

East Providence  
Zoning Board of Review

DIMENSIONAL VARIANCE FORM

(Ref. 19-47)

This form must be completed in full prior to  
being considered by the Zoning Board of Review.

File #	
Date of Filing	
Received By	
Date of Hearing	
Action	
Recorded	Bk Pg

PHONE NUMBER: 401.433.5200

1. LOCATION OF PROPERTY 41-43 Oakley Avenue AVENUE/STREET  
MAP 206 BLOCK 25 PARCEL 4 ZONING DISTRICT C-3

2. OWNER Albertino and Zita Milho  
ADDRESS 3 Kettle Point Avenue, East Providence, RI 02914  
DATE OF PURCHASE \_\_\_\_\_  
PROPOSED LESSEE/PURCHASER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
ATTORNEY Timothy J. Chapman, Esq.  
ADDRESS 349 Warren Avenue, East Providence, RI 02914  
REPRESENTING Owner

3. DIMENSIONS OF SITE 50 113 5,650 sq. ft.  
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	Residential	2 stories	1,397 sq. ft.	renovations
(2)				
(3)				

LIST OF PROPOSED CONSTRUCTION AND USES:

	Use	Height	No. of Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1)	Residential		2 stories		1,397 sq. ft.	4 units	renovations
(2)							
(3)							

(Over)

5. THIS VARIANCE APPLICATION RELATES TO:

☒ Principal Building (s)      ☐ Accessory Building      ☐ Lot Area

CHECK ONE OR MORE:

- |  |   |
|--|---|
| <input type="checkbox"/> Setback Requirement                       | <input type="checkbox"/> Number of Dwelling Units |
| <input type="checkbox"/> Lot/Building Coverage                     | <input type="checkbox"/> Floor Area               |
| <input type="checkbox"/> Landscaping                               | <input type="checkbox"/> Height                   |
| <input checked="" type="checkbox"/> Amount Parking or Loading      | <input type="checkbox"/> Signs/Billboards         |
| <input type="checkbox"/> Location/Dimensions of Parking or Loading | <input type="checkbox"/> Other: _____             |
| <input type="checkbox"/> Extension of Nonconforming Structure      |   |

6. VARIANCE SOUGHT: List each applicable section of the Zoning Ordinance for which Variance is sought plus a brief description of the nature of the variance (s):

Section Number	Description Variance
<u>19-284(2)(a)</u>	<u>2 spaces for each dwelling unit</u>
_____	_____
_____	_____
_____	_____

7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
<u>19-284(2)(a)</u>	<u>2 spaces per unit</u>	<u>8 spaces for 4 units</u>
_____	_____	_____
_____	_____	_____

8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.

Proposed is a four family residential. Currently the allowed use is a 2 family residential and as such has 4 parking spaces for the 2 family. Under the proposal the applicant has insufficient off street parking and seeks a total of 8 paking spaces for the 4 family residential.

NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE: \_\_\_\_\_

*Albert R. Miller*

DATE \_\_\_\_\_

8/22/25

DATE \_\_\_\_\_



## **Parking Study**

**For the**

### **Madeira Restaurant (288 Warren Avenue)**

**Map 206 Block 25 Parcels 2-12  
Warren Ave, South Sharon Street & Oakley Street  
East Providence, Rhode Island**

Prepared for:  
**Albertino & Zita Milho  
288 Warren Avenue  
East Providence, RI**

**March, 2011**

Prepared by:



**D'AMICO ENGINEERING TECHNOLOGY, INC.**

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## 1 INTRODUCTION

D'Amico Engineering Technology, Inc. (DEtec) has prepared the following parking study in order to describe existing and proposed parking conditions of Map 206, Block 25, Parcels 2-12, located in East Providence, Rhode Island. This narrative will discuss the parking elements of the proposed improvements. The project is seeking approval for a major land development project, along with an Administrative Subdivision for the merger of its many lots. This merger of lots will act to diminish as much as possible the required relieve from the City's zoning ordinance. There are currently eleven (11) existing parcels and the proposal is combine these lots to a total of six (6) lots. This study will address the parking on the six (6) lot proposed configuration.

## 2 EXISTING SITE LOCATION AND PHYSICAL DESCRIPTION

The subject property is located on Warren Avenue south of I-195 (See Figure 1 – Aerial Map) in East Providence, Rhode Island. The property currently contains a total of approximately 2.08 acres and is bound to the south by Warren Avenue, to the north by Oakley Street and I-195, to the west by South Sharon Street, and to the east by Map 206 Block 25 Parcels 1 and 14. The site slopes gently west to east. A description of each parcel is as follows:

- **Parcel 2-** This parcel is a vacant lot with a building foundation only.
- **Parcel 3-** This parcel consists of a bituminous parking surface with some minor drainage and landscaping. This parcel contains part of the area used for off street parking for the Madiera Restaurant, which is located on Parcels 7, 8 and 9.
- **Parcel 4-** This parcel consists of a two family residential unit and an associated bituminous parking surface. However, this off-street parking located on this parcel is used mostly for the Madiera Restaurant located on parcels 7, 8, and 9 and the professional office building located on parcel 6.
- **Parcel 5-** This parcel consists of 1 residential unit, a barber shop and a commercial unit (Pool Company). This parcel also has an associated bituminous parking surface. This off street parking is used for both the building located on the parcel and the professional office building located on parcel 6.
- **Parcel 6-** This parcel consists of a professional office building. This parcel has a very small associated bituminous parking surface. This off street parking is used for the employees of this professional office building.
- **Parcel 7-** This parcel consists of a gazebo, associated outside bar area and restroom. This gazebo, bar area and restroom are all part of the Madiera Restaurant.
- **Parcel 8-** This parcel consists of part of the Madiera Restaurant. This parcel has a very small associated bituminous parking surface that is used for the Madiera Restaurant.
- **Parcel 9-** This parcel consists of part of the Madiera Restaurant. This parcel has an associated bituminous parking surface. This off street parking is used for the Madiera Restaurant.
- **Parcel 10-** This parcel consists of a bituminous parking surface. This parcel contains part of the area used for off street parking for the Madiera Restaurant, which is located on Parcels 7, 8 and 9.

