

TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda Tuesday, July 30, 2024 at 11:30 AM DE 151 Community Development Office Conference Room, 235 High Street, 1st Floor, Bristol, RI 02809

A. Pledge of Allegiance

- B. New Business
 - B1. Pre-Application/Concept Review: Concept review for a proposed Development Plan for a proposal to construct a 4,800 square foot garage building for mechanical equipment repair and office use. Property located at Metacom Avenue, 1,244 feet south of the intersection of Michael Drive and Metacom Avenue on the east side of Metacom. Owner: Lionel J. Ramos/Applicant: David J. Ramos. Assessor's Plat 128, Lot 16, Zone: General Business

C. Adjourn

Date: July 25, 2024

By: mbw

674 Metacom Avenue Narrative Summary

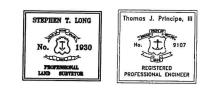
Existing Property Conditions:

- 0.72 acres along Metacom Avenue. Previously cleared and currently in use for parking and storage of materials/machinery.
 - Compacted gravel parking area takes up a large portion of the site.
 - o Wetlands are present and flagged along the Southern and Eastern property lines.
 - Street access is achieved by a shared driveway with 670 Metacom Ave along the north property line.
- Current structures and use
 - Box trailer, for storage, with concrete access steps.
 - Two (2) unused concrete leaching chambers.
 - o Some materials and machinery temporarily stored on the property.
 - Located in GB zone.
- Land has been previously cleared apart from a tree line and vegetation along the Southern and Eastern property lines, where wetlands are present.
- Utilities at property
 - Public Sewer (not in current use)
 - Public Water (not in current use)
 - Electric (currently used by Lionel Ramos will be transferred to applicant)

Proposed Property Conditions:

- 0.72 acres
 - Maintain current property lines, shared driveway, gravel parking area, and current treeline/wetland buffer to South and East.
- Remove existing box trailer, concrete steps, and (2) concrete leaching chambers.
- Add a 4,800 sf garage for mechanical equipment repair / office space use.
- Add the following to the existing gravel parking lot:
 - Addition of about 2,311 sf of ¾" dia. crushed stone.
 - Area for required thirteen (13) parking spaces and one (1) loading spaces.
 - Accessible area for dumpster.
- Existing gravel areas to be replaced with loam and seed:
 - o 372 sf to east
 - o **315.5 sf to south**
- Add 3' wide planting strip with 4 shade trees placed every 40' along front property line.
- Add 6' wide concrete sidewalk along front property line.
- Proposed bioretention basin for stormwater management.
- Maintain 47.55' (25' minimum) from residential zone
- Maintain 50' from Metacom Avenue.
- Utilities:
 - o Bristol County Water
 - o Town Sewer
 - o Electric

DEVELOPMENT PLAN REVIEW FOR 674 METACOM AVENUE ASSESSORS MAP 128 PARCEL 16 IN BRISTOL, RHODE ISLAND





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

OWNER: 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

JULY 01, 2024

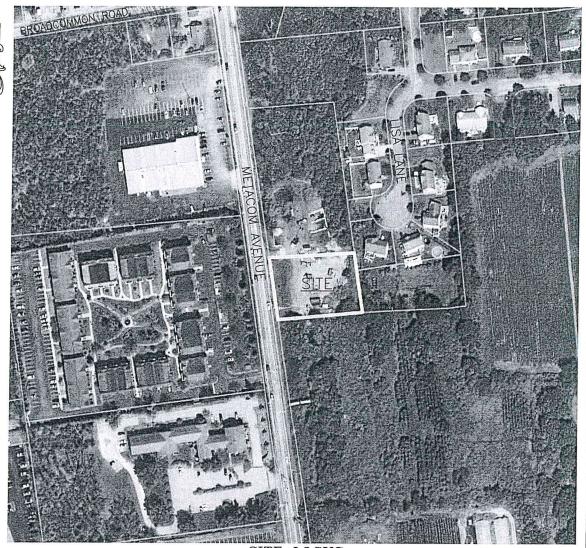
DRAWING ISSUE: X CONCEPT CUSTOMER APPROVAL PERMITTING CONSTRUCTION AS-BUILT OTHER: ONLY PLANS ISSUED FOR CONTRUCTION

