

C:\Users\admin\Principe Engineering Dropbox\Land Development\2021\LD\_2021-35\_206 Bay View Avenue Bristol\Current Drawings and PDFs\LD\_2021-35\_206 Bay View Avenue Bristol\PRELIM\APRIL-25 rev.dwg, DWG To PDF.pc3

PRELIMINARY PLAN SUBMISSION

FOR A

COMPREHENSIVE PERMIT APPLICATION

OF

"FAIR WIND VILLAGE"

206 BAY VIEW AVENUE

A.P. 47 LOT 3

IN

BRISTOL, RHODE ISLAND

OWNER/APPLICANT:  
FAIR WIND PROPERTIES, LLC  
PO BOX 333  
BRISTOL, RI 02809

LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) AERIAL OVERLAY RADIUS MAP
- 3) EXISTING CONDITIONS PLAN (PLS 3 OF 10)
- 4) SITE LAYOUT PLAN
- 5) PROPOSED CONDITIONS PLAN
- 6) PROPOSED LAYOUT PLAN
- 7) PROPOSED LANDSCAPE & SERSC PLAN
- 8) DETAILS-1
- 9) DETAILS-2
- 10) DETAILS-3
- 11) DETAILS-4
- 12) DETAILS-5
- 13) DETAILS-6
- SL-1) SITE LIGHTING (BY OTHERS)
- SL-2) SITE LIGHTING DETAILS (BY OTHERS)

STREET INDEX

BAY VIEW ROAD  
(PUBLIC – TOWN)

ZONING DESIGNATION:

ZONING DISTRICT: R10

MINIMUM LOT AREA10,000 SQ. FT.

MINIMUM LOT WIDTH80' FOR 1 DWELLING UNIT,  
120' FOR 2 DWELLING UNITS

MINIMUM LOT FRONTAGE80'

FRONT YARD SETBACK30'

MINIMUM SIDE YARD SETBACK15'

MINIMUM REAR YARD SETBACK30'

MAXIMUM BUILDING COVERAGE25%

MAXIMUM BUILDING HEIGHT35' (ACCESSORY 20')

PROJECT DATA:

EXISTING:  
PLAT: 47 LOT: 3  
LOT AREA : 92,656 SF, 2.127 ACRES  
THREE-UNIT DWELLING = 1,753.77 SF  
GARAGE/BARN = 1,859.03 SF  
SHEDS/WELL HOUSE = 320.1 SF  
TOTAL EXISTING BUILDING COVERAGE = 3,932.9 SF, 4.24%

PROPOSED:  
ONE (1) NEW FIVEPLEX BUILDING=3,705 SF  
TWO (2) NEW SIXPLEX BUILDING=4,446 SF EACH x 2=8,892 SF  
EX. THREE-UNIT DWELLING = 1,753.77 SF  
EX. GARAGE/BARN (PROPOSED PROPERTY MANAGEMENT BUILDING)  
= 1,859.03 SF  
TOTAL BUILDING COVERAGE (EXISTING + PROPOSED)  
= 3,612.8 + 8,892 + 3,705 = 16,209.85 SF  
16,209.8 / 92,656 = 17.49%  
NEW 20' WIDE PRIVATE DRIVEWAY = 460.5 LINEAR FEET  
DRIVEWAY & PARKING AREA = 20,282 SQUARE FEET



DRAWING ISSUE:

- ☐ CONCEPT
- ☐ CUSTOMER APPROVAL
- ☒ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION  
SHALL BE USED FOR CONSTRUCTION

REQUESTED RELIEF

WAIVERS REQUESTED

A waiver is requested from Land Development Projects Section 28-282 (d) Standards for Multifamily Buildings:  
•Sub-Section (2)  
Distance between multifamily buildings on same lot: Minimum 25 feet between multifamily buildings in the same row. 10 feet provided.  
•Sub-Section (8)  
Not more than four contiguous townhouses shall be built in a row with the same or approximately the same front line. Special architectural design offsets utilized.  
Variances are requested from the following Zoning Regulations:  
•A variance is requested from Zoning Ordinance Article IV Dimensional Regulations Sec. 28-111 Table B requiring 80' of lot frontage. 72.50' of existing frontage provided. 64 feet is permitted after application of the 20% reduction provided for under the Low- and Moderate-Income Housing Incentive Section 28-370 (d)(2).  
A Variance is requested from Zoning Ordinance Section 28-363 (2)(a1) Municipal subsidies, Density Bonus. For projects providing at least 25 percent low- and moderate-income housing the density bonus shall be five units per acre. The yield map created by Principe Engineering showed that the project site can support 5 dwelling lots without the density bonus. The lot size is 2.1270 acres. Therefore the given lot size multiplied by the density bonus is equal to 10.635 additional units. The total allowed units per the density bonus is 15.635 rounded up to 16 units. 20 units are provided with 17 units to be newly constructed.  
•A variance is requested from Zoning Ordinance Section 28-363 (2)(a1)Municipal subsidies, Density Bonus. For projects providing at least 25 percent low- and moderate-income housing the density bonus shall be five units per acre. Per the calculations 15 units are permitted in total. 20 units are provided with 17 units to be newly constructed.  
•A variance is requested from Zoning Ordinance Permitted Uses, Section 28-3 and Section 28-82. This R-10 zone is intended for high density residential areas comprised of single household and two-household structures within a minimum density of 10,000 square feet per dwelling unit where public sewer and/or public water are provided. Multi-household dwelling units are not allowed. The site has public sewer and public water. Multi-household dwelling units are proposed.  
•Variances are requested from Zoning Ordinance Section 28-252

Article VIII. Nonconformance. The use of the Existing Garage/Barn will be used for property owner storage and for site maintenance equipment and supplies. A property management office will be added to the building above the garages and will be used for property management offices.

General Requirements for parking as follows: Parking spaces are required to be 10'x18'. The proposed spaces are 9'x18'. The required aisle width is 24'. The proposed aisle width is 20'.

Sub-Section (3)  
Distance between multifamily buildings and property line:  
Minimum 50 feet from side and rear property lines.  
32.1 feet min. provided. 40 feet is permitted after application of the 20% reduction provided for under the Low- and Moderate-Income Housing Incentive Section 28-370 (d)(2).



LOCUS MAP SCALE: 1"=100'

	PLAN SET LEGEND	
	EXISTING	PROPOSED
PERIMETER LINE		
ABUTTER LINE		
FENCE		
CONTOUR		
SURVEY BOUND		
UTILITY POLE		
SAWCUT		
OVERHEAD WIRE		
DRAINLINE		
WATERLINE		
WATER GATE VALVE		
WELL		
SEWERLINE		
GAS LINE		
SEWER MANHOLE		
EROSION CONTROL		
CATCH BASIN		
EDGE OF PAVEMENT		
RETAINING WALL		
TREE		
STONEWALL		
SEWER FORCE MAIN		
SOIL BOUNDARY LINE		
STONE PILLAR		
HYDRANT		

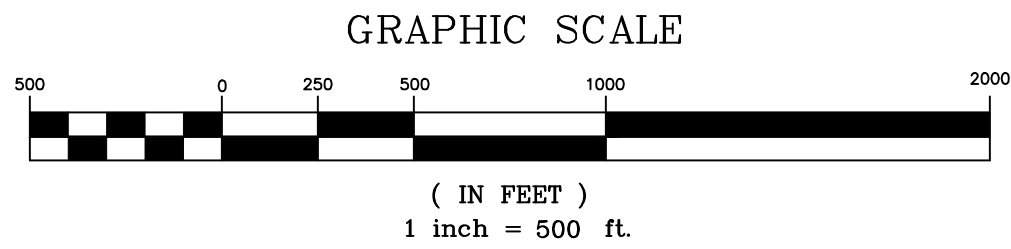
PLANNING BOARD SIGNATURE

BY: \_\_\_\_\_ DATE: \_\_\_\_\_





HALF MILE RADIUS LOCUS MAP  
SCALE: 1"=500'

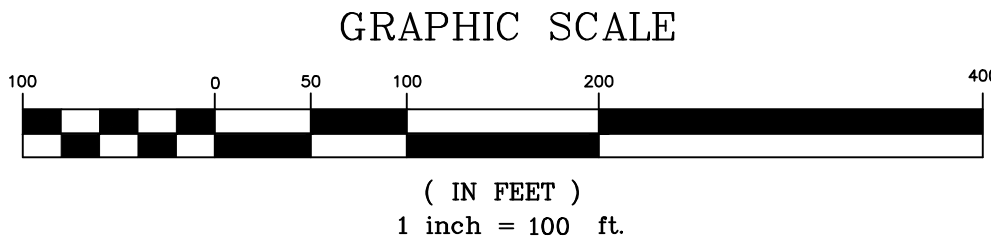


PLANNING BOARD SIGNATURE

BY: \_\_\_\_\_ DATE: \_\_\_\_\_



300 FOOT RADIUS MAP  
SCALE: 1"=100'



OWNER/APPLICANT  
FAIR WIND  
PROPERTIES, LLC  
PO BOX 333  
BRISTOL, RI 02809

AERIAL OVERLAY RADIUS MAP

Thomas J. Principe, III  
REGISTERED  
PROFESSIONAL ENGINEER

**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
www.PrincipeEngineering.com

REVISIONS				
No.	DATE	DRWN	CHKD	
1.	04/21/25	KAB	TJP	

PRELIMINARY PLAN SUBMISSION  
FOR A  
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OF  
"FAIR WIND VILLAGE"  
A.P. 47 LOT 3  
in  
206 BAY VIEW AVENUE  
in  
BRISTOL, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 2 of 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP	
DATE: 03/27/2025		PROJECT NO.: LD-2021-35	

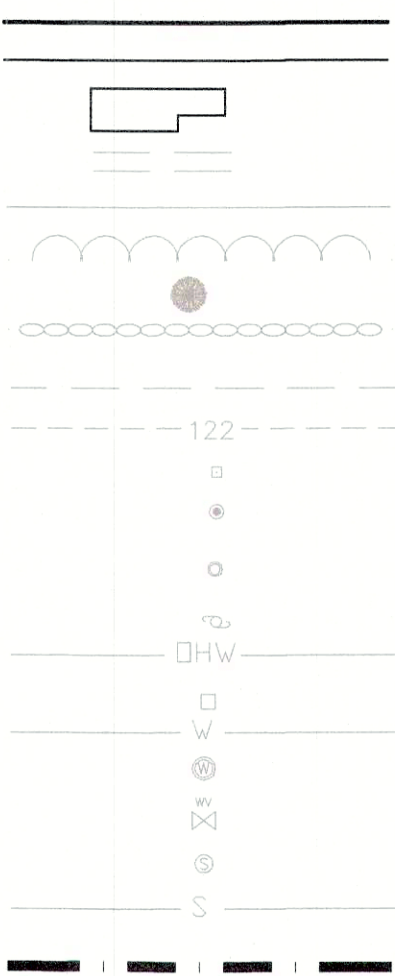




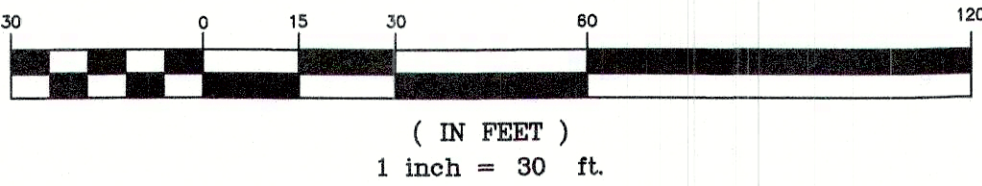
LEGEND

- PERIMETER LINE
- ABUTTER LINE
- BUILDING
- DIRT(GRAVEL) DRIVE(ROAD)
- EDGE OF ROAD PAVEMENT
- TREELINE
- TREE
- STONEWALL
- BUILDING SETBACK
- CONTOUR
- SURVEY BOUND
- SURVEY DRILL HOLE
- SURVEY IRON PIN
- UTILITY POLE
- OVERHEAD WIRE
- CATCH BASIN
- WATERLINE
- WELL
- WATER GATE VALVE
- SEWER MANHOLE
- SEWERLINE
- SOILS

EXISTING



GRAPHIC SCALE



A.P. 47 LOT 4  
N/F TOWN OF BRISTOL  
DB. 1568 PG. 231



GENERAL NOTES:

- DEED REFERENCE: BK 2147, PAGE 344.
- PLAN REFERENCE ENTITLED "DIVISION OF PROPERTY OWNED BY MR. JOHN SARDINHA, BRISTOL, R.I., SCALE 1" = 40', MAY 1960, J.A. MURGO, ENGINEER" WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS IN DRAWER 3 FOLDER 5 ENVELOPE 171.
- A PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION, PLAT 47 LOTS 4 & 26, BAY VIEW & METACOM AVENUE, BRISTOL, RHODE ISLAND, SCALE 1" = 50', STEPHEN M. MURGO PLS, DECEMBER 26, 2012," WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS IN ENVELOPE 615.
- PLAN REFERENCE ENTITLED "EXISTING CONDITIONS PLAN, FOR DANIEL FERREIRA, A.P. 47 LOT 3, 206 BAY VIEW AVENUE, BRISTOL, R.I., SCALE 1"=30', DATED: MARCH 10, 2022, PREPARED BY PRINCE COMPANY."
- THIS SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD ZONE.
- SOILS ON SITE ARE CLASSIFIED AS CANTON-UBRAN LAND COMPLEX, VERY ROCKY (CC) AND PITTSBORO 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 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.

