



# TOWN OF BRISTOL, RHODE ISLAND

## TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda  
Thursday, April 30, 2026 at 11:30 AM

Community Development Office Conference Room, 235 High Street,  
1st Floor, Bristol, RI 02809

A. Pledge of Allegiance

B. New Business

B1. Final Review and action on Minor Subdivision for Massasoit Avenue Extension - Proposal to create 4 lots with extension of Massasoit Avenue. Owner/Applicant; AG Construction, Inc. Property zone R-20 SP, **Plat 158 Lots 20 & 25**. Final review and action by TRC is per the Planning Board's condition of approval at Preliminary Phase.

C. Adjournment

Date Posted: April 27, 2026

Posted By: mbw

# FINAL MINOR SUBDIVISION

## AP 158 LOTS 20 & 25

AND

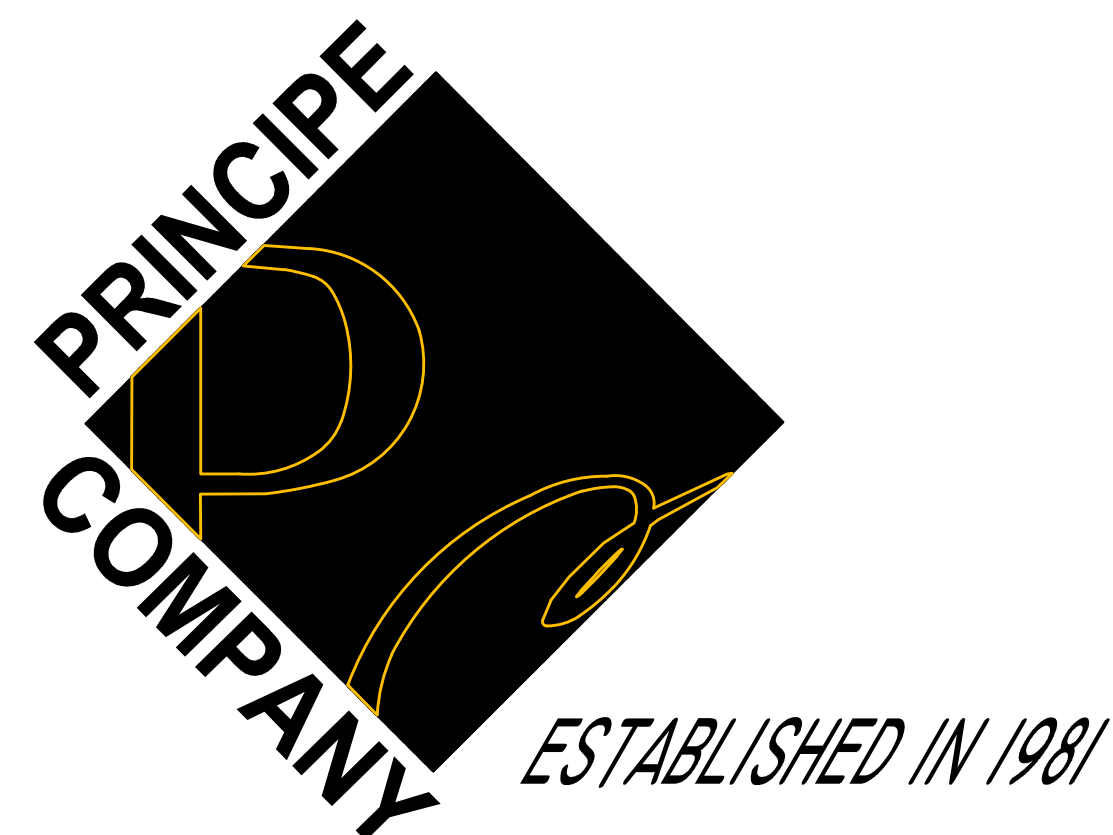
## MASSASOIT AVENUE EXTENSION

IN

## BRISTOL, RHODE ISLAND

APPLICANT/OWNER:

A. G. CONSTRUCTION, INC.  
P.O. BOX 600  
PORTSMOUTH, RI 02871



PREPARED BY:

**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE  
TIVERTON, RHODE ISLAND 02878  
401.816.5385  
INFO@PRINCIPEENGINEERING.COM  
WWW.PRINCIPECOMPANY.COM

APRIL 6, 2026



LOCUS MAP  
NOT TO SCALE

LIST OF DRAWINGS

1. COVER SHEET
2. EXISTING CONDITIONS
3. SITE DEVELOPMENT LAYOUT
4. DRAINAGE AND GRADING
5. ROADWAY PLAN AND PROFILE
6. CONSTRUCTION DETAILS
7. CONSTRUCTION DETAILS
8. CONSTRUCTION DETAILS
9. CONSTRUCTION DETAILS

PLANNING BOARD NOTE:

IN LIEU OF HAVING A DEAD END STREET THE PLANNING BOARD APPROVED THE CONNECTION OF ABILIO DRIVE ON JAN. 11, 2018 FOR SAFETY REASONS. DO TO SITE CONSTRAINTS THE ONE INCH WATER QUALITY RUNOFF HAS BEEN MITIGATED AS REQUESTED BY THE PLANNING BOARD WITH THE USE OF A STONE DRAINAGE INFILTRATION SWALE AND CORRESPONDING CALCULATIONS AS SHOWN ON SHEET 3 OF 8.

SOILS ON THE SITE CONSIST ENTIRELY OF SOIL TYPE CeC - CANTON AND CHARLTON-FINE SANDY LOAMS, VERY ROCKY 3-8% SLOPES

THE SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 44001C0014H MAP REVISED ON JULY 7, 2014

REFERENCE:

EXISTING CONDITIONS PLAN MASSASOIT AVENUE EXTENSION ASSESSOR'S PLAT 158, LOTS 20 AND 25 SITUATED AT MASSASOIT AVENUE IN BRISTOL, RHODE ISLAND PREPARED BY STEPHEN M. MURGO SR. DATED DEC. 6 2017

FINAL MINOR SUBDIVISION PLAN A.G. CONSTRUCTION, INC. AP 158 LOTS 20 & 25 MASSASOIT AVENUE BRISTOL, RI PREPARED BY STATELINE LAND SURVEYING DATED DEC. 2 2025

SURVEY & TOPOGRAPHIC PLAN AP 158 LOT 20-28, 53 & 54 MASSASOIT AVENUE BRISTOL, RHODE ISLAND FOR ADRIANO ANDRADE 225 WOOD STREET BRISTOL, RHODE ISLAND 02809 PREPARED BY WATERMAN ENGINEERING DATED APRIL 26, 2005

BRISTOL COUNTY WATER AUTHORITY REQUIREMENTS:

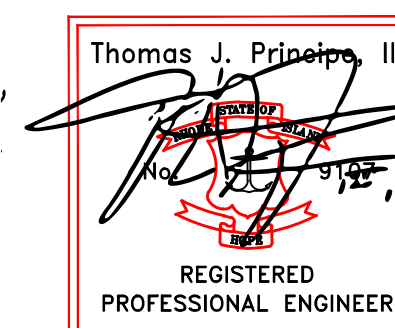
EACH LOT IS REQUIRED TO HAVE DESIGNED AND INSTALLED AN INDIVIDUAL PRESSURE BOOSTER SYSTEM, INCLUDING BACKFLOW PREVENTION DEVICES IN AT NO COST TO BCWA. THIS REQUIREMENT MUST BE RECORDED IN THE LAND EVIDENCE RECORDS FOR EACH LOT INDICATING THAT THE COST TO MAINTAIN THE SYSTEMS WILL BE BORNE BY THE HOMEOWNERS.

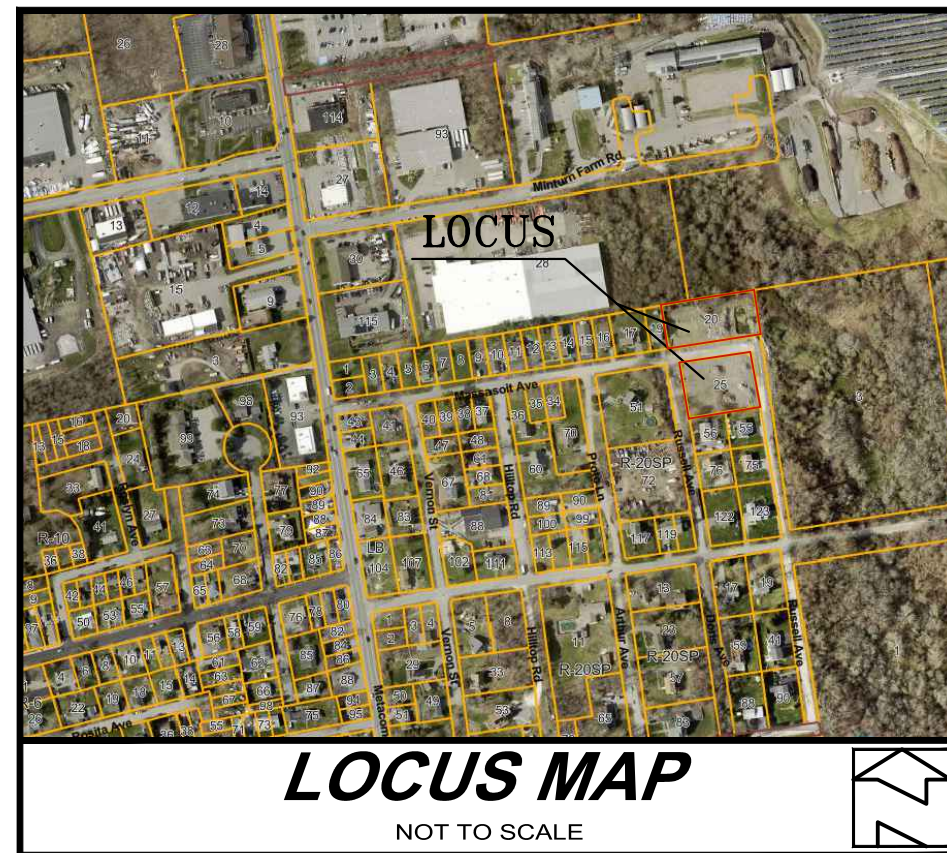
**ZONING CRITERIA**

R-20SP ZONING

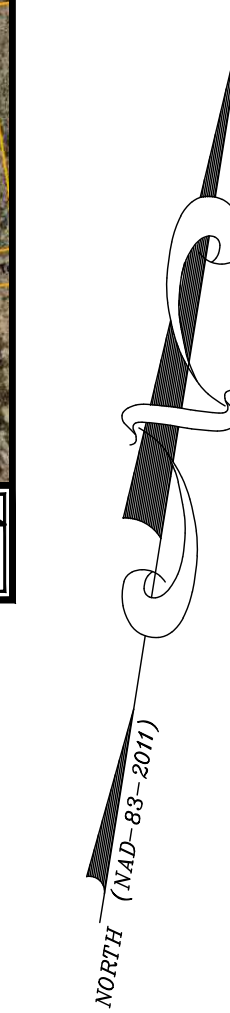
MINIMUM LOT AREA	15,000 S.F. WITH TOWN SEWER & WATER
MINIMUM LOT WIDTH	120'
MINIMUM LOT FRONTAGE	120'
*MINIMUM FRONT YARD SETBACK	35'
*MINIMUM SIDE YARD SETBACK	20'
*MINIMUM REAR YARD SETBACK	35'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35'

*Corner lot: A corner lot will have more than one front lot line, all of which shall meet the front yard setback. The yard setback of one of the rear lot lines may be reduced to side yard setback requirements.*





STREET INDEX:  
MASSASOIT AVENUE  
ABILIO DRIVE  
BEATRICE LANE



AP 171 LOT 28  
N/F  
OUTERLIMITS REALTY, LLC  
D.B. 2137 PG. 46

AP 171 LOT 25  
N/F  
TOWN OF BRISTOL  
D.B. 1724 PG. 66

AP 158 LOT 19  
N/F  
MAYRA I. ZAYAS &  
GIOVANNA ROSA  
D.B. 1965 PG. 118

ASSESSORS PLAT 158 LOT 20  
N/F  
A.G. CONSTRUCTION, INC  
DEED BOOK 2221 PAGE 118  
EXISTING LOT AREA:  
33,438± SQ.FT.  
0.768± ACRES

ASSESSORS PLAT 158 LOT 25  
N/F  
A.G. CONSTRUCTION, INC  
DEED BOOK 2221 PAGE 118  
EXISTING LOT AREA:  
30,000± SQ.FT.  
0.689± ACRES

AP 158 LOT 51  
N/F  
JOSEPH A. JR. & HEIDI A. PACHECO  
D.B. 406 PG. 331

AP 158 LOT 56  
N/F  
JOSEPH MAJOR  
D.B. 1882 PG. 123

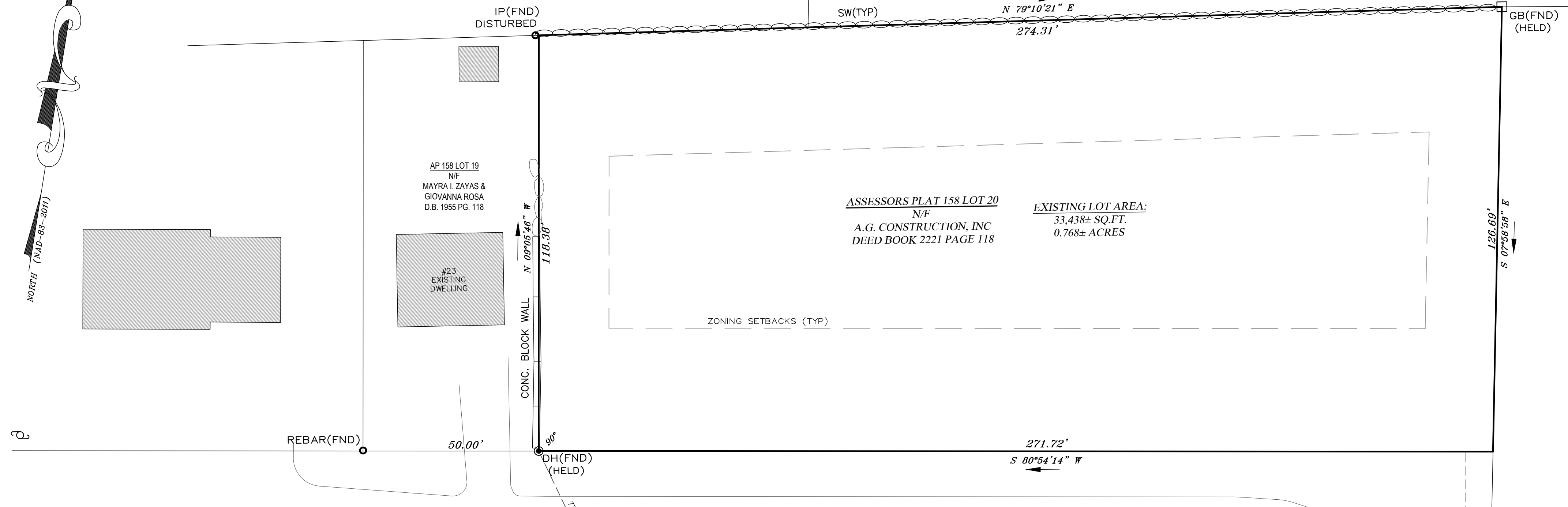
AP 158 LOT 55  
N/F  
LOUIS RIZZO  
& JESSICA MATRONE  
D.B. 1759 PG. 313

ZONING CRITERIA	
ZONING DISTRICT	R-20SP
MINIMUM LOT AREA	15,000 SQ.FT.
MINIMUM LOT WIDTH	120'
MINIMUM FRONT YARD SETBACK	35'
MINIMUM SIDE YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	35'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	25% (3,750 SQ.FT.)

