



| ZONING ANALYSIS TABLE | | |
|------------------------|--|---------------------|
| ZONING DISTRICT | COMMERCIAL (C-4) HIGHWAY BUSINESS | |
| OVERLAY DISTRICT | NONE | |
| REQUIRED PERMIT | DRIVE-IN RESTAURANT PERMITTED BY RIGHT | |
| ZONE CRITERIA | REQUIRED | PROPOSED |
| MIN LOT AREA | 40,000 SF (1) | 33,665 SF (V) |
| MIN LOT FRONTAGE | 200 FT (1) | 218 FT |
| MAX LOT BLDG. COVERAGE | 50% | 31% |
| MIN FRONT SETBACK | 40 FT | 40 FT (BUILDING) |
| MIN SIDE SETBACK | 20 FT (1) | 21 FT (CANOPY) |
| MIN REAR SETBACK | 20 FT | N/A |
| MAX BUILDING HEIGHT | 35 FT | < 35 FT |
| MIN LANDSCAPE AREA | 10% (1) | 30.2% |
| MIN DRIVEWAY SETBACK | 20 FT (1) | 8.8 FT (V) |
| PARKING SPACES | TBD (2) | 21 |
| ACCESS PARKING SPACES | 1 | 1 |
| PARKING STALL CRITERIA | EATING AND DRINKING ESTABLISHMENTS | |
| STANDARD | 9 FT x 18 FT | 1 SPACE PER 3 SEATS |
| COMPACT | 8 FT x 16 FT | TBD |

17A - 1971 APPLICABLE
 N/S - NOT SPECIFIED
 (V) - VARIANCE REQUESTED
 (W) - WAIVER REQUESTED
 (E) - EXIST. NON-COMFORMANCE

(1) DRIVE-IN USE REQUIREMENTS
 (2) DRIVE-IN REQUIRES ADDITIONAL PARKING SPACES

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|----------|-----------------------------|----------|------------|
| 1 | 01/31/23 | REVISED PER CLIENT COMMENTS | CFD | RMM |

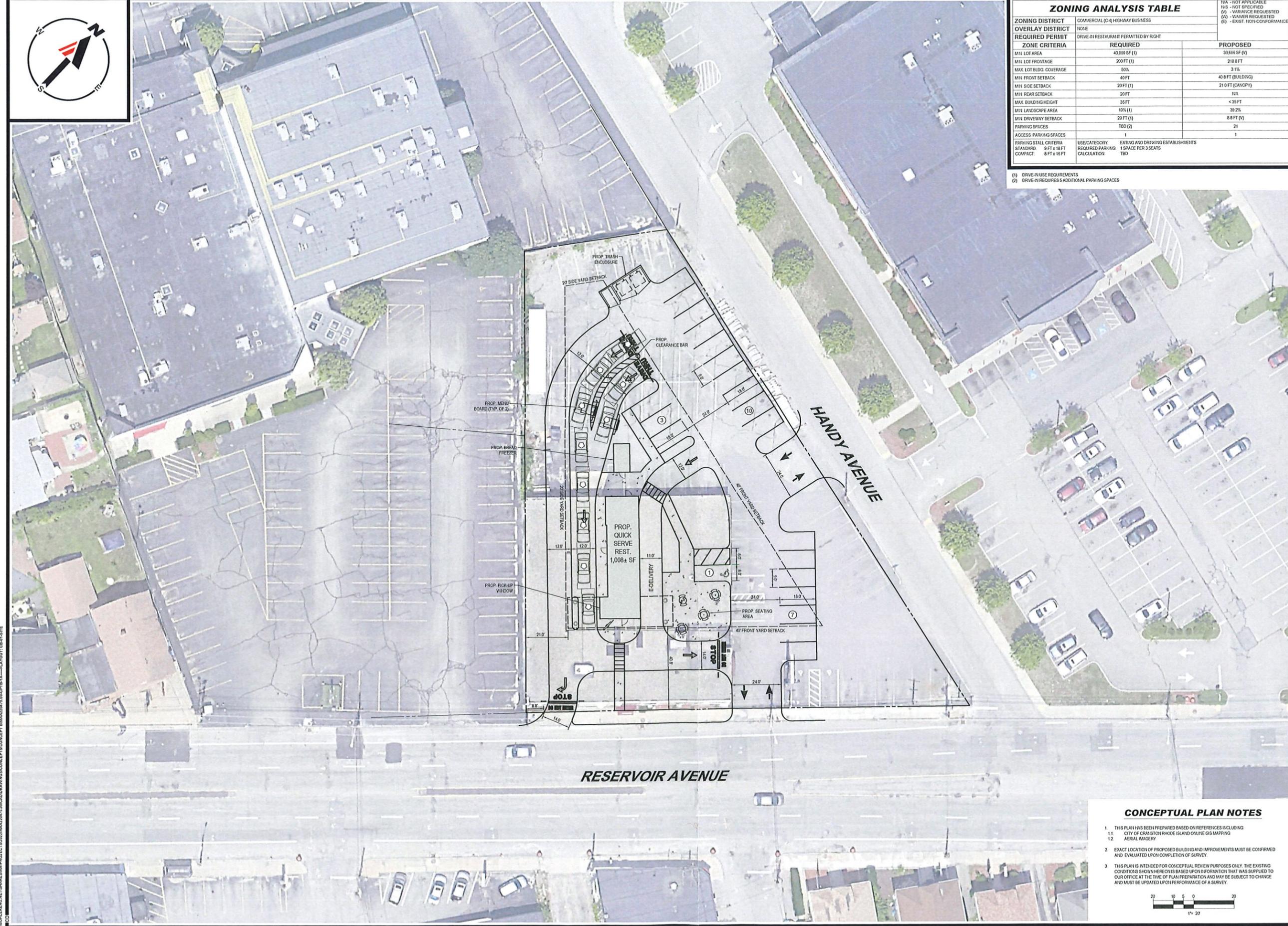


FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

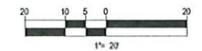
PROJECT No.: MAA220479
 DRAWN BY: CFD
 CHECKED BY: RMM
 DATE: 01/31/2023
 CAD I.D.: MAA220479-00-CPTB-1A

PROJECT:
PROPOSED CONCEPT PLAN
 FOR
GASPEE REAL ESTATE PARTNERS
 PROPOSED QUICK SERVE RESTAURANT DEVELOPMENT
 721 RESERVOIR AVENUE, CITY OF CRANSTON, PROVIDENCE COUNTY, RHODE ISLAND



CONCEPTUAL PLAN NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - CITY OF CRANSTON RHODE ISLAND ONLINE GIS MAPPING
 - AERIAL IMAGERY
- EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.



SHEET TITLE:
CONCEPTUAL LAYOUT PLAN
 SHEET NUMBER:
CB-01
 REVISION 1 - 01/31/23

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