



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

October 15, 2024

TO: Members of the Technical Review Committee
FROM: Diane M. Williamson, Administrative Officer
RE: **1200 Hope Street – Longfield**
Modifications to original approved plan

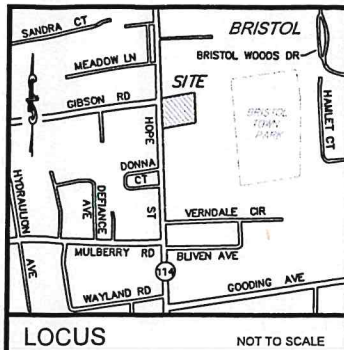
Diane

Earlier this year, the developer of Longfield indicated that several plan revisions were needed to the development. Some of the changes are due to the developer's wish to change things, some are because of the developer's mistakes in the field (driveway reconfiguration) and some are due to changes in the field discovered as construction was ongoing (grading for garage under building). Given the number of changes requested, it was determined that the best course of action was to have the developer's engineer prepare a comprehensive plan of these changes for the peer review engineer and the TRC to review. Based on this review, we would determine if the changes could be approved administratively as minor modifications or if they would have to be referred to the Planning Board as major modifications.

It is also noted that some of the proposed changes may trigger review by the Historic District Commission as well.

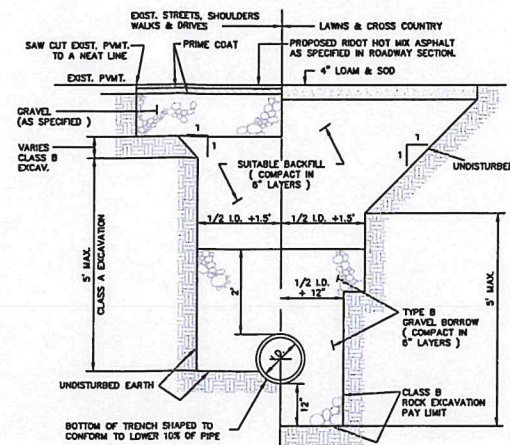
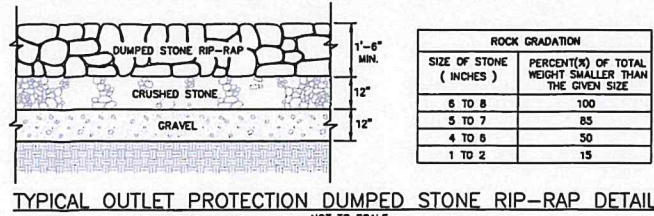
Please review the following for the TRC meeting:

1. Plan of existing plan and proposed plan entitled "Comparison Plan"
2. Grading and Drainage Plan
3. Email from Developer's engineer outlining the response to the criteria for a minor change along with "25% Plan Change" plan and email in response to Town's questions on re-design.
4. Review Memo from Pare, the peer review engineer, dated August 14, 2024
5. Response to Review memo from LDEC dated August 21, 2023 (sic) this should be dated 2024.
6. Modification plan dated September 27, 2024 for the Hope Street entrance submitted October 3, 2024 in response to the Fire Dept. comments on the plan revisions.

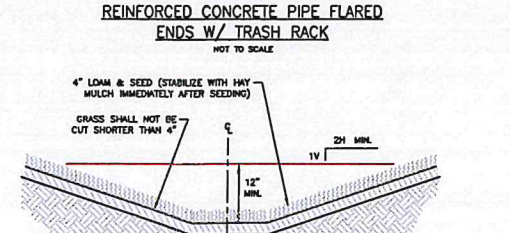
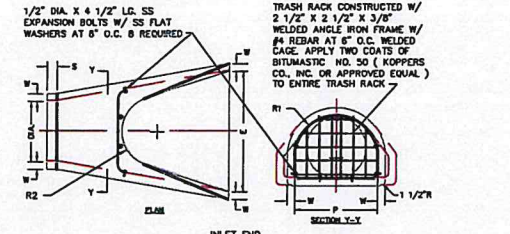


NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. FROM AUGUST 3, 2018 TO MARCH 31, 2023. WETLANDS DISPLAYED ARE APPROXIMATE AND ARE BASED OFF OF "BRISTOL COUNTY MEDICAL ASSOC., SITE IMPROVEMENT PLAN" BY AYOUB ENGINEERING, SIGNED BY THE BRISTOL PLANNING BOARD ON OCTOBER 4, 2000.
- ELEVATIONS ARE REFERENCED TO NAVD83.
- PROPERTY LINES SHOWN HEREIN ARE REFERENCE TO ADMINISTRATIVE SUBDIVISION PLAN PREPARED BY LAND DEVELOPMENT & ENVIRONMENTAL CONSULTING, LATEST REVISION 3/7/2023.
- THE SITE IS LOCATED WITHIN A ZONE X FLOOD HAZARD AREA AS DETERMINED FROM THE TOWN OF BRISTOL FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 44393 0011 H (EFFECTIVE DATE JULY 7, 2014).
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCUATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.
- WETLAND DELINEATION PERFORMED BY NATURAL RESOURCE SERVICES INC., ON MARCH 15, 2019.
- ALL FOUNDATION DRAINS & SUMP PUMP DISCHARGES SHALL NOT BE CONNECTED TO THE STORMWATER MANAGEMENT SYSTEM. SAID DRAINS & DISCHARGE SHALL BE DIRECTED TO LANDSCAPE AREAS IN CLOSE PROXIMITY TO SUBJECT FOUNDATIONS. CONTRACTOR SHALL VERIFY WATER TABLE AT TIME OF CONSTRUCTION AND SET SLAB ELEVATION IN ACCORDANCE WITH ARTICLE 1 SECTION 9.5.1 OF THE TOWN ORDINANCE.



- NOTES:
- SHEETING IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE "Y" ABOVE THE TOP OF THE PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED.
 - "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE TO A LINE WHICH CONNECTS THE SURFACE OF UNDISTURBED GROUND AT OTHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
 - SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 80% WILL PASS A 1/2" HOLE SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
 - CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE. THE MIXTURE SHOULD CONTAIN LESS THAN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
 - WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL EXIST, ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.



MAINTENANCE:

OPEN CHANNEL PRACTICES SHALL BE INSPECTED ANNUALLY AND AFTER STORMS GREATER THAN OR EQUAL THE 1-YEAR, 24-HOUR TYPE III PRECIPITATION EVENT.

SEDIMENT BUILD-UP WITHIN THE BOTTOM OF THE CHANNEL OR FILTER STRIP SHALL BE REMOVED WHEN 25% OF THE ORIGINAL VOLUME HAS BEEN EXCEEDED.

EROSION SLOPES AND CHANNEL BOTTOMS SHALL BE STABILIZED AS NECESSARY.

IN THE ABSENCE OF EVIDENCE OF CONTAMINATION, REMOVED DEBRIS MAY BE TAKEN TO A LANDFILL OR OTHER PERMITTED FACILITY.

SEDIMENT TESTING MAY BE REQUIRED PRIOR TO SEDIMENT DISPOSAL WHEN A LUMPY, S. PRESENT.

WOODY VEGETATION IN WET SWALES SHALL BE PRUNED WHERE DEAD OR DYING BRANCHES ARE OBSERVED, AND REINFORCEMENT PLANTINGS SHALL BE PLANTED IF LESS THAN 50% OF THE ORIGINAL VEGETATION ESTABLISHES AFTER TWO YEARS.

