TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD MEETING

Agenda
Thursday, November 12th, 2026 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

A. **Pledge of Allegiance**

B. **Approval of Minutes** – October 8, 2026

C. **Agenda Items**

C1. Pre-application Concept Review for Fairwinds Properties, LLC – 206 Bayview Avenue for Major Modification to Comprehensive Permit for Fair Wind Village. Proposal to convert proposed office space above garage, as approved by the Planning Board at preliminary, to a proposed Accessory Dwelling Unit with parking in garage. Plat 47 Lot 3 Zone: R-10

D. **Adjournment**

Date Posted: November 2, 2026

Posted By: mbw

Town of Bristol, Rhode Island

Department of Community Development

November 2, 2026

TO: Planning Board

FROM Diane M. Williamson, Administrative Officer

RE: Pre-Application/Concept Review for
Major Modification to Comprehensive Permit for Fairwind Village
206 Bayview Avenue

In September of 2025, The Planning Board granted preliminary approval for the Comprehensive Permit application of Fairwind Village at 206 Bayview Avenue. At the time, the applicant proposed the 17 new residential rental units with the 3 existing dwelling units on the property and the area above the existing garage/barn was to be office for the property management. A final application has not yet been submitted. The applicant has until 2027 (two-years from preliminary) to submit for that.

The applicant has now requested a modification to that preliminary approved plan with the property management office being proposed for an Accessory Dwelling Unit so there would be 18 new residential units with the 3 existing dwelling units.

The modification to add a dwelling unit would be a major modification as defined by the Regulations which would require a public hearing and approval by the Planning Board. The applicant has submitted a pre-application/concept review at this time. Pre-application/concept review is non-binding and meant to provide early feedback on the proposal. After the pre-application/concept review, the applicant would need to file a new preliminary application for a public hearing on the major modification.

Convert the approved designated office space above the 5 car garage into a functional two-bedroom ADU. Internal work will consist solely of interior finishings, partitions, and utility connections required to support two bedrooms, a kitchen/living area, and full bathroom accommodations. • Exterior Appearance: No exterior modifications are proposed. The exterior siding, roofing, windows, doors, lighting, and overall aesthetic will remain exactly as currently previously approved. • Parking Provision: To accommodate the parking requirements for the new ADU, two (2) parking spaces within the existing garage structure will be specifically allocated for the residents/occupants of the ADU. No additional surface parking or new driveway cuts are required or proposed.

PRELIMINARY PLAN SUBMISSION
FOR A
COMPREHENSIVE PERMIT APPLICATION
OF
"FAIR WIND VILLAGE"
206 BAYVIEW AVENUE
A.P. 47 LOT 3
IN
BRISTOL, RHODE ISLAND

OWNER/APPLICANT:
FAIR WIND PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

LIST OF DRAWINGS

1) TITLE SHEET
2) AERIAL OVERLAY RADIUS MAP
3) EXISTING CONDITIONS PLAN (PLS 3 OF 10)
4) PROPOSED UTILITY PLAN
5) PROPOSED WATER MAIN EXTENSION PLAN & PROFILE
6) PROPOSED GRADING & DRAINAGE PLAN
7) PROPOSED LAYOUT PLAN
8) PROPOSED LANDSCAPE & SERSC PLAN
9) DETAILS-1
10) DETAILS-2
11) DETAILS-3
12) DETAILS-4
13) DETAILS-5
14) DETAILS-6
SL-1) SITE LIGHTING (BY OTHERS)
SL-2) SITE LIGHTING DETAILS (BY OTHERS)

Thomas J. Principe, III
9107
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY ESTABLISHED IN 1981

PREPARED BY:
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RHODE ISLAND 02878
401.816.5385

MARCH 27, 2025
REVISED APRIL 21, 2025
REVISED AUGUST 8, 2025

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

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION



LOCUS MAP SCALE: 1"=100'

STREET INDEX
BAY VIEW ROAD
(PUBLIC – TOWN)

ZONING DESIGNATION:

ZONING DISTRICT: R10	
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	80' FOR 1 DWELLING UNIT, 120' FOR 2 DWELLING UNITS
MINIMUM LOT FRONTAGE	80'
FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	15'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35' (ACCESSORY 20')

PROJECT DATA:

EXISTING:
PLAT: 47 LOT: 3
LOT AREA : 92,656 SF, 2.127 ACRES
THREE-UNIT DWELLING = 1,753.77 SF
GARAGE/BARN = 1,859.03 SF
SHEDS/WELL HOUSE = 320.1 SF
TOTAL EXISTING BUILDING COVERAGE = 3,932.9 SF, 4.24%

PROPOSED:
ONE (1) NEW FIVEPLEX BUILDING=3,705 SF
TWO (2) NEW SIXPLEX BUILDING=4,446 SF EACH x 2=8,892 SF
EX. THREE-UNIT DWELLING = 1,753.77 SF
EX. GARAGE/BARN (PROPOSED PROPERTY MANAGEMENT BUILDING) = 1,859.03 SF
TOTAL BUILDING COVERAGE (EXISTING + PROPOSED) = 3,612.8 + 8,892 + 3,705 = 16,209.85 SF
16,209.8 / 92,656 = 17.49%
NEW 20' WIDE PRIVATE DRIVEWAY = 460.5 LINEAR FEET
DRIVEWAY & PARKING AREA = 20,282 SQUARE FEET

REQUESTED RELIEF

WAIVERS REQUESTED

A waiver is requested from Land Development Projects Section 28-282 (d) Standards for Multifamily Buildings:
- Sub-Section (2)
Distance between multifamily buildings on same lot: Minimum 25 feet between multifamily buildings in the same row. 10 feet provided.
- Sub-Section (8)
Not more than four contiguous townhouses shall be built in a row with the same or approximately the same front line. Special architectural design offsets utilized.
- Appendix F.2(F)(1)
Sidewalks shall be required to be installed on one side of new streets in subdivisions and in multifamily developments. No sidewalks are proposed.

Variances are requested from the following Zoning Regulations:
- A variance is requested from Zoning Ordinance Article IV Dimensional Regulations Sec. 28-111 Table B requiring 80'of lot frontage. 72.50'of existing frontage provided. 64 feet is permitted after application of the 20% reduction provided for under the Low- and Moderate-Income Housing Incentive Section 28-370 (d)(2).
- A Variance is requested from Zoning Ordinance Section 28-363 (2)(a1) Municipal subsidies, Density Bonus. For projects providing at least 25 percent low- and moderate-income housing the density bonus shall be five units per acre. The yield map created by Principe Engineering showed that the project site can support 5 dwelling lots without the density bonus. The lot size is 2.1270 acres. Therefore the given lot size multiplied by the density bonus is equal to 10.635 additional units. The total allowed units per the density bonus is 15.635 rounded up to 16 units. 20 units are provided with 17 units to be newly constructed.
- A variance is requested from Zoning Ordinance Section 28-363 (2)(a1)Municipal subsidies, Density Bonus. For projects providing at least 25 percent low- and moderate-income housing the density bonus shall be five units per acre. Per the calculations 15 units are permitted in total. 20 units are provided with 17 units to be newly constructed.
- A variance is requested from Zoning Ordinance Permitted Uses, Section 28-3 and Section 28-82. This R-10 zone is intended for high density residential areas comprised of single household and two-household structures within a minimum density of 10,000 square feet per dwelling unit where public sewer and/or public water are provided. Multi-household dwelling units are not allowed. The site has public sewer and public water. Multi-household dwelling units are proposed.
- Variances are requested from Zoning Ordinance Section 28-252

Article VIII. Nonconformance. The use of the Existing Garage/Barn will be used for property owner storage and for site maintenance equipment and supplies. A property management office will be added to the building above the garages and will be used for property management offices.

General Requirements for parking as follows: Parking spaces are required to be 10'x18'. The proposed spaces are 9'x18'. The required aisle width is 24'. The proposed aisle width is 20'.

Sub-Section (7)
Distance between multifamily buildings and property line:
Minimum 50 feet from side and rear property lines.
32.1 feet min. provided. 40 feet is permitted after application of the 20% reduction provided for under the Low- and Moderate-Income Housing Incentive Section 28-370 (d)(2).

PLAN SET LEGEND

	EXISTING	PROPOSED
PERIMETER LINE		
ABUTTER LINE		
FENCE	X X X	X X X
CONTOUR	122	122
SURVEY BOUND		
UTILITY POLE		
SAWCUT		
OVERHEAD WIRE	OHW	
DRAINLINE	D D	D
WATERLINE	W W	W
WATER GATE VALVEW	WV	
WELL	W	
SEWERLINE	S W S	S
GAS LINE	G G	G
SEWER MANHOLE	S	S
EROSION CONTROL		LOD
CATCH BASIN		
EDGE OF PAVEMENT		
RETAINING WALL		
TREE		
STONEWALL		
SEWER FORCE MAIN		FM
SOIL BOUNDARY LINE		
STONE PILLAR		
HYDRANT		

PLANNING BOARD SIGNATURE

BY:_____DATE:_____

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HALF MILE RADIUS LOCUS MAP
SCALE: 1"=500'

GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch = 500 ft.



300 FOOT RADIUS MAP
SCALE: 1"=100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

AERIAL OVERLAY RADIUS MAP

PLANNING BOARD SIGNATURE

BY:_____DATE:_____

OWNER/APPLICANT
FAIR WIND
PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

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ESTABLISHED IN 1981

REVISIONS

No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP
2.	8/8/25	KAB	TJP

PRELIMINARY PLAN SUBMISSION
FOR A
COMPREHENSIVE PERMIT APPLICATION
OF
"FAIR WIND VILLAGE"
A.P. 47 LOT 3
206 BAYVIEW AVENUE
in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 2 of 14
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 03/27/2025		PROJECT NO.: LD-2021-35

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

	EXISTING
PERIMETER LINE	
ABUTTER LINE	
BUILDING	
DIRT(GRAVEL) DRIVE(ROAD)	
EDGE OF ROAD PAVEMENT	
TREELINE	
TREE	
STONEWALL	
BUILDING SETBACK	
CONTOUR	122
SURVEY BOUND	
SURVEY DRILL HOLE	
SURVEY IRON PIN	
UTILITY POLE	
OVERHEAD WIRE	OHW
CATCH BASIN	
WATERLINE	W
WELL	
WATER GATE VALVE	
SEWER MANHOLE	
SEWERLINE	S
SOILS	

GENERAL NOTES:

1. DEED REFERENCE: BK 2147, PAGE 344.
2. PLAN REFERENCE ENTITLED "DIVISION OF PROPERTY OWNED BY MR. JOHN SARDINHA, BRISTOL, R.I., SCALE 1" = 40', MAY 1960, J.A. MURGO, ENGINEER" WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS IN DRAWER 3 FOLDER 5 ENVELOPE 171.
3. **A PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION, PLAT 47 LOTS 4 & 26, BAY VIEW & METACOM AVENUE, BRISTOL, RHODE ISLAND, SCALE 1" = 50', STEPHEN M. MURGO PLS, DECEMBER 26, 2012." WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS IN ENVELOPE 615.**
4. PLAN REFERENCE ENTITLED "EXISTING CONDITIONS PLAN, FOR DANIEL FERREIRA, A.P. 47 LOT 3, 206 BAY VIEW AVENUE, BRISTOL, R.I., SCALE 1"=30', DATED: MARCH 10, 2022, PREPARED BY PRINCIPE COMPANY"
5. THIS SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD ZONE.
6. SOILS ON SITE ARE CLASSIFIED AS CANTON-UBRAN LAND COMPLEX, VERY ROCKY (CC) AND PITTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES (PmA) AS IDENTIFIED BY THE USDA RI SOIL SURVEY. THERE ARE NO AREAS OF PRIME AGRICULTURAL SOIL AND/OR FARMLAND SOILS ON THE PROPERTY.
7. THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
8. THERE ARE NO WETLANDS ON OR IN THE VICINITY OF THE PROJECT.
9. THERE ARE NO HISTORIC CEMETERIES PRESENT ON THE SUBJECT PARCEL. IT IS NOT LOCATED WITHIN A NATURAL HERITAGE AREA AS DEFINED BY THE TOWN OF BRISTOL WEB GIS MAPS.
10. THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OF THE RI CRMC.
11. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
12. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
13. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE ROUTE 136 OVERLAY PER BRISTOL GIS.
14. THE SUBJECT PARCEL IS LOCATED WITHIN THE UPPER EAST PASSAGE WATERSHED.
15. THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
16. THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE.
17. THE SUBJECT PARCEL IS NOT CONSIDERED TO BE WITHIN AN AQUIFER RECHARGE AREA, WELLHEAD PROTECTION OR GROUNDWATER PROTECTION AREA.
18. THERE ARE NO COASTAL FEATURES WITHIN 200 FEET OF THE SUBJECT PARCEL.
19. 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.
20. THE APPLICANT AND/OR THEIR REPRESENTATIVE AND THEIR ENGINEER HAVE WALKED THE SITE OF THE PROPOSED PROJECT.

ZONING CRITERIA

R10 ZONING	
ZONING DISTRICT	R10
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	80'
MINIMUM LOT FRONTAGE	80'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	15'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35' (ACCESSORY 20')

LEDGE TESTS:
DATE: 07/27/2022

TH 1
LEDGE @ 5FT

TH 2
LEDGE @ 6 FT

TH 3
LEDGE @ 2 FT

TH 4
NO LEDGE
8 FT DEEP

TH 5
LEDGE @ 6 FT

TH 6
LEDGE @ 4 FT

TH 7
LEDGE @ 4 FT

TH 8
NO LEDGE
10 FT DEEP

TH 9
LEDGE @ 3 FT

TH 10A
NO LEDGE
8.5 FT DEEP

TH 10B
LEDGE @ 3 FT

TH 11
NO LEDGE
9.5 FT DEEP

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 3 TOPO

PURPOSE OF SURVEY: EXISTING CONDITIONS

BY: _____ DATE: 4-28-23
STEPHEN T. LONG, PLS NO. 1930

PLANNING BOARD SIGNATURE

BY: _____ DATE: _____

STEPHEN T. LONG
No. 1930
PROFESSIONAL LAND SURVEYOR

OWNER/APPLICANT
FAIR WIND
PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

LEGEND

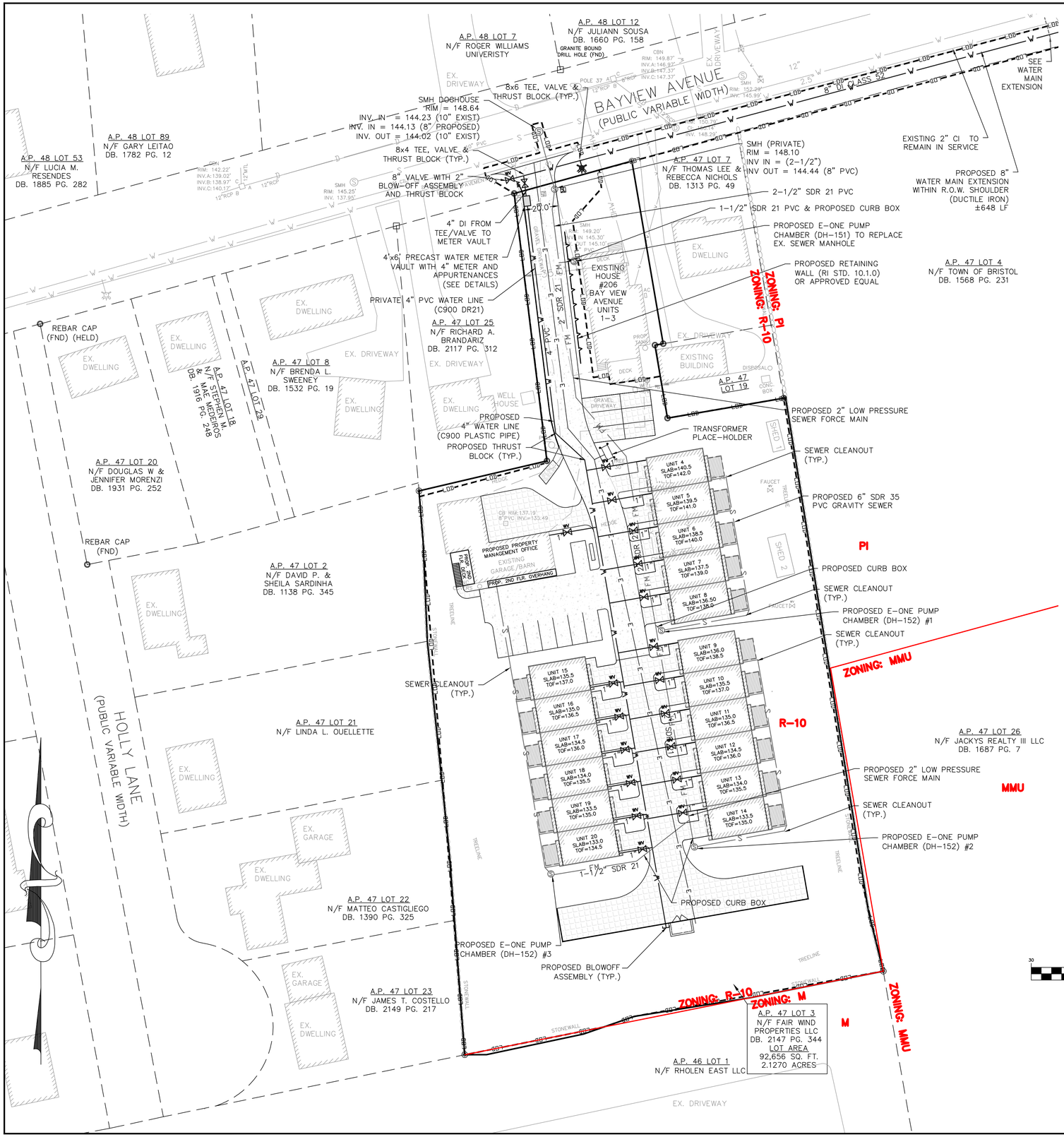
	EXISTING
PERIMETER LINE	
ABUTTER LINE	
BUILDING	
DIRT(GRAVEL) DRIVE(ROAD)	
EDGE OF ROAD PAVEMENT	
TREELINE	
TREE	
STONEWALL	
BUILDING SETBACK	
CONTOUR	122
SURVEY BOUND	
SURVEY DRILL HOLE	
SURVEY IRON PIN	
UTILITY POLE	
OVERHEAD WIRE	OHW
CATCH BASIN	
WATERLINE	W
WELL	
WATER GATE VALVE	
SEWER MANHOLE	
SEWERLINE	S