REFER TO CURRENT ZONING ORDINANCE FOR ADDITIONAL REGULATIONS THAT MAY APPLY

### LEGEND

BIT.	BITUMINOUS
CONC.	CONCRETE
SQ.FT.	SQUARE FEET
SW	STONE WALL
DB	DEED BOOK
FND	FOUND
N/F	NOW OR FORMERLY
TYP	TYPICAL
AP	ASSESSORS PLAT
PB	PLAT BOOK
PG	PAGE
UP	UTILITY POLE
T	TOTAL
IP	IRON PIPE
GB	GRANITE BOUND
DH	DRILL HOLE



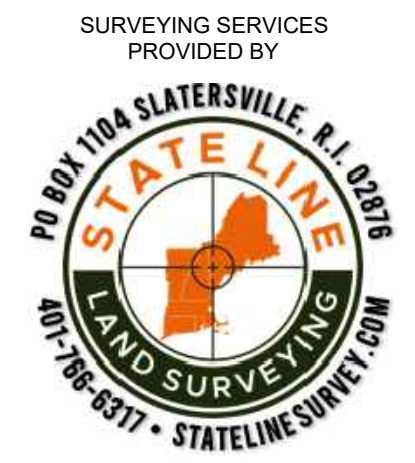
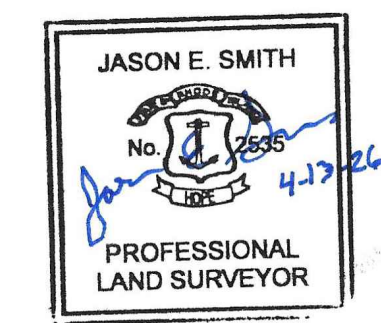
MASSASOIT AVENUE  
(PUBLIC - 50' WIDE)

BEATRICE LANE  
(PUBLIC - 40' WIDE)

ABILIO DRIVE  
(PUBLIC - VARIABLE WIDTH)

- NOTES:
- 1) THE HORIZONTAL DATUM IS BASED ON THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM (NAD83-2011-EPOCH 2010.00-US FEET) AS DERIVED FROM ON-SITE GPS OBSERVATIONS.
  - 2) BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED-AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BRISTOL COUNTY, RHODE ISLAND, MAP NUMBER 44001C0014H, TOWN OF BRISTOL, HAVING AN EFFECTIVE DATE OF JULY 7, 2014.
  - 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT AND IS SUBJECT TO ANY AND ALL ENCUMBRANCES, EASEMENTS, RIGHTS OF WAYS, UNWRITTEN OR OTHER UNKNOWN RIGHTS THAT MAY EXIST.
  - 4) THERE ARE NO KNOWN WETLAND AREAS, HISTORIC CEMETERIES OR LAND UNSUITABLE FOR DEVELOPMENT WITHIN THE SUBJECT PARCELS. (THE EASTERLY SIDE OF SUB LOT 2 WILL BE RESERVED BY EASEMENT FOR DRAINAGE PURPOSES AS SHOWN)
  - 5) THE SUBJECT PARCELS ARE NOT WITHIN ANY SPECIAL ZONING OVERLAY OR ENVIRONMENTAL PROTECTION DISTRICTS.

- PLAN REFERENCES
1. PLAN ENTITLED "MT. HOPE TERRACE PLAT" SCALE: 1" = 80', DATED: SEPT. 1906, BY W.W. PERRY & C. ESTES SURVEYORS, RECORDED ON PLAT BOOK A PAGE 101 & PLAT BOOK 2 PAGE 50.
  2. PLAN ENTITLED "BROWN UNIVERSITY PROPERTY TOWER STREET, BRISTOL, RI ASSESSORS MAP 144 LOTS 1-5, 8-15 ASSESSORS MAP 135 LOT 3 PREPARED FOR: TOWN OF BRISTOL" SCALE: 1" = 200', DATED: SEPT. 17, 2024 BY INSITE ENGINEERING SERVICES, LLC. RECORDED MAP #762.
  3. PLAN ENTITLED "EXISTING CONDITIONS PLAN MASSASOIT AVENUE EXTENTION ASSESSOR'S PLAT 158, LOTS 20 AND 25 SITUATED AT MASSASOIT AVENUE IN BRISTOL, RHODE ISLAND PREPARED BY STEPHEN M. MURGO SR." DATED DEC. 6, 2017.

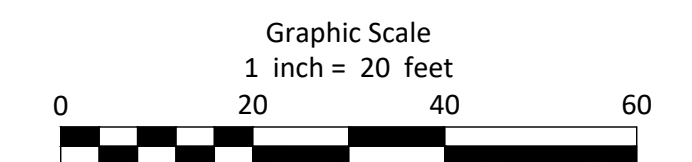


THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.3 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON OR AFTER NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: (CLASS I)

PURPOSE OF SURVEY: BOUNDARY SURVEY FOR 4 LOT MINOR SUBDIVISION

BY: Jason E. Smith DATE: 4-13-2026  
JASON E. SMITH, RI PLS #2535  
L.S.CO.A. #779



**EXISTING CONDITIONS**

**A.G. CONSTRUCTION, INC.**  
A.P. 158 LOTS 20 & 25  
MASSASOIT AVENUE  
BRISTOL, RHODE ISLAND

OWNERS MAILING ADDRESS:  
A.G. CONSTRUCTION, INC  
P.O. BOX 600  
PORTSMOUTH, RI 02871

APRIL 13, 2026    JOB No. 2024-201    SHEET 2 OF 9

LEGEND & ABBREVIATIONS

- N/F - NOW OR FORMERLY
- A.P. - ASSESSOR'S PLAT
- S.F. - SQUARE FEET
- AC. - ACRES
- ± - PLUS OR MINUS
- STY - STORY
- W/F - WOOD FRAMED
- SHP - STATE HIGHWAY PLAT
- RET. - RETAINING WALL
- PED. - PEDESTRIAN
- (FND.) - FOUND
- R/HB - RI HIGHWAY BOUND
- PK NAIL - MASONRY NAIL
- FE - FLARED END
- RCP - REINFORCED CONCRETE PIPE
- CLF - CHAIN LINK FENCE
- INV. - INVERT
- x 10.80 - SPOT GRADE
- PROPERTY LINE
- ZONING SETBACK LINE
- EXISTING CONTOUR
- STONE WALL
- FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- STORM DRAIN MANHOLE
- WATER GATE
- GAS VALVE
- ELECTRIC MANHOLE
- CONCRETE BOUND
- DRILL HOLE
- IRON PIPE
- GRANITE BOUND WITH DRILL HOLE TO BE SET

ZONING CRITERIA  
R-20SP ZONING

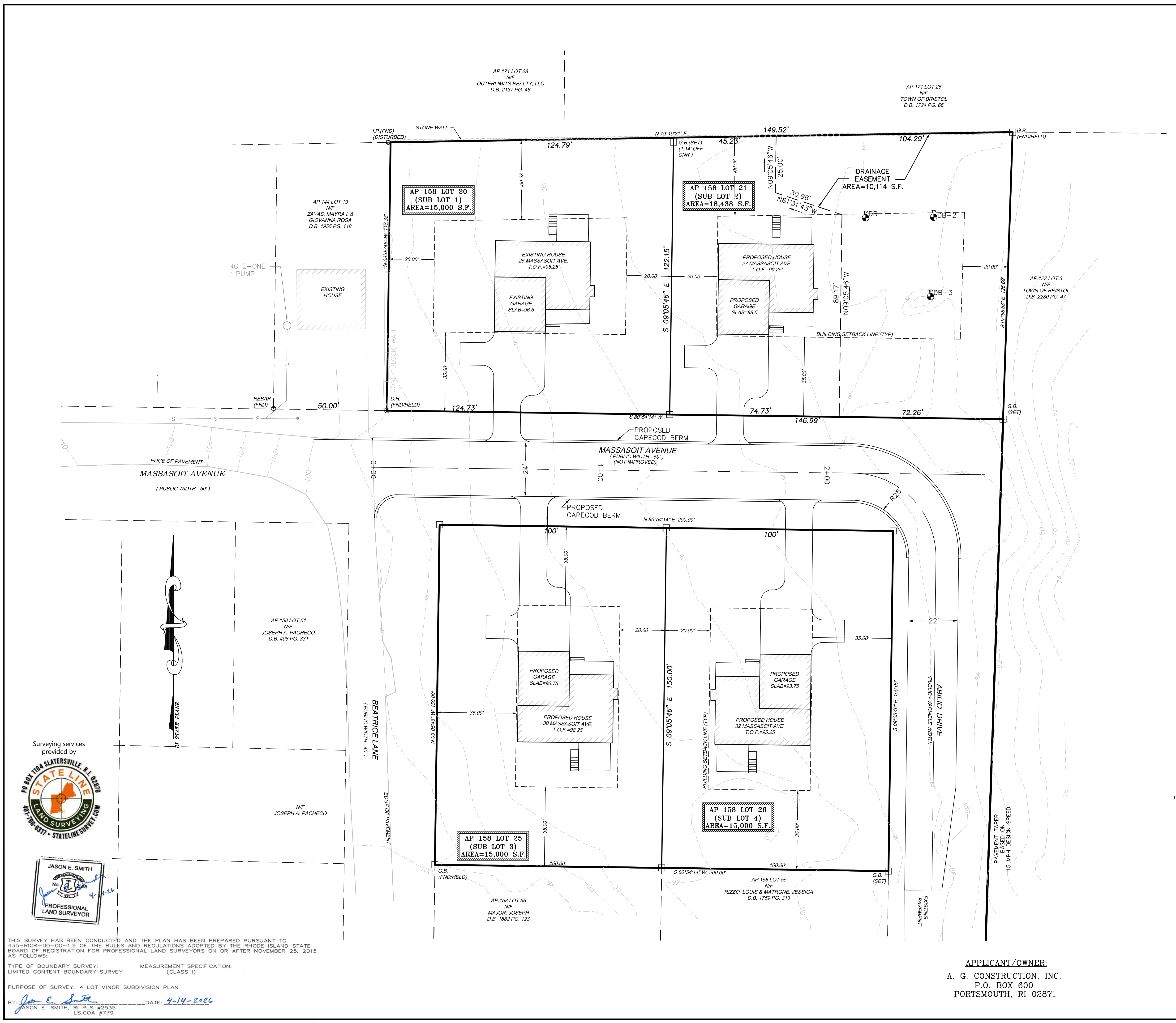
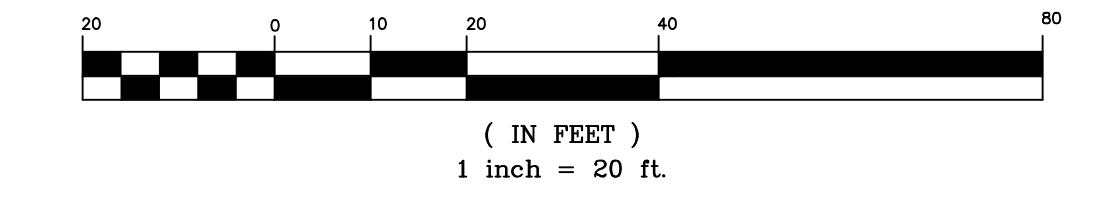
MINIMUM LOT AREA	15,000 S.F. WITH TOWN SEWER & WATER
MINIMUM LOT WIDTH	120'
MINIMUM LOT FRONTAGE	120'
MINIMUM FRONT YARD SETBACK	35'
MINIMUM SIDE YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	35'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35'

Corner lot: A corner lot will have more than one front lot line, all of which shall meet the front yard setback. The yard setback of one of the rear lot lines may be reduced to side yard setback requirements.

GENERAL NOTE:

THE TOWN OF BRISTOL IS NOT RESPONSIBLE FOR MAINTENANCE OF THE ROAD OR DRAINAGE UNTIL IT HAS BEEN COMPLETED AND ACCEPTED. ALL SNOW AND ICE REMOVAL UNTIL THAT TIME IS THE RESPONSIBILITY OF THE OWNER.

GRAPHIC SCALE



SITE DEVELOPMENT LAYOUT

Thomas J. Principe, III  
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

**FINAL MINOR SUBDIVISION**  
**AP 158 LOTS 20 & 25**  
**AND**  
**MASSASOIT AVENUE EXTENSION**  
IN  
**BRISTOL, RHODE ISLAND**

SCALE: 1"=20'	SHEET NO: 3 OF 9	
DRAWN BY: TJP	DESIGN BY: TJP	CHECKED BY: TJP
DATE: 04/06/2026	PROJECT NO.: LDP 17-36	

APPLICANT/OWNER:  
A. G. CONSTRUCTION, INC.  
P.O. BOX 600  
PORTSMOUTH, RI 02871

Surveying services provided by  
**STATELINE LAND SURVEYING**  
PROFESSIONAL LAND SURVEYOR

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RIGR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON OR AFTER NOVEMBER 25, 2012 AS FOLLOWS:  
TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY (CLASS 1)  
MEASUREMENT SPECIFICATION: (CLASS 1)  
PURPOSE OF SURVEY: 4 LOT MINOR SUBDIVISION PLAN  
BY: Jason E. Smith DATE: 4-14-2026  
JASON E. SMITH, RI PLS #2535 LS.CO.#779

C:\Users\pnc\pnc\Engineering\Dropbox\_Land Development\2017\LD\_2017-35\_Massasoit\_Ave\_Bristol\_Angelo\_Griff\_Lot\_1\FINAL MINOR SUBDIVISION\LD-2017-36\_FinalMinorSub\UPDATED SURVEY 2.5.26.dwg, 4/10/2026 2:25:48 PM, DWG To PDF.pc3

LEGEND & ABBREVIATIONS

- NF - NOW OR FORMERLY
- A.P. - ASSESSORS PLAT
- S.F. - SQUARE FEET
- AC. - ACRES
- ± - PLUS OR MINUS
- STY - STORY
- W/F - WOOD FRAMED
- SHP - STATE HIGHWAY PLAT
- RET. - RETAINING WALL
- PED. - PEDESTRIAN
- (FND.) - FOUND
- R/HB - RI HIGHWAY BOUND
- PK NAIL - MASONRY NAIL
- FE - FLARED END
- RCP - REINFORCED CONCRETE PIPE
- CLF - CHAIN LINK FENCE
- INV. - INVERT
- x 10.80 - SPOT GRADE
- PROPERTY LINE
- ZONING SETBACK LINE
- EXISTING CONTOUR
- STONE WALL
- FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- STORM DRAIN MANHOLE
- WATER GATE
- GAS VALVE
- ELECTRIC MANHOLE
- CONCRETE BOUND
- DRILL HOLE
- IRON PIPE
- GRANITE BOUND WITH DRILL HOLE TO BE SET

ZONING CRITERIA

R-20SP ZONING

MINIMUM LOT AREA	15,000 S.F. WITH TOWN SEWER & WATER
MINIMUM LOT WIDTH	120'
MINIMUM LOT FRONTAGE	120'
MINIMUM FRONT YARD SETBACK	35'
MINIMUM SIDE YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	35'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35'

Corner lot: A corner lot will have more than one front lot line, all of which shall meet the front yard setback. The yard setback of one of the rear lot lines may be reduced to side yard setback requirements.

SOIL TESTING NOTE:  
DATE EXCAVATED: 8/22/17  
DB-1: LEDGE 24"  
DB-2: LEDGE 72" (48" ESHGW)  
DB-3: LEDGE 96" (48" ESHGW)  
(SEE SHEET 7 OF 9)

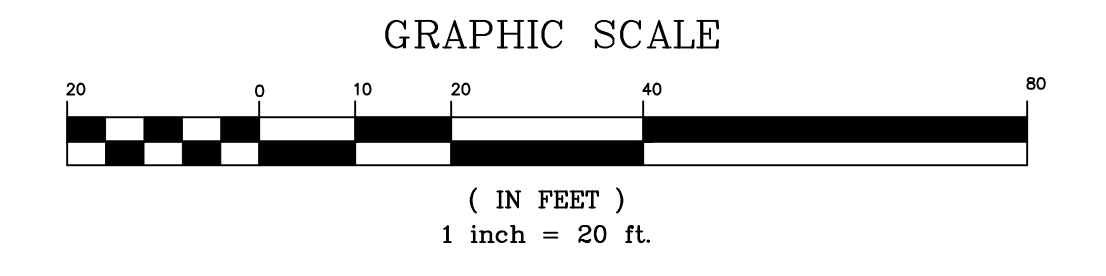
GENERAL NOTES:

PROPOSED STREET LIGHT TO BE MOUNTED ONTO PROPOSED UTILITY POLE AT HEIGHT AS REQUIRED BY BRISTOL DEPARTMENT OF PUBLIC WORKS. LIGHT FIXTURE TO BE ALL NEW COBRA HEAD STREET LIGHT (24 WATT LED) MANUFACTURED BY LOTEK, MODEL NUMBER GCJ1-206-MV-WW-2-GY-350 OR APPROVED EQUAL.

THE TOWN OF BRISTOL IS NOT RESPONSIBLE FOR MAINTENANCE OF THE ROAD OR DRAINAGE UNTIL IT HAS BEEN COMPLETED AND ACCEPTED. ALL SNOW AND ICE REMOVAL UNTIL THAT TIME IS THE RESPONSIBILITY OF THE OWNER.

ABILIO DRIVE DRAINAGE CALCULATION:

ABILIO DRIVE PROPOSED SURFACE AREA = 3,996 S.F.  
TOTAL VOLUME REQUIRED = 333 CU. FT. (USE 1" OF RUNOFF)  
STONE SWALE VOLUME FROM ELEVATION 82.5 TO ELEVATION 83.5 = 382 CU. FT.



