



May 6, 2025

Mr. Danial Ferreira
Fair Wind Properties, LLC
PO Box 333
Bristol, RI 02809

**RE: Wetlands Investigation
206 Bay View Avenue
Bristol, RI**

Dear Mr. Ferriera:

Per your request, Principe Engineering investigated the above-referenced site for the presence of jurisdictional wetlands. Prior to any site inspections, several sources of information were reviewed, including mapping provided by the RI Department of Environmental Management (RIDEM), the Federal Emergency Management Agency (FEMA), and the Town of Bristol (Town).

The Town mapping for the property (AP 47, Lot 3) indicates that the site contains 2.17 acres and contains an existing historic residential structure and barn/garage (both circa 1885), shed, a well house, driveway and parking area. The lot has approximately 72 linear feet of frontage on Bay View Avenue, and is almost 500 feet deep. The site is serviced by both public water and sewer. According to the FEMA flood insurance rate map (firmette attached), the site does not contain any 100-year floodplain. Based on the on-site survey the site slopes from Bay View Avenue at approximately elevation 150' to the rear of the site at approximate elevation 122'. The majority of the site is cleared (i.e. non-woody).

Based on RIDEM mapping the soil at the front of the site is Canton-Urban Land Complex, very rocky (CC) and to the rear is Pittstown silt loam, 0-3% slope (PmA). However, on-site soil investigation indicates that the site contains only Canton soils ("B" hydrologic soil group). Ledge was present within the test holes excavated, anywhere from two feet to no ledge at 10 feet. Groundwater was not encountered (i.e. no observed water,

redox, etc.). Existing vegetation is predominantly field or lawn, with a perimeter of woody vegetation and some isolated trees. None of these species are wetland-indicative. Therefore, none of the require parameters for wetlands are present on the subject site (hydric soil, hydric vegetation, or hydrology).

Based on all of the information reviewed, it is my professional opinion that the site does NOT contain any jurisdictional wetland areas. Should you have any questions regarding this, please do not hesitate to contact me.

Sincerely yours,
PRINCIPE COMPANY

A handwritten signature in blue ink that reads "Karen A. Beck, RLA".

Karen A. Beck, RLA, FASLA
Wetlands Biologist

