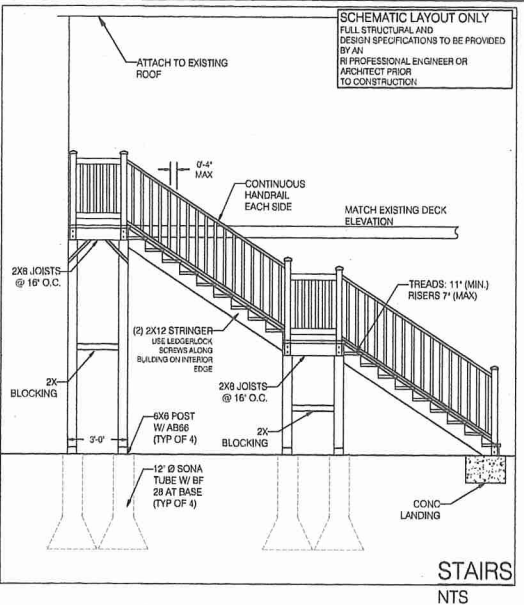
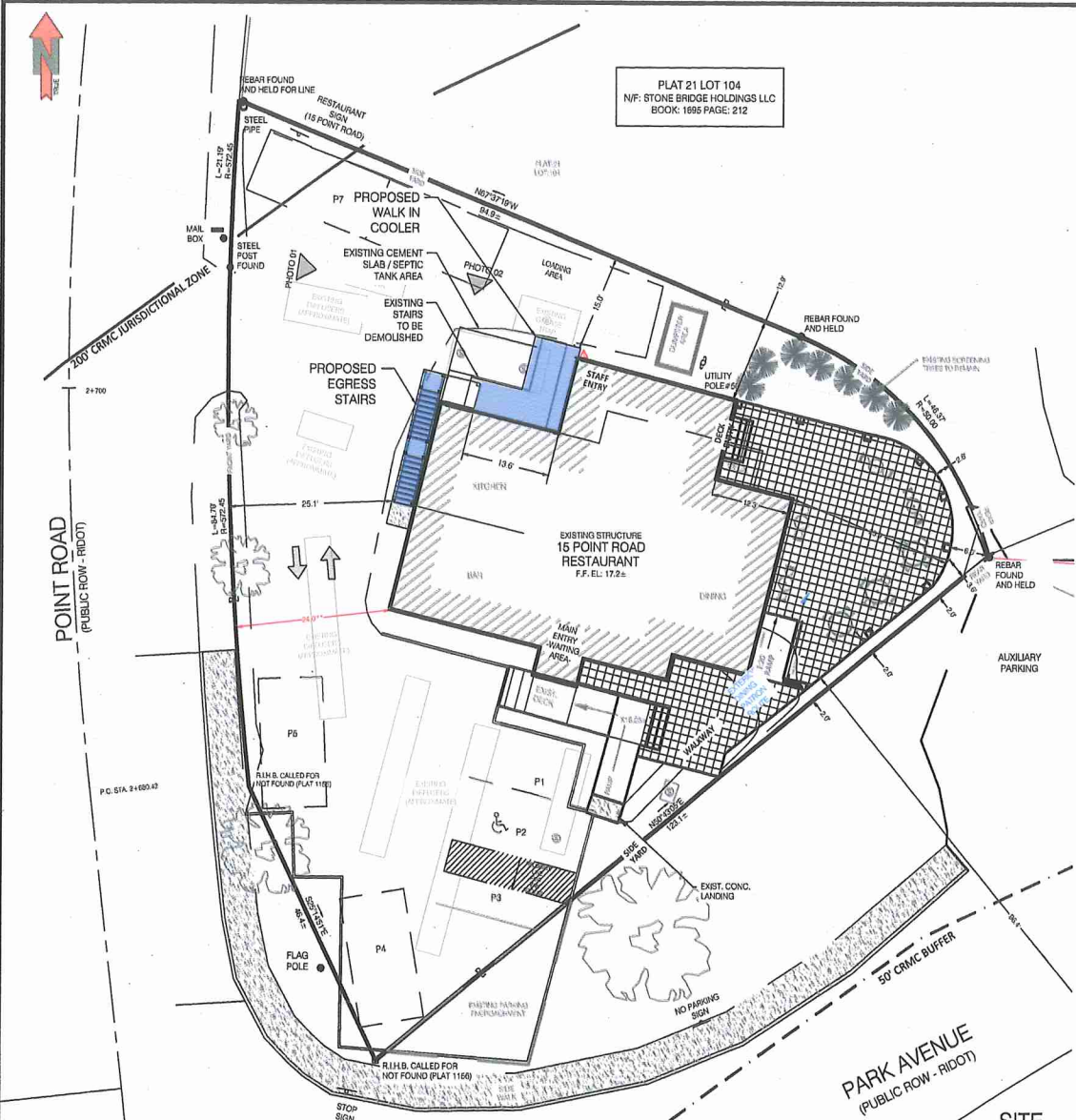