APPLICANT/OWNER:  
A. G. CONSTRUCTION, INC.  
P.O. BOX 600  
PORTSMOUTH, RI 02871

DRAINAGE AND UTILITIES

Thomas J. Principe III  
REGISTERED PROFESSIONAL ENGINEER

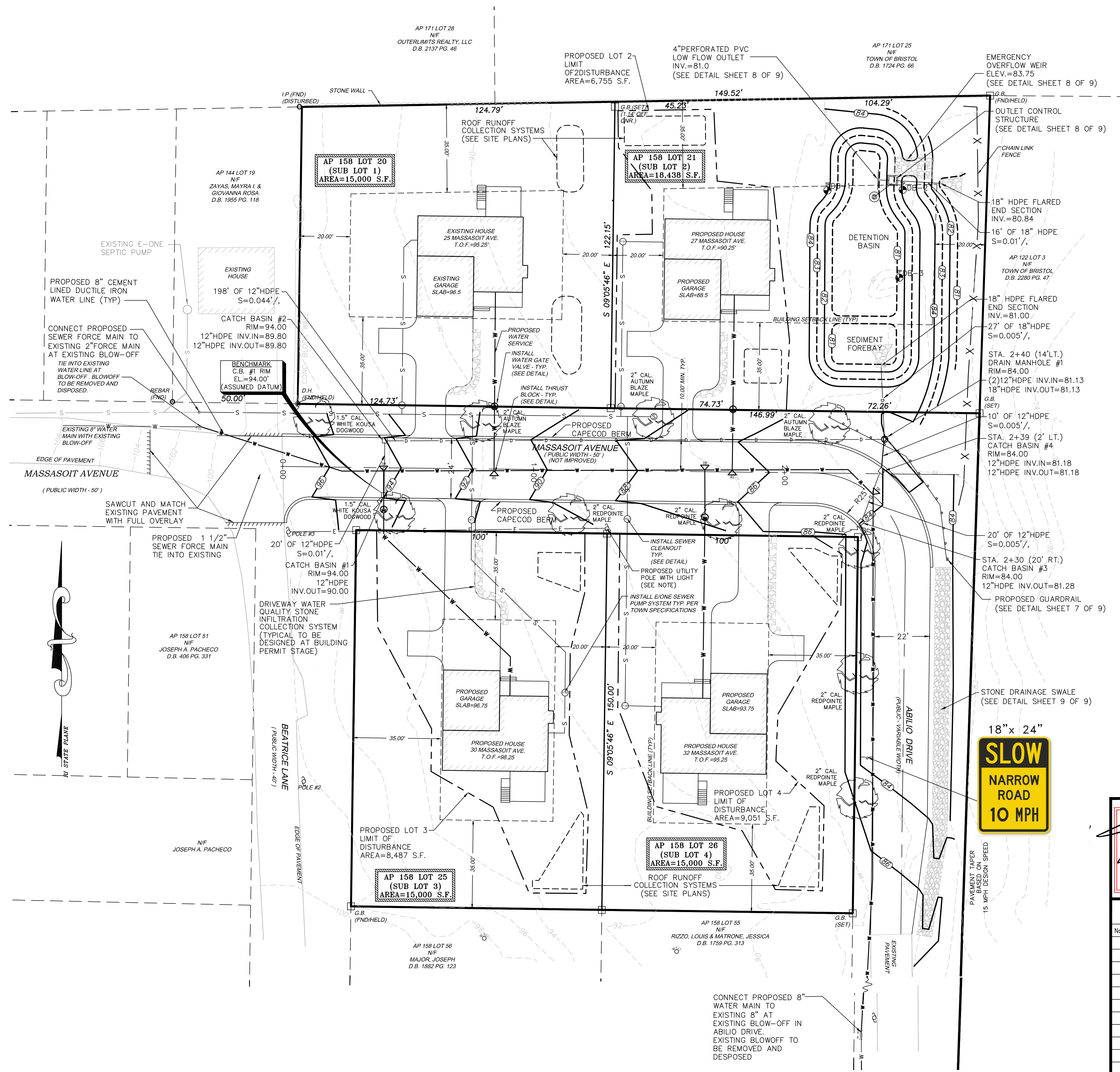
**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
WWW.PRINCIPEENGINEERING.COM

REVISIONS

No.	DATE	DRWN	CHKD

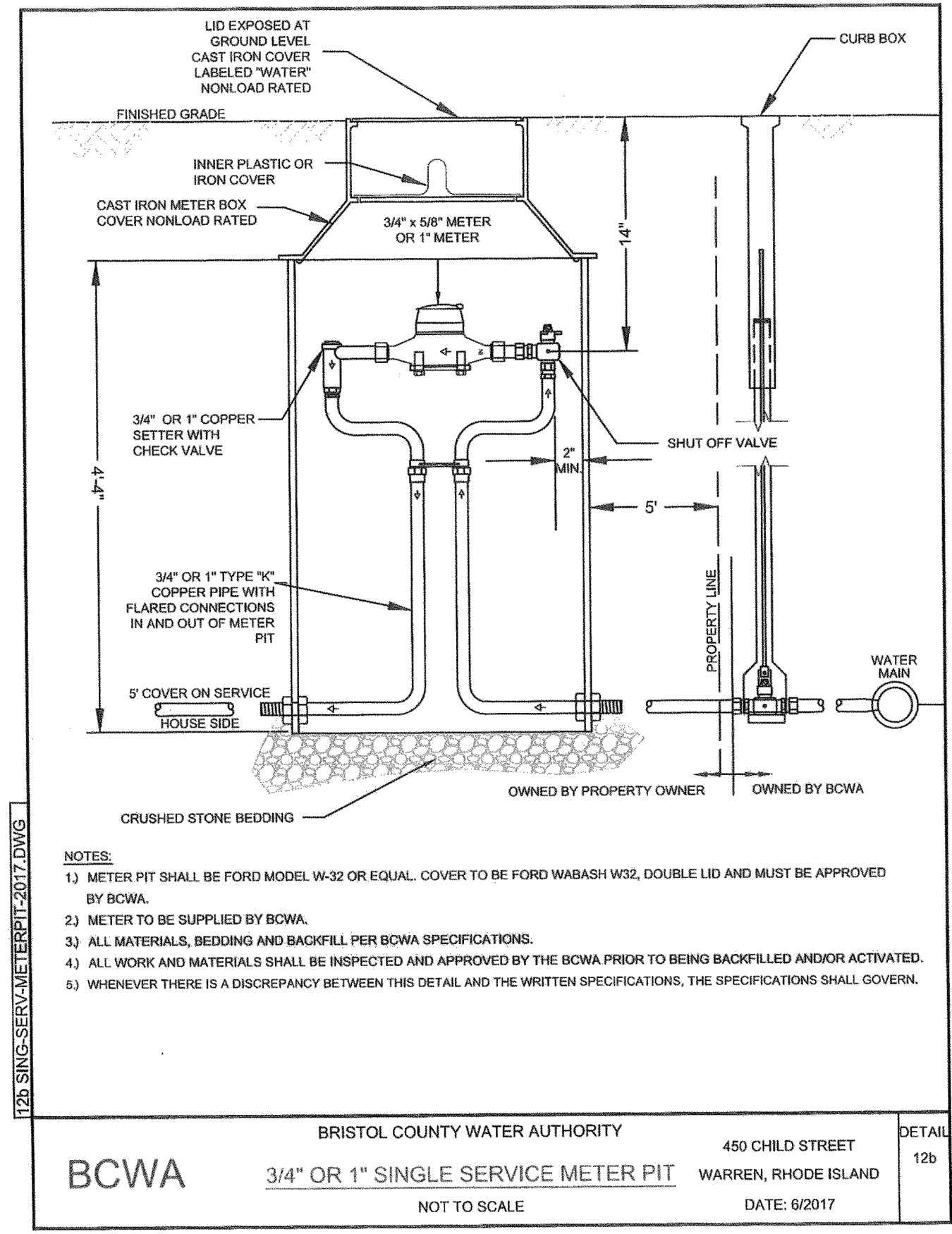
**FINAL MINOR SUBDIVISION**  
**AP 158 LOTS 20 & 25**  
**AND**  
**MASSASOIT AVENUE EXTENSION**  
IN  
**BRISTOL, RHODE ISLAND**