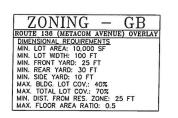
LIST OF DRAWINGS

- 1) TITLE SHEET 2) EXISTING CONDITIONS PLAN
- 3) PROPOSED LAYOUT PLAN
- 4) DRAINAGE & GRADING PLAN
- 5) CONSTRUCTION DETAILS 1

APPROVED BY THE TOWN OF BRISTOL PLANNING BOARD

TOWN OF BRISTOL PLANNING CHAIR OR DESIGNEE





GENERAL NOTES

LI THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOITED 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 DVERHEAD AND UNDERGROUND, AND 'DIG-SAFE' HU BE NOTIFIED FRUID TO COMMENCING ANY CONSTRUCTION OF DEATIONS. RESTORATION AND REPAIR OF DAHAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR VITH NG ADDITIONAL CO THE GUNER. NG EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN VHOSE FACILITIES MIDTIE BE AFFECTED BY ANY VORK TO BE PERFORMED BY THE CONTRACTOR AND THE AFTER AT LAR 2 HOURS IN ADVANCE. 2. THIS SITE LIES IN ZONE X AS SHOWN ON THE FIRM MAP FOR THE CITY BRISTOL, RI COMMUNITY PANEL ND.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.

DOWNSPO LIGHT POS STONEWAL COMPOST

CONSTRUC

4. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NAVD88 DATUM. 5. THERE ARE UNDERGROUND UTILITIES LOCATED WITHIN METACOM AVENUE ALDNG THIS PARCELS FRONTAGE.

DATE: 03/2//2024 PREPARED BY: PRINCIPE COMPANY, INC. - SURVEYING DIVISION SIGNED BY: STEPHEN T. LONG, PLS NO. 1930

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STREET INDEX METACOM AVENUE

(PUBLIC- STATE HIGHWAY)

PLAN REFERENCE:

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

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

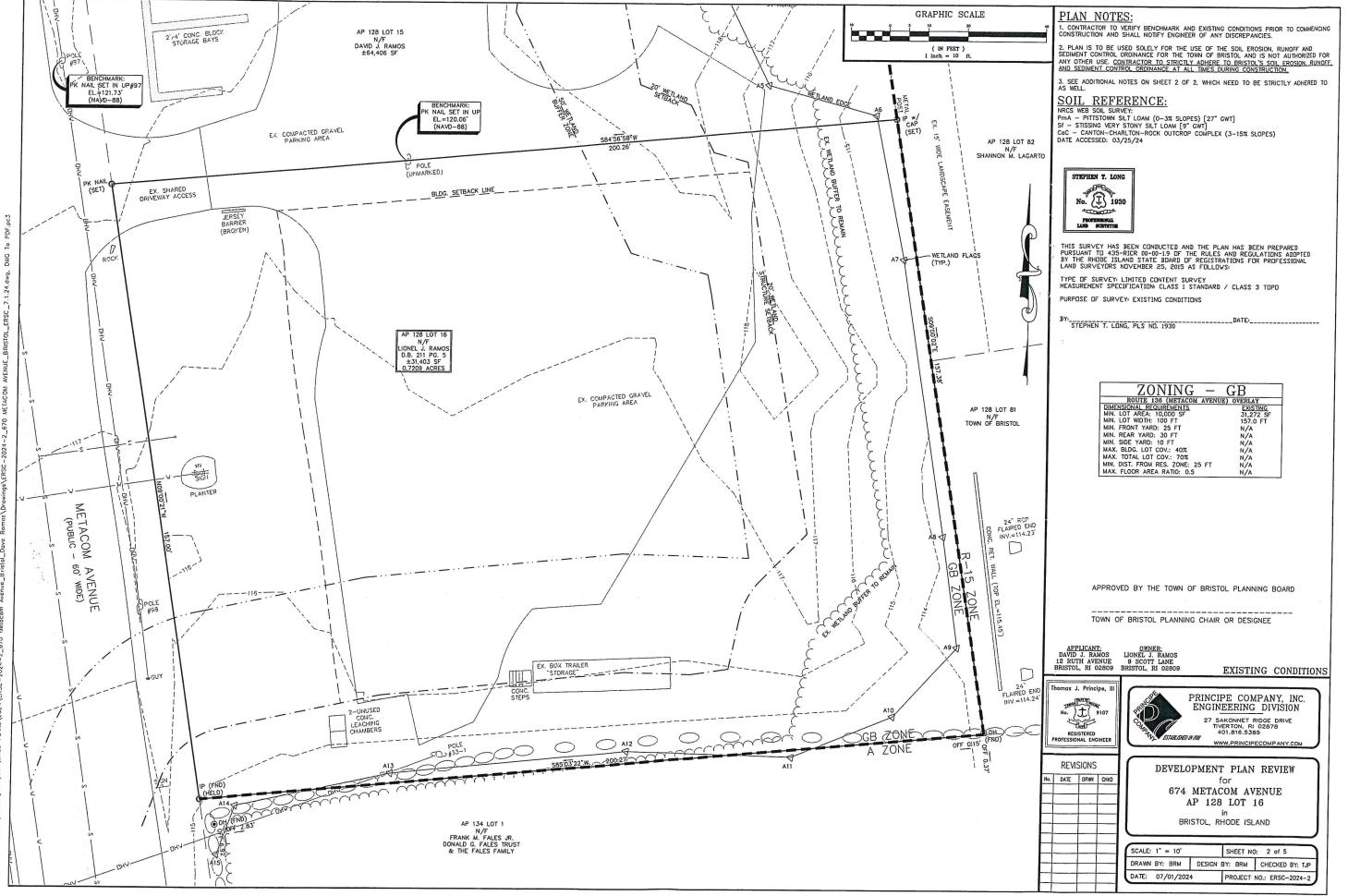
PERIMET

EDGE OF FENCE EASEMEN CONTOUR UTILITY F TEST HOL SAWCUT BUILDING OVERHEAD CATCH BA DRAIN MA DRAIN LIN WATER LI WATER GA WELL SEWER LIN