EXISTING CONDITIONS PLAN

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

MASTER PLAN SUBMISSION
FOR A
COMPREHENSIVE PERMIT APPLICATION
OF
"FAIR WIND VILLAGE"
A.P. 47 LOT 3
206 BAY VIEW AVENUE
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 30'		SHEET NO: 3 of 10
DRAWN BY: NEC	DESIGN BY: NEC	CHECKED BY: TJP
DATE: 04/05/2023		PROJECT NO.: LD-2021-35



PROJECT DENSITY:

R-10:
THIS ZONE IS INTENDED FOR HIGH DENSITY RESIDENTIAL AREAS COMPRISED OF SINGLE HOUSEHOLD AND TWO-HOUSEHOLD STRUCTURES WITH A MINIMUM DENSITY OF 10,000 SF PER DWELLING UNIT WHERE PUBLIC SEWER AND/OR PUBLIC WATER ARE PROVIDED
(SECTION 28-3)

TOTAL LOT AREA = 92,656 SF:
5 LOTS (PER YIELD PLAN)

25% LOW & MODERATE INCOME UNIT DENSITY BONUS
5 UNITS/ACRE= 96,656/43,560=2.22 x 5 = 10

UNITS ALLOWED: 5 + 10 = 15
UNITS PROVIDED: 20

UTILITY NOTES

1. ALL ON-SITE UTILITIES TO BE UNDERGROUND.
2. ALL UTILITY LOCATIONS, INCLUDING TRANSFORMER, SUBJECT TO REVIEW AND APPROVAL OF APPLICABLE UTILITY COMPANY.
3. WATER LINES SHALL HAVE 4' COVER MIN.
4. SEWER LINES SHALL HAVE 4' COVER MIN.
5. WHERE SEWER LPFM LINES CROSS WATER LINES, INSTALL 18" MIN. BELOW THE WATER LINE.

ZONING CRITERIA

R10 ZONING	
ZONING DISTRICT	R10
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	80'
MINIMUM LOT FRONTAGE	80'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	15'
MINIMUM REAR YARD SETBACK	30'
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PLAN SET LEGEND

	EXISTING	PROPOSED
PERIMETER LINE		
ABUTTER LINE		
FENCE	X X X	X X X
CONTOUR	122	122
SURVEY BOUND		
UTILITY POLE		
SAWCUT		
OVERHEAD WIRE	OHW	
DRAINLINE	D D	D LOD
WATERLINE	W W	W
WATER GATE VALVEW	WV	
WELL	W	
SEWERLINE	S W S	S
GAS LINE	G G	G
SEWER MANHOLE	S	S
EROSION CONTROL		
CATCH BASIN		
EDGE OF PAVEMENT		
RETAINING WALL		
TREE		
STONEWALL		
SEWER FORCE MAIN		FM
SOIL BOUNDARY LINE		
STONE PILLAR		
HYDRANT		

DRAWING ISSUE:

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

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PO BOX 333
BRISTOL, RI 02809

PLANNING BOARD SIGNATURE

BY:_____**DATE:**_____

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SURVEY REFERENCE:

1. PLAN ENTITLED "EXISTING CONDITIONS PLAN" FOR FAIR WIND PROPERTIES LLC AP 47 LOT 3 206 BAY VIEW AVENUE BRISTOL, RI BY PRINCIPE COMPANY JOB NUMBER: LD-2021-35 04/05/23 SCALE 1"=30'

Thomas J. Principe, III
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REVISIONS

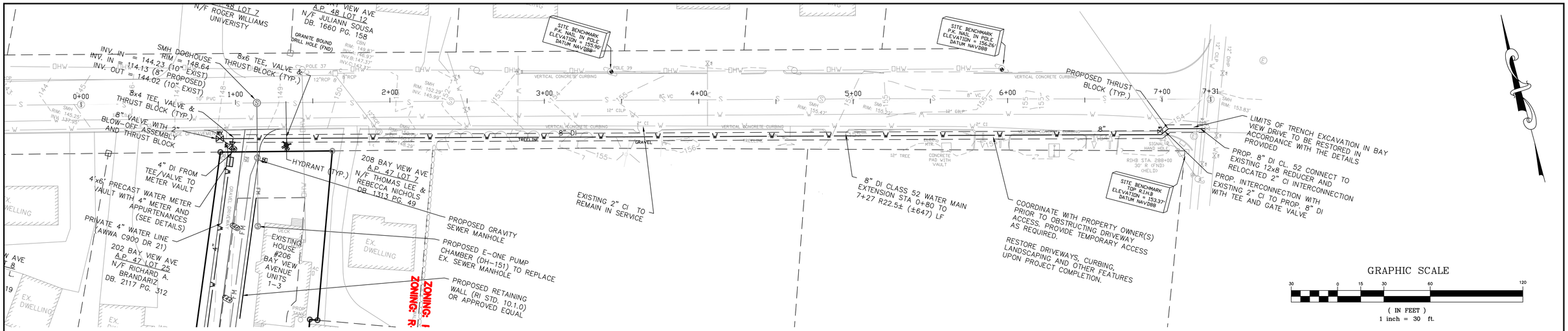
No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP
2.	06/23/25	KAB	TJP
3.	8/8/25	KAB	TJP

PRELIMINARY PLAN SUBMISSION
FOR A
COMPREHENSIVE PERMIT APPLICATION
OF
"FAIR WIND VILLAGE"
A.P. 47 LOT 3
206 BAYVIEW AVENUE
in
BRISTOL, RHODE ISLAND

PROPOSED UTILITY PLAN

SCALE: 1" = 30'		SHEET NO: 4 of 14
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 03/27/2025		PROJECT NO.: LD-2021-35

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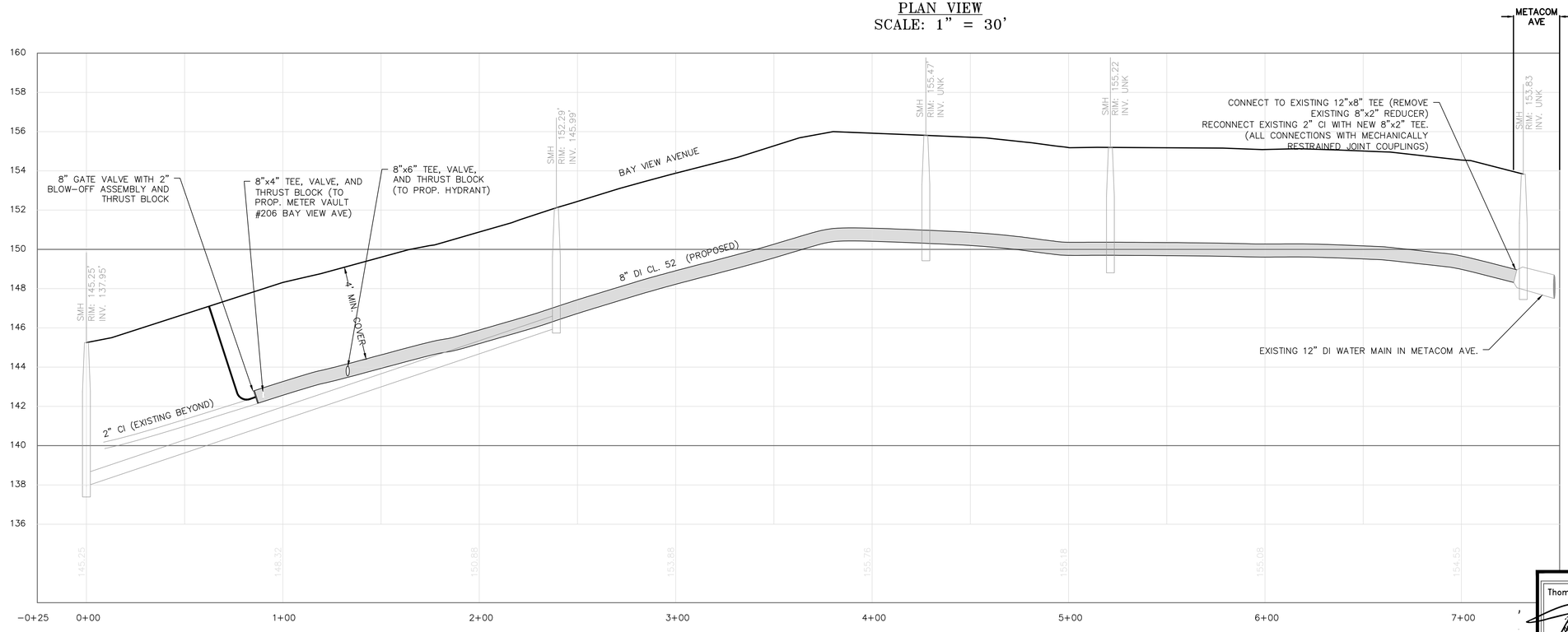


GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLAN VIEW
SCALE: 1" = 30'



PROFILE VIEW
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

PLANNING BOARD SIGNATURE

BY:_____DATE:_____

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PLAN & PROFILE –
WATER MAIN EXTENSION

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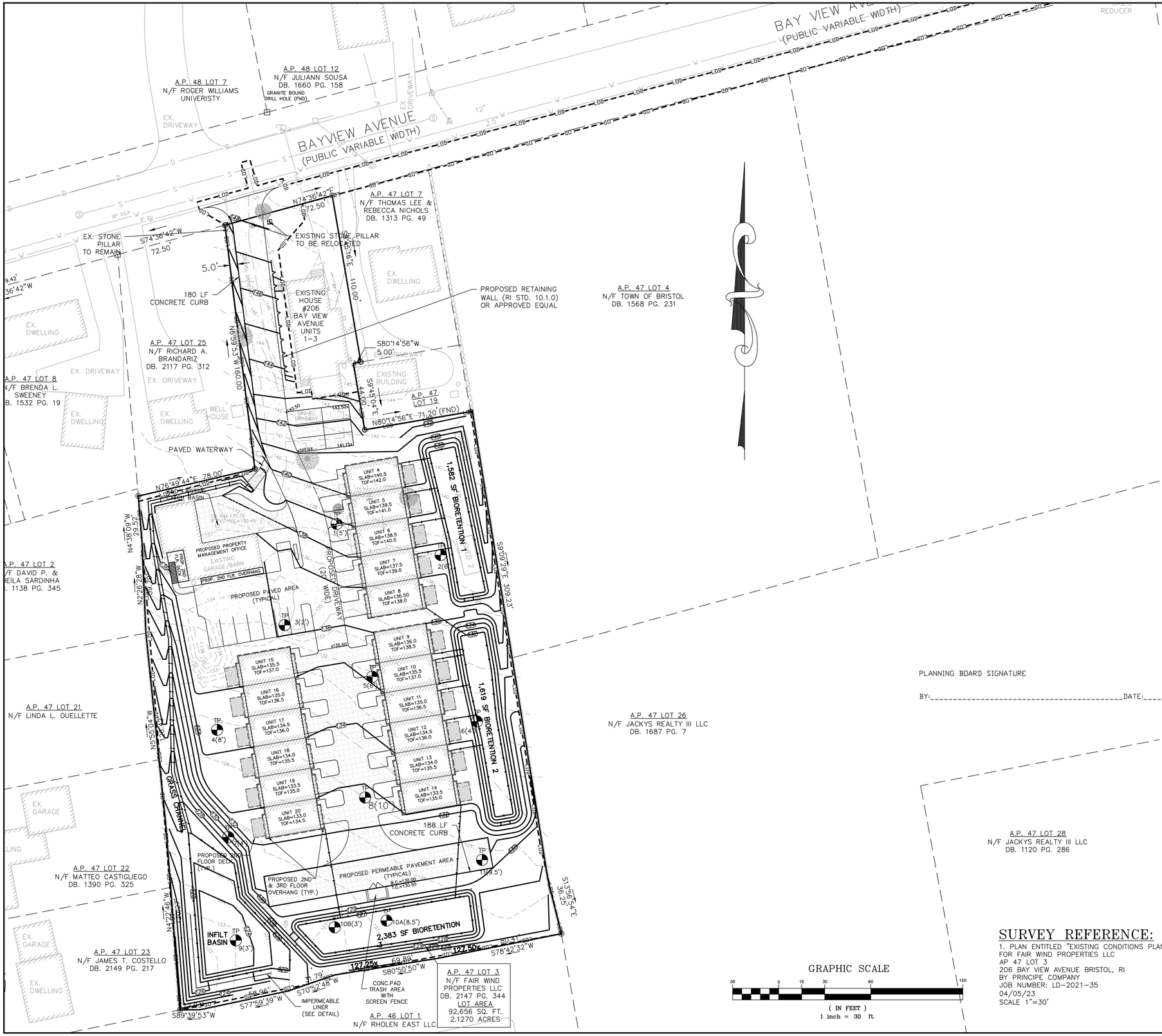
REVISIONS

No.	DATE	DRWN	CHKD

PRELIMINARY PLAN SUBMISSION
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OF
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A.P. 47 LOT 3
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in
BRISTOL, RHODE ISLAND

SCALE: 1" = 30'	SHEET NO: 5 of 14
DRAWN BY: SJL / DESIGN BY: SJL / CHECKED BY: TJP	
DATE: 08/08/25	PROJECT NO.: LD-2021-35

C:\Users\admin\Principe Engineering Dropbox_Land Development\2021\LD_2021-35_206 Bayview Avenue_Bristol_Daniel Ferreira\Current Working Drawings and PDFs\LD_2021-35_206 Bayview Ave_Water Main Ext_OPT1.dwg, DWG To PDF.pc3



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R10 ZONING	
ZONING DISTRICT	R10
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	80'
MINIMUM LOT FRONTAGE	80'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	15'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35' (ACCESSORY 20')

PLAN SET LEGEND

	EXISTING	PROPOSED
PERIMETER LINE		
ABUTTER LINE		
FENCE	X X X	X X X
CONTOUR	122	122
SURVEY BOUND		
UTILITY POLE		
SAWCUT		
OVERHEAD WIRE	OHW	
DRAINLINE	D D	D
WATERLINE	W W	W
WATER GATE VALVEW	WV	
WELL	W	
SEWERLINE	S W S	S
GAS LINE	G G	G
SEWER MANHOLE	S	S
EROSION CONTROL		LOD
CATCH BASIN		
EDGE OF PAVEMENT		
RETAINING WALL		
TREE		
STONEWALL		
SEWER FORCE MAIN		FM
SOIL BOUNDARY LINE		
STONE PILLAR		
HYDRANT		

PLANNING BOARD SIGNATURE

BY:_____DATE:_____

OWNER/APPLICANT
FAIR WIND
PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SURVEY REFERENCE:

1. PLAN ENTITLED "EXISTING CONDITIONS PLAN" FOR FAIR WIND PROPERTIES LLC AP 47 LOT 3 206 BAY VIEW AVENUE BRISTOL, RI BY PRINCIPE COMPANY JOB NUMBER: LD-2021-35 04/05/23 SCALE 1"=30'

PROPOSED GRADING & DRAINAGE PLAN

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

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

REVISIONS

No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP
2.	8/8/25	KAB	TJP

PRELIMINARY PLAN SUBMISSION
FOR A
COMPREHENSIVE PERMIT APPLICATION
OF
"FAIR WIND VILLAGE"
A.P. 47 LOT 3
206 BAYVIEW AVENUE
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 30'		SHEET NO: 6 of 14
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 03/27/2025		PROJECT NO.: LD-2021-35

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BAYVIEW AVENUE (PUBLIC VARIABLE WIDTH)

EX. DRIVEWAY

EX. DWELLING

EXISTING BUILDING

GRANITE BOUND DRILL HOLE (FND)

S9°45'16"E 110.00'

S80°14'56"W 5.00'

S9°45'04"E 44.00'

N80°14'56"E 71.20' (FND)

S9°09'29"E 309.23'

S13°56'54"E 36.25'

N74°36'42"E 72.50'

EXISTING HOUSE #206 BAY VIEW AVENUE UNITS 1-3

GRAVEL DRIVEWAY

SHED 1

SHED 2

BUILDING SETBACK LINE (TYP.)

