

LEGEND

- PROPERTY LINE
- ABUTTER LINE
- EX. EDGE OF PAVEMENT
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- EX. TEST PIT
- EXISTING STONE WALL
- EXISTING FENCE LINE
- EXISTING BUILDING
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING DRAIN MANHOLE
- EXISTING DRAIN LINE
- EXISTING CATCH BASIN
- EXISTING WATER LINE
- EXISTING UTILITY POLE
- EXISTING HYDRANT



ZONING CRITERIA

	REQUIRED	PROVIDED
ZONING DISTRICT	R-20	
MINIMUM LOT AREA	20,000 SQ. FT.	31,724 SQ. FT.
MINIMUM FRONT YARD SETBACK	30'	64.9'
MINIMUM SIDE YARD SETBACK	15'	15.8'/16.2'
MINIMUM REAR YARD SETBACK	30'	317.9'
MAXIMUM LOT BUILDING COVERAGE	20%	9.43%

NOTE: SOIL TESTING WITNESSED AND APPROVED BY RIDEM
REFER TO THE SOIL EVALUATION REPORTS FOR MORE INFORMATION

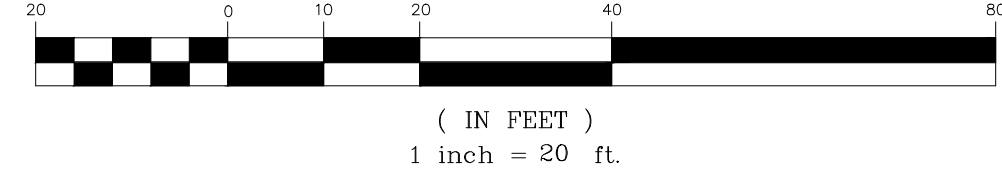
PLAN NOTES:

- CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO INSTALL FRENCH DRAIN AROUND PERIMETER OF FOUNDATION W/ SUMP PUMP AND "TUFF-N-DRI" SYSTEM FOR PRECAUTIONARY MEASURE ONLY
- PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF PORTSMOUTH AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO PORTSMOUTH'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.

APPROXIMATE EARTHWORK QUANTITY:

THERE WILL BE MINIMAL EARTHWORK NEEDED FOR THIS PROJECT
FINAL GRADING TO MATCH ALL EXISTING GRADES FOR THE SITE
THE EXISTING LOAM ON SITE WILL BE STOCKPILED PRIOR TO CONSTRUCTION AND REUSED, REFER TO THE SEEDING DATES FOR STABILIZING TEMPORARY EXPOSED SLOPES AS WELL AS PERMANENT SEEDING.

GRAPHIC SCALE



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REVISIONS

No.	DATE	DRWN	CHKD
1	11/25/20	JVT	TJP

ERSC PLAN
for
AP 12 LOT 54
557 BRISTOL FERRY ROAD
in
PORTSMOUTH, RHODE ISLAND

SCALE: 1"=30'	SHEET NO: 1 OF 2
DRAWN BY: TJP	DESIGN BY: TJP
CHECKED BY: TJP	
DATE: 10/11/18	PROJECT NO.: LDP 2013-4