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')

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

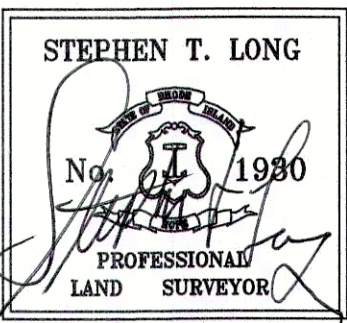
TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD/CLASS 3 TOPD

PURPOSE OF SURVEY: EXISTING CONDITIONS

BY: Stephen T. Long DATE: 4-28-23  
STEPHEN T. LONG, PLS NO. 1930

PLANNING BOARD SIGNATURE

BY: \_\_\_\_\_ DATE: \_\_\_\_\_



OWNER/APPLICANT  
FAIR WIND  
PROPERTIES, LLC  
PO BOX 333  
BRISTOL, RI 02809

EXISTING CONDITIONS PLAN

**PRINCE COMPANY, INC.**  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
www.PrinceEngineering.com

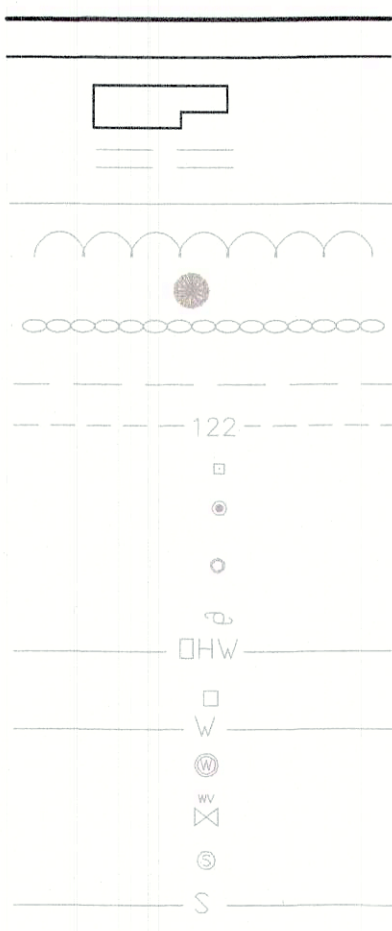
**MASTER PLAN SUBMISSION**  
FOR A  
**COMPREHENSIVE PERMIT APPLICATION**  
OF  
**"FAIR WIND VILLAGE"**  
A.P. 47 LOT 3  
206 BAY VIEW AVENUE  
in  
BRISTOL, RHODE ISLAND

SCALE: 1" = 30'		SHEET NO: 3 of 10	
DRAWN BY: NEC	DESIGN BY: NEC	CHECKED BY: TJP	
DATE: 04/05/2023		PROJECT NO.: LD-2021-35	

LEGEND

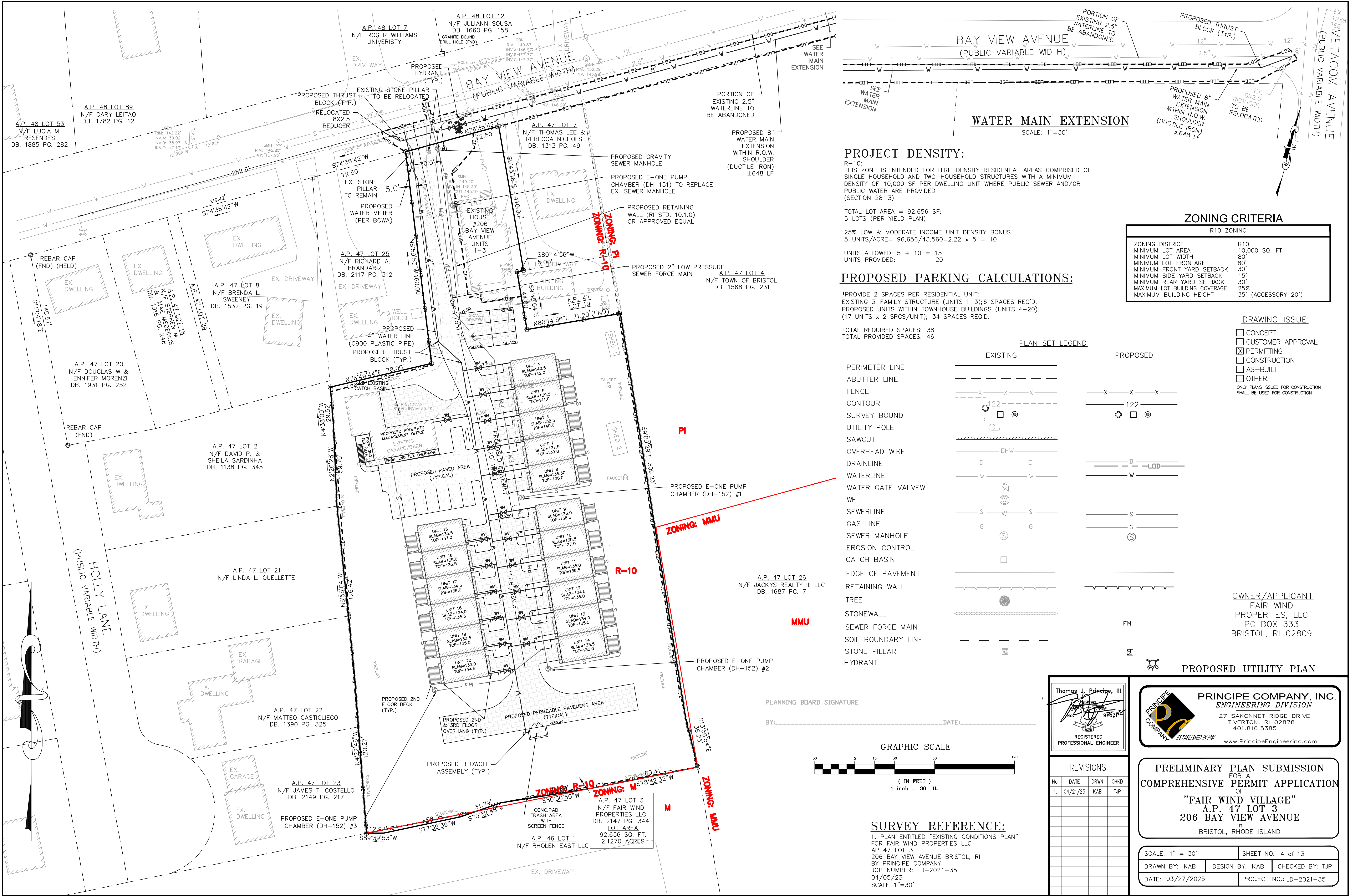
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- UTILITY POLE
- OVERHEAD WIRE
- CATCH BASIN
- WATERLINE
- WELL
- WATER GATE VALVE
- SEWER MANHOLE
- SEWERLINE





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DRAWING ISSUE:

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

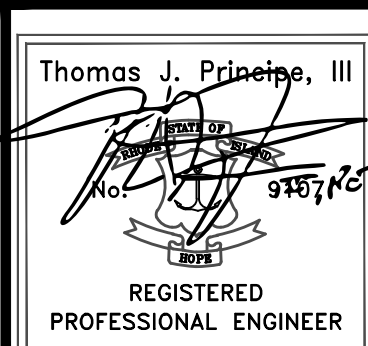
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PERIMETER LINE	— — — — —
ABUTTER LINE	— — — — —
FENCE	— X — X — X —
CONTOUR	— 122 — — — — —
SURVEY BOUND	— 122 — — — — —
UTILITY POLE	— 122 — — — — —
SAWCUT	— 122 — — — — —
OVERHEAD WIRE	— 122 — — — — —
DRAINLINE	— 122 — — — — —
WATERLINE	— 122 — — — — —
WATER GATE VALVE	— 122 — — — — —
WELL	— 122 — — — — —
SEWERLINE	— 122 — — — — —
GAS LINE	— 122 — — — — —
SEWER MANHOLE	— 122 — — — — —
EROSION CONTROL	— 122 — — — — —
CATCH BASIN	— 122 — — — — —
EDGE OF PAVEMENT	— 122 — — — — —
RETAINING WALL	— 122 — — — — —
TREE	— 122 — — — — —
STONEWALL	— 122 — — — — —
SEWER FORCE MAIN	— 122 — — — — —
SOIL BOUNDARY LINE	— 122 — — — — —
STONE PILLAR	— 122 — — — — —
HYDRANT	— 122 — — — — —

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OWNER/APPLICANT

FAIR WIND  
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PROPOSED GRADING & DRAINAGE PLAN



**PRINCIPE COMPANY, INC.**  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
www.PrincipeEngineering.com

REVISIONS

No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP

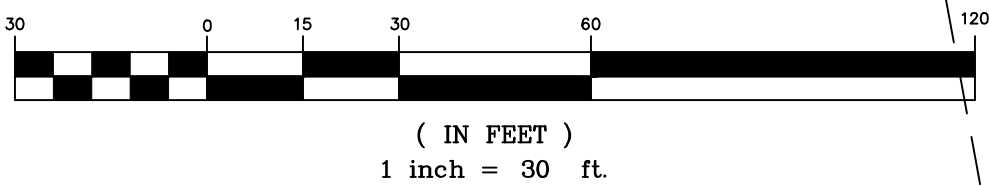
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SCALE: 1" = 30'		SHEET NO: 5 of 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP	
DATE: 03/27/2025		PROJECT NO.: LD-2021-35	

SURVEY REFERENCE:

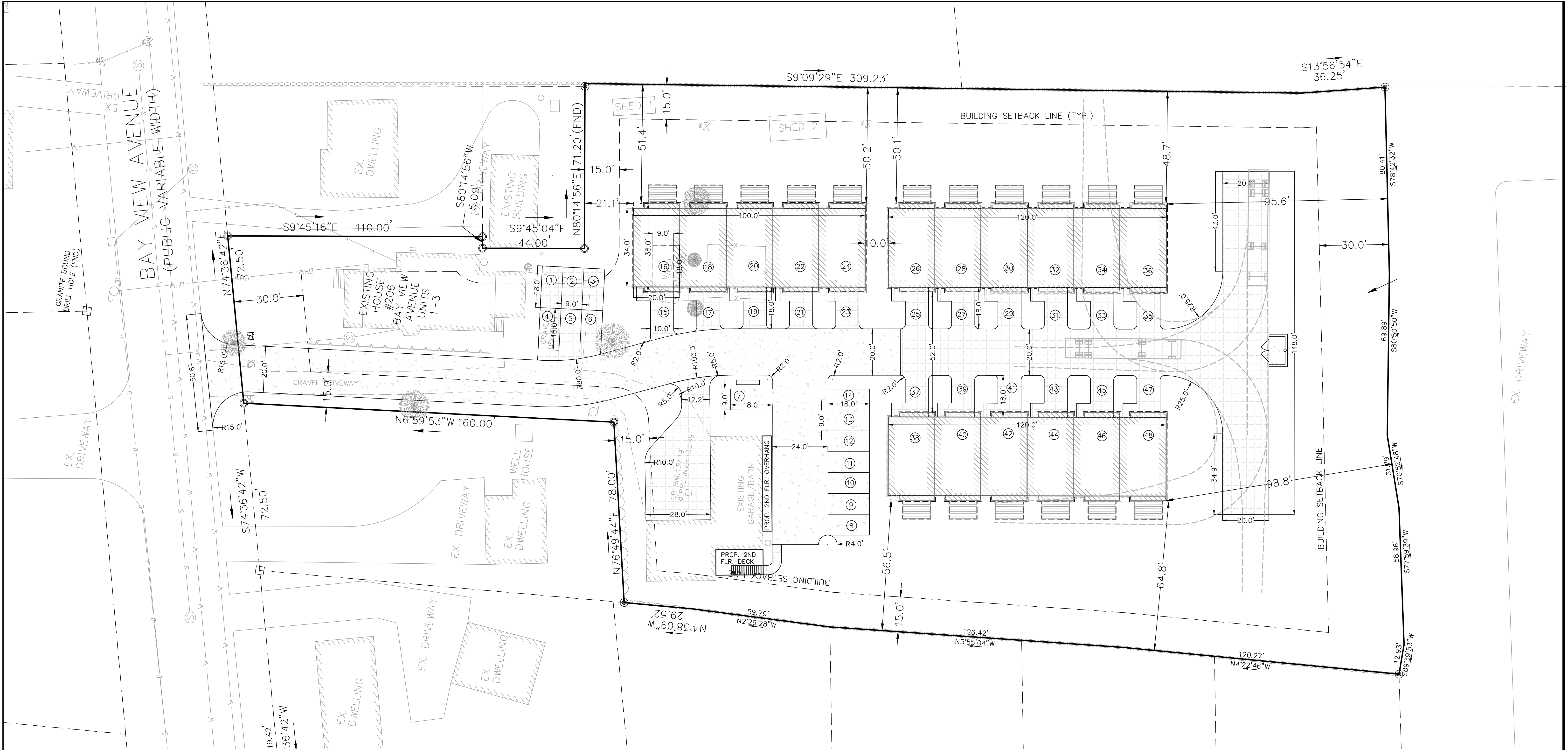
1. PLAN ENTITLED "EXISTING CONDITIONS PLAN"  
FOR FAIR WIND PROPERTIES LLC  
AP 47 LOT 3  
206 BAY VIEW AVENUE BRISTOL, RI  
BY PRINCIPLE COMPANY  
JOB NUMBER: LD-2021-35  
04/05/23  
SCALE 1"=30'

GRAPHIC SCALE





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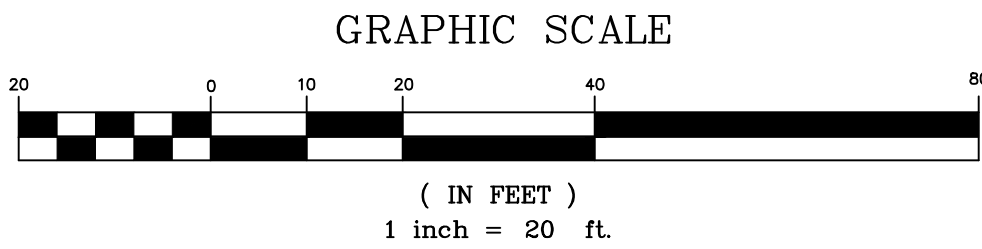
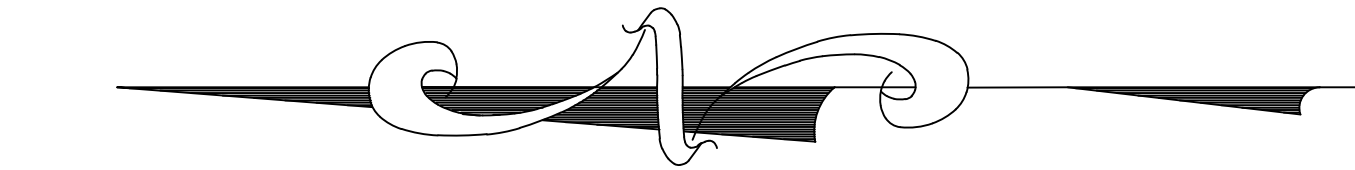


OPEN SPACE NOTES:  
REQUIRED=440 SF/UNIT=20X440=8,000 SF  
PROVIDED=1,376+640+640+2,960+425+435+1,600=8,076 SF

TRASH PICKUP & SNOW REMOVAL SHALL BE PRIVATE

PLANNING BOARD SIGNATURE

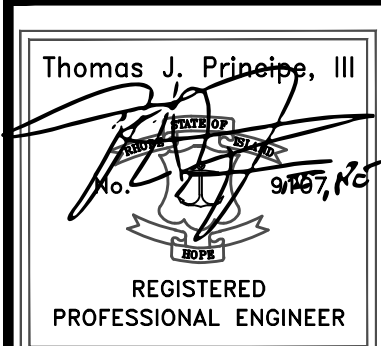
BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**SURVEY REFERENCE:**  
1. PLAN ENTITLED "EXISTING CONDITIONS PLAN"  
FOR FAIR WIND PROPERTIES LLC  
AP 47 LOT 3  
206 BAY VIEW AVENUE BRISTOL, RI  
BY: PRINCIPLE COMPANY  
JOB NUMBER: LD-2021-35  
04/05/23  
SCALE 1"=30'

