCE:

MONTHLY:

INSPECT AND REMOVE ANY TRASH
REMOVE ANY INVASIVE SPECIES PLANTS

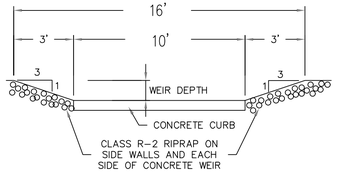
ANNUALLY:

MULCH– SPRING, AS NEEDED
REPLACE ANY DEAD VEGETATION–SPRING
REMOVE DEAD VEGETATION–FALL OR SPRING
PRUNE–SPRING

AS NEEDED:

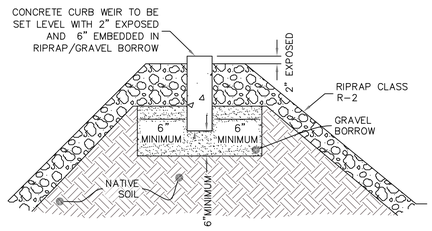
REPLACE SOIL MEDIA AND PLANTS WHEN PONDING DOES NOT SUBSIDE WITHIN 72 HRS
(CAREFUL MAINTENANCE SHOULD PROLONG THIS REQUIREMENT)

*ALL PLANT MATERIAL SHALL BE WATERED AND MAINTAINED BY THE OWNER TO ASSURE THAT SUITABLE GROWTH HAS BEEN ESTABLISHED.



Emergency Spillway / Overflow Weir Detail

NOT TO SCALE



ALL BACKFILL SHALL BE FREE FROM ORGANIC OR HTM.

Curb Outlet Weir Cross Section

NOT TO SCALE

Rain Garden Mix - ERNMX-180

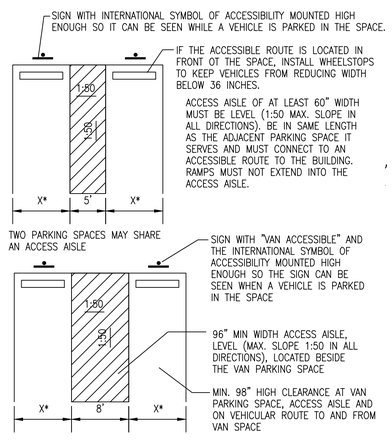
	Botanical Name	Common Name	Price/Lb
25.60 %	*Schizachyrium scoparium, Fort Indiantown Gap-PA Ecotype*	Little Bluestem, Fort Indiantown Gap-PA Ecotype	17.91
20.00 %	*Elymus virginicus, Madison-NY Ecotype*	Virginia Wildrye, Madison-NY Ecotype	11.22
9.00 %	*Carex vulpinoidea, PA Ecotype*	Fox Sedge, PA Ecotype	33.80
8.00 %	*Echinacea purpurea*	Purple Coneflower	46.80
7.80 %	*Chasmanthium latifolium, WV Ecotype*	River Oats, WV Ecotype	104.00
6.80 %	*Panicum rigidulum, PA Ecotype*	Redtop Panicgrass, PA Ecotype	78.00
3.00 %	*Coreopsis lanceolata*	Lanceleaf Coreopsis	31.20
3.00 %	*Rudbeckia hirta*	Blackeyed Susan	33.80
2.50 %	*Verbena hastata, PA Ecotype*	Blue Vervain, PA Ecotype	41.60
2.00 %	*Chamaecrista fasciculata, PA Ecotype*	Partridge Pea, PA Ecotype	13.00
2.00 %	*Panicum clandestinum, Tioga*	Deertongue, Tioga	23.87
1.50 %	*Asclepias incarnata, PA Ecotype*	Swamp Milkweed, PA Ecotype	192.40
1.50 %	*Heliopsis helianthoides, PA Ecotype*	Oxeye Sunflower, PA Ecotype	36.40
1.30 %	*Penstemon digitalis, PA Ecotype*	Tall White Beardtongue, PA Ecotype	182.00
1.20 %	*Zizia aurea, PA Ecotype*	Golden Alexanders, PA Ecotype	62.40
0.70 %	*Pycnanthemum tenuifolium*	Narrowleaf Mountainmint	260.00
0.50 %	*Aster novae-angliae*	New England Aster	390.00
0.50 %	*Baptisia australis, Southern WV Ecotype*	Blue False Indigo, Southern WV Ecotype	104.00
0.50 %	*Juncus effusus*	Soft Rush	52.00
0.50 %	*Juncus tenuis, PA Ecotype*	Path Rush, PA Ecotype	65.00
0.50 %	*Senna hebecarpa, VA & WV Ecotype*	Wild Senna, VA & WV Ecotype	31.20
0.50 %	*Vernonia noveboracensis, PA Ecotype*	New York Ironweed, PA Ecotype	286.00
0.30 %	*Monarda fistulosa, Fort Indiantown Gap-PA Ecotype*	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	104.00
0.20 %	*Aster lateriflorus*	Calico Aster	364.00
0.20 %	*Solidago nemoralis, PA Ecotype*	Gray Goldenrod, PA Ecotype	312.00
0.10 %	*Aster pilosus, PA Ecotype*	Heath Aster, PA Ecotype	286.00
0.10 %	*Eupatorium perfoliatum, PA Ecotype*	Boneset, PA Ecotype	208.00
0.10 %	*Mimulus ringens, PA Ecotype*	Square Stemmed Monkeyflower, PA Ecotype	260.00
0.10 %	*Solidago juncea, PA Ecotype*	Early Goldenrod, PA Ecotype	364.00

100.00 %

Seeding Rate: 20 lb per acre with a cover crop. For sites that drain within 24 hours of a rain event use one of the following cover crops:Oats (1 Jan to 31 Jul; 30 lbs/acre), Japanese Millet (1 May to 31 Aug; 10 lbs/acre), or grain rye (1 Aug to 31 Dec; 30 lbs/acre).

EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN

1. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, DEMOLITION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.
2. CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRUBBING OR EARTHWORK ACTIVITY.
3. EXISTING CATCH BASINS ARE TO BE PROTECTED WITH HAY BALES AND/OR SILT SACS PRIOR TO THE START OF SITE GRUBBING, EARTHWORK OR UNDERGROUND UTILITY AND DRAINAGE INFRASTRUCTURE INSTALLATION TO SERVE THE DEVELOPMENT SITE.
4. THE PROJECT CONSTRUCTION SEQUENCE, TO THE EXTENT PRACTICAL, SHOULD REQUIRE THE INSTALLATION OF DOWN GRADE AND OFF SITE STORM DRAINAGE SYSTEM IMPROVEMENTS BEFORE THE START OF SITE GRUBBING AND EARTHWORK ACTIVITY.
5. TEMPORARY SITE SLOPE TREATMENTS FOR SOIL STABILIZATION SHALL CONSIST OF STRAW, FIBER MULCH, RIP RAP OR PROTECTIVE COVERS SUCH AS MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, AND EXCELSIOR OR EQUAL PRODUCTS). THESE AND OTHER ACCEPTABLE MEASURES SHALL BE INCORPORATED INTO THE SITE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
6. CONSTRUCTION SITES ARE DYNAMIC, THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND OR MOVEMENT AND MAINTENANCE OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL MEASURES AS NEEDED TO MAXIMIZE THE INTENT OF THE PLAN FOR ALL SITE CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL DEVICES UNTIL AN ACCEPTABLE PERMANENT VEGETATIVE GROWTH IS ESTABLISHED. THE CONTRACTOR SHALL MAINTAIN A DETAIL LOG OF ALL EROSION CONTROL INSPECTIONS, COMPLAINTS RELATED TO EROSION OR SEDIMENT, AND CORRECTIVE REMEDIAL MEASURES TAKEN THROUGHOUT THE COURSE OF THE PROJECT CONSTRUCTION.
8. SOIL EROSION AND SEDIMENT CONTROL IS NOT LIMITED TO DAMAGES CAUSED BY WATER BUT ALSO INCLUDES EROSION AND SEDIMENT RESULTING FROM WINDS. MEASURES, SUCH AS TEMPORARY GROUND COVERS, WATER AND CALCIUM APPLICATIONS ARE TO BE UNDERTAKEN AS NEEDED TO MINIMIZE WIND RELATED SOIL AND DUST CONTROL.
9. STOCK PILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. STOCK PILES SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%). STOCK PILES SHALL BE SURROUNDED ON THE DOWN GRADIENT OF THE EXISTING GROUND SURFACE BY STRAW BALES OR SILT FENCE. THE STOCK PILES SHALL ALSO BE SEEDED OR STABILIZED IN SOME MANOR TO PREVENT SOIL EROSION.
10. THE SMALLEST POSSIBLE SITE AREAS SHALL BE DISTURBED OR EXPOSED AT ONE TIME AND DENUDED SLOPES OR WORK AREAS SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS INACTIVE PERIODS OR SITE WORK SHUT DOWNS.
11. TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS MUST BE SEEDED OR STABILIZED WITHIN THE CONSTRUCTION SEASON. STABILIZATION OF ONE FORM OR ANOTHER SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
12. EXPOSED STEEP OR LONG SLOPES SHOULD BE TREATED WITH "CRIMPING" OR "TRACKING" TO REDUCE EROSION AND SEDIMENT AND TO TACK DOWN SEEDING OR MULCH APPLICATIONS.
13. IF CONCRETE IS TO BE USED ON SITE, THE CONTRACTOR MUST ESTABLISH AND MAINTAIN SPECIFIC WASHOUT AREAS FOR THE CONCRETE TRUCKS WITH APPROPRIATE PROTECTION CONTROLS.
14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON–SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.
15. EXISTING TREES AND VEGETATION WILL BE RETAINED WHENEVER FEASIBLE.
16. SITE SOIL EROSION AND SOIL STABILIZATION AND SEDIMENT CONTROLS MUST CONFORM TO ALL REQUIREMENTS OF THE APPLICABLE LOCAL COMMUNITY ORDINANCES AND STATE REGULATIONS.



HANDICAP PARKING SPACES

NOT TO SCALE

APPLICANT:
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 15):
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 16):
LIONEL J. RAMOS
9 SCOTT LANE
BRISTOL, RI 02809

CONSTRUCTION DETAILS–1

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

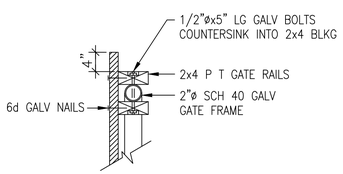
No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 8 of 10
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025		PROJECT NO.: ERSC–2024–2

C:\Users\admin\Principe Engineering Dropbox\ERSC PLANS\2024\ERSC-2024-2_670 Metacom Avenue_Bristol_Dave Ramos\Drawings\ERSC-2024-2_670 METACOM AVENUE_BRISTOL_PRELIMINARY.dwg, DWG To PDF.pc3



GATE DETAIL
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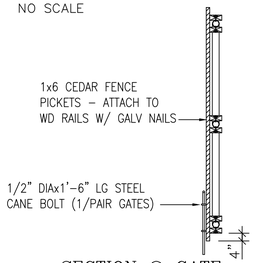

SECTION @ GATE
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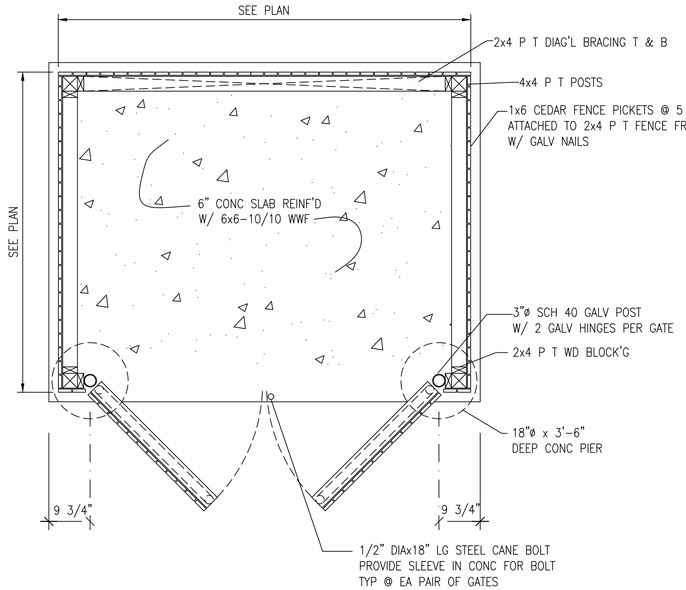

TRASH ENCLOSURE PLAN
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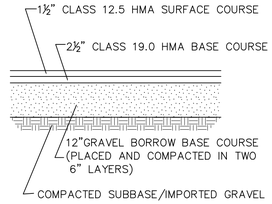
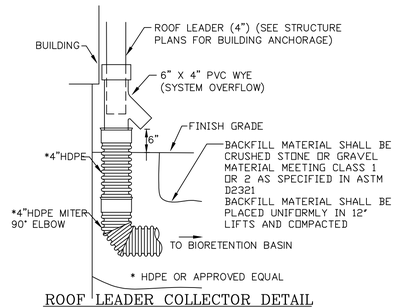


SITE PAVEMENT TYPICAL CROSS SECTION
NOT TO SCALE



ROOF LEADER COLLECTOR DETAIL
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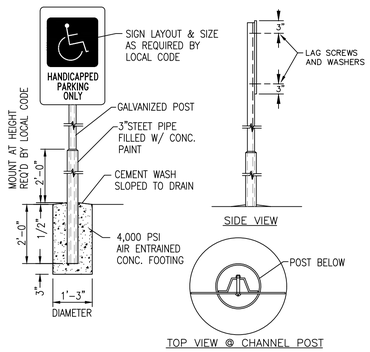
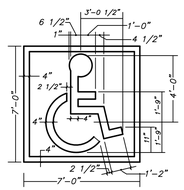
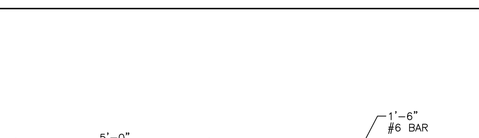


HANDICAPPED PARKING SIGN
NOT TO SCALE



NOTE:
SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOLS ARE REQUIRED TO CONTRAST WITH BACKGROUND. (COLOR NO. 105090 IN FEDERAL STANDARD 595a) DOUBLE COAT. (TYPICAL)

HANDICAPPED PARKING SYMBOL
NOT TO SCALE



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
2. ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
3. ALL SURFACES TO HAVE A SPONGE FLOAT FINISH.

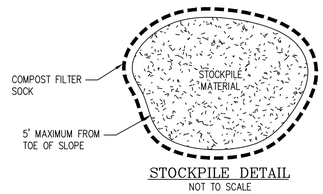
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		
NO.	BY	DATE
1	MLP	Mar 05

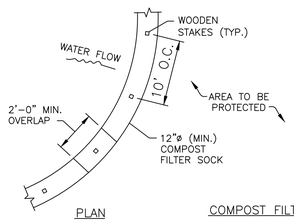
PRECAST CONCRETE CAR STOPS

CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 7.2.4



STOCKPILE DETAIL
NOT TO SCALE



COMPOST FILTER SOCK

NOTES:
1. ALL MATERIAL TO MEET REQUIREMENTS OF SECTION 206 OF RI STANDARD SPECIFICATIONS.
2. COMPOST MATERIAL MUST BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT.

PERIMETER EROSION CONTROLS
NOT TO SCALE

BollardsPlus
www.BollardBarrier.com

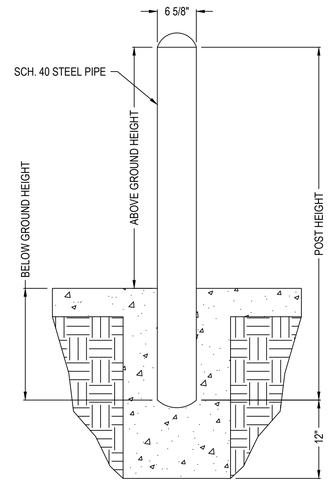
BOLLARDS PLUS
2121 GOLDEN RD. SUITE 2A
SPRING, TX 77380
PHONE: (713) 396-6166
www.bollardbarrier.com

☑ SELECT DESIRED FINISH:
- ☐ BLASTED, PRIMED AND PAINTED*
- ☐ BLASTED AND PRIMED
- ☐ HOT DIP GALVANIZED
- ☐ POWDER COATED

☑ SELECT DESIRED POST HEIGHT:
- ☐ 60"
- ☐ 72"
- ☐ 84"
- ☐ 96"
- ☐ CUSTOM HEIGHT: _____

☑ SELECT DESIRED ABOVE GROUND HEIGHT:
- ☐ 36"
- ☐ 48"

☑ SELECT DESIRED BELOW GROUND HEIGHT:
- ☐ 24"
- ☐ 36"



FRONT VIEW

SPECIFICATIONS
WEIGHT: 18.97 LB / FOOT
*CONTACT MANUFACTURER FOR CUSTOM PAINT COLORS.
MANUFACTURERS NOTES
1. RECOMMENDED FOR CONRETE, ASPHALT OR SOIL INSTALLATION.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER ERSC-2024

BOLLARD DETAIL
LOCATIONS T.B.D.

ERSC-202 — REVISION DATE 04/08/2025

CONSTRUCTION DETAILS-2

Thomas J. Principe, III
REGISTERED
PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

REVISIONS

No.	DATE	DRWN	CHKD

PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 9 of 10
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025		PROJECT NO.: ERSC-2024-2

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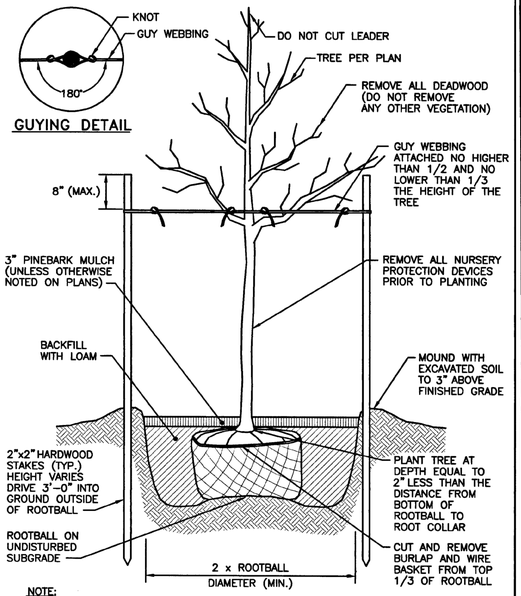


NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

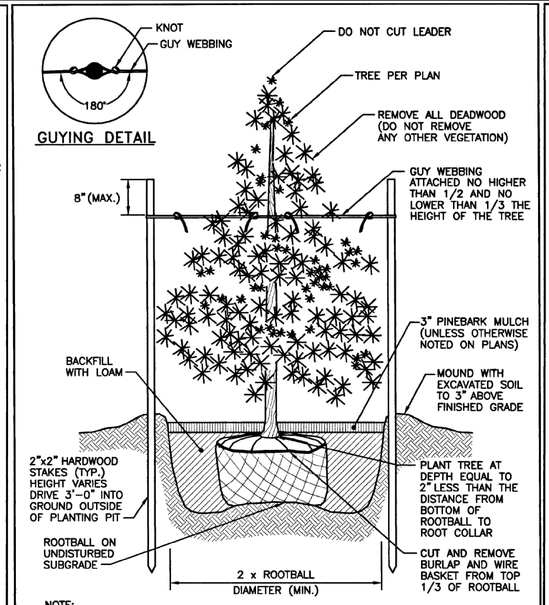
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		
NO.	BY	DATE

LARGE TREE STAKING AND PLANTING DETAIL
(2" CALIPER AND GREATER)

CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 50.1.0



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

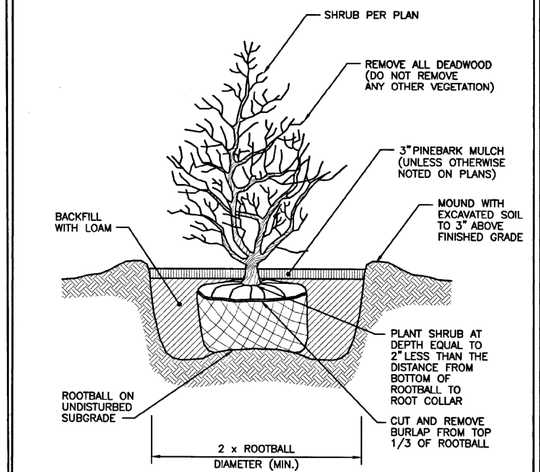
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		
NO.	BY	DATE

EVERGREEN TREE PLANTING DETAIL
(4'-0" HIGH AND GREATER)

CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 50.2.0



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

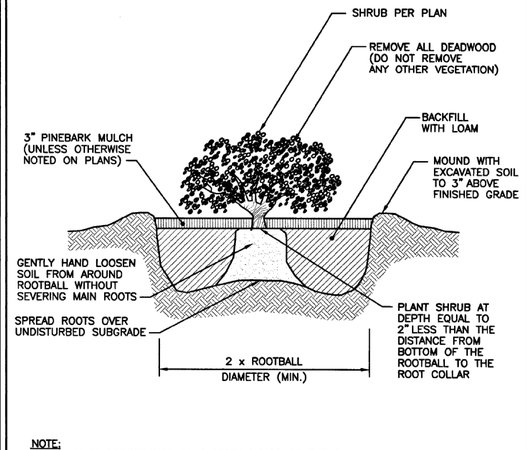
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		
NO.	BY	DATE

BALL AND BURLAP
SHRUB PLANTING DETAIL

CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 50.3.0



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION L.06 OF THE R.I. STANDARD SPECIFICATIONS.

RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		
NO.	BY	DATE

CONTAINER GROWN
SHRUB PLANTING DETAIL

CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 50.3.1

CONSTRUCTION DETAILS-3

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 10 of 10
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025		PROJECT NO.: ERSC-2024-2

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GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PLAN NOTES:

1. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF BRISTOL AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO BRISTOL'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.

3. SEE ADDITIONAL NOTES ON SHEET 6 OF 6, WHICH NEED TO BE STRICTLY ADHERED TO AS WELL.

ARCHITECT NOTE:

IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH ENGINEER PRIOR TO CONSTRUCTION. FINAL GRADING & LAYOUT SHALL BE COORDINATED AND VERIFIED THROUGH ARCHITECT DRAWINGS.

BUILDING LOT COVERAGE:

NO EXISTING STRUCTURES
TOTAL EXISTING LOT COVERAGE = 0 SF

NO PROPOSED STRUCTURES
TOTAL PROPOSED LOT COVERAGE = 0 SF

STATE PERMITS REQUIRED/APPLIED FOR:

RIDEM WETLANDS IA#10310 (7/31/25)
RIDEM STORMWATER IA#10310 (7/31/25)
RIDOT PAP#25-131 (8/8/25)

NO CHANGES TO SURFACE MATERIALS, GRADES, OR LIMITS OF DISTURBANCE ARE PROPOSED ON LOT 15, WITH THE EXCEPTION OF WORK ADJACENT TO THE SOUTHERN SETBACK AREA AS SHOWN, CONSTRUCTION ACCESS AND CONTINUED EXISTING SITE USAGE.

ALL COMPONENTS TO BE REMOVED FROM SITE

20' PRIMARY SETBACK
50' BUFFER ZONE
APPROX. WETLAND EDGE
FLAGGED WETLAND EDGE
2' X 4' CONCRETE BLOCK WALL
TREE LINE (TYP.)
TEMPORARY METER POLE
CONCRETE BLOCK STORAGE BAYS
TENT
TRAILER
DECIDUOUS WETLAND >1 ACRES
ASSF
METAL POST
15' WIDE LANDSCAPE EASEMENT
TOTAL = 32152'
A.P. 128 LOT 83
N/F TOWN OF BRISTOL
D.B. 1447 PG. 282
POLE #31-84
DMH RIM = 119.36' DROP INLET INV. = 118.66'
SMH RIM = 119.25'
BENCHMARK: PK NAIL SET IN UP#97 EL.=121.73' (NAVD-88)
BENCHMARK: PK NAIL SET IN UP. EL.=120.06' (NAVD-88)
S84°56'58"W 200.26'
BLDG. SETBACK LINE
PROP. DOWNSPOUT w/ OVERFLOW @ BLDG. (SEE DETAIL)
METACOM AVENUE
BITUMINOUS BERM
204+00
323.20'

ZONING-GB: LOT 15
ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT AREA: 10,000 SF	64,406 SF	---
MIN. LOT WIDTH: 100 FT	323.2 FT	---
MIN. FRONT YARD: 25 FT	N/A	---
MIN. REAR YARD: 30 FT	N/A	---
MIN. SIDE YARD: 10 FT	N/A	---
MAX. BLDG. LOT COV.: 40%	N/A	---
MAX. TOTAL LOT COV.: 70%	N/A	---
MIN. DIST. FROM RES. ZONE: 25 FT	N/A	---
MAX. FLOOR AREA RATIO: 0.5	N/A	---

APPLICANT:
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 15):
DAVID J. RAMOS
12 RUTH AVENUE
BRISTOL, RI 02809

OWNER (LOT 16):
LIONEL J. RAMOS
9 SCOTT LANE
BRISTOL, RI 02809

PROPOSED CONDITIONS PLAN-LOT 15

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

REVISIONS

No.	DATE	DRWN	CHKD
1.	8/27/25	KAB	TJP
2.	9/30/25	KAB	TJP

PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'	SHEET NO: 6 of 10
DRAWN BY: KAB / DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025	PROJECT NO.: ERSC-2024-2

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LISA LANE

(14)THUJA PLICATA 'GREEN GIANT', 6–7' 8'o.c.

BENCHMARK:
PK NAIL SET IN UP
EL.=120.06'
(NAVD–88)

S84°56'58"W
200.26'

LOAM & SEED

PROPOSED WAREHOUSE
±3,500 SF
T.O.F. EL.=±118.25'
SLAB EL.=±117.75'

PROP. 6' WIDE CONCRETE SIDEWALK (TYP.)

BITUMINOUS PAVEMENT (TYP.)

A.P. 128 LOT 16
N/F LIONEL J. RAMOS
D.B. 211 PG. 5

AREA
31,403 SQ. FT.
0.7209 ACRES

50' BUFFER ZONE

"ERNST RAIN GARDEN SEED MIX"

DECIDUOUS WETLAND >1 ACRES

ASSF

A1 A2 A3 A4 A5

2' x 4' CONCRETE BLOCK STORAGE BAYS

20' PRIMARY SETBACK

R-15 ZONE
GB ZONE

RETAINING WALL TOP EL.

24" RCP
FLARED END
INV. = 114.23'

24" FL
INV.

A8 A9

REGISTERED LANDSCAPE ARCHITECT
KATHY A. BOCK No. 800

REVISIONS

No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

ABUTTER BUFFER PLANTING PLAN
for
LAGARTO PROPERTY
AP 128 LOT 82
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'		SHEET NO: 1 of 1
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 09/30/2025		PROJECT NO.: ERSC–2024–2

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Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

October 2, 2025

TO: Planning Board

FROM: Diane M. Williamson, Director

RE: Unity Park – Preliminary Phase – Major Land Development
Parking area on north side of 500 Wood Street Lot and South Side of 214 Franklin Street Lot

The above application is before you action on the preliminary phase of the Major Land Development.

It is recommended that any approval be subject to the review and approval of the peer review engineer.

FUSS & O'NEILL
3 Davol Square, Suite C200
Providence, RI 02903
401.861.3070
www.fando.com

October 3, 2025

Diane M. Williamson
Director of Community Development
Town of Bristol
235 High Street
Bristol, RI 02809

RE: Major Land Development Application
Phase 2 - Preliminary Plan
Unity Park Development
A.P. 29 Lot 1, 500 Wood Street
Bristol, Rhode Island

Dear Ms. Williamson:

On behalf of Unity Park, LLC, Fuss & O'Neill has prepared this letter in support of the Major Land Development application to the Town of Bristol (the Town) for redevelopment of the eastern portion of Unity Park.

Fuss & O'Neill has been assisting with the remediation and redevelopment of Unity Park (formerly Bristol Industrial Park) since 2009 and will continue to serve as the engineer-of-record for the site civil and environmental components of the project described herein.

Project Description

Unity Park, LLC is proposing the following site improvements as part of a phased approach to an Urban Rehab Land Development project. We understand that the TRC Supplemental Site Plan prepared by JHL Tecture P.C. that depicts the project site and phased development approach was previously submitted to the Town as part of the Phase 1 Preliminary Plan application. This cover letter was prepared in support of the Phase 2 Preliminary Plan application.

- Phase 1
  - Site improvements located entirely on Assessor's Plat 29, Lot 1.
  - Replacement of a portion of existing building footprints, consisting of a 7,200 square foot (SF) and 4,700SF building area, within Building Group 3.
  - New building addition adjacent to the former Zeller Building of Building Group 3, consisting of 12,400 SF.
  - Removal of existing hill/bedrock outcropping south of Building Group 3 and replacement with at-grade parking.

- Administrative Subdivision Plan
  - Separating the single-family residence on Plat 29 Lot 54
  - Adding the remaining land formerly on Lot 54 to Lot 1

- Phase 2
  - New at-grade parking lot northeast of Building Group 3.
  - Reconfigured at-grade parking lot south of Building Group 3.
  - Stormwater management improvements

Waivers and Variances

Lot 1 is located within the No Waivers are being requested as part of this Preliminary Plan application. The following Variances are being requested for general requirements of Off-Street Parking.

- 28-251.10 – variance from 3-foot landscape buffer with opaque fence or evergreen hedge adjacent to residential zone. The eastern edge of pavement of the northern parking lot is being maintained, and abuts the property line.
- 28-251.11.B – variance from 3-foot planting strip along interior lot lines. Existing trees are being maintained as much as practicable. The eastern edge of pavement of the northern parking lot is being maintained, and abuts the property line.
- 28-251.11.C – variance from 10 square feet of landscaping per parking space. The existing southern parking lot does not include interior landscaping. The ledge mound is being removed, and this parking lot is being restriped. The northern parking lot will include multiple landscape islands, which include grass swales for stormwater treatment. Including trees within these swales will restrict the flow path of stormwater into the sand filters.

Utilities

Sewer and water utility services are already provided to Lot 1. The proposed site improvements of Phase 2 will not impact sewer or water demand. No new sewer or water services are proposed. One sanitary sewer pipe needs to be replaced, in order to avoid a conflict with a proposed storm drain pipe.

Site Lighting

A combination of building-mounted and pole-mounted site lighting will be utilized. The location of pole-mounted lighting is contingent on approval of the site and parking lot layouts. Following Preliminary Plan approval of this layout, the consultant team will finalize lighting locations and fixture selections. All fixtures will be dark sky compliance in accordance with Town Ordinances. A site lighting plan will be provided with the Final Plan application.

Stormwater Management

Fuss & O'Neill has designed a stormwater management system to provide stormwater quality treatment and peak flow mitigation in accordance with application regulations. Although the majority of Lot 1 is already rendered impervious, the proposed site improvements will result in some changes to surface cover conditions. A lawn/gravel landscape island at the southeast corner of Building Group 3 will be replaced with a building addition, and the bedrock outcropping in the center of the property will be removed and replaced with at-grade parking. The land formerly part of Lot 54 will be paved to expand the parking lot.

The existing stormwater management systems on-site are proposed to be modified and supplemented in order to meet State and Local permit requirements. Since the site is classified as a Land Use with Higher Potential Pollutant Loads (LUHPPL) and due to the existing soil and groundwater conditions at the site, infiltration of stormwater is not feasible. Peak flows to off-site locations are being reduced for all design points, including Easterbrooks Avenue and Wood Street. There are no increases in peak flows to Tanyard Reservoir or Brooke.

Fuss & O'Neill is finalizing the Stormwater Construction Permit application to the Rhode Island Department of Environmental Management (RIDEM) Rhode Island Pollutant Discharge Elimination System (RIPDES) Program. Concurrently, Fuss & O'Neill will submit materials to the Town to verify conformance with the Town's Soil Erosion and Sediment Control Ordinance.