15.0'

51.4'

50.2'

50.1'

48.7'

21.1'

10.0'

100.0'

120.0'

43.0'

R25.0'

20.0'

25.6'

30.0'

80.41' S78°42'32"W

69.89' S80°50'50"W

148.0'

31.19' S7°05'48"W

98.8'

58.96' S77°59'39"W

12.93' S89°39'53"W

R15.0'

50.6'

R80.0'

R2.0'

R103.3'

R5.0'

R10.0'

12.2'

9.0'

18.0'

24.0'

28.0'

R4.0'

52.0'

34.0'

38.0'

16.6'

N6°59'53"W 160.00'

S74°36'42"W 72.50'

N76°49'44"E 78.00'

R&D EXISTING CATCH BASIN

CB RIM: 137.19 INV: 135.49

EXISTING GARAGE/BARN

PROP. 2ND FLR. OVERHANG

PROP. 2ND FLR. DECK

PROPOSED 2ND & 3RD FLOOR OVERHANG (TYP.)

PROPOSED 2ND FLOOR DECK (TYP.)

56.5'

64.8'

15.0'

59.79' N2°26'28"W

29.52' N4°38'09"W

126.42' N5°55'04"W

120.27' N4°22'46"W

WELL HOUSE

EX. DRIVEWAY

EX. DWELLING

12" CI LP

19.42'

36°42"W

PROPOSED LAYOUT PLAN

OPEN SPACE NOTES:
REQUIRED=440 SF/UNIT=20X440=8,000 SF
PROVIDED=1,376+640+640+2,960+425+435+1,600=8,076 SF

TRASH PICKUP & SNOW REMOVAL SHALL BE PRIVATE

PLANNING BOARD SIGNATURE

BY:_____DATE:_____

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SURVEY REFERENCE:

1. PLAN ENTITLED "EXISTING CONDITIONS PLAN" FOR FAIR WIND PROPERTIES LLC AP 47 LOT 3 206 BAY VIEW AVENUE BRISTOL, RI BY PRINCIPE COMPANY JOB NUMBER: LD-2021-35 04/05/23 SCALE 1"=30'

DRAWING ISSUE:

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

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

OWNER/APPLICANT
FAIR WIND PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

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

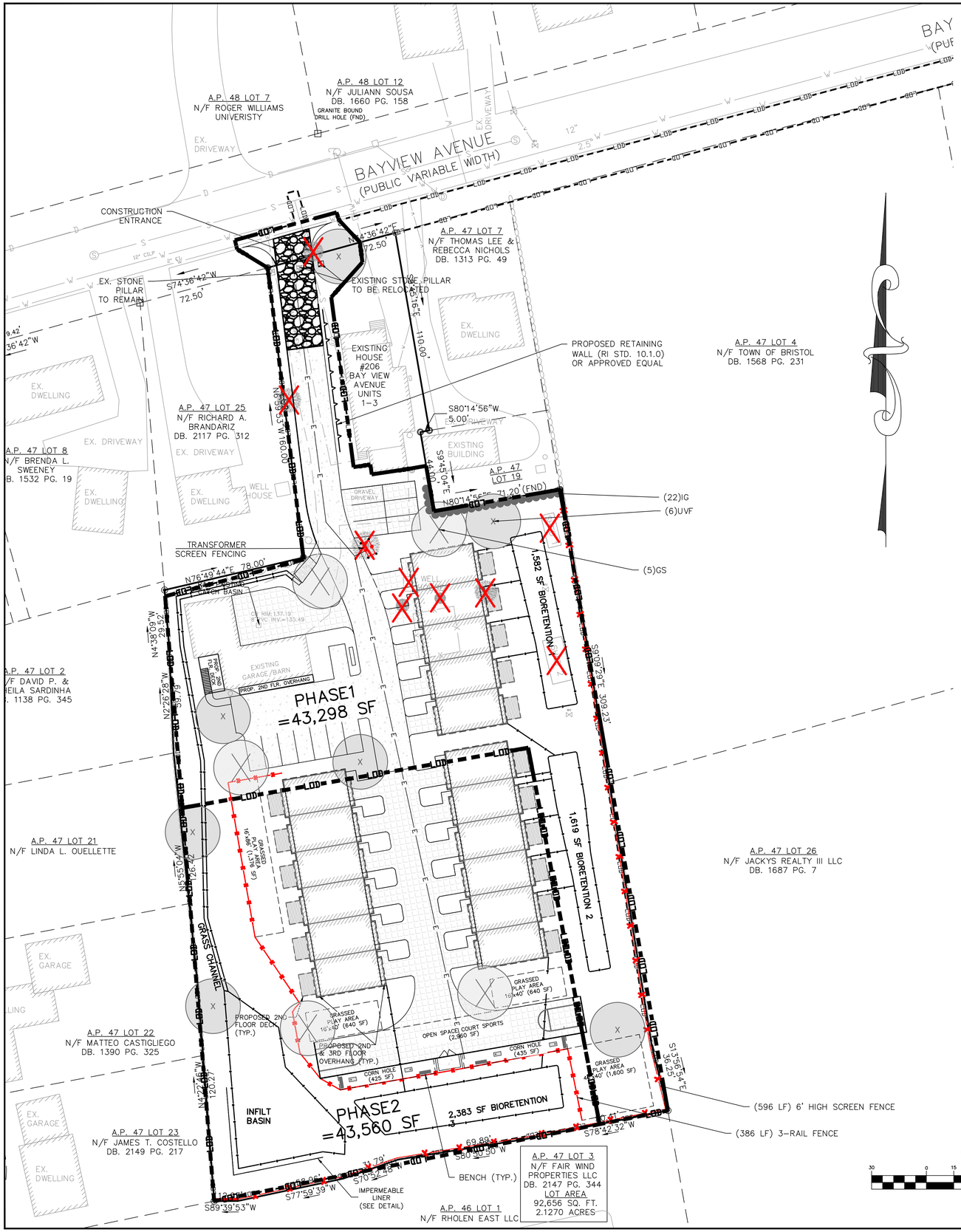
REVISIONS

No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP
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PRELIMINARY PLAN SUBMISSION
FOR A
COMPREHENSIVE PERMIT APPLICATION
OF
"FAIR WIND VILLAGE"
A.P. 47 LOT 3
206 BAYVIEW AVENUE
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 20'		SHEET NO: 7 of 14
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 03/27/2025		PROJECT NO.: LD-2021-35



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DRAWING ISSUE:

- ☐ CONCEPT
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MASTER PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
GS	5	Gleditsia triacanthos inermis Shademaster	Shademaster honeylocust	2-2.5" cal.	B&B	5' STD.
UVF	6	Ulmus americana Valley Forge	Valley Forge American elm	2-2.5" cal.	B&B	5' STD.
IG	22	Ilex glabra Shamrock	Shamrock inkberry	2.5'-3'	B&B	4' o.c.
RG-1	179	Aster divaricatus	White wood aster	#1	CAN	2' o.c.
RG-2	179	Iris versicolor	Blue flag iris	#1	CAN	2' o.c.
RG-3	179	Lobelia cardinalis	Cardinal flower	#1	CAN	2' o.c.
	179	Osmunda cinnamomea	Cinnamon fern	#1	CAN	2' o.c.

LANDSCAPE NOTES:

1) ALL PLANT MATERIAL TO CONFORM TO ANSI STANDARDS.
2) ALL PLANT MATERIAL TO RECEIVE THREE INCHES OF SHREDDED PINE BARK MULCH, EXCEPT WITHIN RAIN GARDENS, WHICH SHALL RECEIVE SHREDDED HARDWOOD 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.

PLAN SET LEGEND

	EXISTING	PROPOSED
PERIMETER LINE		
ABUTTER LINE		
FENCE	X X X	X X X
CONTOUR	122	122
SURVEY BOUND		
UTILITY POLE		
SAWCUT		
OVERHEAD WIRE	OHW	
DRAINLINE	D D	D
WATERLINE	W W	W
WATER GATE VALVEW	WV	
WELL	W	
SEWERLINE	S W S	S
GAS LINE	G G	G
SEWER MANHOLE	S	S
EROSION CONTROL		LOD
CATCH BASIN		
EDGE OF PAVEMENT		
RETAINING WALL		
TREE		
STONEWALL		
SEWER FORCE MAIN		FM
SOIL BOUNDARY LINE		
STONE PILLAR		
HYDRANT		

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OPEN SPACE NOTES:
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PROVIDED=1,376+640+640+2,960+425+435+1,600=8,076 SF

TRASH PICKUP & SNOW REMOVAL SHALL BE PRIVATE

PLANNING BOARD SIGNATURE

BY:_____DATE:_____

SURVEY REFERENCE:

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PROPOSED LANDSCAPE PLAN & SERSC PLAN

REGISTERED LANDSCAPE ARCHITECT KAREN A. BECK No. 602

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

REVISIONS

No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP
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PRELIMINARY PLAN SUBMISSION
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VEGETATIVE COVER AND PLANTING

1. THE NORMAL ACCEPTABLE SEASONABLE SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.

2. TOP SOIL FOR PERMANENT OR LONG TERM TEMPORARY SEEDING SHOULD HAVE A SANDY LOAM TEXTURE, RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS. TOP SOIL SHALL CONFORM WITH RHODE ISLAND SPECIFICATIONS.

3. THE DESIGN SEED MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDED SHALL BE COMPRISED OF THE FOLLOWING:

TYPE	% BY WEIGHT	SEEDING DATE
CREEPING RED FESCUE	70	
ASTORIA BENTGRASS	5	APRIL 1 – JUNE 15
BIRDFOOT TREFOIL	15	AUGUST 15 – OCTOBER 15
PERENNIAL RYE GRASS	10	

APPLICATION RATE – 100 LBS PER ACRE

SEED MIX SHALL BE INOCULATED WITHIN 24 – HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULATION FOR EACH SEED VARIETY. ALTERNATE SEED TYPES DUE TO SITE SPECIFIC CONDITIONS AND SOILS ARE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.

4. IN TOPSOIL SEEDING AREAS, THE CONTRACTOR WILL LIME AND FERTILIZE AS REQUIRED TO COMPLIMENT OR UPGRADE SOIL CONDITIONS.

5. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY PERMANENT VEGETATIVE COVER AREAS THAT DO NOT DEVELOP OR WHICH ERODE WITHIN A ONE (1) YEAR PERIOD.

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 STRAW 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 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.

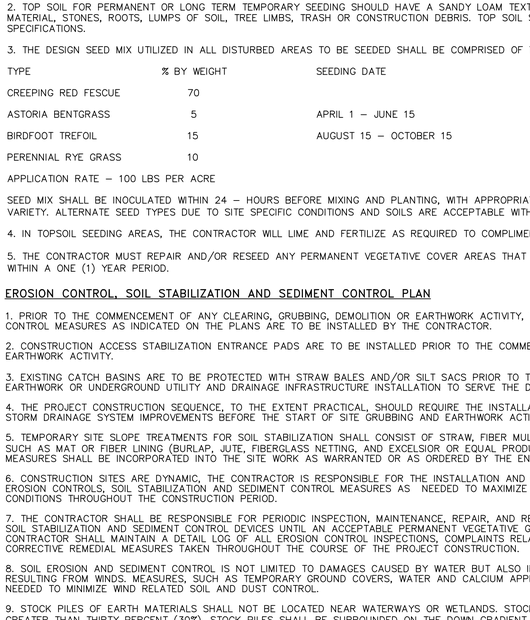
12. EXPOSED STEEP OR LONG SLOPES SHOULD BE TREATED WITH "CRIMPING" OR "TRACKING" TO REDUCE EROSION AND SEDIMENT AND TO TACK DOWN SEEDING OR MULCH APPLICATIONS.

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.



TRANSVERSE PAVEMENT CUT AND MATCH
DETAIL PER RIDEM 47.1.1

ORDER OF PROCEDURE:

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.).

ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE PERIODICALLY MAINTAINED AS PER THE RESPECTIVE PROGRAMS FOR TEMPORARY CONTROL.

IF WORK PROGRESS IS TO BE INTERRUPTED AT ANY TIME, REFERENCE EROSION AND SEDIMENTATION PROGRAMS FOR TEMPORARY CONTROL.

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.

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:

RIP RAP SPLASH PADS SHALL BE INSTALLED AT THE OUTLETS FOR ALL CULVERTS DISCHARGING INTO A WATERWAY.

EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL ENTERING THE WETLANDS.

ALL DISTURBED AREAS SUBJECT TO EROSIVE TENDENCIES WHETHER THEY BE NEWLY FILLED OR EXCAVATED SHALL BE SEEDED AND PROTECTED WITH A FIBER MULCH.

DURING CONSTRUCTION, THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND RUNOFF FLOW DURING STORMS AND PERIODS OF RAINFALL.

SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED CLOSELY AND MAINTAINED PROMPTLY AFTER EACH RAINFALL.

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.

ADDITIONAL STRAW BALES OR SANDBAGS SHALL BE LOCATED AS CONDITIONS WARRANT.

ALL SEDIMENTS SHALL BE REMOVED FROM THE DRAINAGE AND DETENTION FACILITIES AS SCHEDULED FOR EACH FACILITY (SEE DETENTION BASIN MAINTENANCE, THIS SHEET).

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.

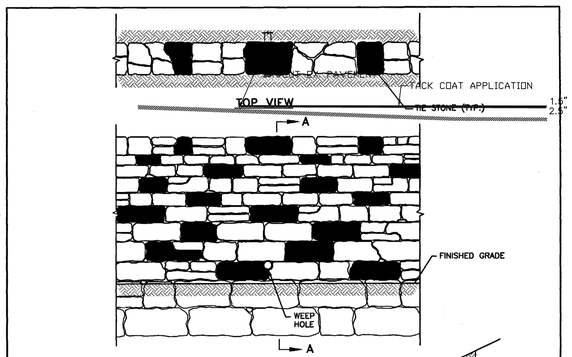
2. ALL CONSTRUCTION WILL BE UNDERTAKEN IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE TOWN OF BRISTOL.

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.



DIMENSIONS AND QUANTITIES						
H	A	B	C	D	E	C.F./L.F. OF WALL
2'–0"	3'–3"	–	–	–	2'–6"	10.69
3'–0"	3'–6"	–	–	–	2'–6"	14.21
4'–0"	4'–1"	–	–	–	2'–6"	18.14
5'–0"	4'–4"	–	–	–	2'–6"	22.50
6'–0"	–	5'–4"	1'–0"	1'–4"	3'–6"	27.54
7'–0"	–	6'–2"	1'–4"	1'–4"	3'–6"	33.56
8'–0"	–	6'–5"	1'–4"	1'–6"	3'–6"	36.98
9'–0"	–	7'–4"	1'–6"	1'–6"	3'–6"	42.66
10'–0"	–	7'–10"	1'–8"	2'–0"	3'–6"	47.76
11'–0"	–	8'–5"	1'–10"	2'–0"	3'–6"	53.30
12'–0"	–	9'–0"	1'–10"	2'–0"	3'–6"	59.83

NOTES:
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 911 OF THE R.I. STANDARD SPECIFICATIONS.
2. JOINTS SHALL NOT EXCEED 1" IN WIDTH.
3. JOINTS ON THE FACE OF WALL SHALL BE POINTED TO THE FACE LINE OF THE WALL UNLESS RECESSED JOINTS ARE CALLED FOR ABOVE GRADE.
4. POINTING OF JOINTS ON TOP OF WALL SHALL BE FLUSH AND PITCHED TO DEFLECT WATER OFF OF THE WALL.
5. DRESS 6" BELOW GRADE FOR FRONT FACE OF WALL.
6. WEEP HOLES SHALL BE CONSTRUCTED OF 3" GRAY SCHEDULE 80 PVC PIPE WHEN H ≤ 5'–0" AND 4" GRAY SCHEDULE 80 PIPE WHEN H >5'–0" ALL PIPE IS TO BE SOLID.
7. TIE STONES SHALL BE PLACED A MAXIMUM OF 4'–0" O.C.