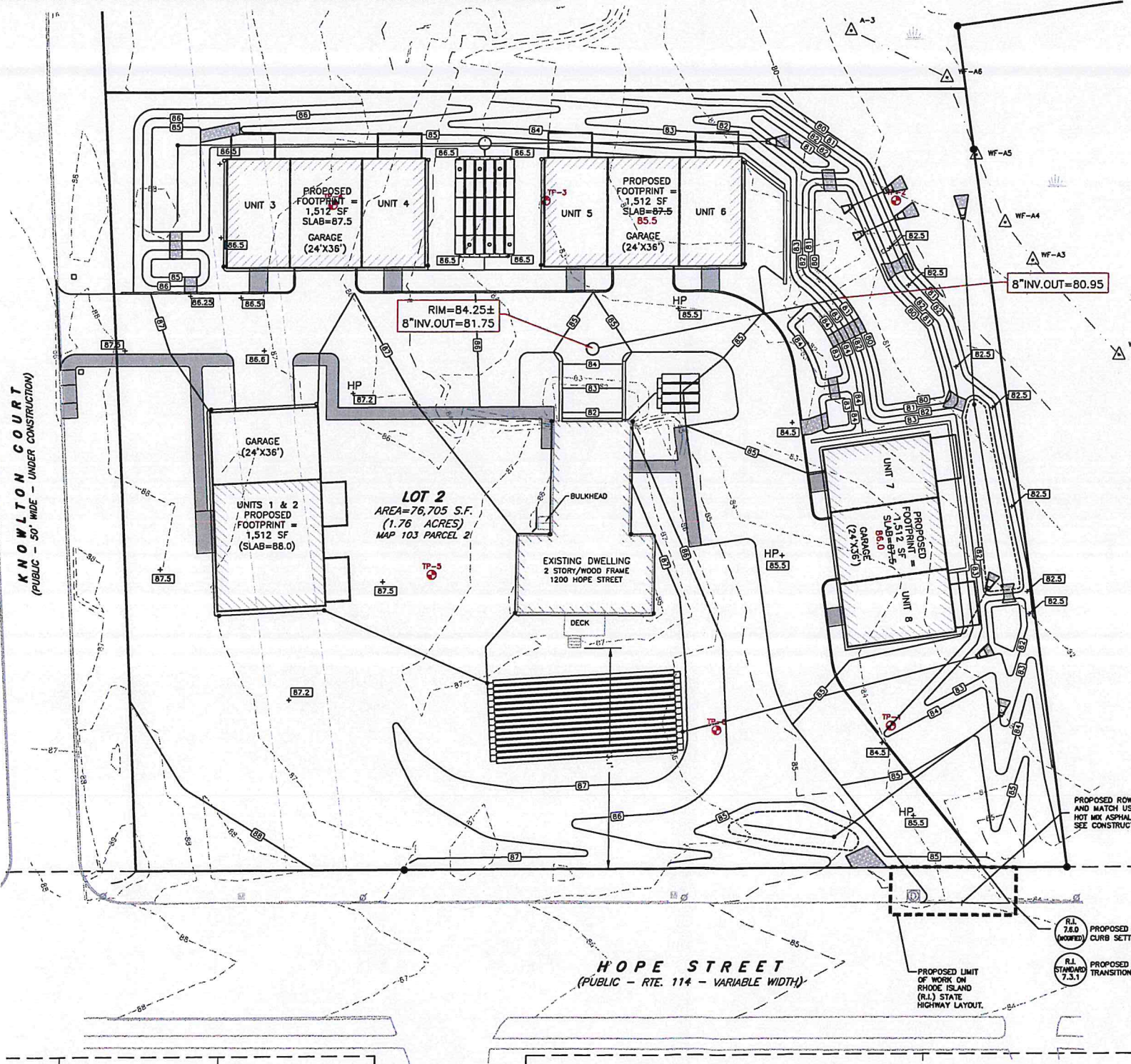
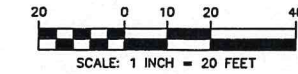
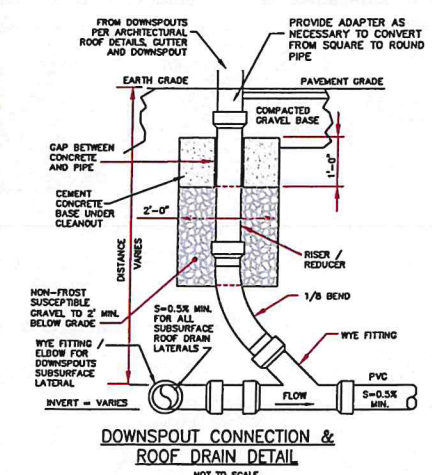
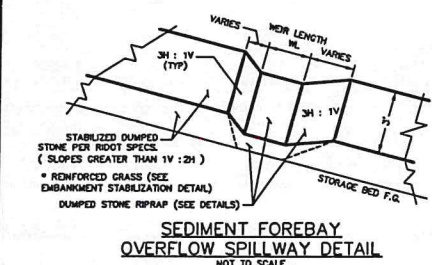
- LEGEND**
- DRAIN MANHOLE
 - FIRE HYDRANT
 - MAIL BOX
 - SEWER MANHOLE
 - SPOT ELEVATION
 - STONE WALL
 - TREE LINE
 - UTILITY POLE
 - WATER GATE
 - WATER LINE
 - UNDERGROUND GAS
 - WETLAND FLAG
 - WETLANDS
 - PROPOSED GRADE
 - PROPOSED CONTOUR
 - PROPOSED DRAIN LINE
 - PROPOSED GAS LINE
 - PROPOSED ELECTRIC/TELEPHONE/CABLE
 - LOW PRESSURE SEWER

