



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')

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

PROPOSED CONDITIONS PLAN

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

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
PO BOX 298
TIVERTON, RI 02878
401-816-5385
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REVISIONS

No.	DATE	DRWN	CHKD
1.	08/19/22	KAB	TJP

PRE APPLICATION 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: 4 of 4
DRAWN BY: NEC	DESIGN BY: NEC
DATE: 05/25/22	CHECKED BY: JAR
	PROJECT NO.: LD-2021-35

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 03/10/22 SCALE 1"=30'