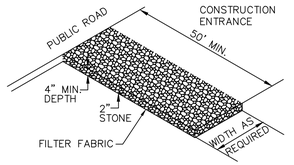
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

WET STONE MASONRY RETAINING WALL

R.I. STANDARD 10.1.0

REVISIONS		
NO.	BY	DATE

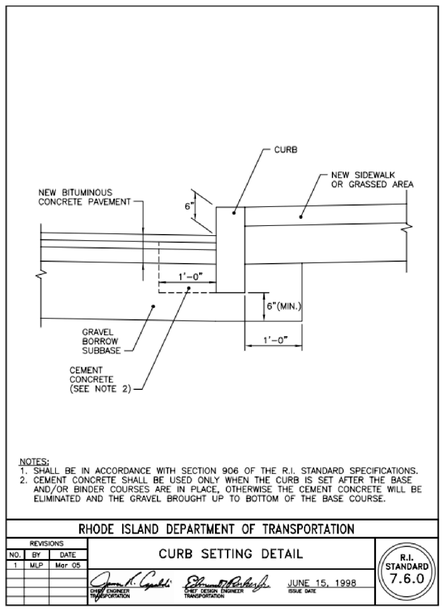
CHIEF ENGINEER TRANSPORTATION — CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE



MATERIALS SIZE			
SQUARE MESH SIEVES	2"CRUSHED STONE OR GRAVEL	ASTM C–33 NO. 2	ASTM C–33 NO. 3
	% FINER	% FINER	% FINER
2–1/2 INCHES	100	90–100	100
2 INCHES	95–100	35–70	90–100
1–1/2 INCHES	30–55	0–15	35–70
1–1/4 INCHES	0–25	–	–
1 INCH	0–5	–	0–15
3/4 INCH	–	0–5	–
1/2 INCH	–	–	0–5
3/8 INCH	–	–	–

NOTE:
STABILIZATION PAD TO BE IN COMFORMANCE WITH STANDARDS SET FORTH IN THE "RHODE ISLAND GUIDELINES FOR SOIL & SEDIMENT CONTROL".

RIP–RAP STABILIZATION PAD @ CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
2. CEMENT CONCRETE SHALL BE USED ONLY WHEN THE CURB IS SET AFTER THE BASE AND/OR BINDER COURSES ARE IN PLACE, OTHERWISE THE CEMENT CONCRETE WILL BE ELIMINATED AND THE GRAVEL BROUGHT UP TO BOTTOM OF THE BASE COURSE.

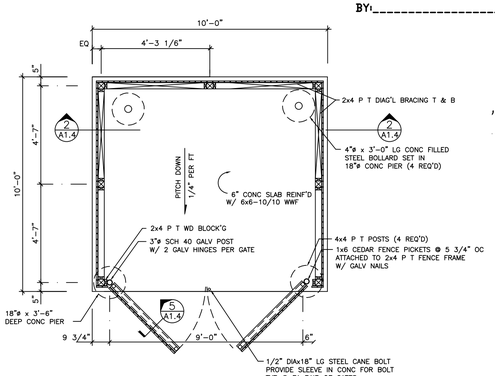
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

CURB SETTING DETAIL

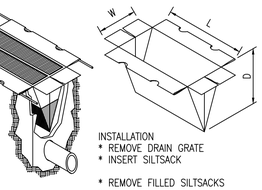
R.I. STANDARD 7.6.0

REVISIONS		
NO.	BY	DATE
1	MLP	Mar 05

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



1 A1.2 TRASH ENCLOSURE PLAN

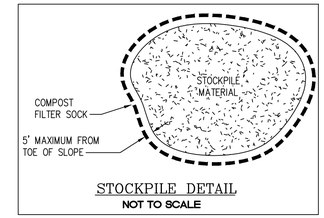


INSTALLATION
* REMOVE DRAIN GRATE
* INSERT SILTSACK

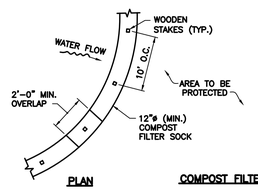
* REMOVE FILLED SILTSACKS
* CLEAN AND REUSE

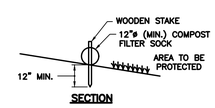
AS MANUFACTURED BY
ACF ENVIRONMENTAL OR APPROVED EQUAL

SILTSACK DETAIL
NOT TO SCALE



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

PLANNING BOARD SIGNATURE

BY:_____DATE:_____

DRAWING ISSUE:

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

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

OWNER/APPLICANT
FAIR WIND PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

DETAILS–1

Thomas J. Principe, III — 9107 — REGISTERED PROFESSIONAL ENGINEER

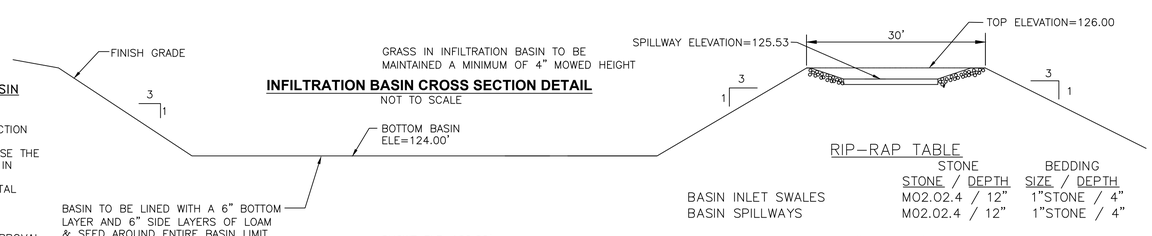
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipeEngineering.com
ESTABLISHED IN 1981

REVISIONS			
No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP
2.	8/8/25	KAB	TJP

PRELIMINARY PLAN SUBMISSION
FOR A
COMPREHENSIVE PERMIT APPLICATION
OF
"FAIR WIND VILLAGE"
A.P. 47 LOT 3
206 BAYVIEW AVENUE
in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 9 of 14
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 03/27/2025		PROJECT NO.: LD–2021–35

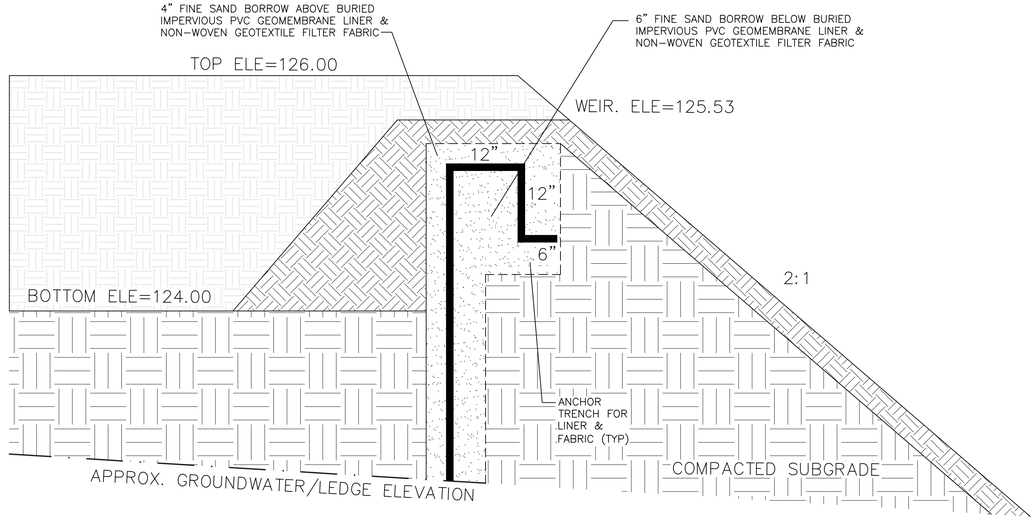
C:\Users\admin\Principe Engineering Dropbox_LAND0~1\2021\LD7A2C~1\CURREN~1\LD_2021-35_206 Bay View Avenue_Bristol_PRELIM AUGUST 2025 (Seth Lemoine's conflicted copy 2025-08-06).dwg, DWG to PDF.pc3



RIP-RAP TABLE

	STONE	BEDDING
	STONE / DEPTH	SIZE / DEPTH
BASIN INLET SWALES	M02.02.4 / 12"	1"STONE / 4"
BASIN SPILLWAYS	M02.02.4 / 12"	1"STONE / 4"

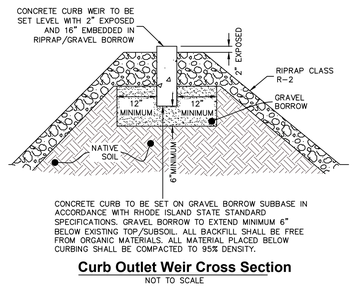
M02.02.4 = 8" – 95 / 100%,
4" – 0 / 25%
2½" – 0 / 5%



IMPERVIOUS LINER DETAIL
(DOWNSLOPE OF INFILTRATION BASIN ONLY)
NOT TO SCALE

INFILTRATION BASIN MAINTENANCE SCHEDULE:

1. Side-slopes, embankments, and the basin floor will be mowed at least once per growing season, to prevent unwanted woody growth. This storm water facility is to be managed for wildlife habitat, therefore, mowings will be conducted after mid August to prevent mortality to ground nesting birds and animals.
2. All trash and litter and other debris will be removed from the storm water facility including inlet and outlet structures. This will be accomplished at least twice per year, preferably spring and fall.
3. Sediments will be removed from the basin immediately following site stabilization and every year thereafter. Accumulated sediments may have to be removed more frequently if the sediment storage capacity of the forebays or sediment storage areas are within the last 10 percent of available capacity. Sediment removal within the basin will restore the original capacity and design depth.
4. If blockage of a basin outlet structure occurs it may be necessary to dewater the pond for access to the blockage. The dewatering flow must be adequately filtered prior to discharge into a receiving water body to remove suspended solids.
5. Pools of stagnant water in the infiltration basin indicates failure due to erosion and scouring of the basin bottom, particularly near an inlet device. This deficiency will be corrected immediately to prevent a nuisance habitat for insects, especially mosquitoes.
6. All outlet structures and outflow channels will be inspected annually. Inspections will be accomplished several times during the first six months of operation, especially after rainfall events to check for clogging or, conversely, too rapid of a release.
7. The grassed areas of the basin will be inspected at least twice per year to check for erosion problems. Problem areas must be reseeded immediately to stabilize exposed soils, thereby preventing erosion and potential clogging of outflow devices.
8. Repairs or replacement of inlet/outlet structures, rip-rap channels, fences, or other elements of the facility will be done within 30 days of deficiency reports. If an emergency situation is imminent then repair/replacement must be done immediately to avert failure or danger to nearby residents.
9. All sediment generated during construction and as a result of maintenance of the drainage system must be disposed of properly. Sediment shall not be disposed of in or near State or Federal regulated waters.
10. Records of the first two years of maintenance following construction shall be submitted to RIDEM Division of Water Resources. Maintenance records for subsequent years shall be kept on file and submitted to RIDEM, Division of Water Resources, upon request.
11. All drainage facilities will be maintained by a Homeowner's Association.



Curb Outlet Weir Cross Section
NOT TO SCALE

Rhode Island Stormwater Design and Installation Standards Manual *Amended March 2015*

Figure F-2 Typical Parking Area Cross-Section for Pervious Pavement System

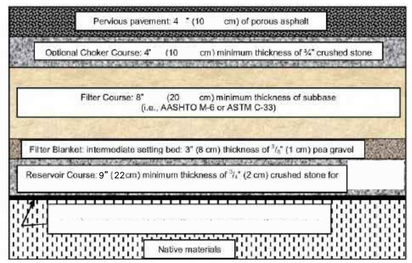
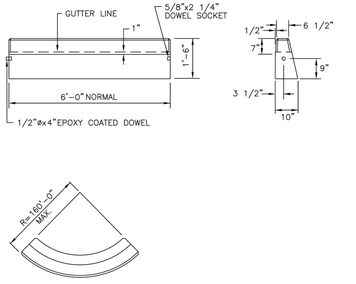


Table F-7 Gradations and compaction of choker, filter, and reservoir course materials.

US Standard Sieve Size (inches/mm)	Percent Passing (%)			
	Choker Course (AASHTO No. 57)	Filter Course (AASHTO No. M-6)	Reservoir Course (AASHTO No.3)	Reservoir Course Alternative* (AASHTO No.5)
6/150	-		-	
2½/63	-		100	-
2 /50	-		90 – 100	-
1½/37.5	100		35 – 70	100
1/25	95 - 100		0 – 15	90 – 100
¾/19	-		-	20 - 55
½/12.5	25 - 60		0 - 5	0 - 10
3/8/9.5	-	100	-	0 - 5
#4/4.75	0 - 10	70-100	-	
#8/2.36	0 - 5		-	
#200/0.075		0 – 6**		
% Compaction ASTM D698 / AASHTO T99	95	95	95	95

* Alternate gradations (e.g. AASHTO No. 5) may be accepted upon Engineer's approval.
** Preferably less than 4% fines

APPENDIX F: GUIDANCE ON BMP CONSTRUCTION SPECIFICATIONS F-42



CIRCULAR CURB

NOTES:
1. SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE R.I. STANDARD SPECIFICATIONS.
2. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0".
3. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
4. CIRCULAR CURB IS REQUIRED ON CURVES WITH RADII OF 160'-0" OR LESS. STRAIGHT CURB TO BE USED ON CURVES OF MORE THAN 160'-0" RADIUS.
5. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.

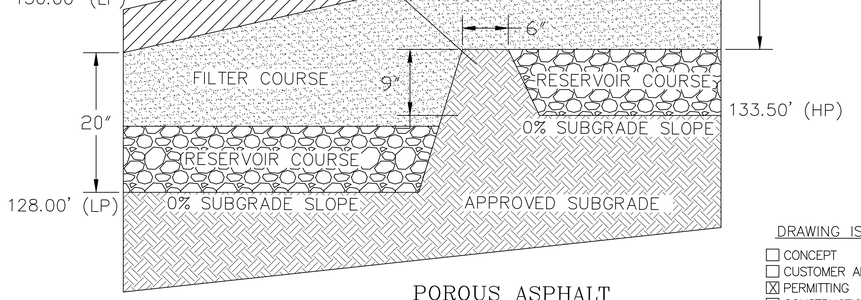
RHODE ISLAND DEPARTMENT OF TRANSPORTATION

REVISIONS		
NO.	BY	DATE
1	MLP	Mar. 05

PRECAST CONCRETE CURB

Jonathan A. Gyekis, CHIEF ENGINEER TRANSPORTATION — Edward P. Pitts Jr., CHIEF DESIGN ENGINEER TRANSPORTATION — JUNE 15, 1998 ISSUE DATE

R.I. STANDARD 7.1.0



POROUS ASPHALT
STEPPED RESERVOIR DETAIL
NOT TO SCALE

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

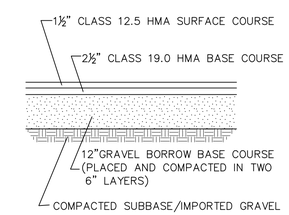
ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

OWNER/APPLICANT
FAIR WIND
PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

DETAILS-2

PLANNING BOARD SIGNATURE

BY:_____DATE:_____



SITE PAVEMENT TYPICAL CROSS SECTION
NOT TO SCALE

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

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2.	8/8/25	KAB	TJP

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PRELIMINARY PLAN SUBMISSION
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SCALE: AS NOTED		SHEET NO: 10 of 14
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 03/27/2025		PROJECT NO.: LD-2021-35

C:\Users\admin\Principe Engineering Dropbox_LANDD~1\2021\LD7A2C~1\CURREN~1\LD_2021-35_206 Bay View Avenue_Bristol_PRELIM AUGUST 2025 (Seth Lemoine's conflicted copy 2025-08-06).dwg, DWG to PDF.pc3

GENERAL NOTES – WATER:

1) CONTRACTOR SHALL OBTAIN A ROAD OPENING PERMIT FROM THE TOWN OF BRISTOL PRIOR TO THE START OF WORK WITHIN THE RIGHT OF WAY.

2) CONTRACTOR SHALL PROVIDE PRODUCT SUBMITTALS TO THE BCWA.

3) CONTRACTOR MUST MAINTAIN INSURANCE COVERAGE AS REQUIRED BY THE BCW FOR THE LIFE OF THE PROJECT AND PROVIDE THE BCWA WITH THE CERTIFICATE OF INSURANCE.

4) CONTRACTOR SHALL FURNISH THE BCWA WITH A SITE IMPROVEMENT BOND IN THE AMOUNT EQUAL TO THE COST OF THE WORK.

5) AT ALL POINTS OF CONNECTION OF NEW WATER MAINS TO EXISTING MAINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING AND VERIFYING LOCATION OF THE EXISTING LINES PRIOR TO ANY CONSTRUCTION.

6) A TEMPORARY BYPASS SYSTEM SHALL BE INSTALLED AND THE PROPERTIES CURRENTLY SERVICED BY THE EXISTING 2" WATER MAIN SHALL BE CONNECTED UNTIL THE NEW 8" WATER SYSTEM IS RELAYED.

7) EXCEPT IN CASE OF AN EMERGENCY, VALVES ON THE BRISTOL COUNTY WATER AUTHORITY (BCWA) WATER SYSTEM SHALL BE OPERATED BY OR UNDER THE DIRECTION OF THE APPROPRIATE PERSONNEL. THE CONTRACTOR SHALL GIVE THE BCWA STAFF 48 HOURS NOTICE TO ARRANGE FOR OPERATING VALVES. BOTH THE CONTRACTOR AND THE APPROPRIATE BCWA PERSONNEL SHALL BE PRESENT WHEN THE VALVES ARE OPERATED.

8) WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. WHEN A TEN (10) FOOT SEPARATION IS NOT PROVIDED OR WHEN SEWER LINES CROSS WATER LINES WITH LESS THAN 18 INCHES OF VERTICAL SEPARATION, SEWER LINE JOINTS SHALL BE CONCRETE ENCASED. FOR PERPENDICULAR CROSSINGS, ENCASED JOINTS SHALL EXTEND TEN (10) FEET, PERPENDICULAR TO THE WATER LINE IN BOTH DIRECTIONS.

9) ALL WATER LINES SHALL HAVE A MINIMUM OF FORTYEIGHT (48) INCHES OF COVER AND BE LOCATED A MINIMUM OF TEN (10) FEET FROM THE SANITARY SEWER.

10) CHANGES IN DIRECTION OF WATERLINE PIPE SHALL REQUIRE BENDS IN ALL INSTANCES. AXIAL DEFLECTION AT THE JOINTS SHALL NOT BE ALLOWED.

11) DISTANCES FOR WATER LINES ARE THE HORIZONTAL DISTANCE BETWEEN THE CENTERS OF THE FITTINGS. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.

12) ALL WATER LINE VALVES SHALL BE SET ADJACENT TO THE TEE, EXCEPT FOR POINTS THAT FALL IN THE FLOW LINE OF A CONCRETE CROSS PAN. IN WHICH CASE, THE VALVE SHALL BE LOCATED SO THAT SURFACE DRAINAGE DOES NOT INFILTRATE THE VALVE BOX. VALVE BOXES SHALL BE SET AT AN ELEVATION IN ACCORDANCE WITH TOWN PAVING REQUIREMENTS.

13) FIRE HYDRANT ASSEMBLY INCLUDES THE FIRE HYDRANT, SIX (6) INCH VALVE, AND SIX (6) INCH PIPE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE BCWA STANDARDS AND SPECIFICATIONS.

14) ALL FITTINGS SHALL BE MADE FROM DUCTILE IRON, FURNISHED WITH MECHANICAL JOINT ENDS OR INTEGRAL RESTRAINED JOINTS, AND SHALL CONFORM TO BCWA APPROVED MATERIAL LIST.

15) MAGNETIC WARNING TAPE SHALL BE INSTALLED 12" MINIMUM AND 18" MAXIMUM ABOVE WATER PIPE.

16) BEDDING MATERIAL SHALL CONFORM TO BCWA STANDARDS AND SPECIFICATIONS.

17) VALVE BOXES IN NON-PAVED AREAS SHALL HAVE A CONCRETE COLLAR AROUND THE VALVE LID IN ACCORDANCE WITH THE DETAIL.

18) CONCRETE THRUST BLOCKS AND/OR "MEGA-LUG" MECHANICAL RESTRAINTS ARE REQUIRED AT ALL MECHANICAL FITTINGS. THRUST BLOCKS MAY NOT BE REQUIRED IF PIPE RESTRAINT IS PROVIDED IN ACCORDANCE WITH RESTRAINED PIPE DETAIL.

19) NO WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY BCWA ENGINEERING STAFF.

20) ONLY ONE CONNECTION TO THE EXISTING WATER DISTRIBUTION SYSTEM SHALL BE MADE UNTIL ALL HYDROSTATIC TESTING, CHLORINATION AND FLUSHING HAS BEEN COMPLETED.

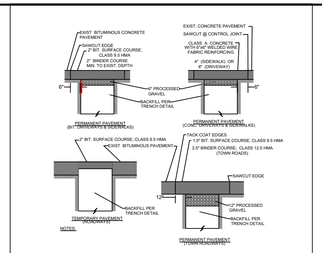
21) DISINFECTION AND HYDROSTATIC TESTING SHALL BE DONE IN THE PRESENCE OF A BCWA ENGINEERING STAFF. CONTACT THE BCWA ENGINEERING DIVISION FORTY-EIGHT (48) HOURS PRIOR TO DISINFECTING AND/OR TESTING.

22) DISINFECTION AND FLUSHING SHALL BE DONE IN ACCORDANCE SET FORTH IN AWWA B300 AND C651, "STANDARD FOR DISINFECTING WATER MAINS", LATEST REVISION. DISINFECTION PRODUCT SHALL BE NSF-61 APPROVED FOR CONTACT WITH DRINKING WATER. A CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BCWA ANDNSF-61 LABEL SHALL BE AFFIXED TO THE CONTAINER OF CHLORINE. THE CHLORINATION OF THE WATER LINE SHALL BE PERFORMED PRIOR TO THE HYDROSTATIC TESTING. ALL VALVES, FIRE HYDRANTS AND OTHER APPURTANCES SHALL BE OPERATED WHILE PIPELINE IS FILLED WITH THE CHLORINATING AGENT TO ENSURE THAT HIGH CHLORINE CONTACT IS MADE WITH ALL INTERNAL SURFACES.

23) TWO TWENTY-FOUR (24) HOUR BACTERIOLOGICAL TESTS, FROM MULTIPLE POINTS TO BE DETERMINED BY THE BCWA ENGINEER, FOR TOTAL COLI-FORM BACTERIA SHALL BE PERFORMED A MINIMUM OF 24 HOURS APART. IF EITHER OF THESE TESTS FAIL, THE LINE SHALL BE RE-CHLORINATED, RE-FLUSHED AND THEN RETESTED. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR REIMBURSING THE BCWA FOR ALL COSTS ASSOCIATED WITH THE WATER QUALITY TESTING.

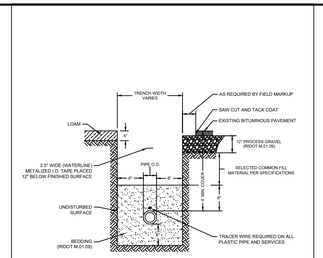
24) ALL WATER LINES SHALL BE HYDROSTATIC TESTED. PRESSURE AND LEAKAGE TESTS SHALL BE CONDUCTED ACCORDING TO THE APPLICABLE SECTIONS OF AWWA C600/605 TO A MINIMUM PRESSURE OF ONE HUNDRED AND FIFTY (150) POUNDS PER SQUARE (PSI) INCH AT THE LOW POINT OF THE SECTION BEING TESTED FOR THE DURATION OF TWO (2) HOURS. THE MAXIMUM LENGTH OF LINE TO BE TESTED SHALL BE ONE THOUSAND (1,000) FEET. ALL JOINTS IN CONNECTIONS ARE TO BE WATERTIGHT WITHIN TOLERANCES ALLOWED BY THE SPECIFICATIONS IN AWWA C600/605. ANY LEAKAGE THAT IS DISCOVERED BY OBSERVATION OR TESTS SHALL BE LOCATED AND MADE WATERTIGHT BY THE CONTRACTOR. PRESSURE AND LEAKAGE TESTS SHALL NOT BE CONDUCTED UNTIL THE LINE HAS PASSED ALL REQUIRED DISINFECTION TESTS.

25) ALL WATER VAULTS SHALL BE WATERTIGHT. CONTRACTOR SHALL SEAL VAULTS TO ENSURE SURFACE WATER DOES NOT INFILTRATE INTO THE VAULTS. VAULT LIDS SHALL BE PLACED TO ENSURE THAT SURFACE WATER DOES NOT FLOW INTO THE VAULTS.



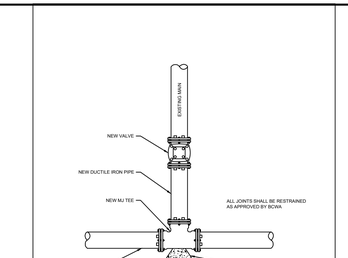
NOTES:
1. FOR TEMPORARY AND PERMANENT PATCHING STATE ROADS, THE CONTRACTOR SHALL MEET ALL PERMIT REQUIREMENTS OF THE RIDOT.
2. THE CONTRACTOR IS REQUIRED TO OBTAIN AND MEET THE REQUIREMENTS OF ANY AND ALL PERMITS FROM THE STATE,CITY OR TOWN THAT HAS JURISDICTION.
3. WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.
4. PERMANENT PAVEMENT TO BE PLACED BETWEEN 60 AND 90 DAYS AFTER TEMPORARY PAVEMENT.
5. BITUMINOUS ASPHALT PAVEMENT SHALL BE IN ACCORDANCE WITH THE RIDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST ADDITION.
6. ALL BACKFILL AND GRAVEL BASE MATERIAL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ACCORDANCE WITH ASTM D 1557.

BRISTOL COUNTY WATER AUTHORITY — 450 GALLY STREET, WARREN, RHODE ISLAND
TRENCH DETAIL — NOT TO SCALE
SECTION: WATER MAIN INSTALLATION — DATE: DECEMBER 2019 — HMA-1 — REVISIONS: SEE CROSSFEED NO RUNOFF



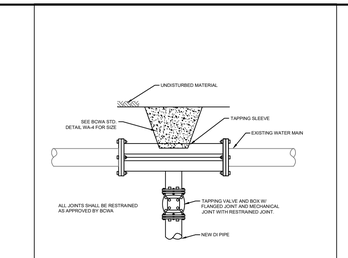
NOTES:
1. ALL MATERIALS, BEDDING AND BACKFILL PER BCWA SPECIFICATIONS AND SHALL BE INSPECTED AND APPROVED BY THE BCWA PRIOR TO BEING BACKFILLED AND/OR ACTIVATED.
2. ROADWAY AND SIDEWALK RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH ALL MUNICIPAL OR RIDOT PERMIT REQUIREMENTS.
3. WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

BRISTOL COUNTY WATER AUTHORITY — 450 GALLY STREET, WARREN, RHODE ISLAND
TRENCH DETAIL — NOT TO SCALE
SECTION: WATER MAIN INSTALLATION — DATE: DECEMBER 2019 — W-1 — REVISIONS: SEE CROSSFEED NO RUNOFF



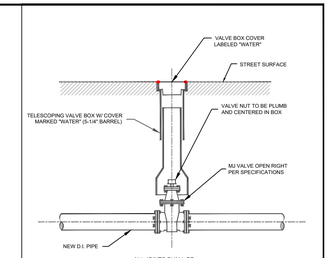
NOTES:
1. ALL MATERIALS, BEDDING AND BACKFILL PER BCWA SPECIFICATIONS.
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3. WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

BRISTOL COUNTY WATER AUTHORITY — 450 GALLY STREET, WARREN, RHODE ISLAND
NEW TEE IN NEW WATER MAIN — NOT TO SCALE
SECTION: WATER MAIN INSTALLATION — DATE: DECEMBER 2019 — W-2 — REVISIONS: SEE CROSSFEED NO RUNOFF



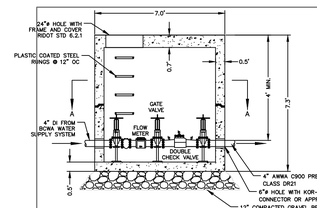
NOTES:
1. TAPPING SLEEVE, VALVE AND PIPE TO BE DISINFECTED WITH CHLORINE SOLUTION PRIOR TO INSTALL.
2. TAPPING SLEEVE TO BE PRESSURE TESTED USING AIR PRIOR TO TAPPING PIPE.
3. ALL MATERIALS, BEDDING AND BACKFILL PER BCWA SPECIFICATIONS.
4. ALL WORK AND MATERIALS SHALL BE INSPECTED AND APPROVED BY THE BCWA PRIOR TO BEING BACKFILLED AND/OR ACTIVATED.
5. ALL WORK AND MATERIALS SHALL BE INSPECTED AND APPROVED BY THE BCWA PRIOR TO BEING BACKFILLED AND/OR ACTIVATED.
6. WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

BRISTOL COUNTY WATER AUTHORITY — 450 GALLY STREET, WARREN, RHODE ISLAND
NEW TEE AND SLEEVE — NOT TO SCALE
SECTION: WATER MAIN INSTALLATION — DATE: DECEMBER 2019 — W-4 — REVISIONS: SEE CROSSFEED NO RUNOFF



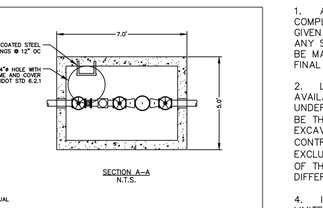
NOTE:
1.) ALL MATERIALS, BEDDING AND BACKFILL PER BCWA SPECIFICATIONS.
2.) ALL WORK AND MATERIALS SHALL BE INSPECTED AND APPROVED BY THE BCWA PRIOR TO BEING BACKFILLED AND/OR ACTIVATED.
3.) WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

BRISTOL COUNTY WATER AUTHORITY — 450 GALLY STREET, WARREN, RHODE ISLAND
NEW MJ VALVE, INSTALLED IN NEW MAIN — NOT TO SCALE
SECTION: WATER MAIN INSTALLATION — DATE: DECEMBER 2019 — W-6 — REVISIONS: SEE CROSSFEED NO RUNOFF



IF THE 18 INCH MINIMUM VERTICAL SEPARATION CANNOT BE MAINTAINED, CONSTRUCT SEWER USING AWWA APPROVED WATER MAIN PIPE AND PRESSURE TEST TO 150psi. FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE CROSSING, MEASURED PARALLEL TO THE WATER PIPE, OR ENCASE SEWER PIPE IN PVC SLEEVE.

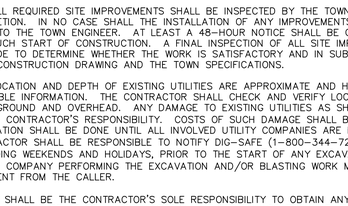
BRISTOL COUNTY WATER AUTHORITY — 450 GALLY STREET, WARREN, RHODE ISLAND
WATER/SEWER CROSSING — NOT TO SCALE
SECTION: WATER MAIN INSTALLATION — DATE: DECEMBER 2019 — W-8 — REVISIONS: SEE CROSSFEED NO RUNOFF



SEPARATE TRENCHES (PREFERRED)

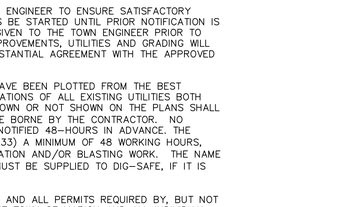
NOTES:
1. THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 18 INCHES.
2. THE HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND THE PROPOSED UTILITY SHALL BE A MINIMUM OF 10 FEET.
3. IF 10 FT CANNOT BE MAINTAINED THE PROPOSED UTILITY SHALL BE INSTALLED WITHIN A CARRIER PIPE UPON WRITTEN APPROVAL BY THE BCWA.
4. SEWER MAIN AND SERVICES ARE NOT ALLOWED TO CROSS OVER THE TOP OF WATER MAIN.
5. CONCRETE ENCASEMENT IS NOT ALLOWED.