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REVISIONS			
No.	DATE	DRWN	CHKD
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**PROPOSED LAYOUT PLAN**

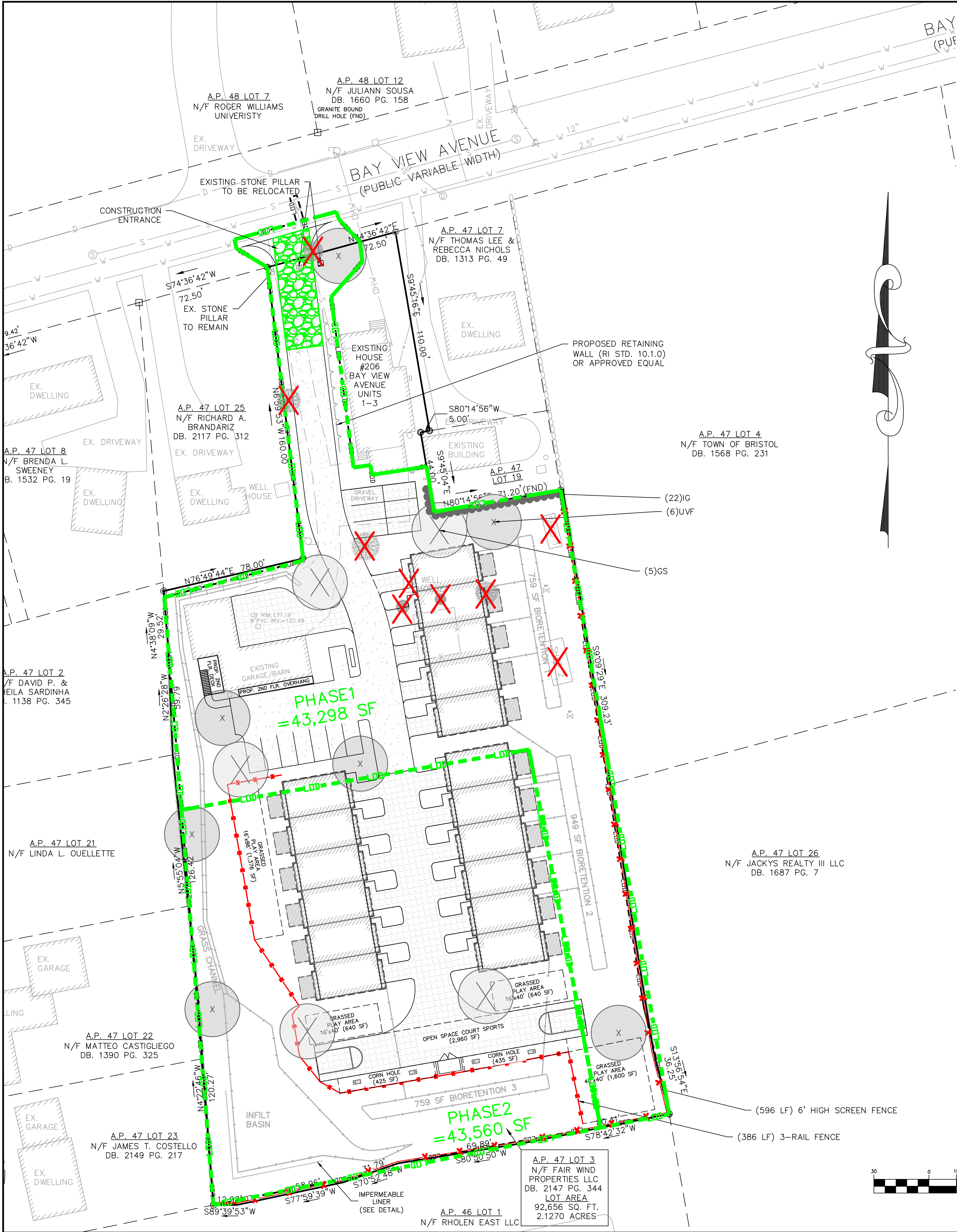
**PRINCIPLE COMPANY, INC.**  
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**PRELIMINARY PLAN SUBMISSION**  
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206 BAY VIEW AVENUE  
in  
BRISTOL, RHODE ISLAND

SCALE: 1" = 20'		SHEET NO: 6 of 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP	
DATE: 03/27/2025		PROJECT NO.: LD-2021-35	



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- ☐ OTHER:

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SHALL BE USED FOR CONSTRUCTION

MASTER PLANT SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
GS	5	Gleditsia triacanthos inermis Shademaster	Shademaster honeylocust	2-2.5" cal.	B&B	5' STD.
UVF	6	Ulmus americana Valley Forge	Valley Forge American elm	2-2.5" cal.	B&B	5' STD.
IG	22	Ilex glabra Shamrock	Shamrock inkberry	2.5'-3'	B&B	4' o.c.
RG-1	179	Aster divaricatus	White wood aster	#1	CAN	2' o.c.
RG-2	179	Iris versicolor	Blue flag iris	#1	CAN	2' o.c.
RG-3	179	Lobelia cardinalis	Cardinal flower	#1	CAN	2' o.c.
	179	Osmunda cinnamomea	Cinnamon fern	#1	CAN	2' o.c.

LANDSCAPE NOTES:

- 1) ALL PLANT MATERIAL TO CONFORM TO ANSI STANDARDS.
- 2) ALL PLANT MATERIAL TO RECEIVE THREE INCHES OF SHREDDED PINE BARK MULCH, EXCEPT WITHIN RAIN GARDENS, WHICH SHALL RECEIVE SHREDDED HARDWOOD MULCH.
- 3) ALL PLANT MATERIAL TO BE GUARANTEED TO SURVIVE AT LEAST ONE GROWING SEASON, OR THEY SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- 4) ALL PLANT MATERIAL SUBJECT TO VERIFICATION AS TO LOCATION AND SPECIES.
- 5) THERE WILL BE NO PLANT MATERIAL SUBSTITUTIONS WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- 6) DISTURBED SOILS WITHIN THE PROJECT LIMITS ARE TO BE LOAMED AND SEEDDED.

PLAN SET LEGEND

	EXISTING	PROPOSED
PERIMETER LINE	—	—
ABUTTER LINE	—	—
FENCE	—X—X—X—	—X—X—X—
CONTOUR	---122---	---122---
SURVEY BOUND	○ □ ⊙	○ □ ⊙
UTILITY POLE	⊙	⊙
SAWCUT	///	///
OVERHEAD WIRE	—OHV—	—OHV—
DRAINLINE	—D—	—D—
WATERLINE	—W—	—W—
WATER GATE VALVE	⊗	⊗
WELL	⊙	⊙
SEWERLINE	—S—	—S—
GAS LINE	—G—	—G—
SEWER MANHOLE	⊙	⊙
EROSION CONTROL	—	—
CATCH BASIN	□	□
EDGE OF PAVEMENT	—	—
RETAINING WALL	—	—
TREE	⊙	⊙
STONEWALL	—	—
SEWER FORCE MAIN	—	—FM—
SOIL BOUNDARY LINE	—	—
STONE PILLAR	⊙	⊙
HYDRANT	⊙	⊙

OWNER/APPLICANT  
FAIR WIND  
PROPERTIES, LLC  
PO BOX 333  
BRISTOL, RI 02809

OPEN SPACE NOTES:

REQUIRED=440 SF/UNIT=20X440=8,000 SF  
PROVIDED=1,376+640+640+2,960+425+435+1,600=8,076 SF

TRASH PICKUP & SNOW REMOVAL SHALL BE PRIVATE

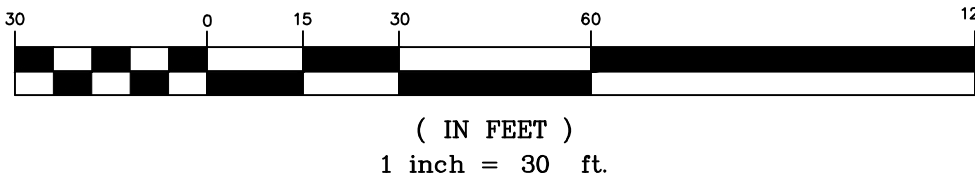
PLANNING BOARD SIGNATURE

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

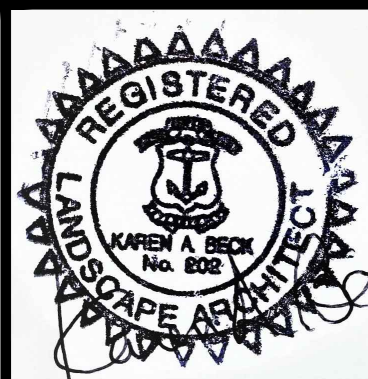
SURVEY REFERENCE:

1. PLAN ENTITLED "EXISTING CONDITIONS PLAN"  
FOR FAIR WIND PROPERTIES LLC  
AP 47 LOT 3  
206 BAY VIEW AVENUE BRISTOL, RI  
BY PRINCIPLE COMPANY  
JOB NUMBER: LD-2021-35  
04/05/23  
SCALE 1"=30'

GRAPHIC SCALE



PROPOSED LANDSCAPE PLAN & SERSC PLAN



PRINCIPLE COMPANY, INC.  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
www.PrincipleEngineering.com

REVISIONS

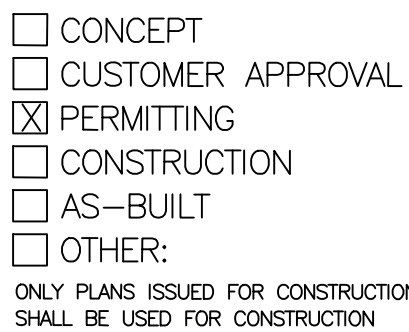
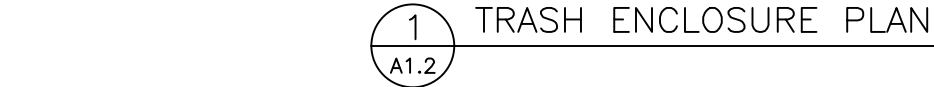
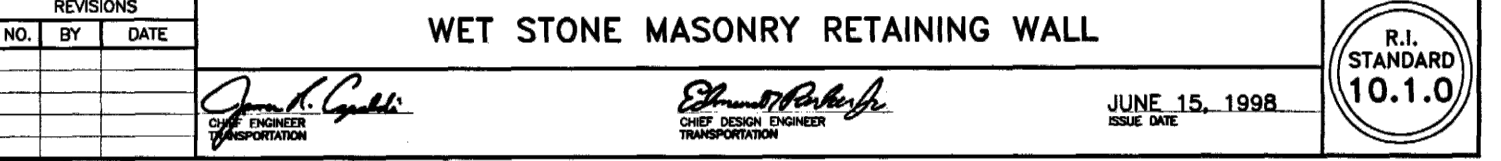
No.	DATE	DRWN	CHKD
1.	04/21/25	KAB	TJP

PRELIMINARY PLAN 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: 7 of 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP	
DATE: 03/27/2025		PROJECT NO.: LD-2021-35	



