

### ZONING BUFFER REGULATION:

Bristol, RI, Code of Ordinances  
Section 28-112  
There shall be a 25-foot planted buffer at the edge of the manufacturing district.

- The buffer shall be maintained in either natural or landscaped state and shall include trees, shrubs, bushes, and/or other understory growth to mitigate the impact of the manufacturing development on the residential district.
- The manufacturer or developer is required to discuss appropriate buffers with the director of community development.
- The residential side of the buffer shall be defined with a split rail fence, picket fence, or stone wall. Chain link fences shall not meet the requirements of fencing and shall not be placed on residential zone boundaries.
- If a chain link fence is necessary for the manufacturing facility, it shall be placed no less than ten feet from the residential zone boundary and within the buffer; however, access to the buffer for cleaning and maintenance shall be required.

The planning board may allow up to a 25 percent reduction in the distance from a residential zone boundary based on the site conditions and an increase in the size of the planted buffer. For each foot reduced in the distance from the residential zone boundary, the planted buffer shall be increased by one-half foot, to compensate for the increased impact on the residential district by the manufacturing use.

### ZONING NOTES:

ZONE M  
MINIMUM AREA 20,000 S.F.  
MINIMUM BUILDING SETBACKS:  
SIDE 25'  
REAR 20'  
FRONT 30'  
MINIMUM LOT WIDTH/FRONTAGE = 100'  
MAXIMUM BUILDING LOT COVERAGE = 50%  
MAXIMUM BUILDING/PAVEMENT COVERAGE = 80%

### BUILDING LOT COVERAGE CALCULATIONS

EXISTING ASSESSORS LOT 8  
LOT AREA ..... 96,252±S.F.  
BUILDING AREA ..... 3,020±S.F.  
BUILDING COVERAGE ..... 3.1%  
EXISTING BUILDING/PAVEMENT AREA ..... 22,300±S.F.  
EXISTING BUILDING/PAVEMENT COVERAGE ..... 23.2%

PROPOSED LOT 1  
LOT AREA ..... 37,573±S.F.  
BUILDING AREA ..... 3,020±S.F.  
BUILDING COVERAGE ..... 8.0%

BUILDING/PAVEMENT AREA ..... 7,100±S.F.  
BUILDING/PAVEMENT COVERAGE ..... 18.9%

PROPOSED LOT 2  
LOT AREA ..... 58,679±S.F.  
BUILDING AREA ..... NO EXISTING BUILDINGS  
BUILDING COVERAGE ..... 29,339 S.F. ALLOWED

BUILDING/PAVEMENT AREA ..... 15,200±S.F.  
BUILDING/PAVEMENT COVERAGE ..... 25.9%

### CERTIFICATION:

THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:  
LIMITED CONTENT BOUNDARY SURVEY  
INSTRUMENT SURVEY PERFORMED 05/17/2022  
MEASUREMENT SPECIFICATION: 1  
DATA ACCUMULATION SURVEY  
MEASUREMENT SPECIFICATION: 3

