

LOCUS NOT TO SCALE

ALL WORK WITHIN THE STATE'S ROW WILL CONFORM TO RIDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AMENDED 2018, WITH ALL REVISIONS AND R.I. STANDARD DETAILS, 1998 EDITION, WITH ALL REVISIONS.

ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009, INCLUDING ALL REVISIONS

UTILITY & DRAINAGE WORK NOTES:

- UTILITY WORK SUCH AS SEWER, WATER, GAS, ELECTRIC, ETC. CONNECTIONS WITHIN THE STATE R.O.W. WILL REQUIRE A SEPARATE R.I.D.O.I. UTILITY PERMIT - CONTRACTOR TO OBTAIN BEFORE CONSTRUCTION.
- THERE ARE NO PROPOSED STORMWATER DRAINAGE WORK WITHIN THE RHODE ISLAND STATE HIGHWAY LAYOUT.

NOTES:

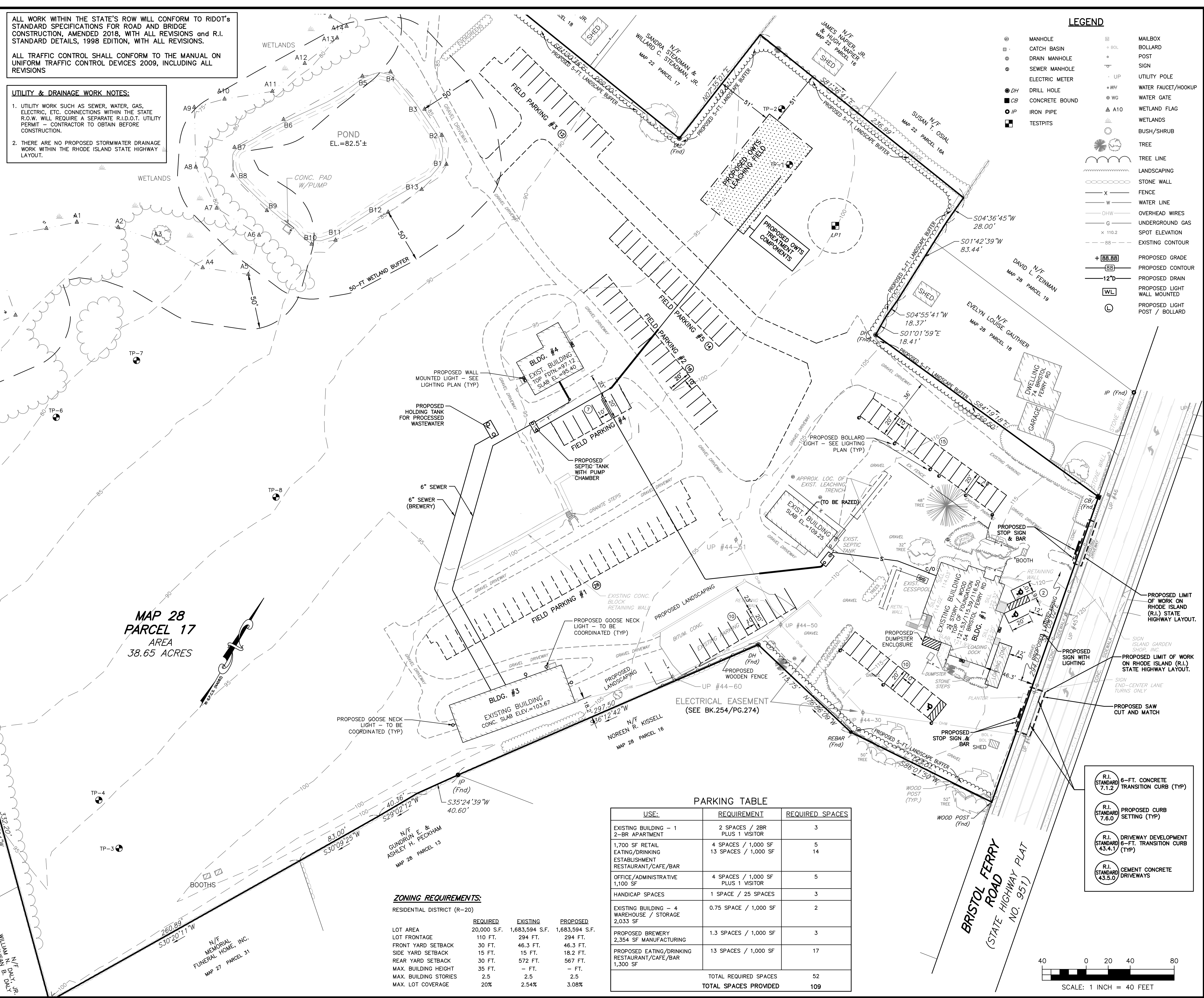
- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. BETWEEN NOVEMBER 21, 2018 AND JANUARY 2, 2019.
- ELEVATIONS ARE REFERENCED TO NAVD83.
- THE SITE IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF PORTSMOUTH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445405 0082 J (EFFECTIVE DATE SEPTEMBER 4, 2013).
- 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 INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