SCALE: 1"=20'	SHEET NO: 4 OF 9	
DRAWN BY: TJP	DESIGN BY: TJP	CHECKED BY: TJP
DATE: 04/06/2026	PROJECT NO.: LDP 17-36	

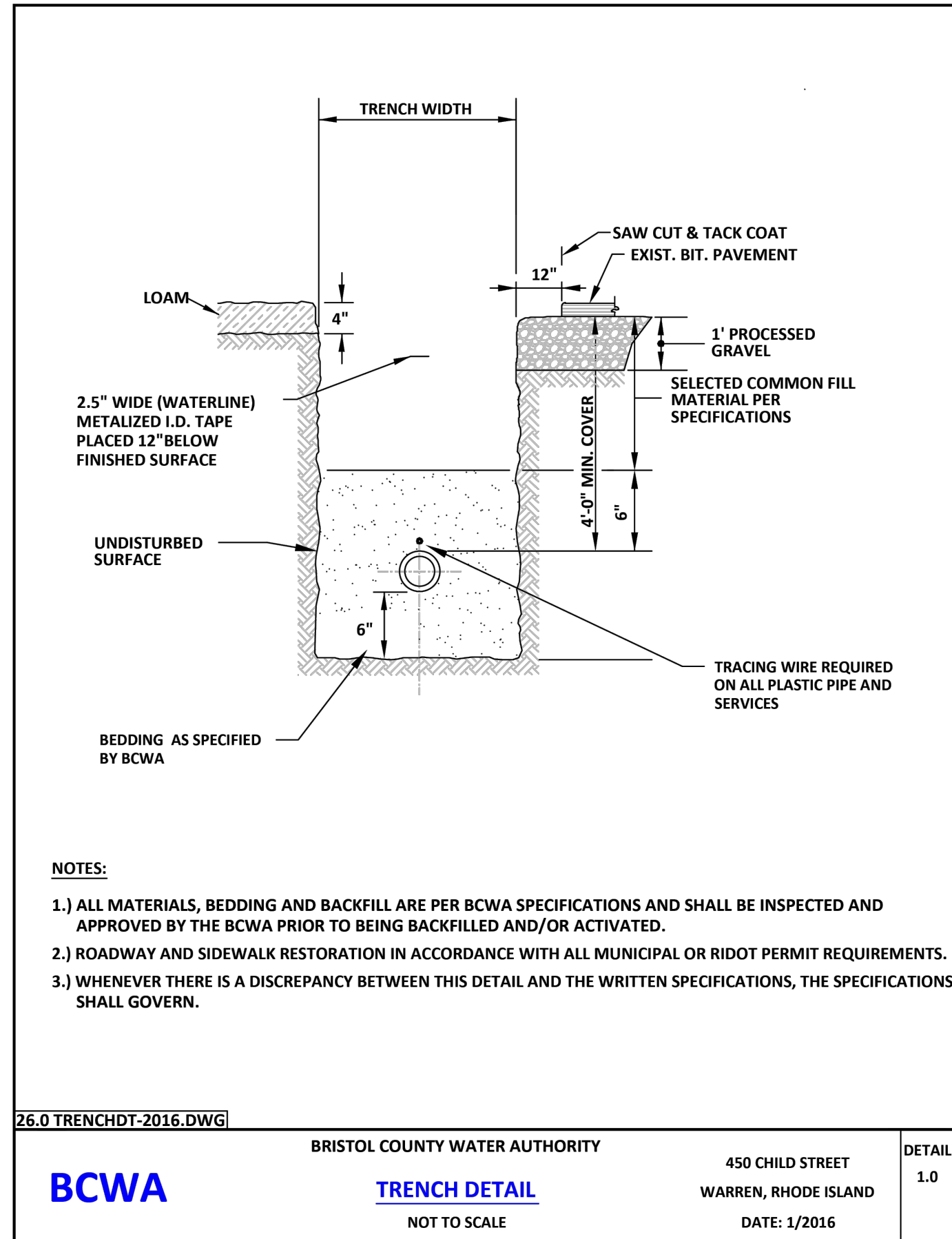




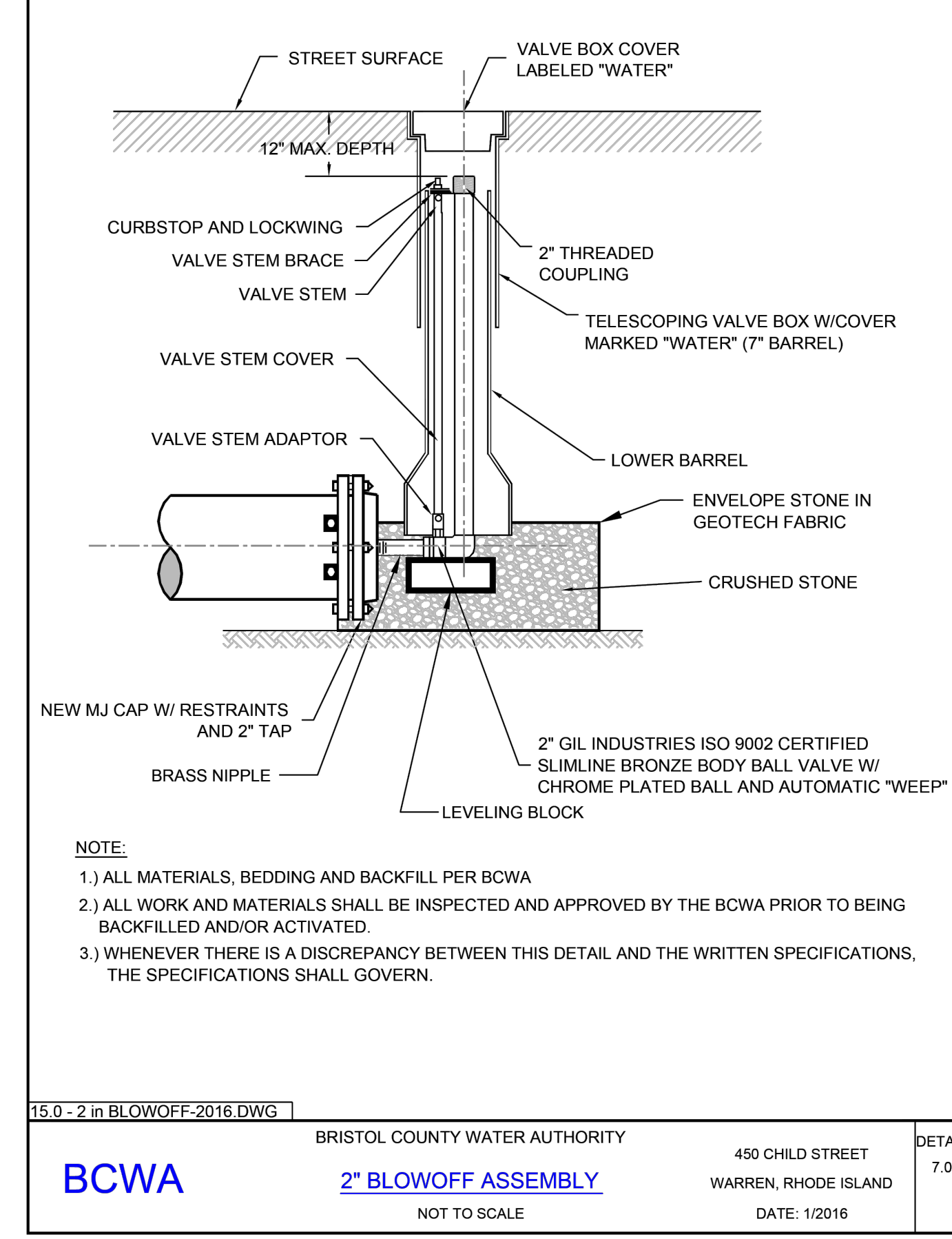




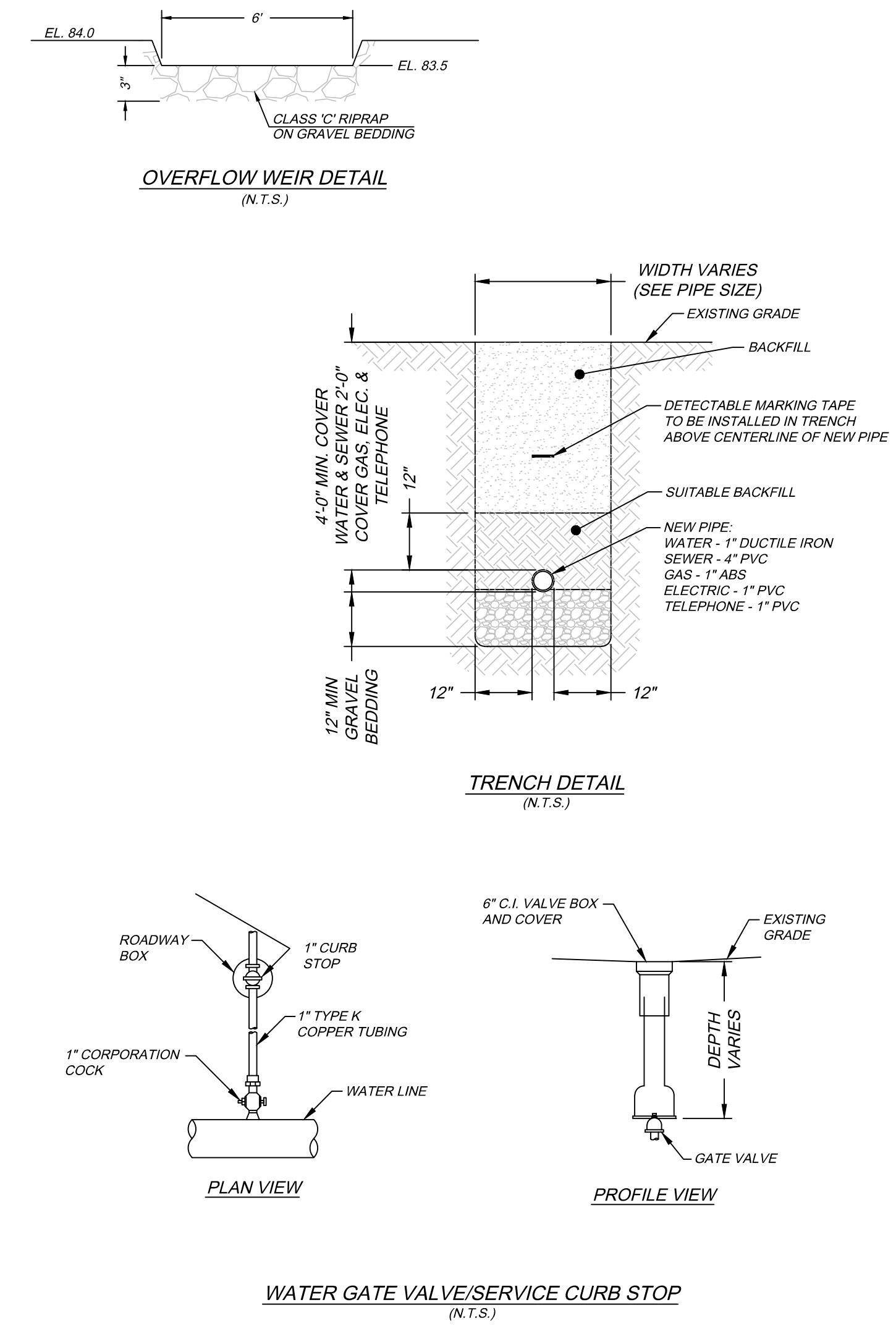
BRISTOL COUNTY WATER AUTHORITY  
**BCWA** 3/4" OR 1" SINGLE SERVICE METER PIT  
 NOT TO SCALE DATE: 6/2017



BRISTOL COUNTY WATER AUTHORITY  
**BCWA** TRENCH DETAIL  
 NOT TO SCALE DATE: 1/2016

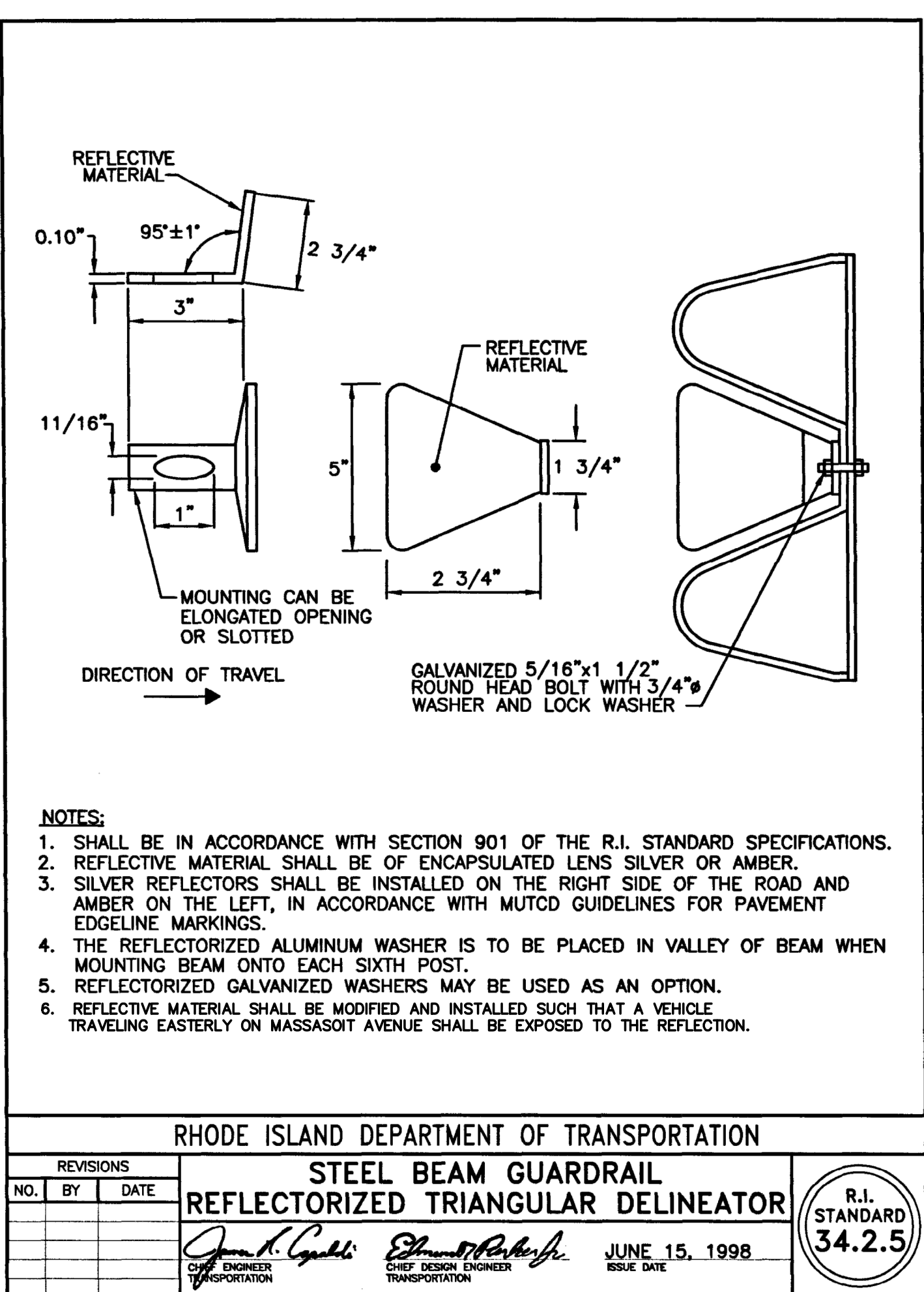


BRISTOL COUNTY WATER AUTHORITY  
**BCWA** 2" BLOWOFF ASSEMBLY  
 NOT TO SCALE DATE: 1/2016

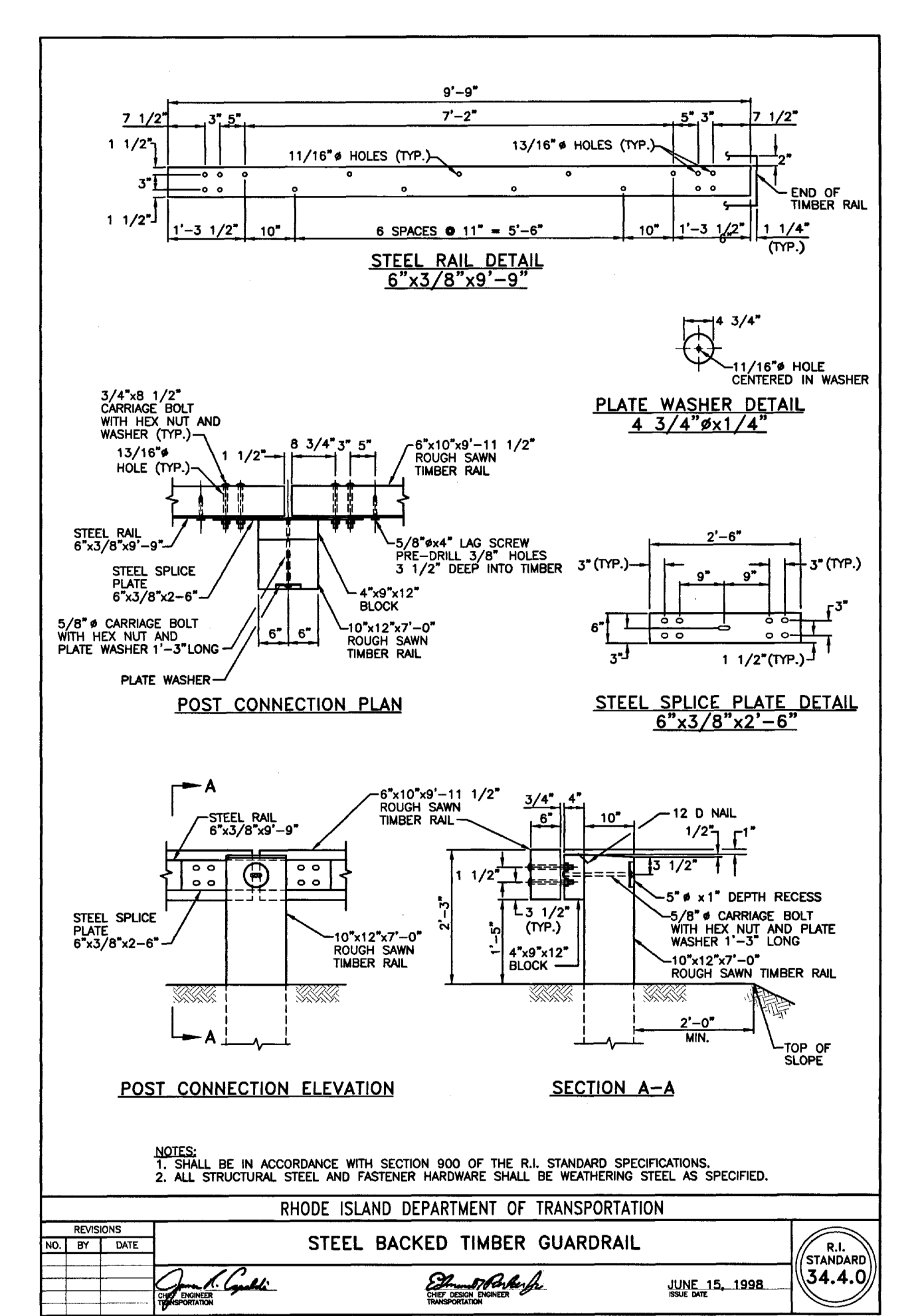


(13) Street Trees.  
 Where existing tree growth is determined by the Planning Board or Technical Review Committee (TRC) to be insufficient, the Planning Board or TRC shall require the applicant to plant street trees along both sides of all new streets within developments or along the existing streets abutting the development in accordance with the approved landscape plan. Street trees shall be appropriate for the terrain, soil and climatic conditions encountered in the development, and in accordance with the following standards:  
 (a) Location - Street trees shall be planted within street rights-of-way along both sides of the street.  
 (b) Spacing - Trees shall be planted at distances of not less than thirty (30) feet nor more than fifty (50) feet apart along each side of the street pavement. At street corners, trees shall not be planted within twentyfive (25) feet of the intersecting right-of-way lines.  
 (c) Type - Trees shall be of nursery stock grown under local climatic conditions and of a type as recommended by the Bristol Conservation Commission and approved by the Planning Board. Species which have been introduced to this region by way of Bristol are preferred. (see town approved planting list).

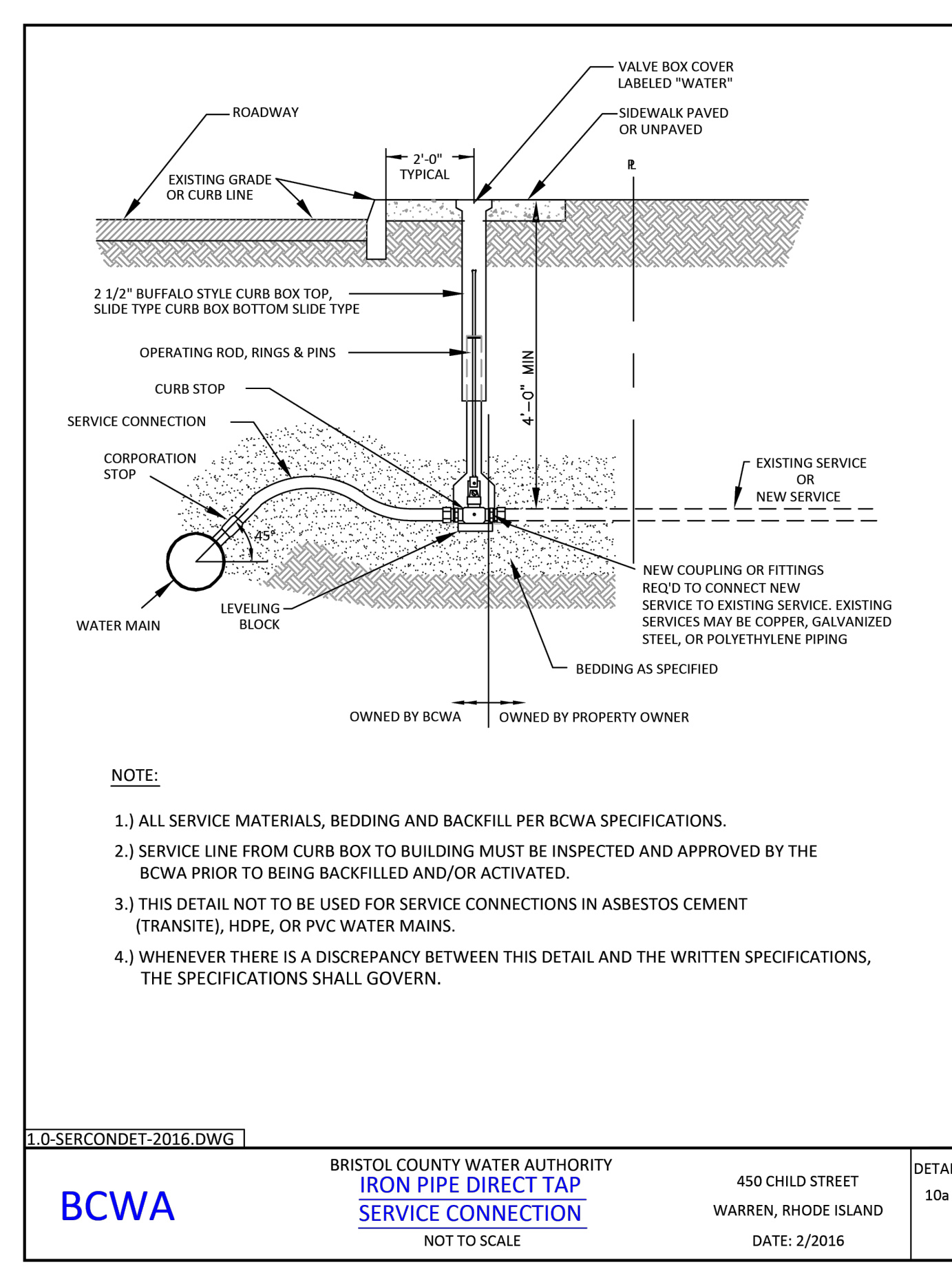
APPLICANT/OWNER:  
 A. G. CONSTRUCTION, INC.  
 P.O. BOX 600  
 PORTSMOUTH, RI 02871



RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
**STEEL BEAM GUARDRAIL REFLECTORIZED TRIANGULAR DELINEATOR**  
 R.I. STANDARD 34.2.5  
 JUNE 15, 1998