- \_\_\_\_\_



DETAILS-1

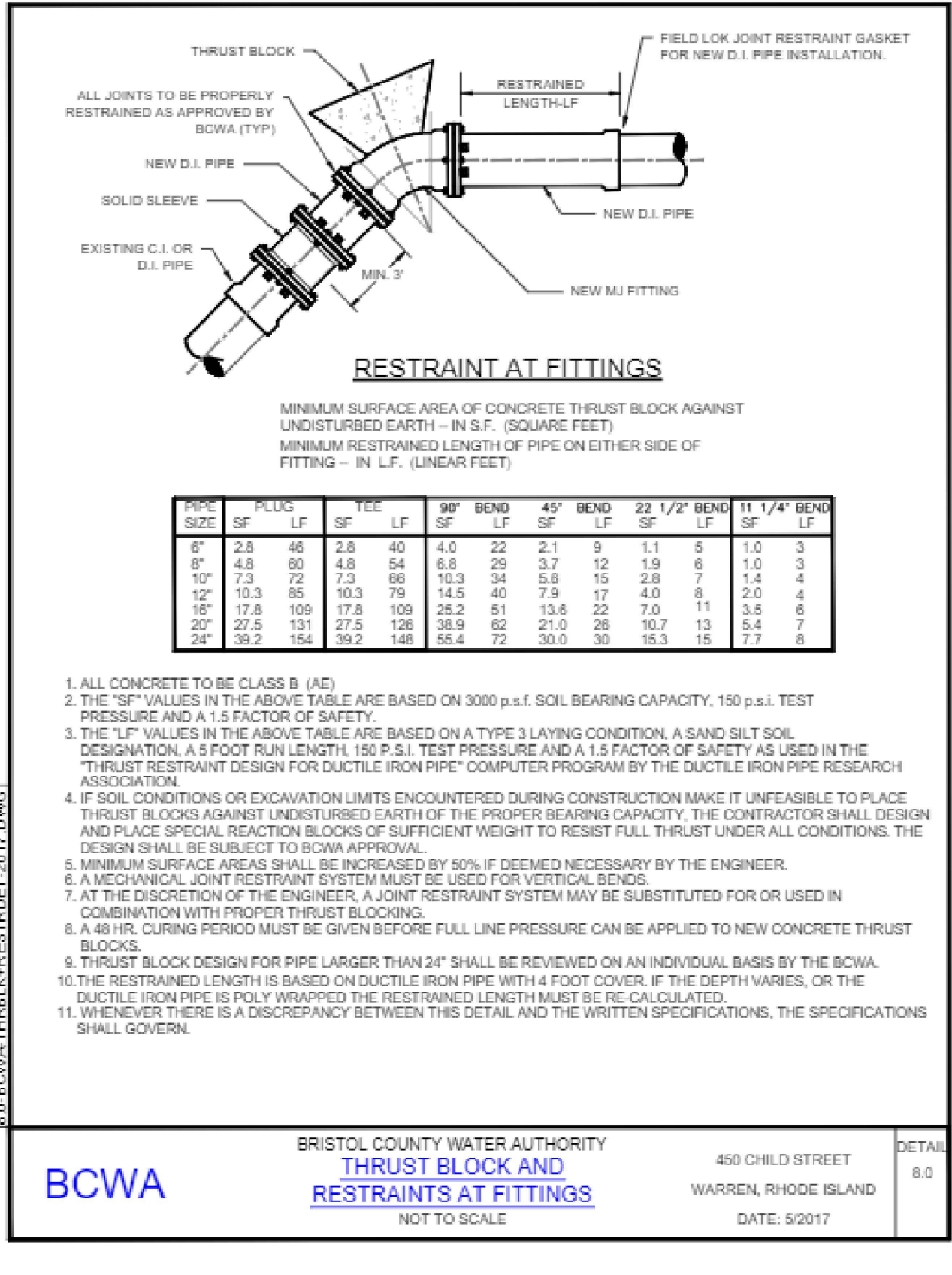
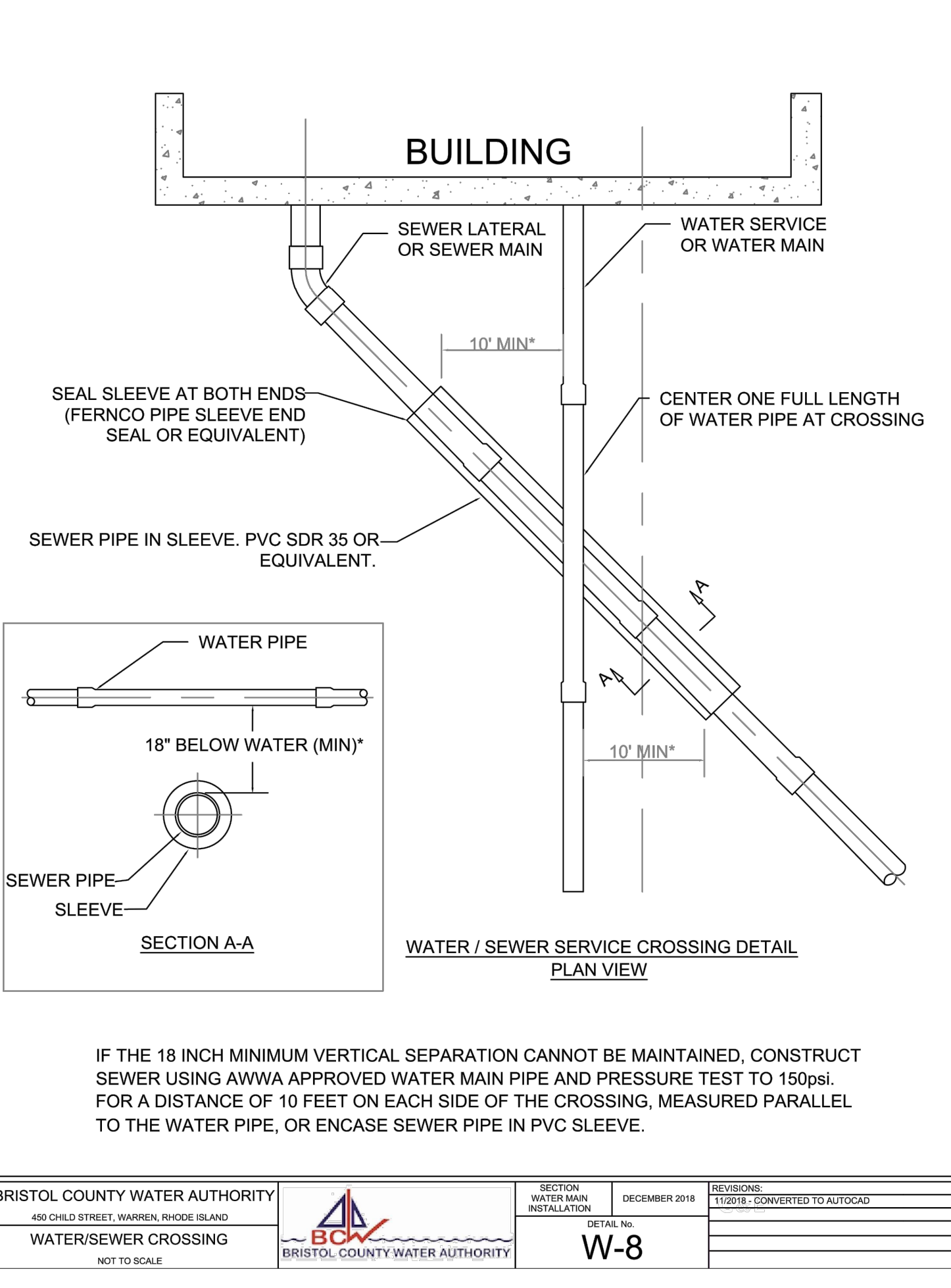
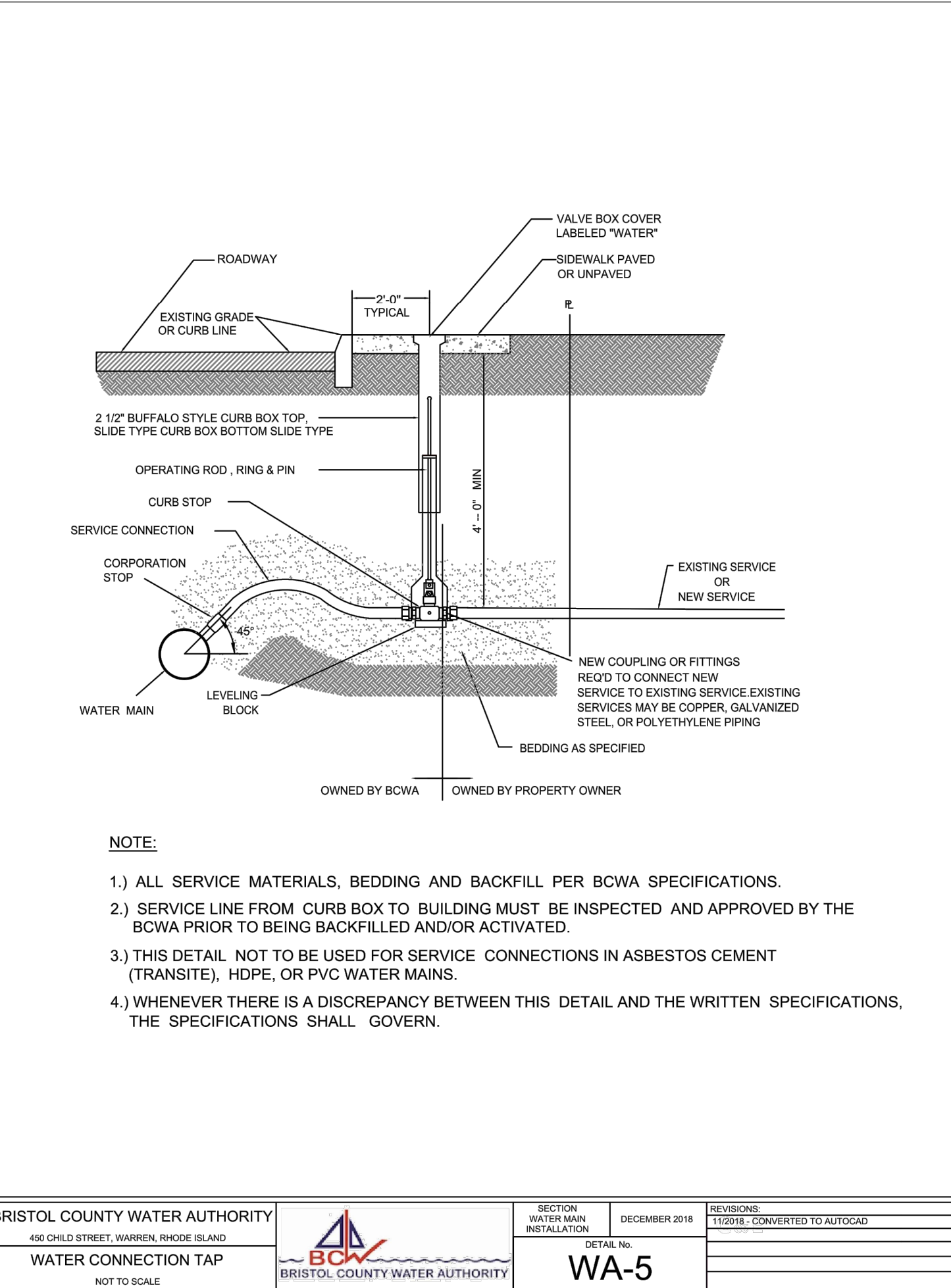
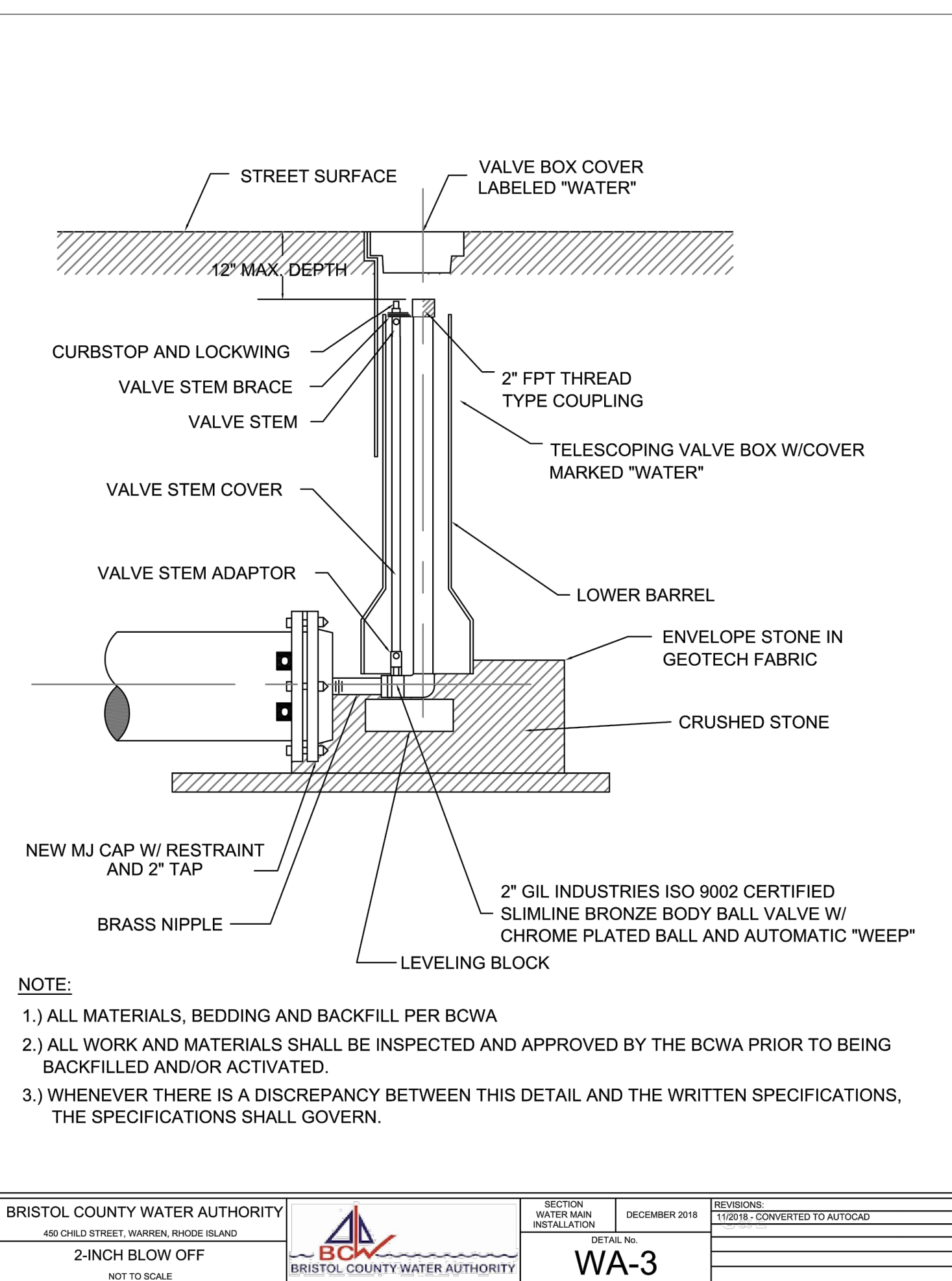
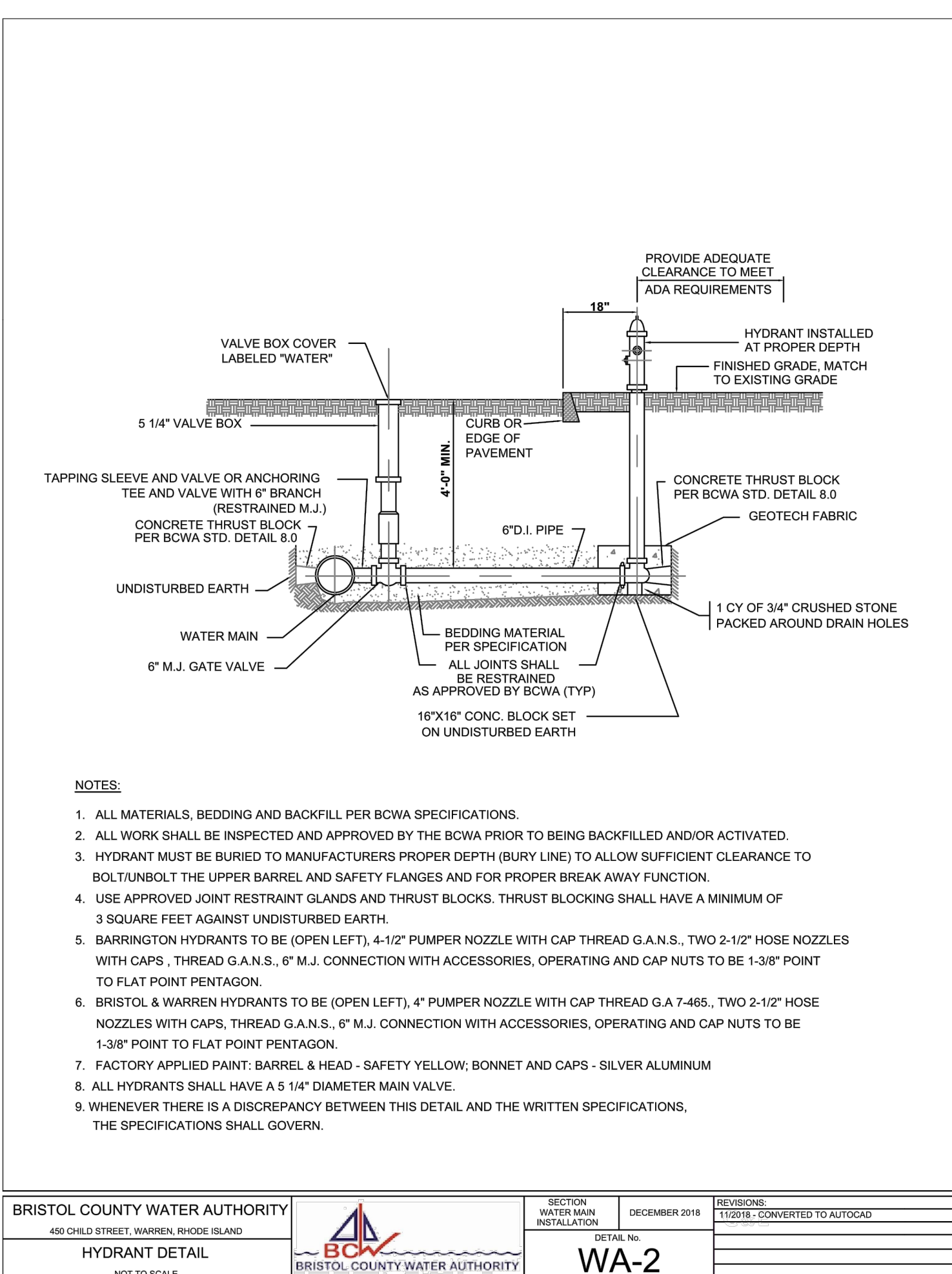
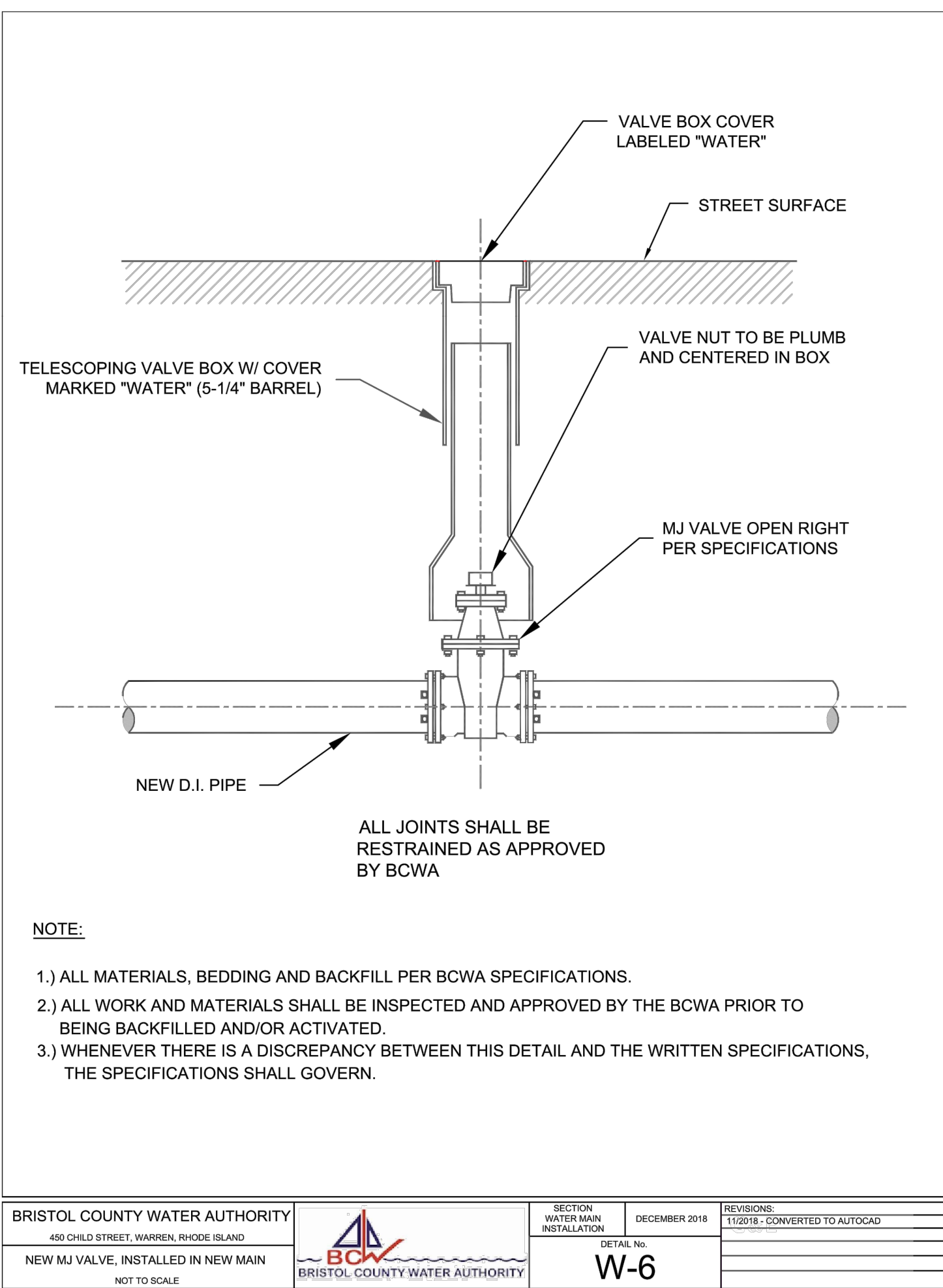
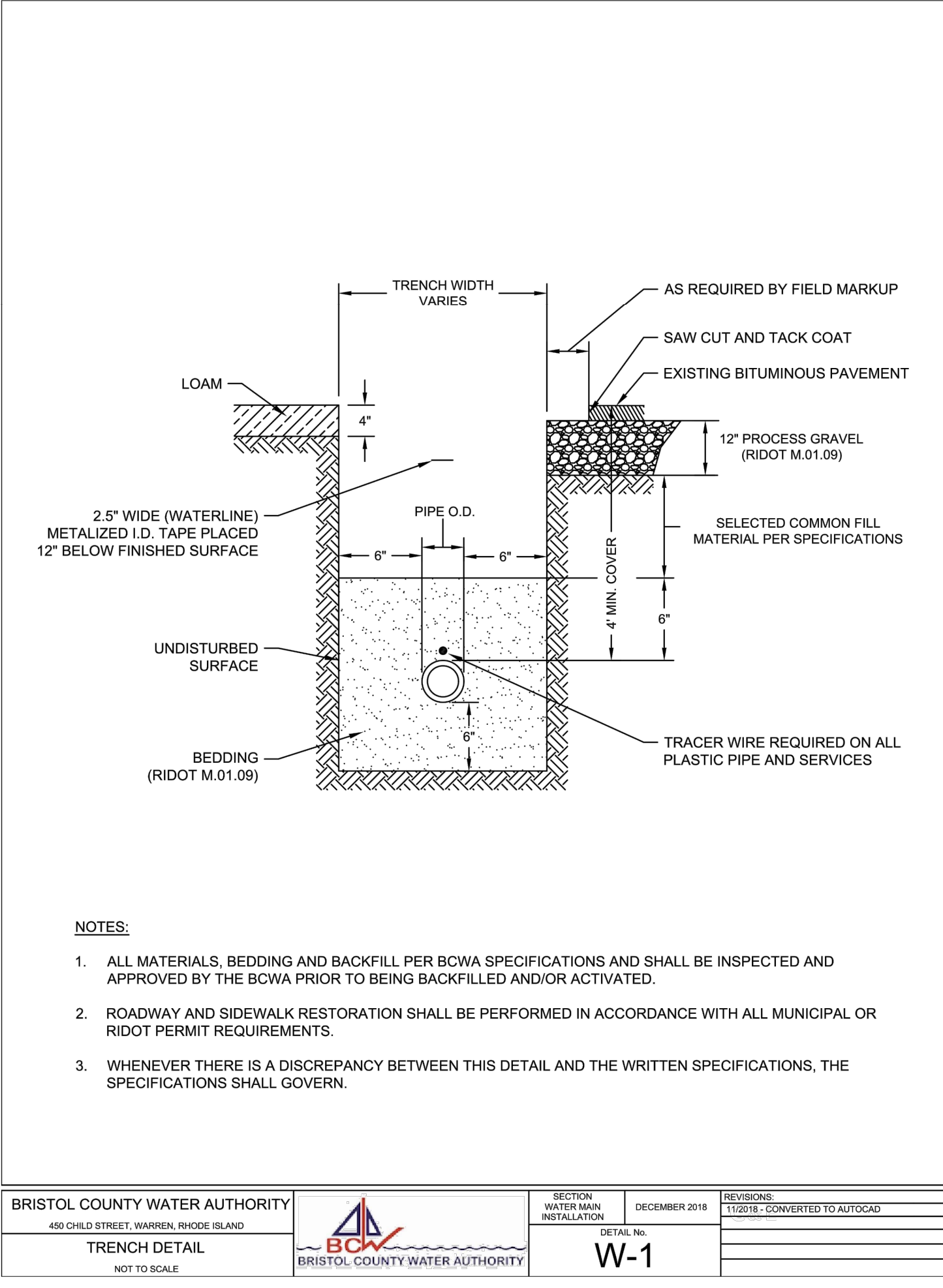