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

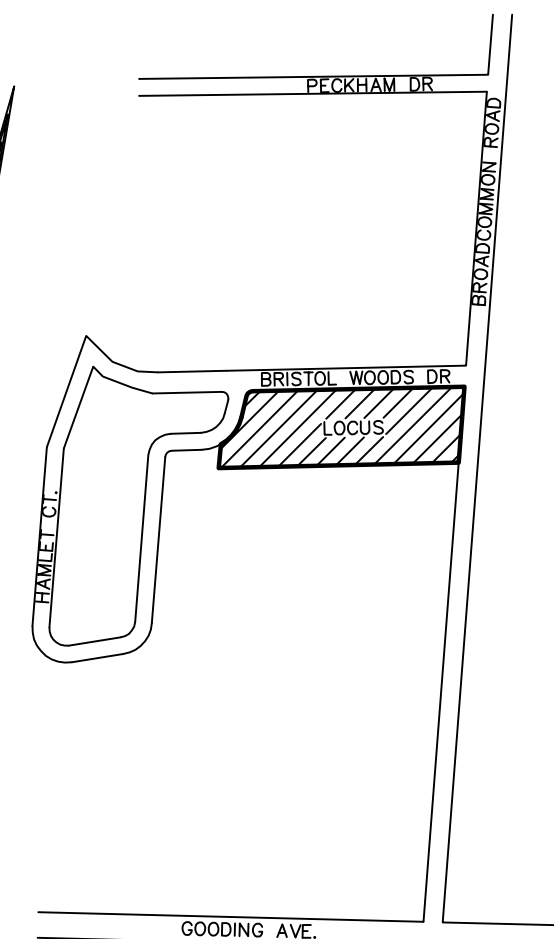
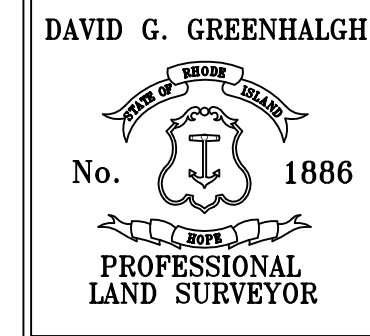
SUBDIVIDE EXISTING ASSESSORS PLAT 103 LOT 8 INTO PROPOSED LOTS 1 AND 2 AS SHOWN

BY *David G. Greenhalgh*  
DAVID G. GREENHALGH PLS#1886  
COA NO. A485

DATE 10-04-22

THIS SITE IS LOCATED IN ZONE "X"  
(AREA OF MINIMAL CHANCE OF FLOOD)  
AS SHOWN ON FEMA PANEL 44001C0011H  
DATE 07/07/2014

NO WETLANDS WERE OBSERVED WITHIN  
200' OF THE SUBJECT PROPERTY



LOCUS MAP NOT TO SCALE

APPLICANT AND  
OWNER OF RECORD  
KARL F. CORREA  
47 BROADCOMMON RD  
BRISTOL RI 02809

DEED REF:  
TOWN OF BRISTOL  
LAND EVIDENCE RECORDS  
DEED REF: BOOK 932 PAGE 15  
DEED REF: BOOK 329 PAGE 158  
DEED REF: BOOK 264 PAGE 299  
PLAN REF: PLAT ENV. #382, 318, 302

### "47 BROADCOMMON ROAD PLAT"

MINOR SUBDIVISION  
PLAN OF LAND  
47 BROADCOMMON ROAD  
BRISTOL, RHODE ISLAND

SURVEYED FOR  
55 BROADCOMMON, LLC

Turning Point Survey Company, Inc.

100 Broad Common Road  
Bristol, RI 02809  
Ph. 401.338.7925  
Turningpointsurvey.com

MAY 25, 2022

A.P.103 LOT 8

SCALE: 1" = 40'

Proj. #22-110-01  
SHEET 2 OF 2

### DEVELOPMENT NOTES:

- DEVELOPMENT OF THE PROPERTY SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES OF ZERO NET INCREASE IN RUNOFF.
- ANY PROPOSED SANITARY SEWER CONNECTION SHALL BE APPROVED AND INSPECTED BY THE DEPARTMENT OF PUBLIC WORKS.
- IRON RODS TO BE PLACED AT LOT CORNERS AS SHOWN.

R.I.G.L. 34-13-1 INDEX  
OF ADJUTING STREETS  
BROADCOMMON ROAD  
BRISTOL WOODS DRIVE  
HAMLET COURT

### UTILITY NOTE:

- UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HARDWARE AND PLOTTING OF THE "APPROXIMATE LOCATIONS" OF THE LINES FROM AVAILABLE UTILITY PLANS. THEY ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES ARE SHOWN.
- TURNING POINT SURVEY CO., INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED.
- BEFORE PLANNING FUTURE CONNECTIONS, THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES AND UTILITIES SHALL BE VERIFIED IN THE FIELD.

SCALE  
40 0 40 80 120 FEET

TITLE REPORT NOT PROVIDED  
THE LAND SHOWN HEREON IS SUBJECT TO ANY  
EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS,  
RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY  
BE REVEALED BY A FULL EXAMINATION OF THE TITLE.