RHODE ISLAND DEPARTMENT OF TRANSPORTATION  
**STEEL BACKED TIMBER GUARDRAIL**  
 R.I. STANDARD 34.4.0  
 JUNE 15, 1998



BRISTOL COUNTY WATER AUTHORITY  
**BCWA** IRON PIPE DIRECT TAP SERVICE CONNECTION  
 NOT TO SCALE DATE: 2/2016

CONSTRUCTION DETAILS-2

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

REGISTERED PROFESSIONAL ENGINEER

THOMAS J. PRINCIPE III

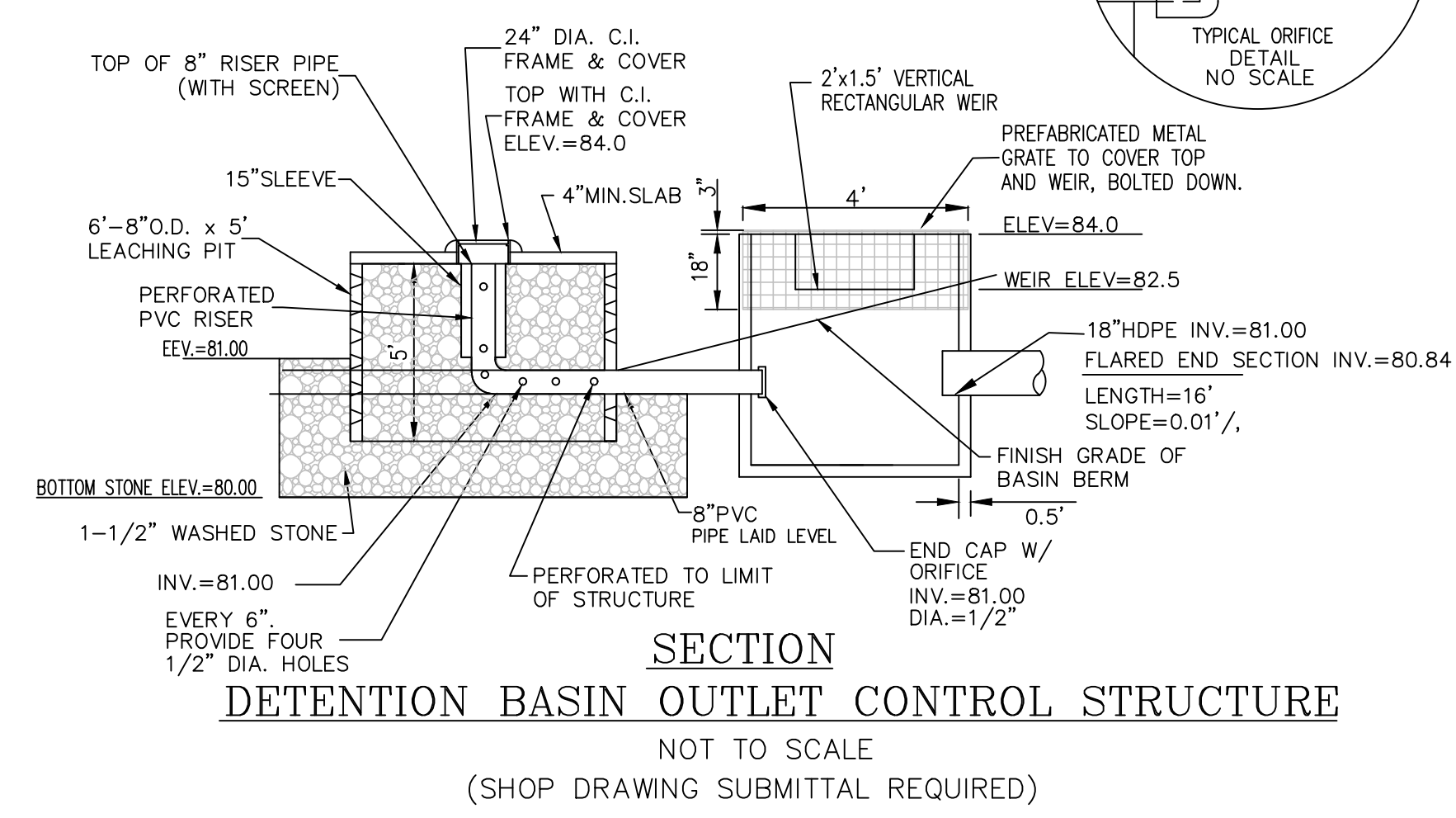
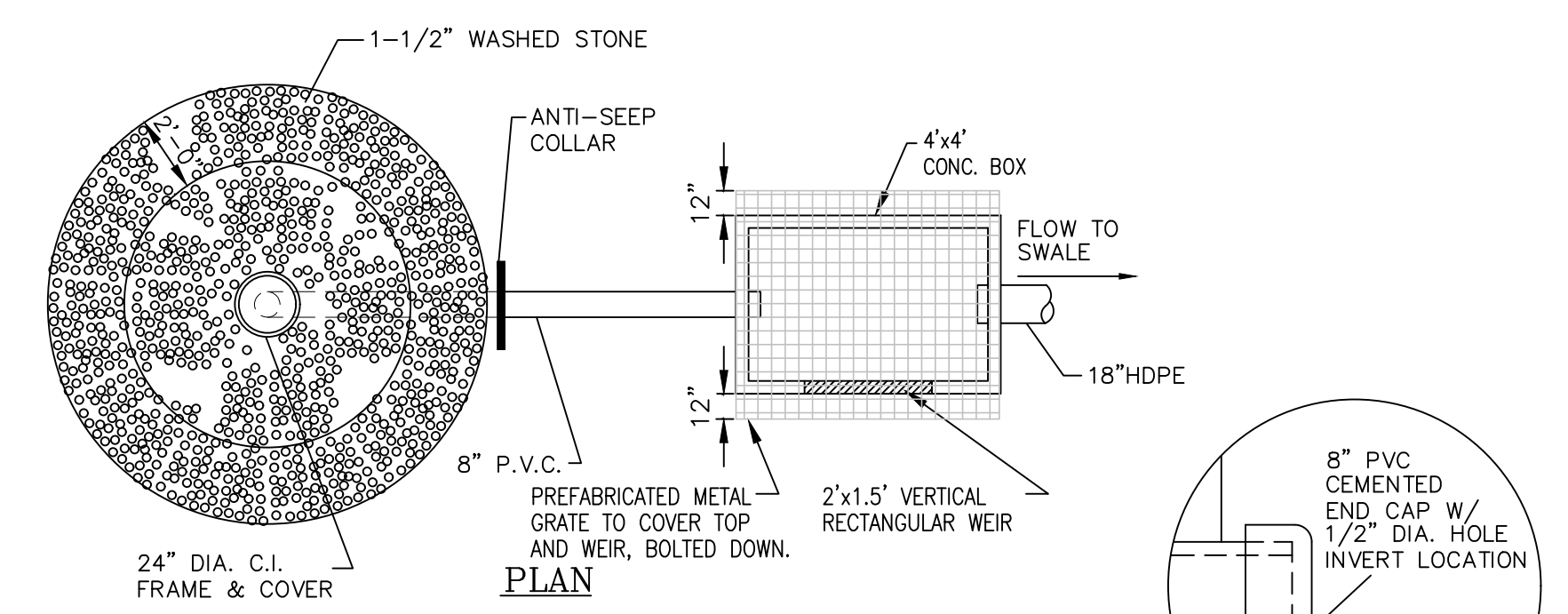
REVISIONS

No.	DATE	DRWN	CHKD

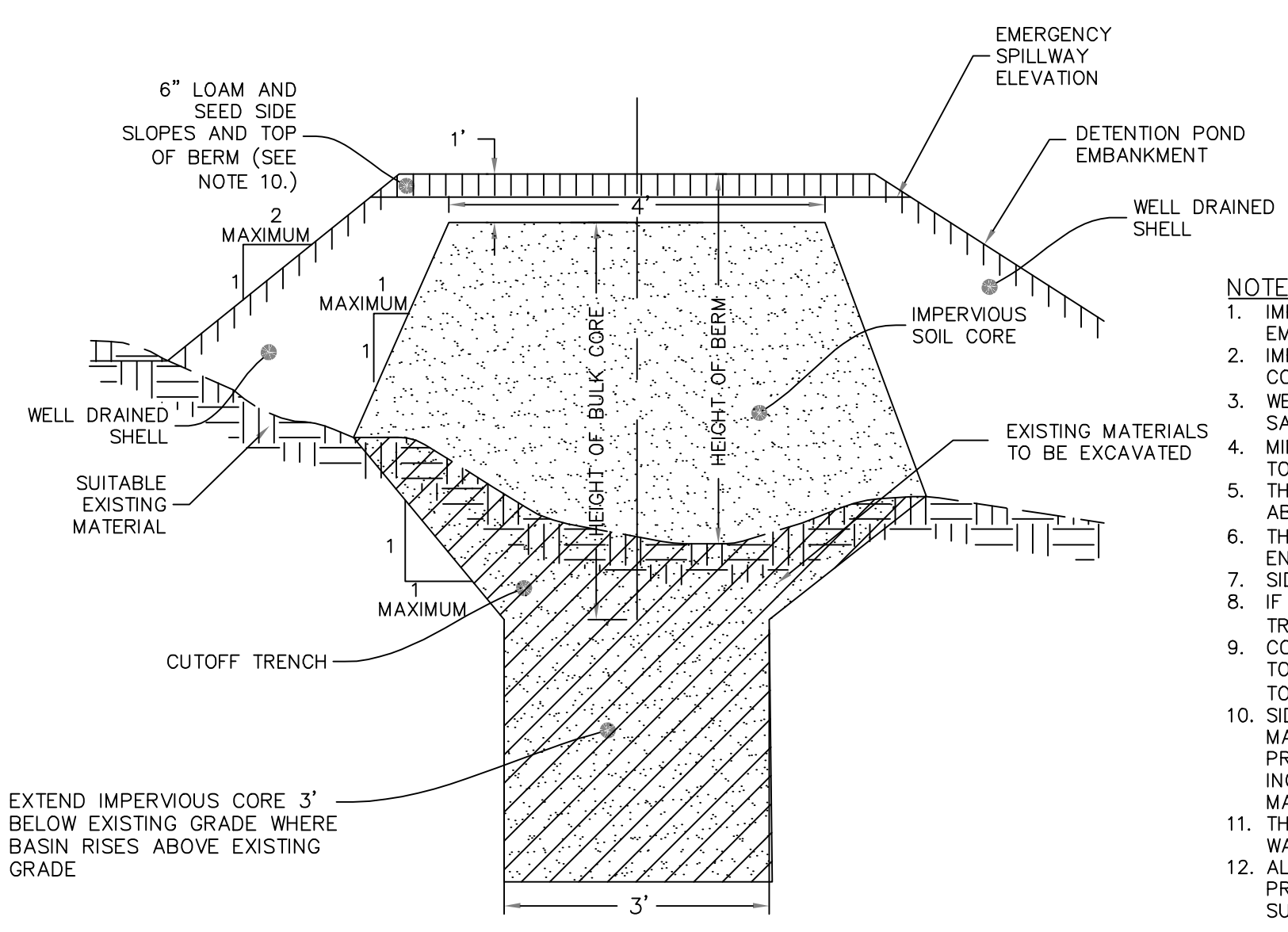
FINAL MINOR SUBDIVISION  
 AP 158 LOTS 20 & 25  
 AND  
 MASSASOIT AVENUE EXTENSION  
 IN  
 BRISTOL, RHODE ISLAND

SCALE: AS NOTED SHEET NO: 7 OF 9  
 DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP  
 DATE: 04/06/2026 PROJECT NO.: LDP 17-36

C:\Users\pnc\pnc\pnc\Engineering\Dropbox\_Land Development\2017\LD\_2017-35\_Massasoit\_Ave\_Bristol\_Angelo\_Griffi\_Lot\_1\FINAL MINOR SUBDIVISION\LD-2017-36 FinalMinorSub UPDATED SURVEY 2.5.26.dwg, 4/10/2026 2:27:14 PM, DWG To PDF.pc3