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PLANNING BOARD SIGNATURE

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER/APPLICANT  
FAIR WIND  
PROPERTIES, LLC  
PO BOX 333  
BRISTOL, RI 02809

DETAILS-3

Thomas J. Principe, III  
REGISTERED  
PROFESSIONAL ENGINEER

PRINCIPLE COMPANY, INC.  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
www.PrincipeEngineering.com

PRELIMINARY PLAN SUBMISSION  
FOR A  
COMPREHENSIVE PERMIT APPLICATION  
OF  
"FAIR WIND VILLAGE"  
A.P. 47 LOT 3  
206 BAY VIEW AVENUE  
in  
BRISTOL, RHODE ISLAND

SCALE: AS NOTED  
SHEET NO: 10 of 13  
DRAWN BY: KAB  
DESIGN BY: KAB  
CHECKED BY: TJP  
DATE: 03/27/25  
PROJECT NO.: LD-2021-35

DRAWING ISSUE:

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

ONLY PLANS ISSUED FOR CONSTRUCTION  
SHALL BE USED FOR CONSTRUCTION



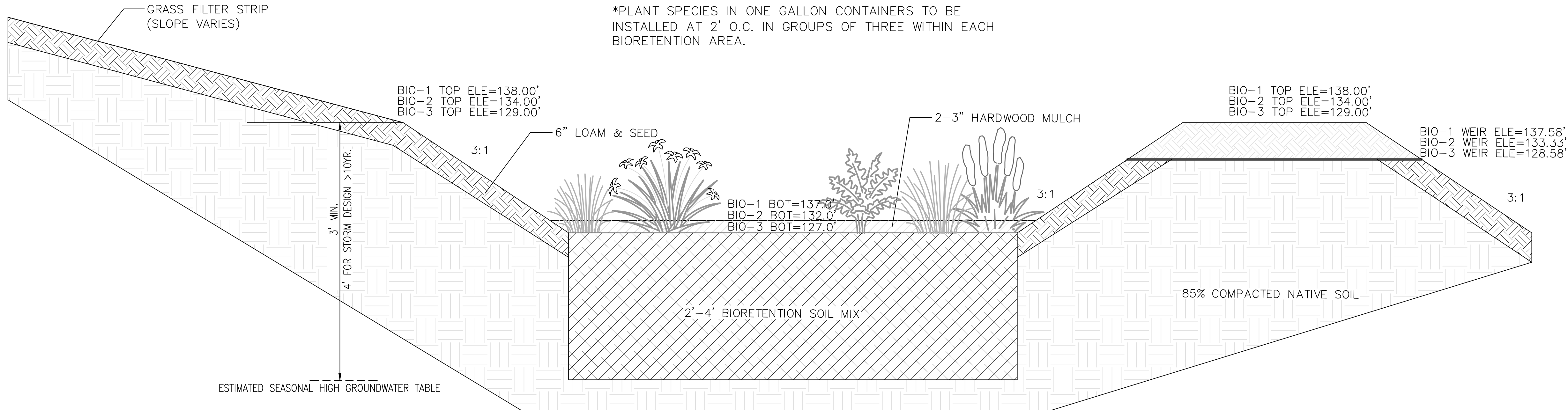




PLANT SPECIES TO BE USED

BOTANICAL NAME	COMMON NAME
ASTER DIVARICATUS	WHITE WOOD ASTER
IRIS VERSICOLOR	BLUE FLAG IRIS
LOBELIA CARDINALIS	CARDINAL FLOWER
OSMUNDA CINNAMOMEA	CINNAMON FERN

\*PLANT SPECIES IN ONE GALLON CONTAINERS TO BE INSTALLED AT 2' O.C. IN GROUPS OF THREE WITHIN EACH BIORETENTION AREA.



BIORETENTION AREA DETAIL

NOT TO SCALE

BMP REQUIRED MAINTENANCE:

MONTHLY:

INSPECT AND REMOVE ANY TRASH  
REMOVE ANY INVASIVE SPECIES PLANTS

ANNUALLY:

MULCH- SPRING, AS NEEDED  
REPLACE ANY DEAD VEGETATION-SPRING  
REMOVE DEAD VEGETATION-FALL OR SPRING  
PRUNE-SPRING

AS NEEDED:

REPLACE SOIL MEDIA AND PLANTS WHEN PONDING DOES NOT SUBSIDE WITHIN 72 HRS  
(CAREFUL MAINTENANCE SHOULD PROLONG THIS REQUIREMENT)

\*ALL PLANT MATERIAL SHALL BE WATERED AND MAINTAINED BY THE OWNER TO ASSURE THAT SUITABLE GROWTH HAS BEEN ESTABLISHED.

F.5.2.3 Mulch Layer Specifications.

A finely shredded, well-aged organic hardwood mulch is the preferred accepted mulch; a finely shredded, well-aged organic dark pine mulch may be accepted on a case-by-case basis. Bark dust mulches and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6-12 months) for acceptance. Mix approximately 1/2 the specified mulch layer into the planting soil to a depth of approximately 4 inches to help foster a highly organic surface layer.

NOTES:

- (1) BIORETENTION AREA TO BE PROTECTED FROM CONSTRUCTION TO PREVENT COMPACTION AND SURROUNDED BY COMPOST FILTER SOCK UNTIL UPSLOPE AREAS ARE STABILIZED.
- (2) BIORETENTION DESIGN AND INSTALLATION SHALL CONFORM TO THE STATE OF RHODE ISLAND STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL (LATEST REVISION).

F.5.2.2 Bioretention Soil

The soil should be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances should be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The bioretention soil should be free of noxious weeds.