BRISTOL COUNTY WATER AUTHORITY — 450 GALLY STREET, WARREN, RHODE ISLAND
UTILITY SEPARATION NEW CONSTRUCTION — NOT TO SCALE
SECTION: WATER MAIN INSTALLATION — DATE: DECEMBER 2019 — W-9 — REVISIONS: SEE CROSSFEED NO RUNOFF



NOTES:
1. ALL MATERIALS, BEDDING AND BACKFILL PER BCWA SPECIFICATIONS.
2. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE BCWA PRIOR TO BEING BACKFILLED AND/OR ACTIVATED.
3. HYDRANT MUST BE BURIED TO MANUFACTURERS PROPER DEPTH (BURY LINE) TO ALLOW SUFFICIENT CLEARANCE TO BOLTS/NUT THE UPPER BARREL AND SAFETY FLANGES AND FOR PROPER BREAK AWAY FUNCTION.
4. USE APPROVED JOINT RESTRAINT GLANDS AND THRUST BLOCKS. THRUST BLOCKING SHALL HAVE A MINIMUM OF 3 SQUARE FEET AGAINST UNDISTURBED EARTH.
5. BARRINGTON HYDRANTS TO BE OPEN LEFT), 4-1/2" PUMPER NOZZLE WITH CAP THREAD D.A.N.S. TWO 2-1/2" HOSE NOZZLES WITH CAPS, THREAD D.A.N.S.. 6" M.J. CONNECTION WITH ACCESSORIES, OPERATING AND CAP NUTS TO BE 1-3/8" POINT TO FLAT POINT PENTAGON.
6. BRISTOL HYDRANTS TO BE OPEN LEFT), 4" PUMPER NOZZLE WITH CAP THREAD D.A.T-65., TWO 2-1/2" HOSE NOZZLES WITH CAPS, THREAD D.A.N.S.. 6" M.J. CONNECTION WITH ACCESSORIES, OPERATING AND CAP NUTS TO BE 1-3/8" POINT TO FLAT POINT PENTAGON.
7. FACTORY APPLIED PAINT: BARREL & HEAD - SAFETY YELLOW, BONNET AND CAPS - SILVER ALUMINUM
8. ALL HYDRANTS SHALL HAVE A 5 1/4" DIAMETER MAIN VALVE.
9. WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

BRISTOL COUNTY WATER AUTHORITY — 450 GALLY STREET, WARREN, RHODE ISLAND
HYDRANT DETAIL — NOT TO SCALE
SECTION: WATER MAIN INSTALLATION — DATE: DECEMBER 2019 — WA-2 — REVISIONS: SEE CROSSFEED NO RUNOFF



NOTE:
1.) ALL MATERIALS, BEDDING AND BACKFILL PER BCWA
2.) ALL WORK AND MATERIALS SHALL BE INSPECTED AND APPROVED BY THE BCWA PRIOR TO BEING BACKFILLED AND/OR ACTIVATED.
3.) WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

BRISTOL COUNTY WATER AUTHORITY — 450 GALLY STREET, WARREN, RHODE ISLAND
2-INCH BLOW OFF — NOT TO SCALE
SECTION: WATER MAIN INSTALLATION — DATE: DECEMBER 2019 — WA-3 — REVISIONS: SEE CROSSFEED NO RUNOFF



RESTRAINT AT FITTINGS

MINIMUM SURFACE AREA OF CONCRETE THRUST BLOCK AGAINST UNDISTURBED EARTH – IN S.F. (SQUARE FEET)
MINIMUM RESTRAINED LENGTH OF PIPE ON EITHER SIDE OF FITTING – IN L.F. (LINEAR FEET)

PIPE SIZE	90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND	
	S.F.	L.F.	S.F.	L.F.	S.F.	L.F.	S.F.	L.F.
4"	9	3	5	3	3	3	2	3
6"	19	3	10	3	5	3	3	3
8"	34	3	18	3	9	3	4	3
10"	53	3	28	3	14	3	7	3
12"	76	3	40	3	20	3	10	3

1. ALL CONCRETE TO BE CLASS B (AE).
2. THE "SF" VALUES IN THE ABOVE TABLE ARE BASED ON 3000 p.s.f. SOIL BEARING CAPACITY. 150 p.s.i. TEST PRESSURE AND A 1.5 FACTOR OF SAFETY.
3. THE "L.F" VALUES IN THE ABOVE TABLE ARE BASED ON A TYPE 3 LAYING CONDITION, A SAND SILT SOIL DESIGNATION, A 1 FOOT RUN LENGTH, 150 P.S.I. TEST PRESSURE AND A 1.5 FACTOR OF SAFETY AS USED IN THE RESTRAINT DESIGN FOR DUCTILE IRON PIPE" COMPUTER PROGRAM BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION.
4. IF SOIL CONDITIONS OR EXCAVATION LIMITS ENCOUNTERED DURING CONSTRUCTION MAKE IT UNFEASIBLE TO PLACE THRUST BLOCKS AGAINST UNDISTURBED EARTH OF THE PROPER BEARING CAPACITY, THE CONTRACTOR SHALL DESIGN AND PLACE SPECIAL REACTION BLOCKS OF SUFFICIENT WEIGHT TO RESIST FULL THRUST UNDER ALL CONDITIONS. THE DESIGN SHALL BE SUBJECT TO BCWA APPROVAL.
5. MINIMUM SURFACE AREAS SHALL BE INCREASED BY 50% IF DEEMED NECESSARY BY THE ENGINEER.
6. A MECHANICAL JOINT RESTRAINT SYSTEM MUST BE USED FOR VERTICAL BENDS.
7. AT THE DISCRETION OF THE ENGINEER, A JOINT RESTRAINT SYSTEM MAY BE SUBSTITUTED FOR OR USED IN COMBINATION WITH PROPER THRUST BLOCKING.
8. A 48 HR. CURING PERIOD MUST BE GIVEN BEFORE FULL LINE PRESSURE CAN BE APPLIED TO NEW CONCRETE THRUST BLOCKS.
9. THRUST BLOCK DESIGN FOR PIPE LARGER THAN 24" SHALL BE REVIEWED ON AN INDIVIDUAL BASIS BY THE BCWA.
10. THE RESTRAINED LENGTH IS BASED ON DUCTILE IRON PIPE WITH 4 FOOT COVER. IF THE DEPTH VARIES, OR THE DUCTILE IRON PIPE IS POLY WRAPPED THE RESTRAINED LENGTH MUST BE RE-CALCULATED.
11. WHENEVER THERE IS A DISCREPANCY BETWEEN THIS DETAIL AND THE WRITTEN SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

BRISTOL COUNTY WATER AUTHORITY — 450 GALLY STREET, WARREN, RHODE ISLAND
THRUST BLOCK — NOT TO SCALE
SECTION: WATER MAIN INSTALLATION — DATE: DECEMBER 2019 — WA-4 — REVISIONS: SEE CROSSFEED NO RUNOFF

PRECAST CONCRETE METER VAULT DETAIL
N.T.S

NOTES:
1. PRECAST CONCRETE VAULT SHALL CONFORM TO OLD CASTLE PRECAST MP4X6X6 OR APPROVED EQUAL AND BE H-20 RATED.
2. APPURTENANCES SHALL CONFORM TO BCWA APPROVED MATERIALS LIST.

GENERAL NOTES:

1. ALL REQUIRED SITE IMPROVEMENTS SHALL BE INSPECTED BY THE TOWN ENGINEER TO ENSURE SATISFACTORY COMPLETION. IN NO CASE SHALL THE INSTALLATION OF ANY IMPROVEMENTS BE STARTED UNTIL PRIOR NOTIFICATION IS GIVEN TO THE TOWN ENGINEER. AT LEAST A 48-HOUR NOTICE SHALL BE GIVEN TO THE TOWN ENGINEER PRIOR TO ANY SUCH START OF CONSTRUCTION. A FINAL INSPECTION OF ALL SITE IMPROVEMENTS, UTILITIES AND GRADING WILL BE MADE TO DETERMINE WHETHER THE WORK IS SATISFACTORY AND IN SUBSTANTIAL AGREEMENT WITH THE APPROVED FINAL CONSTRUCTION DRAWING AND THE TOWN SPECIFICATIONS.

2. LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATIONS OF ALL EXISTING UTILITIES BOTH UNDERGROUND AND OVERHEAD. ANY DAMAGE TO EXISTING UTILITIES AS SHOWN OR NOT SHOWN ON THE PLANS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. COSTS OF SUCH DAMAGE SHALL BE BORNE BY THE CONTRACTOR. NO EXCAVATION SHALL BE DONE UNTIL ALL INVOLVED UTILITY COMPANIES ARE NOTIFIED 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY DIG-SAFE (1-800-344-7233) A MINIMUM OF 48 WORKING HOURS, EXCLUDING WEEKENDS AND HOLIDAYS, PRIOR TO THE START OF ANY EXCAVATION AND/OR BLASTING WORK. THE NAME OF THE COMPANY PERFORMING THE EXCAVATION AND/OR BLASTING WORK MUST BE SUPPLIED TO DIG-SAFE, IF IT IS DIFFERENT FROM THE CALLER.

4. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY, BUT NOT LIMITED TO, THE STATE OF MASSACHUSETTS, THE FEDERAL GOVERNMENT, THE TOWN OF MARION AND ALL INDIVIDUAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL TEMPORARY SEDIMENTATION AND EROSION CONTROLS.

7. ALL MATERIAL FOR FILL SHALL BE CLEAN AND FREE OF MATTER WHICH COULD POLLUTE ANY DOWN STREAM WATERCOURSE.

9. FILL MATERIAL SHALL BE COMPACTED IN ONE FOOT (MAXIMUM) LIFTS TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-1557 (MODIFIED PROCTOR TEST).

OWNER/APPLICANT
FAIR WIND
PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

DETAILS-3

PLANNING BOARD SIGNATURE

BY:_____DATE:_____

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. 9107 — REGISTERED PROFESSIONAL ENGINEER

REVISIONS

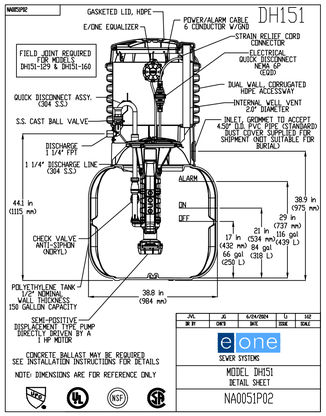
No.	DATE	DRWN	CHKD

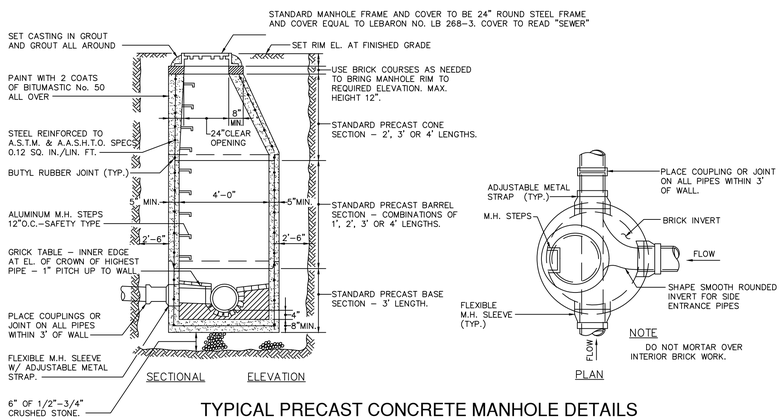
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
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401.816.5385
ESTABLISHED IN 1981
www.PrincipeEngineering.com

PRELIMINARY PLAN SUBMISSION
FOR A
COMPREHENSIVE PERMIT APPLICATION
OF
"FAIR WIND VILLAGE"
A.P. 47 LOT 3
206 BAYVIEW AVENUE
in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 11 of 14
DRAWN BY: SJL	DESIGN BY: SJL	CHECKED BY: TJP
DATE: 08/08/2025		PROJECT NO.: LD-2021-35

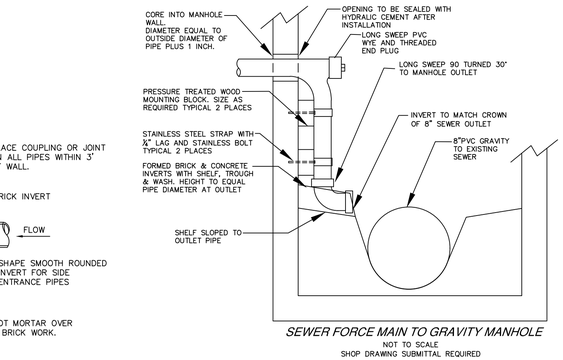
C:\Users\admin\Principe Engineering Dropbox\LANDD~1\2021\LD7A2C~1\CURREN~1\LD_2021-35_206 Bay View Avenue_Bristol_PRELIM_PRELIM AUGUST 2025 (Seth Lemoine's conflicted copy 2025-08-06).dwg, DWG To PDF.pc3





TYPICAL PRECAST CONCRETE MANHOLE DETAILS

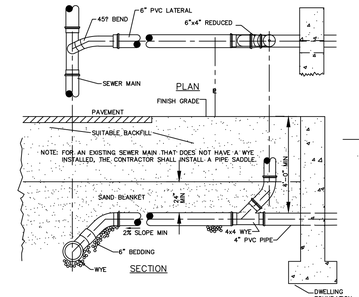
NOT TO SCALE



SEWER FORCE MAIN TO GRAVITY MANHOLE

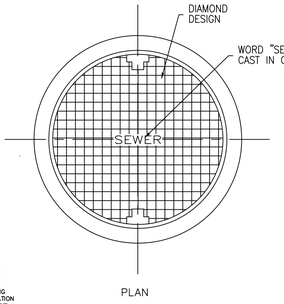
NOT TO SCALE

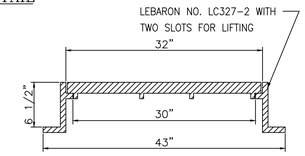
SHOP DRAWING SUBMITTAL REQUIRED



STANDARD BUILDING CONNECTION DETAIL

NOT TO SCALE



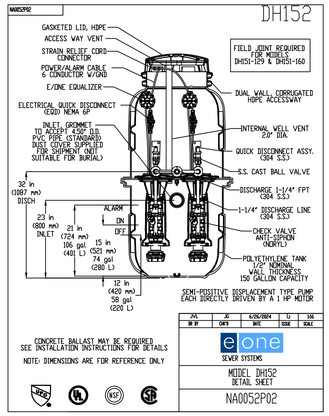


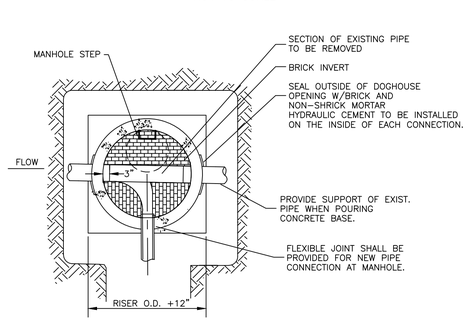
NOTE:

1. VENTILATION HOLES OF ANY SIZE ARE NOT ALLOWED.

SANITARY MANHOLE FRAME & COVER

NOT TO SCALE

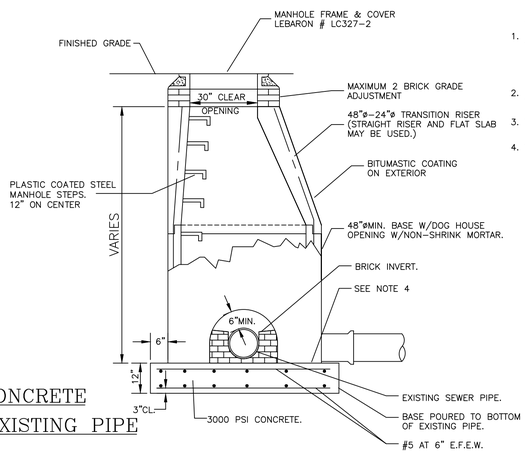




PLAN

TYPICAL PRECAST CONCRETE SEWER MANHOLE OVER EXISTING PIPE

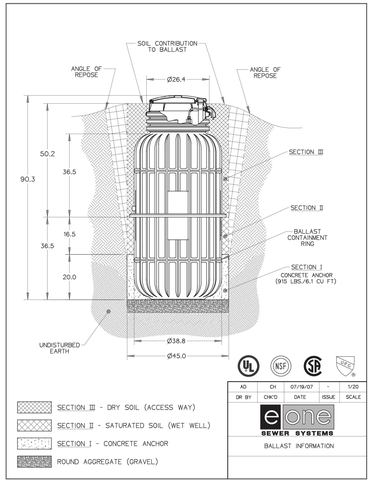
NOT TO SCALE



ELEVATION D–D

GENERAL NOTES:

1. MANHOLE SHALL HAVE SHELF & INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST POSSIBLE RADIUS TANGENT TO THE CENTERLINE OF THE SEWER PIPES.
2. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN.
3. THE JOINT BETWEEN POURED BASE AND BASE SECTION TO BE WATERTIGHT.
4. THE SEWER MANHOLE SHALL BE VACUUM TESTED AND APPROVED BY THE BRISTOL WPCD SEWER AUTHORITY PRIOR TO SYSTEM GOING ON–LINE.



E/One Grinder Pump Station Ballast Calculations

Sample Calculation, Continued

Section III: Used To Determine The Volume Of Dry Soil

Area = (Height)(Width) + (Top Area)
= (36.5")(3.1") + (17.5")(9.3")
= 275.9in²

Volume = (Area)(Average Perimeter of the cylinder)
= (275.9in²)(2π)(17.9")
= (31030.2 in³)(1/1728 ft³/in³)
= 18.0 ft³

2. Determine the combined ballast

Ballast (total) = Ballast (concrete) + Ballast (saturated soil) + Ballast (dry soil)

= $(V_{concrete})$(density concrete in water) + (V_{wet})(density wet soil) + (V_{dry})(density dry soil)

= (6.2 cu ft)(87.6 lb/ft³) + (3.9 cu ft)(70 lb/ft³) + (18.0 cu ft)(110 lb/ft³)

= 543.12 lb + 273 lb + 1980 lb

= 2796.12 lb

C. Subtract the buoyant force from the ballast force to determine the final condition

Final Condition = Ballast Force – Buoyant Force
= 2796.12 lb – 902.8 lb
= 1893.3 lb

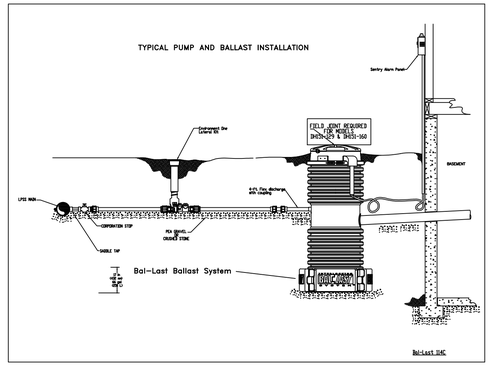
The approach outlined above may be used to calculate the ballast requirements listed below.