Environmental Land Usage Restriction

Lot 1 was previously remediated under the RIDEM *Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases*, and RIDEM issued a *Letter of Compliance* for the site on July 20, 2020. The entirety of Lot 1 is subject to an Environmental Land Usage Restriction (ELUR), which is recorded in the Town Land Evidence Records for the property. The ELUR prohibits the use of groundwater from the site as potable water and also requires that engineered controls in the form of a competent soil cap be maintained over the majority of the property. Since acquiring the property, Unity Park, LLC has maintained compliance with the terms of the ELUR by regularly maintaining the soil cap. On behalf of Unity Park, LLC, Fuss & O'Neill has performed annual inspections of the property and submitted annual compliance reports to RIDEM.

The terms of the ELUR and the associated Soil Management Plan require that the RIDEM Office of Land Revitalization & Sustainable Materials Management (OLRSMM) provide written permission prior to major disturbances to the soil cap at the site. Fuss & O'Neill has provided notification of the proposed disturbance and restoration plan for approval by RIDEM OLRSMM.

RIDEM Environmental Resource Map

In accordance with the RIDEM Environmental Resource Map, the project area is not located within:

- Natural Heritage Area
- CRMC Special Area Management Plan (SAMP)
- Groundwater Protection Overlay District

- Wellhead Protection Area
- TMDL Watershed
- Drinking Water Supply Watershed
- OWTS Critical Resource Area
- Bristol Historic District
- Silver Creen Watershed

The project area is located within:

- National Register of Historic Places. Although the property is not within the Bristol Historic District, it is a designated historic property.
- Tanyard Brook Watershed. A portion of the stormwater from the property discharges to a closed-conduit system in Easterbrooks Avenue, which then discharges to Tanyard Reservoir.

Contact

If you have any questions regarding this application or require additional information, please contact the undersigned.

Sincerely,

Andrew Glines, PE
Senior Civil Engineer | Senior Project Manager
401-861-3069; Andy.Glines@fando.com

C: Joseph Brito, Jr., Unity Park, LLC
Ed Cox, Unity Park, LLC
John Lusk, JHL Tecture, P.C.
Greg Spiess, JHL Tecture, P.C.

Attachments:
Preliminary Plan Checklist
Preliminary Plan Set, 13 sheets, dated October 3, 2025
Administrative Subdivision Plan, 2 sheets, dated August 29, 2025

Under Separate Cover:
Stormwater Analysis Report
Soil Erosion & Sediment Control Report
Operation & Maintenance Report

A. FORMS AND DOCUMENTS

A		M	PR	F	REQUIRED FORMS AND DOCUMENTS	REVIEW CODE
1.			Ed		Completed Application Form	
2.					A notarized letter from the property owner(s) stating that the applicant has been granted the authority to proceed with the application with the owner(s) permission and consent	
3.					Narrative describing the application	
4.			F&O		Completed Project Review Application Checklist	

B. GENERAL INFORMATION (to be provided on plan sheets)

B	M	PR	F	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
1.		F&O		Title Block with Name of the proposed project, Plat and Lot numbers of the subject property, address of the subject property, name and address of owner/applicant	Plan Set	
2.				Name, address, phone, and stamp(s) of the RI Registered Engineer and/or RI Registered Land Surveyor responsible for the plans	Cover Page	
3.				Date of plan preparation and all revision date(s), if any	Plan Set	
4.				True north arrow and graphic scale	Plan Set	
5.				Site plan legend (all items displayed on site plans shall be symbolized in a legend)	General Notes & Legend	
6.				Relevant references to deeds and recorded plans		
7.				List of sheets contained within the plan set	Cover Page	
8.				Notation of any permits and/or agreements obtained from or made with State and Federal agencies, including permit number if applicable	Cover Letter	
9.				Names, addresses and Plat/Lot identified of abutting property owners and property within 200' of the parcel(s)	Previously Provided by JHL	
10.				Names and address of any agencies or adjacent communities requiring notification under these regulations	Cover Letter	

C. EXISTING CONDITIONS PLAN(S) Show the entire tract of the subject property and all lots owned by the owner/applicant as it currently exists

C	M	PR	F	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
1.		F&O		A general location map showing the relationship of the subdivision/development parcel(s) of the area within a half-mile radius	Cover Page	
2.	*	Principe		Certification by a RI Registered Land Surveyor that a perimeter study of the land being developed has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information. * A Class 1 Property Survey is required at Master Plan for any project that is requesting a Unified Development for a dimensional variance.	Administrative Subdivision Plan	
3.				Location of known existing easements and rights-of-way within or adjacent to the subdivision/development parcel(s)	Administrative Subdivision Plan	

C	M	PR	F	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
4.		Principe		Location of any existing street, driveways, farm roads, woods roads, and/or trails that have been in public use (pedestrian, equestrian, bicycle, etc.) within and adjacent to the subdivision/development parcel(s)	Administrative Subdivision Plan	
5.				Zoning district(s) of the land being subdivided/developed, with zoning boundary lines shown if there is more than one district	Administrative Subdivision Plan	
6.				Density calculations based upon the exclusion of unsuitable land from the total land area of the subdivision/development parcel(s), include the total acreage, the acreage of unsuitable land and the resulting total number of units allowed by right	N/A	
7.				Dimensions and total area of the subdivision/development parcel(s), and location and dimensions of existing property lines, type of easements and rights-of-way within or adjacent to the subdivision/development parcel(s)	Administrative Subdivision Plan	
8.				Existing contours at intervals at a minimum of two (2) feet	Administrative Subdivision Plan	
9.				Base flood elevation data; use the North American Vertical Datum of 1988 (NAVD 88)	Administrative Subdivision Plan	
10.		F&O		Boundaries and notation of the soil types classifications for the entire area of the subdivision parcel(s) Identification of areas containing prime agricultural soils and farmland soils of statewide importance, or if no such soils are present on the site, a notation indicating such	Stormwater Analysis Report	
11.		F&O		Location of soil contaminants present on the subject parcel, if any	Cover Letter	
12.		Principe		Identification of any geologic formations on the proposed parcel(s), including rock outcroppings, cliffs, coastal features, etc.	Administrative Subdivision Plan	
13.		N/A		Location of wetlands, watercourses or coastal features within and adjacent to the parcel(s), including buffer areas as defined by RIDEM for wetlands	N/A	
14.		N/A		Location of wooded areas and areas of active agricultural use	N/A	
15.		F&O		Boundaries of applicable watersheds for the parcel(s)	Subwatershed Maps	
16.		Principe		Location, size, and use/type of all existing buildings or significant above-ground structures, including stone walls	Administrative Subdivision Plan	
17.				Location and size of existing buildings or significant above-ground structures, including stone walls, on parcels immediately adjacent to the subdivision/development parcel(s)	Administrative Subdivision Plan	
18.				Location, size, and type of all known, existing above and below ground utilities, including sewer, water, gas, electric, stormwater drainage and communications or telecommunications infrastructure, as may be present on the site or within the right of way along the property frontage	Administrative Subdivision Plan	
19.				Location of any significant natural or cultural features,	N/A	

C	M	PR	F	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
				include historic cemeteries and access, within or adjacent to the parcel(s)		
20.		F&O		Notation indicating that the subdivision/development parcel(s) (or existing structures) are located or not located within the following areas of special concern: a. Natural Heritage Areas, as defined by RIDEM b. The area(s) under the jurisdiction of any Special Area Management Plan (SAMP) of RI CRMC c. A Groundwater Protection Overlay District d. A Wellhead Protection Area e. Groundwater Recharge Area f. Areas within a TMDL watershed, as identified by RIDEM g. A Drinking Water Supply Watershed, as defined by RIDEM h. OWTS Critical Resource Area, as defined by RIDEM i. National Register of Historic Places j. Bristol Historic District k. Tanyard Brook Watershed in Bristol l. Silver Creek Watershed in Bristol	RIDEM Environmental Resource Map	
21.		Principe		Location and size of trees with a caliper of ten (10) inches or greater that are within the area proposed for disturbance or alteration	Administrative Subdivision Plan	

D. PROPOSED CONDITIONS PLAN(S) Show all items on Existing Conditions Plan as well as the following:

D	M	PR	F	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
1.		N/A		Boundaries and total area of any land classified as "unsuitable for development" as defined in the Regulations	N/A	
2.		N/A		Proposed number of buildable lots	N/A	
3.		Principe		Proposed easements and rights-of-way within the subdivision parcel(s)	Administrative Subdivision Plan	
4.		Principe		Proposed lot lines, with accurate dimensions and lot areas and lot numbers, drawn so as to distinguish them from existing property lines	Administrative Subdivision Plan	
5.		F&O /JHL		Proposed structures and all accessory structures with dimensions or area indicated and total lot coverage, including proposed number of residential units per building, if applicable	Plan Set	
6.		Principe		Zoning District Dimensional Regulations of the subdivision/development parcel(s) and a Zoning Data table with the required zoning dimensions and those for the proposed project	Administrative Subdivision Plan	
7.		F&O		Proposed structure(s) and other site improvements with dimensions or area indicated for a multi-family, commercial or industrial subdivision/development and total lot coverage	Site Plan	
8.		N/A		Proposed streets, if any, with accurate areas and dimensions	N/A	
9.		F&O		Any proposed on- and/or off-site improvements including streets, access drives, loading areas, parking areas, sidewalks,	Site Plan	

D	M	PR	F	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
				pedestrian areas, and bicycle parking and/or paths		
10.		F&O		Traffic plan; include vehicular access sites showing the dimensions and location of roads, driveways, curb cuts, radii, parking as well as other off-site traffic improvements	Site Plan	
11.				Designated trash collection and recycling collection area(s)	Site Plan	
12.		Princip		Certification by a RI Registered Land Surveyor that a perimeter study of the land being developed has been performed and meets a Class I standard for property lines and a Class III standard for topographic and existing conditions information	Administrative Subdivision Plan	
13.				Location and dimensions of proposed easements and rights-of-way within the subdivision/development parcel(s), or those to be acquired adjacent to the subdivision/development parcel(s) as maybe necessary	Administrative Subdivision Plan	
14.				Proposed location, size, and type of all above ground and underground utilities servicing the property, including wastewater, water, gas, electric, transformers, stormwater drainage, hydrants, and communications or telecommunications infrastructure, as may be required for site development	Administrative Subdivision Plan	
15.				Proposals, if any, for connection with existing sanitary sewer systems, or a notation that OWTS is proposed		
16.		N/A		The locations and design details of any OWTS proposed for use within the subdivision/development, if any	N/A	
17.		N/A		If future subdivision/development is to be serviced by an OWTS, soil evaluations in the relative location where each system is proposed, which have been performed by a licensed RI soil evaluator and witnessed by RIDEM	N/A	
18.		N/A		Proposals, if any, for connection with existing water supply systems, or if future subdivision/development is to be serviced by on-site wells, notation of such	N/A	
19.				Concept designs for stormwater management and water quality infrastructure		
20.		F&O		Designs of proposed stormwater management infrastructure, including type, location, and configuration, prepared by a Registered Professional Engineer for preliminary and final plans	Stormwater Analysis Report	
21.		JHL		Proposed phasing, including depiction of which structures and on- and off-site improvements are to be installed in which phase, if applicable	TRC Supplemental Site Plan	
22.		N/A		Location, dimensions, types, and area of any land proposed to be set aside as open space or to be conveyed to the Town for public purposes	N/A	
23.		N/A		Locations and types of proposed survey and open space monumentation, if any. (Documentation that all proposed bounds have been set shall be provided prior to recording final plan)	N/A	
24.		F&O		Limits of disturbance/work relative to on-and off-site improvements and infrastructure installation	Plan Set	
25.				Proposed grading plan(s) to show contours at sufficient detail (2-foot intervals) for all on and off-site street construction,	Grading & Drainage Plan	

D	M	PR	F	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
				drainage facilities, and individual house lots, stamped by a licensed Professional Engineer for final plans		
26.		Traverse		Landscape plan(s), by a Landscape Architect, to show all significant proposed clearing of land, removal of existing vegetation, re-vegetation, landscaping on street rights-of-way, and within common areas, and landscape installation details and related notations, in accordance with Appendix F	Landscape Plan	
27.				Notation of any special conditions as required by the Preliminary Plan approval		
28.		F&O		Proposed measures to minimize impacts to the natural topography of the site using the Low Impact subdivision (LID) Site Planning & Design Guidance Manual	Stormwater Analysis Report	
29.				Final construction plans including plans and any additional improvements as required as a condition of preliminary plan		
30.				For phased projects, as-built drawings for the previous phase		
31.						
32.						

E. SUPPORTING MATERIALS

E	M	PR	F	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
1.				Copies of an aerial photograph or satellite image vicinity map drawn to a measurable scale as necessary to show the relationship of the subdivision/development parcel(s) to the area within a half-mile radius, identifying the locations of all streets, zoning district boundaries, schools, parks, fire stations, and other significant public facilities		
2.		N/A		Renderings, elevations or photographs as may be needed to illustrate the visual impact of a proposed multi-family, commercial or industrial subdivision/development	N/A	
3.				A narrative report or written statement including: a. A general description of the existing physical environment and existing use(s) of the property; b. A general description of the use(s) and type(s) of subdivision/development proposed; c. A general statement and supporting maps and/or graphics that illustrates the approach utilized in designing the proposed subdivision/development, including consideration of existing conditions and significant site features; d. An estimate of the approximate population of the proposed subdivision/development, if any e. An estimate of the number of school-aged children to be housed in the proposed subdivision/development, if any. f. A general analysis of soil types and suitability for the development proposed;		

E	M	PR	F	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
				g. A general viewshed analysis, showing the location and extent of significant views both from and within the proposed subdivision/development parcel(s), as well as anticipated views into the property from adjacent public or private streets and properties; h. A statement of the potential fiscal impacts of the subdivision/development on the Town of Bristo expenses and revenues (See Section 6.6B)		
4.		F&O		A written, signed statement indicating the specific sections of the Regulations from which waiver and/or modification is requested; or a written signed statement indicating that no waivers and/or modifications are being requested	Cover Letter	
5.		F&O		A written signed statement indicating any specific zoning variances or modifications requested or a statement that no variances or zoning modifications are being requested.	Cover Letter	
6.		N/A		A statement from the Zoning Officer confirming the variances requested or modifications requested.		
7.		N/A		For subdivisions with freshwater wetlands present on the subdivision parcel(s), copies of either: a. An RIDEM wetlands permit, if required pursuant to RIDEM rules and regulations; or b. A letter of non-jurisdiction from RIDEM		
8.				If no freshwater wetlands and/or wetland buffers are depicted within the plan set, copies of an affidavit signed by a qualified professional stating that there are no freshwater wetlands and/or buffer areas within the subdivision/development parcel(s)		
9.		N/A		Either, copies of: a. An affidavit signed by a qualified professional stating that there are no coastal features and/or buffer areas adjacent to or within the subdivision/development parcel(s); or b. A Preliminary Determination, including coastal feature verification, from the Coastal Resources Management Council		
10.		N/A		For subdivisions/developments proposing service by public water, copies of a written statement from the Bristol County Water Authority that the proposed plan, with plan revision date indicated, has been reviewed and which provides: a. Confirmation that water service is available; b. Approval of connection to the existing water main as depicted on the plan; and, If extension is proposed, approval from BCWA of the extension of the water main as depicted on the plan		
11.		N/A		For subdivisions/developments proposing service by public sewer, copies of a written statement from the Bristol Water Pollution Control Department that the		

E	M	PR	F	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
				proposed plan, with plan revision date indicated, has been reviewed and which provides: a. Approval of connection to the existing sewer main as depicted on the plan; and b. If extension is proposed, approval of extension of the sewer main as depicted on the plan		
12.		N/A		For subdivisions/developments proposing service by OWTS(s), copies of a permit issued by RIDEM.		
13.		F&O		Low Impact Development (LID) Site Planning and Design Strategies and Checklist from the RI Stormwater Design and Installation Standards Manual. Stormwater designs to meet RI Stormwater Manual Minimum Standards.	Stormwater Analysis Report	
14.				Written comments on the Plans, by the following as required: *REFERRALS TO THE AGENCIES BELOW WILL BE MADE BY THE PLANNING DEPARTMENT STAFF.* ____ Zoning Official Date _____ ____ Building Official Date _____ ____Technical Review Committee Date_____ ____ Director of Public Works Date _____ ____ Fire Department Date _____ ____ Conservation Commission Date _____ ____ Police Department Date _____ ____ School Department Date _____ Other (specify below) _____ Date _____ Adjacent Communities _____ Date _____		
15.		F&O		Drainage calculations, by a registered professional engineer, associated explanatory narrative, and all supporting documentation, including an Operations and Maintenance manual for the system	Stormwater Analysis Report	
16.		N/A		A traffic study, if required, prepared by a traffic engineer regarding the potential impact of the proposed subdivision/development on neighboring properties and roads; include all means of vehicular access to and from the site onto public streets showing driveways, curb cuts, radii, parking as well as other offsite traffic improvements necessary to ensure public safety and convenience		
17.				Copies of any RIDEM stormwater or other general construction permits that are required, or an affidavit, signed by a qualified professional, stating that no RIDEM stormwater or construction permits are required		
18.		Ed		"Tax Certificate" from the Tax Collector showing that all taxes due on the parcel being subdivided have been paid to date and there are no outstanding municipal liens of the parcel	Previously Provided	

E	M	PR	F	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
19.				Written confirmation and/or permits from any additional required federal, state, or local agencies		
20.		F&O		Soil Erosion Sediment Control Plan	SESC Report	
21.				Written report of Phase I Environmental Site Assessment and Phase II, if indicated	Cover Letter	
22.				Written report and approval from RIDEM of an Environmental Site Assessment Phase III (Remediation Plan) if required	Cover Letter	
23.		N/A		Draft (at preliminary) or final (at final) copies of all legal documents; legal description of property, proposed easement and rights-of-way, dedications, restrictions or other required legal documents including but not limited to covenants or Homeowners Association, Stormwater Management Plan, Landscaping Maintenance Plan, a deed conveying open space or offer of street dedication	N/A	
24.				Final copies of an irrevocable offer to convey to the Town all public streets and/or other public improvements, accompanied by a metes and bounds description		
25.		N/A		For subdivisions/developments proposing new physical access to a State right-of-way a letter evidencing the issuance of such a permit upon the submission of a bond and insurance [1]	N/A	
26.			Traverse	A Photometric Plan	Final Plan	
27.		JHL		Renderings as needed to illustrate the visual impact on abutting properties.	Renderings	
28.			JHL	Signage including location, size, design and illumination.	Final Plan	
29.				A plan with new street address numbers and new assessor's plat and lot numbers signed by the Tax Assessor.		
30.		N/A		Fiscal Impact Analysis or Environmental Analysis (Section 6.6) if required	N/A	
31.		N/A		Historic District Commission (HDC) Certificate of Appropriateness if the project requires HDC review and approval	N/A	
32.		JHL		Proposed residential density and square footage of non residential use. Floor plans to scale for each building including the use of floor space, number of units, number of bedrooms and square footage of each unit and building elevations showing exterior building design, materials, colors and height (for land developments and adaptive re-use)	Architectural Plan Set	

F. PROJECTS WITH STREETS/ROADWAYS

If your project proposes to extend or create a roadway, please complete this section. If your project does not propose to extend or create a roadway, you may skip this section.

[1] RIGL §45-23-39(d)(1)(v) states that for a state permit from the Rhode Island department of transportation, a letter evidencing the issuance of such a permit upon the submission of a bond and insurance is sufficient, but such actual permit shall be required prior to the issuance of a building permit.

F	M	PR	F	ELEMENT REQUIRED	LOCATION (PAGE #)	REVIEW CODE
1.				Street plans (minimum scale of 1"=40' horizontal with profiles (minimum 1"=4' vertical) indicating the street center line, curblines, and the existing elevations of the ground at the street center line, location and size of proposed sewer lines, water lines and other underground utilities; and, street cross sections showing width of right-of-way, roadway; and, sidewalks. Plan must include street names and hydrant locations approved by the Fire Chief. Plan must include proposed street light locations.		
2.				Roadway design plan(s) and profile(s), including existing and proposed elevations and typical cross-sections and paved (impervious) areas delineated on the appropriate plans, including all pedestrian facilities		
3.				Stormwater management plan(s), and drainage calculations, to show accurate designs and details of proposed stormwater management and water quality infrastructure, including type, location, drainage calculations, extension of existing lines, and configuration, prepared by a Registered Professional Engineer		
4.				Landscape plan(s), maintenance plan and tree preservation plan, to show all significant proposed clearing of land, removal of existing vegetation, re-vegetation, landscaping on street rights-of-way, and within common areas, and landscape installation details and related notations, signed by a licensed Landscape Architect for final plans		
5.				Construction Cost Estimate for all improvements		
6.				Soil Erosion and Sediment Control Plan		
7.				Construction Schedule		
8.				If any Streets, Areas or Facilities are to be dedicated to the Town of Bristol, the Final Plan shall include a Statement that such dedication shall not impose any duty or responsibility upon the Town of Bristol to maintain or improve any dedicated streets, areas or facilities until specifically authorized by the Town Council Per Section 6.7 of these regulations.		

G. FEES

G	M	PR	F		Received
1.		Ed		Application Fee	
2.		Ed		Engineering Review Fee	

3.	[redacted]		Advertising Reimbursement	
4			Final Plat Recording and Mapping Fees	
5.			Performance Guarantee (if applicable)	
6.			Engineering Inspection Fee	
7			Maintenance Guarantee (if applicable)	
8.			Receipt that all other fees to outside agencies have been paid (if applicable)	

Applicant Comments on Required Items: Attach additional sheets as needed
Reviewer Comments on Required Items:

Signature of Applicant: See Application Form

Signature of Professional Land Engineer: Andrew G. Glines, See Preliminary Plan Set

Registration Number: 12281

Signature of Professional Land Surveyor: Stephen T. Long, See Administrative Subdivision Plan

Registration Number: 1930

Signature of reviewer: _____

Date of Review: _____

UNITY PARK

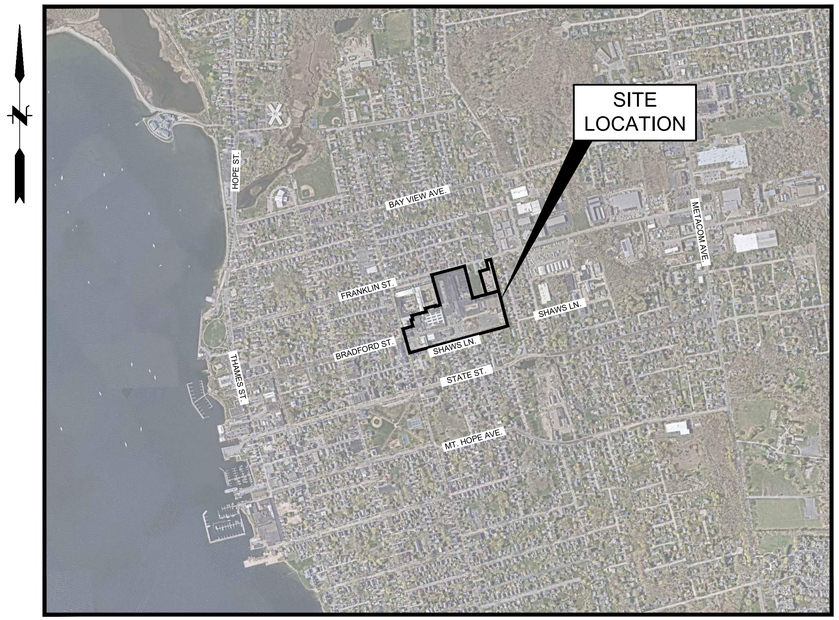
500 WOOD STREET · BRISTOL · RHODE ISLAND

PRELIMINARY PLAN

OCTOBER 3, 2025

SHEET INDEX

Sheet no.	Sheet Title
GI-001	COVER SHEET
CN-001	GENERAL NOTES & LEGEND
CN-101	INDEX PLAN
CP-101 - CP-102	SITE PREPARATION PLAN
CS-101 - CS-102	SITE PLAN
CG-101 - CG-102	GRADING & DRAINAGE PLAN
CD-501 - CD-505	DETAILS



LOCATION MAP

SCALE: 1" = 800'

PREPARED BY

FUSS & O'NEILL

3 DAVOL SQUARE, SUITE C200
PROVIDENCE, RI 02903
401.861.3070
www.fando.com

PREPARED FOR

UNITY PARK, LLC.
500 WOOD STREET
BRISTOL, RI 02809

ANDREW G. GLINES
NO. 012281
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

NOT FOR CONSTRUCTION

PROJ. No.: 20091428.D10
DATE: OCTOBER 3, 2025

GI-001

File: J:\DWG\P2009\91428\D10\Civil\Plan\20091428D10_COV01.dwg Layout: GI-001 Plotted: 2025-10-02 8:22 PM Saved: 2025-10-02 8:20 PM User: Andy Glines

LEGEND

EXIST | PROP

- PROPERTY LINE/RIGHT-OF-WAY
- PHASE BOUNDARY
- LIMIT OF DISTURBANCE
- EDGE OF PAVEMENT
- SOLID WHITE LINE
- TREE
- CLEARING LIMIT (APPROX.)
- VEGETATION
- CONTOUR (122 / 200)
- SIGN
- CONC. PAVEMENT
- BITUMINOUS PAVEMENT
- BITUMINOUS PAVEMENT OVERLAY
- LANDSCAPE CAP
- STONE CAP
- EROSION CONTROL BLANKET
- SAND FILTER
- COBBLES
- PRIVATELY OWNED PROPERTY
- DETECTABLE WARNING SYSTEM
- HANDICAP PARKING
- VAN-ACCESSIBLE HANDICAP PARKING (VAN)
- TOP & BOTTOM ELEVATION (x 21.25 TC / 21.25 BC)
- SPOT ELEVATION (21.25 / 21.25 X)
- SPOT ELEVATION (x21.25)
- RUNOFF FLOW DIRECTION
- MONITORING WELL
- DRAINAGE LINE (WIDTH VARIES)
- SEWER LINE (12" S)
- OVERHEAD ELECTRIC, TELEPHONE & FIRE ALARM
- WATER MAIN (W)
- ELECTRICAL SERVICE (E)
- CATCH BASIN (CB)
- DRAIN BASIN
- SEWER MANHOLE
- DRAIN MANHOLE (DMH)
- WATER GATE (WV)
- GATE VALVE
- FIRE HYDRANT
- UTILITY POLE
- LIGHT POST
- PCC PRECAST CONCRETE CURB
- BCB BITUMINOUS CONCRETE BERM

LEGEND NOTE

SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SHOWN ON THE DRAWINGS TO SCALE OR TO THEIR ACTUAL DIMENSION OR LOCATION. COORDINATE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS, AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

ABBREVIATIONS

GENERAL

APPROX	APPROXIMATE
BIT	BITUMINOUS PAVEMENT
BW	BOTTOM OF WALL
CC	CONCRETE CURB
CCB	CAPE CODE BERM
ELEV	ELEVATION
EXIST	EXISTING
GC	GRANITE CURB
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
PCC	PRECAST CONCRETE CURB
PROP	PROPOSED
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
TOS	TOP OF SLOPE
TW	TOP OF WALL
TYP	TYPICAL
VGC	VERTICAL GRANITE CURB

UTILITY

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED POLYETHYLENE PIPE
DCB	DOUBLE CATCH BASIN
DI	DUCTILE IRON PIPE
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
HDPE	HIGH DENSITY POLYETHYLENE
HYD	HYDRANT
INV	INVERT ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UP	UTILITY POLE

GENERAL NOTES

1. REFERENCES:
   A. THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2025 EDITION, REVISIONS AND ALL CURRENT ADDENDA, ARE MADE A PART HEREOF, AS IF ATTACHED HERETO. ALL REFERENCES TO "STATE STANDARD SPECIFICATIONS" SHALL REFER TO THE LATEST EDITION OF THE STATE OF RHODE ISLAND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

   B. THE STATE OF RHODE ISLAND STANDARD DETAILS, 2025 EDITION, AND ALL CURRENT REVISIONS, ARE MADE A PART HEREOF, AS IF ATTACHED HERETO. ALL REFERENCES TO "STATE STANDARD DETAILS" OR "R.I. STD. #.#.#" SHALL REFER TO THE LATEST EDITION OF THE STATE OF RHODE ISLANDS STANDARD DETAILS.

   C. THE STATE OF RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, 2016 EDITION, REVISIONS AND ALL CURRENT ADDENDA, ARE MADE A PART HEREOF, AS IF ATTACHED HERETO. ALL REFERENCES TO "SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" SHALL REFER TO THE LATEST EDITION OF THE STATE OF RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.

   D. THE SITE-SPECIFIC SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC PLAN) PREPARED BY FUSS & O'NEILL, INC., DATED OCTOBER 3, 2025 IS MADE A PART HEREOF, AS IF ATTACHED HERETO.

2. EXISTING CONDITIONS:
   A. SURVEY:
   EXISTING FEATURES AND SITE INFORMATION INCLUDED HEREIN WAS COMPILED FROM SURVEY CONDUCTED BY NARRAGANSETT ENGINEERING INC., TITLED EXISTING CONDITIONS SITE PLAN, DATED APRIL 22, 2010, AND SUPPLEMENTED BY RIGIS MAPPING, SURVEY CONDUCTED BY NATIONAL LAND SURVEYORS, TITLED BRISTOL INDUSTRIAL PARK EXISTING CONDITIONS, DATED APRIL 2014, AND FIELD OBSERVATIONS CONDUCTED BY FUSS & O'NEILL. THE LOCATIONS OF EXISTING SITE FEATURES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING SITE FEATURES PRIOR TO COMMENCING WORK, AND NOTIFY OWNER AND THEIR REPRESENTATIVE OF DISCREPANCIES.

   B. FLOOD ZONE:
   THE SUBJECT SITE LIES WITHIN FLOOD ZONE X, PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO.44001C0014H, BRISTOL COUNTY, DATED JULY 7, 2014.

   C. UTILITIES:
   THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR IS TO CONTACT 'DIG SAFE' AT 811, AT LEAST 72 HOURS EXCLUSIVE OF WEEKENDS AND HOLIDAYS PRIOR TO ANY EXCAVATION PERFORMED ON SITE.

3. MATERIAL:
   A. CURBING:
   CURBING SHALL BE GRANITE (R.I. STD. 7.3.0), CONCRETE (R.I. STD. 7.1.0) OR BITUMINOUS BERM (R.I. STD. 7.5.1) AND IN ACCORDANCE WITH SECTION M.09 OF THE STATE STANDARD SPECIFICATIONS.

   B. BITUMINOUS CONCRETE PAVEMENT:
   BITUMINOUS PAVEMENTS SHALL MEET REQUIREMENTS OF PART 400 OF THE STATE STANDARD SPECIFICATIONS.

   C. CEMENT CONCRETE SIDEWALKS:
   ALL PORTLAND CEMENT CONCRETE USED IN THE CONSTRUCTION OF THE CEMENT CONCRETE SIDEWALKS SHALL BE CLASS A AND CONFORM TO THE REQUIREMENTS AS SET FORTH IN SUBSECTIONS 601.01.1 AND 601.03.1 OF THE STATE STANDARD SPECIFICATIONS.

   D. LANDSCAPE AREAS:
   ALL SURFACED AREAS OR DISTURBED AREAS NOT SPECIFIED ON THE PLANS SHALL RECEIVE 12" INCHES OF TOPSOIL, SEED, MULCH, AND BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

   E. SIGNAGE:
   ALL SIGNAGE SHALL MEET MUTCD REQUIREMENTS AND COMPLY WITH STANDARDS IN RIDOT SECTIONS T.15. AND M.16.

4. UTILITIES:
   A. STORM DRAINAGES:
   STORM DRAIN PIPING SHALL BE SMOOTH LINED BE DOUBLE-WALL HIGH DENSITY POLYETHYLENE PIPE, (n=0.012) WITH WATER TIGHT JOINTS. THE SIZES OF ALL PIPES ARE NOTED ON THE PLANS.