The bioretention system shall utilize planting soil having a composition as follows:  
Sand: 85-88%

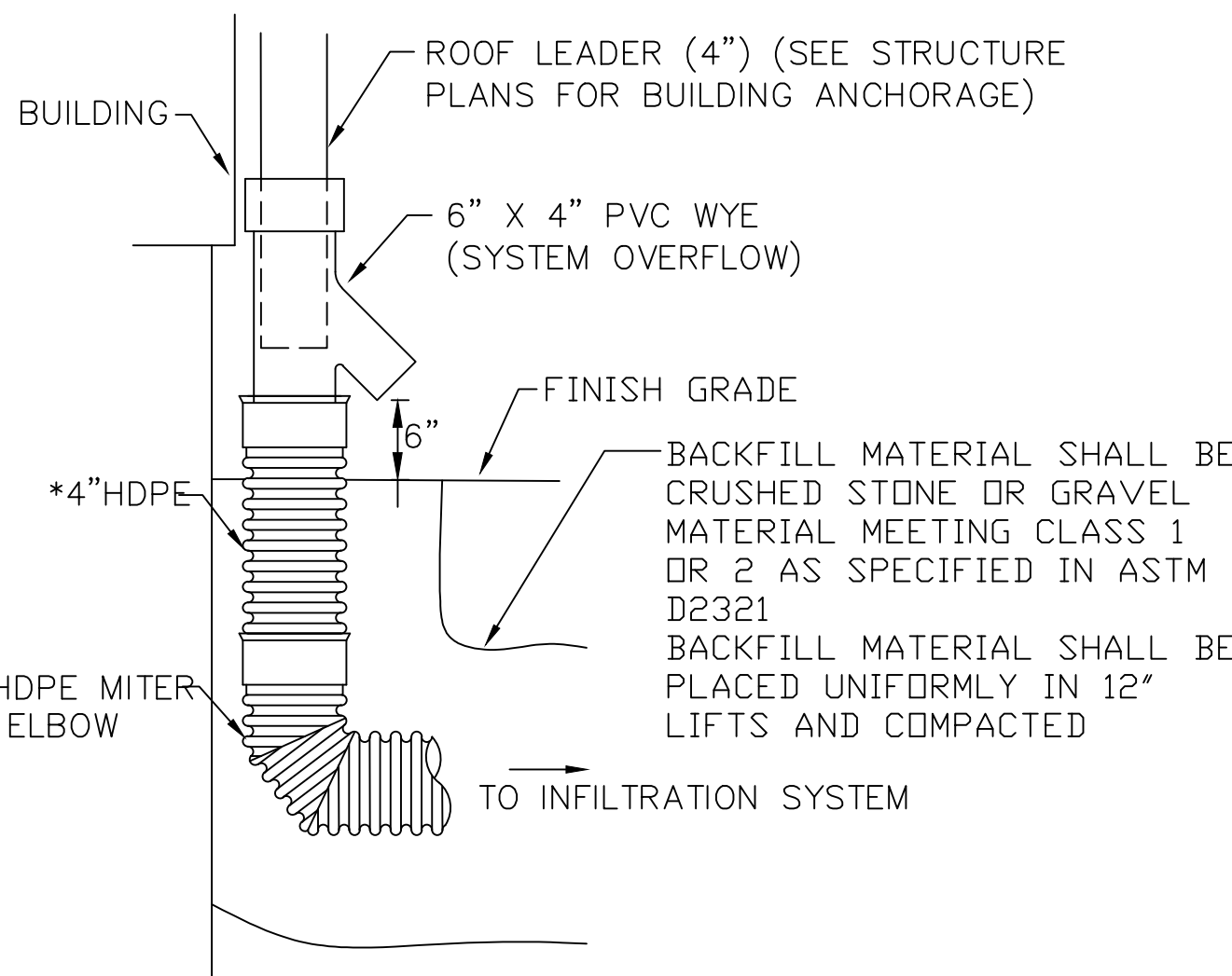
Soil fines: 8 to 12% (no more than 2% clay)

Organic Matter\*: 3 to 5%

\*Note: For bioretention applications with a soil depth of less than 4 feet, add 20% (by volume) of well aged (3 months), well aerated, leaf compost (or approved equivalent) to the above planting soil mixture. Where soil fines content is less than 12%, add a corresponding % of leaf compost.

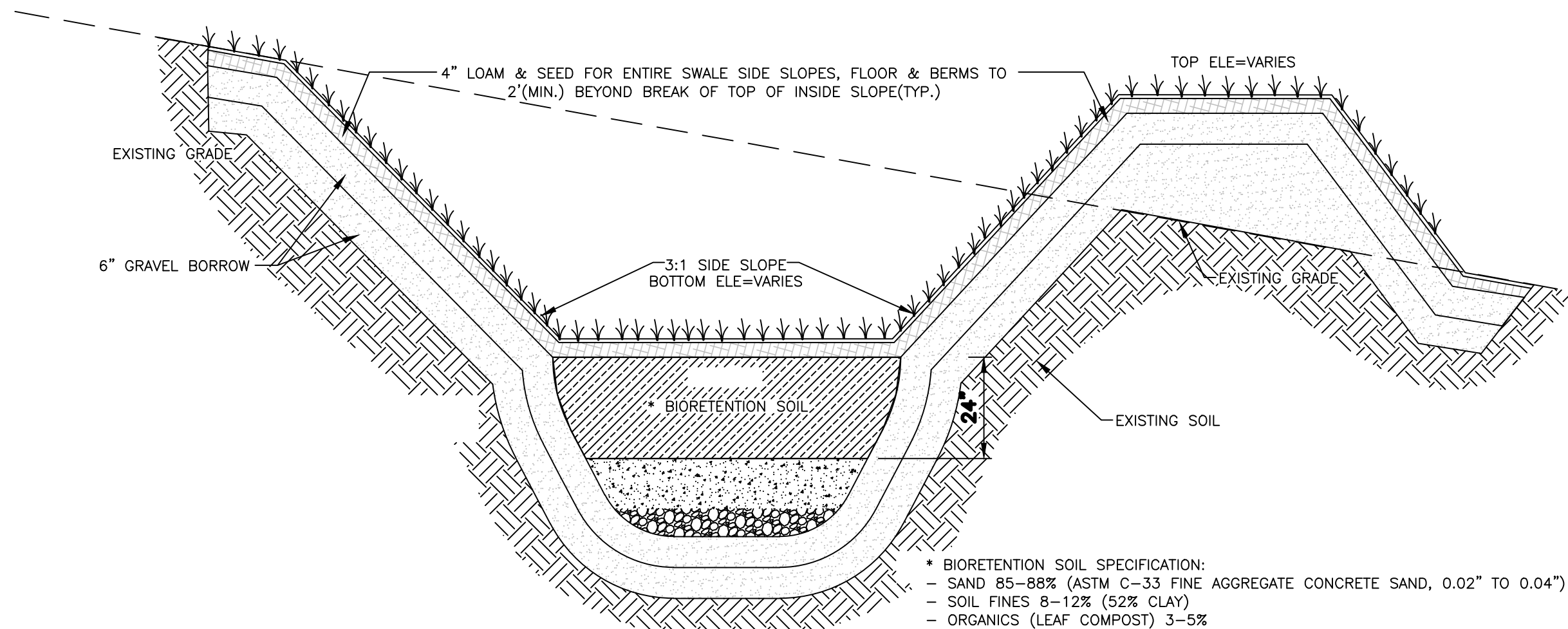
A textural analysis is required to ensure the bioretention soil meets the specification listed above. The bioretention soil should also be tested for the following criteria:

pH range 5.2 - 7.0  
magnesium not to exceed 32 ppm  
phosphorus P205 not to exceed 69 ppm  
potassium K20 not to exceed 78 ppm  
soluble salts not to exceed 500 ppm



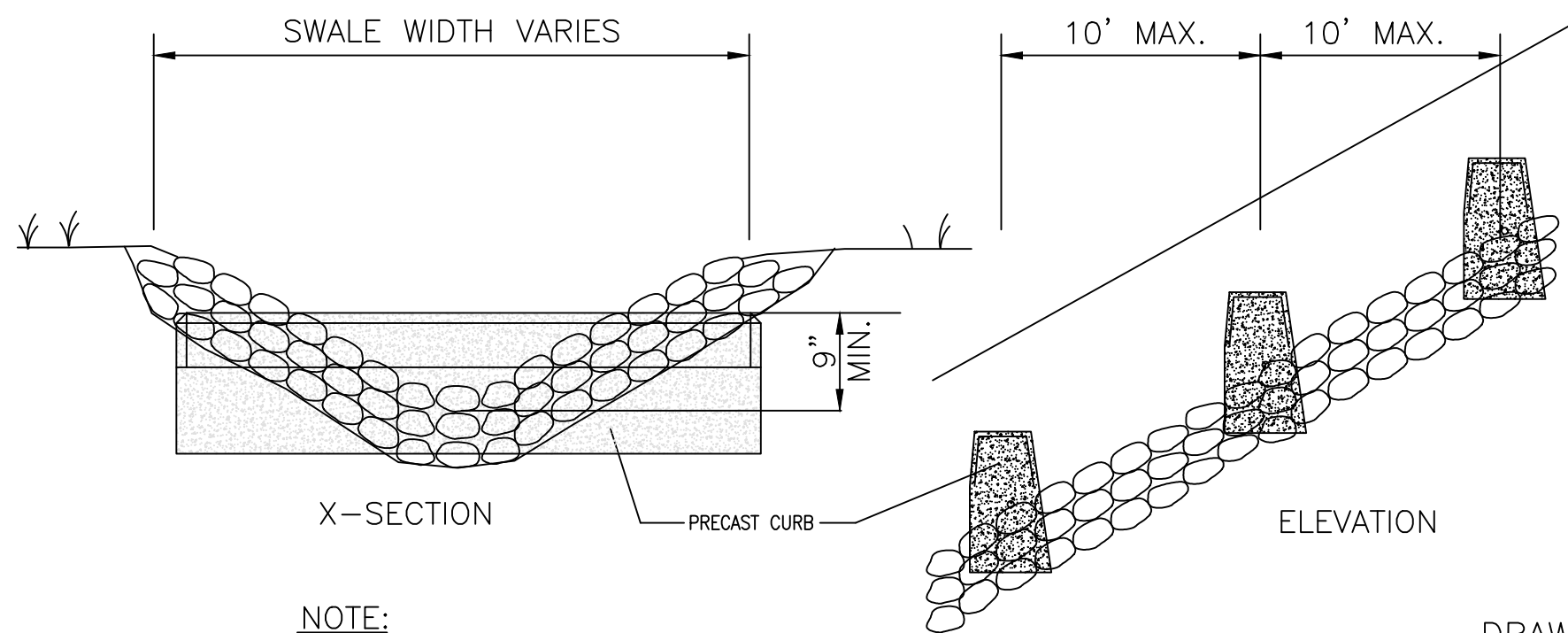
ROOF LEADER COLLECTOR DETAIL

NOT TO SCALE



GRASS CHANNEL (PRE-TREATMENT) TYPICAL CROSS SECTION

NOT TO SCALE



NOTE:

1. PRECAST CONCRETE CURB SHALL BE USED FOR CHECK DAMS WITHIN SWALES WITH SLOPES GREATER THAN 4%. MULTIPLE CURB SECTIONS MAY BE NECESSARY TO SPAN SWALE WIDTH.