CURRENT OWNER
EXPRESS REALTY TRUST, LLC
25 LILLIS AVENUE
BARRINGTON, RI 02806

TITLE REFERENCE:
DEED BK.2110/PG.96

SITE LOCATION:
1200 HOPE STREET
BRISTOL, RHODE ISLAND

ASSESSORS REFERENCE:
MAP 103 PARCEL 2



HOPE STREET
(PUBLIC - RTE. 114 - VARIABLE WIDTH)

MEMBER

DATE

PLANNING BOARD SIGNATURES

LDEC
Land Development Engineering & Consulting LLC
207 High Point Avenue, Unit 6
Portsmouth, RI 02871
T:401-354-2050 F:401-359-9775
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
1.	3/15/2023	MODIFIED DRIVEWAY LOCATIONS	MER
2.	4/5/2023	GENERAL REVISIONS PER TOWN COMMENTS	MER
3.	6/22/2023	MODIFICATIONS PER PRELIMINARY PLAN APPROVAL	MER
4.	8/11/2023	GENERAL REVISIONS PER TOWN REQUEST	MER

PLAN REVISIONS

DATE: MARCH 6, 2023

DRAWN BY: SJE COMPS. BY: SJE CHECK BY: RLM/MER

PROJECT NO. 22024

ISSUED FOR: PERMITTING

GRADING & DRAINAGE PLAN

1200 & 1202 HOPE STREET
BRISTOL, RHODE ISLAND

ASSESSORS MAP 103, PARCEL 2 & 14

PREPARED FOR
M1 1200 HOPE ST. LLC

DRAWING TITLE:

GRADING & DRAINAGE PLAN

SCALE: 1" = 20'

SHEET NO.

3 OF 7

Diane Williamson

From: Mike Russell <mrussell@sde-ldec.com>
Sent: Monday, April 8, 2024 1:33 PM
To: Diane Williamson
Cc: Ed Tanner; Kyle Ritchie
Subject: RE: Longfield
Attachments: 22024_25-Percent SK 4-8-2024.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Diane,
Getting back to you on the minor modification question, I've provided a SK of the changes for review. This is all predicated
On the ability to shift the buildings to be within the previous allowed setbacks as to not go back to zoning. Additionally, some brief responses to each criteria provided below to the applicable section of the ordinance. Please review and contact me if you have any questions or need to discuss further.