   PIPES BETWEEN OUTFALLS AND THE NEAREST UP STREAM STRUCTURE SHALL BE REINFORCED CONCRETE PIPE WITH PRECAST CONCRETE FLARED END SECTIONS (R.I. STD. 2.3.0).

   ALL CATCH BASINS SHALL BE PRECAST CONCRETE, AS SPECIFIED ON THE DETAIL SHEETS, WITH BICYCLE SAFE GRATES, R.I. STANDARD 6.3.2, OR APPROVED EQUAL.

   B. SEWER:
   ALL SEWER PIPE, UNLESS OTHERWISE SPECIFIED, SHALL BE POLYVINYL CHLORIDE (SDR 35).

   CLEAN OUTS SHALL BE INSTALLED WHERE THE DISTANCE FROM THE BUILDING TO THE MAIN SEWER IS GREATER THAN 100 FEET OR WHERE BENDS GREATER THAN 45° ARE PROPOSED. CLEAN OUTS SHALL BE MADE BY INSTALLING 'Y' AND ONE-EIGHTH BENDS OF THE SAME DIAMETER AS THE BUILDING SEWER, OR A MAXIMUM OF FOUR INCHES. THE CLEAN OUT SHALL BE BROUGHT UP FROM THE BUILDING SEWER TO [FOUR INCHES BELOW GROUND LEVEL AND BE PROPERLY CAPPED] [FINISH GRADE WITH A ROADWAY BOX].

   SEWER INSTALLATION PRACTICES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH CITY DPW STANDARDS AND/OR THE NARRAGANSETT BAY COMMISSION.

GENERAL CONSTRUCTION REQUIREMENTS

1. THE SITE IS A REGULATED SITE UNDER THE RIDEM "RULES AND REGULATIONS FOR THE INVESTIGATION AND REMEDIATION OF HAZARDOUS MATERIALS RELEASES" ("REMEDIATION REGULATIONS"), AND A SITE-SPECIFIC REMEDIAL ACTION WORK PLAN (RAWP). COMPLY WITH THE RAWP AND RIDEM OFFICE OF WASTE MANAGEMENT REQUIREMENTS FOR ALL LAND DISTURBANCE ACTIVITIES AND CONSTRUCTION. ALL EXCESS EXCAVATED MATERIALS, EXCESS FILL, EXCESS CONSTRUCTION MATERIALS, AND DEBRIS SHALL BE REMOVED FROM THE SITE AND SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS, AND RAWP.

1.1. ALL EXISTING SOIL AT THE SITE IS CONSIDERED TO BE REGULATED SOIL, FALLS UNDER RIDEM JURISDICTION, AND AT THE END OF THE PROJECT, SHOULD BE COVERED BY A SOIL CAP. ALL EXCAVATED ON-SITE SOIL TO BE REMOVED FROM THE SITE BY THE CONTRACTOR MUST BE MANAGED IN ACCORDANCE WITH THE RAWP AND DISPOSED OF AT A RIDEM-APPROVED FACILITY.

1.2. PRIOR TO IMPORTATION TO THE SITE, ALL EARTHEN MATERIAL, INCLUDING BUT NOT LIMITED TO BACKFILL, BEDDING, BORROW, GRANULAR MATERIAL, FILL, GRAVEL BORROW, AND GRAVEL BASE, MUST BE LABORATORY ANALYZED AND APPROVED AS CLEAN FILL BY THE ENGINEER IN ACCORDANCE WITH THE RAWP.

2. THE SITE IS REGULATED UNDER OSHA 29 CFR 1910.120 AND 1926.65. ALL CONTRACTORS AND WORKERS SHALL MAINTAIN COMPLIANCE WITH HAZARDOUS WASTE OPERATIONS AND EMERGENCY RESPONSE (HAZWOPER) TRAINING AND CERTIFICATION REQUIREMENTS.

3. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND FOLLOWING A SITE-SPECIFIC HEALTH AND SAFETY PLAN (HASP) IN ACCORDANCE WITH OSHA 29 CFR 1910.120. A COPY MUST BE MAINTAINED ON-SITE AT ALL TIMES AND BE AVAILABLE FOR EXAMINATION BY THE OWNER AND ENGINEER, IF REQUESTED.

4. DISCHARGES FROM CONSTRUCTION SITE ARE REGULATED BY THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT RHODE ISLAND POLLUTANT DISCHARGE SYSTEM ELIMINATION (RIPDES) PROGRAM. THE PROJECT SHALL COMPLY WITH THE CONDITIONS OF THE RIPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE RUNOFF, AND THE CITY OF PROVIDENCE CODE OF ORDINANCES, CHAPTER V ARTICLE VII "SOIL EROSION AND SEDIMENT CONTROL".

5. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY AND CONFIRM ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS ARE CONSISTENT. NOTIFY THE OWNER AND ENGINEER IN WRITING OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH WORK.

6. OBTAIN ALL NECESSARY PERMITS, INSPECTIONS, BONDS, ETC. AND OTHER APPROVAL RELATED ITEMS WITH THE LOCAL AND STATE MUNICIPALITIES. APPLICATION FEES SHALL BE PAID BY OWNER. NO CONSTRUCTION SHALL COMMENCE UNTIL SUCH PERMITS HAVE BEEN SECURED AND THE CONTRACTOR HAS SUPPLIED THE REQUIRED NOTICES.

7. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS FOR THIS PROJECT SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY AND THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION.

8. DEVIATIONS OR CHANGES FROM THESE PLANS WILL NOT BE ALLOWED UNLESS APPROVED BY THE ENGINEER/OWNER.

9. CONTACT 'DIG SAFE' AT 1-888-344-7233, 72 HOURS PRIOR, EXCLUDING WEEKENDS AND HOLIDAYS, TO ANY EXCAVATION PERFORMED ON SITE.

11. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT. BEFORE BEGINNING SITE WORK, THE CONTRACTOR SHALL INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER CONSTRUCTION AFFECTING THE WORK. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES AND NOTIFY OWNER/ENGINEER OF ANY DISCREPANCIES FROM CONTRACT DOCUMENTS AHEAD OF CONSTRUCTION TO ALLOW REVISIONS TO BE MADE TO PLANS IF NECESSARY. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT SHOWN ON THESE PLANS THAT ARE TO REMAIN. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING, AT HIS/HER EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION ESPECIALLY THOSE WHICH RESULTED FROM THE CONTRACTOR'S FAILURE TO LOCATE SAID INFRASTRUCTURE AND UTILITIES EXACTLY.

12. MATERIALS AND METHODS OF CONSTRUCTION ASSOCIATED WITH THE ADJUSTMENT AND/OR REMOVAL AND RELOCATIONS OF UNDERGROUND UTILITIES SHALL BE IN ACCORDANCE WITH THE UTILITY OWNER'S RULES AND REGULATIONS.

13. AN APPROVED SET OF PLANS, SIGNED SOIL EROSION AND SEDIMENT CONTROL PLAN (AKA STORMWATER POLLUTION PREVENTION PLAN), AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

14. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

15. IDENTIFY TREES TO BE REMOVED PRIOR TO CONSTRUCTION AND MARK THEM WITH CONSTRUCTION TAPE FOR REVIEW BY THE OWNER/ENGINEER. TREES AND OTHER EXISTING VEGETATION SHALL BE RETAINED WHEREVER FEASIBLE. DO NOT REMOVE TREES UNTIL REVIEWED AND APPROVED BY THE OWNER/ENGINEER.

16. PROVIDE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS.

17. RESTORE HARDSCAPE IMPROVEMENTS NOT INDICATED FOR REMOVAL WITH MATCHING MATERIALS (I.E. ANY PAVEMENT, WALKS, CURBS, ETC.) THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.

18. RESTORE DISTURBED LANDSCAPE AREAS TO ORIGINAL CONDITION (I.E. SEEDED, SODDED, PLANTED) UNLESS OTHERWISE DIRECTED WITHIN CONTRACT DOCUMENTS.

19. ADJUST UTILITY COVERS, GRATES, AND HAND HOLES TO FINISH GRADE.

20. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, FIRE HYDRANTS, AND UTILITIES WITHOUT APPROPRIATE PERMITS.

21. WORK IS RESTRICTED TO THE HOURS OF 7 AM TO 5 PM ON MONDAY THROUGH FRIDAY, EXCLUDING HOLIDAYS, UNLESS OTHERWISE APPROVED BY THE OWNER.

CONSTRUCTION SEQUENCE

CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT ARE EXPECTED TO COMMENCE INWINTER 2025 AND WILL BE COMPLETED BY FALL 2026. THE GENERAL SEQUENCE FOR EACH PHASE OF CONSTRUCTION IS AS FOLLOWS:

1. INSTALL PERIMETER SEDIMENT CONTROL BARRIERS, EROSION CONTROL AND PROPOSED CONSTRUCTION ACCESS. SEDIMENT EROSION CONTROL MEASURES WILL BE MAINTAINED OR REPLACED AS REQUIRED THROUGHOUT CONSTRUCTION PERIOD. ANY TEMPORARY SOIL STOCKPILE AREAS DURING CONSTRUCTION WILL ALSO BE ENCOMPASSED BY PERIMETER CONTROLS.
2. CLEAR THE SITE AND REMOVE DEMOLISHED MATERIALS.
3. CONDUCT ROUGH GRADING AND STOCKPILE EXCESS SOILS FOR REMOVAL OR REUSE.
4. INSTALL UTILITIES AND STORM DRAINS.
5. COMPACT SUBGRADE AND INSTALL GRAVEL BORROW IN ALL AREAS TO BE PAVED WITH BITUMINOUS OR CONCRETE PAVEMENT.
6. INSTALL PROPOSED CURBING.
7. INSTALL BASE AND BINDER COURSES FOR ALL PAVED AREAS.
8. CONDUCT FINAL GRADING OF LANDSCAPED AREAS AND CONSTRUCT SIDEWALKS.
9. PERMANENTLY SEED ALL NON-PAVED AREAS AND INSTALL LANDSCAPING.
10. INSTALL THE SURFACE COURSE FOR ROADWAYS AND PARKING AREAS.
11. REMOVE TEMPORARY EROSION CONTROLS MEASURES ONCE PERMANENT VEGETATION COVER HAS BEEN ESTABLISHED AND THE SITE IS STABILIZED, INSPECTED, AND APPROVED BY PERMITTING AUTHORITY AND THE ENGINEER.

SOIL EROSION AND SEDIMENT CONTROL INSTALLATION

1. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLAN, AS DIRECTED BY THE RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND/OR LOCAL MUNICIPALITY, OR MAY BE REQUIRED BY SITE CONDITIONS TO PREVENT SEDIMENT FLOW TO STORM DRAINS OR SURFACE WATERS. ALL EROSION CONTROL DEVICES WILL BE MAINTAINED THROUGHOUT CONSTRUCTION.

2. DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW AND LOCAL ORDINANCE. ALL WORK SHALL COMPLY WITH THE FOLLOWING CRITERIA AND OTHER PERMIT CONDITIONS TO PREVENT OR MINIMIZE SOIL EROSION AND SEDIMENTATION TO OFF-SITE AREAS.

3. FOLLOW THE SITE-SPECIFIC SESC PLAN, SITE PREPARATION PLAN, EROSION AND SEDIMENT CONTROL SPECIFICATION, AS WELL AS RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THE PLANS. ALL EROSION AND SEDIMENT CONTROL MEASURES OR WORKS AND REHABILITATION MEASURES MUST CONFORM TO OR EXCEED THESE REQUIREMENTS.

4. THE CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF THE "RHODE ISLAND EROSION CONTROL MANUAL" IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THE PLANS. ALL EROSION AND SEDIMENT CONTROL MEASURES OR WORKS AND REHABILITATION MEASURES MUST CONFORM TO OR EXCEED THE SPECIFICATIONS OR STANDARDS SET OUT IN THIS DOCUMENT.

5. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, MAINTENANCE, AND/OR REPLACEMENT OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES SHOWN ON THESE PLANS TO ENSURE PROPER OPERATION THROUGHOUT THE LIFE OF THE PROJECT UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. REMOVE EROSION AND SEDIMENTATION CONTROLS AFTER STABLE VEGETATIVE GROWTH IS ESTABLISHED.

6. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL DEVICES ON A WEEKLY BASIS, AFTER EACH STORM EVENT THAT GENERATES AT LEAST 0.25 INCHES OF RAINFALL OVER A 24-HOUR PERIOD, AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLEAN OUT ACCUMULATED SEDIMENT BEHIND CONTROLS. REPAIR OR REPLACE CONTROLS PROMPTLY AS NEEDED. REMOVE ACCUMULATED SEDIMENT FROM BEHIND PERIMETER CONTROLS WHEN ONE-HALF OF THE ORIGINAL HEIGHT OF THE PERIMETER CONTROLS BECOME FILLED WITH SEDIMENT. REMOVE SEDIMENT FROM CATCH BASIN INLET PROTECTION IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. DISPOSE OF REMOVED SEDIMENT IN ON-SITE FILL AREAS OR LAWFULLY OFF-SITE.

7. TREES AND OTHER EXISTING VEGETATION NOT WITHIN THE LIMITS OF DISTURBANCE SHALL BE PROTECTED FROM DAMAGE. VEGETATED AREAS AND/OR TREES DAMAGED THAT ARE NOT PLANNED FOR REMOVAL SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER.

8. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED TO ANY DISTURBED AREAS THAT HAVE NOT YET REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN SEVEN (7) DAYS AFTER CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN THIRTY (30) DAYS. TEMPORARY VEGETATIVE COVER SHALL CONSIST OF ...... AND BE APPLIED WITHIN THE RECOMMENDED SEEDING DATES FROM .... SEED AT A RATE OF ....

9. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED. RECOMMENDED PERMANENT SEEDING DATES ARE ..... THROUGH......... PERMANENT VEGETATIVE COVER SEED MIXTURES AND APPLICATION RATES SHALL BE IN ACCORDANCE WITH .... ALL PLANTINGS AND SEED SHALL BE COVERED BY A ONE-YEAR WARRANTY PERIOD; RE-SEEDING/RE-PLANTING SHALL BE COMPLETED TO ENSURE STABLE VEGETATIVE COVER IS ESTABLISHED OVER ALL DISTURBED AREAS.

10. IF PERMANENT SEEDING CANNOT BE COMPLETED IMMEDIATELY OR WITHIN THE RECOMMENDED SEEDING DATES, TEMPORARY BIODEGRADABLE EROSION CONTROL BLANKETING (CONTAINING NO PLASTIC COMPONENTS) OR MULCHING SHALL BE INSTALLED OVER ALL UPLAND DISTURBED AREAS TO PROTECT THE SITE UNTIL ARRIVAL OF THE NEXT RECOMMENDED SEEDING PERIOD. SUCH TEMPORARY MEASURES SHALL BE INSTALLED AS SOON AS POSSIBLE BUT NOT MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN THIRTY (30) DAYS.

11. ANY DISTURBED AREAS WHICH DO NOT HAVE ADEQUATE VEGETATIVE STABILIZATION BY NOVEMBER 15TH MUST BE STABILIZED THROUGH THE USE OF NON-VEGETATIVE EROSION CONTROL MEASURES. IF WORK CONTINUES WITHIN ANY OF THESE AREAS DURING THE PERIOD FORM OCTOBER 15TH THROUGH APRIL 15TH, CARE MUST BE TAKEN TO ENSURE THAT ONLY THE AREA REQUIRED FOR THAT DAY'S WORK IS EXPOSED, AND ALL ERODIBLE SOILS MUST BE RESTABILIZED WITHIN 5 WORKING DAYS.

12. BLANKETING OR MULCHING MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. WHERE EROSION IS OBSERVED, ADDITIONAL MULCH MUST BE APPLIED OR BLANKETING REPAIRED OR REPLACED. INSPECTIONS SHALL TAKE PLACE UNTIL VEGETATION IS THOROUGHLY ESTABLISHED.

13. GOOD HOUSEKEEPING: THE PROJECT SITE SHALL PROVIDE FOR THE MINIMIZATION OF EXPOSURE OF CONSTRUCTION DEBRIS (INCLUDING, BUT NOT LIMITED TO, INSULATION, WIRING, PAINTS AND PAINT CANS, SOLVENTS, WALL BOARD, ETC.) TO PRECIPITATION BY MEANS OF DISPOSAL AND/OR PROPER SHELTER OR COVER. CONSTRUCTION WASTE MUST BE PROPERLY DISPOSED OF IN ORDER TO AVOID EXPOSURE TO PRECIPITATION AT THE END OF EACH WORKING DAY.

14. STORAGE AND DISPOSAL: MATERIALS WHICH COULD BE A POTENTIAL SOURCE OF STORMWATER POLLUTION SUCH AS GASOLINE, DIESEL FUEL, HYDRAULIC OIL, ETC., WILL BE STORED AT THE END OF EACH DAY IN A LOCKED STORAGE TRAILER OR COVERED LOCATION AND TAKEN OFF-SITE AND PROPERLY DISPOSED OF. ALL TYPES OF WASTE GENERATED AT THIS SITE WILL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND/OR REGULATIONS.

15. SPILL/LEAK PROTECTION AND RESPONSE: FUEL VEHICLES AND EQUIPMENT AWAY FROM THE WETLAND AND DRAINAGE SYSTEM AND PREVENT CONTAMINATION OF SOIL, GROUNDWATER OR SURFACE WATER FROM SPILLS OR LEAKS.. DEPLOY BOOMS AND OTHER CONTAINMENT/CLEANUP MEASURES IN THE EVENT OF A SPILL OR LEAK. NOTIFY LOCAL FIRE DEPT. AND RIDEM IMMEDIATELY OF ANY SPILLS.

16. TRACKING AND DUST CONTROL: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN ADJACENT ROADS WHERE CONSTRUCTION VEHICLES HAVE TRACKED SEDIMENT FROM THE PROJECT, CONTROL DUST, AND TAKE ALL NECESSARY MEASURES TO ENSURE THAT THE SITE AND ALL ADJACENT ROADS BE MAINTAINED IN A MUD- AND DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE SURROUNDING ROADWAYS MUST BE REMOVED IMMEDIATELY AT THE END OF EACH WORKING DAY. DUST CONTROL MAY ALSO INCLUDE APPLICATION OF CONTROLLED AMOUNTS OF WATER ONTO AFFECTED AREAS OR OTHER CONTROL MEASURES APPROVED BY THE ENGINEER.

SOIL EROSION AND SEDIMENT CONTROL INSPECTION

1. A SITE-SPECIFIC SOIL EROSION AND SEDIMENT CONTROL PLAN (SESC PLAN) HAS BEEN PREPARED. THE SESC PLAN MUST BE REVIEWED AND SIGNED BY THE OWNER, OPERATOR (I.E CONTRACTOR), AND CONTRACTOR'S DESIGNATED SESC INSPECTOR. A HARD-COPY OF THE SIGNED SESC PLAN, INCLUDING ALL INSPECTION REPORTS, CORRECTIVE ACTION LOGS, AND ADDENDA, MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION.

2. AN INSPECTION OF STORMWATER CONTROL MEASURES MUST BE CONDUCTED BY THE CONTRACTOR AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY STORM EVENT WHICH GENERATES AT LEAST 0.25 INCHES OF RAINFALL PER TWENTY-FOUR (24) HOUR PERIOD.

3. PREPARE AN INSPECTION REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND TITLES OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE SESC PLAN, AND CORRECTIVE ACTIONS WHICH MUST BE MADE. SUCH REPORTS MUST IDENTIFY ANY INCIDENTS OF NONCOMPLIANCE. WHERE AN INSPECTION DOES NOT IDENTIFY ANY INCIDENTS OF NONCOMPLIANCE, A INSPECTION REPORT MUST STILL BE PREPARED TO CERTIFY THAT THE SITE IS IN COMPLIANCE WITH THE SESC PLAN AND RIPDES PERMIT. THE INSPECTION REPORT MUST BE SIGNED BY THE INSPECTOR AND OPERATOR AND KEPT WITH THE ON-SITE SESC PLAN.

4. FOLLOWING AN INSPECTION, ALL CORRECTIVE ACTIONS MUST BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS. A CORRECTIVE ACTION LOG MUST BE SIGNED BY THE OPERATOR AND KEPT WITH THE ON-SITE SESC PLAN.

5. BASED ON THE RESULTS OF THE INSPECTIONS, THE SESC PLAN MUST BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS MUST PROVIDE FOR IMPLEMENTATION OF ANY CHANGES TO THE SESC PLAN WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.

6. IF AN INSPECTION REVEALS A DISCHARGE OF SEDIMENTS TO THE WATERS OF THE STATE OR A SEPARATE STORM SEWER SYSTEM, THE PERMITTEE MUST NOTIFY THIS OFFICE OF THE NATURE OF THE DISCHARGE, THE MEASURES TAKEN TO CLEAN UP THE DISCHARGE, AND THE MEASURES TAKEN TO PREVENT FUTURE RELEASES.

7. A HARD COPY OF THE COMPLETE SESC PLAN, INCLUDING ALL INSPECTION REPORTS, CORRECTIVE ACTION LOGS, AND ADDENDA, MUST BE RETAINED BY THE OWNER FOR AT LEAST FIVE (5) YEARS FROM THE DATE THAT THE SITE HAS UNDERGONE FINAL STABILIZATION.

SPILL PREVENTION AND RESPONSE PROCEDURE

1. THERE SHALL BE NO DISCHARGE OR DISPOSAL OF TOXIC WASTE, HAZARDOUS MATERIALS, OIL, GREASE AND OTHER LUBRICANTS, EXCESS FERTILIZER, PESTICIDES OR OTHER CHEMICALS OR CONTROLLED MATERIALS EITHER ON SITE OR IN ANY AREA WHICH MAY ENTER A WETLAND, WATERCOURSE, OR GROUNDWATER.

2. ANY INADVERTENT OR DELIBERATE DISCHARGE OF WASTE OIL OR ANY OTHER POLLUTANT TO THE PROVIDENCE RIVER, SHORELINE, OR STORMWATER SYSTEM (I.E. INFILTRATION BEST MANAGEMENT PRACTICES, OR CLOSED-CONDUIT DRAINAGE SYSTEM THAT DISCHARGES TO SYSTEM) REQUIRES IMMEDIATE NOTIFICATION TO THE RIDEM OIL POLLUTION CONTROL PROGRAM AT (401) 277-2284, AS PER THE OIL POLLUTION CONTROL REGULATIONS. DURING NON-WORKING HOURS, NOTIFICATION OF SPILLS CAN BE MADE TO THE RIDEM DIVISION OF ENFORCEMENT AT (401) 222-3070 (THE 24-HOUR EMERGENCY RESPONSE PHONE NUMBER).

3. ANY INCIDENT OF GROUNDWATER CONTAMINATION RESULTING FROM THE IMPROPER DISCHARGE OF POLLUTANTS TO THE STORMWATER DISPOSAL SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AS WELL AS ANY OTHER PARTIES THAT THE RIDEM DETERMINES TO BE RESPONSIBLE FOR THE CONTAMINATION. PURSUANT TO STATE LAWS AND REGULATIONS, THE RIDEM MAY REQUIRE THE PROPERTY OWNER, CONTRACTOR, AND OTHER RESPONSIBLE PARTIES TO REMEDIATE ANY INCIDENTS THAT MAY ADVERSELY IMPACT GROUNDWATER QUALITY.

4. UPON TRANSFER OF THE PROPERTY, THE NEW OWNER SHALL BE INFORMED AS TO THE LEGAL RESPONSIBILITIES ASSOCIATED WITH DISPOSAL SYSTEM, AS INDICATED ABOVE.

5. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REMEDIATE INCIDENTS THAT ADVERSELY IMPACT GROUNDWATER QUALITY.

EXCESS EXCAVATED MATERIALS

1. ALL EXCESS EXCAVATED MATERIALS (SOILS, ROCK, GRAVEL, ETC.), EXCESS CONSTRUCTION MATERIALS, DEMOLITION DEBRIS, TEMPORARY EROSION, RUNOFF AND SEDIMENT CONTROL MEASURES, ETC., SHALL BE REMOVED FROM THE SITE FOR APPROPRIATE RE-USE AND/OR PROPER DISPOSAL AT A SUITABLE UPLAND LOCATION OR LANDFILL. ALL TOXIC MATERIALS AND WASTE SHALL BE PROPERLY TRANSPORTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS.

PROTECTION OF WORK REQUIREMENTS

1. THE WORK AND SITE SHALL BE PROTECTED AT ALL TIMES UNTIL FINAL ACCEPTANCE BY THE OWNER. CARE SHALL BE EXERCISED WHILE OPERATING EQUIPMENT ON AND ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE THE UTILIZED EQUIPMENT DOES NOT CAUSE DAMAGE TO EXISTING FEATURES.

2. ACCESS TO VARIOUS PORTIONS OF THE SITE SHALL BE UNDERTAKEN IN SUCH A MANNER THAT THE WORK AND SITE ARE PROTECTED AT ALL TIMES. ACCESS WAYS SHALL BE CONSTRUCTED, MAINTAINED, AND PROTECTED WITH SEDIMENT CONTROLS TO PREVENT DAMAGE FROM EROSION DURING MAJOR STORM EVENTS.

3. PLACEMENT AND COMPACTION OF FILL MATERIALS SHALL BE COMPLETED IN SUCH A MANNER THAT THE WORK AND ADJACENT ROADWAYS ARE PROTECTED FROM DAMAGE AT ALL TIMES.

4. BACKFILL OPERATIONS SHALL PROCEED TO RAISE THE GROUND SURFACE UNIFORMLY AND SHAPED TO PROVIDE POSITIVE DRAINAGE AT ALL TIMES. CONSTRUCT AND MAINTAIN ON THE SITE, ALL DITCHES AND CHANNELS NECESSARY TO KEEP THE SITE IN A DRY AND WORKABLE CONDITION. WHERE WATER IS FLOWING OR OTHERWISE INFILTRATING INTO AN EXCAVATION, PROVIDE FOR PUMPING AND OTHER DRAINAGE FACILITIES, INCLUDING EROSION AND SEDIMENT CONTROLS, TO DIVERT WATER FROM SUCH EXCAVATION.

5. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING OF FOOTINGS AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES, FOUNDATIONS AND STRUCTURES.

6. IT IS NOT ANTICIPATED THAT THE PUMPING OF GROUNDWATER WILL BE REQUIRED FOR DE-WATERING. HOWEVER, DURING OR FOLLOWING RAINFALL EVENTS, THE PUMPING OF STANDING WATER IN EXCAVATION AREAS MAY BE REQUIRED. IF REQUIRED, PUMP DISCHARGES SHALL BE MANAGED SUCH THAT THESE DO NOT CAUSE EROSION OF SOILS OR DO NOT RESULT IN THE DISCHARGE OF SEDIMENT LADEN WATER. PUMPED WATER SHALL BE DISCHARGED THROUGH AN APPROVED SEDIMENT CONTROL DEVICE (E.G. FILTER BAG) TO PROPERLY FILTER TURBID WATER THAT IS LOCATED ON A CRUSHED STONE IN A DEWATERING AREA TO AVOID SCOUR OR SUSPENSION OF SOIL AT THE DISCHARGE. WATER SHALL NOT BE DISCHARGED ONTO FILL OR BACKFILL AREAS. IF NEEDED, DEWATERING AREA WITH FILTER BAGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES INCLUDED THE APPLICABLE DETAILS FOUND IN THE MANUFACTURER'S SPECIFICATIONS AND/OR IN THE RHODE ISLAND SOIL EROSION AND SEDIMENT CONTROL HANDBOOK (AS AMENDED).

7. TEMPORARY STORMWATER BYPASS CONVEYANCE SYSTEMS (THAT MAY BE REQUIRED) TO DISCHARGE STORMWATER THROUGH THE SITE (AND AROUND PROPOSED WORK) DURING CONSTRUCTION SHALL BE INSTALLED, OPERATED, MAINTAINED AND REMOVED IN SUCH A MANNERS TO PROTECT THE WORK AND EXISTING FEATURES FROM DAMAGE AT ALL TIMES UNTIL FINAL ACCEPTANCE BY THE OWNER.

8. PROTECT CONSTRUCTED WORK ON THE SITE DURING STORM AND FLOOD CONDITIONS.

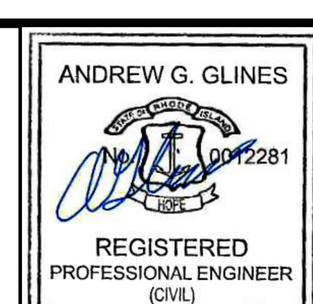
STORMWATER MAINTENANCE PROGRAM

1. OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM SHALL BE CONDUCTED IN ACCORDANCE WITH SITE-SPECIFIC LONG-TERM OPERATION & MAINTENANCE PLAN.

PRELIMINARY PLAN

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

SEAL



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FUSS & O'NEILL
3 DAVOL SQUARE, SUITE C200
PROVIDENCE, RI 02903
401.861.3070
www.fando.com

UNITY PARK, LLC.

GENERAL NOTES & LEGEND

UNITY PARK

500 WOOD STREET - PLAT 29, LOT 1 | BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10
DATE: OCTOBER 3, 2025

CN-001

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Item C3.

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

SEAL

ANDREW G. GLINES
No. 0012281
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

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DATUM:
HORZ.: -
VERT.: -
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GRAPHIC SCALE

FUSS & O'NEILL
3 DAVOL SQUARE, SUITE C200
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UNITY PARK, LLC.

INDEX PLAN

UNITY PARK

500 WOOD STREET - PLAT 29, LOT 1 — BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10
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CN-101

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MATCH LINE SEE SHEET CP-102

REMOVE AND DISPOSE FENCE

REMOVE TREES AND BRUSH ALONG FENCELINE

REMOVE AND DISPOSE CONCRETE PAD

REMOVE AND DISPOSE EXISTING STORM DRAIN

REMOVE AND DISPOSE CONCRETE SLAB

REMOVE AND DISPOSE METAL RAMP

CUT, CAP AND ABANDON SANITARY SEWER

RETAININAG WALLS TO BE REMOVED UNDER SEPARATE CONTRACT

SOIL MOUND TO BE EXPORTED UNDER SEPARATE CONTRACT

REMOVE AND STOCKPILE TIMBER GUIDE RAIL

REMOVE AND DISPOSE BITUMINOUS CONRETE PAVEMENT

REMOVE AND DISPOSE BITUMINOUS CONCRETE BERM

REMOVE AND STOCKPILE CRUSHED STONE

SAWCUT (TYP.)

REMOVE AND DISPOSE BITUMINOUS CONCRETE PAVEMENT

REMOVE AND DISPOSE CONCRETE RETAINING WALL

STRIP AND STOCKPILE TOPSOIL

REMOVE AND DISPOSE FENCE

STRIP AND STOCKPILE TOPSOIL

REMOVE AND DISPOSE CONCRETE SLAB

REMOVE AND DISPOSE BITUMINOUS CONCRETE PAVEMENT; COORDINATE LIMITS WITH ARCHITECTURAL DRAWINGS

REMOVE AND STOCKPILE CONCRETE BLOCKS

REMOVE AND DISPOSE CONCRETE CURB

REMOVE AND DISPOSE FENCE

REMOVE AND DISPOSE TREE AND GRIND STUMP (TYP.)

