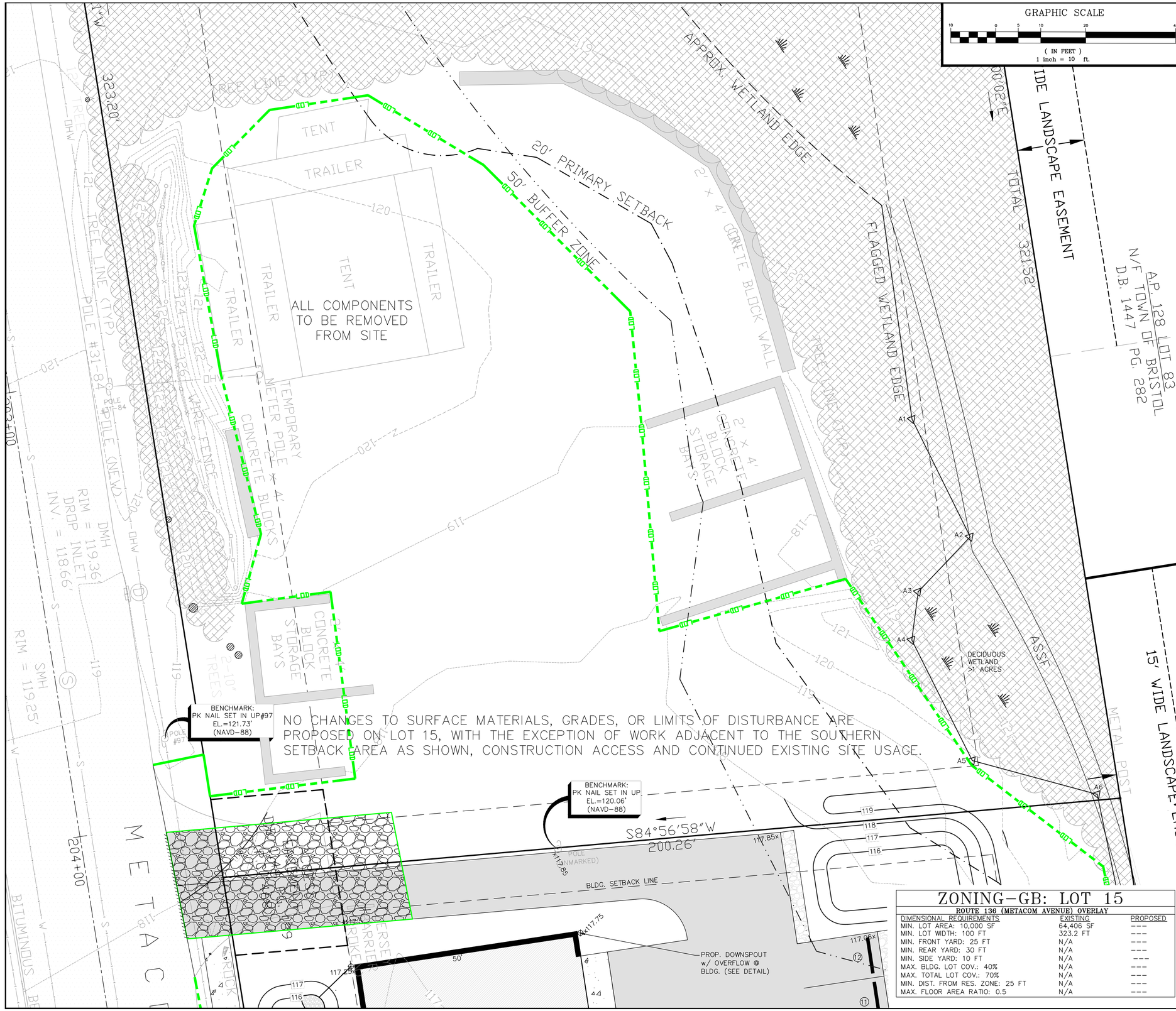

ZONING-GB: LOT 15

ROUTE 136 (METACOM AVENUE) OVERLAY

DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED
MIN. LOT AREA: 10,000 SF	64,406 SF	---
MIN. LOT WIDTH: 100 FT	323.2 FT	---
MIN. FRONT YARD: 25 FT	N/A	---
MIN. REAR YARD: 30 FT	N/A	---
MIN. SIDE YARD: 10 FT	N/A	---
MAX. BLDG. LOT COV.: 40%	N/A	---
MAX. TOTAL LOT COV.: 70%	N/A	---
MIN. DIST. FROM RES. ZONE: 25 FT	N/A	---
MAX. FLOOR AREA RATIO: 0.5	N/A	---

PLAN NOTES:

1. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF BRISTOL AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO BRISTOL'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.

3. SEE ADDITIONAL NOTES ON SHEET 6 OF 6, WHICH NEED TO BE STRICTLY ADHERED TO AS WELL.

ARCHITECT NOTE:

IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH ENGINEER PRIOR TO CONSTRUCTION. FINAL GRADING & LAYOUT SHALL BE COORDINATED AND VERIFIED THROUGH ARCHITECT DRAWINGS.

BUILDING LOT COVERAGE:

NO EXISTING STRUCTURES
TOTAL EXISTING LOT COVERAGE = 0 SF

NO PROPOSED STRUCTURES
TOTAL PROPOSED LOT COVERAGE = 0 SF

STATE PERMITS REQUIRED/APPLIED FOR:

RIDEM WETLANDS IA#10310 (7/31/25)
RIDEM STORMWATER IA#10310 (7/31/25)
RIDOT PAP#25-131 (8/8/25)

APPLICANT:	OWNER (LOT 15):	OWNER (LOT 16):
DAVID J. RAMOS	DAVID J. RAMOS	LIONEL J. RAMOS
12 RUTH AVENUE	12 RUTH AVENUE	9 SCOTT LANE
BRISTOL, RI 02809	BRISTOL, RI 02809	BRISTOL, RI 02809

PROPOSED CONDITIONS PLAN-LOT 15

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY
ESTABLISHED IN 1981
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

REVISIONS

No.	DATE	DRWN	CHKD
1.	8/27/25	KAB	TJP
2.	9/30/25	KAB	TJP

PRELIMINARY SUBMISSION
for
668 & 670 METACOM AVENUE
AP 128 LOTS 15 & 16
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'		SHEET NO: 6 of 10
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP
DATE: 08/08/2025		PROJECT NO.: ERSC-2024-2

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