**SECTION**  
**DETENTION BASIN OUTLET CONTROL STRUCTURE**  
NOT TO SCALE  
(SHOP DRAWING SUBMITTAL REQUIRED)

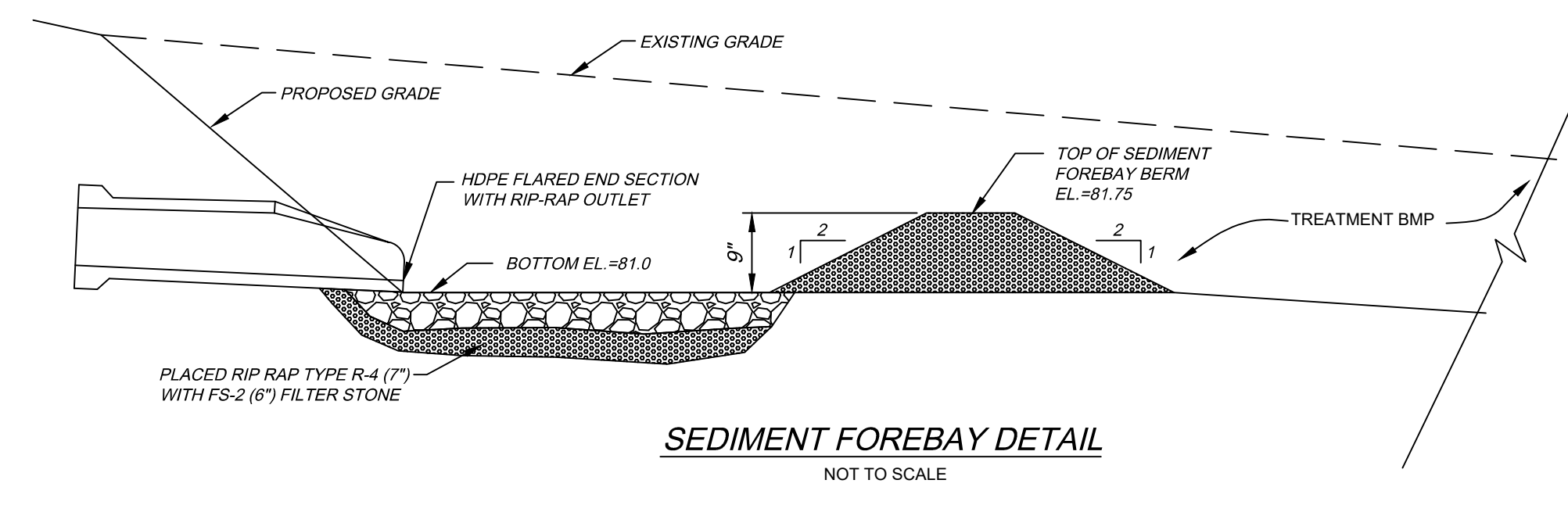


**Detention Pond Earthen Embankment**  
NOT TO SCALE

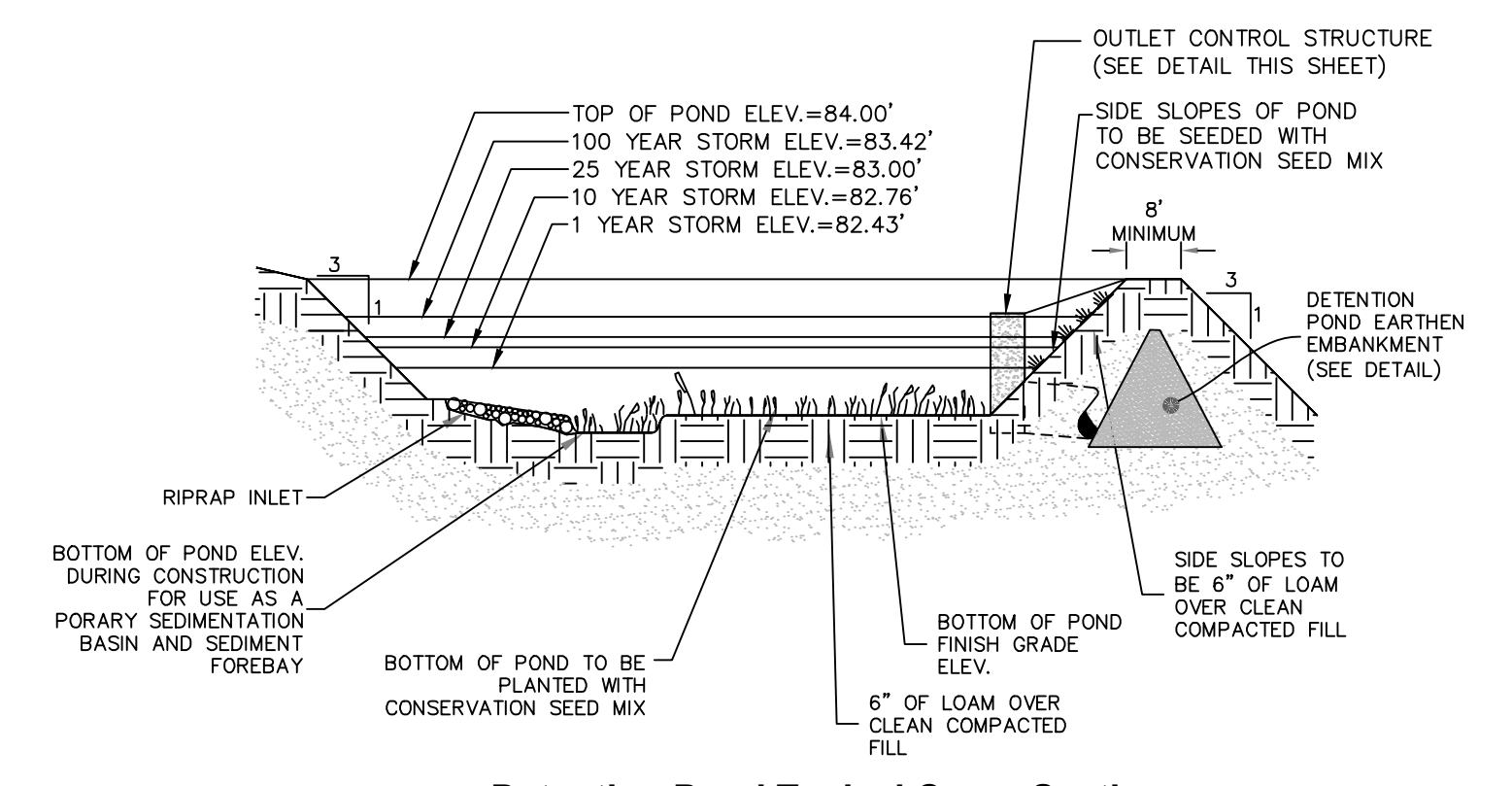
- NOTES:**
1. IMPERVIOUS SOIL CORE TO BE PROVIDED FOR ALL DETENTION POND EMBANKMENTS.
  2. IMPERVIOUS SOIL CORE TO BE CONSTRUCTED OF MATERIAL CONSISTING OF SILT OR <math>200</math> SOIL.
  3. WELL DRAINED SHELL TO BE CONSTRUCTED OF GRAVEL AND/OR SAND WITH LESS THAN 5% PASSING THE #20 SIEVE.
  4. MINIMUM DEPTH OF CUTOFF TRENCH (H) SHALL BE 3/4 OF THE TOTAL BERM HEIGHT.
  5. THE IMPERVIOUS CORE AT A MINIMUM SHALL EXTEND UP BOTH ABUTMENTS TO THE EMERGENCY SPILLWAY ELEVATION.
  6. THE MINIMUM BOTTOM WIDTH (A) SHALL BE 5'-8", AND WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT.
  7. SIDE SLOPES OF THE TRENCH SHALL BE NO STEEPER THAN 1:1.
  8. IF BEDROCK IS ENCOUNTERED BELOW THE DAM THE CUT OFF TRENCH CAN BE REDUCED TO 1'x1' (MIN).
  9. COMPACTION REQUIREMENTS FOR THE SHELL AND IMPERVIOUS CORE TO BE 95% OF THE MODIFIED PROCTOR PER ASTM D1557. ALL FILL TO BE PLACED IN LIFTS NOT EXCEEDING 12".
  10. SIDE SLOPE OF DETENTION POND EMBANKMENT TO BE 2:1 MAXIMUM. IF SIDE SLOPES ARE STEEPER THAN 3:1, SLOPE PROTECTION MUST BE UTILIZED ON POND EMBANKMENT. THIS INCLUDES, BUT NOT LIMITED TO, RIPRAP AND EROSION CONTROL MATS.
  11. THE IMPERVIOUS CORE SHALL BE KEPT FREE FROM STANDING WATER DURING THE BACKFILL OPERATION.
  12. ALL EMBANKMENTS TO BE DESIGNED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. ALL EMBANKMENT INSTALLATIONS TO BE SUPERVISED BY A GEOTECHNICAL ENGINEER.

**DRAINAGE AND UTILITY NOTES:**

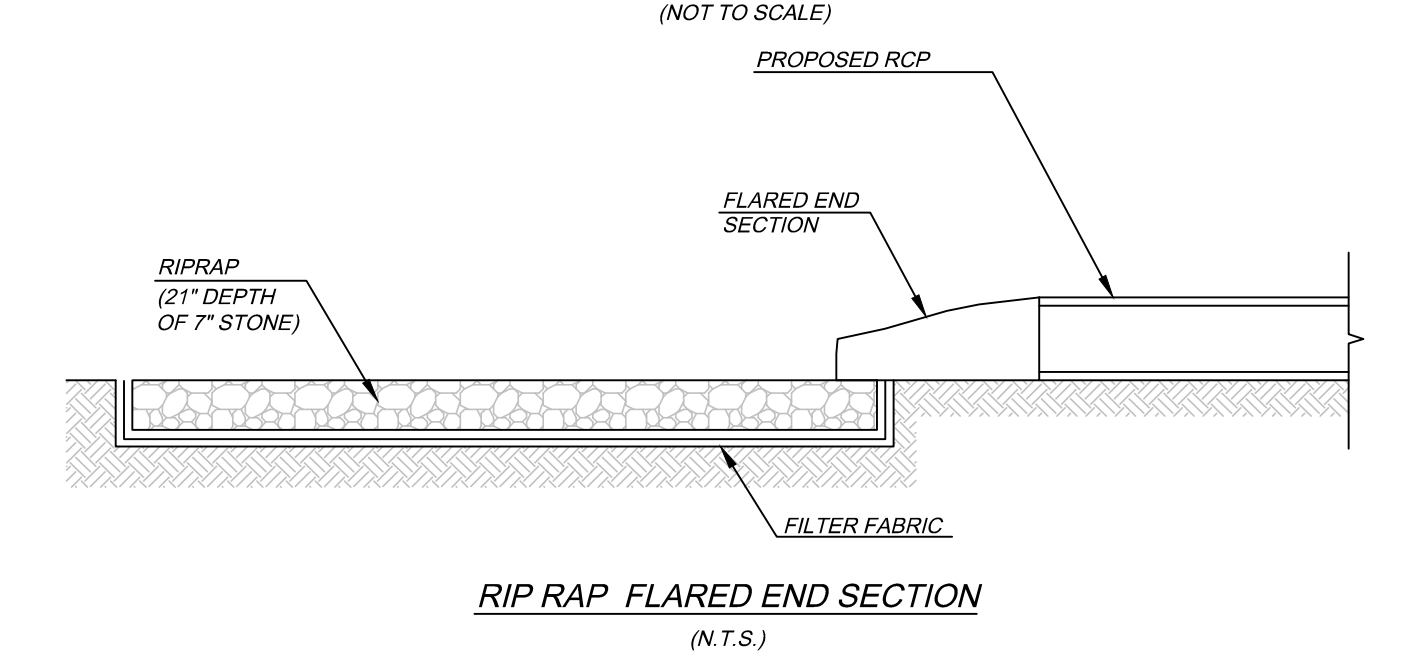
1. UTILITY LOCATION VERIFICATION IS TO INCLUDE TEST HOLES AS NEEDED.
2. WATER MAINS AND APPURTENANCES, INCLUDING SERVICE CONNECTIONS SHALL BE INSTALLED IN CONFORMITY WITH THE SPECIFICATIONS OF THE BRISTOL COUNTY WATER AUTHORITY.
3. THE CONTRACTOR IS REQUIRED TO SCHEDULE AND COORDINATE WATER SERVICE INSTALLATIONS, SHUT DOWNS AND DISRUPTIONS WHICH AFFECT THE SITE AND ADJACENT USERS WITH THE LOCAL WATER AUTHORITY AND THE LOCAL FIRE DEPARTMENT.
4. UNDERGROUND UTILITIES, ELECTRIC, TELEPHONE, FIRE ALARM CABLE, TELEVISION AND GAS SERVICES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE APPLICABLE SITE UTILITY PROVIDER
5. METALLIC WARNING TAPE SHALL BE INSTALLED 12" ABOVE ALL STORM DRAIN AND OTHER UTILITIES.
6. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES AND ADJUTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.



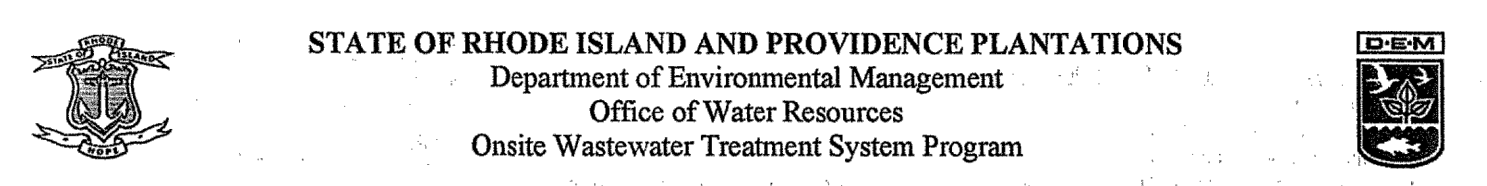
**SEDIMENT FOREBAY DETAIL**  
NOT TO SCALE



**Detention Pond Typical Cross Section**  
(NOT TO SCALE)



**RIP RAP FLARED END SECTION**  
(N.T.S.)

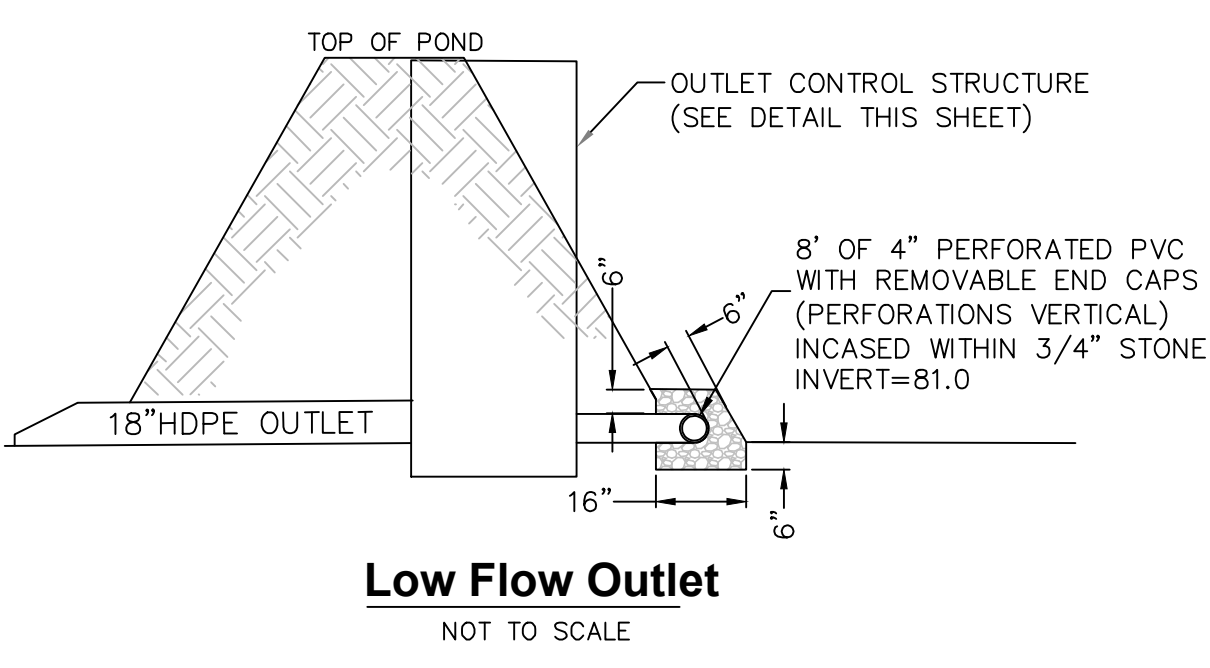


**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS**  
Department of Environmental Management  
Office of Water Resources  
Onsite Wastewater Treatment System Program

**Site Evaluation Form**  
**Part A - Soil Profile Description**

Property Owner: NEO DEVELOPMENTS INC  
Property Location: AP 158 LOTS 20 & 25, MASSOIT AVE, BRISTOL  
Date of Test Hole: 8/22/17  
Soil Evaluator: Thomas J. Principe III, PE  
Weather: Sunny TSP

TH ID	Horizon	Horizon Boundaries		Soil Colors		Fb-Dex		Texture	Structure	Consistence	Soil Category
		Depth	Dist	Topo	Matrix	Fb-Dex Features	Ab. S. Contr.				
DB-2	Horizon C	0-18"	9	5	10YR 7/4	7.5YR 4/6	C-m-p	SL	0, MA	FR	8
DB-3	Horizon C	0-20"	9	5	10YR 7/4	7.5YR 4/6	C-m-p	SL	0, MA	FR	8



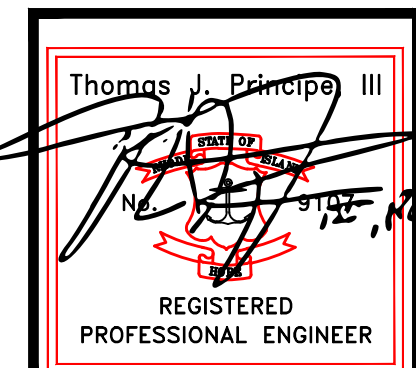
**Low Flow Outlet**  
NOT TO SCALE

TH DB-2 Soil Class HSC Total Depth 72" Impervious/Limiting Layer Depth 72" (og) GW Seepage Depth NONE SHWT 48" (og)  
TH DB-3 Soil Class B Total Depth 96" Impervious/Limiting Layer Depth 96" (og) GW Seepage Depth NONE SHWT 48" (og)

Comments: DB-1 = 24" ledge, CoC (CANTON AND CHARLTON FINE SANDY LOAM) HYDRAULIC SOIL GROUP B

Revised 1/31/14

**APPLICANT/OWNER:**  
A. G. CONSTRUCTION, INC.  
P.O. BOX 600  
PORTSMOUTH, RI 02871



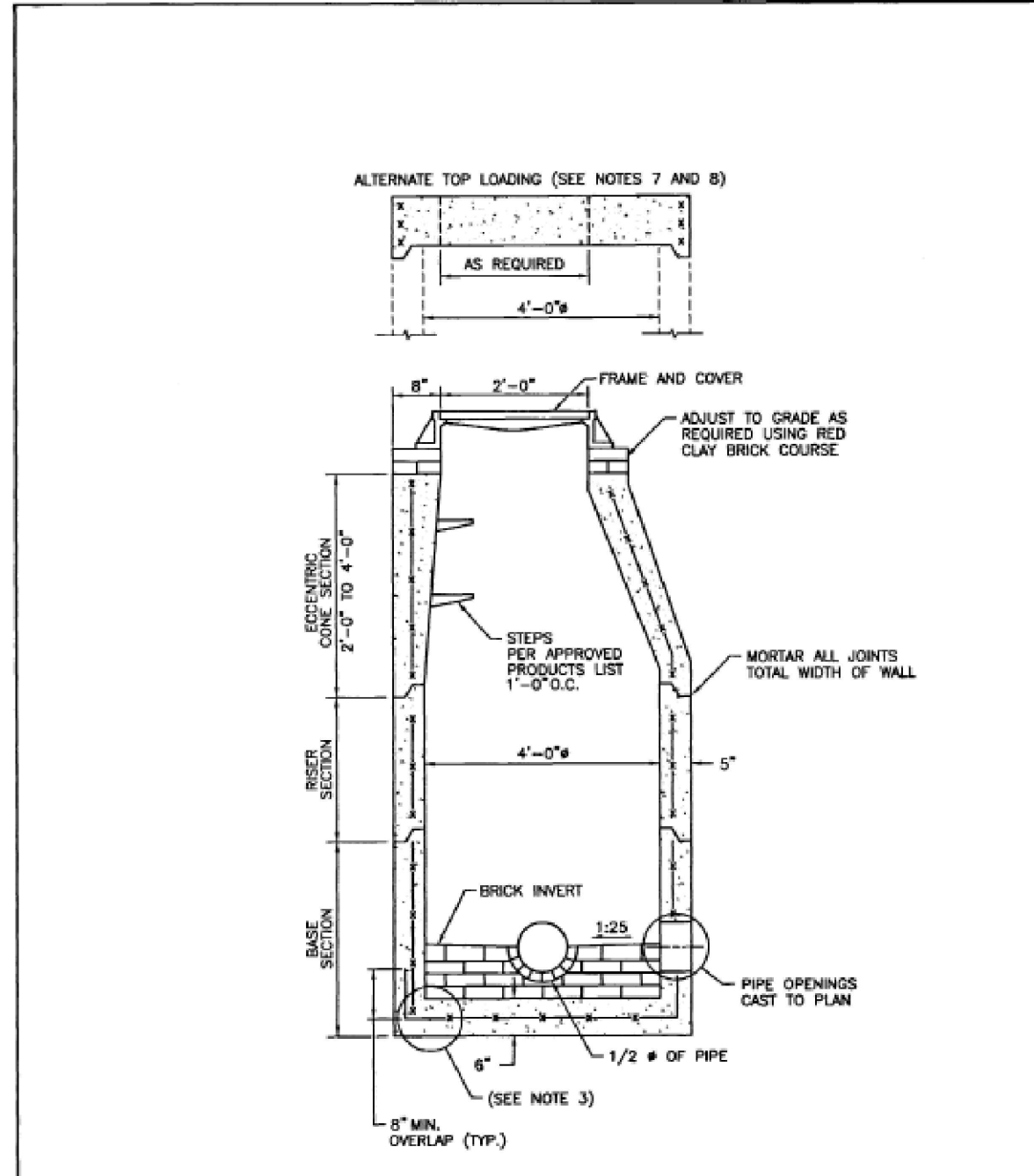
**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
WWW.PRINCIPEENGINEERING.COM