REMOVE SEDIMENT AND VEGETATION FROM SEDIMENT FOREBAY

REMOVE AND STOCKPILE RIPRAP

ASSESSORS PLAT 29 LOT 51
N/F
DANIEL R. &
MARIA R. MEDEIROS
DEED BOOK 713 PAGE 151

ASSESSORS PLAT 29 LOT 4
N/F
JOSE L. &
MARIE F. BOTELHO
DEED BOOK 469 PAGE 137

ASSESSORS PLAT 29 LOT 10
N/F
MARIA A. MEDEIROS TRUSTEE
DEED BOOK 1975 PAGE 294

ASSESSORS PLAT 29 LOT 19
N/F
RICHARD & ALYSSA BROWN
DEED BOOK 1966 PAGE 231

ASSESSORS PLAT 29 LOT 25
N/F JOSE T. & MARIA P. COUTO
DEED BOOK 1796 PAGE 136

ASSESSORS PLAT 30 LOT 30
N/F PAULINE
MARIA
BERRETTO
D.B.2101
PG. 190

ASSESSORS PLAT 30 LOT 31

ASSESSORS PLAT 30 LOT 52
N/F MARY ROSE TAVARES TRUSTEE
DEED BOOK 1841 PAGE 258

ASSESSORS PLAT 30 LOT 46
N/F JOHN &
NANCY C. GEYER
DEED BOOK 180 PAGE 228

ASSESSORS PLAT 30 LOT 39
N/F WILLIAM &
MEREDITH CHILTON
DEED BOOK 2286 PAGE 124

ASSESSORS PLAT 24 LOT 79

ASSESSORS PLAT 24 LOT 1

ASSESSORS PLAT 24 LOT 17

ASSESSORS PLAT 24 LOT 18

ASSESSORS PLAT 24 LOT 31

ASSESSORS PLAT 24 LOT 30

ASSESSORS PLAT 24 LOT 60

EXISTING STRUCTURE

EASEMENT, ACCESS ROAD

SHAWS LANE
(PUBLIC RIGHT OF WAY)

ROCK STREET
(PUBLIC RIGHT OF WAY)

RYAN AVENUE
(PUBLIC RIGHT OF WAY)

EASTERBR
(PU

ZONE R6

ZONE LB

305.60'

N73° 56' 41"W 56.00

S73° 56' 41"E 56.00

N 73° 56' 41" W 1137.36

S 73° W

NOTE:

1. SEE SHEET CN-001 FOR GENERAL NOTES & LEGEND.
2. CONTRACTOR SHALL COORDINATE WITH OWNER TO ESTABLISH WORK AREAS TO LIMIT TENANT IMPACTS FROM PROJECT.
3. WITHIN SELECTIVE CLEARING AREAS, ALL EXISTING SPECIMEN TREES OVER 6" CALIPER SHALL REMAIN AND BE PROTECTED WHILE CLEARING AND GRUBBING.
4. CLEAN AND FLUSH ALL PHASE 3 CATCH BASINS, DRAIN MANHOLES, AND PIPES. REMOVE AND DISPOSE OF SEDIMENT AND DEBRIS.

PRELIMINARY PLAN

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LAYER STATE:
MS VIEW:

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

SEAL

ANDREW G. GLINES
20012281
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

SCALE:
HORZ.: 1" = 30'
VERT.: -
DATUM:
HORZ.: -
VERT.: -
0 15' 30' 60'
GRAPHIC SCALE

FUSS & O'NEILL
3 DAVOL SQUARE, SUITE C200
PROVIDENCE, RI 02903
401.861.3070
www.fando.com

UNITY PARK, LLC.

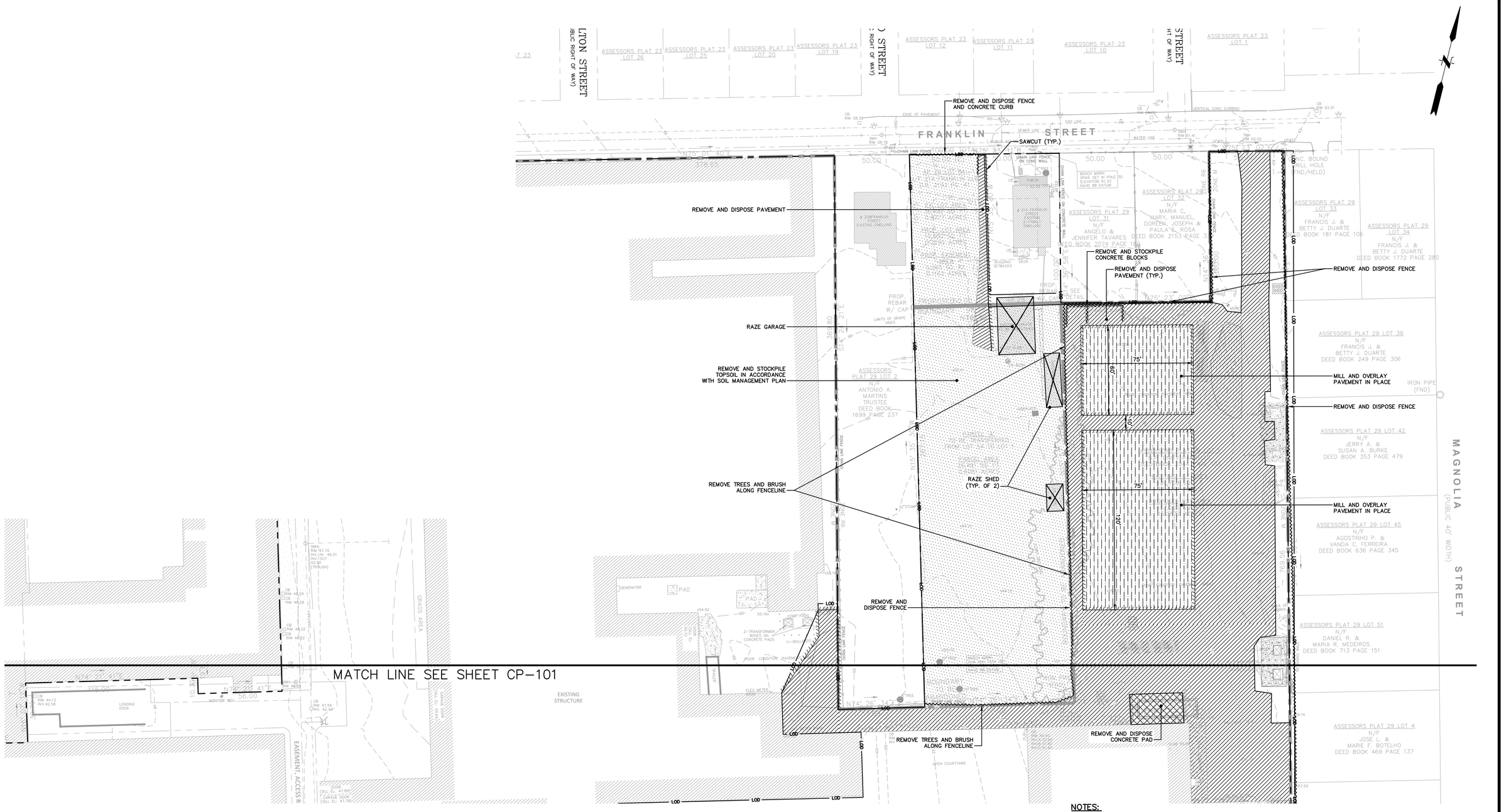
SITE PREPARATION PLAN

UNITY PARK

500 WOOD STREET - PLAT 29, LOT 1 BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10
DATE: OCTOBER 3, 2025

CP-101



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500 WOOD STREET - PLAT 29, LOT 1 BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10
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CP-102

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LAYER STATE:
MS VIEW:

PARKING SUMMARY

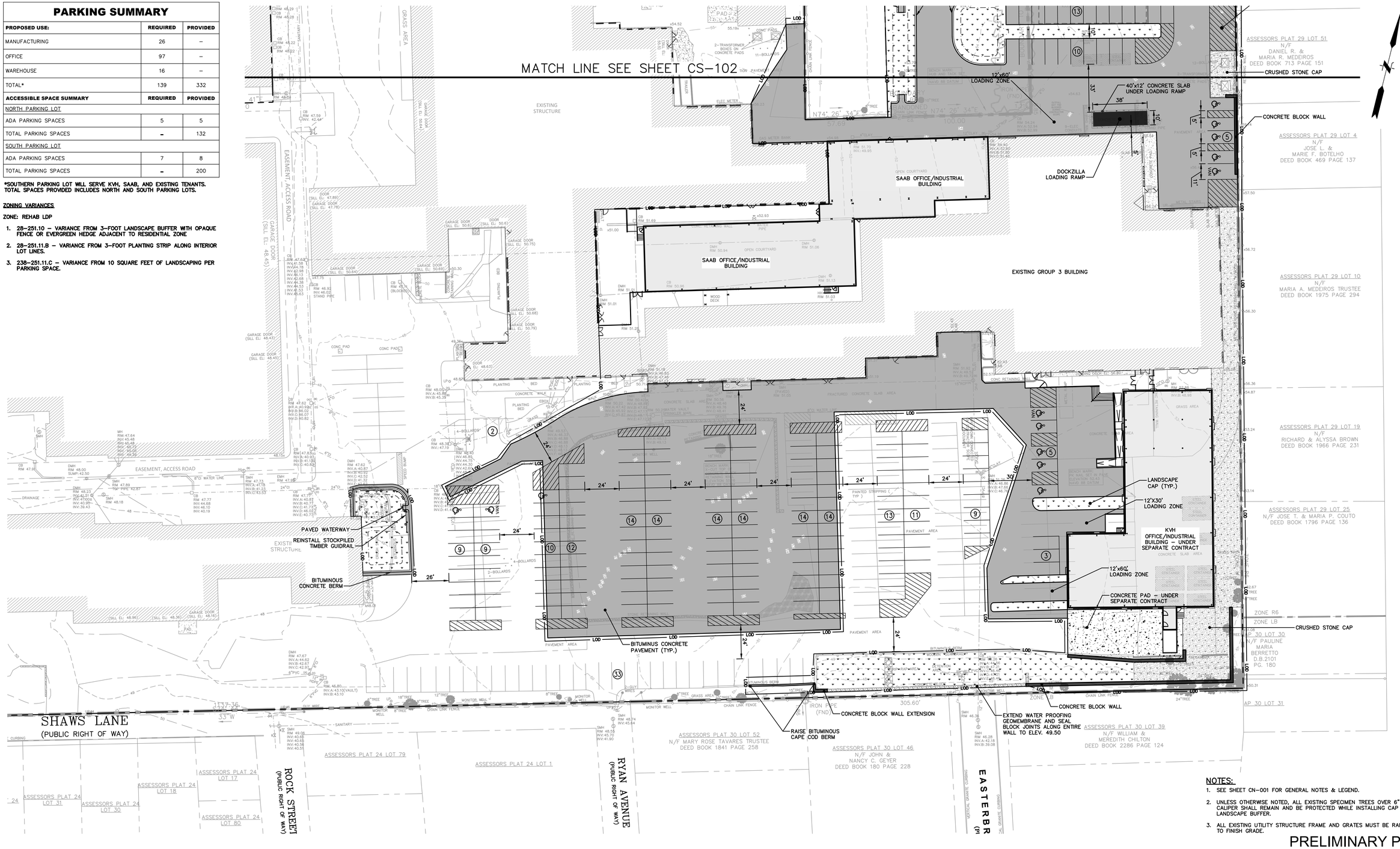
PROPOSED USE:	REQUIRED	PROVIDED
MANUFACTURING	26	–
OFFICE	97	–
WAREHOUSE	16	–
TOTAL*	139	332
ACCESSIBLE SPACE SUMMARY	**REQUIRED**	**PROVIDED**
NORTH PARKING LOT		
ADA PARKING SPACES	5	5
TOTAL PARKING SPACES	–	132
SOUTH PARKING LOT		
ADA PARKING SPACES	7	8
TOTAL PARKING SPACES	–	200

***SOUTHERN PARKING LOT WILL SERVE KVH, SAAB, AND EXISTING TENANTS. TOTAL SPACES PROVIDED INCLUDES NORTH AND SOUTH PARKING LOTS.**

ZONING VARIANCES

ZONE: REHAB LDP

1. **28–251.10 – VARIANCE FROM 3–FOOT LANDSCAPE BUFFER WITH OPAQUE FENCE OR EVERGREEN HEDGE ADJACENT TO RESIDENTIAL ZONE**
2. **28–251.11.B – VARIANCE FROM 3–FOOT PLANTING STRIP ALONG INTERIOR LOT LINES.**
3. **238–251.11.C – VARIANCE FROM 10 SQUARE FEET OF LANDSCAPING PER PARKING SPACE.**



NOTES:

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2. UNLESS OTHERWISE NOTED, ALL EXISTING SPECIMEN TREES OVER 6" CALIPER SHALL REMAIN AND BE PROTECTED WHILE INSTALLING CAP IN LANDSCAPE BUFFER.
3. ALL EXISTING UTILITY STRUCTURE FRAME AND GRATES MUST BE RAISED TO FINISH GRADE.

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UNITY PARK, LLC.

SITE PLAN

UNITY PARK

500 WOOD STREET - PLAT 29, LOT 1 BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10
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CS-101

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SITE PLAN

UNITY PARK

500 WOOD STREET - PLAT 29, LOT 1

BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10
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CS-102

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LAYER STATE:
MS VIEW:

MATCH LINE SEE SHEET CG-102

BOTTOM OF BASIN=52.00
BOTTOM OF MEDIA=49.00
DB-1 (24")
T.F.=52.50
4" PVC INV (S IN)=48.50
15" HDPE INV (E OUT)=48.40
21' – 15" HDPE @ 1.0%
DMH-4
T.F.=53.80
8" PVC INV (NE IN)=48.70
18" PVC INV (N IN)=48.10
15" HDPE INV (W IN)=48.18
18" RCP INV (S OUT)=48.10
17' – 8" PVC @ 1.2%
105' – 8" PVC @ 1.0%
CB-3
T.F.=53.90
8" PVC INV (E OUT)=52.00
57' – 8" PVC @ 1.0%
CB-4
T.F.=54.26
8" PVC INV (E IN)=51.40
8" PVC INV (W IN)=51.40
18" INV (S OUT)=51.40
CB-5
T.F.=55.70
8" PVC INV (W OUT)=52.50
55.98x
UNIT #318A
SAAB OFFICE/INDUSTRIAL BUILDING
COVERED WALKWAY
UNIT #314
SAAB OFFICE/INDUSTRIAL BUILDING
COURTYARD
EXISTING GROUP 3 BUILDING
219' – 18" CLDIP @ 1.4%
13' – 15" PVC @ 1.2%
32' – 15" PVC @ 1.1%
DMH-3
T.F.=51.92
15" PVC INV (N IN)=46.95
15" PVC INV (W OUT)=46.85
SANITARY SEWER SERVICE
26' – 12" SDR 35 PVC @ 1.9%
DMH-2
T.F.=49.97
24" PVC INV (E IN)=43.90
12" PVC INV (SE IN)=46.00
24" PVC INV (W OUT)=43.80
CB-1
T.F.=50.70
12" PVC INV (NW OUT)=46.50
DMH-1
T.F.=50.42
24" PVC INV (E IN)=43.00
24" PVC INV (SW OUT)=42.90
87' – 24" SDR 35 PVC @ 0.9%
118' – 24" SDR 35 PVC @ 0.9%
24" SDR 35 PVC @ 0.9%
CB-2
T.F.=51.85
18" RCP INV (N IN)=45.00
15" PVC INV (E IN)=46.70
24" PVC INV (W OUT)=44.90
EXISTING CB
T.F.=48.15
24" PVC INV (NE IN)=41.55
18" INV (E IN)=41.85
18" INV (W IN)=41.45
12" INV (S IN)=41.85
18" INV (N OUT)=41.35
EXISTING OUTLET CONTROL STRUCTURE
RAISE FRAME AND GRATE
T.F.=47.75
INV IN=43.75
INV OUT (EXISTING)=43.57
6" SUBDRAIN (TYP.)
SAND FILTER 0 RETROFIT
BOTTOM OF FILTER MEDIA=44.5
BOTTOM OF STONE=43.5
KVH OFFICE/INDUSTRIAL BUILDING – UNDER SEPARATE CONTRACT
FF 56.80
6.7% SLOPE
4.3% SLOPE
RAISE BITUMINOUS CAPE COD BERM TO 49.65
EXISTING OUTLET CONTROL STRUCTURE
LOWER FRAME AND GRATE
T.F. =49.26
4" UNDERDRAIN INV IN=45.00
EXISTING INV OUT (S)=44.56
SAND FILTER 1 EXPANSION
TOP OF BASIN=49.25
PONDING=48.25
BOTTOM OF BASIN=47.50
BOTTOM OF MEDIA=45.50
TOP OF WALL 50.50
MATCH EXISTING GRADE AT BOTTOM OF WALL (TYP.)
TOP OF WALL 52.50
TOP OF WALL 60.00
EASEMENT, ACCESS ROAD
EXISTING STRUCTURE
LOADING DOCK
GRASS AREA
GAS METER BANK
ELEC. METER
MONITOR WELL
2-TRANSFORMER BOXES ON CONCRETE PADS
11-BOLLARDS
4-BOLLARDS
IRON PIPE FOUND
BENCH MARK PK NAIL SET IN PAVE ELEVATION 52.43 NAVD 88 DATUM
CONCRETE PADS
CONCRETE SLAB AREA
METAL STAIRS
RETAINING WALL
CONCRETE WALK
PLANTING BED
GARAGE DOOR (SILL EL: 48.43)
GARAGE DOOR (SILL EL: 48.45)
GARAGE DOOR (SILL EL: 48.64)
GARAGE DOOR (SILL EL: 50.68)
GARAGE DOOR (SILL EL: 50.79)
GARAGE DOOR (SILL EL: 48.98)
GARAGE DOOR (SILL EL: 48.36)
GARAGE DOOR (SILL EL: 48.16)
DOOR (SILL EL: 47.89)
GARAGE DOOR (SILL EL: 47.78)
DOOR (SILL EL: 50.67)
GARAGE DOOR (SILL EL: 50.75)
GARAGE DOOR (SILL EL: 50.69)
DOOR (SILL EL: 48.63)
CONC PAD
WOOD DECK
PAVEMENT AREA
BITUMINOUS BERM
VERTICAL GRANITE CURBING
EASTERN
ASSESSORS PLAT 29 LOT 51
N/F
DANIEL R. &
MARIA R. MEDEIROS
DEED BOOK 713 PAGE 151
ASSESSORS PLAT 29 LOT 4
N/F
JOSE L. &
MARIE F. BOTELHO
DEED BOOK 469 PAGE 137
ASSESSORS PLAT 29 LOT 10
N/F
MARIA A. MEDEIROS TRUSTEE
DEED BOOK 1975 PAGE 294
ASSESSORS PLAT 29 LOT 19
N/F
RICHARD & ALYSSA BROWN
DEED BOOK 1966 PAGE 231
ASSESSORS PLAT 29 LOT 25
N/F JOSE T. & MARIA P. COUTO
DEED BOOK 1796 PAGE 136
ZONE R6
ZONE LB
LOT 30
AULINE MARIA BERRETTO
D.B.2101
PG. 180
ASSESSORS PLAT 30 LOT 52
N/F MARY ROSE TAVARES TRUSTEE
DEED BOOK 1841 PAGE 258
ASSESSORS PLAT 30 LOT 46
N/F JOHN & NANCY C. GEYER
DEED BOOK 180 PAGE 228
ASSESSORS PLAT 30 LOT 39
N/F WILLIAM & REDITH CHILTON
OOK 2286 PAGE 124
ASSESSORS PLAT 24 LOT 79
ASSESSORS PLAT 24 LOT 1
ASSESSORS PLAT 24 LOT 17
ASSESSORS PLAT 24 LOT 18
ASSESSORS PLAT 24 LOT 30
ASSESSORS PLAT 24 LOT 80
AWS LANE
IC RIGHT OF WAY)
ROCK STREET
(PUBLIC RIGHT OF WAY)
RYAN AVENUE
(PUBLIC RIGHT OF WAY)
305.60'
N

NOTES:
1. SEE SHEET CN–001 FOR GENERAL NOTES & LEGEND.
2. SLOPE SHALL BE GRADED AT 3:1 MAXIMUM. FINAL GRADING OF HILL SUBJECT TO CHANGE BASED ON SOIL DISPOSAL VOLUME.

PRELIMINARY PLAN

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ANDREW G. GLINES
0012281
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

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UNITY PARK, LLC.
GRADING & DRAINAGE PLAN
UNITY PARK
500 WOOD STREET - PLAT 29, LOT 1 BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10
DATE: OCTOBER 3, 2025
CG-101

NOTES:

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CG-102

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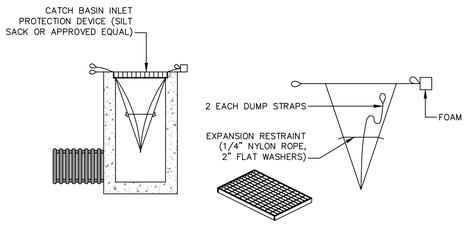
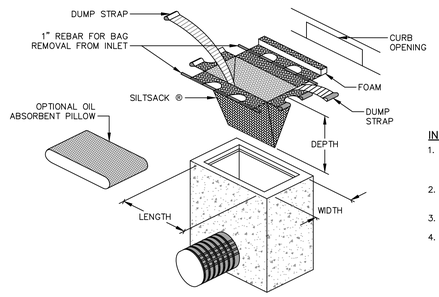


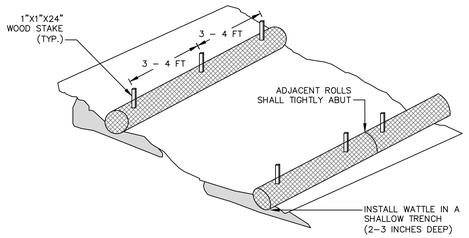


INLET PROTECTION NOTES:

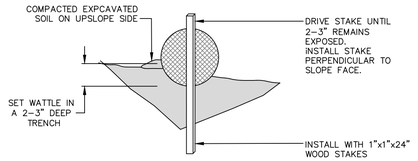
1. CONTRACTOR SHALL MEASURE CATCH BASIN DIMENSIONS AND PROVIDE APPROPRIATELY-SIZED DEVICES PER MANUFACTURER'S REQUIREMENTS.
2. INSTALL INLET PROTECTION IN CATCH BASIN BEFORE COMMENCING ANY ROADWORK.
3. GRATE TO BE PLACED OVER INLET PROTECTION.
4. INLET PROTECTION SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS. CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED WITH TOPSOIL AND GRASS.

CATCH BASIN INLET PROTECTION

NOT TO SCALE



TYPICAL WATTLE INSTALLATION GUIDE



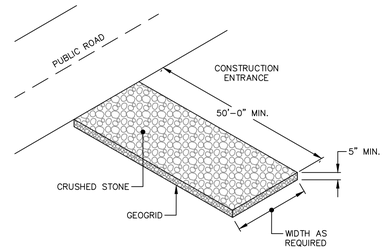
ENTRENCHMENT

NOTES:

1. WATTLES SHALL BE INSTALLED AT LOCATIONS AS INDICATED ON THE DRAWINGS.
2. WATTLES SHALL BE TRENCHED APPROXIMATE 2–3 INCHES AND STAKED SUCH THAT WATTLES DIRECTLY CONTACT SOIL AND PRECLUDE UNDERMINING OR BLOWOUTS. THE TRENCH SHALL BE APPROXIMATELY 9 INCHES WIDE. STAKES SHALL BE DRIVEN THROUGH THE CENTER OF THE WATTLE AT A SPACING OF 3–4 FEET ON CENTER AND NO GREATER THAN 6" FROM THE EACH END OF THE WATTLE. COMPACT SOIL EXCAVATED TO CREATE TRENCH ON UPHILL SIDE SIDE.
3. ENDS OF ADJACENT WATTLES SHALL BE TIGHTLY BUTTED OR OVERLAPPED SO THAT NO OPENING EXISTS FOR WATER TO PASS THROUGH. WATTLES SHALL BE FREE OF DAMAGE OR DEFECTS WHEN DELIVERED TO THE SHIPPER. NO VEHICLES SHALL BE DRIVEN OVER WATTLES.
4. WATTLES SHALL BE 12–INCH SEDIMAX–SW12™ MANUFACTURED BY NORTH AMERICAN GREEN, OR APPROVED EQUAL.

WATTLES (12–INCH)

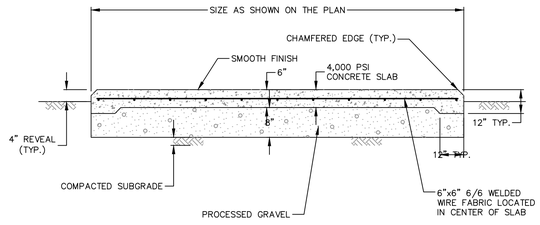
NOT TO SCALE



NOTE:
SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE R.I. STANDARD SPECIFICATIONS.

CONSTRUCTION ACCESS (R.I. STD. 9.9.0)

NOT TO SCALE



NOTE:
1. TYPICAL SLAB SECTION APPLIES TO DUMPSTER AND MISC. MECHANICAL PADS UP TO 12'x12'. SEE PLANS FOR PAD SIZE AND LOCATION.
2. VERIFY PAD SIZE WITH MEP PLANS AND SPECIFICATIONS.

CONCRETE EQUIPMENT PAD

NOT TO SCALE

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DETAILS

UNITY PARK

500 WOOD STREET - PLAT 29, LOT 1 BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10
DATE: OCTOBER 3, 2025

CD-501

File: J:\DWG\P2009\1428\D10\Civil\Plan\20091428D10_DET01.dwg Layout: CD-501 Plotted: 2025-10-02 8:27 PM Saved: 2025-10-02 5:21 PM User: Eric.Cordis
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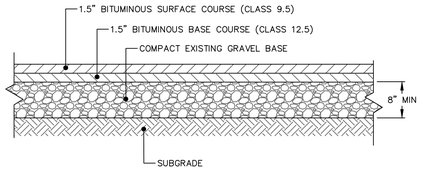
LAYER STATE:
MS VIEW:

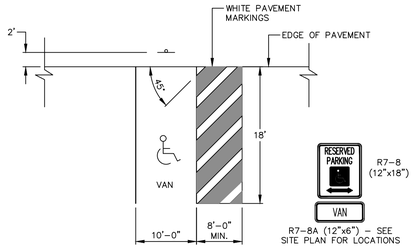


NOTE:

1. UNSUITABLE MATERIAL WITHIN THE BASE COURSE SHALL BE REMOVED AND REPLACED WITH GRAVEL BORROW.
2. AREAS OF NEW PAVEMENT SHALL BE INSTALLED WITH GRAVEL BORROW BASE MEETING M.01.09, TABLE 1, COLUMN 1.

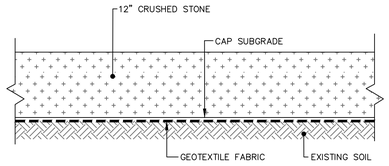
BITUMINOUS PAVEMENT CAP

NOT TO SCALE



ACCESSIBLE PARKING STALL

NOT TO SCALE

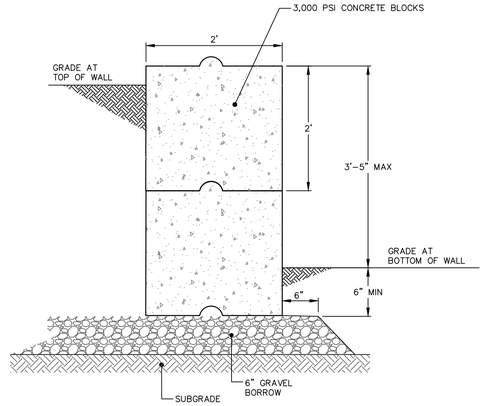


NOTES:

1. GEOTEXTILE FABRIC SHALL BE NON-WOVEN FILAMENT POLYPROPYLENE WITH A MINIMUM PUNCTURE STRENGTH OF 120 POUUNDS.
2. CRUSHED STONE SHALL BE WASHED 1-2" DIAMETER STONE.
3. REUSE STOCKPILED CLEAN CRUSHED STONE.

STONE CAP

NOT TO SCALE

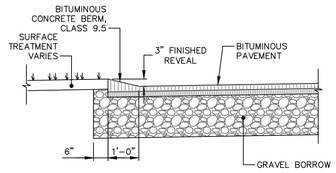


NOTE:

1. DELEGATED-DESIGN BY CONTRACTOR.
2. 3.5' MAX HEIGHT OF WALL.
3. WALL ESTHETICS SHALL BE APPROVED BY OWNER.

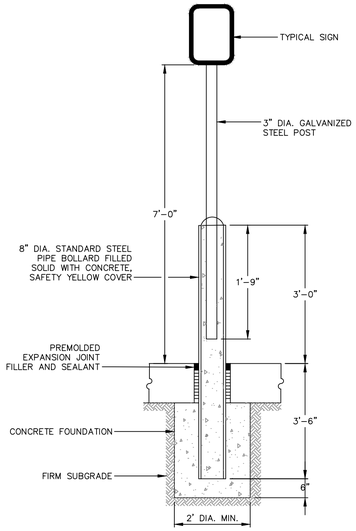
CONCRETE BLOCK WALL

NOT TO SCALE



BITUMINOUS CONCRETE BERM (R.I. STD. 7.5.1)

NOT TO SCALE

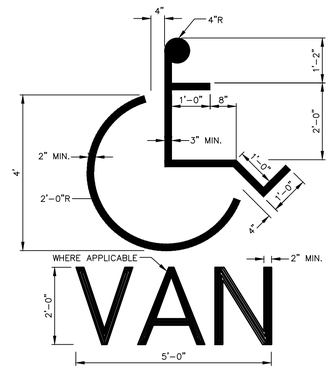


NOTE:

CONCRETE SHALL BE CLASS XX IN ACCORDANCE WITH RIDOT STANDARD SPECIFICATIONS.

SIGN BASE

NOT TO SCALE

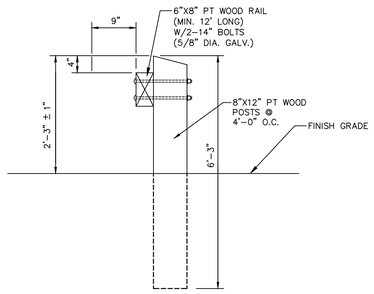


NOTE:

SYMBOL SHALL BE CENTERED IN THE PARKING STALL.

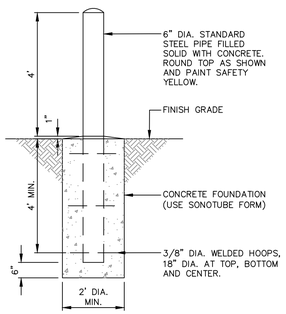
VAN ACCESSIBLE SYMBOL

NOT TO SCALE



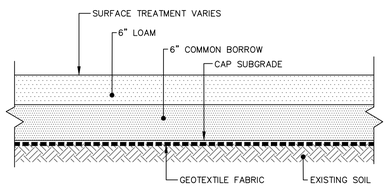
TIMBER GUIDE RAIL

NOT TO SCALE



BOLLARD

NOT TO SCALE

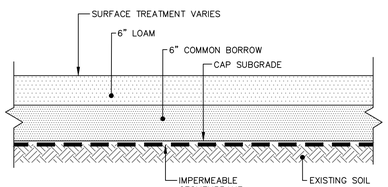


NOTE:

GEOTEXTILE FABRIC SHALL BE NON-WOVEN FILAMENT POLYPROPYLENE WITH MINIMUM PUNCTURE STRENGTH OF 120 POUNDS.