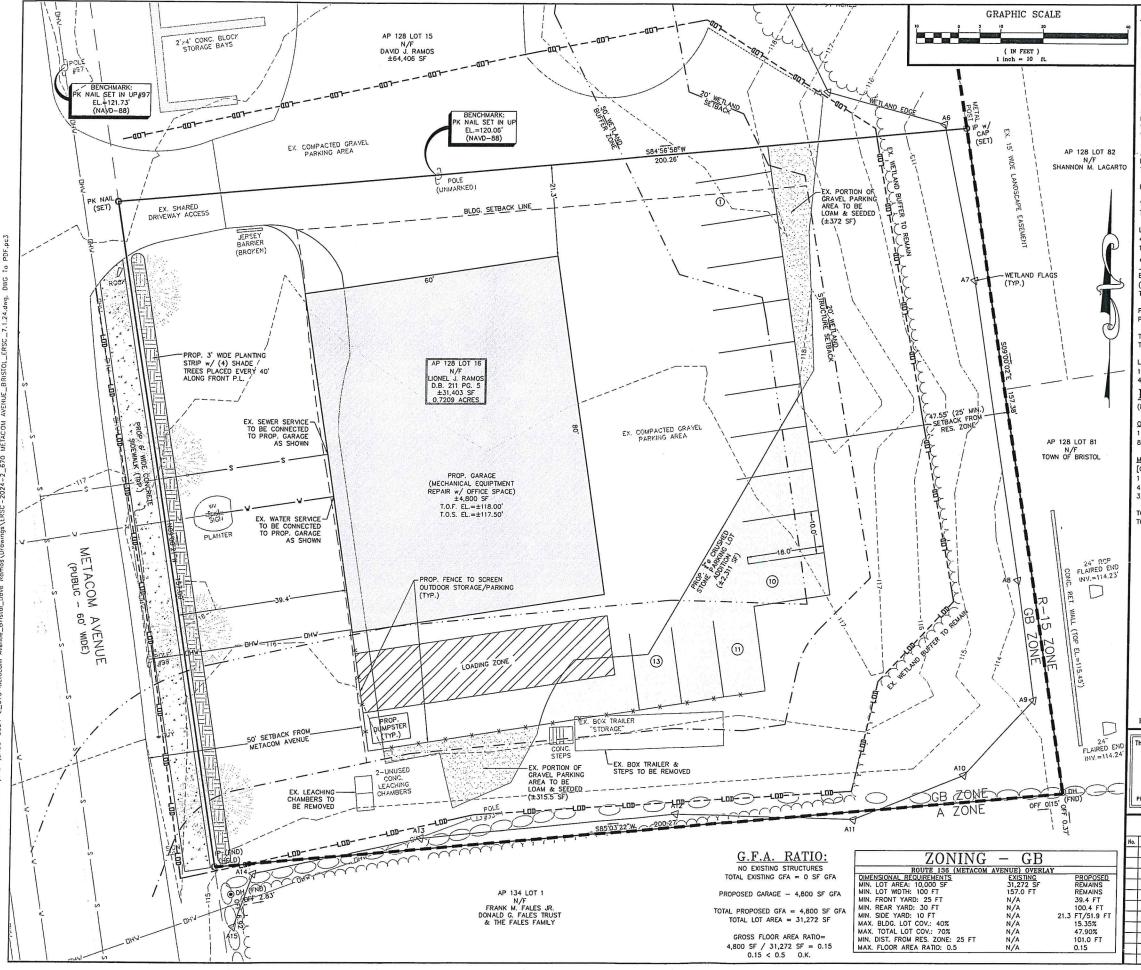
WETLAND SIGN RIDOT STD

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