

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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

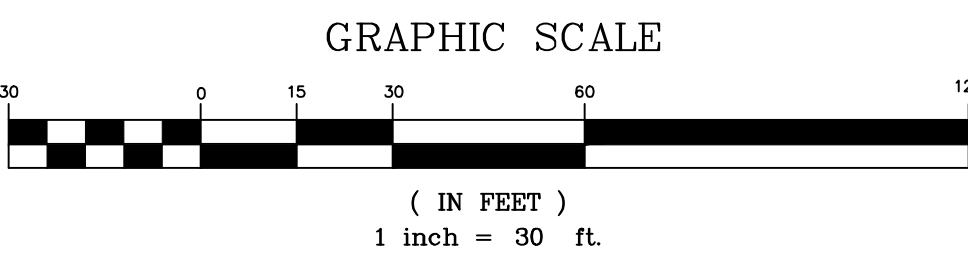
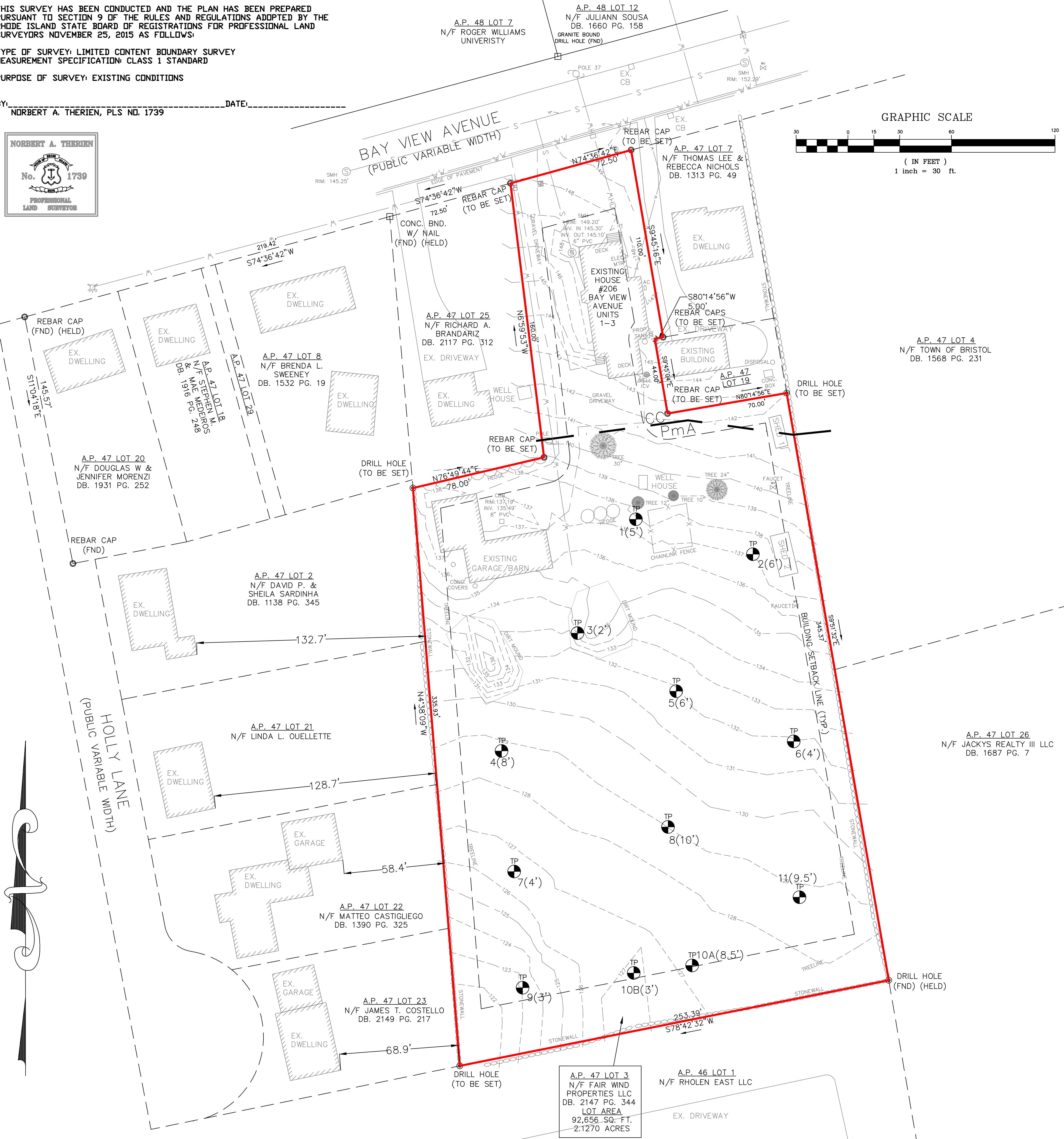
PURPOSE OF SURVEY: EXISTING CONDITIONS

BY: NORBERT A. THERIEN, PLS NO. 1739 DATE: _____



A.P. 48 LOT 7
N/F ROGER WILLIAMS
UNIVERSITY

A.P. 48 LOT 12
N/F JULIANN SOUSA
DB. 1660 PG. 158
GRANITE BOUND
DRILL HOLE (FND)



- GENERAL NOTES:**
- DEED REFERENCE: BK 2147, PAGE 344.
 - THIS SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD ZONE.
 - SOILS ON SITE ARE CLASSIFIED AS CANTON-UBRAN LAND COMPLEX, VERY ROCKY (CC) AND PITSTOWN 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.
 - THERE ARE NO AREAS OF EXISTING, ACTIVE AGRICULTURAL USE ON THE SUBJECT PROPERTY.
 - THERE ARE NO WETLANDS ON OR IN THE VICINITY OF THE PROJECT.
 - 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.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY SPECIAL AREA MANAGEMENT PLAN OF THE RI CRMC.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN OWTS CRITICAL RESOURCE AREA AS DEFINED BY RIDEM.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DRINKING WATER SUPPLY WATERSHED AS DEFINED BY RIDEM.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE ROUTE 136 OVERLAY PER BRISTOL GIS.
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE UPPER EAST PASSAGE WATERSHED.
 - THE DEVELOPMENT PARCEL IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
 - 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.
 - THE SUBJECT PARCEL IS NOT CONSIDERED TO BE WITHIN AN AQUIFER RECHARGE AREA, WELLHEAD PROTECTION OR GROUNDWATER PROTECTION AREA.
 - THERE ARE NO COASTAL FEATURES WITHIN 200 FEET OF THE SUBJECT PARCEL.
 - 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 TO 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.
 - THE APPLICANT AND/OR THEIR REPRESENTATIVE AND THEIR ENGINEER HAVE WALKED THE SITE OF THE PROPOSED PROJECT.

LEDGE TESTS:
DATE: 07/27/2022

- TH 1
LEDGE @ 5 FT
- 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

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

EXISTING 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
www.PrincipeEngineering.com

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

A.P. 47 LOT 3
N/F FAIR WIND
PROPERTIES LLC
DB. 2147 PG. 344
LOT AREA:
92,656 SQ. FT.
2.1270 ACRES

A.P. 46 LOT 1
N/F RHOLEN EAST LLC