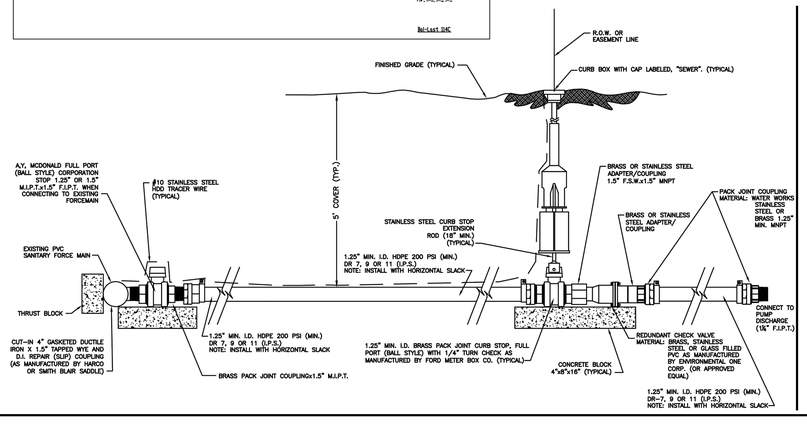
Chart 1

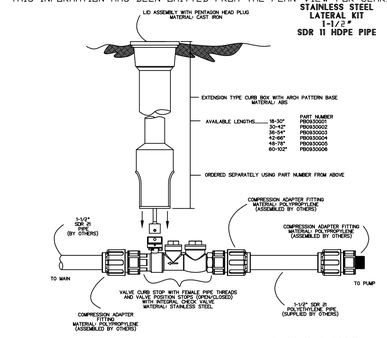
Station Height (in)	Wetwell Volume (cu ft)	FNet-Buoyant (lb)	Station Weight (lb)	Fballast (lb)	Volume Concrete (cu ft)	Weight Concrete in Air (lb)
93 inches	22	902.8	470	2787.4	6.1	915
129 inches	22	863.8	509	5174.4	6.1	915
160 inches	22	833.8	539	7253.4	6.1	915

BALLAST REQUIREMENT DETAILS FOR DH152 SEWER PUMP SYSTEM

NOT TO SCALE







KIT PARTS ARE NOT ASSEMBLED

SGS	DN	11/02/11	A	3/16
DR BY	CH/CD	DATE	ISSUE	SCALE

SEWER SYSTEMS

STAINLESS STEEL LATERAL KIT 1-1/4" SDR 21 HDPE PIPE

NA0330P02

NOTES:

1. SS CURB STOP/CHECK VALVE AND FITTINGS ARE PROVIDED SEPARATELY, TO BE ASSEMBLED BY OTHERS
2. TO ASSEMBLE, APPLY A DOUBLE LAYER OF TEFLON TAPE, AND A LAYER OF PIPE DOPE (SUPPLIED BY OTHERS) TO THE THREADS ON THE PLASTIC FITTINGS AND INSTALL PER THE MANUFACTURER'S INSTRUCTIONS
3. ASSEMBLY IS TO BE PRESSURE TESTED (BY OTHERS)
4. ASSEMBLY IS TO BE USED WITH SDR11 HDPE PIPE
5. TO ORDER SS LATERAL KIT, USE PART NUMBER NC0193001
6. CURB BOX IS TO BE ORDERED SEPARATELY, SEE ABOVE

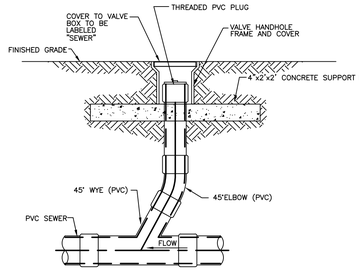
NOTE: INSTALL CURB STOP / CHECK VALVE ASSEMBLY ±8' FROM EDGE OF PAVEMENT. THIS INFORMATION HAS BEEN OMITTED FROM THE PLAN VIEW FOR CLARITY.

NOTE:

- GRINDER PUMP MUST BE AT LEAST 10 FEET FROM FOUNDATION.
- ALL COMPRESSION FITTINGS WILL BE BRASS OR STAINLESS STEEL.
- ALL CURB STOP EXTENSION RODS SHALL BE STAINLESS STEEL.
- HDPE/POLY PIPE REQUIRES THE USE OF STAINLESS STEEL INSERT PIPE STIFFENERS FOR ALL PACK JOINT/COMPRESSION CONNECTIONS.
- STAINLESS STEEL OR BRASS DRESSER COUPLINGS TO BE USED WHERE EXISTING LINE IS CUT FOR TEE.
- ALL FORCEMAIN SANITARY SEWER LINES SHALL BE AT A DEPTH OF 5' OR GREATER. IF LESS THAN 5' LINE SHALL BE INSULATED. (SEE SARATOGA COUNTY SEWER DISTRICT #1 TRENCH DETAIL)
- WHEN CONNECTING TO EXISTING FORCEMAIN, CURB STOP MUST BE PLACED AS CLOSE AS POSSIBLE TO EXISTING FORCEMAIN AND OUTSIDE OF PAVEMENT WITH VALVE BOX.

SEWER NOTES:

1. CONTRACTOR TO CONFIRM ALL CONNECTIONS ARE WATER TIGHT.
2. CONTRACTOR TO CONFIRM UNIMPEDED ACCESS FOR BRISTOL WPCD TO ALL DOG HOUSE STYLE MANHOLES INSTALLED FOR INSERTION OF PIPELINE CLEANING AND INSPECTION EQUIPMENT.
3. STONGBACK FERNO COUPLINGS TO BE INSTALLED AT CONNECTION OF NEW PVC SEWER TO EXISTING CLAY PIPE.



CLEANOUT DETAIL

NOT TO SCALE

OWNER/APPLICANT
FAIR WIND PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

DRAWING ISSUE:

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

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION.

PLANNING BOARD SIGNATURE

BY:_____DATE:_____

DETAILS–4

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

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ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipeEngineering.com
ESTABLISHED IN 1981

REVISIONS

No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP
2.	8/8/25	KAB	TJP

PRELIMINARY PLAN SUBMISSION
FOR A
COMPREHENSIVE PERMIT APPLICATION
OF
"FAIR WIND VILLAGE"
A.P. 47 LOT 3
206 BAYVIEW AVENUE
in
BRISTOL, RHODE ISLAND

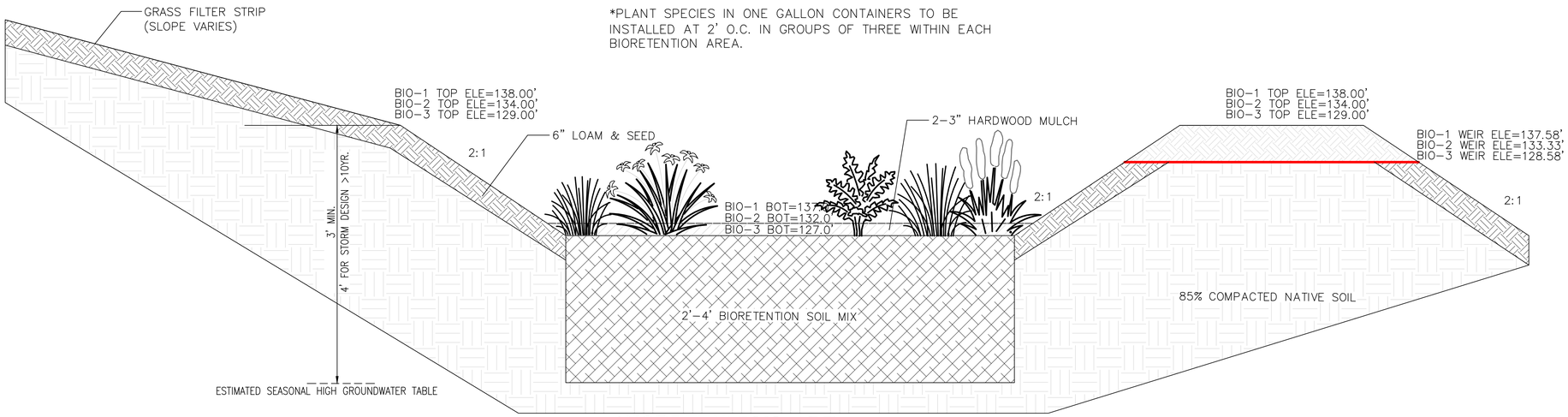
SCALE: AS NOTED		SHEET NO: 12 of 14
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 03/27/2025		PROJECT NO.: LD–2021–35

C:\Users\admin\Principe Engineering Dropbox_LAND~1\2021\LD7A2C~1\CURREN~1\LD_2021-35_206 Bay View Avenue_Bristol_PRELIM AUGUST 2025 (Seth Lemoine's conflicted copy 2025-08-06).dwg, DWG to PDF.pc3

PLANT SPECIES TO BE USED

BOTANICAL NAME	COMMON NAME
ASTER DIVARICATUS	WHITE WOOD ASTER
IRIS VERSICOLOR	BLUE FLAG IRIS
LOBELIA CARDINALIS	CARDINAL FLOWER
OSMUNDA CINNAMOMEA	CINNAMON FERN

*PLANT SPECIES IN ONE GALLON CONTAINERS TO BE INSTALLED AT 2' O.C. IN GROUPS OF THREE WITHIN EACH BIORETENTION AREA.



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:

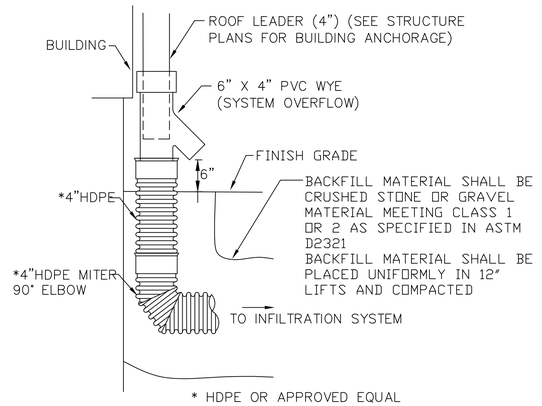
REPLACE SOIL MEDIA AND PLANTS WHEN PONDING DOES NOT SUBSIDE WITHIN 72 HRS
(CAREFUL MAINTENANCE SHOULD PROLONG THIS REQUIREMENT)

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

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.

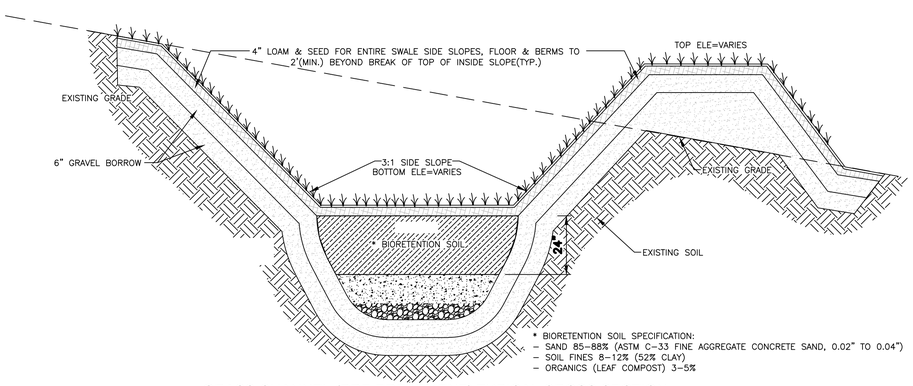
NOTES:
(1) BIORETENTION AREA TO BE PROTECTED FROM CONSTRUCTION TO PREVENT COMPACTION AND SURROUNDED BY COMPOST FILTER SOCK UNTIL UPSLOPE AREAS ARE STABILIZED.
(2) BIORETENTION DESIGN AND INSTALLATION SHALL CONFORM TO THE STATE OF RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL (LATEST 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 P205 not to exceed 69 ppm
potassium K20 not to exceed 78 ppm
soluble salts not to exceed 500 ppm



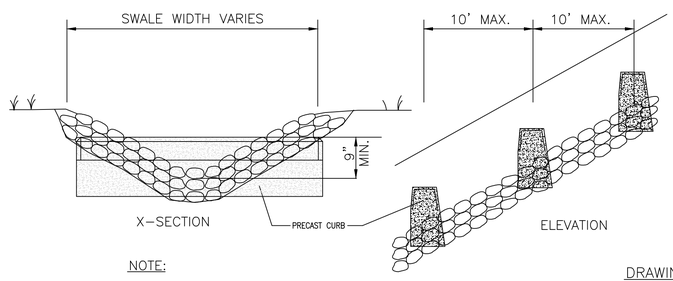
ROOF LEADER COLLECTOR DETAIL

NOT TO SCALE



GRASS CHANNEL (PRE-TREATMENT) TYPICAL CROSS SECTION

NOT TO SCALE



NOTE:

1. PRECAST CONCRETE CURB SHALL BE USED FOR CHECK DAMS WITHIN SWALES WITH SLOPES GREATER THAN 4%. MULTIPLE CURB SECTIONS MAY BE NECESSARY TO SPAN SWALE WIDTH.

CHECK DAM DETAIL

NOT TO SCALE

PLANNING BOARD SIGNATURE

BY:_____DATE:_____

DRAWING ISSUE:

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

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

OWNER/APPLICANT
FAIR WIND
PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809

DETAILS-5

Thomas J. Principe, III
No. 7107
REGISTERED PROFESSIONAL ENGINEER

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

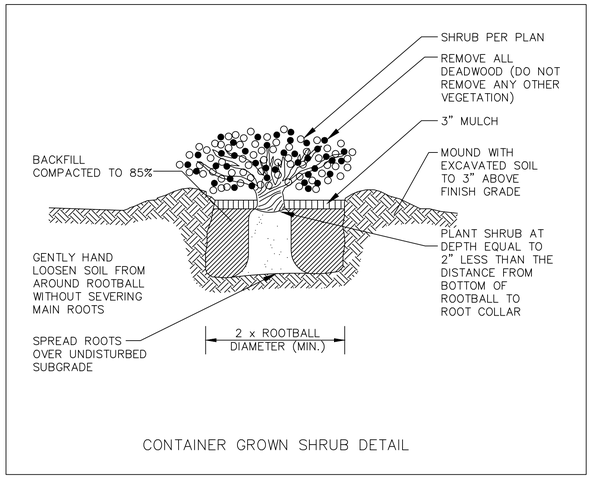
REVISIONS

No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP
2.	8/8/25	KAB	TJP

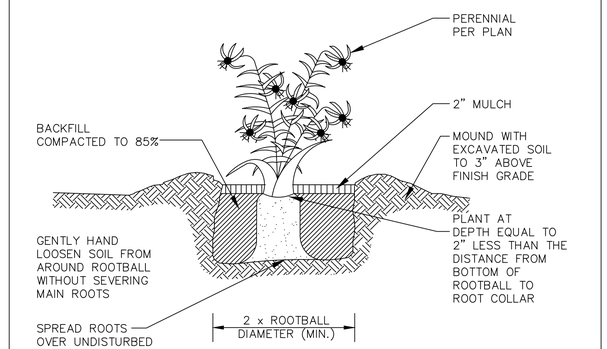
PRELIMINARY PLAN SUBMISSION
FOR A
COMPREHENSIVE PERMIT APPLICATION
OF
"FAIR WIND VILLAGE"
A.P. 47 LOT 3
206 BAYVIEW AVENUE
in
BRISTOL, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 13 of 14
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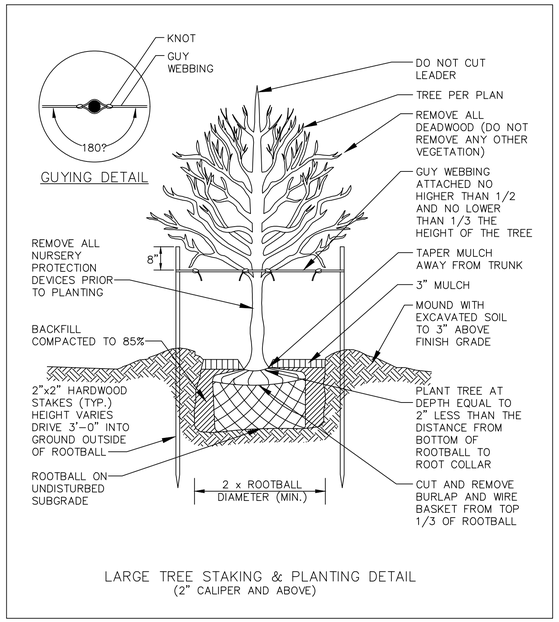
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CONTAINER GROWN SHRUB DETAIL

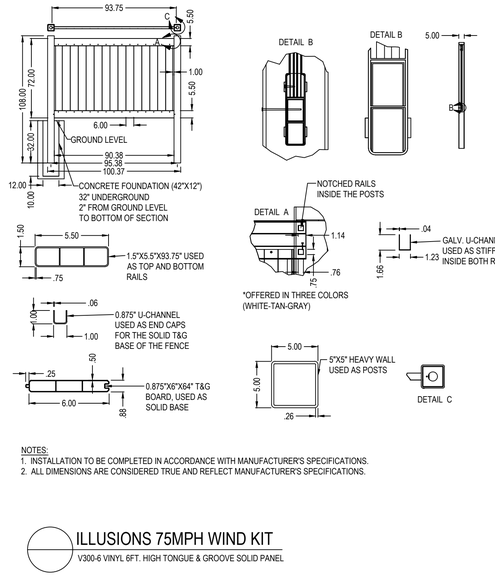


PERENNIAL PLANTING DETAIL



LARGE TREE STAKING & PLANTING DETAIL
(2" CALIPER AND ABOVE)

ILLUSIONS VINYL FENCE
274 MIDDLE ISLAND ROAD
MEDFORD, NY 11763
TOLL FREE: 1-800-339-3362
www.illusionsfence.com



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.