LANDSCAPE CAP

NOT TO SCALE

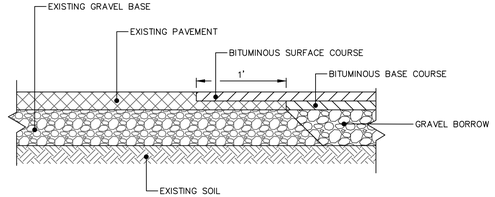


NOTE:

GEOMEMBRANE SHALL BE 30 MILS, ULTRAVIOLET RESISTANT.

IMPERVIOUS LANDSCAPE CAP

NOT TO SCALE



SAWCUT AND MATCH PAVEMENT

NOT TO SCALE

PRELIMINARY PLAN

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

SEAL

ANDREW G. GLINES
NO. 012281
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SCALE:
HORZ.: AS NOTED
VERT.:
DATUM:
HORZ.: -
VERT.: -

FUSS & O'NEILL
3 DAVOL SQUARE, SUITE C200
PROVIDENCE, RI 02903
401.861.3070
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UNITY PARK, LLC.

DETAILS

UNITY PARK

500 WOOD STREET - PLAT 29, LOT 1 — BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10
DATE: OCTOBER 3, 2025

CD-502

File: J:\DWG\P2009\1428\D10\Civil\Plan\20091428D10_DET01.dwg Layout: CD-502 Plotted: 2025-10-02 8:27 PM Saved: 2025-10-02 5:21 PM User: Eric.Cordis
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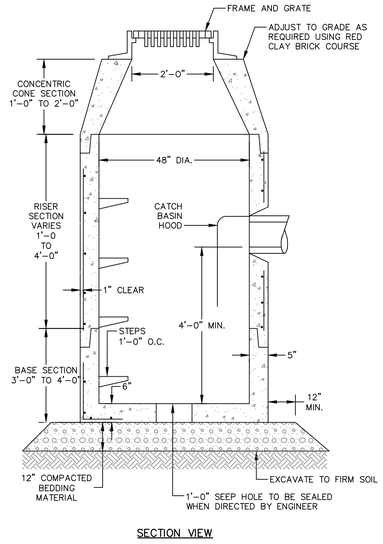
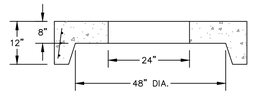


SECTION VIEW

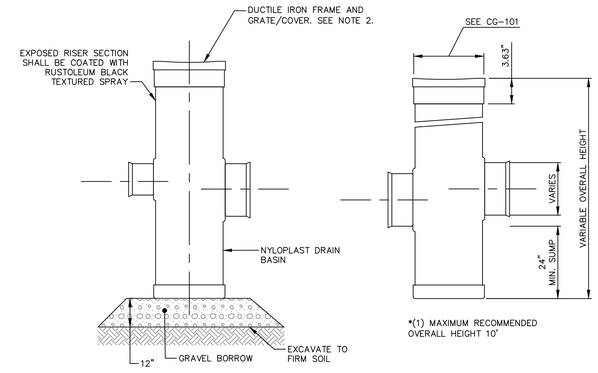


ALTERNATE TOP SLAB
(STEEL REINFORCED FOR HS-25 LOADING)

NOTES:

1. FRAME AND GRATE SHALL BE R.I. STD. 6.3.0 OR APPROVED EQUAL.
2. FRAMES SHALL BE SET IN FULL BED OF MORTAR. ADJUST TO GRADE WITH RED CLAY BRICKS AND MORTAR.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A-185:
   - 0.12 SQ. IN./LIN. FT. CIRCUMFERENTIAL
   - 0.18 SQ. IN./FT. (BOTH WAYS) BASE BOTTOM
4. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4,000 PSI TYPE II CEMENT.
5. ONE POUR MONOLITHIC BASE SECTION.
6. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
7. JOINT SEALANT SHALL BE PREFORMED BUTYL RUBBER MASTIC TYPE SEAL THAT COMPLIES WITH AASHTO M198 OR SYNTHETIC RUBBER GASKET THAT COMPLIES WITH ASTM C-443 OR C-361.
8. CATCH BASIN DESIGN SHALL CONFORM TO ASTM C-478 FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTION.
9. CATCH BASIN STEPS SHALL BE ASTM A 615/A615M, DEFORMED, 1/2-INCH STEEL REINFORCED RODS ENCASED IN ASTM D 4101, POLYPROPYLENE PLASTIC. THE CENTERLINE OF OPENING MUST BE WITHIN 2'-0" FROM STEPS.
10. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS AND CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED.

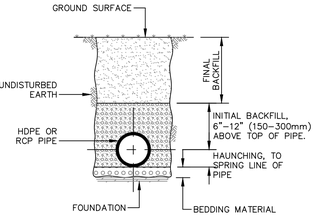
CATCH BASIN
NOT TO SCALE



NOTES:

1. SEE DRAINAGE AND GRADING PLAN FOR DRAIN DIAMETER, PIPE SIZE, PIPE, MATERIAL, AND INVERTS.
2. SEE GRADING AND DRAINAGE PLAN FOR GRATE/COVER TYPE.
   - SOLID COVER SHALL BE H-20 RATED, WITH LETTERING "DRAIN"
3. GRAVEL BORROW SHALL BE COMPACTED TO 95-PERCENT MODIFIED PROCTOR.

DRAIN BASIN
NOT TO SCALE

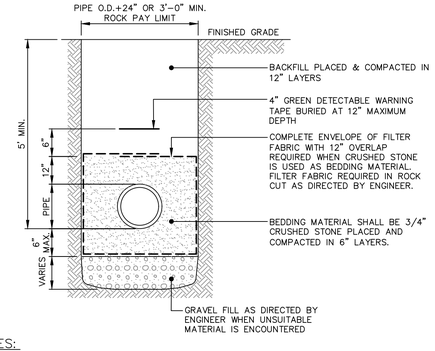


NOTES:

1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
2. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100MM) FOR 4"-24" (100-600MM) AND 42"-48" (1050-1200MM) CORRUGATED POLYETHYLENE PIPE (CPEP); 6" (150MM) FOR 30"-36" (750-900MM) CPEP.
3. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

NOMINAL ø in (mm)	MIN. RECOMMENDED TRENCH WIDTH, in (mm)
4 (100)	21 (530)
6 (150)	23 (580)
8 (200)	25 (630)
10 (250)	28 (710)
12 (300)	31 (790)
15 (375)	34 (860)
18 (450)	39 (990)
24 (600)	48 (1220)
30 (750)	66 (1680)
36 (900)	78 (1980)
42 (1050)	83 (2110)
48 (1200)	89 (2260)
60 (1500)	102 (2590)

STORM DRAIN TRENCH
NOT TO SCALE



NOTES:

1. SEWER TO BE INSULATED WITH 2" RIGID FOAM WHEN LESS THAN 4' COVER IS PROVIDED.
2. IN AREAS OF WETLAND INSTALLATION, THE FOLLOWING IS REQUIRED TO MINIMIZE WETLAND DISTURBANCE:

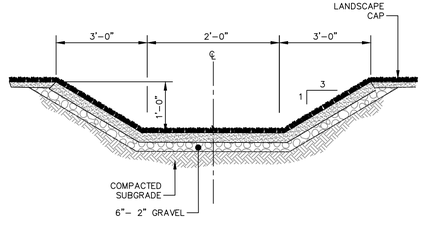
   ALL EQUIPMENT AND MATERIALS SHALL BE KEPT A MINIMUM OF 10 FEET OUTSIDE OF WETLAND AREAS.

   EQUIPMENT STAGING AREAS, LAUNCH PITS, AND RECEIVING PITS SHALL BE LOCATED A MINIMUM OF 10 FEET OUTSIDE OF ALL WETLAND AREAS.

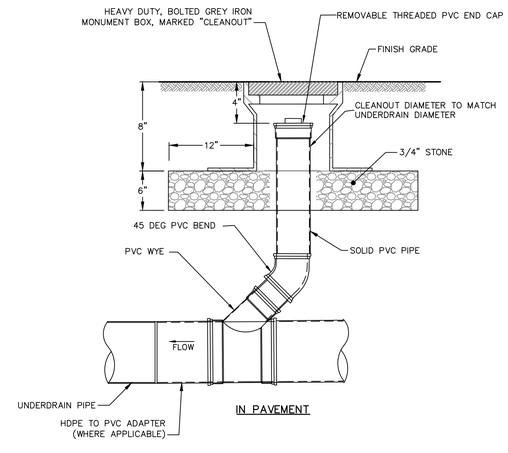
   BEDDING MATERIAL SHALL NOT BE USED IN WETLAND AREAS.

   THE SEWER LINE SHALL BE SLEEVED IN CONTINUOUS HDPE PIPE TO EASE PIPELINE MAINTENANCE

TYPICAL SEWER TRENCH
NOT TO SCALE



GRASS CHANNEL
NOT TO SCALE



UNDERDRAIN CLEANOUT
NOT TO SCALE

PRELIMINARY PLAN

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

SEAL

ANDREW G. GLINES
RHODE ISLAND
20012281
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SCALE:
HORZ.: AS NOTED
VERT.:
DATUM:
HORZ.: -
VERT.: -

FUSS & O'NEILL
3 DAVOL SQUARE, SUITE C200
PROVIDENCE, RI 02903
401.861.3070
www.fando.com

UNITY PARK, LLC.

DETAILS

UNITY PARK

500 WOOD STREET - PLAT 29, LOT 1 — BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10
DATE: OCTOBER 3, 2025

CD-503

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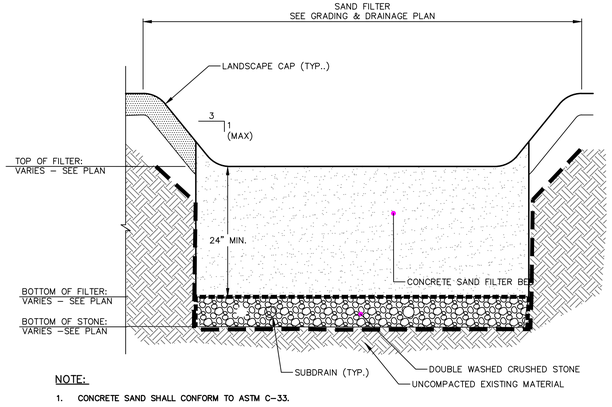
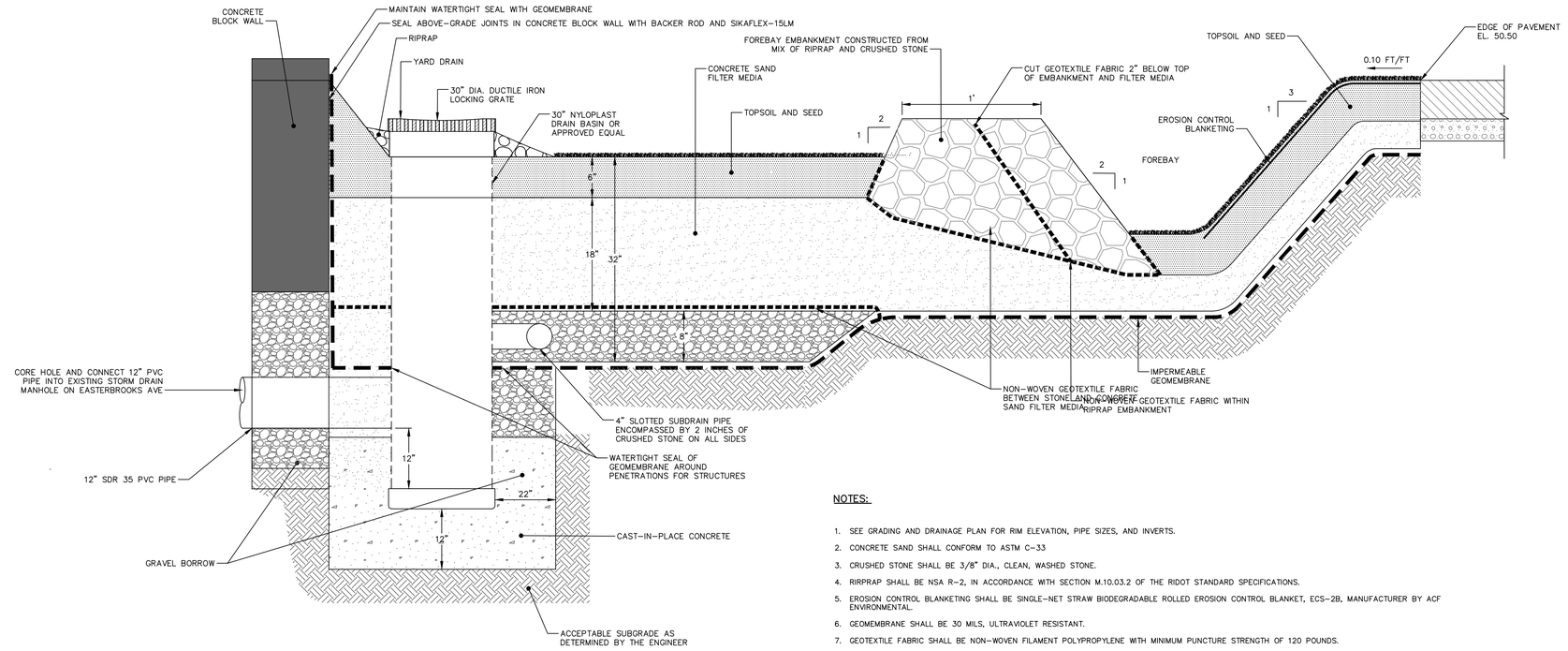


NOTE:

1. CONCRETE SAND SHALL CONFORM TO ASTM C-33.

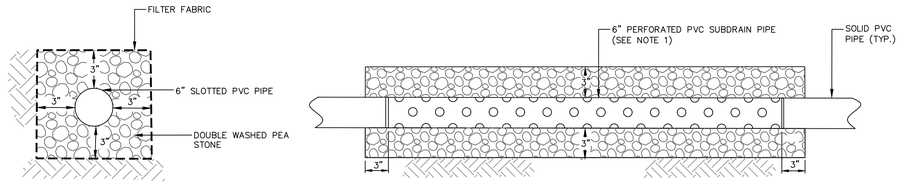
SAND FILTER
NOT TO SCALE



NOTES:

1. SEE GRADING AND DRAINAGE PLAN FOR RIM ELEVATION, PIPE SIZES, AND INVERTS.
2. CONCRETE SAND SHALL CONFORM TO ASTM C-33
3. CRUSHED STONE SHALL BE 3/8" DIA., CLEAN, WASHED STONE.
4. RIRPRAP SHALL BE NSA R-2, IN ACCORDANCE WITH SECTION M.10.03.2 OF THE RIDOT STANDARD SPECIFICATIONS.
5. EROSION CONTROL BLANKETING SHALL BE SINGLE-NET STRAW BIODEGRADABLE ROLLED EROSION CONTROL BLANKET, ECS-2B, MANUFACTURER BY ACF ENVIRONMENTAL.
6. GEOMEMBRANE SHALL BE 30 MILS, ULTRAVIOLET RESISTANT.
7. GEOTEXTILE FABRIC SHALL BE NON-WOVEN FILAMENT POLYPROPYLENE WITH MINIMUM PUNCTURE STRENGTH OF 120 POUNDS.

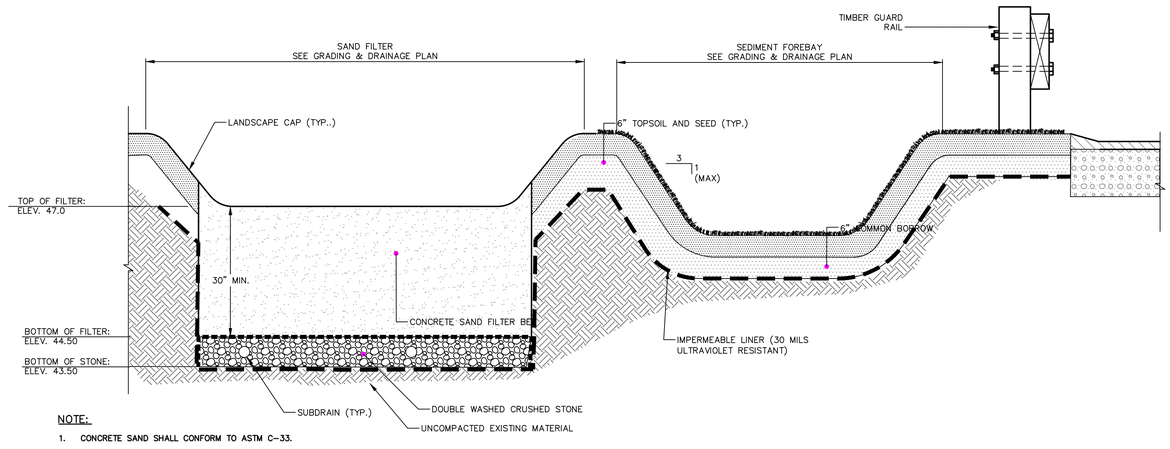
SAND FILTER NO. 1 EXPANSION
NOT TO SCALE



NOTE:

1. SUBDRAINS WITHIN TREE FILTERS SHALL HAVE SLOPES OF 0.00FT/FT. SEE CG-102 FOR SUBDRAIN SLOPE WITHIN DRY SWALE.

SUBDRAIN
NOT TO SCALE



NOTE:

1. CONCRETE SAND SHALL CONFORM TO ASTM C-33.

SAND FILTER NO. 5 EXPANSION
NOT TO SCALE

PRELIMINARY PLAN

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

SEAL

ANDREW G. GLINES
20012281
REGISTERED PROFESSIONAL ENGINEER
(CIVIL)

SCALE:
HORZ.: AS NOTED
VERT.:
DATUM:
HORZ.: -
VERT.: -

FUSS & O'NEILL
3 DAVOL SQUARE, SUITE C200
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www.fando.com

UNITY PARK, LLC.

DETAILS

UNITY PARK

500 WOOD STREET - PLAT 29, LOT 1 — BRISTOL, RHODE ISLAND

PROJ. No.: 20091428.D10
DATE: OCTOBER 3, 2025

CD-504

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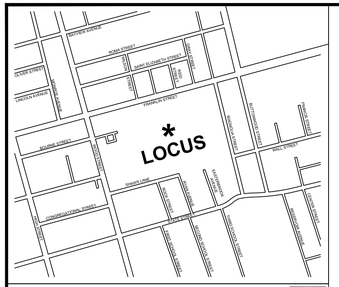


LOCUS MAP

NOT TO SCALE

DEED REFERENCES:

DEED BOOK 79 PAGE 1
DEED BOOK 129 PAGE 488
DEED BOOK 137 PAGES 363-365
DEED BOOK 216 PAGES 487, 489
DEED BOOK 233 PAGES 332-334, 347-348
DEED BOOK 268 PAGES 307-314
DEED BOOK 269 PAGE 255
DEED BOOK 288 PAGE 580
DEED BOOK 340 PAGES 219-223
DEED BOOK 586 PAGES 82-90
DEED BOOK 641 PAGES 51, 58, 72, 73, 77, 80, 82
DEED BOOK 680 PAGES 32, 38-39, 43-44
DEED BOOK 683 PAGE 282
DEED BOOK 1243 PAGES 6-9
DEED BOOK 1364 PAGES 40-45

ZONING CRITERIA

ZONING DISTRICT	ZONE M
MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM LOT FRONTAGE/WIDTH	100'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	20'
MAXIMUM BUILDING COVERAGE	50%
MAXIMUM BUILDING HEIGHT	35'

(SEE ZONING REGULATION FOR THE SPECIFICS OF THIS PARCEL)

(BUILDING SETBACKS SHOWN MUST BE REVIEWED BY THE TOWN – OFFICIAL FOR ACCURACY AND COMPLIANCE)

ZONING CRITERIA

ZONING DISTRICT	ZONE R6
MINIMUM LOT AREA	6,000 SQ. FT.
MINIMUM LOT FRONTAGE/WIDTH	60'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM REAR YARD SETBACK	20'
MAXIMUM BUILDING COVERAGE	30% RESIDENTIAL (35% OTHER USE)
MAXIMUM BUILDING HEIGHT	35' (ACCESSORY 20')

(SEE ZONING REGULATION FOR THE SPECIFICS OF THIS PARCEL)

(BUILDING SETBACKS SHOWN MUST BE REVIEWED BY THE TOWN – OFFICIAL FOR ACCURACY AND COMPLIANCE)

CALL BEFORE YOU DIG
ROLL TOLL FREE
1-888-DIG-SAFE
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE.

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

2. THIS SITE LIES WITHIN ZONE X FLOOD PLAIN AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BRISTOL, RHODE ISLAND COMMUNITY PANEL NUMBER 44001C0014H, MAP DATED 7/7/2014.

3 THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN. SUCH EASEMENTS COULD EXIST ON THIS PROPERTY AND NOT APPEAR ON THIS PLAN.

4. THE HORIZONTAL DATUM SHOWN HEREIN IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND VERTICAL DATUM IS BASED ON NAVD 88 DATUM.

5. THERE ARE EXISTING UNDERGROUND UTILITIES LOCATED WITHIN ALL THE ROADS ALONG THIS PARCELS FRONTAGE.

6. LOT 1 HAS EXISTING ELUR AGREEMENT WITH DEM, NEW PORTION TO BE TRANSFERRED EXCLUDED FROM ELUR AGREEMENT WITH DEM.

REFERENCES:

1. A CERTAIN PLAN ENTITLED "BRISTOL INDUSTRIAL PARK CONDOMINIUM, AP 29 LOT 1, BRISTOL, R.I., SCALE 1"=50', PREPARED BY WATERMAN ENGINEERING" AND IS RECORDED IN THE BRISTOL LAND EVIDENCE RECORDS AS P.C. 213.

2. A CERTAIN PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION AND SURVEY OF LAND FOR THE BRISTOL FOUNDATION AT FRANKLIN STREET IN BRISTOL, R.I., KNOWN AS ELDER CARE II, DATE: 8/14/1996, PREPARED BY LOUIS FEDERICI & ASSOCIATES" AND IS RECORDED IN THE BRISTOL LAND EVIDENCE RECORDS AS P.C. 315.

3. A CERTAIN PLAN ENTITLED "PERIMETER SURVEY FOR MOSAICO COMMUNITY DEVELOPMENT CORPORATION (APPLICANT) P.O BOX 746, BRISTOL, R.I. AT 530 WOOD STREET, BRISTOL, R.I., DATE: 9/15/1996, PREPARED BY LOUIS FEDERICI & ASSOC." AND IS RECORDED IN THE BRISTOL LAND EVIDENCE RECORDS AS P.C. 333.

4. A CERTAIN PLAN ENTITLED "MAJOR SUBDIVISION OF LAND, BRISTOL ASSISTED LIVING FACILITY, BRISTOL INDUSTRIAL PARK, AP 29 LOT 1, BRISTOL R.I., DATE: SEPT. 1998, SCALE: 1"=20', PREPARED BY WATERMAN ENGINEERING CO. AND IS RECORDED IN THE BRISTOL LAND EVIDENCE RECORDS AS P.C. 353.

5. A CERTAIN PLAN ENTITLED "BRISTOL INDUSTRIAL PARK, 500 WOOD STREET, BRISTOL, R.I., PHASE 1 CONSTRUCTION DOCUMENTS, PREPARED FOR MOSAICO BUSINESS & COMMUNITY DEVELOPMENT CORPORATION, PREPARED BY FUSS & O'NEILL DATE: AUG. 2014 AND IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS P.C. 650.

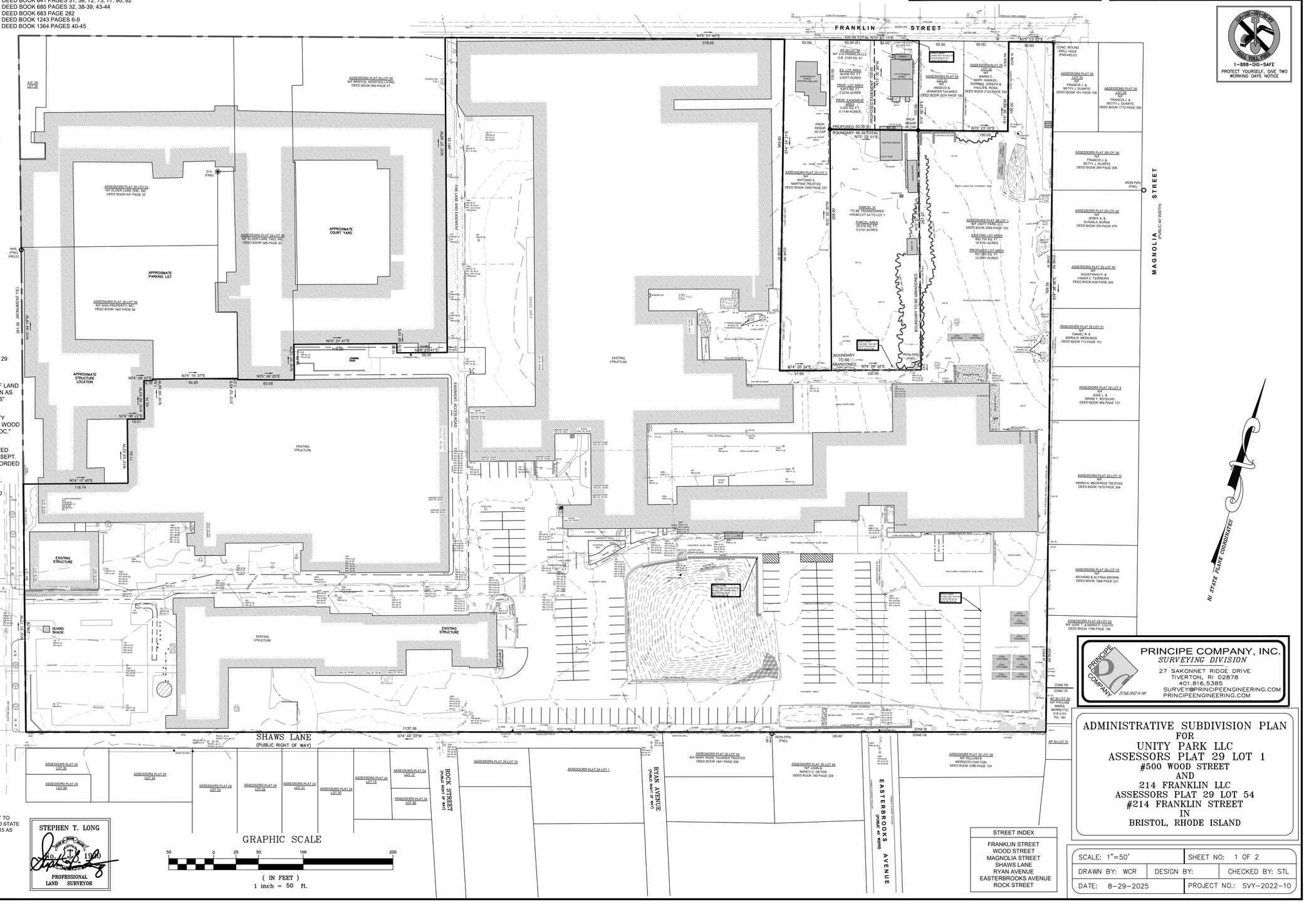
6. A CERTAIN PLAN ENTITLED "EXISTING CONDITIONS SITE PLAN, OWNER OF RECORD: WOOD STREET INVESTORS INC., 500 WOOD STREET, BRISTOL R.I, AP 29 LOT 1 & 3, DATE: APRIL 1, 2010, SCALE:1"=50', PREPARED BY NARRAGANSETT ENGINEERING INC.

7. A CERTAIN PLAN ENTITLED "UTILITY PLAN, ZELLER RESEARCH LTD, AP 29 LOT 1, 500 WOOD STREET, BRISTOL, R.I., DATE:1/31/2022, SCALE: 1"=20', PREPARED BY PRINCIPE COMPANY."

LEGEND

NOT TO SCALE

- BOUNDARY
- BOUNDARY PROPOSED
- BOUNDARY TO BE ABANDONED
- EASEMENT PROPOSED
- EASEMENT EXISTING
- ABUTTER
- MAJOR CONTOUR
- MINOR CONTOUR
- TREELINE
- BUILDING ENVELOPE
- TELECOMMUNICATION LINE
- GAS LINE
- DRAINAGE LINE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- ZONE BOUNDARIES
- IRON PIN
- BOUND
- DRILL HOLE
- WELL
- UTILITY POLE
- WATER VALVE
- GAS VALVE
- HYDRANT



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD/CLASS III TOPO

PURPOSE OF SURVEY: ADMINISTRATIVE SUBDIVISION AND PROPOSED EASEMENT

BY: _____ DATE: 8/2/2025
STEPHEN T. LONG, PLS NO. 1930

STEPHEN T. LONG
No. 1930
REGISTERED
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

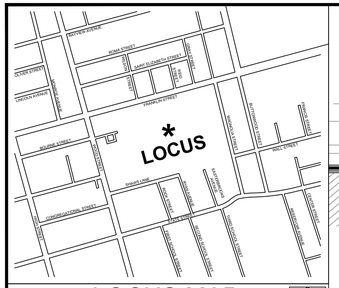
PRINCIPE COMPANY, INC.
SURVEYING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
SURVEY@PRINCIPEENGINEERING.COM
PRINCIPEENGINEERING.COM

ADMINISTRATIVE SUBDIVISION PLAN
FOR
UNITY PARK LLC
ASSESSORS PLAT 29 LOT 1
#500 WOOD STREET
AND
214 FRANKLIN LLC
ASSESSORS PLAT 29 LOT 54
#214 FRANKLIN STREET
IN
BRISTOL, RHODE ISLAND

STREET INDEX

FRANKLIN STREET
WOOD STREET
MAGNOLIA STREET
SHAWS LANE
RYAN AVENUE
EASTERBROOKS AVENUE
ROCK STREET

SCALE: 1"=50'		SHEET NO: 1 OF 2
DRAWN BY: WCR	DESIGN BY:	CHECKED BY: STL
DATE: 8-29-2025		PROJECT NO.: SVY-2022-10



LOCUS MAP

NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ZONING CRITERIA

ZONING DISTRICT	ZONE M
MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM LOT FRONTAGE/WIDTH	100'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	20'
MAXIMUM BUILDING COVERAGE	50%
MAXIMUM BUILDING HEIGHT	35'

(SEE ZONING REGULATION FOR THE SPECIFICS OF THIS PARCEL)

(BUILDING SETBACKS SHOWN MUST BE REVIEWED BY THE TOWN – OFFICIAL FOR ACCURACY AND COMPLIANCE)

ZONING CRITERIA

ZONING DISTRICT	ZONE R6
MINIMUM LOT AREA	6,000 SQ. FT.
MINIMUM LOT FRONTAGE/WIDTH	60'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	10'
MINIMUM REAR YARD SETBACK	20'
MAXIMUM BUILDING COVERAGE	30% RESIDENTIAL (35% OTHER USE)
MAXIMUM BUILDING HEIGHT	35' (ACCESSORY 20')

(SEE ZONING REGULATION FOR THE SPECIFICS OF THIS PARCEL)

(BUILDING SETBACKS SHOWN MUST BE REVIEWED BY THE TOWN – OFFICIAL FOR ACCURACY AND COMPLIANCE)

1-888-DIG-SAFE
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

2. THIS SITE LIES WITHIN ZONE X FLOOD PLAIN AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BRISTOL, RHODE ISLAND COMMUNITY PANEL NUMBER 44001C0014H, MAP DATED 7/7/2014.

3 THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN. SUCH EASEMENTS COULD EXIST ON THIS PROPERTY AND NOT APPEAR ON THIS PLAN.

4. THE HORIZONTAL DATUM SHOWN HEREIN IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND VERTICAL DATUM IS BASED ON NAVD 88 DATUM.