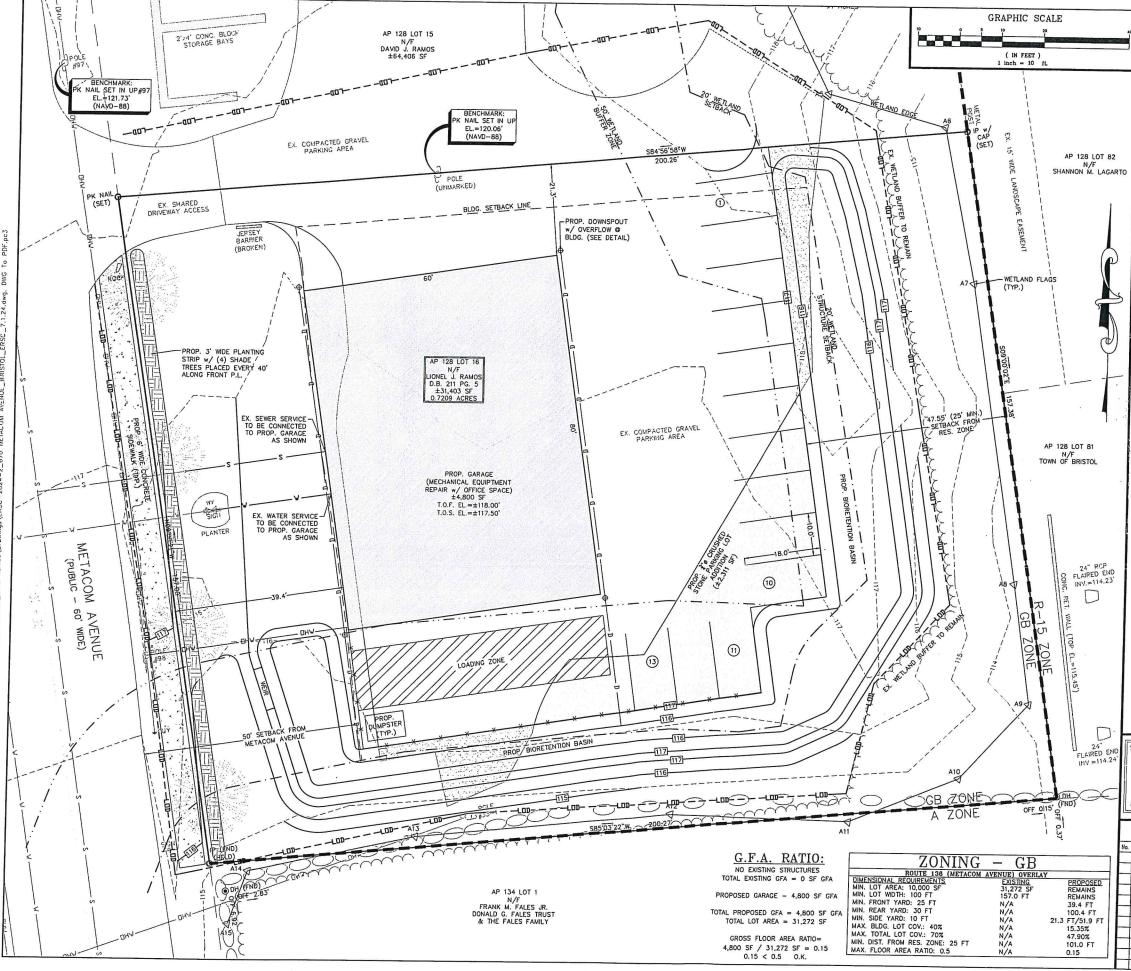
SITE LOCUS NOT TO SCALE