CHECK DAM DETAIL

NOT TO SCALE

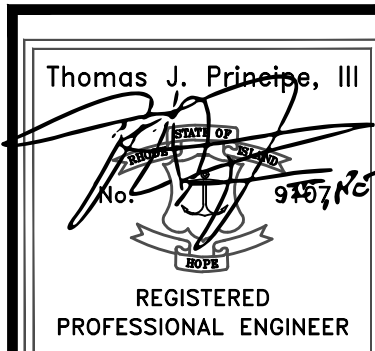
PLANNING BOARD SIGNATURE

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER/APPLICANT

FAIR WIND  
PROPERTIES, LLC  
PO BOX 333  
BRISTOL, RI 02809

DETAILS-5



PRINCIPLE COMPANY, INC.  
ENGINEERING DIVISION

27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385

www.PrincipeEngineering.com

REVISIONS				
No.	DATE	DRWN	CHKD	
1.	04/21/25	KAB	TJP	

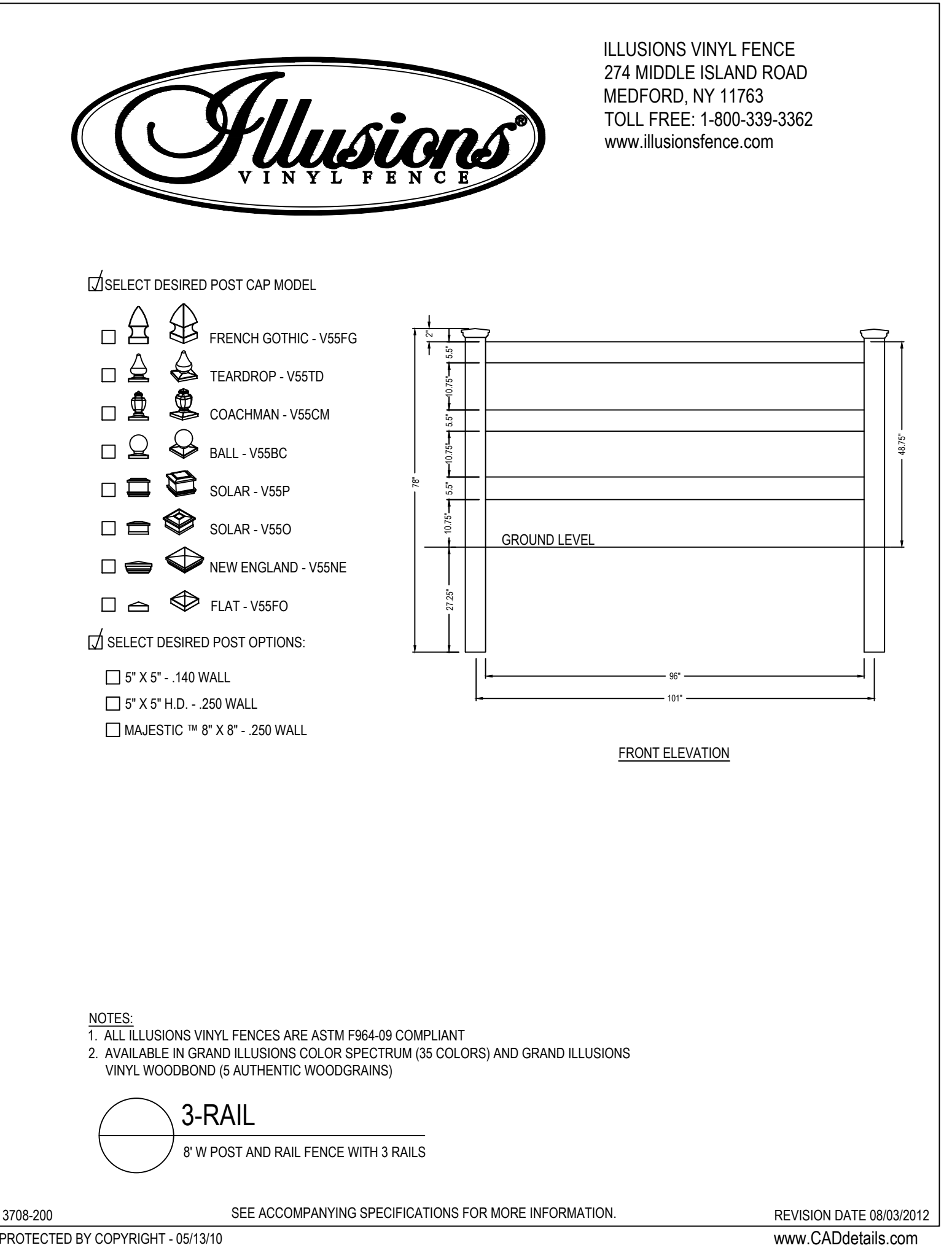
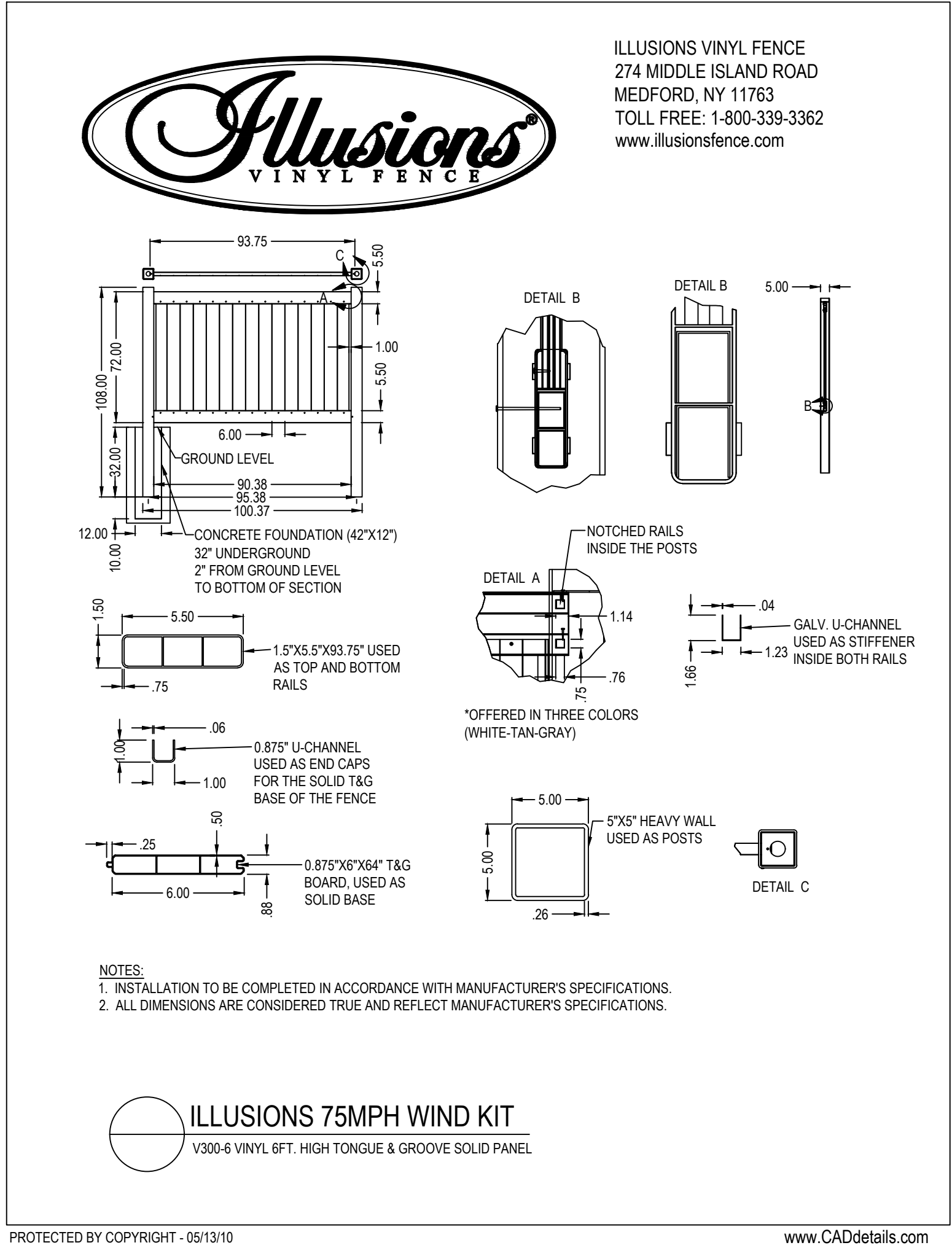
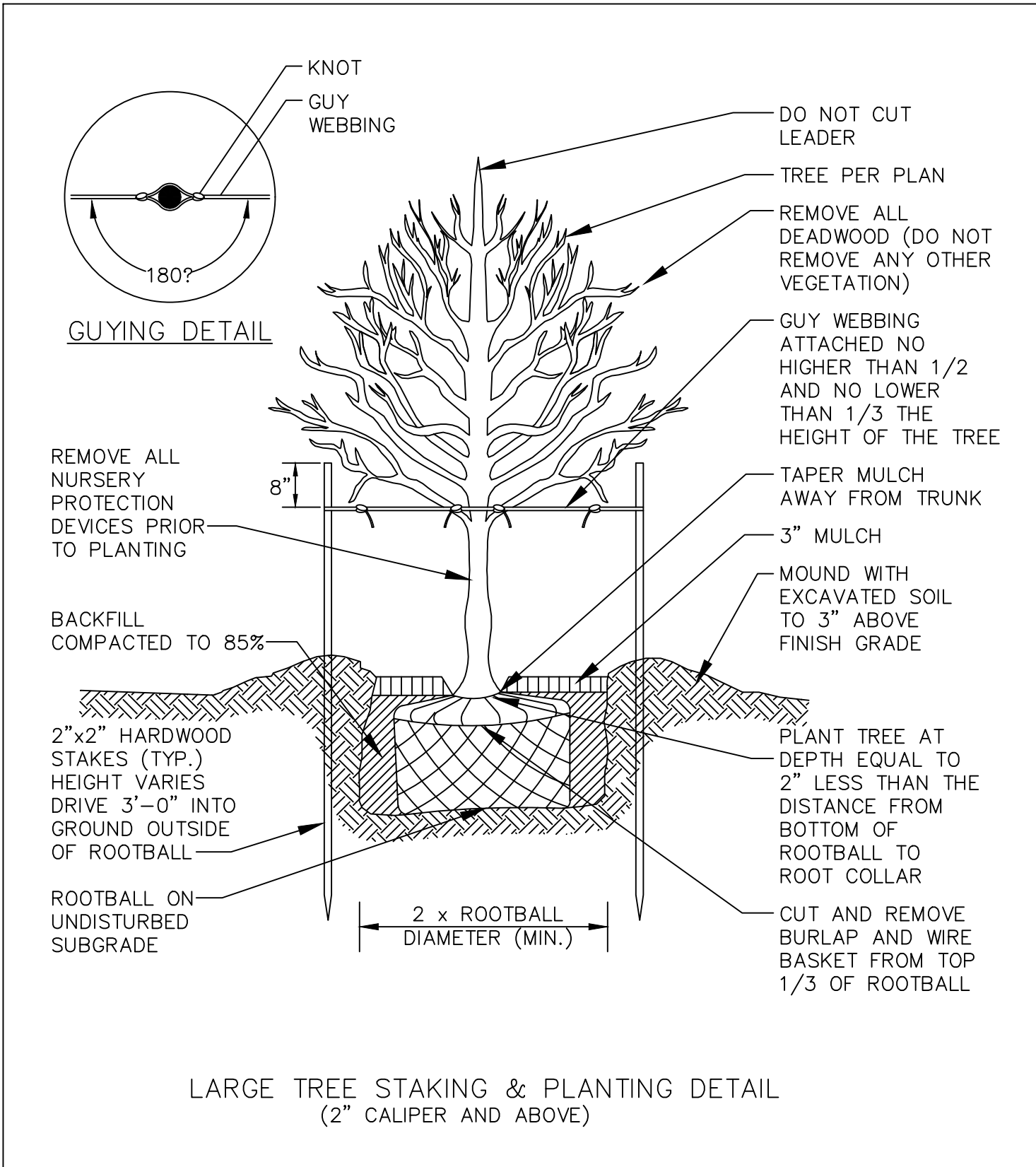
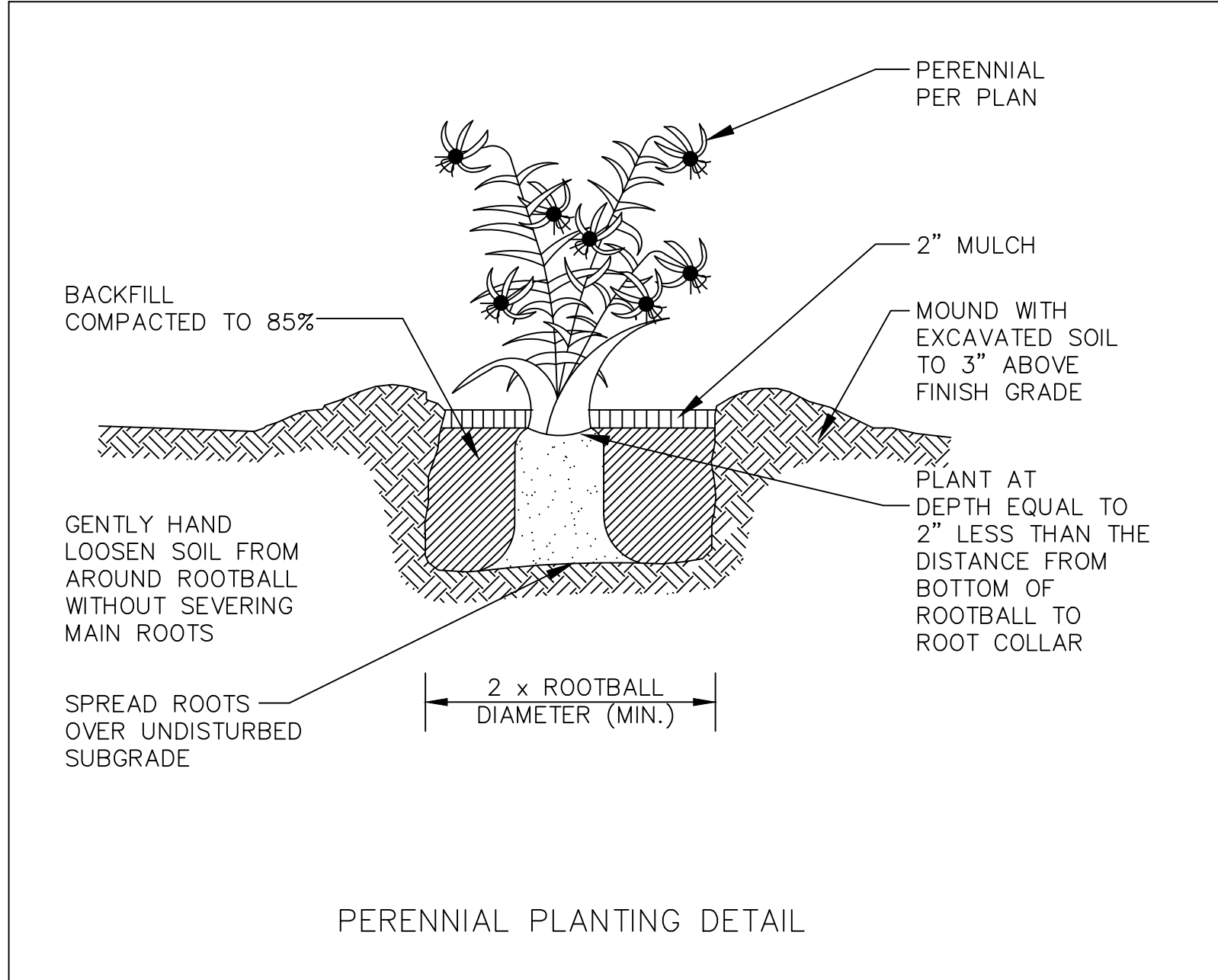
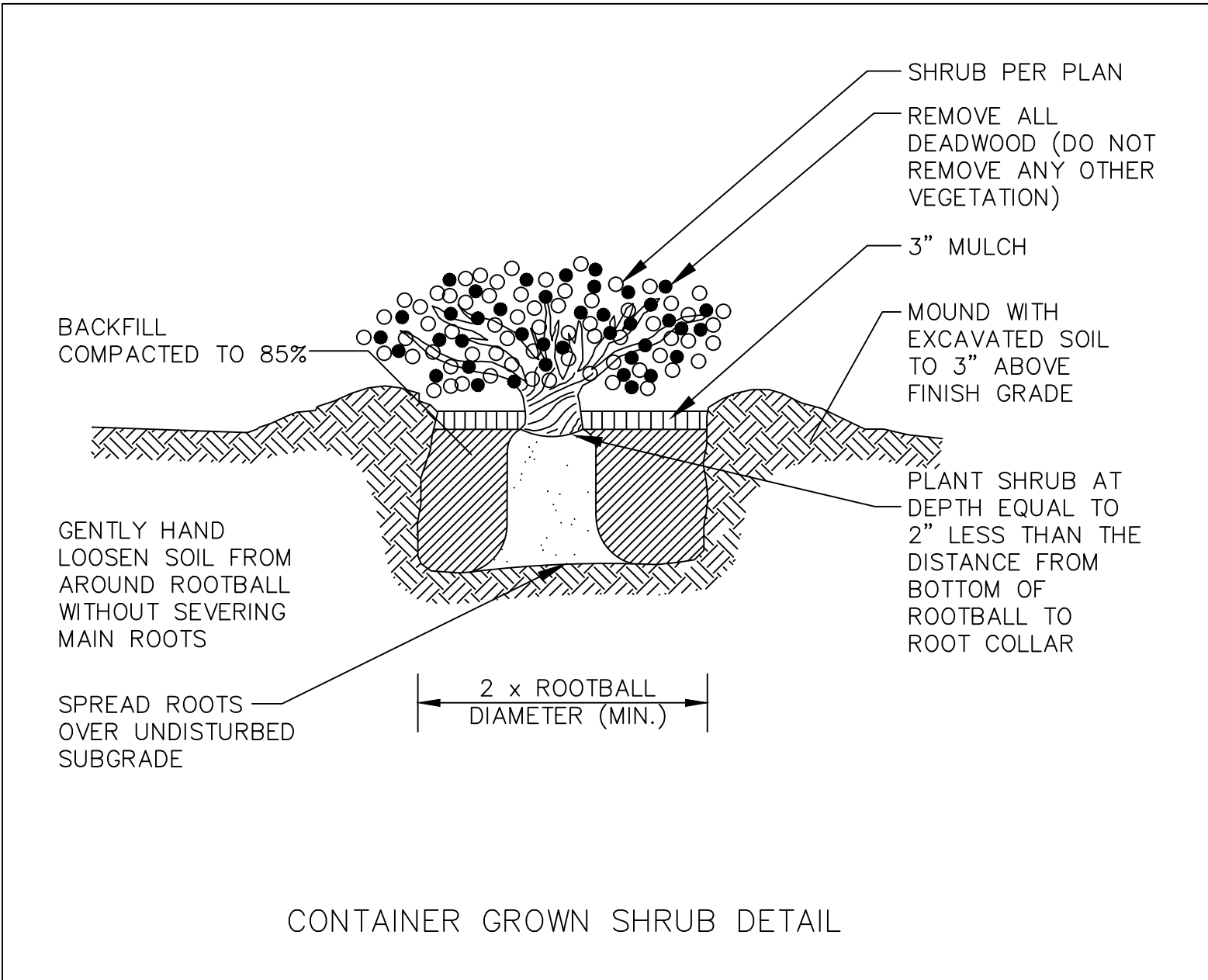
PRELIMINARY PLAN SUBMISSION  
FOR A  
COMPREHENSIVE PERMIT APPLICATION  
OF