5. THERE ARE EXISTING UNDERGROUND UTILITIES LOCATED WITHIN ALL THE ROADS ALONG THIS PARCELS FRONTAGE.

6. LOT 1 HAS EXISTING ELUR AGREEMENT WITH DEM, NEW PORTION TO BE TRANSFERRED EXCLUDED FROM ELUR AGREEMENT WITH DEM.

REFERENCES:

1. A CERTAIN PLAN ENTITLED "BRISTOL INDUSTRIAL PARK CONDOMINIUM, AP 29 LOT 1, BRISTOL, R.I., SCALE 1"=50', PREPARED BY WATERMAN ENGINEERING" AND IS RECORDED IN THE BRISTOL LAND EVIDENCE RECORDS AS P.C. 213.

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LEGEND

NOT TO SCALE

- BOUNDARY
- BOUNDARY PROPOSED
- N — BOUNDARY TO BE ABANDONED
- EASEMENT PROPOSED
- EASEMENT EXISTING
- ABUTTER
- MAJOR CONTOUR
- MINOR CONTOUR
- TREELINE
- BUILDING ENVELOPE
- TC — TELECOMMUNICATION LINE
- G — GAS LINE
- D — DRAINAGE LINE
- S — SEWER LINE
- W — WATER LINE
- OHW — ELECTRIC LINE
- ZONE LINE / NC AIR — ZONE BOUNDARIES
- IRON PIN
- BOUND
- DRILL HOLE
- W — WELL
- UTILITY POLE
- WATER VALVE
- GAS VALVE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD/CLASS III TOPO

PURPOSE OF SURVEY: ADMINISTRATIVE SUBDIVISION AND PROPOSED EASEMENT

BY: _____ DATE: 8/2/2025
STEPHEN T. LONG, PLS NO. 1930

STEPHEN T. LONG
No. 1930
PROFESSIONAL LAND SURVEYOR

FRANKLIN STREET (PUBLIC 40' WIDTH)
CB RIM 58.32
EDGE OF PAVEMENT
GAS LINE
SEWER LINE
WATER LINE
VERTICAL CONC CURBING
CB RIM 60.80
SMH RIM 58.79
SMH RIM 61.41
TMH RIM 62.02
UP#29
UP#30
UP#31
UP#32
CHAIN LINK FENCE
N75° 01' 40"E 378.65
100.00 TOTAL N75° 23' 11"E
50.00 (E)
50.00
50.00
50.00
50.00
N75° 23' 02"E
CHAIN LINK FENCE ON CONC WALL
8"TREE
BENCH MARK: SPIKE SET IN POLE 30 ELEVATION 61.33 NAVD 88 DATUM
AP 29 LOT 54
N/F 214 FRANKLIN LLC
D.B. 2193 PG. 41
EX. LOT AREA
36,492 SQ. FT.
0.8377 ACRES
PROP. LOT AREA
9,915 SQ. FT.
0.2276 ACRES
PROP. EASEMENT AREA
5,000 SQ. FT.
0.1148 ACRES
205FRANKLIN STREET EXISTING DWELLING
215 FRANKLIN STREET EXISTING DWELLING
PORCH x 62.98 FFF
ELEC METER
UP
CONC DECK
CHAIN LINK FENCE ON CONCRETE WALL
PROPOSED EASEMENT
100.00
N15° 35' 30"W
100.00
S14° 36' 58"E
ASSESSORS PLAT 29 LOT 31
N/F
ANGELO & JENNIFER TAVARES
DEED BOOK 2074 PAGE 180
ASSESSORS PLAT 29 LOT 32
N/F
MARIA C, MARY, MANUEL, DOREEN, JOSEPH & PAULA E. ROSA
DEED BOOK 2153 PAGE 339
ZONE R6
ZONE M
CHAIN LINK FENCE
CHAIN LINK FENCE
100.00
N14° 36' 58"W
N75° 23' 02"E
100.00
UP W/ELECT PANEL
MONITOR WELL
EXIST SHED
CONC. BOUND DRILL HOLE (FND/HELD)
ASSESSORS PLAT 29 LOT 33
N/F
FRANCIS J. & BETTY J. DUARTE
DEED BOOK 181 PAGE 106
ASSESSORS PLAT 29 LOT 34
N/F
FRANCIS J. & BETTY J. DUARTE
DEED BOOK 1772 PAGE 280
PROP. REBAR W/ CAP
PROPOSED 50.00 (E)
BOUNDARY 98.30 TOTAL
N75° 23' 51"E
48.30
x 57.55 SLAB
EXISTING GARAGE
x 56.37 SLAB
CONCRETE BLOCK
LIMITS OF GRAPE VINES
369.80
S14° 24' 21"E
3"R BUSH
EXISTING SHED
x55.41
ASSESSORS PLAT 29 LOT 2
N/F
ANTONIO A. MARTINS TRUSTEE
DEED BOOK 1699 PAGE 237
FIREPLACE
PARCEL 'A'
TO BE TRANSFERRED
FROM LOT 54 TO LOT 1
PARCEL AREA
26,576 SQ. FT.
0.6101 ACRES
N15° 35' 30"W
268.90
N15° 57' 34"W
267.27
CORR 13
TREE LINE LIMITS
x56.34
ASSESSORS PLAT 29 LOT 1
N/F UNITY PARK LLC
DEED BOOK 2044 PAGE 103
EXISTING LOT AREA
630,709 SQ. FT.
14.4791 ACRES
PROPOSED LOT AREA
657,285 SQ. FT.
15.0891 ACRES
POOR CONDITION PAVEMENT AREA
x57.38
STEEL CONTAINER
STEEL CONTAINER
CONC PAD
2-BOLLARDS
4-BOLLARDS
CONC PAD
AREA OF DEBRIS
ASSESSORS PLAT 29 LOT 39
N/F
FRANCIS J. & BETTY J. DUARTE
DEED BOOK 249 PAGE 306
IRON PIPE (FND)
MAGNOLIA STREET (PUBLIC 40' WIDTH)
RI STATE PLANE COORDINATES
ASSESSORS PLAT 29 LOT 42
N/F
JERRY A. & SUSAN A. BURKE
DEED BOOK 353 PAGE 479
ZONE M
ZONE R6
769.56
S14° 36' 06"E
ASSESSORS PLAT 29 LOT 45
N/F
AGOSTINHO P. & VANDA C. FERREIRA
DEED BOOK 636 PAGE 345
x59.59
x55.30
POOR CONDITION PAVEMENT AREA
AREA OF DEBRIS
ASSESSORS PLAT 29 LOT 51
N/F
DANIEL R. & MARIA R. MEDEIROS
DEED BOOK 713 PAGE 151
12-BOLLARDS
2-TRANSFORMER BOXES ON CONCRETE PADS
STONE RETAINING WALL
PAVEMENT AREA
x59.14
PAD
x55.16
54.52
55.19x
CONC PADS
x55.34
GATE
2-TRANSFORMER BOXES ON CONCRETE PADS
11-BOLLARDS
POOR CONDITION PAVEMENT AREA
TRAILER
ETER BANK
x56.23
GAS METER BANK
x55.55
x54.98
BOUNDARY TO BE ABANDONED
CHAIN LINK FENCE
TREE LINE LIMITS
12"STUMP
x54.10
x54.12
x53.70
10"TREE
BENCH MARK: HUB AND TACK SET ELEVATION 54.50 NAVD 88 DATUM
BOUNDARY TO BE ABANDONED
10"TREE
8"TREE
N74° 26' 34"E
57.69
C.O.
N74° 26' 34"E
100.00
IRON PIPE (FND)
1.21
5.55
4"CI
x54.63
OUTFALL NOT FND BLOCKED DURING SCOPE
STEEL CONTAINER
STEEL CONTAINER
CONC RETAINING WALL
CONCRETE PAD
6" PVC
CONC RETAINING WALL
CB RIM 55.62 INV 53.97 STAND PIPE
9-ELEC CONDUITS
x55.64
4"CLAY
12"RCP
CB RIM 54.24 INV.A:52.94 INV.B:52.99
12"CLAY
x54.26
CB RIM 51.70 INV :49.95
CB RIM 54.40 INV:A:50.90

PRINCIPE COMPANY, INC.
SURVEYING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
SURVEY@PRINCIPEENGINEERING.COM
PRINCIPEENGINEERING.COM

ADMINISTRATIVE SUBDIVISION PLAN FOR UNITY PARK LLC ASSESSORS PLAT 29 LOT 1 #500 WOOD STREET AND 214 FRANKLIN LLC ASSESSORS PLAT 29 LOT 54 #214 FRANKLIN STREET IN BRISTOL, RHODE ISLAND

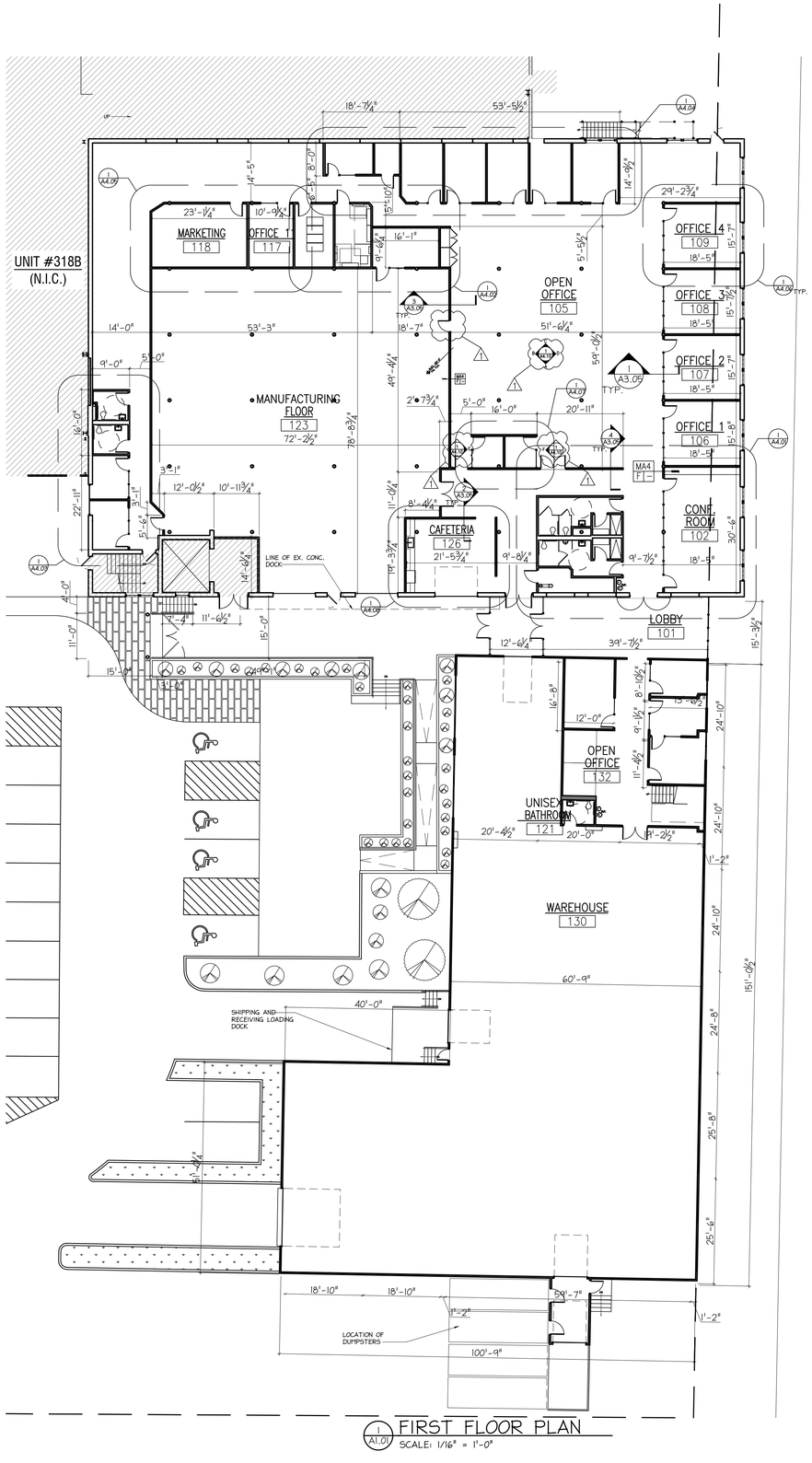
STREET INDEX

FRANKLIN STREET
WOOD STREET
MAGNOLIA STREET
SHAWS LANE
RYAN AVENUE
EASTERBROOKS AVENUE
ROCK STREET

SCALE: 1"=20'	SHEET NO: 2 OF 2	
DRAWN BY: WCR	DESIGN BY:	CHECKED BY: STL
DATE: 8-29-2025	PROJECT NO.: SVY-2022-10	

Plotting
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-02

Plotting Parameters
Plotted By: ctu
Plotted On: Oct 30, 2024 - 4:05pm
Plot Path: V:\7502_KVH at Unity Park\Plots\Sheets\A1-01.dwg



1 A1.01 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

APPROVED BY _____

SIGNATURE _____

SQUARE FOOTAGE:

EXISTING: 17,170 SF

NEW BUILDING: 11,931 SF

NEW BLDG 2ND FLR: 2,405 SF

TOTAL: 31,506 SF

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:
1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2025 - JHL TECTURE P.C.
DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISION DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L
TECTURE
ARCHITECT• ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
REVIEW (09-29-25)

NOT APPROVED
THIS PLAN HAS NOT BEEN APPROVED FOR CONSTRUCTION. THIS PLAN IS TO BE USED ONLY FOR ANALYSIS OF EXISTING BUILDING TO IDENTIFY DEFICIENCIES AND REQUIREMENTS FOR FUTURE USE. THESE PLANS ARE BASED ON RHODE ISLAND BUILDING CODES SCR-1-2002 AND SBC-1-2013.

GENERAL PLANNING DOCUMENT

KVH AT UNITY PARK

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

KVH INDUSTRIES, INC
75 Enterprise Center
MIDDLETOWN, RHODE ISLAND 02809

FIRST FLOOR PLAN

DATE: 10-31-24
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER: 7502
DRAWING NUMBER: A1.01

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture

View 1: From corner of Unit 320, looking Southeast across entry courtyard - Aerial

View 2: From rear parking lot, looking Northeast across entry courtyard - Aerial

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture

View 3: From corner of Unit 320, looking Southeast across entry courtyard

View 4: From rear parking lot, looking Northeast across entry courtyard

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture

View 5: From rear parking lot, looking East at new Unit 320 pre-engineered metal building

View 6: From loading dock terrace, looking East at Unit 320 & new pre-engineered metal building

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture

View 7: From entry courtyard, looking Southeast at new Unit 320 pre-engineered metal building

View 8: From entry courtyard, looking Northeast towards Unit 320 & new pre-engineered metal building

Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

October 2, 2025

TO: Planning Board

FROM: Diane M. Williamson, Director

RE: 18 Burnside Street – 1 Resolute Lane
Minor Land Development/ Adaptive Re-Use and Unified Development

The above application is before you for a continued public hearing and action on the variance for density as well as for action on the minor land development – adaptive re-use proposal.

The applicant recently re-submitted plans to demonstrate the parking layout as required by the Board at the last meeting. To date, no additional information has been submitted regarding a signed parking agreement and easement with the Herreshoff Marine Museum.

The Planning Board will need to take action on the Variance request prior to taking action on the Minor Land Development. A copy of the findings that the Planning Board needs to take on the variance is provided as well as a template on the motion for your guidance.

Where there is a public or quasi-public water source, or private water source that is used or is suitable for use as a public water source, within 2,000 feet of any part of the subject property, regardless of municipal boundaries; and

(4) To the governing body of any state or municipal water department or agency, special water district, or private water company that has riparian rights to a surface water resource and/or surface watershed that is used, or is suitable for use, as a public water source and that is within 2,000 feet of any part of the subject property; provided, however, that the governing body of any state or municipal water company has filed with the director in the town a map survey, which shall be kept as a public record, showing areas of surface water resources and/or watersheds and parcels of land within 2,000 feet thereof.

Such notice as is required in subsections 28-409(b)(1) and (2) of this section shall be sent whether or not the noticed land is within the town or within an adjacent town. No defect in the form of any notice under this section shall render any variance, special use permit or decision on appeal, invalid, unless such defect is found to be intentional or misleading. For any notice sent by first-class mail, the sender of the notice shall submit a notarized affidavit to attest to such mailing.

(c) *Standards for relief.* The following shall be standards for relief:

(1) Variance. In granting a variance, the board shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:

a. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to an economic disability of the applicant;

b. That such hardship is not the result of any prior action of the applicant;

c. That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town;

d. The board shall, in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:

1. In granting a use variance, the subject land or structure cannot yield any beneficial use if it is required to conform to the provisions of this chapter. Nonconforming use of neighboring land or structures in the same district and permitted use of land or structures in an adjacent district shall not be considered grounds for granting a use variance; and

2. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is minimal to a

MAKING A MOTION TO GRANT A DIMENSIONAL VARIANCE

Note: To grant a dimensional variance, the applicant must meet all of the following standards.

Based on all the evidence presented to the Zoning Board of Review, and the Board's knowledge and personal inspection of the area, the Zoning Board of Review hereby finds:

1. That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to an economic disability of the applicant, **because**... s*tate reasons based on evidence from hearing*

2. That the hardship is not the result of prior action of the applicant, **because**... s*tate reasons based on evidence from hearing*

3. That the granting of the requested dimensional variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol, **because**... s*tate reasons based on evidence from hearing*

4. That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted will amount to more than a mere inconvenience; meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted, **because**... s*tate reasons based on evidence from hearing*

   Note: the fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

Therefore, I move that this dimensional variance(s) be granted (subject to the following special conditions - *if any*): *List all special conditions to be applied.*

MAKING A MOTION TO DENY A DIMENSIONAL VARIANCE

Note: To deny a dimensional variance, the Zoning Board must find that the applicant failed to meet at least one of the following standards.

Based on all the evidence presented to the Zoning Board of Review, and the Board's knowledge and personal inspection of the area, the Zoning Board of Review hereby finds: (*List only those that apply*)

1. That the hardship from which the applicant seeks relief is **not** due to the unique characteristics of the subject land or structure, but **is** instead due to the general characteristics of the surrounding area and/or is due to an economic disability of the applicant, **because**... *state reasons based on evidence from hearing*

2. That the hardship **is** the result of prior action of the applicant, **because**... *state reasons based on evidence from hearing*

3. That the granting of the requested dimensional variance **will** alter the general characteristic of the surrounding area or **will** impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol, **because**... *state reasons based on evidence from hearing*

4. That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted will **not** amount to more than a mere inconvenience; meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted, **because**... *state reasons based on evidence from hearing*

   Note: the fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

Therefore, I move that the applicant's request for a dimensional variance(s) be denied.

MEMORANDUM

TO: Bristol Planning Board
FROM: Alfred R. Rego, Jr, Esq.
DATE: October 2, 2025

TOWN OF BRISTOL
COMMUNITY DEV.
2025 OCT -2 PM 12:47

SUBJECT: Overview of Bristol Zoning and Adaptive Reuse Provisions
18 Burnside Street- 1 Resolute Lane

This memorandum summarizes recent updates to Rhode Island zoning laws that promote adaptive reuse of non-residential structures—including those in industrial districts—for residential development. Our proposal complies with these updated provisions, as detailed below.

Permitted Use

Adaptive residential reuse is now allowed in all zoning districts, including industrial zones, provided specific conditions are satisfied. This permits the conversion of former industrial structures into residential use, unless barred by documented health or safety concerns.

Eligibility and Density Requirements

At least 50% of a building's gross floor area must be converted to residential use - our proposal dedicates 100% of the floor area at the subject properties for residential and parking use. Specifically, we propose five (5) residential units at 18 Burnside Street and two (2) residential units at 1 Resolute Lane, supported by 14 indoor parking spaces.

Vacancy Requirement

Industrial or manufacturing buildings must be inactive for at least one year prior to application.

At the prior hearing, Halsey Herreshoff testified—and submitted an affidavit—that the property has not been used for active industry, other than limited storage and nonconforming housing. Accordingly, the site is no longer classified as an active industrial use.

Health, Safety, and Environmental Compliance

The Properties are not subject to environmental land use restrictions that prohibit residential conversion. All applicable public health and safety standards will be met as the adaptive reuse will require extensive renovation.

Updated utility connections (electric, water, sewer, etc.) are included to serve 18 Burnside Street and 1 Resolute Lane, with service connections proposed along Burnside Street.

Dimensional and Parking Standards

Existing building setbacks and heights are recognized as legally nonconforming.
One (1) parking space per dwelling unit is required. For this project, 7 spaces are required, and 7 additional indoor spaces are being provided, for a total of 14 indoor parking spaces.

Existing paved areas are to be resurfaced with porous clam shell material.

Minimal landscaping is proposed. Two existing shrubs along the west side of the buildings are to remain.

Attached hereto please find:
Existing and Proposed plans
Proposed Floor Plans
Draft of Easement

Easement for Access and Parking

KNOW ALL MEN BY THESE PRESENTS, that Herreshoff Marine Museum (Grantor) for good and valuable consideration paid, grant to John J. Marshall and his successors and assigns (Grantee), a non-exclusive access and parking easement for the purpose of vehicular and pedestrian ingress and egress over, across, and through the real property described in Exhibit A, subject to the terms and conditions specified herein.

The Access and Parking Easement Areas are located on a parcel of land in Bristol, Rhode Island, measuring approximately seventy (70) feet by two hundred thirty-three and 08/100 (233.08) feet along a radius turn. These areas are situated on the southerly portion of Bristol Tax Assessor's Lots 19 and 21 on Plat 16 and are more particularly shown and described as follows:

Proposed Access Easement: approximately 3,241 square feet.
Proposed Parking Easement: approximately 3,955 square feet.

Both areas are further described in "Exhibit A" attached hereto and incorporated by reference.

The Easements are granted for the following purposes:

1. To allow vehicular and pedestrian access for ingress and egress to and from the parking garage.

2. To permit the placement and maintenance of a trash container for Grantors exclusive use, within the designated easement area, provided such placement does not obstruct vehicular or pedestrian access.

3. To provide additional non-exclusive parking for patrons and guests of the Grantee, as well as for the Grantee, its agents, and assigns.

4. To permit waste removal services with unrestricted access to the trash container for collection and servicing, for the benefit of the Grantee.

Parking within the Access Easement Area is strictly prohibited.

Maintenance, repair, and upkeep of the Easements shall be as agreed upon by the parties or as required to maintain unobstructed access, unless otherwise specified.

Maintenance and upkeep of the trash container and any related enclosure structures shall be the sole responsibility of the Grantee, its agents, and/or assigns.

These Easements shall be appurtenant to the land and shall run with the land in perpetuity. Any modification of the terms and conditions of these Easements must be made by written instrument executed and recorded by both parties.

These Easements shall be governed and construed in accordance with the laws of the State of Rhode Island.

IN WITNESS WHEREOF, Grantor has duly executed this document on the date first above written.

Herreshoff Marine Museum

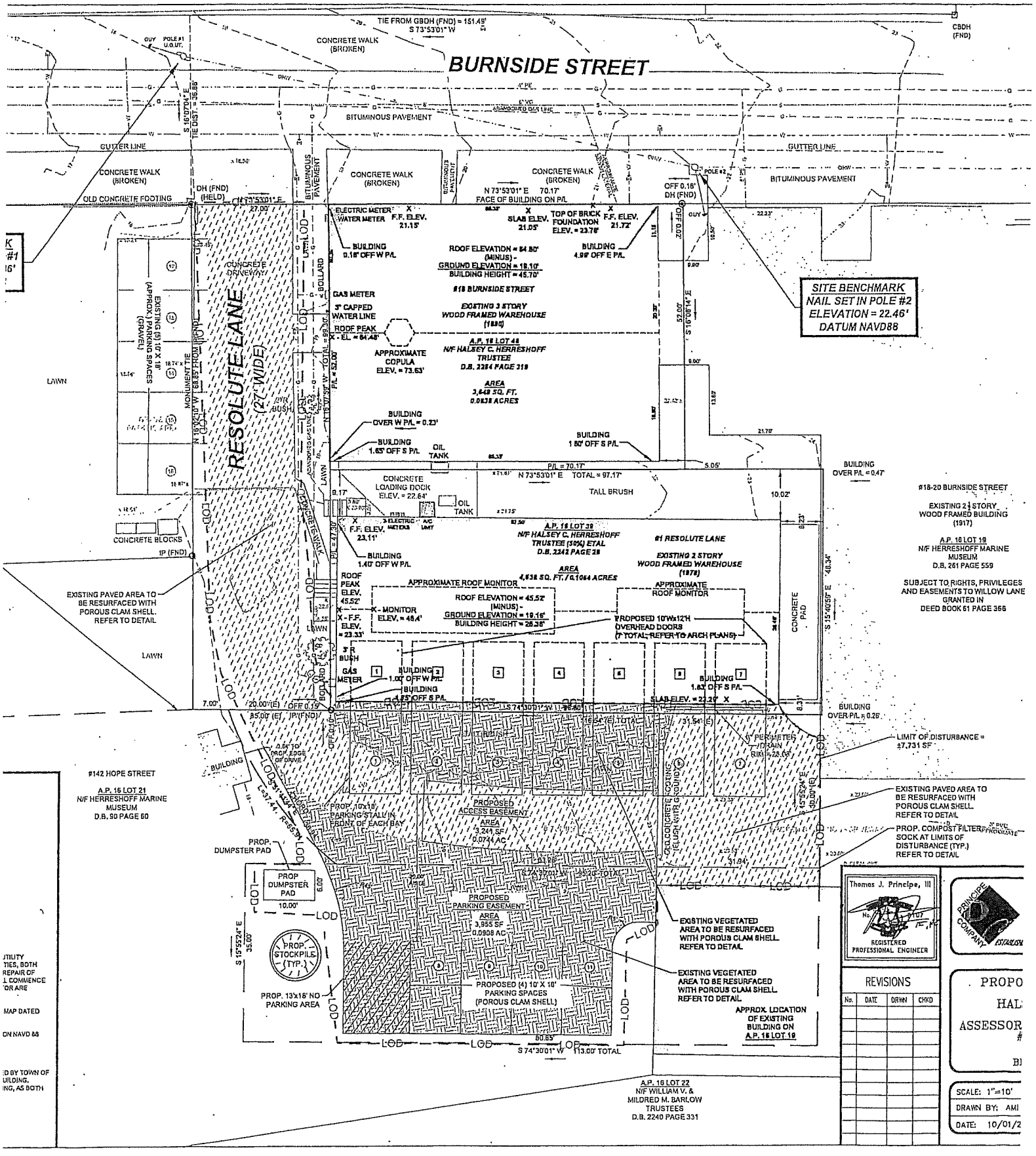
_____
By

STATE OF RHODE ISLAND
COUNTY OF BRISTOL

In the Town/City of Bristol on the ____ day of _____, 2025, before me personally appeared _____, the _____ of Herreshoff Marine Museum, to me known and known by me or proved to me through satisfactory evidence to be the party executing the foregoing instrument on behalf of said corporation and acknowledged that he/she executed said instrument with proper authority for the purposes stated therein as his/her/their free act and deed in said capacity and the free act and deed of said corporation.

_____
Notary Public

Exhibit A


BURNSIDE STREET
RESOLUTE LANE (27' WIDE)
CONCRETE WALK (BROKEN)
BITUMINOUS PAVEMENT
GUTTER LINE
OLD CONCRETE FOOTING
CONCRETE DRIVEWAY
LAWN
TALL BRUSH
CONCRETE BLOCKS
EXISTING (5) 10' X 18' (APPROX.) PARKING SPACES (GRAVEL)
EXISTING PAVED AREA TO BE RESURFACED WITH POROUS CLAM SHELL. REFER TO DETAIL
SITE BENCHMARK
NAIL SET IN POLE #2
ELEVATION = 22.46'
DATUM NAVD88
#18 BURNSIDE STREET
EXISTING 3 STORY WOOD FRAMED WAREHOUSE (1880)
A.P. 16 LOT 48
N/F HALSEY C. HERRESHOFF TRUSTEE
D.B. 2264 PAGE 319
AREA 3,648 SQ. FT. 0.0838 ACRES
#1 RESOLUTE LANE
EXISTING 2 STORY WOOD FRAMED WAREHOUSE (1978)
A.P. 16 LOT 39
N/F HALSEY C. HERRESHOFF TRUSTEE (50%) ETAL
D.B. 2242 PAGE 28
AREA 4,638 SQ. FT. / 0.1064 ACRES
#18-20 BURNSIDE STREET
EXISTING 2½ STORY WOOD FRAMED BUILDING (1917)
A.P. 16 LOT 19
N/F HERRESHOFF MARINE MUSEUM
D.B. 261 PAGE 559
SUBJECT TO RIGHTS, PRIVILEGES AND EASEMENTS TO WILLOW LANE GRANTED IN DEED BOOK 61 PAGE 366
#142 HOPE STREET
A.P. 16 LOT 21
N/F HERRESHOFF MARINE MUSEUM
D.B. 90 PAGE 60
A.P. 16 LOT 22
N/F WILLIAM V. & MILDRED M. BARLOW TRUSTEES
D.B. 2240 PAGE 331
PROPOSED ACCESS EASEMENT AREA 3,241 SF 0.0744 AC
PROPOSED PARKING EASEMENT AREA 3,955 SF 0.0908 AC
PROPOSED (4) 10' X 18' PARKING SPACES (POROUS CLAM SHELL)
PROP. 10'x18' PARKING STALL IN FRONT OF EACH BAY
PROP. DUMPSTER PAD
PROP. STOCKPILE (TYP.)
PROP. 13'x15' NO PARKING AREA
EXISTING VEGETATED AREA TO BE RESURFACED WITH POROUS CLAM SHELL. REFER TO DETAIL
APPROX. LOCATION OF EXISTING BUILDING ON A.P. 16 LOT 19
LIMIT OF DISTURBANCE = ±7,731 SF
PROP. COMPOST FILTER SOCK AT LIMITS OF DISTURBANCE (TYP.) REFER TO DETAIL
PERIMETER DRAIN
CONCRETE PAD
PROPOSED 10'Wx12'H OVERHEAD DOORS (7 TOTAL) REFER TO ARCH PLANS
APPROXIMATE ROOF MONITOR
ROOF ELEVATION = 45.52' (MINUS) GROUND ELEVATION = 19.16' BUILDING HEIGHT = 26.36'
ROOF ELEVATION = 64.80' (MINUS) GROUND ELEVATION = 19.10' BUILDING HEIGHT = 45.70'
BUILDING 0.16' OFF W P/L
BUILDING 4.99' OFF E P/L
BUILDING OVER W P/L = 0.23'
BUILDING 1.65' OFF S P/L
BUILDING 1.80' OFF S P/L
BUILDING OVER P/L = 0.47'
BUILDING 1.40' OFF W P/L
BUILDING 1.00' OFF W P/L
BUILDING 1.83' OFF S P/L
BUILDING OVER P/L = 0.26'
GAS METER
3" CAPPED WATER LINE
ROOF PEAK
APPROXIMATE COPULA ELEV. = 73.63'
OIL TANK
CONCRETE LOADING DOCK ELEV. = 22.64'
ELECTRIC METER
WATER METER
F.F. ELEV. 21.15'
SLAB ELEV. 21.05'
TOP OF BRICK FOUNDATION ELEV. = 23.78'
F.F. ELEV. 21.72'
F.F. ELEV. 23.11'
SLAB ELEV. = 22.20'
TIE FROM GBDH (FND) = 151.49' S 73°53'01" W
CBDH (FND)
DH (FND) (HELD)
OFF 0.18' DH (FND)
POLE #1 U.G.UT.
POLE #2
GUY
N 73°53'01" E 70.17' FACE OF BUILDING ON P/L
N 73°53'01" E TOTAL = 97.17'
P/L = 70.17'
S 74°30'01" W 113.00' TOTAL
S 74°30'01" W 80.85'
S 15°40'35" E 48.34'
S 15°52'24" E 35.00'
S 16°08'14" E 53.00'
N 16°32'10" W 68.05' FROM IRON
MONUMENT TIE
BOLLARD
3' R BUSH
IP (FND)
LOD
LIMIT OF DISTURBANCE
Thomas J. Principe, III
No. 49107
REGISTERED PROFESSIONAL ENGINEER
PRINCIPE COMPANY ESTABLISH
REVISIONS
No. DATE DRWN CHKD
PROPO
HAL
ASSESSOR
SCALE: 1"=10'
DRAWN BY: AMI
DATE: 10/01/2

DRAWING ISSUE:
- ☐ CONCEPT
- ☒ CUSTOMER APPROVAL
- ☐ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS–BUILT
- ☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

BURNSIDE STREET
(PUBLIC - 37' WIDE)

HOPE STREET
(PUBLIC - VARIABLE WIDTH)

RESOLUTE LANE
(27' WIDE)

SITE BENCHMARK
NAIL SET IN POLE #1
ELEVATION = 19.36'
DATUM NAVD88

SITE BENCHMARK
NAIL SET IN POLE #2
ELEVATION = 22.46'
DATUM NAVD88

DH (FND) (LINE)

TIE FROM DH (FND) = 133.74'
N 73°53'01" E

SMH #137
RIM = 13.44'
IN = 9.64'
OUT = 9.59'

GUY POLE #1 U.G.UT.