Item B1.

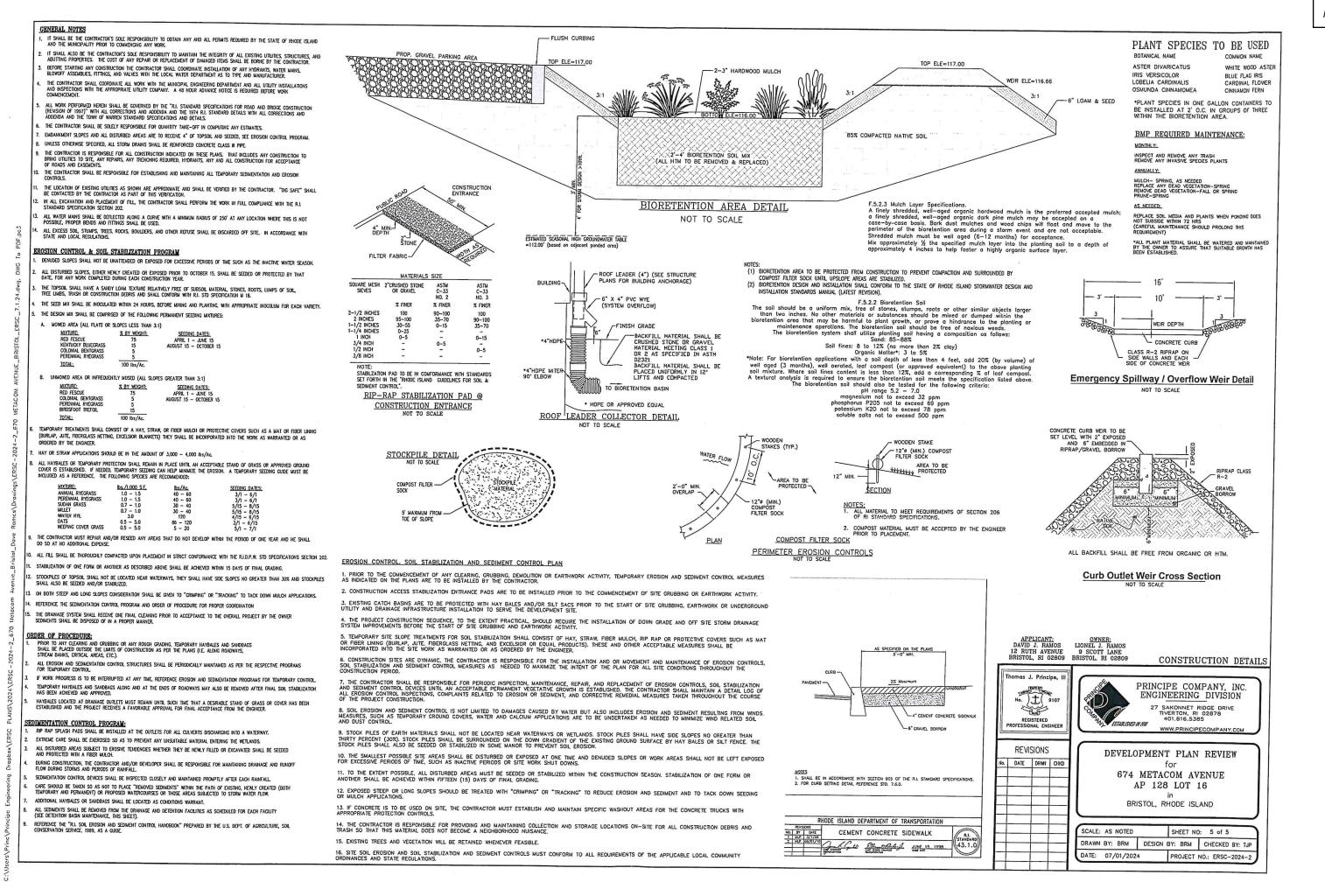


PLAN NOTE 1. CONTRACTOR TO CONSTRUCTION AND	S: CERFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.			
2. PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF BRISTOL AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO BRISTOL'S SOIL EROSION, RUNOFF. AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.				
	INTES ON SHEET 2 OF 2, WHICH NEED TO BE STRICTLY ADHERED TO			
ARCHITEC				
IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH ENGINEER PROR 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 - 4,800 SF				
TOTAL PROPOSED LOT COVERAGE = 4,800 SF TOTAL LOT AREA = 31,272 SF				
LOT COVERAGE= 4,800 SF / 31,272 SF X 100% = 15.35%				
15.35% TOTAL LOT COVERAGE < 25% O.K. TOTAL LOT COVERAGE:				
EXISTING GRAVEL PARKING AREA - 12,973 SF (±687.5 SF TO BE REMOVED)(±4,418 SF TO BE REPLACED w/ GARAGE) TOTAL EXISTING LOT COVERAGE = 12,973 SF				
PROPOSED ADDITION TO GRAVEL PARKING AREA - ±2,311 SF PROPOSED GARAGE - ±4,800 SF				
TOTAL PROPOSED LOT COVERAGE = 14,978.5 SF TOTAL LOT AREA = 31,272 SF				
LOT COVERAGE= 14,978.5 SF / 31,27	2 SF X 100% = 47.90%			
47.907 TOTAL LOT COVERAGE < 707 O.K. PARKING REQUIREMENTS:				
(PER ARTICLE VIII - S	EC. 28–252)			
OFFICE SPACE 1 SPOT / 300 SF GF 800 SF PROPOSED x	A REQ. 1 SPOT/300 SF GFA = 2.67 REQ.			
MECHANICAL EQUIPMEN	II REPAIR 20MMERCIAL SERVICE USE]			
1 SPOT / 300 SF GFA REQ. 4,000 SF PROPOSED x 1 SPOT/300 SF GFA = 13.33 REQ.				
3,000-19,999 SF GFA = 1 LOADING SPACE REQ. TOTAL PARKING SPOTS REQUIRED = 16				
TOTAL PARKING SPOTS	PROVIDED = 16			
APPROV	ED BY THE TOWN OF BRISTOL PLANNING BOARD			
AFFROVED BT THE TOWN OF BRISTOL PLANNING BOARD				
TOWN C	F BRISTOL PLANNING CHAIR OR DESIGNEE			
APPLICANT: DAVID J. RAMOS	OWNER: LIONEL J. RAMOS			
DAVID J. RAMOS 12 RUTH AVENUE BRISTOL, RI 02809	LIONEL J. RAMOS 9 SCOTT LANE BRISTOL, RI 02809 PROPOSED LAYOUT PLAN			
Thomas J. Principe, III	PRINCIPE COMPANY, INC.			
No.) 1 (9107	ENGINEERING DIVISION			
REGISTERED PROFESSIONAL ENGINEER	01.816.5385			
	WWW.PRINCIPECOMPANY.COM			
REVISIONS date drwn chkd	DEVELOPMENT PLAN REVIEW for			
674 METACOM AVENUE AP 128 LOT 16				
	in BRISTOL, RHODE ISLAND			
	SCALE: 1" = 10' SHEET NO: 3 of 5 DRAWN BY: BRM DESIGN BY: BRM CHECKED BY: TJP			
	DATE: 07/01/2024 PROJECT NO.: ERSC-2024-2			