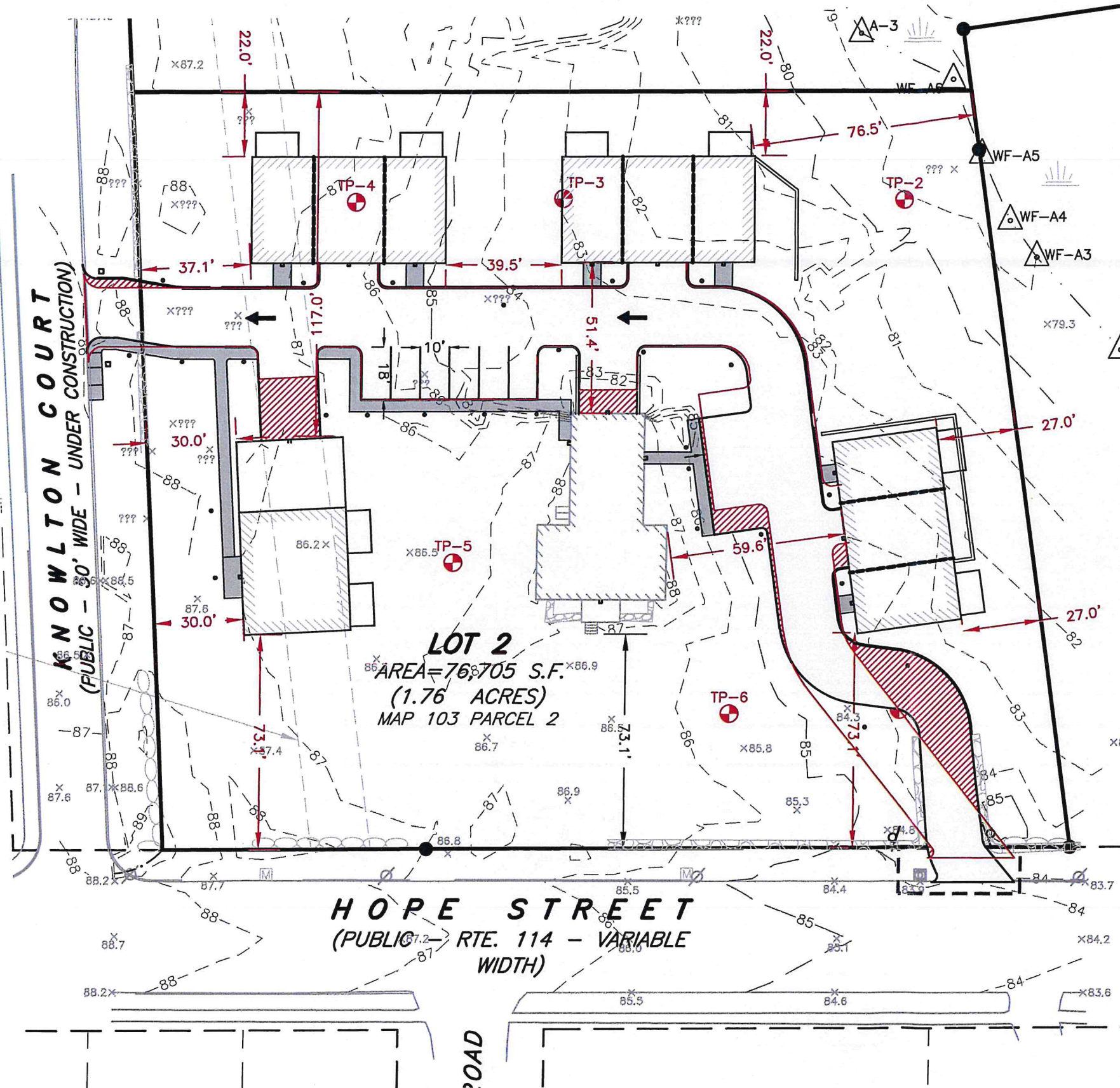
Thanks,
Mike

D. Definition of Minor Changes

A minor changes is hereby defined as any change that does not substantially impact the proposed subdivision or development project or any of the neighboring properties and that meets all of the following criteria:

1. There is no increase the number of lots or dwelling units.
 - a. **No increase**
2. There is no change to any dimension of the plan, including building envelopes, exceeding twenty five percent (25%).
 - a. **Building envelopes and relative position unchanged. Buildings shifted to originally permitted setback limits**
Road alignment changes resulting in approximately 16% change from previous
3. There is no change to the type of street or driveway.
 - a. **See above.**
4. There is no change required to any public infrastructure.
 - a. **Same access(s) & parking, utilities and stormwater management system. Changes necessitated due to drive-under**
Garage conditions. Fill & retaining wall height(s) reduced due to changes. Drainage patterns and discharge points are largely maintained.

Michael E. Russell, P.E.
LDEC Engineering & Consulting, LLC
207 High Point Avenue, Unit 6



CHANGE SUMMARY

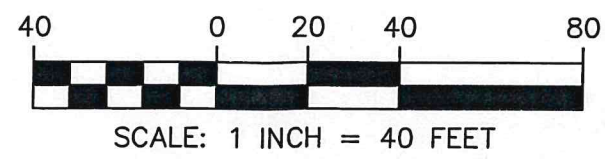
PREVIOUSLY APPROVED PAVEMENT
AREA = 11,455 SF

PROPOSED MODIFICATION PAVEMENT
AREA = 1,850 SF

16.2% CHANGE

LOT 2
AREA = 76,705 S.F.
(1.76 ACRES)
MAP 103 PARCEL 2

HOPE STREET
(PUBLIC - RTE. 114 - VARIABLE
WIDTH)



DATE: APRIL 8, 2024	REV. DATE:
PROJ.#: 22024	SCALE: 1" = 40'
DRAWN BY: SJE	CHECK BY: MER
ISSUED FOR: PERMITTING	
PREPARED FOR: EXPRESS REALTY TRUST, LLC	

25% CHANGE PLAN

1200 & 1202 HOPE STREET
ASSESSOR'S MAP 103, LOT 2 & 14
BRISTOL, RHODE ISLAND

207 HIGH POINT AVE.
UNIT 6
Portsmouth, RI 02871
T: 401-354-2050
F: 401-359-9775
WWW.SDE-LDEC.COM

LDEC
Land Development Engineering & Consulting, LLC

Diane Williamson

From: Mike Russell <mrussell@sde-ldec.com>
Sent: Friday, April 12, 2024 9:43 AM
To: Diane Williamson
Cc: Ed Tanner; Kyle Ritchie
Subject: RE: Longfield

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Thanks Diane.....brief responses to each below:

1. Why is the driveway shifting with the curve to the south?
I can let Kyle elaborate on this but essentially he constructed an entrance off of Hope Street that requires the inner driveway to be adjusted to match/connect, thus the referenced curve
2. Is the 16.2% change more pavement?
No, that represents the percentage of change in alignment relative to the overall driveway. The actual increase in pavement is 7.4%
3. We will need to see documentation supporting the statement that there is no impact to drainage and discharge points.
We will certainly do that but in a nut shell the drainage system changes as result of this discussion are minor. The major system components and points of discharge are the same.
4. We will need to see a revised grading plan.
Will provide as requested.
5. Upon receipt/clarification of the above, we will need to send this to PARE for a peer review.
Understood.

Michael E. Russell, P.E.
LDEC Engineering & Consulting, LLC
207 High Point Avenue, Unit 6
Portsmouth, RI 02871
(O) 401-354-2050
(M) 508-468-0838
mrussell@sde-ldec.com
www.sde-ldec.com



From: Diane Williamson <dwilliamson@bristolri.gov>
Sent: Thursday, April 11, 2024 4:14 PM
To: Mike Russell <mrussell@sde-ldec.com>
Cc: Ed Tanner <etanner@bristolri.gov>; Kyle Ritchie <kyle@rcsri.com>
Subject: RE: Longfield

Hello Mike – I've reviewed the plan and your email with Ed Tanner.