S 16°07'04" E
TIE DIST. = 36.88'

TIE FROM GBDH (FND) = 151.49'
S 73°53'01" W

CBDH (FND)

CONCRETE WALK (BROKEN)

BITUMINOUS PAVEMENT

GUTTER LINE

OLD CONCRETE FOOTING

DH (FND) (HELD)

N 73°53'01" E 27.00'

N 73°53'01" E 70.17'
FACE OF BUILDING ON P/L

OFF 0.18' DH (FND)

POLE #2

POLE #3

OFF 0.02'

ELECTRIC METER
WATER METER
X F.F. ELEV. 21.15'

BUILDING 0.16' OFF W P/L

X SLAB ELEV. 21.05'

X TOP OF BRICK FOUNDATION ELEV. = 23.76'

X F.F. ELEV. 21.72'

BUILDING 4.99' OFF E P/L

ROOF ELEVATION = 64.80'
(MINUS) -
GROUND ELEVATION = 19.10'
BUILDING HEIGHT = 45.70'

#18 BURNSIDE STREET

EXISTING 3 STORY WOOD FRAMED WAREHOUSE (1890)

A.P. 16 LOT 48
N/F HALSEY C. HERRESHOFF TRUSTEE
D.B. 2264 PAGE 319

AREA
3,649 SQ. FT.
0.0838 ACRES

GAS METER
3" CAPPED WATER LINE
ROOF PEAK X - EL. = 64.48'
APPROXIMATE COPULA ELEV. = 73.63'

P/L = 52.00'
N 16°07'55" W TOTAL = 99.30'

S 16°08'14" E 52.00'

BUILDING OVER W P/L = 0.23'
BUILDING 1.65' OFF S P/L
OIL TANK
BUILDING 1.60' OFF S P/L

P/L = 70.17'
N 73°53'01" E TOTAL = 97.17'

BUILDING OVER P/L = 0.47'

CONCRETE LOADING DOCK ELEV. = 22.84'
OIL TANK
TALL BRUSH

X F.F. ELEV. 23.11'
3-ELECTRIC METERS
A/C UNIT

BUILDING 1.40' OFF W P/L

A.P. 16 LOT 39
N/F HALSEY C. HERRESHOFF TRUSTEE (50%) ETAL
D.B. 2242 PAGE 28

#1 RESOLUTE LANE

EXISTING 2 STORY WOOD FRAMED WAREHOUSE (1978)

AREA
4,638 SQ. FT. / 0.1064 ACRES

ROOF PEAK ELEV. 45.52'
APPROXIMATE ROOF MONITOR
X - MONITOR ELEV. = 46.4'
X - F.F. ELEV. = 23.33'
ROOF ELEVATION = 45.52'
(MINUS) -
GROUND ELEVATION = 19.16'
BUILDING HEIGHT = 26.36'
APPROXIMATE ROOF MONITOR

PROPOSED 10'Wx12'H OVERHEAD DOORS (7 TOTAL; REFER TO ARCH PLANS)

3' R BUSH
GAS METER
BUILDING 1.00' OFF W P/L
BUILDING 1.75' OFF S P/L
BUILDING 1.83' OFF S P/L

SLAB ELEV. = 23.29' X

S 74°30'01" W 96.80'
116.54' (E) TOTAL
31.54' (E)

TALL BRUSH
6" PERIMETER DRAIN RIM = 23.08'

S 15°40'59" E 48.34'

8.23'
10.02'
8.31'

#18-20 BURNSIDE STREET

EXISTING 2 ½ STORY WOOD FRAMED BUILDING (1917)

A.P. 16 LOT 19
N/F HERRESHOFF MARINE MUSEUM
D.B. 261 PAGE 559

SUBJECT TO RIGHTS, PRIVILEGES AND EASEMENTS TO WILLOW LANE GRANTED IN DEED BOOK 61 PAGE 366

BUILDING OVER P/L = 0.26'

LIMIT OF DISTURBANCE = ±7,731 SF

EXISTING PAVED AREA TO BE RESURFACED WITH POROUS CLAM SHELL. REFER TO DETAIL

PROP. COMPOST FILTER SOCK AT LIMITS OF DISTURBANCE (TYP.) REFER TO DETAIL

CATCH BASIN
RIM = 23.08'
8" OUT = 22.19'
8" PVC APPROXIMATE

CLEAN OUT

STREET INDEX

BURNSIDE STREET
RESOLUTE LANE
HOPE STREET

EXISTING EVEGTATED AREA TO BE RESURFACED WITH POROUS CLAM SHELL. REFER TO DETAIL

EXISTING VEGETATED AREA TO BE RESURFACED WITH POROUS CLAM SHELL. REFER TO DETAIL

APPROX. LOCATION OF EXISTING BUILDING ON A.P. 16 LOT 19

A.P. 16 LOT 22
N/F WILLIAM V. & MILDRED M. BARLOW TRUSTEES
D.B. 2240 PAGE 331

S 74°30'01" W 113.00' TOTAL

S 74°30'01" W 95.20' TOTAL

63.26'

80.85'

PROPOSED PARKING EASEMENT
AREA
3,955 SF
0.0908 AC

PROPOSED (4) 10' X 18' PARKING SPACES (POROUS CLAM SHELL)

PROPOSED ACCESS EASEMENT
AREA
3,241 SF
0.0744 AC

PROP. 10'x18' PARKING STALL IN FRONT OF EACH BAY

PROP. DUMPSTER PAD
PROP DUMPSTER PAD
10.00'
6.00'

PROP. STOCKPILE (TYP.)

PROP. 13'x18' NO PARKING AREA

L=37.44'
R=35.00'
CHORD S 31°44'51" E 36.04'

S 15°55'24" E 35.00'

20.00' (E) OFF 0.15' BOLLARD
85.00' (E) IP (FND)
OFF 0.10'

7.00'

3.94' TO PROP. EDGE OF DRIVE

BUILDING

#142 HOPE STREET

A.P. 16 LOT 21
N/F HERRESHOFF MARINE MUSEUM
D.B. 90 PAGE 60

A.P. 16 LOT 20
N/F HERRESHOFF MARINE MUSEUM
D.B. 388 PAGE 47
SUBJECT TO RIGHTS IN D.B. 100 PG. 27

PROPOSED VIEW EASEMENT IN FAVOR OF AP 16 LOTS 39 & 48

EXISTING (5) 10' X 18' (APPROXIMATE) PARKING SPACES (GRAVEL)

GRAVEL PARKING AREA

CONCRETE BLOCKS

MONUMENT TIE
68.85' FROM IP(FND)
N 16°02'10" W

IP (FND)

MONUMENT TIE
105.39' FROM IP(FND) TO IP(FND)
N 71°57'40" E

IP (FND)

EXISTING PAVED AREA TO BE RESURFACED WITH POROUS CLAM SHELL. REFER TO DETAIL

CONCRETE DRIVEWAY

CONCRETE WALK

2"/R BUSH

ABANDONED GAS LINE

LAWN

BROKEN BITUMINOUS DRIVEWAY

OLD CONCRETE FOOTING (FLUSH WITH GROUND)

CONCRETE PAD

LOD

LEGEND
NOT TO SCALE

- BOUNDARY
- ABUTTER
- MAJOR CONTOUR
- MINOR CONTOUR
- PROPOSED EASEMENT
- LOD — LIMIT OF DISTURBANCE
- BUILDING ENVELOPE
- G — GAS LINE
- D — DRAINAGE LINE
- S — SEWER LINE
- W — WATER LINE
- OHW — ELECTRIC LINE
- IRON PIN
- BOUND
- DRILL HOLE
- UTILITY POLE
- WATER VALVE
- GAS VALVE
- 1 — PARKING STALL
- 1 — GARAGE BAY

ZONING CRITERIA (NONCONFORMING)

	ZONE M	LOT 16–48 ALLOWABLE:	LOT 16–39 ALLOWABLE:
MINIMUM LOT AREA	20,000 S.F.	3,649 S.F.	4,637 S.F.
MINIMUM LOT FRONTAGE & WIDTH	100'	18.25'	23.25'
MINIMUM FRONT YARD SETBACK	30'	5.5'	7.0'
MINIMUM SIDE YARD SETBACK	25'	4.5'	5.80'
MINIMUM REAR YARD SETBACK	20'	3.65'	4.65'
MAXIMUM BUILDING COVERAGE	50%	90.87%	88.40%
MAXIMUM BUILDING HEIGHT	35'	--	--

(SEE ZONING REGULATION FOR THE SPECIFICS OF THIS PARCEL)

(BUILDING SETBACKS SHOWN MUST BE REVIEWED BY THE TOWN ZONING – OFFICIAL FOR ACCURACY AND COMPLIANCE)

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

2. THIS SITE LIES WITHIN ZONE X AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BRISTOL, RHODE ISLAND COMMUNITY PANEL NUMBER 44001C0014H, MAP DATED 7/7/2014.

3. THE HORIZONTAL DATUM SHOWN HEREIN IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND VERTICAL DATUM IS BASED ON NAVD 88 DATUM.

4. THE TOWN DOES NOT HAVE RECORDS FOR ANY EXISTING SEWER CONNECTIONS TO #1 RESOLUTE LANE.

5. WATER, SEWER AND UTILITIES (TRANSFORMERS), ETC. TO BE CONNECTED FROM 18 BURNSIDE STREET TO 1 RESOLUTE. BURNSIDE IS BEING REPAVED BY TOWN OF BRISTOL. ELECTRICAL TRANSFORMERS, IF NEEDED, WILL BE DONE BY R.I. ENERGY. A LARGE FIRE SUPPRESSION SYSTEM EXISTS CURRENTLY IN THE BUILDING. EXISTING SEWER OUT OF N.E. CORNER OF BUILDING WILL NEED TO BE REPLACED. DOMESTIC WATER SERVICE WILL BE SHARED WITH THE BACK BUILDING, AS BOTH BUILDINGS WILL BE COMBINED TO USE THE SAME FIRE SUPPRESSION AND SERVICE LINES.

6. EXISTING SHRUBS, ETC. TO BE REMOVED.

7. PARKING AREA PERMEABLE MATERIAL WILL BE POROUS CLAM SHELL.

8. TRASH BINS TO BE AT THE SOUTHWEST CORNER OF THE PROPERTY.

Thomas J. Principe, III
No. 9107
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
ESTABLISHED IN RI www.PrincipeCompany.com

PROPOSED CONDITIONS PLAN
for
HALSEY C. HERRESHOFF TRUSTEE
ASSESSORS PLAT 16 LOTS 39 & 48
#18 BURNSIDE STREET
#1 RESOLUTE LANE
in
BRISTOL, RHODE ISLAND

SCALE: 1"=10'	SHEET NO: 2 OF 5	
DRAWN BY: AMI	DESIGN BY: AMI	CHECKED BY: TJP
DATE: 10/01/2025	PROJECT NO.: LD-2025-7	

DRAWING ISSUE:
- ☐ CONCEPT
- ☒ CUSTOMER APPROVAL
- ☐ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS–BUILT
- ☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

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HOPE STREET
(PUBLIC - VARIABLE WIDTH)

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(27' WIDE)

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ELEVATION = 19.36'
DATUM NAVD88

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ABANDONED GAS LINE

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POLE #3

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WATER METER
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(MINUS) -
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X TOP OF BRICK FOUNDATION ELEV. = 23.76'

X F.F. ELEV. 21.72'

BUILDING 4.99' OFF E P/L

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EXISTING 3 STORY WOOD FRAMED WAREHOUSE (1890)

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N/F HALSEY C. HERRESHOFF TRUSTEE
D.B. 2264 PAGE 319

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GAS METER

3" CAPPED WATER LINE

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APPROXIMATE COPULA ELEV. = 73.63'

BUILDING OVER W P/L = 0.23'

BUILDING 1.65' OFF S P/L

OIL TANK

BUILDING 1.60' OFF S P/L

P/L = 52.00'

TOTAL = 99.30'

N 16°07'55" W

P/L = 70.17'

N 73°53'01" E TOTAL = 97.17'

BUILDING OVER P/L = 0.47'

CONCRETE LOADING DOCK ELEV. = 22.84'

TALL BRUSH

OIL TANK

3-ELECTRIC METERS

A/C UNIT

X F.F. ELEV. 23.11'

BUILDING 1.40' OFF W P/L

A.P. 16 LOT 39
N/F HALSEY C. HERRESHOFF TRUSTEE (50%) ETAL
D.B. 2242 PAGE 28

#1 RESOLUTE LANE

EXISTING 2 STORY WOOD FRAMED WAREHOUSE (1978)

AREA
4,638 SQ. FT. / 0.1064 ACRES

ROOF PEAK ELEV. = 45.52'

APPROXIMATE ROOF MONITOR

ROOF ELEVATION = 45.52'
(MINUS) -
GROUND ELEVATION = 19.16'
BUILDING HEIGHT = 26.36'

X - MONITOR ELEV. = 46.4'

X - F.F. ELEV. = 23.33'

APPROXIMATE ROOF MONITOR

CONCRETE PAD

#18-20 BURNSIDE STREET

EXISTING 2 ½ STORY WOOD FRAMED BUILDING (1917)

A.P. 16 LOT 19
N/F HERRESHOFF MARINE MUSEUM
D.B. 261 PAGE 559

SUBJECT TO RIGHTS, PRIVILEGES AND EASEMENTS TO WILLOW LANE GRANTED IN DEED BOOK 61 PAGE 366

S 15°40'59" E

BUILDING 1.83' OFF S P/L

SLAB ELEV. = 23.29' X

BUILDING OVER P/L = 0.26'

S 74°30'01" W 96.80'

116.54' (E) TOTAL

31.54' (E)

8.31'

6" PERIMETER DRAIN RIM = 23.08'

CATCH BASIN
RIM = 23.08'
8" OUT = 22.19'

8" PVC APPROXIMATE

STREET INDEX

BURNSIDE STREET
RESOLUTE LANE
HOPE STREET

BUILDING

CONCRETE DRIVEWAY

EXISTING (5) 10' X 18' PARKING SPACES (APPROX.) (GRAVEL)

GRAVEL PARKING AREA

CONCRETE BLOCKS

MONUMENT TIE
N 16°02'10" W 68.85' FROM IP(FND)

IP (FND)

MONUMENT TIE
105.39' FROM IP(FND) TO IP(FND)
N 71°57'40" E

2'/R BUSH

3' R BUSH

GAS METER

BOLLARD

LAWN

A.P. 16 LOT 20
N/F HERRESHOFF MARINE MUSEUM
D.B. 388 PAGE 47
SUBJECT TO RIGHTS IN D.B. 100 PG. 27

#142 HOPE STREET

A.P. 16 LOT 21
N/F HERRESHOFF MARINE MUSEUM
D.B. 90 PAGE 60

20.00' (E)
25.00' (E)

OFF 0.15'
IP (FND)

OFF 0.10'

7.00'

3.94' TO ROOF EDGE OF DRIVE

PROP DUMPSTER PAD

29.00' AISLE

PRESUMED 10'x18' PARKING SPACE IN FRONT OF ADJACENT BAY

BROKEN BITUMINOUS DRIVEWAY

OLD CONCRETE FOOTING (FLUSH WITH GROUND)

APPROX. LOCATION OF EXISTING BUILDING ON A.P. 16 LOT 19

A.P. 16 LOT 22
N/F WILLIAM V. & MILDRED M. BARLOW TRUSTEES
D.B. 2240 PAGE 331

N 74°30'01" E

Thomas J. Principe, III
No. 9107
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
ESTABLISHED IN 1981 www.PrincipeCompany.com

BAY 1 ACCESS PLAN
for
HALSEY C. HERRESHOFF TRUSTEE
ASSESSORS PLAT 16 LOTS 39 & 48
#18 BURNSIDE STREET
#1 RESOLUTE LANE
in
BRISTOL, RHODE ISLAND

SCALE: 1"=10'		SHEET NO: 3 OF 5
DRAWN BY: AMI	DESIGN BY: AMI	CHECKED BY: TJP
DATE: 10/01/25		PROJECT NO.: LD-2025-7

DRAWING ISSUE:
- ☐ CONCEPT
- ☒ CUSTOMER APPROVAL
- ☐ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

BURNSIDE STREET
(PUBLIC - 37' WIDE)

HOPE STREET
(PUBLIC - VARIABLE WIDTH)

RESOLUTE LANE (27' WIDE)

SITE BENCHMARK
NAIL SET IN POLE #1
ELEVATION = 19.36'
DATUM NAVD88

SITE BENCHMARK
NAIL SET IN POLE #2
ELEVATION = 22.46'
DATUM NAVD88

DH (FND) (LINE)

TIE FROM DH (FND) = 133.74'
N 73°53'01" E

SMH #137
RIM = 13.44'
IN = 9.64'
OUT = 9.59'

GUY POLE #1 U.G.UT.

S 16°07'04" E
TIE DIST. = 36.88'

TIE FROM GBDH (FND) = 151.49'
S 73°53'01" W

CBDH (FND)

CONCRETE WALK (BROKEN)

BITUMINOUS PAVEMENT

GUTTER LINE

OLD CONCRETE FOOTING

DH (FND) (HELD)

N 73°53'01" E
27.00'

N 73°53'01" E 70.17'
FACE OF BUILDING ON P/L

OFF 0.18'
DH (FND)

POLE #2

POLE #3

OFF 0.02'

ELECTRIC METER
WATER METER
X
F.F. ELEV. 21.15'

BUILDING
0.16' OFF W P/L

X
SLAB ELEV. 21.05'

TOP OF BRICK FOUNDATION ELEV. = 23.76'

X
F.F. ELEV. 21.72'

BUILDING
4.99' OFF E P/L

ROOF ELEVATION = 64.80'
(MINUS) -
GROUND ELEVATION = 19.10'
BUILDING HEIGHT = 45.70'

#18 BURNSIDE STREET

EXISTING 3 STORY WOOD FRAMED WAREHOUSE (1890)

GAS METER
3" CAPPED WATER LINE
ROOF PEAK X - EL. = 64.48'
APPROXIMATE COPULA ELEV. = 73.63'

A.P. 16 LOT 48
N/F HALSEY C. HERRESHOFF TRUSTEE
D.B. 2264 PAGE 319

AREA
3,649 SQ. FT.
0.0838 ACRES

BUILDING OVER W P/L = 0.23'
BUILDING 1.65' OFF S P/L
OIL TANK
BUILDING 1.60' OFF S P/L

P/L = 70.17'
N 73°53'01" E TOTAL = 97.17'

BUILDING OVER P/L = 0.47'

CONCRETE LOADING DOCK ELEV. = 22.84'
OIL TANK
TALL BRUSH

X
F.F. ELEV. 23.11'
3-ELECTRIC METERS
A/C UNIT

BUILDING
1.40' OFF W P/L

A.P. 16 LOT 39
N/F HALSEY C. HERRESHOFF TRUSTEE (50%) ETAL
D.B. 2242 PAGE 28

#1 RESOLUTE LANE

EXISTING 2 STORY WOOD FRAMED WAREHOUSE (1978)

AREA
4,638 SQ. FT. / 0.1064 ACRES

ROOF PEAK ELEV. 45.52'
APPROXIMATE ROOF MONITOR
X - MONITOR ELEV. = 46.4'
X - F.F. ELEV. = 23.33'
ROOF ELEVATION = 45.52'
(MINUS) -
GROUND ELEVATION = 19.16'
BUILDING HEIGHT = 26.36'
APPROXIMATE ROOF MONITOR

3' R BUSH
GAS METER
BUILDING 1.00' OFF W P/L
BUILDING 1.75' OFF S P/L
BUILDING 1.83' OFF S P/L
SLAB ELEV. = 23.29' X

BOLLARD

7.00'

20.00' (E)
83.00' (E)
IP (FND)

OFF 0.15'
OFF 0.10'

S 74°30'01" W 96.80'

116.54' (E) TOTAL

31.54' (E)

TALL BRUSH

PRESUMED 10'x18' PARKING SPACE IN FRONT OF ADJACENT BAYS

6" PERIMETER DRAIN
RIM = 23.05'

3.94' TO PROP. EDGE OF DRIVE

BUILDING

S 91°11'14" E
L=37.44'
R=55.91

CHORD
36.94'

PROPOSED ACCESS EASEMENT
AREA
3,241 SF
0.0744 AC

BROKEN BITUMINOUS DRIVEWAY

OLD CONCRETE FOOTING (FLUSH WITH GROUND)

63.26'
S 74°30'01" W 95.20' TOTAL

PROP DUMPSTER PAD
10.00'
6.00'

29.00' AISLE

PROPOSED PARKING EASEMENT
AREA
3,955 SF
0.0908 AC

S 15°55'24" E
35.00'

80.85'
S 74°30'01" W 113.00' TOTAL

APPROX. LOCATION OF EXISTING BUILDING ON A.P. 16 LOT 19

A.P. 16 LOT 22
N/F WILLIAM V. &
MILDRED M. BARLOW
TRUSTEES
D.B. 2240 PAGE 331

S 15°40'59" E
48.34'

BUILDING OVER P/L = 0.26'

S 15°55'24" E
30.00' (E)

CATCH BASIN
RIM = 23.08'
8" OUT = 22.19'

8" PVC APPROXIMATE

CLEAN OUT

BROKEN BITUMINOUS DRIVEWAY

#18-20 BURNSIDE STREET

EXISTING 2 ½ STORY WOOD FRAMED BUILDING (1917)

A.P. 16 LOT 19
N/F HERRESHOFF MARINE MUSEUM
D.B. 261 PAGE 559

SUBJECT TO RIGHTS, PRIVILEGES AND EASEMENTS TO WILLOW LANE GRANTED IN DEED BOOK 61 PAGE 366

#142 HOPE STREET

A.P. 16 LOT 21
N/F HERRESHOFF MARINE MUSEUM
D.B. 90 PAGE 60

A.P. 16 LOT 20
N/F HERRESHOFF MARINE MUSEUM
D.B. 388 PAGE 47
SUBJECT TO RIGHTS IN D.B. 100 PG. 27

PROPOSED VIEW EASEMENT IN FAVOR OF AP 16 LOTS 39 & 48

MONUMENT TIE
105.39' FROM IP(FND) TO IP(FND)
N 71°57'40" E

IP (FND)

MONUMENT TIE
N 16°02'10" W 68.85' FROM P(FND)

N 16°07'55" W TOTAL = 99.30'
P/L = 52.00'

EXISTING (5) 10' X 18' (APPROX.) PARKING SPACES (GRAVEL)

GRAVEL PARKING AREA

CONCRETE DRIVEWAY

CONCRETE BLOCKS

2'R BUSH

TALL BRUSH

LAWN

CONCRETE WALK

ABANDONED GAS LINE

4" PE

6" VC ABANDONED GAS LINE

REPORTEDLY SEPTIC OVERFLOW

S 16°08'14" E
52.00'

22.42' x

18.90'

13.80'

21.70'

5.05'

9.17'

10.02'

8.23'

87.50'

P/L = 47.30'

8.31'

23.14'

22.23'

10.50'

9.90'

11.15

20.30'

36.40'

CONCRETE PAD

LEGEND
NOT TO SCALE

- BOUNDARY
- ABUTTER
- MAJOR CONTOUR
- MINOR CONTOUR
- PROPOSED EASEMENT
- LIMIT OF DISTURBANCE
- BUILDING ENVELOPE
- G GAS LINE
- D DRAINAGE LINE
- S SEWER LINE
- W WATER LINE
- OHW ELECTRIC LINE
- IRON PIN
- BOUND
- DRILL HOLE
- UTILITY POLE
- WATER VALVE
- GAS VALVE
- 1 PARKING STALL
- 1 GARAGE BAY

STREET INDEX

BURNSIDE STREET
RESOLUTE LANE
HOPE STREET

Thomas J. Principe, III
No. 9107
REGISTERED PROFESSIONAL ENGINEER

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DRAWN BY: AMI	DESIGN BY: AMI	CHECKED BY: TJP
DATE: 10/01/25		PROJECT NO.: LD-2025-7

EROSION CONTROL & SOIL STABILIZATION PROGRAM

1. DENUDED SLOPES SHALL NOT BE UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON.
2. ALL DISTURBED SLOPES, EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15, SHALL BE SEEDED OR PROTECTED BY THAT DATE, FOR ANY WORK COMPLETED DURING EACH CONSTRUCTION YEAR.
3. THE TOPSOIL SHALL HAVE A SANDY LOAM TEXTURE RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS AND SHALL CONFORM WITH R.I. STD SPECIFICATION M 18.
4. THE SEED MIX SHALL BE INOCULATED WITHIN 24 HOURS, BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCOLUM FOR EACH VARIETY.
5. THE DESIGN MIX SHALL BE COMPRISED OF THE FOLLOWING PERMANENT SEEDING MIXTURES:

   A. MOWED AREA (ALL FLATS OR SLOPES LESS THAN 3:1)

MIXTURE:	% BY WEIGHT:
RED FESCUE	75
KENTUCKY BLUEGRASS	15
COLONIAL BENTGRASS	5
PERENNIAL RYEGRASS	5
TOTAL:	100 lbs/Ac.

   B. UNMOWED AREA OR INFREQUENTLY MOSED (ALL SLOPES GREATER THAN 3:1)

MIXTURE:	% BY WEIGHT:
RED FESCUE	75
COLONIAL BENTGRASS	5
PERENNIAL RYEGRASS	5
BIRDSFOOT TREFOIL	15
TOTAL:	100 lbs/Ac.

6. TEMPORARY TREATMENTS SHALL CONSIST OF A HAY, STRAW, OR FIBER MULCH OR PROTECTIVE COVERS SUCH AS A MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, EXCELSIOR BLANKETS) THEY SHALL BE INCORPORATED INTO THE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
7. HAY OR STRAW APPLICATIONS SHOULD BE IN THE AMOUNT OF 3,000 – 4,000 lbs/Ac.
8. ALL HAYBALES OR TEMPORARY PROTECTION SHALL REMAIN IN PLACE UNTIL AN ACCEPTABLE STAND OF GRASS OR APPROVED GROUND COVER IS ESTABLISHED. IF NEEDED, TEMPORARY SEEDING CAN HELP MINIMIZE THE EROSION. A TEMPORARY SEEDING GUIDE MUST BE INCLUDED AS A REFERENCE. THE FOLLOWING SPECIES ARE RECOMMENDED:

MIXTURE:	lbs./1,000 S.F.
ANNUAL RYEGRASS	1.0 – 1.5
PERENNIAL RYEGRASS	1.0 – 1.5
SUDAN GRASS	0.7 – 1.0
MILLET	0.7 – 1.0
WINTER RYE	3.0
OATS	0.5 – 5.0
WEEPING COVER GRASS	0.5 – 5.0

9. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY AREAS THAT DO NOT DEVELOP WITHIN THE PERIOD OF ONE YEAR AND HE SHALL DO SO AT NO ADDITIONAL EXPENSE.
10. ALL FILL SHALL BE THOROUGHLY COMPACTED UPON PLACEMENT IN STRICT CONFORMANCE WITH THE R.I.D.P.W. STD SPECIFICATIONS SECTION 202.
11. STABILIZATION OF ONE FORM OR ANOTHER AS DESCRIBED ABOVE SHALL BE ACHIEVED WITHIN 15 DAYS OF FINAL GRADING.
12. STOCKPILES OF TOPSOIL SHALL NOT BE LOCATED NEAR WATERWAYS, THEY SHALL HAVE SIDE SLOPES NO GREATER THAN 30% AND STOCKPILES SHALL ALSO BE SEEDED AND/OR STABILIZED.
13. ON BOTH STEEP AND LONG SLOPES CONSIDERATION SHALL BE GIVEN TO "CRIMPING" OR "TRACKING" TO TACK DOWN MULCH APPLICATIONS.
14. REFERENCE THE SEDIMENTATION CONTROL PROGRAM AND ORDER OF PROCEDURE FOR PROPER COORDINATION
15. THE DRAINAGE SYSTEM SHALL RECEIVE ONE FINAL CLEANING PRIOR TO ACCEPTANCE TO THE OVERALL PROJECT BY THE OWNER SEDIMENTS SHALL BE DISPOSED OF IN A PROPER MANNER.

ORDER OF PROCEDURE:

1. PRIOR TO ANY CLEARING AND GRUBBING OR ANY ROUGH GRADING, TEMPORARY HAYBALES AND SANDBAGS SHALL BE PLACED OUTSIDE THE LIMITS OF CONSTRUCTION AS PER THE PLANS (I.E. ALONG ROADWAYS, STREAM BANKS, CRITICAL AREAS, ETC.).
2. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE PERIODICALLY MAINTAINED AS PER THE RESPECTIVE PROGRAMS FOR TEMPORARY CONTROL.
3. IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION PROGRAMS FOR TEMPORARY CONTROL.
4. TEMPORARY HAYBALES AND SANDBAGS ALONG AND AT THE ENDS OF ROADWAYS MAY ALSO BE REMOVED AFTER FINAL SOIL STABILIZATION HAS BEEN ACHIEVED AND APPROVED.
5. HAYBALES LOCATED AT DRAINAGE OUTLETS MUST REMAIN UNTIL SUCH TIME THAT A DESIRABLE STAND OF GRASS OR COVER HAS BEEN ESTABLISHED AND THE PROJECT RECEIVES A FAVORABLE APPROVAL FOR FINAL ACCEPTANCE FROM THE ENGINEER.

SEDIMENTATION CONTROL PROGRAM:

1. RIP RAP SPLASH PADS SHALL BE INSTALLED AT THE OUTLETS FOR ALL CULVERTS DISCHARGING INTO A WATERWAY.
2. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL ENTERING THE WETLANDS.
3. ALL DISTURBED AREAS SUBJECT TO EROSIVE TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL BE SEEDED AND PROTECTED WITH A FIBER MULCH.
4. DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.
5. SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.
6. CARE SHOULD BE TAKEN SO AS NOT TO PLACE "REMOVED SEDIMENTS" WITHIN THE PATH OF EXISTING, NEWLY CREATED (BOTH TEMPORARY AND PERMANENT) OR PROPOSED WATERCOURSES OR THOSE AREAS SUBJECTED TO STORM WATER FLOW.
7. ADDITIONAL HAYBALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT.
8. ALL SEDIMENTS SHALL BE REMOVED FROM THE DRAINAGE AND DETENTION FACILITIES AS SCHEDULED FOR EACH FACILITY (SEE DETENTION BASIN MAINTENANCE, THIS SHEET).
9. REFERENCE THE "R.I. SOIL EROSION AND SEDIMENT CONTROL HANDBOOK" PREPARED BY THE U.S. DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE, 1989, AS A GUIDE.