ILLUSIONS 75MPH WIND KIT

V300-6 VINYL 6FT. HIGH TONGUE & GROOVE SOLID PANEL

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www.CADdetails.com

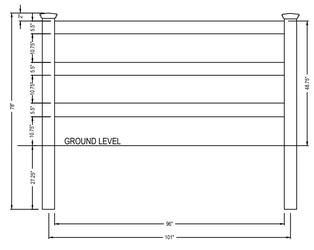
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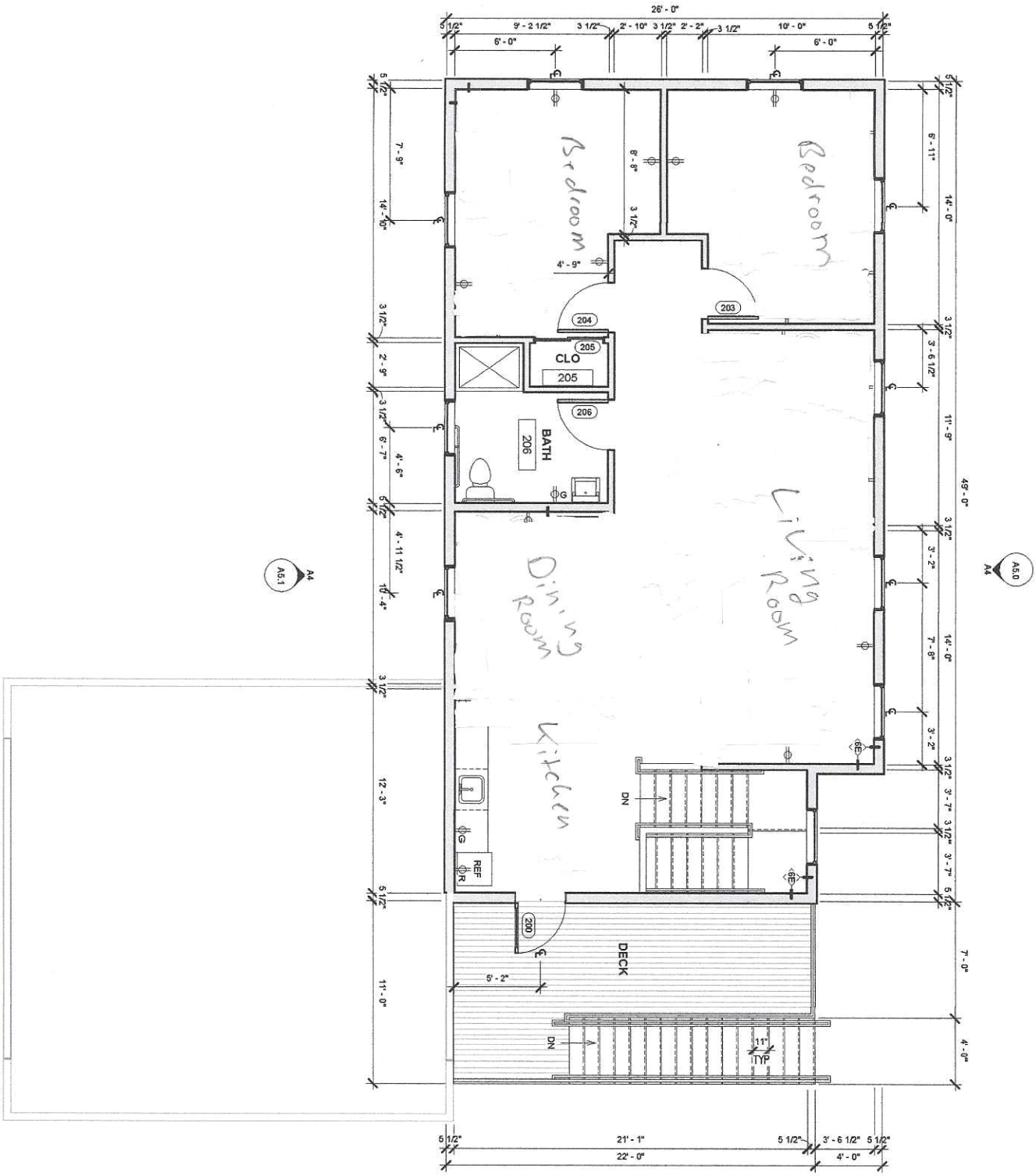
☑ SELECT DESIRED POST CAP MODEL

- ☐ FRENCH GOTHIC - V55FG
- ☐ TEARDROP - V55TD
- ☐ COACHMAN - V55CM
- ☐ BALL - V55BC
- ☐ SOLAR - V55P
- ☐ SOLAR - V55O
- ☐ NEW ENGLAND - V55NE
- ☐ FLAT - V55FO

☑ SELECT DESIRED POST OPTIONS:

- ☐ 5" X 5" - .140 WALL
- ☐ 5" X 5" H.D. - .250 WALL
- ☐ MAJESTIC ™ 8" X 8" - .250 WALL


7"
13"
13"
13


A4 FLOOR PLAN - 2ND FL
1/4" = 1'-0"
26' - 0"
Bedroom
Bedroom
Living Room
Dining Room
Kitchen
BATH
206
CLO
205
DECK
DN
REF
203
204
205
206
200
A5.1
A4
A5.0
A4
21' - 1"
22' - 0"
3' - 6 1/2"
4' - 0"
43' - 0"
7' - 0"
4' - 0"
11' - 0"
12' - 3"

FAIR WIND PROPERTIES, LLC
PO BOX 333
BRISTOL, RI 02809-

TOWN OF BRISTOL
TAX COLLECTION DEPARTMENT
10 Court Street
Bristol, RI 02809
401-253-7000

Interest as of	Principal	Interest	Total
04/01/2025	$2,955.35	$0.00	$2,955.35

Receivable Name	Bill Amount	Balance	Interest	Total Due
2024 RP Tax Roll	$11,821.42	$2,955.35	$0.00	$2,955.35

Payments (6)

Date	Type	Batch	Transaction #	Principal	Interest	Total	Method	Comments
02/25/2025	Payment	CORELOGIC 3RD Q FEB 2025	1092019	$460.50	$0.00	$460.50	Check # <<None>>,	CORELOGIC 2025-02-11
02/25/2025	Payment	CORELOGIC 3RD Q FEB 2025	1092020	$2,494.85	$0.00	$2,494.85	Check # <<None>>,	CORELOGIC 2025-02-11
11/15/2024	Payment	CORELOGIC 2ND Q NOV 2024	1077041	$460.50	$0.00	$460.50	Check # <<None>>,	FIRST AMERICAN 2024-11-12
11/15/2024	Payment	CORELOGIC 2ND Q NOV 2024	1077042	$2,494.85	$0.00	$2,494.85	Check # <<None>>,	FIRST AMERICAN 2024-11-12
08/23/2024	Payment	CORELOGIC 1ST Q AUG 2024	1060133	$460.50	$0.00	$460.50	Check # <<None>>,	CORELOGIC 2024-09-09
08/23/2024	Payment	CORELOGIC 1ST Q AUG 2024	1060134	$2,494.87	$0.00	$2,494.87	Check # <<None>>,	CORELOGIC 2024-09-09

Tax Items (2)

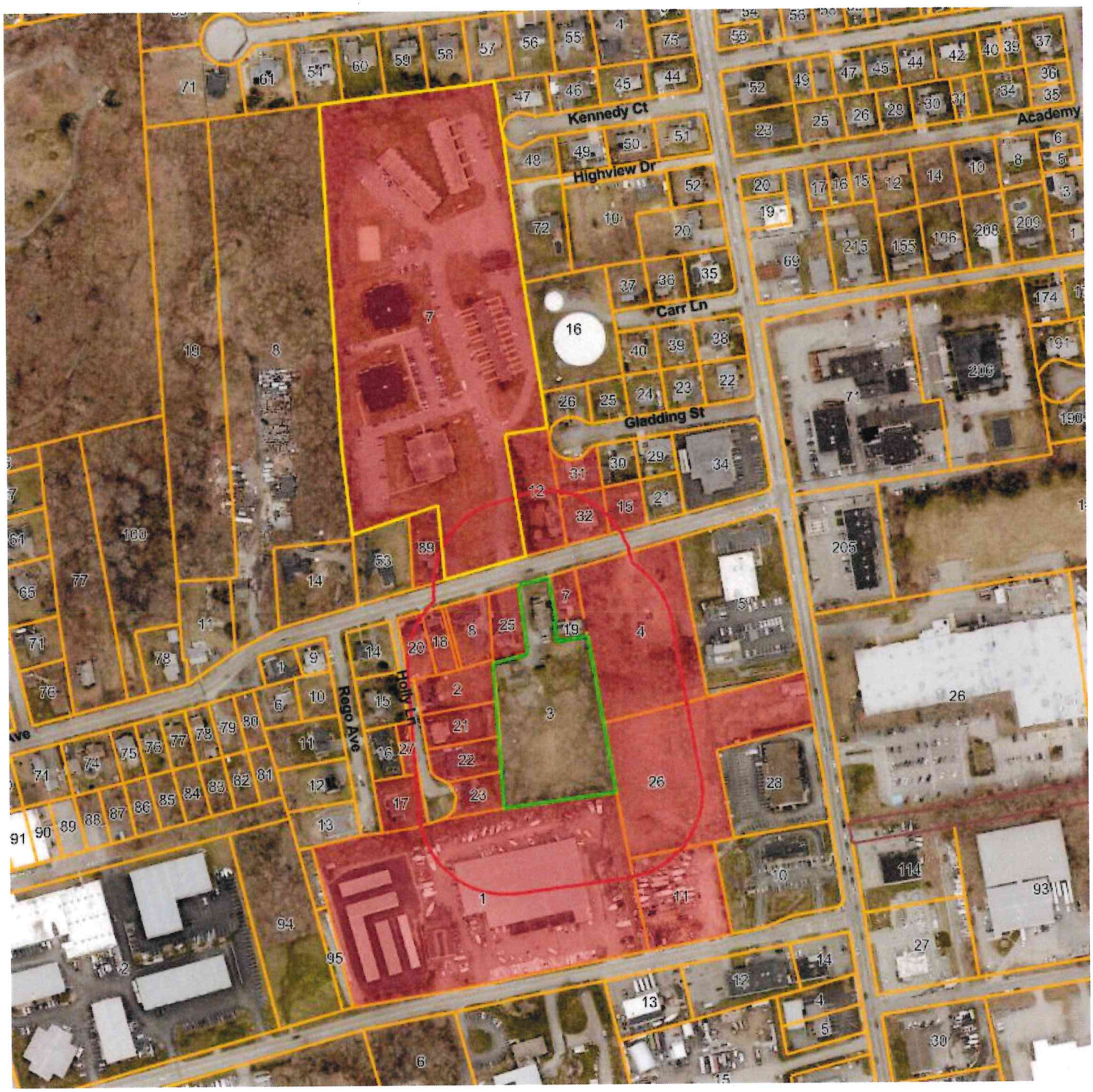
Exemption Items (0)

Installments (4)

Due Date	Total	Balance
08/15/2024	$2,955.37	$0.00
11/15/2024	$2,955.35	$0.00
02/18/2025	$2,955.35	$0.00
05/15/2025	$2,955.35	$2,955.35

2023 RP Tax Roll	$11,387.26	$0.00	$0.00	$0.00

Receivable Name	Bill Amount	Balance	Interest	Total Due
2022 RP Tax Roll	$11,077.90	$0.00	$0.00	


Kennedy Ct
Highview Dr
Carr Ln
Gladding St
Academy
Rego Ave
Holly Ln

200 feet Abutters List Report

Bristol, RI
October 28, 2026

Subject Property:

Parcel Number:	47-3	Mailing Address:	FAIR WIND PROPERTIES, LLC
CAMA Number:	47-3		PO BOX 333
Property Address:	206 BAY VIEW AVE		BRISTOL, RI 02809

Abutters:

Parcel Number:	46-1	Mailing Address:	RHOLEN EAST, LLC
CAMA Number:	46-1		99 POPPASQUASH RD
Property Address:	271 FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	46-11	Mailing Address:	M.V.P. REALTY CORP.
CAMA Number:	46-11		9 WOBURN ST
Property Address:	FRANKLIN ST		BRISTOL, RI 02809
Parcel Number:	47-17	Mailing Address:	COUTO, KRISTIN ELIZABETH
CAMA Number:	47-17		6 REGO AVE
Property Address:	6 REGO AVE		BRISTOL, RI 02809
Parcel Number:	47-18	Mailing Address:	MEDEIROS, STEPHEN M & MAE TE
CAMA Number:	47-18		6 JENNY LANE
Property Address:	198 BAY VIEW AVE		BRISTOL, RI 02809
Parcel Number:	47-2	Mailing Address:	SARDINHA, DAVID P SHEILA TE
CAMA Number:	47-2		93B KICKEMUIT AVENUE
Property Address:	1 HOLLY LN		BRISTOL, RI 02809
Parcel Number:	47-20	Mailing Address:	MORENZI, DOUGLAS W & JENNIFER TE
CAMA Number:	47-20		
Property Address:	196 BAY VIEW AVE		196 BAY VIEW AVE BRISTOL, RI 02809
Parcel Number:	47-21	Mailing Address:	OUELLETTE, LINDA L
CAMA Number:	47-21		3 HOLLY LN
Property Address:	3 HOLLY LN		BRISTOL, RI 02809
Parcel Number:	47-22	Mailing Address:	CASTIGLIEGO, RITA H. LE
CAMA Number:	47-22		CASTIGLIEGO, NICHOLAS F. &
Property Address:	5 HOLLY LN		SANCHEZ, JO ANN M. 5 HOLLY LN BRISTOL, RI 02809
Parcel Number:	47-23	Mailing Address:	CONLON, BARBARA ANN TRUSTEE
CAMA Number:	47-23		7 HOLLY LN
Property Address:	7 HOLLY LN		BRISTOL, RI 02809
Parcel Number:	47-25	Mailing Address:	BRANDARIZ, RICHARD A
CAMA Number:	47-25		202 BAYVIEW AVE
Property Address:	202 BAY VIEW AVE		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
October 28, 2026

Parcel Number:	47-26	Mailing Address:	JACKYS AT 387, LLC
CAMA Number:	47-26		39 RIVERVIEW DR
Property Address:	387 METACOM AVE		NORTH PROVIDENCE, RI 02904
Parcel Number:	47-27	Mailing Address:	CASTIGLIEGO, RITA H. LE
CAMA Number:	47-27		CASTIGLIEGO, NICHOLAS F. &
Property Address:	BAY VIEW AVE		SANCHEZ, JO ANN M.
			5 HOLLY LN
			BRISTOL, RI 02809
Parcel Number:	47-29	Mailing Address:	MEDEIROS, STEPHEN M & MAE TE
CAMA Number:	47-29		6 JENNY LN
Property Address:	BAY VIEW AVE		BRISTOL, RI 02809
Parcel Number:	47-4	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	47-4		10 COURT ST
Property Address:	BAY VIEW AVE		BRISTOL, RI 02809
Parcel Number:	47-7	Mailing Address:	NICHOLS, THOMAS LEE & REBECCA
CAMA Number:	47-7		TE
Property Address:	208 BAY VIEW AVE		208 BAY VIEW AVE
			BRISTOL, RI 02809
Parcel Number:	47-8	Mailing Address:	SWEENEY, BRENDA L.
CAMA Number:	47-8		200 BAY VIEW AVE
Property Address:	200 BAY VIEW AVE		BRISTOL, RI 02809
Parcel Number:	48-12	Mailing Address:	SOUSA, JULIANN
CAMA Number:	48-12		207 BAY VIEW AVE
Property Address:	207 BAY VIEW AVE		BRISTOL, RI 02809
Parcel Number:	48-15	Mailing Address:	EPPLEY, MARK AARON & DOMINIQUE
CAMA Number:	48-15		TE
Property Address:	213 BAY VIEW AVE		213 BAY VIEW AVE
			BRISTOL, RI 02809
Parcel Number:	48-31	Mailing Address:	VOLLARO, PAUL R JR & LINDA TE
CAMA Number:	48-31		13 GLADDING ST
Property Address:	13 GLADDING ST		BRISTOL, RI 02809
Parcel Number:	48-32	Mailing Address:	MJV ENTERPRISES, LLC
CAMA Number:	48-32		63 DELLWOOD ROAD
Property Address:	209 BAY VIEW AVE		CRANSTON, RI 02920
Parcel Number:	48-7	Mailing Address:	ROGER WILLIAMS UNIVERSITY
CAMA Number:	48-7		1 OLD FERRY RD
Property Address:	201 BAY VIEW AVE		BRISTOL, RI 02809
Parcel Number:	48-89	Mailing Address:	LEITAO, GARY & SHELLY L TE
CAMA Number:	48-89		197 BAYVIEW AVE
Property Address:	197 BAY VIEW AVE		BRISTOL, RI 02809