"FAIR WIND VILLAGE"  
A.P. 47 LOT 3  
206 BAY VIEW AVENUE  
in  
BRISTOL, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 12 of 13	
DRAWN BY: KAB	DESIGN BY: KAB	CHECKED BY: TJP	
DATE: 03/27/2025		PROJECT NO.: LD-2021-35	



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FAIR WIND PROPERTIES, LLC  
PO BOX 333  
BRISTOL, RI 02809

DRAWING ISSUE:

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

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

PLANNING BOARD SIGNATURE

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DETAILS-6

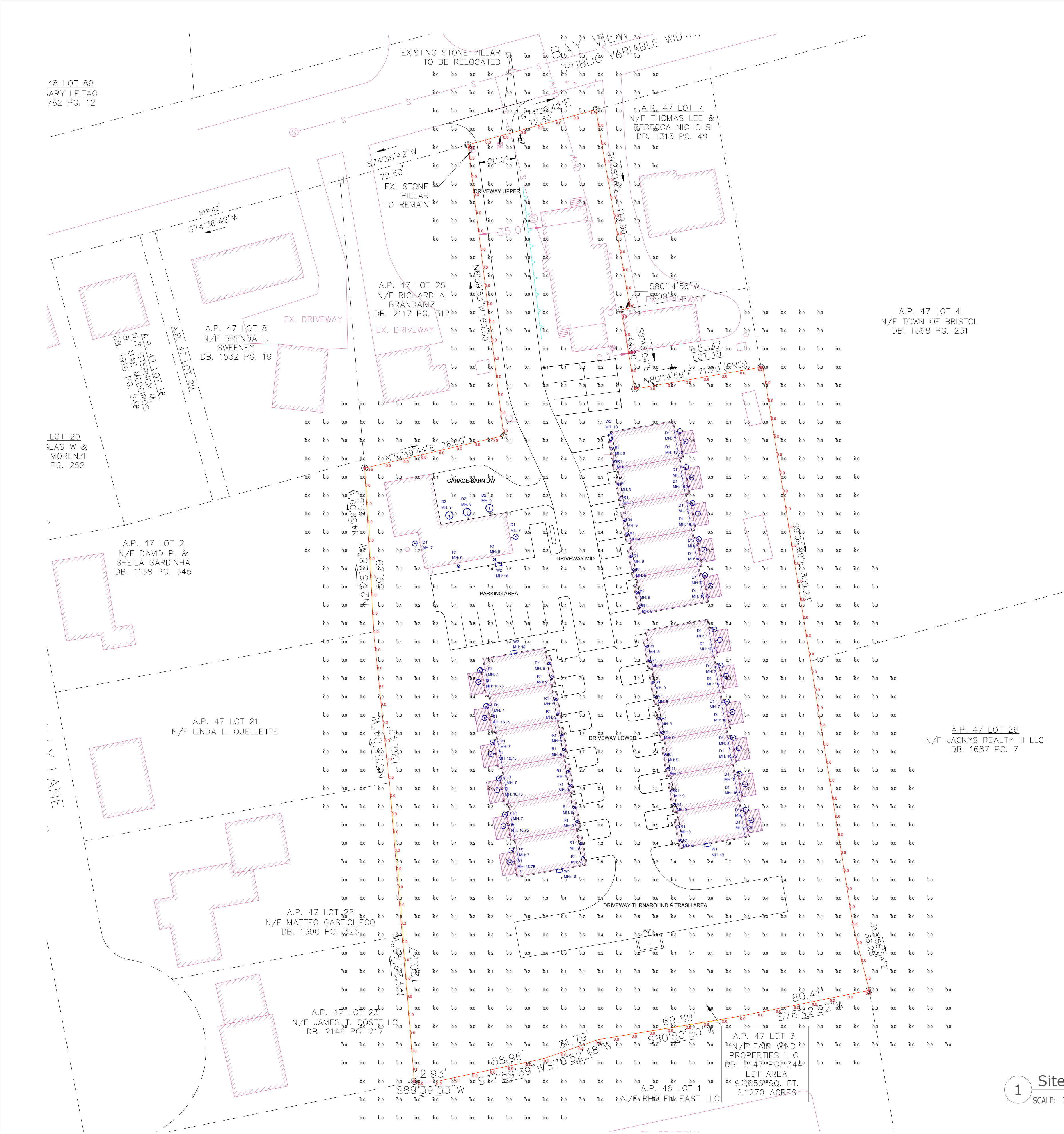
Thomas J. Principe, III  
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.  
ENGINEERING DIVISION  
27 SAKONNET RIDGE DRIVE  
TIVERTON, RI 02878  
401.816.5385  
www.PrincipeEngineering.com

PRELIMINARY PLAN SUBMISSION  
FOR A  
COMPREHENSIVE PERMIT APPLICATION  
OF  
"FAIR WIND VILLAGE"  
A.P. 47 LOT 3  
206 BAY VIEW AVENUE  
in  
BRISTOL, RHODE ISLAND

SCALE: AS NOTED SHEET NO: 13 of 13  
DRAWN BY: KAB DESIGN BY: KAB CHECKED BY: TJP  
DATE: 03/27/2025 PROJECT NO.: LD-2021-35





Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
	36	D1	TMS Lighting #MXW11-O-15LED-30K-120-BR-DIML-G11. LED driver factory set for 500 lumens	0.250	1430	6
	3	D2	TMS Lighting #2W-O-15LED-30K-120-WM-F04-DIML	0.950	1351	15
	36	R1	Renova #CLR4-LFKS-UNV-DM-9-WH. Set at 800 lumens & 3000K	0.950	800	9
	2	W1	Visionaire #PGAS-1-T4-32LC-3-3K-UNV-WM-COLOR-PC120	0.950	4380	34
	3	W2	Visionaire #PGAS-1-T4-16LC-3-3K-UNV-WM-COLOR-PC120	0.950	2142	17

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Site Calc Points	Illuminance	Fc	0.25	7.3	0.0	N.A.	N.A.
DRIVEWAY LOWER	Illuminance	Fc	1.81	7.3	0.2	9.05	36.50
DRIVEWAY MID	Illuminance	Fc	0.86	4.8	0.1	8.60	48.00
DRIVEWAY TURNAROUND & TRASH AREA	Illuminance	Fc	0.52	0.9	0.3	1.73	3.00
DRIVEWAY UPPER	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.
GARAGE-BARN DW	Illuminance	Fc	1.96	7.2	0.1	19.60	72.00
PARKING AREA	Illuminance	Fc	0.68	1.5	0.2	3.40	7.50

- NOTES:
- A. A LIGHT LOSS FACTOR OF 0.950 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
- B. MOUNTING HEIGHT (MH) ABOVE FINISHED GRADE INDICATED ON PLAN ADJACENT TO FIXTURE SYMBOL, UNDER FIXTURE IDENTIFICATION LABEL.
- C. ALL CALCULATION POINTS ARE TAKEN AT GRADE.
- D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

1 Site Lighting Photometrics  
SCALE: 1"=30'-0"

DATE: 5/7/25	REVISIONS	DESCRIPTION	DATE
PROJECT NUMBER:	1		
DRAWN BY: TJ	2		
CHECKED BY: TJ	3		
APPROVED BY: JR	4		
SCALE: AS NOTED	5		
	6		
	7		



**MAXXIMUS™ WALL**

**MXW11**  
4.7LB

**PROFILE**

15"  
(38.1CM)

3"  
(8CM)

18"  
(46CM)

0'-6 1/2"

11"  
(28CM)

INTEGRAL LED DRIVER ENCLOSURE

17"  
(43CM)

H


DIA

**CUSTOM**  
SIZES AND FINISHES MAY BE CUSTOMIZED. DIMENSIONS, LAMP TYPES, ENCLOSURE, AND COLOR CAN BE MODIFIED TO SUIT YOUR LIGHTING AND ARCHITECTURAL REQUIREMENTS. CONTACT YOUR LOCAL REPRESENTATIVE FOR MORE OPTIONS.

**TMSLIGHTING**

**ETL**  
LISTED

TMSLIGHTING


  
 ETL  
 LISTED

# CALVIN™ WALL

**2W**

## PROFILE

3.96"  
(10.05 CM)

INTEGRATED LED DRIVER

31.79 CM


15.13 CM  
(38 CM)

16" DIA  
(41 CM)

### CUSTOM

NOTE: DIMENSIONS, MATERIALS, FINISHES, AND COLORS CAN BE MODIFIED TO SUIT YOUR LIGHTING AND ARCHITECTURAL REQUIREMENTS. CONTACT YOUR LOCAL REPRESENTATIVE FOR

TMSLIGHTING


  
 ETL  
 LISTED

Category: LED

4" Field Selectable Commercial Recessed LED Downlight

Prefix: CLR4

DIMENSIONS

**Weight: 0.7 lbs.**

**CONSTRUCTION**

- Aluminum housing
- Certified for direct contact with insulation
- Consult factory for all options or any modifications needed.

**ELECTRICAL**

- Universal input 120-277VAC (50-60Hz)
- Power factor > 0.90
- Driver delivers full range dimming from 0 - 10VDC
- eETL listed for wet locations not exceeding 45°C (113°F).
- Complies with FCC Part 15, class B.
- Complies with EN61000-4-5 surge protection (1.5kV).

**FINISH**

- Matte white baffle or Specular White

**INSTALLATION**

- Easy installation in new construction or retrofit applications.
- Compatible with 4.3" ceiling cut-outs and 4" mounting frames.
- Type IC Access above ceiling required.
- Covered ceiling mount only.
- Suitable for wet locations
- Adjustable, spring loaded retention tabs ensure secure fixture retention.
- For installations where power surge may be possible, NICOR recommends installing additional surge protection at the future or electrical distribution panel.

**WARRANTY**

- 5-Year limited warranty. Please refer to RENOVA's website at [www.renova.com/](http://www.renova.com/) warranties for the latest warranty terms and conditions.
- Warranty does not cover product failure due to an over-voltage event (power surge)

**NOTES:**

RENOVA products have adjustable output capability. A wide range of light levels from dim to full can be adjusted up or down and the results can be quite particular. Always consult factory for the latest information.

Photometric data, IES files and all other literature is available on request.

RENOVA products are constantly being improved. Therefore the information shown is subject to change without notice. Always consult your lighting representative or RENOVA Lighting Systems, Inc. for the latest information.

RENOVA Lighting Systems Inc. | 36 Salford Avenue, Warwick, RI 02886 | 800.635.6682 | [renova.com](http://renova.com) | ©2018 RENOVA Lighting Systems Inc.

2/2

Control Number: WALL, CEILING, P-SIG-2022-28

# Features & Specifications

PGAS-1

## Housing

Heavy duty cast aluminum housing with internal heat sink for maximum heat dissipation. Silicone gasket is used for weather tight operation.

## Mounting

A Wall Mount bracket can be secured directly to a 4" x 5" recessed junction box.

## Thermal Management

The PGAS-1 series provides excellent thermal management by mounting the LEDs to the substantial heat sink within the housing. This enables the Luminaire to withstand higher ambient temperatures and endure currents without degrading LED life.

## Optical System

- The highest lumen output LEDs are utilized. High-performance acrylic optics feature industry leading Type II, III and IV optical distributions. Acrylic optics are impact-resistant and rated for 90% percent transmittance.
- L70 life of our LEDs is rated over 100,000 hours for 70 mA thermal performance.
- The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution for neighborhood-friendly lighting.
- CRIs values are 70.

## Quali-Guard® Finish

- The finish is a Quali-Guard® finished, chemically pre-treated, phosphate powder coat finish, with a minimum of 3.5 millimeter thickness. Finish is equivalent to 400 P.F. to promote maximum adhesion and finish hardness.
- All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

## Electrical Assembly

- The PGAS-1 LED series is supplied with a choice of 350, 530 or 700 high-performance LED drivers that accept 120v thru 480V, 50/60 Hz, input.
- Power factor of 90%.
- Rated for 40°C operating conditions.
- 10-W surge protector supplied as standard.

## Warranty

Five (5) Year Limited Warranty on electrical components, Five (5) Year on Finish. For full warranty information, please visit [www.sosnarelighting.com](http://www.sosnarelighting.com).

## Options

- Wall Stopper FSP-211
- Button-Type Photocell
- Back-Plate
- Visionaire Wireless Control
- Enables high end trim
- Based on ZigBee wireless communication protocol

## Listings

- PGAS-1 is UL listed, suitable for wet locations.
- IP66 Rated
- Powder Coated Tough™

3000K would be selected for CRI application.

Fixed mount would be selected for RCP applications only verification.

PGAS-1 Electrical Load (A)									
Ordering Nomenclature	System	120V	208V	240V	277V	347V	480V		
PGAS-1-T3-16LC-C30MA	18	0.14	0.08	0.07	0.06	0.05	0.04		
PGAS-1-T3-16LC-C30MA	26	0.22	0.12	0.11	0.09	0.07	0.05		
PGAS-1-T3-16LC-T70MA	37	0.28	0.16	0.14	0.12	0.10	0.07		
PGAS-1-T3-32LC-C30MA	34	0.28	0.16	0.14	0.12	0.10	0.07		
PGAS-1-T3-32LC-C30MA	53	0.43	0.25	0.22	0.19	0.15	0.11		
PGAS-1-T3-32LC-T70MA	70	0.58	0.33	0.29	0.25	0.20	0.14		
Motion Sensor Default Setting									
FSP - 211	High Motion	Low Motion	Cut Off Delay	Sensitivity	Hold Off	PhotoCell On/Off	Ramp Up Time	Fade Down Time	
WSC - Default	10V	TV	5 Minutes	14lux	Max Disabled	Disabled	Disabled	Disabled	
WSC Range	0-10V	0-9.8V	0-90 Minutes	1-6 lux/min	Low-Max	1-2500°C	1-2500°C	1-60 Sec	

\*Settings can be field modified with the FSP-100 Junction Remote

16466 Rev10/19/19 - Pareto Dynamics, CA 94020 - Phone 916.812.8480 Fax 916.812.8488  
www.sosnarelighting.com

VLA-ING-001-F37

REV. 0

CRCABR22-03

## 2 D2 Fixture Specification - TMS Lighting 2W

### 3 R1 Fixture Specification - Renova CLR4

4 W1 & W2 Specification - Visionaire PGAS

DATE: 5/7/25	REVISIONS	DESCRIPTION	DATE	SL2
PROJECT NUMBER:	1			
DRAWN BY: TJ	2			
CHECKED BY: TJ	3			
APPROVED BY: JR	4			
SCALE: AS NOTED	5			
	6			
	7			