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**VARIANCE REQUEST**

No.	DESCRIPTION
1	COVERAGE -- FROM 33.3% TO 33.4% (REQUIRED 25%) VARIANCE OF 0.4%
2	FRONT YARD SETBACK -- 24 FEET (REQUIRED 30 FEET) VARIANCE OF 6 FEET

**PARKING: NO CHANGE IN PARKING CAPACITY**

**PARKING REQUIREMENTS:**  
(PER ARTICLE IX, SPECIFIC DEVELOPMENT REGULATIONS)  
3.b. - MINIMUM PARKING REQUIREMENTS TABLE  
RESTAURANTS, CAFES, BARS 13/1.000 GFA  
FOR 1,000 ± GFA  
13 X 1.00 = 23.66 -- 24 PARKING SPACES REQUIRED  
AS PER AMERICANS WITH DISABILITIES ACT  
2 HANDICAP ACCESSIBLE SPACES REQUIRED.  
EXISTING 7 PARKING SPACES  
NOTE 21 -- OFF SITE ADJACENT PARKING SPACES

ADDITIONAL GFA FROM PROPOSED DECK (905± SQ FT)  
996 SQ FT X 13 X 0.85 = 12.95 -- 13 ADDITIONAL SPACES

TOTAL PARKING SPACES REQUIRED: 37 (INCLUDING SEASONAL DECK)

TOTAL ≥ 38 PARKING SPACES AVAILABLE  
(GREATER THAN 37 REQUIRED)

**REFERENCES:**

**PLAN REFERENCE:**  
- PLAN ENTITLED "SEWAGE DISPOSAL SYSTEM FOR 15 POINT RD RESTAURANT PLAT 21 LOT 105, PORTSMOUTH, RI 02871".  
OWTS APPLICATION # 9427-0347

- PLAN ENTITLED "REPAIR TO SYSTEM 15 POINT RD RESTAURANT PLAT 21 LOT 105, PORTSMOUTH, RI 02871".  
RIDOT PLAT - PARK AVENUE IMPROVEMENTS FROM AQUINICK AVENUE TO POINT ROAD. BY SHAWKAT ASSOCIATES LLC, RI CONTRACT NO. 2005-GH-034. DATED: 05-24-05

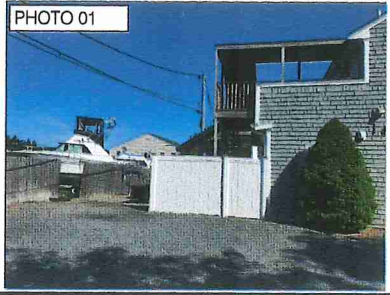
- PLAN OF "PLEASANT POINT" BELONGING TO BELLAIRE INC, PORTSMOUTH RI - SEPTEMBER 14, 1944  
FRANCIS S. BORDEA, C.E. FALL RIVER MA

- PORTSMOUTH HARBORPORT ROAD - FROM BARNHART RIVER BRIDGE APPROACH TO PARK AVENUE - PLAN NO. 1159

**ZONING INFORMATION:**  
(ZONE: C1 (COMMERCIAL))  
MIN. AREA: 20,000 SQ. FT.  
MIN. FRONTAGE: 110'  
MIN. SETBACKS (ART. IV, SEC.B)  
FRONT: 30'  
REAR: 20'  
SIDE: 15'  
MAX. COVERAGE: 25%  
(PRESENT USE TO REMAIN - RESTAURANT LESS THAN 5,000 SQ. FT. (ART. V - SEC. E. 3 - ALLOWED USE))  
\*\*NO INCREASE IN SEATING PROPOSED\*\*

**OWTS CAPACITY**  
(PER 9427-0374 RIDEM APPLICATION)  
CAPACITY FORM BASED ON:  
TOTAL CAPACITY NOT TO EXCEED:  
38 RESTAURANT SEATS  
14 BANQUET SEATS  
14 BAN SEATS

**GENERAL NOTES:**  
1. NO CHANGE IN USE  
2. OWTS APP 9427.0374  
3. \*MAINTAIN ACCESS TO SEPTIC COVER  
4. REF. PRIOR VARIANCE BOOK AND PAGE 1482/207



**SURVEY NOTES:**

- ZONING INFORMATION SHOWN FROM RECORD INFORMATION. MAPS AND/OR GIS. ZONING DATA MAY VARY BASED ON USE. LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY.
- ZONING DATA MUST BE CONFIRMED WITH ZONING OFFICIAL AND/OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.
- COORDINATE SYSTEM IS R1809 / NAVD 83.
- TOPOGRAPHY IS MIX OF ON GROUND SHOTS, RECORD DATA AND LIDAR DATA.
- ALL PROPOSED ITEMS MUST BE LAID OUT BY REGISTERED SURVEYOR AS NOTED.
- PLAN IS NOT AS-BUILT UTILITY PLAN.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OF PROBATE SEARCH, AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- LOCATION OF SUBSURFACE MAINS, SURFACE FEATURES, AND UTILITIES ARE OMITTED. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL: #1-800-344-7233 (1-800-340-SAFE).
- WATER - SURFACE FEATURES ONLY
- SEWER - OWTS ELEMENTS SHOWN PER PLAN
- GIS - NOT RESEARCHED
- ELECTRIC - SURFACE & OVERHEAD SHOWN
- STORM DRAIN - SURFACE FEATURES SHOWN

ALL UTILITIES DEPICTED AT ASCE QUALITY LEVEL D.