CURRENT OWNER:
VAN HOF LAND ASSOCIATES
PO BOX 888
54 BRISTOL FERRY ROAD
PORTSMOUTH, RI 02871

TITLE REFERENCE:
DEED BK-178/P.231

SITE LOCATION:
54 BRISTOL FERRY ROAD
PORTSMOUTH, RHODE ISLAND

ASSESSORS REFERENCE:
MAP 28 PARCEL 17



LEGEND

MANHOLE	MAILBOX
CATCH BASIN	BOLLARD
DRAIN MANHOLE	POST
SEWER MANHOLE	SIGN
ELECTRIC METER	UTILITY POLE
DRILL HOLE	WATER FAUCET/HOOKUP
CONCRETE BOUND	WATER GATE
IRON PIPE	WETLAND FLAG
TESTPITS	WETLANDS
	BUSH/SHRUB
	TREE
	TREE LINE
	LANDSCAPING
	STONE WALL
	FENCE
	WATER LINE
	OVERHEAD WIRES
	UNDERGROUND GAS
	SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED GRADE
	PROPOSED CONTOUR
	PROPOSED DRAIN
	PROPOSED LIGHT WALL MOUNTED
	PROPOSED LIGHT POST / BOLLARD

LDEC
Land Development Engineering & Consulting, LLC

680 Aquidneck Avenue
Middletown, RI 02842
T: 401-354-2050 F: 401-369-9775
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

DATE: FEBRUARY 25, 2019

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

PROJECT NO: 18087

ISSUED FOR: PERMITTING

MICHAEL E. RUSSELL
No. 7956
REGISTERED PROFESSIONAL ENGINEER (CIVIL)

SITE REDEVELOPMENT PLAN
54 BRISTOL FERRY ROAD
PORTSMOUTH, RHODE ISLAND
ASSESSORS MAP 28, PARCEL 17

PREPARED FOR: RAGGED ISLAND BREWING COMPANY

DRAWING TITLE:
SITE LAYOUT PLAN

SCALE: **1" = 40'**

SHEET NO. **1 OF 1**

ZONING REQUIREMENTS:
RESIDENTIAL DISTRICT (R-20)

	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 S.F.	1,683,594 S.F.	1,683,594 S.F.
LOT FRONTAGE	110 FT.	294 FT.	294 FT.
FRONT YARD SETBACK	30 FT.	46.3 FT.	46.3 FT.
SIDE YARD SETBACK	15 FT.	15 FT.	18.2 FT.
REAR YARD SETBACK	30 FT.	57.2 FT.	56.7 FT.
MAX. BUILDING HEIGHT	35 FT.	- FT.	- FT.
MAX. BUILDING STORIES	2.5	2.5	2.5
MAX. LOT COVERAGE	20%	2.54%	3.08%

PARKING TABLE

USE:	REQUIREMENT	REQUIRED SPACES
EXISTING BUILDING - 1 2-BR APARTMENT	2 SPACES / 2BR PLUS 1 VISITOR	3
1,700 SF RETAIL EATING/DRINKING ESTABLISHMENT	4 SPACES / 1,000 SF 13 SPACES / 1,000 SF	5 14
RESTAURANT/CAFE/BAR		
OFFICE/ADMINISTRATIVE 1,100 SF	4 SPACES / 1,000 SF PLUS 1 VISITOR	5
HANDICAP SPACES	1 SPACE / 25 SPACES	3
EXISTING BUILDING - 4 WAREHOUSE / STORAGE 2,033 SF	0.75 SPACE / 1,000 SF	2
PROPOSED BREWERY 2,354 SF MANUFACTURING	1.3 SPACES / 1,000 SF	3
PROPOSED EATING/DRINKING RESTAURANT/CAFE/BAR 1,300 SF	13 SPACES / 1,000 SF	17
TOTAL REQUIRED SPACES		52
TOTAL SPACES PROVIDED		109