*Sent to
Kyle +
Mike Russell
8-16-24*



MEMORANDUM

DATE: August 14, 2024

TO: Diane Williamson, AICP, CFM, Director of Community Development

FROM: Robert J. Sykes, P.E.

RE: 1200 Hope Street & 1202 Hope Street - Drainage and Grading Revisions
Owner: Preferred Realty Services, LLC.
AP 103 Lot 2
Pare Project No. 98166.00, Task 097

Pare Corporation (Pare) has completed our review of the Comparison Plan prepared by Land Development Engineering & Consulting, LLC dated April 16, 2024.

Pare offers the following comments pertaining to the document provided:

Plans:

1. The revisions created a low point at the driveway of the existing dwelling. A trench drain is proposed to capture the flows from the driveway and discharge beyond the proposed BMP. The area appears to be negligible.
2. There is an additional "stormceptor" inlet proposed in the access drive proposed to discharge to the basin.
3. Units 3, 4, 5, and 6 shifted closer to the rear property line, reducing the proposed rear yard setback from 30' to 22'. The required rear setback is 50'. With this revision, the proposed decks for these units are now located over the backslope of a proposed swale.
4. Units 1 and 2 are shifted closer to the front property line, reducing the proposed front yard setback from 85.9' to 73.1'. The required front yard setback is 75', though the previously approved front yard setback is 73.1'. There is a note that Zoning Relief was received via Zoning Board Permit File No. 2018-41.
5. The access from Hope Street has been revised to have a reduced radius than the previously approved plan layout. A gate has also been proposed at this access entrance, limiting vehicular use. Design engineer should confirm that the required fire apparatus and other design vehicles can maneuver through the revised site layout.

The applicant should provide a formal response to address each comment.

Strategic Planning,
Civil Engineering & Permitting

August 21, 2023 *2024*

LDEC No. 22024

**Subject: Final Plan Application - Longfield
1200 Hope Street, Bristol, RI
Applicant: M1 1200 Hope, LLC**

Attention: Diane Williamson, Town Planner

Dear Diane:

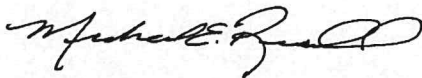
On behalf of the Applicant, Land Development Engineering & Consulting, LLC (LDEC), is providing a response to comments from a letter issued by the Town's Engineering Consultant, PARE Engineering, dated August 14, 2024. Each response is provided below for your convenience.

Plans:

3. The proposed decks for units 3, 4, 5 & 6 are being eliminated from the plan.
5. The proposed driveway access off Hope Street will be restricted to residents only with a turnaround proposed prior to the gated entrance to allow incidental access and the ability to turnaround & exit the site. Service and emergency access will be via the driveway access on Knowlton Court.

If you have any questions, please contact me at 401-354-2050 or you may email me at mrussell@ldecllc.com.

Respectfully,
Land Development Engineering & Consulting, LLC



Michael E. Russell, PE., Principal

Enclosures

Cc: File

Diane Williamson

From: Mike Russell <mrussell@sde-ldec.com>
Sent: Thursday, October 3, 2024 10:17 AM
To: Robert Ferguson
Cc: Diane Williamson; Kyle Ritchie
Subject: 1200 Hope St., entrance
Attachments: 22024_Hope Street Entrance SK 9-27-2024.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Robert,

Attached is an updated plan addressing BFD's concerns about fire apparatus access for the property. The owner/applicant has elected to move the existing stone wall section to widen the opening to 24-ft And transition back into the driveway that has a 20-ft width.

Please review and let me know your thoughts.

Thanks

Mike

Michael E. Russell, P.E.

LDEC Engineering & Consulting, LLC

207 High Point Avenue, Unit 6

Portsmouth, RI 02871

(O) 401-354-2050

(M) 508-468-0838

mrussell@sde-ldec.com

www.sde-ldec.com