Item B1.

40	PLAN NOTES: 1. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND FUNDING CONDITIONS PRIOR TO COMMENCING			
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	3. SEE ADDITIONAL NOTES ON SHEFT 2 OF 2 WHICH NEED TO BE STRICTLY ADUERED TO			
	ARCHITECT NOTE: IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH CHORE RESPONSE			
	WITH ENGINEER PRIOR TO CONSTRUCTION. FINAL GRADING & LAYOUT SHALL BE COORDINATED AND VERIFLED THROUGH ARCHITECT DRAWINGS.			
	BUILDING LOT COVERAGE: NO EXISTING STRUCTURES TOTAL EXISTING LOT COVERAGE = 0 SF			
	PROPOSED GARAGE - 4,800 SF			
-	TOTAL PROPOSED LOT COVERAGE = 4,800 SF TOTAL LOT AREA = 31,272 SF			
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I	TOTAL LOT AREA = 31,272 SF			
I	LOT COVERAGE= 14,978.5 SF / 31,272 SF X 100% = 47.90%			
	47.90% TOTAL LOT COVERAGE < 70% O.K. PARKING REQUIREMENTS:			
	(PER ARTICLE VIII - SEC. 28-252)			
<u>OFFICE SPACE</u> 1 SPOT / 300 SF GFA REQ. 800 SF PROPOSED x 1 SPOT/300 SF GFA = 2.67 REQ.				
ĺ	MECHANICAL EQUIPMENT REPAIR			
[OTHER BUSINESS & COMMERCIAL SERVICE USE] 1 SPOT / 300 SF GFA REQ. 4,000 SF PROPOSED x 1 SPOT/300 SF GFA = 13.33 REQ.				
L	3,000-19,999 SF GFA = 1 LOADING SPACE REQ.			
	TOTAL PARKING SPOTS REQUIRED = 16 TOTAL PARKING SPOTS PROVIDED = 16			
	APPROVED BY THE TOWN OF BRISTOL PLANNING BOARD			
	TOWN OF BRISTOL PLANNING CHAIR OR DESIGNEE			
	APPLICANT: OWNER:			
	DAVID J. RAMOS LIONEL J. RAMOS 12 RUTH AVENUE 9 SCOTT LANE			
T	bristol, RI 02809 BRISTOL, RI 02809 DRAINAGE & GRADING PLAN			
	PRINCIPE COMPANY, INC. ENGINEERING DIVISION			
	No. J (9107 27 SAKONNET RIDGE DRIVE			
F	Cast TiveRTON, RI 02878 RGISTERED 401.816.5385 ROFESSIONAL ENGINEER			
2.	REVISIONS DEVELOPMENT PLAN REVIEW			
1	674 METACOM AVENUE			
1	AP 128 LOT 16			
	BRISTOL, RHODE ISLAND			
+	SCALE: 1" = 10' SHEET NO: 4 of 5			
+	DRAWN BY: BRM DESIGN BY: BRM CHECKED BY: TJP			
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