

**674 Metacom Avenue Narrative Summary**

2011 JUL -2 PM 2:24

**Existing Property Conditions:**

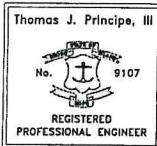
- 0.72 acres along Metacom Avenue. Previously cleared and currently in use for parking and storage of materials/machinery.
  - Compacted gravel parking area takes up a large portion of the site.
  - Wetlands are present and flagged along the Southern and Eastern property lines.
  - Street access is achieved by a shared driveway with 670 Metacom Ave along the north property line.
- Current structures and use
  - Box trailer, for storage, with concrete access steps.
  - Two (2) unused concrete leaching chambers.
  - Some materials and machinery temporarily stored on the property.
  - Located in GB zone.
- Land has been previously cleared apart from a tree line and vegetation along the Southern and Eastern property lines, where wetlands are present.
- Utilities at property
  - Public Sewer (not in current use)
  - Public Water (not in current use)
  - Electric (currently used by Lionel Ramos – will be transferred to applicant)

**Proposed Property Conditions:**

- 0.72 acres
  - Maintain current property lines, shared driveway, gravel parking area, and current treeline/wetland buffer to South and East.
- Remove existing box trailer, concrete steps, and (2) concrete leaching chambers.
- Add a 4,800 sf garage for mechanical equipment repair / office space use.
- Add the following to the existing gravel parking lot:
  - Addition of about 2,311 sf of ¾" dia. crushed stone.
  - Area for required thirteen (13) parking spaces and one (1) loading spaces.
  - Accessible area for dumpster.
- Existing gravel areas to be replaced with loam and seed:
  - 372 sf to east
  - 315.5 sf to south
- Add 3' wide planting strip with 4 shade trees placed every 40' along front property line.
- Add 6' wide concrete sidewalk along front property line.
- Proposed bioretention basin for stormwater management.
- Maintain 47.55' (25' minimum) from residential zone
- Maintain 50' from Metacom Avenue.
- Utilities:
  - Bristol County Water
  - Town Sewer
  - Electric



DEVELOPMENT PLAN REVIEW  
FOR  
674 METACOM AVENUE  
ASSESSORS MAP 128 PARCEL 16  
IN  
BRISTOL, RHODE ISLAND



APPLICANT:  
DAVID J. RAMOS  
12 RUTH AVENUE  
BRISTOL, RI 02809

OWNER:  
LIONEL J. RAMOS  
9 SCOTT LANE  
BRISTOL, RI 02809

PREPARED BY:  
**PRINCIPE COMPANY, INC.**

ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE  
TIVERTON, RHODE ISLAND 02878  
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JULY 01, 2024

DRAWING ISSUE:

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

ONLY PLANS ISSUED FOR CONSTRUCTION  
SHALL BE USED FOR CONSTRUCTION

LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN
- 3) PROPOSED LAYOUT PLAN
- 4) DRAINAGE & GRADING PLAN
- 5) CONSTRUCTION DETAILS - 1

APPROVED BY THE TOWN OF BRISTOL PLANNING BOARD

TOWN OF BRISTOL PLANNING CHAIR OR DESIGNEE



SITE LOCUS  
NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
PERIMETER LINE	—————	—————
ABUTTER LINE	—————	—————
EDGE OF PAVEMENT	—————	—————
FENCE	—X—X—X—	—————
EASEMENT	—————	—————
CONTOUR	-----87-----	-----87-----
UTILITY POLE	⊕	⊕
TEST HOLE	⊙	⊙
SAWCUT	—————	—————
BUILDING SETBACK	—————	—————
OVERHEAD WIRE	—OHW—	—OHW—
CATCH BASIN	—————	—————
DRAIN MANHOLE	—————	—————
DRAIN LINE	—D—D—	—D—D—
WATER LINE	—W—W—	—W—W—
WATER GATE VALVE	⊕	⊕
WELL	⊕	⊕
SEWER LINE	—S—S—	—S—S—
WETLAND FLAG	⊕	⊕
SIGN	⊕	⊕
DOWNSPOUT	⊕	⊕
LIGHT POST	⊕	⊕
STONEWALL	—————	—————
COMPOST FILTER SOCK	—————	—————
RIDOT STD 9.9.0	—————	—————
CONSTRUCTION ACCESS	—————	—————

ZONING - GB
ROUTE 136 (METACOM AVENUE) OVERLAY
DIMENSIONAL REQUIREMENTS
MIN. LOT AREA: 10,000 SF
MIN. LOT WIDTH: 100 FT
MIN. FRONT YARD: 25 FT
MIN. REAR YARD: 30 FT
MIN. SIDE YARD: 10 FT
MAX. BLDG. LOT COV.: 40%
MAX. TOTAL LOT COV.: 70%
MIN. DIST. FROM RES. ZONE: 25 FT
MAX. FLOOR AREA RATIO: 0.5

GENERAL NOTES:

1. 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.
2. THIS SITE LIES IN ZONE X AS SHOWN ON THE FIRM MAP FOR THE CITY OF BRISTOL, RI COMMUNITY PANEL NO. 44001C001H, MAP REVISED JULY 7, 2014.
3. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.
4. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NAVD83 DATUM.
5. THERE ARE UNDERGROUND UTILITIES LOCATED WITHIN METACOM AVENUE ALONG THIS PARCELS FRONTAGE.

STREET INDEX  
METACOM AVENUE  
(PUBLIC- STATE HIGHWAY)

SOIL REFERENCE:

NRCS WEB SOIL SURVEY:  
PmA - PITTSBURY SILT LOAM (0-3% SLOPES) [27" GWT]  
St - STISSING VERY STONY SILT LOAM [9" GWT]  
CcC - CANTON-CHARLTON-ROCK OUTCROP COMPLEX (3-15% SLOPES)  
DATE ACCESSED: 03/25/24

PLAN REFERENCE:

1.) EXISTING CONDITIONS TAKEN FROM CLASS I SURVEY PLAN ENTITLED:  
"EXISTING CONDITIONS PLAN FOR DAVID J. RAMOS & LIONEL J. RAMOS"  
AP 128 LOT 15 & 16 IN BRISTOL, RI  
DATE: 03/27/2024  
PREPARED BY: PRINCIPLE COMPANY, INC. - SURVEYING DIVISION  
SIGNED BY: STEPHEN T. LONG, PLS NO. 1930



PROJECT NO.:	ERSC-2024-2
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