**LEGEND**

- 100.00 DIMENSION - EXISTING
- 100.00 (D) DIMENSION - PLAN / DEED
- 100.00 DIMENSION - PROPOSED
- 100.00 (S) DIMENSION - SURVEY
- EDGE OF PAVEMENT - EXISTING
- EDGE OF PAVEMENT - PROPOSED
- ELECTRIC - OVERHEAD (OH)
- ELECTRIC - TELEPHONE - CABLE (ETC)
- ELECTRIC - UNDERGROUND (UG)
- FENCE - METAL
- FENCE - WOOD
- FLOW ARROWS
- GAS (G)
- GRADE CONTOUR - EXISTING
- GRADE CONTOUR - PROPOSED
- HIGH VISIBILITY FENCE (HVF)
- LIMIT OF DISTURBANCE (LOD)
- LOD / SED
- PROPERTY LINE - ABUTTING
- PROPERTY LINE - EXISTING
- PROPERTY LINE - PROPOSED
- SANITARY SEWER (S)
- SEDIMENT CONTROL (SED)
- SETBACKS
- STORM DRAIN (SD)
- SUBURSION LINE - EXISTING WATER
- WETLAND LIMIT
- CATCH BASIN
- DRILL HOLE
- ELECTRIC BOX (ETC)
- FIRE HYDRANT
- GATE VALVE
- GRANITE BOUND, EXISTING
- LOW WATER LINE
- LIMIT OF DISTURBANCE MARKER
- MAN/HOLE (M-H TYPE)
- REBAR / STEEL PIPE FOUND
- SPIKE
- SPOT GRADE - EXISTING
- SPOT GRADE - PROPOSED
- STRUCTURE, EXISTING
- STRUCTURE, PROPOSED
- SURVEY MONUMENT TO BE SET
- SURVEY MARKER TO BE SET
- TREE
- UTILITY POLE
- WATER SHUT OFF
- WETLAND FLAG LOCATION
- GROUND CONTROL POINT
- SOIL EVALUATION
- TH No. 427
- 427
- LEGEND

**PROPOSED COVERAGE TABLE**

No.	DESCRIPTION	AREA (SQ FT) NOTES
1	TOTAL EXISTING COVERAGE	8,393
2	EXIST STAIRS TO BE REMOVED	-97
3	PROPOSED STAIRS	98
4	PROPOSED COOLER	12
5	TOTAL PROPOSED COVERAGE	3,406
6	LOT AREA	10,185
7	<b>TOTAL PROPOSED COVERAGE</b>	<b>33.4%</b>
8	<b>RELIEF REQUEST</b>	<b>0.4% VARIANCE REQUEST</b>

**EXISTING COVERAGE TABLE**

No.	DESCRIPTION	AREA (SQ FT) NOTES
1	EXISTING BUILDING	2,137
2	DECK	909
3	EXISTING STAIRS	120
4	CONC PAD	237
5	TOTAL	3,393
6	LOT AREA	10,185
7	<b>TOTAL COVERAGE</b>	<b>33.3%</b>

PRIOR ZONING VARIANCE PLAN CONTAINED A CALCULATION ERROR LISTED TOTAL WAS 25.6% - ACTUAL TO BUILDING LIMIT IS AS SHOWN INCLUDES MISSING EXTERIOR STAIRS PADS & ASSOCIATED FEATURES

# NET

## Narragansett Engineering Inc.

Civil • Survey • Structural • Environmental • Design  
3102 East Main Road, Portsmouth RI 02871  
Tel. 401.883.6630 www.net-cds.com

**SHEET TITLE**  
15 POINT RD RESTAURANT  
SITE PLAN FOR WALK IN COOLER AND RELOCATED EGRESS STAIRS  
15 POINT ROAD  
PORTSMOUTH, RI 02871

**SEAN SMITH**  
15 POINT ROAD  
PORTSMOUTH RI 02871

**Property Record**  
15 POINT ROAD  
PORTSMOUTH, RI 02871  
PLAT 21  
LOT 105

CERTIFICATION THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR7000-13 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON 12 DECEMBER 16, 2019, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY - CLASS I  
DATA ACCUMULATION SURVEY - CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SUBMIT A VARIANCE FOR PROPOSED STAIRS AND A NEW WALK IN COOLER

PROJECT #	DATE	DRAWN	CHECK
15 0104	10/29/20	CMS	NKH

No.	DATE	REVISIONS/DESCRIPTION	BY
1	11/05/20	FOR PERMIT SUBMITTAL	CSM

**NEAL HINGORANY REG. 2516**  
COO: NSR  
net-cds.com

**STREET INDEX:**  
PARK AVENUE  
POINT RD

**SCALE**  
1"=10'  
**C-100**