**REVISIONS**

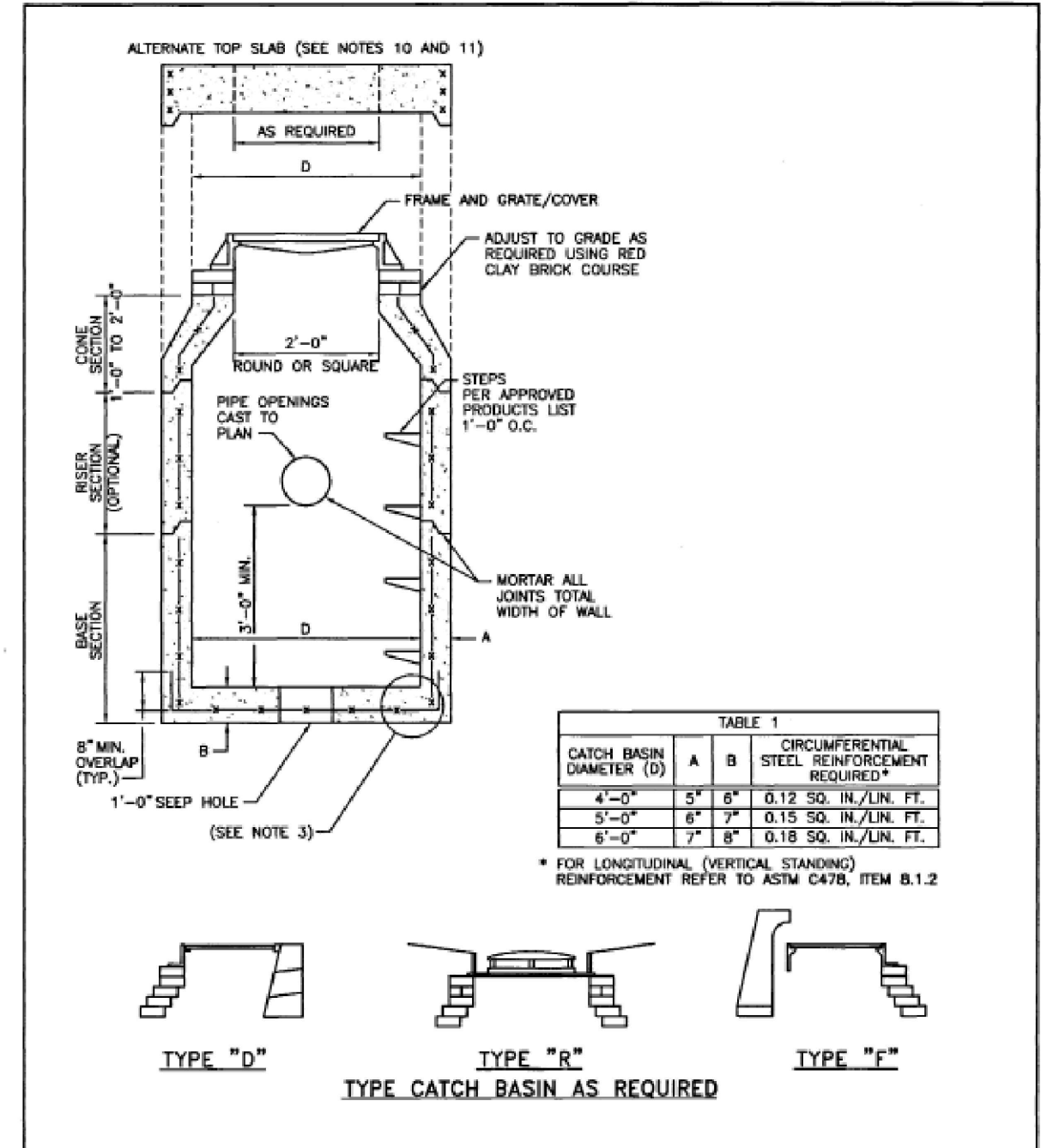
No.	DATE	DRWN	CHKD

**FINAL MINOR SUBDIVISION**  
**AP 158 LOTS 20 & 25**  
**AND**  
**MASSOIT AVENUE EXTENSION**  
IN  
**BRISTOL, RHODE ISLAND**

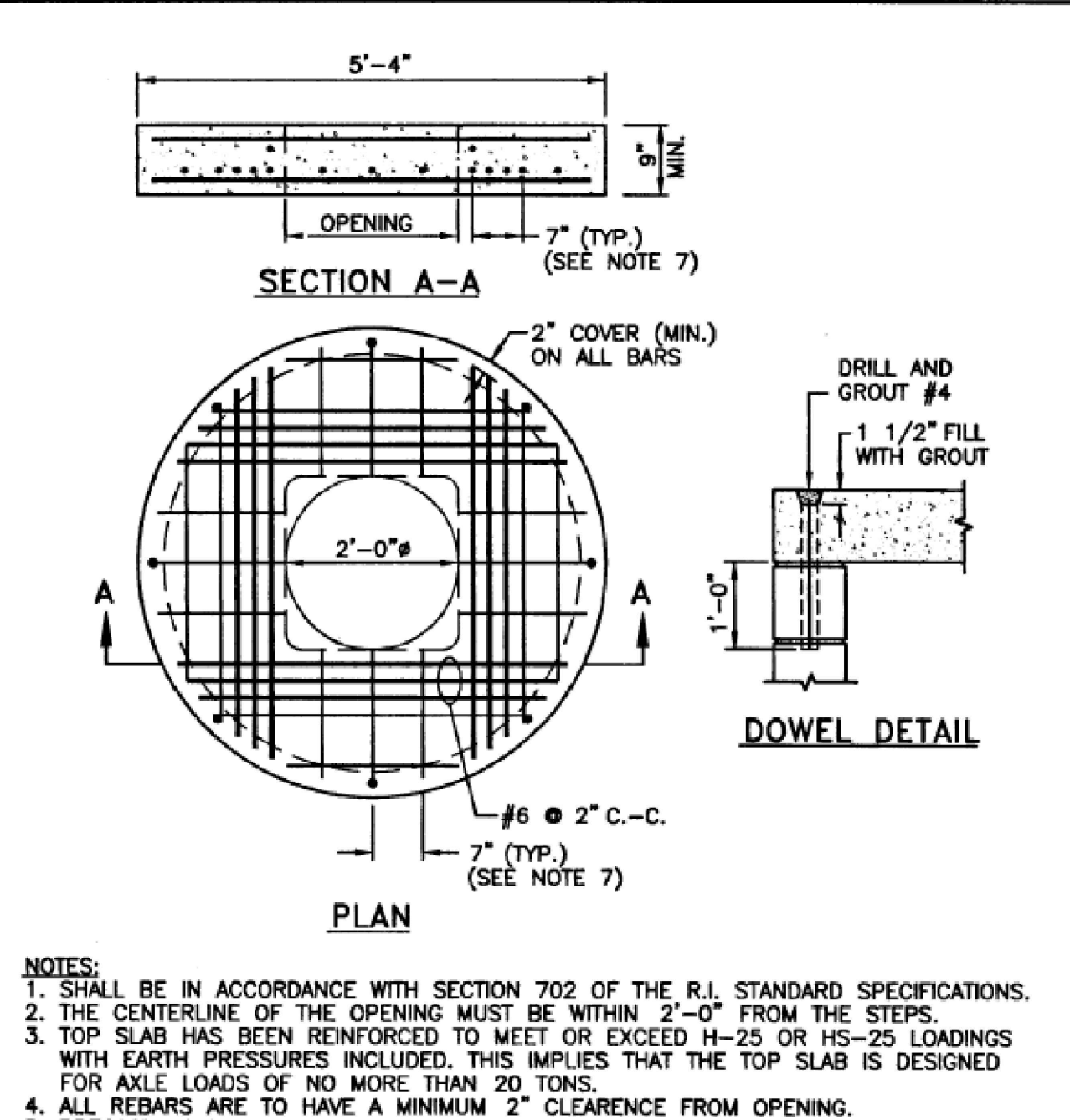
SCALE: AS NOTED SHEET NO: 8 OF 9  
DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP  
DATE: 04/06/2026 PROJECT NO.: LDP 17-36



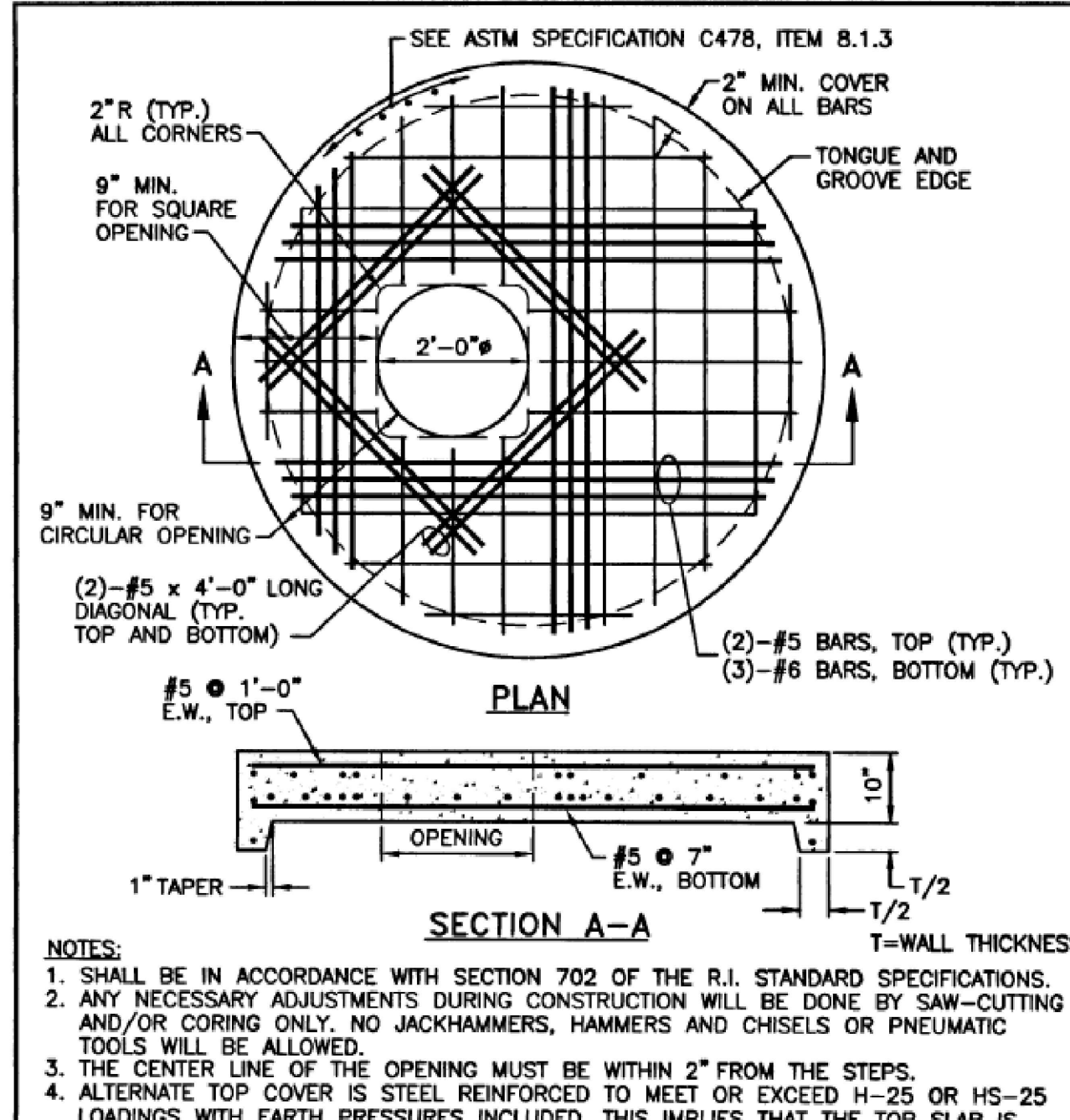
**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**PRECAST 4'-0" ROUND MANHOLE**  
 R.I. STANDARD 4.2.0  
 JUNE 15, 1998  
 REVISIONS: NO. BY DATE



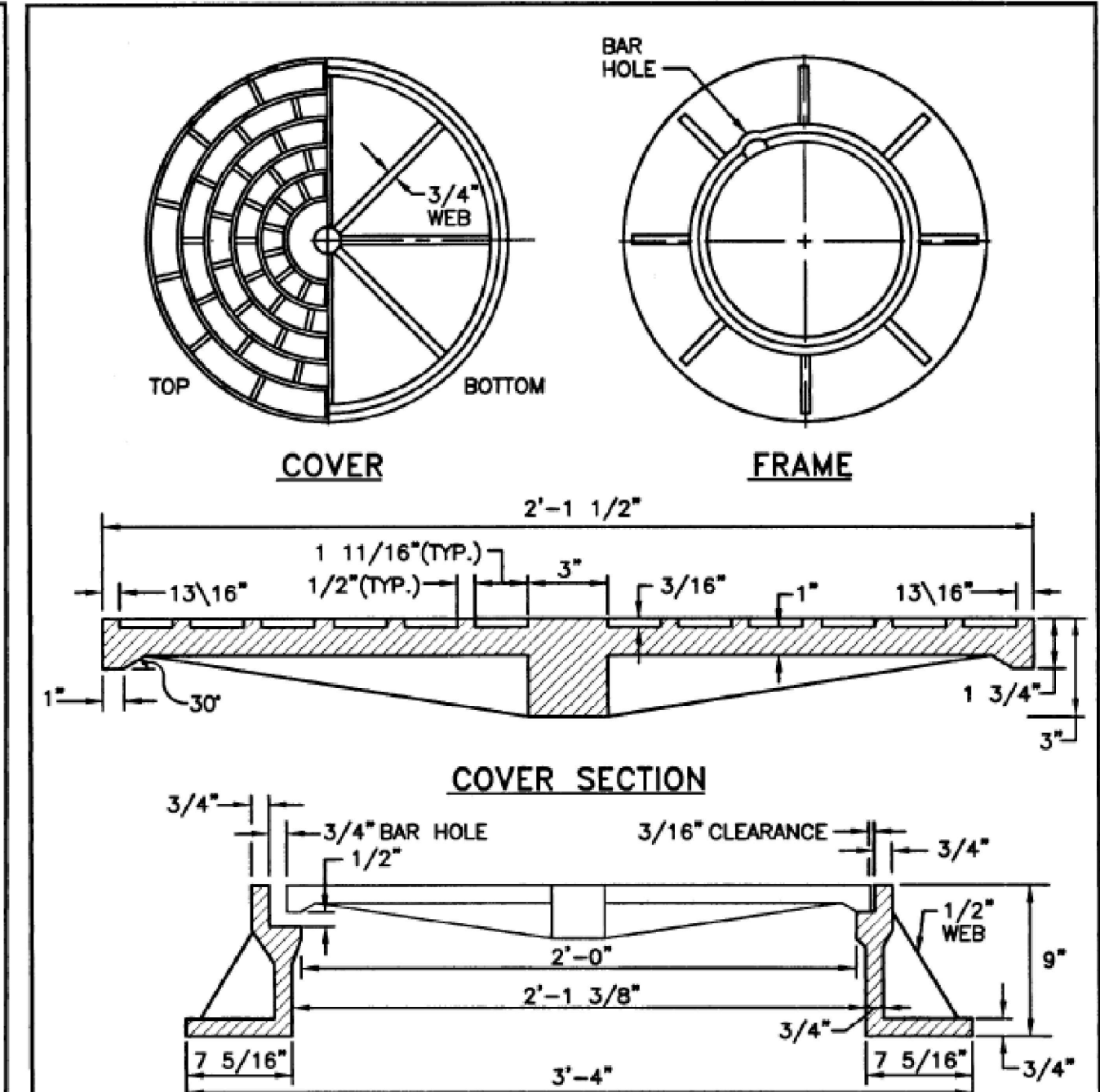
**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**PRECAST 4'-0", 5'-0", OR 6'-0" ROUND CATCH BASIN**  
 R.I. STANDARD 4.4.0  
 JUNE 15, 1998  
 REVISIONS: NO. BY DATE