GENERAL NOTES:

1. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH ANY APPLICABLE LOCAL, STATE AND FEDERAL LAWS GOVERNING HIS INTENDED ACTIVITIES. OSHA REGULATIONS ARE APPLICABLE OF PROJECT SITE CONSTRUCTION ACTIVITIES.
2. ALL CONSTRUCTION WILL BE UNDERTAKEN IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE TOWN OF BRISTOL.
3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
4. IF THE MUNICIPALITY REQUIRES A PROJECT PRE-CONSTRUCTION CONFERENCE, THE PROJECT DEVELOPER AND THE PROJECT CONTRACTOR WILL ATTEND AND WILL PROVIDE ALL REQUESTED MATERIALS PRIOR TO COMMENCING ANY WORK.
5. IF CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.
7. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN

1. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, DEMOLITION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.

2. CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRUBBING OR EARTHWORK ACTIVITY.

3. EXISTING CATCH BASINS ARE TO BE PROTECTED WITH HAY BALES AND/OR SILT SACS PRIOR TO THE START OF SITE GRUBBING, EARTHWORK OR UNDERGROUND UTILITY AND DRAINAGE INFRASTRUCTURE INSTALLATION TO SERVE THE DEVELOPMENT SITE.

4. THE PROJECT CONSTRUCTION SEQUENCE, TO THE EXTENT PRACTICAL, SHOULD REQUIRE THE INSTALLATION OF DOWN GRADE AND OFF SITE STORM DRAINAGE SYSTEM IMPROVEMENTS BEFORE THE START OF SITE GRUBBING AND EARTHWORK ACTIVITY.

5. TEMPORARY SITE SLOPE TREATMENTS FOR SOIL STABILIZATION SHALL CONSIST OF HAY, STRAW, FIBER MULCH, RIP RAP OR PROTECTIVE COVERS SUCH AS MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, AND EXCELSIOR OR EQUAL PRODUCTS). THESE AND OTHER ACCEPTABLE MEASURES SHALL BE INCORPORATED INTO THE SITE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.

6. CONSTRUCTION SITES ARE DYNAMIC, THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND OR MOVEMENT AND MAINTENANCE OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL MEASURES AS NEEDED TO MAXIMIZE THE INTENT OF THE PLAN FOR ALL SITE CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL DEVICES UNTIL AN ACCEPTABLE PERMANENT VEGETATIVE GROWTH IS ESTABLISHED. THE CONTRACTOR SHALL MAINTAIN A DETAIL LOG OF ALL EROSION CONTROL INSPECTIONS, COMPLAINTS RELATED TO EROSION OR SEDIMENT, AND CORRECTIVE REMEDIAL MEASURES TAKEN THROUGHOUT THE COURSE OF THE PROJECT CONSTRUCTION.

8. SOIL EROSION AND SEDIMENT CONTROL IS NOT LIMITED TO DAMAGES CAUSED BY WATER BUT ALSO INCLUDES EROSION AND SEDIMENT RESULTING FROM WINDS. MEASURES, SUCH AS TEMPORARY GROUND COVERS, WATER AND CALCIUM APPLICATIONS ARE TO BE UNDERTAKEN AS NEEDED TO MINIMIZE WIND RELATED SOIL AND DUST CONTROL.

9. STOCK PILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. STOCK PILES SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%). STOCK PILES SHALL BE SURROUNDED ON THE DOWN GRADIENT OF THE EXISTING GROUND SURFACE BY HAY BALES OR SILT FENCE. THE STOCK PILES SHALL ALSO BE SEEDED OR STABILIZED IN SOME MANOR TO PREVENT SOIL EROSION.

10. THE SMALLEST POSSIBLE SITE AREAS SHALL BE DISTURBED OR EXPOSED AT ONE TIME AND DENUDED SLOPES OR WORK AREAS SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS INACTIVE PERIODS OR SITE WORK SHUT DOWNS.

11. TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS MUST BE SEEDED OR STABILIZED WITHIN THE CONSTRUCTION SEASON. STABILIZATION OF ONE FORM OR ANOTHER SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.

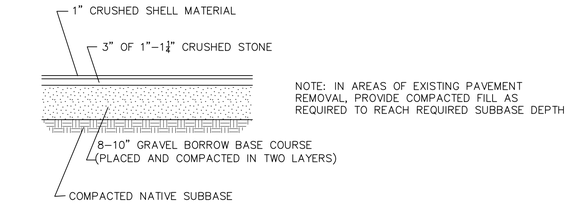
12. EXPOSED STEEP OR LONG SLOPES SHOULD BE TREATED WITH "CRIMPING" OR "TRACKING" TO REDUCE EROSION AND SEDIMENT AND TO TACK DOWN SEEDING OR MULCH APPLICATIONS.

13. IF CONCRETE IS TO BE USED ON SITE, THE CONTRACTOR MUST ESTABLISH AND MAINTAIN SPECIFIC WASHOUT AREAS FOR THE CONCRETE TRUCKS WITH APPROPRIATE PROTECTION CONTROLS.

14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.

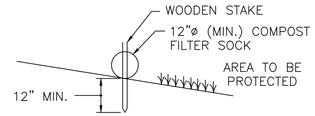
15. EXISTING TREES AND VEGETATION WILL BE RETAINED WHENEVER FEASIBLE.

16. SITE SOIL EROSION AND SOIL STABILIZATION AND SEDIMENT CONTROLS MUST CONFORM TO ALL REQUIREMENTS OF THE APPLICABLE LOCAL COMMUNITY ORDINANCES AND STATE REGULATIONS.

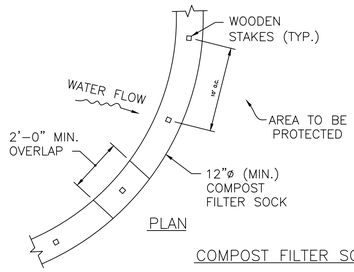


POROUS CLAM SHELL
TYPICAL CROSS SECTION

NOT TO SCALE



SECTION



PLAN

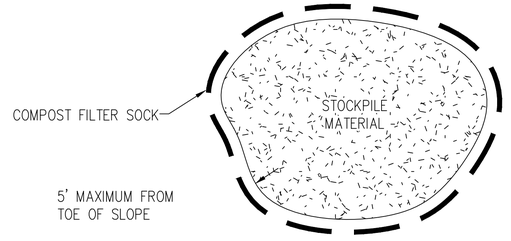
COMPOST FILTER SOCK

PERIMETER EROSION CONTROLS

NOT TO SCALE

NOTES:

1. ALL MATERIAL TO MEET REQUIREMENTS OF SECTION 206 OF RI STANDARD SPECIFICATIONS.
2. COMPOST MATERIAL MUST BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT.



STOCKPILE DETAIL

NOT TO SCALE

DRAWING ISSUE:

- ☐ CONCEPT
- ☒ CUSTOMER APPROVAL
- ☐ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

Thomas J. Principe, III
No. 9707
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
ESTABLISHED IN 1981 www.PrincipeCompany.com

PROPOSED CONDITIONS PLAN
for
HALSEY C. HERRESHOFF
TRUSTEE
ASSESSORS PLAT 16 LOTS 39 & 48
#18 BURNSIDE STREET
#1 RESOLUTE LANE
in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 5 OF 5
DRAWN BY: AMI	DESIGN BY: AMI	CHECKED BY: TJP
DATE: 10/01/25		PROJECT NO.: LD-2025-7

NO.	DATE	DESCRIPTION	BY
4.	9-22-25	UPDATED EASEMENT INFO	RAW
3.	9-10-25	UPDATED ABUTTERS	RAW
2.	9-10-25	ADD PROP. EASEMENT	RAW
1.	7-23-25	ADD' ROOF HEIGHTS	JML

BURNSIDE STREET
(PUBLIC - 37' WIDE)

RESOLUTE LANE
(27' WIDE)

HOPE STREET
(PUBLIC - VARIABLE WIDTH)

DH (FND) (LINE)

TIE FROM DH (FND) = 133.74'
N 73°53'01" E

SMH #137
RIM = 13.44'
IN = 9.64'
OUT = 9.59'

GUY POLE #1
U.G.UT.

TIE FROM GBDH (FND) = 151.49'
S 73°53'01" W

CBDH (FND)

SITE BENCHMARK
NAIL SET IN POLE #1
ELEVATION = 19.36'
DATUM NAVD88

S 16°07'04" E
TIE DIST. = 36.88'

DH (FND) (HELD)
N 73°53'01" E
27.00'

N 73°53'01" E 70.17'
FACE OF BUILDING ON P/L

OFF 0.18'
DH (FND)

POLE #2

POLE #3

SITE BENCHMARK
NAIL SET IN POLE #2
ELEVATION = 22.46'
DATUM NAVD88

N 16°07'59" W TOTAL = 99.30'
P/L = 52.00'

MONUMENT TIE
68.85' FROM IP(FND)
N 16°02'10" W

IP (FND)

MONUMENT TIE
105.39' FROM IP(FND TO IP(FND)
N 71°57'40" E

IP (FND)

S 74°30'01" W 96.80'

OFF 0.15'
IP (FND)

OFF 0.10'

S 15°40'59" E
52.00'
TOTAL = 97.30'

N 73°53'01" E TOTAL = 97.17'

S 15°40'59" E
48.34'

N 73°53'01" E

OFF 0.02'

S 16°18'44" E

N 75°E TRUE

ELECTRIC METER
WATER METER
F.F. ELEV. 21.15'

SLAB ELEV. 21.05'

TOP OF BRICK FOUNDATION ELEV. = 23.76'

F.F. ELEV. 21.72'

BUILDING 0.16' OFF W P/L

ROOF ELEVATION = 64.80'
(MINUS) -
GROUND ELEVATION = 19.10'
BUILDING HEIGHT = 45.70'

BUILDING 4.99' OFF E P/L

#18 BURNSIDE STREET
EXISTING 3 STORY
WOOD FRAMED WAREHOUSE
(1890)

A.P. 16 LOT 48
N/F HALSEY C. HERRESHOFF
TRUSTEE
D.B. 2264 PAGE 319

AREA
3,649 SQ. FT.
0.0838 ACRES

GAS METER
3" CAPPED WATER LINE
ROOF PEAK X - EL. = 64.48'
APPROXIMATE COPULA ELEV. = 73.63'

BUILDING OVER W P/L = 0.23'
BUILDING 1.65' OFF S P/L

OIL TANK

BUILDING 1.60' OFF S P/L

P/L = 70.17'

5.05'

BUILDING OVER P/L = 0.47'

#18-20 BURNSIDE STREET

EXISTING 2 ½ STORY
WOOD FRAMED BUILDING
(1917)

A.P. 16 LOT 19
N/F HERRESHOFF MARINE
MUSEUM
D.B. 261 PAGE 559

SUBJECT TO RIGHTS, PRIVILEGES
AND EASEMENTS TO WILLOW LANE
GRANTED IN
DEED BOOK 61 PAGE 366

CONCRETE LOADING DOCK ELEV. = 22.84'

OIL TANK

3-ELECTRIC METERS

A/C UNIT

X F.F. ELEV 23.11'

BUILDING 1.40' OFF W P/L

#1 RESOLUTE LANE
EXISTING 2 STORY
WOOD FRAMED WAREHOUSE
(1978)

ROOF PEAK ELEV. 45.52'

APPROXIMATE ROOF MONITOR

ROOF ELEVATION = 45.52'
(MINUS) -
GROUND ELEVATION = 19.16'
BUILDING HEIGHT = 26.36'

APPROXIMATE ROOF MONITOR

X - MONITOR ELEV. = 46.4'

X - F.F. ELEV. = 23.33'

A.P. 16 LOT 39
N/F HALSEY C. HERRESHOFF
TRUSTEE (50%) ETAL
D.B. 2242 PAGE 28

AREA
4,638 SQ. FT. / 0.1064 ACRES

3' R BUSH

GAS METER

BUILDING 1.00' OFF W P/L

BUILDING 1.75' OFF S P/L

BUILDING 1.83' OFF S P/L

SLAB ELEV. = 23.29' X

BUILDING OVER P/L = 0.26'

6" PERIMETER DRAIN
RIM = 23.08'

CATCH BASIN
RIM = 23.08'
8" OUT = 22.19'

8" PVC APPROXIMATE

CLEAN OUT

CONCRETE PAD

CONCRETE WALK (BROKEN)

BITUMINOUS PAVEMENT

GUTTER LINE

ABANDONED GAS LINE

6" VC

4" PE

6" PE

2" PE

OHW

APPROXIMATE CENTERLINE

CONCRETE WALK

OLD CONCRETE FOOTING

20" TREE

CONCRETE DRIVEWAY

LAWN

BOLLARD

GRAVEL PARKING AREA

2' R BUSH

CONCRETE BLOCKS

TALL BRUSH

BUILDING

OLD CONCRETE FOOTING (FLUSH WITH GROUND)

BROKEN BITUMINOUS DRIVEWAY

CONCRETE WALK

A.P. 16 LOT 20
N/F HERRESHOFF MARINE
MUSEUM
D.B. 388 PAGE 47
SUBJECT TO RIGHTS IN
D.B. 100 PG. 27

#142 HOPE STREET

A.P. 16 LOT 21
N/F HERRESHOFF MARINE
MUSEUM
D.B. 90 PAGE 60

A.P. 16 LOT 22
N/F WILLIAM V. &
MILDRED M. BARLOW
TRUSTEES
D.B. 2240 PAGE 331

LEGEND
NOT TO SCALE

- BOUNDARY
- ABUTTER
- MAJOR CONTOUR
- MINOR CONTOUR
- BUILDING ENVELOPE
- G — GAS LINE
- D — DRAINAGE LINE
- S — SEWER LINE
- W — WATER LINE
- OHW — ELECTRIC LINE
- IRON PIN
- BOUND
- DRILL HOLE
- UTILITY POLE
- WATER VALVE
- GAS VALVE

ZONING CRITERIA (NONCONFORMING)

	ZONE M	LOT 16-48 ALLOWABLE:	LOT 16-39 ALLOWABLE:
MINIMUM LOT AREA	20,000 S.F.	3,649 S.F.	4,637 S.F.
MINIMUM LOT FRONTAGE & WIDTH	100'	18.25'	23.25'
MINIMUM FRONT YARD SETBACK	30'	5.5'	7.0'
MINIMUM SIDE YARD SETBACK	25'	4.5'	5.80'
MINIMUM REAR YARD SETBACK	20'	3.65'	4.65'
MAXIMUM BUILDING COVERAGE	50%	90.87%	88.40%
MAXIMUM BUILDING HEIGHT	35'	--	--

(SEE ZONING REGULATION FOR THE SPECIFICS OF THIS PARCEL)

(BUILDING SETBACKS SHOWN MUST BE REVIEWED BY THE TOWN ZONING – OFFICIAL FOR ACCURACY AND COMPLIANCE)

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

2. THIS SITE LIES WITHIN ZONE X AS SHOWN ON THE FIRM MAP FOR THE TOWN OFBRISTOL, RHODE ISLAND COMMUNITY PANEL NUMBER 44001C0014H, MAP DATED 7/7/2014.

3. THE HORIZONTAL DATUM SHOWN HEREIN IS BASED ON RHODE ISLAND STATE PLANE COORDINATES NAD 83 DATUM AND VERTICAL DATUM IS BASED ON NAVD 88 DATUM.

4. THE TOWN DOES NOT HAVE RECORDS FOR ANY EXISTING SEWER CONNECTIONS TO #1 RESOLUTE LANE.

5. WATER, SEWER AND UTILITIES (TRANSFORMERS), ETC. TO BE CONNECTED FROM 18 BURNSIDE STREET TO 1 RESOLUTE. BURNSIDE IS BEING REPAVED BY TOWN OF BRISTOL. ELECTRICAL TRANSFORMERS, IF NEEDED, WILL BE DONE BY R.I. ENERGY. A LARGE FIRE SUPPRESSION SYSTEM EXISTS CURRENTLY IN THE BUILDING. EXISTING SEWER OUT OF N.E. CORNER OF BUILDING WILL NEED TO BE REPLACED. DOMESTIC WATER SERVICE WILL BE SHARED WITH THE BACK BUILDING, AS BOTH BUILDINGS WILL BE COMBINED TO USE THE SAME FIRE SUPPRESSION AND SERVICE LINES.

6. EXISTING SHRUBS, ETC. TO BE REMOVED.

7. PARKING AREA PERMEABLE MATERIAL WILL BE POROUS CLAM SHELL.

8. TRASH BINS TO BE AT THE SOUTHWEST CORNER OF THE PROPERTY.

1-888-DIG-SAFE
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

REFERENCES:

1. A CERTAIN PLAN ENTITLED " BOUNDARY SURVEY PLAN A.P. 16 LOTS 8, 13-15, 19-21, 31, 39, 41-44, & 48 HOPE STREET, BURTON STREET, & BURNSIDE STREET BRISTOL, RHODE ISLAND, HERRESHOFF MARINE MUSEUM. SURVEYED BY WATERMAN ENGINEERING CO. : DATED 2/26/08 : SCALE 1" = 30 " AND RECORDED IN THE TOWN OF BRISTOL IN THE TOWN CLERKS OFFICE IN ENVELOPE #617

2. RIGHTS TO RIGHT OF WAY KNOWN AS RESOLUTE LANE (FORMERLY WILLOW LANE) AS DESCRIBED IN D.B. 100 PAGE 27

3. RESTRICTIONS AS SET FORTH IN VOLUME 173 PAGE 153 (NOT PLOTTABLE)

4. RIGHTS AS DESCRIBED IN VOLUME 132 PAGE 40 (NOT PLOTTABLE)

5. RIGHTS AS DESCRIBED IN VOLUME 260 PAGE 39 (NOT PLOTTABLE)

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD / CLASS III TOPO

PURPOSE OF SURVEY: EXISTING CONDITIONS SURVEY

BY: _____ DATE: 9/22/2025
STEPHEN T. LONG, PLS NO. 1930

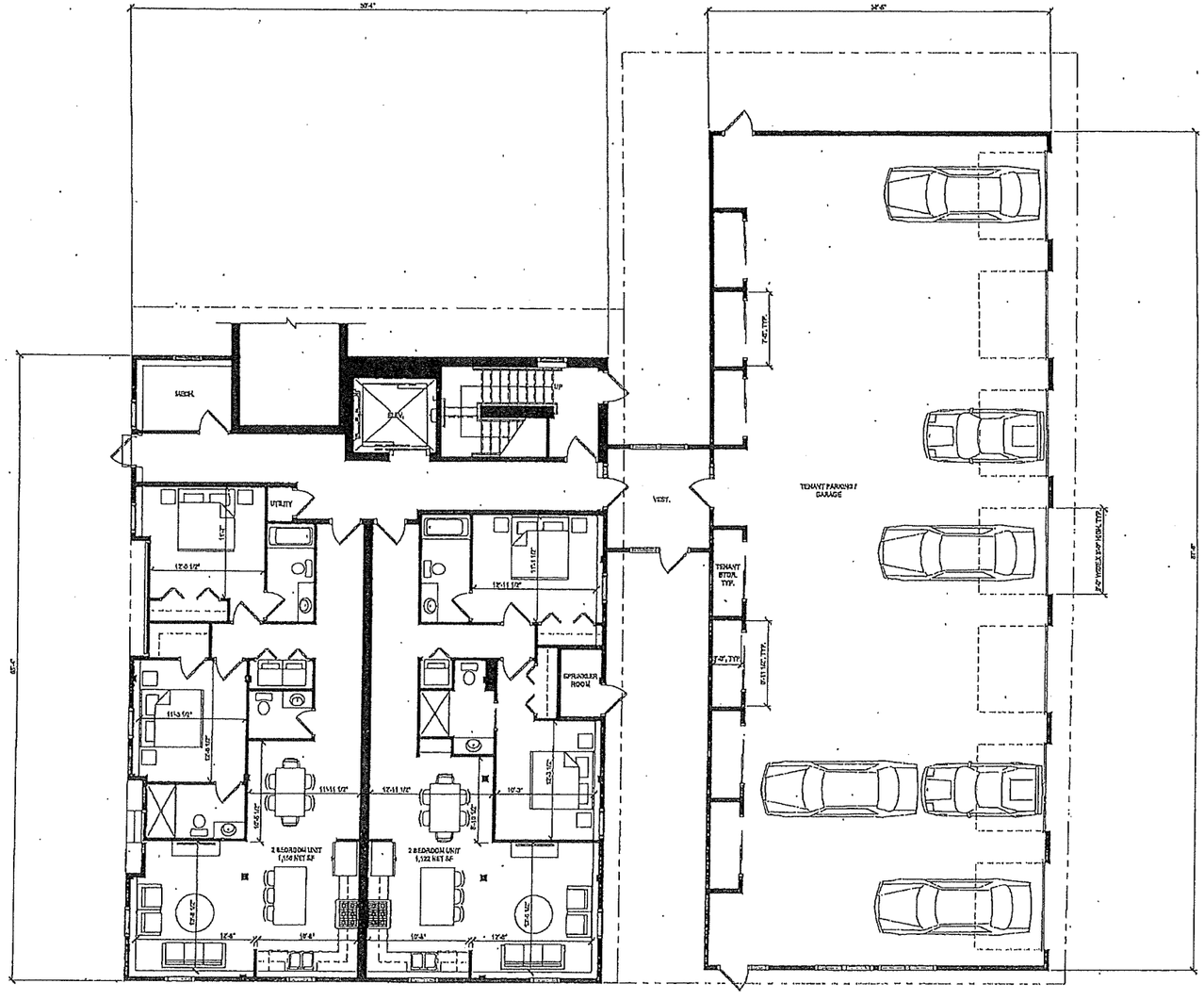
STEPHEN T. LONG
STATE OF RHODE ISLAND
1930
PROFESSIONAL LAND SURVEYOR

STREET INDEX
BURNSIDE STREET
RESOLUTE LANE
HOPE STREET

PRINCIPE COMPANY, INC.
SURVEYING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
SURVEY@PRINCIPEENGINEERING.COM
PRINCIPEENGINEERING.COM

EXISTING CONDITIONS PLAN
for
HALSEY C. HERRESHOFF
TRUSTEE
ASSESSORS PLAT 16 LOTS 39 & 48
#18 BURNSIDE STREET
#1 RESOLUTE LANE
in
BRISTOL, RHODE ISLAND

SCALE: 1"=10'		SHEET NO: 1 OF 1
DRAWN BY: JML	DESIGN BY:	CHECKED BY: STL
DATE: 6-16-2025		PROJECT NO.: LD-2025-7



1 FIRST FLOOR PLAN
3/16" = 1'-0"

401 ARCHITECTURE, LLC
5 Division Street, Unit #39
East Greenwich, Rhode Island
02818

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SEAL

AUTHOR
Chris Mercier, Cyrus Darlush

REVISION	DATE
REVISION 1	07/15/2024

PROJECT
18 BURNSIDE STREET
1 RESOLUTE

BRISTOL,
RHODE ISLAND

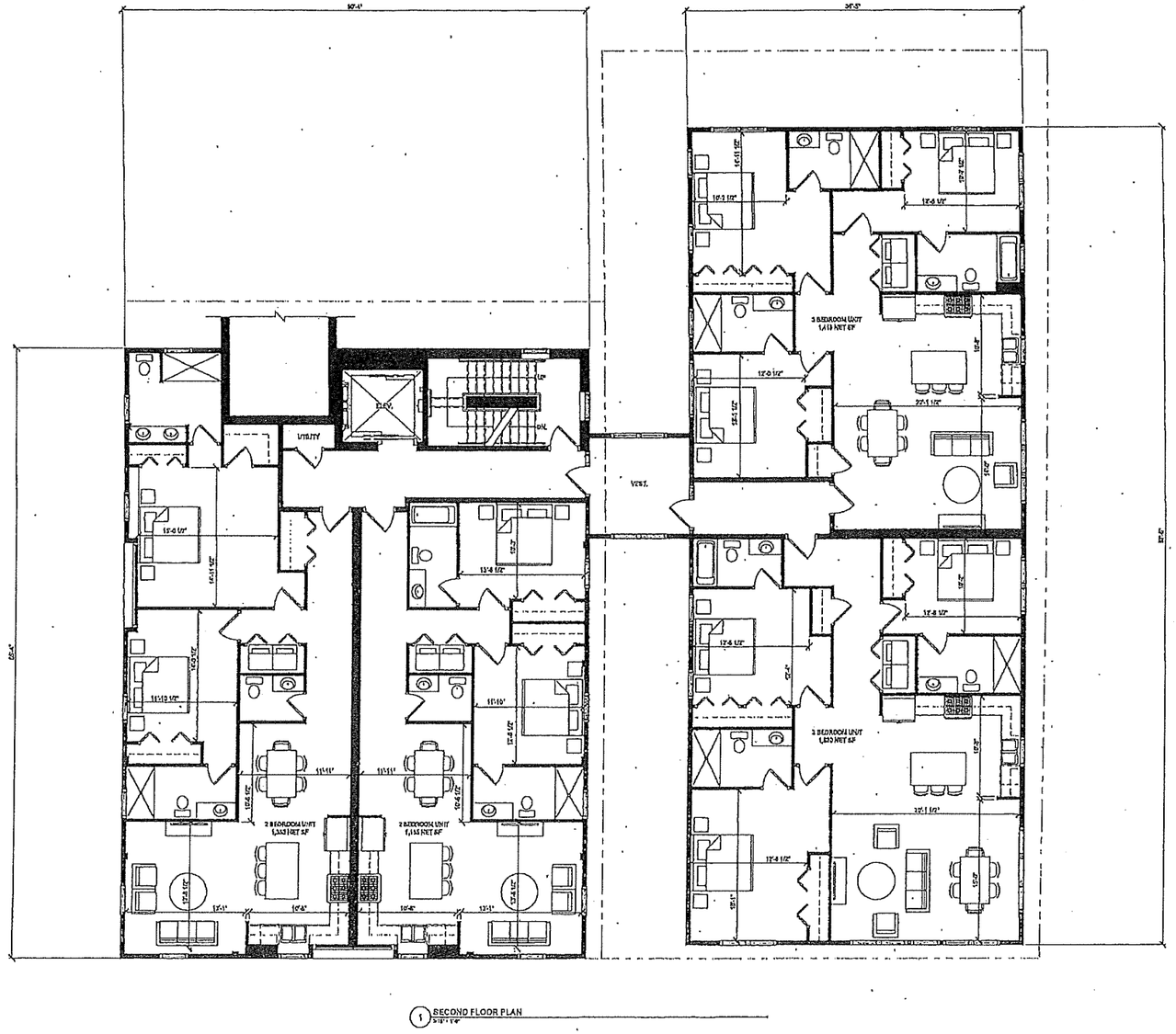
PROJECT NUMBER
0210

STATUS
ISSUED FOR REVIEW

ISSUED - SEPTEMBER 9, 2025

CONTENTS
PROPOSED FIRST FLOOR PLAN

A101



1 SECOND FLOOR PLAN

401
ARCHITECTURE, LLC
5 Division Street, Unit #39
East Greenwich, Rhode Island
02818

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SEAL

AUTHOR
Chris Mercier, Cyrus Garbuti

REVISION	DATE
REVISION 1	07/16/2025

PROJECT
18 BURNSIDE STREET
1 RESOLUTE

BRISTOL,
RHODE ISLAND

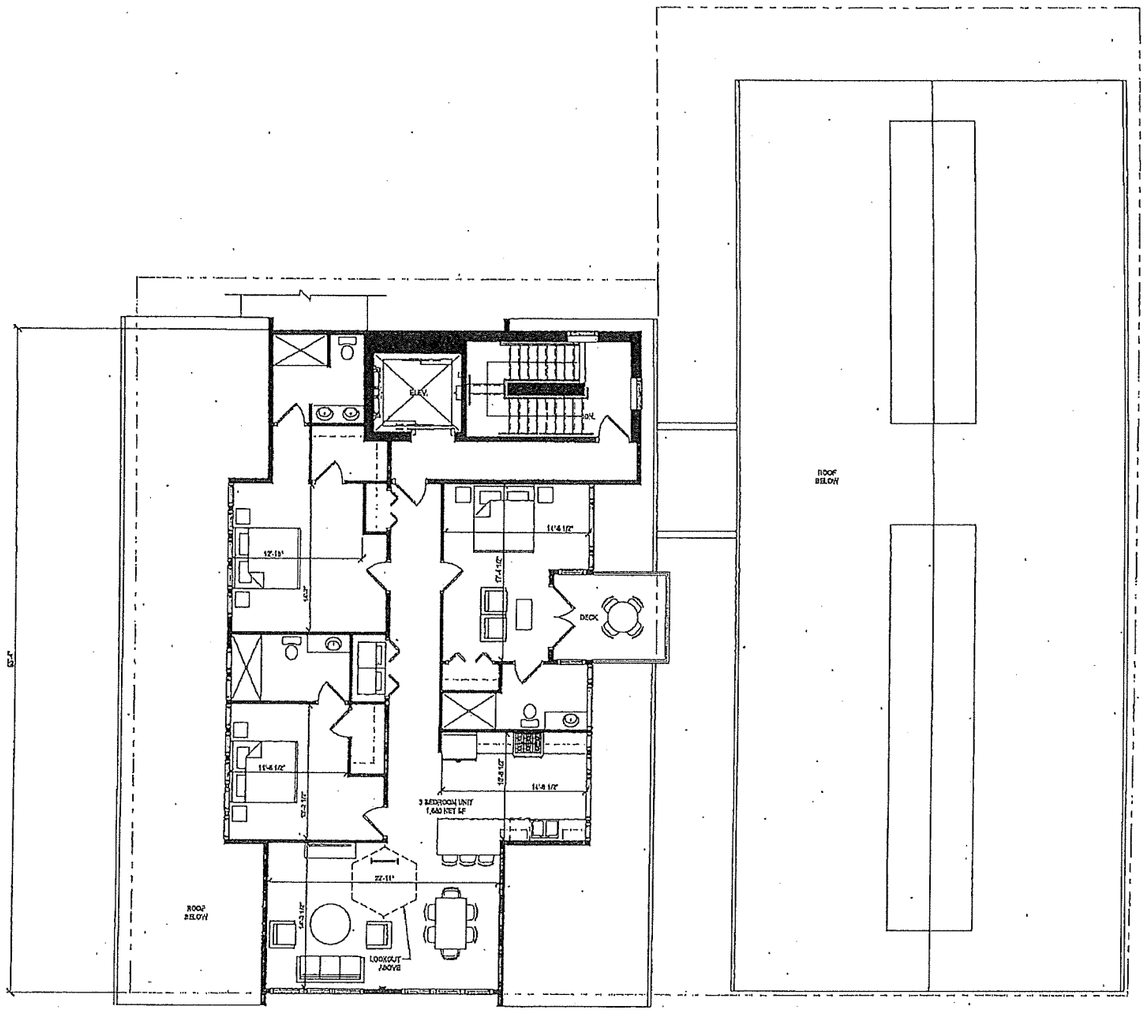
PROJECT NUMBER
2215

STATUS
ISSUED-FOR REVIEW

ISSUED - 5 SEPTEMBER, 2025

CONTENTS
PROPOSED SECOND FLOOR PLAN

A102



1 THIRD FLOOR PLAN
1/4"=1'-0"

401
ARCHITECTURE, LLC
5 Division Street, Unit #39
East Greenwich, Rhode Island
02818

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SEAL

AUTHOR
Chris Mercier, Dyad Orelech

REVISION	DATE
REVISION 1	01/15/2026

PROJECT
18 BURNSIDE STREET
1 RESOLUTE

BRISTOL,
RHODE ISLAND

PROJECT NUMBER
2215

STATUS
ISSUED FOR REVIEW

ISSUED - SEPTEMBER 8, 2025

DOCUMENTS
PROPOSED THIRD FLOOR PLAN

A103