

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 COVERAGE23.2%

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

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

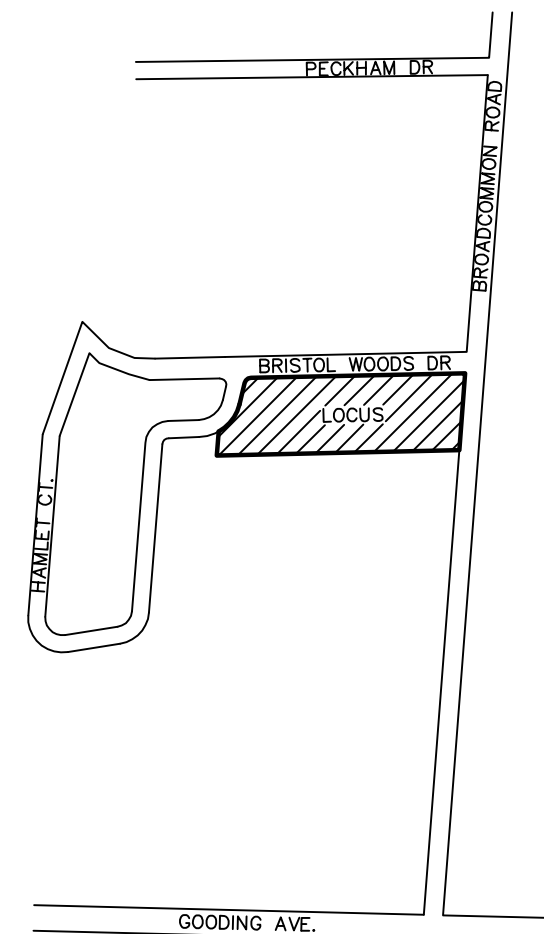
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

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

DAVID G. GREENHALGH



LOCUS MAP NOT TO SCALE

APPLICANT AND
OWNER OF RECORD
KARL F. CORREIA
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"

EXISTING CONDITIONS
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 1 OF 2

A.P. 103 LOT 84
N/F BRISTOL WOODS
CONDOMINIUMS
ZONE LB

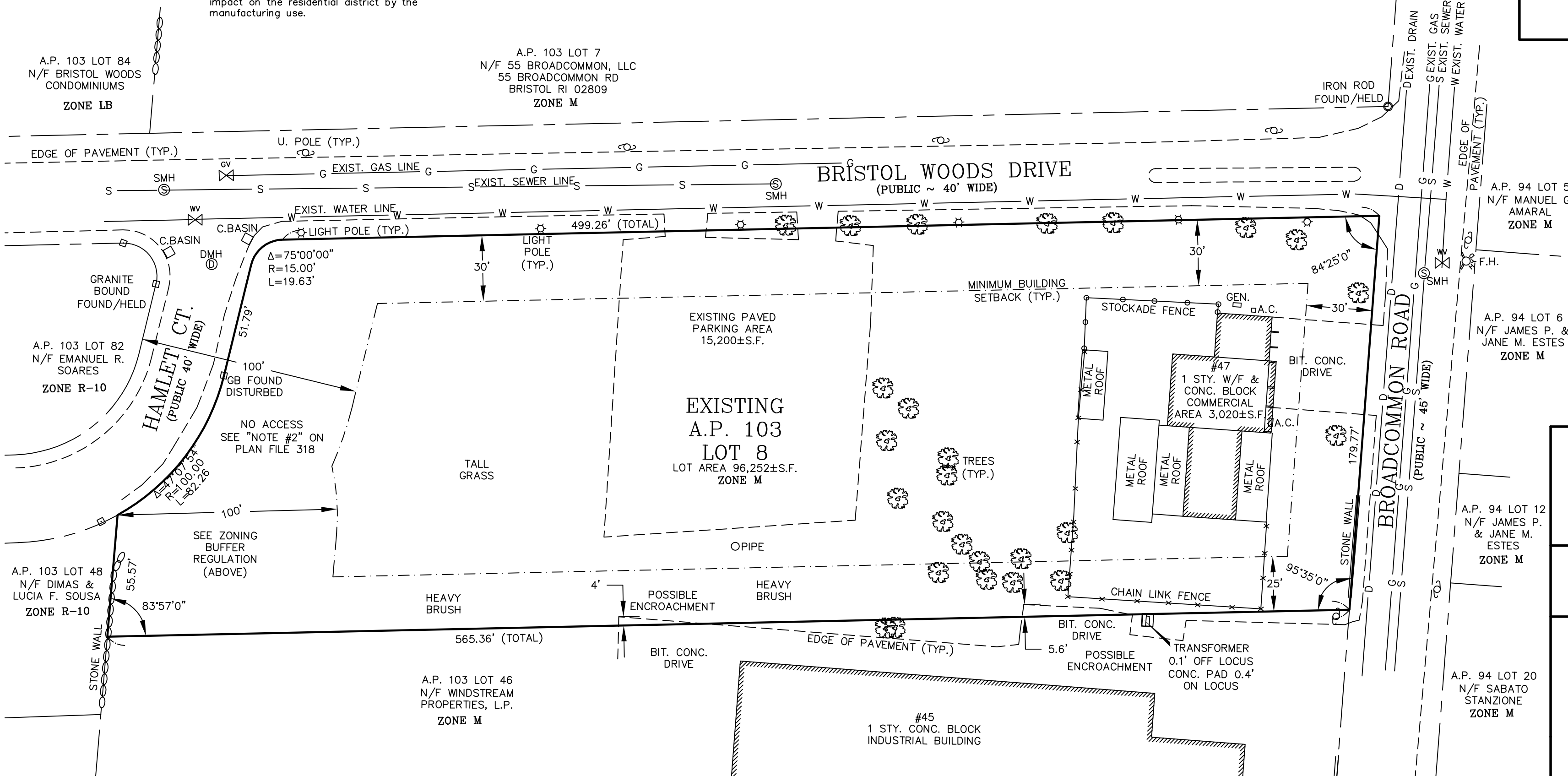
A.P. 103 LOT 7
N/F 55 BROADCOMMON, LLC
55 BROADCOMMON RD
BRISTOL RI 02809
ZONE M

A.P. 94 LOT 5
N/F MANUEL G.
AMARAL
ZONE M

A.P. 94 LOT 6
N/F JAMES P. &
JANE M. ESTES
ZONE M

A.P. 94 LOT 12
N/F JAMES P. &
JANE M. ESTES
ZONE M

A.P. 94 LOT 20
N/F SABATO
STANZIONE
ZONE M



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.