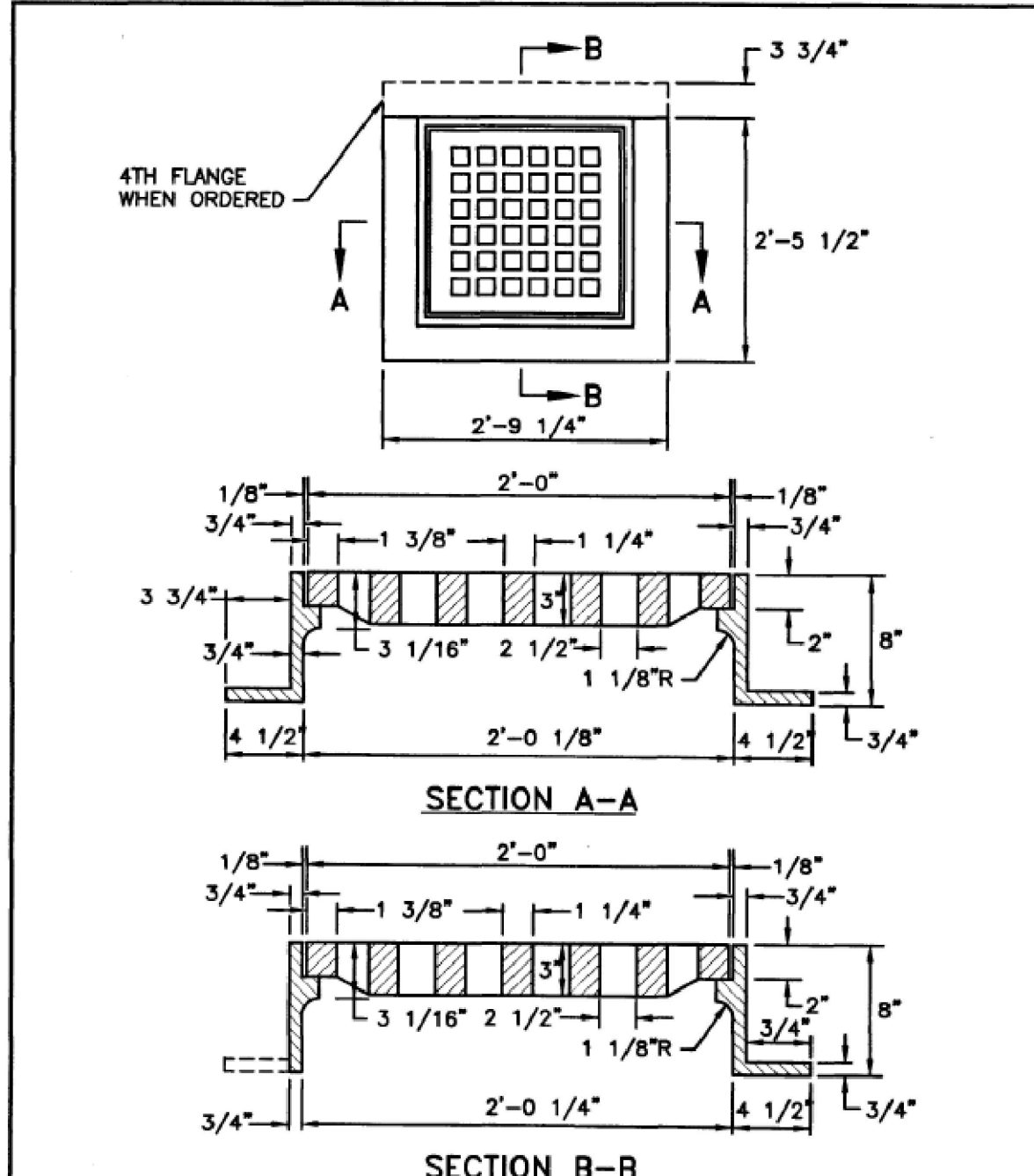
**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**CONCRETE COVER FOR SHALLOW 4'-0" ROUND MANHOLES**  
 R.I. STANDARD 4.6.0  
 JUNE 15, 1998  
 REVISIONS: NO. BY DATE



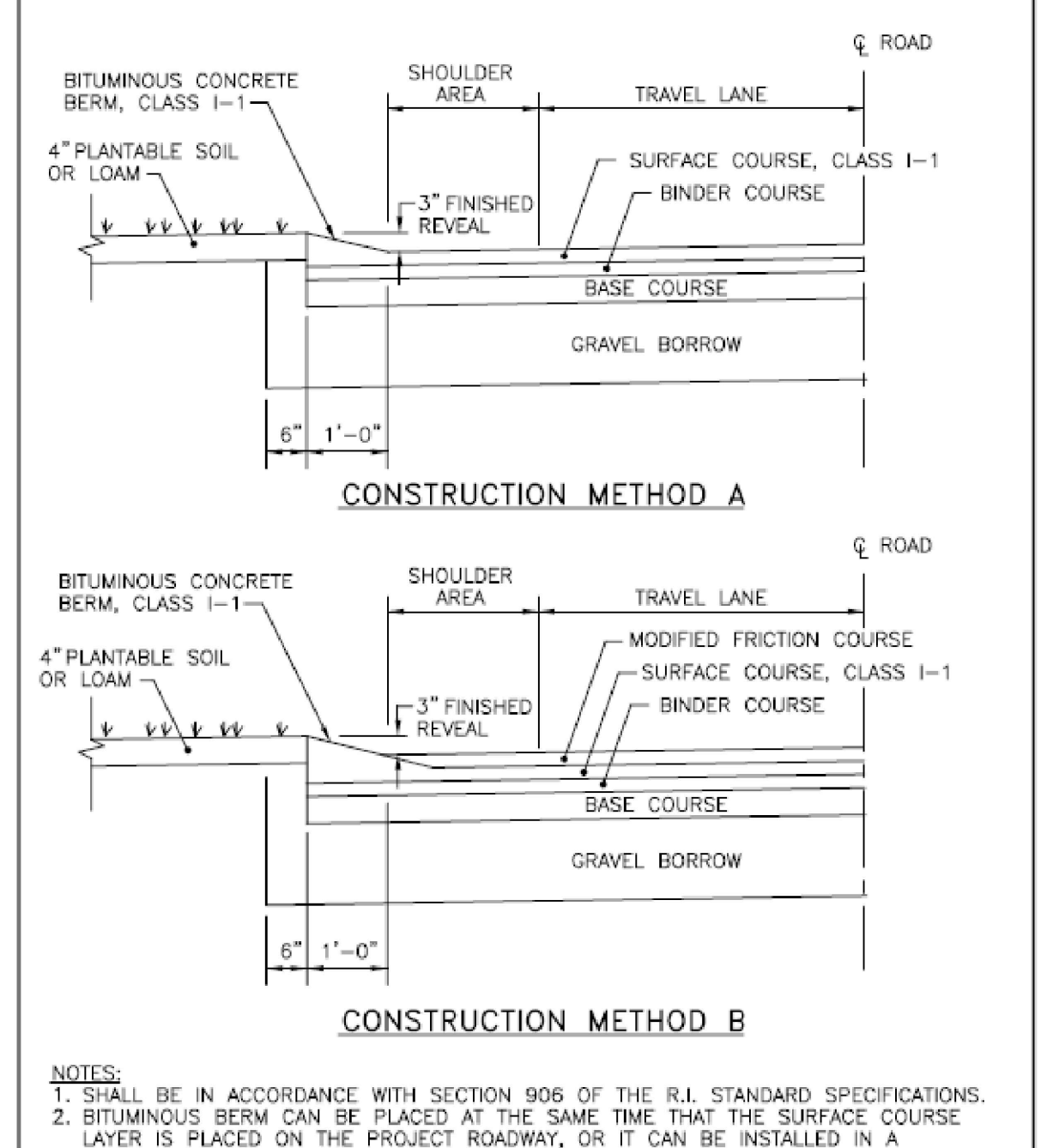
**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**ALTERNATE TOP COVER FOR ROUND PRECAST MANHOLES AND CATCH BASINS**  
 R.I. STANDARD 4.7.2  
 JUNE 15, 1998  
 REVISIONS: NO. BY DATE



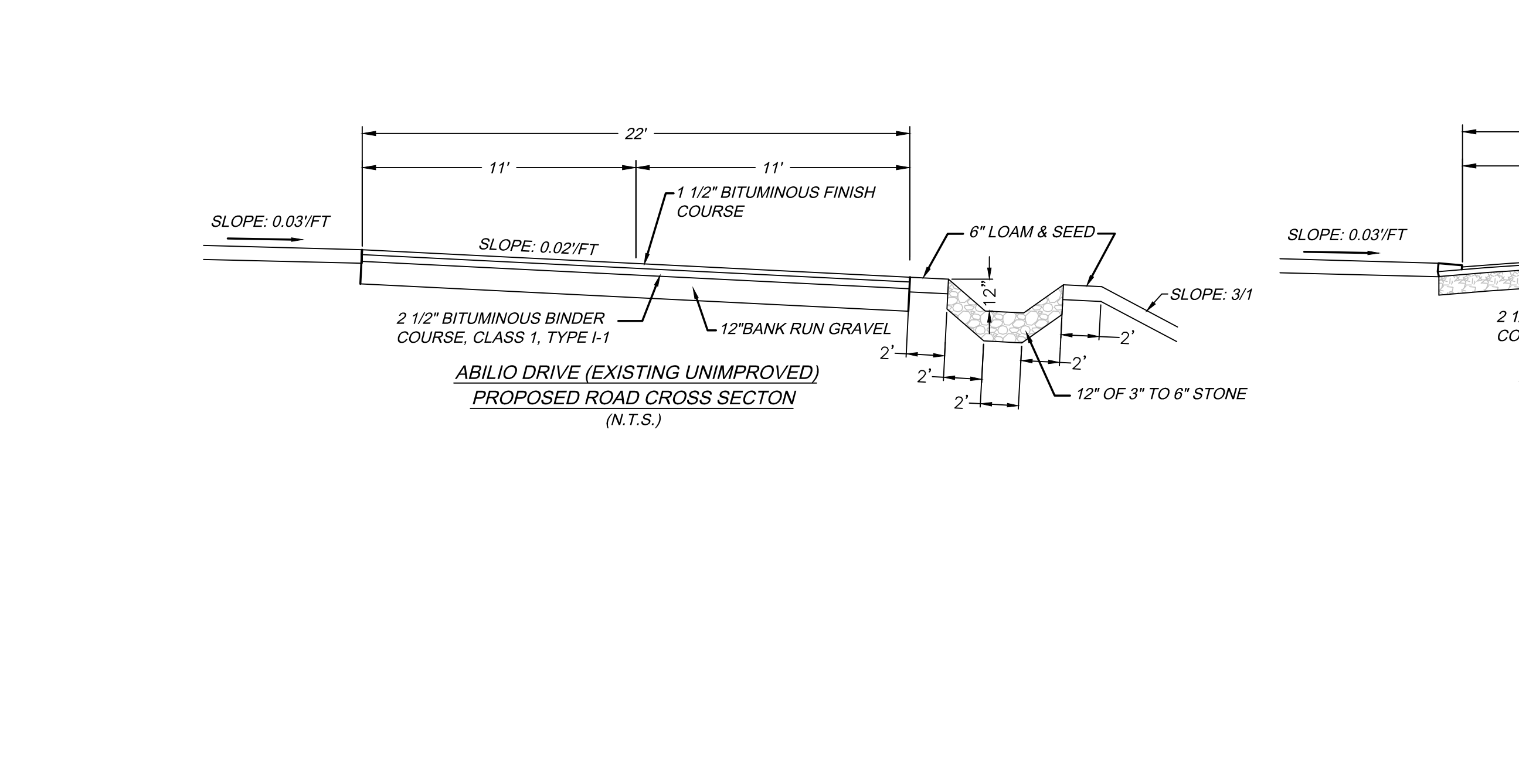
**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**HEAVY-DUTY ROUND FRAME AND COVER**  
 R.I. STANDARD 6.2.1  
 JUNE 15, 1998  
 REVISIONS: NO. BY DATE



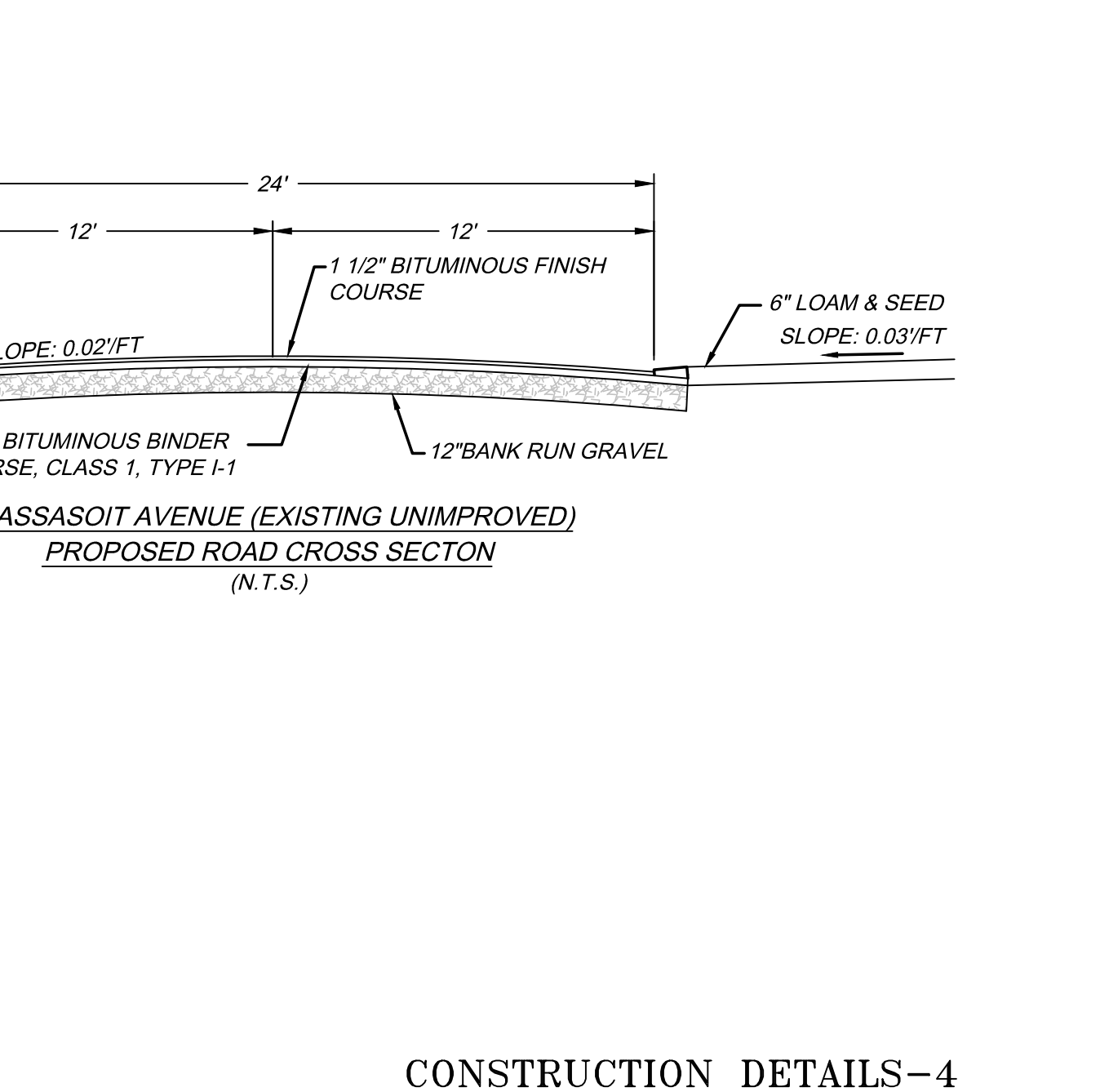
**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**SQUARE FRAME AND GRATE**  
 R.I. STANDARD 6.3.0  
 JUNE 15, 1998  
 REVISIONS: NO. BY DATE



**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**BITUMINOUS BERM**  
 R.I. STANDARD 7.5.1  
 JUNE 15, 1998  
 REVISIONS: NO. BY DATE



**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**CONSTRUCTION DETAILS-4**



**RHODE ISLAND DEPARTMENT OF TRANSPORTATION**  
**CONSTRUCTION DETAILS-4**

Thomas J. Principe III  
 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

**FINAL MINOR SUBDIVISION**  
**AP 158 LOTS 20 & 25**  
**AND**  
**MASSASOIT AVENUE EXTENSION**  
 IN  
**BRISTOL, RHODE ISLAND**

SCALE: AS NOTED SHEET NO: 9 OF 9  
 DRAWN BY: TJP DESIGN BY: TJP CHECKED BY: TJP  
 DATE: 04/06/2026 PROJECT NO.: LDP 17-36

APPLICANT/OWNER:  
 A. G. CONSTRUCTION, INC.  
 P.O. BOX 600  
 PORTSMOUTH, RI 02871