- **Parcel 11-** This parcel consists of a two family residential unit and an associated bituminous parking surface. However, the off street parking located on this parcel is used mostly for the Madiera Restaurant located on parcels 7, 8, and 9 and the restaurant building located on parcel 12.
- **Parcel 12-** This parcel consists of a restaurant type building, a shed and an associated bituminous parking surface. This off street parking is used for this restaurant.



Figure 1- Aerial Map

The existing off street parking for the site includes 96 striped parking spaces that primarily service the Medeira Restaurant with approximately 31 on street parking spaces

along the properties frontage on the City streets. The total minimum existing parking spaces around the property are 127.

### 3 PROPOSED DEVELOPMENT OF LAND

#### 3.1 General

The proposed improvements to the site will include an administrative subdivision in order to better meet zoning criteria, associated parking improvements and traffic circulations improvements. The existing eleven lots will be modified so that a total of six lots will remain. The proposed improvements are defined as a land development project by the City of East Providence. In addition to these improvements, an existing two family residential structure, currently located on parcel 11, will be relocated to parcel 2 (noted as Lot 5 on the Site Plan). This will allow for additional parking in the area of Lot 6 which is proposed to be a new sports bar type restaurant.

The proposed layout has been prepared in accordance with the East Providence Zoning Ordinance to provide a best fit to the existing conditions. Parking has been designed to improve traffic circulation within the property and conform as close as possible to the City's parking requirements. Proper and adequate signage and lighting have been provided to direct traffic and to avoid adverse impacts to adjoining properties. Landscape plans and details have been developed to ensure that the proposed improvements to this property have little to no effect on the surrounding properties and are in fact an improvement to the existing conditions.

#### 3.2 Parking Requirements

The difference in use within the lots themselves will require different amounts of parking spaces. The total amount of parking spaces required by the East Providence Zoning Regulations Section 19-284 based on the multi-uses is 169 spaces for all lots. The off street parking provided by the proposed improvements is 133 spaces. The on street parking that falls directly adjacent to the site is at a minimum 33 spaces. The total amount of parking spaces available for use including both the on-street and off-street parking is 166 spaces. The following is a summary of the off street parking space Zoning requirement calculations:

- **Lot 1- Proposed Two Family Residential- 41-43 Oakley Street**
  - Per Section 19-284 of the East Providence Zoning Regulations- two (2) spaces per one (1) dwelling unit.
  - Four (4) spaces required
  - Four (4) spaces provided
- **Lot 2- Single Family Residential/ Office Use- 272 Warren Avenue**
  - Per Section 19-284 of the East Providence Zoning Regulations- two (2) spaces per one (1) dwelling unit and one (1) space per two hundred square feet of gross floor area
  - $2 + \left( \frac{900 \text{ ft}^2 \text{ gross floor area}}{200 \text{ ft}^2} \right) = 6.5 \text{ spaces required}$
  - Four (4) spaces provided not including the driveway to Warren Ave.

- **Lot 3- Office Use- 278 Warren Avenue**
  - This building also incorporates 928 square feet of commercial storage.
  - Per Section 19-284 of the East Providence Zoning Regulations- one (1) space per two hundred square feet of gross office floor area
  - $(\frac{2600 \text{ ft}^2 \text{ gross office floor area}}{200 \text{ ft}^2}) = 13 \text{ spaces required}$
  - Twelve (12) spaces provided
- **Lot 4- Restaurant Use- 288 Warren Avenue**
  - Per Section 19-284 of the East Providence Zoning Regulations- one (1) space required for every three (3) seats and one additional space for every two (2) employees
  - $(\frac{305 \text{ seats}}{3}) + (\frac{16 \text{ employees}}{2}) = 110 \text{ spaces required}$
  - Eighty-eight (88) spaces provided not including the two (2) parking spaces off Warren Ave.
- **Lot 5- Two Family Residential- 79 Oakley Street**
  - Per Section 19-284 of the East Providence Zoning Regulations- two (2) spaces per one (1) dwelling unit.
  - Four (4) spaces required
  - Four (4) spaces provided
- **Lot 6 – Sports Bar Type Restaurant- 308 Warren Avenue**
  - Per Section 19-284 of the East Providence Zoning Regulations- one (1) space required for every three (3) seats and one additional space for every two (2) employees
  - $(\frac{83 \text{ seats}}{3}) + (\frac{8 \text{ employees}}{2}) = 31.67 \text{ spaces (32 spaces) required}$
  - Twenty-one (21) spaces provided

The proposed parking lot layout has been designed to provide ample space for parking within the property and take advantage of surrounding on street parking. (See Site Plan – Appendix A) By the Zoning requirements the parking for these lots is deficient by 36 parking spaces with the largest difference on Lot 4 of 22 spaces. This deficiency is the driving force for this further parking analysis.

Another important aspect about the proposed design is its adherence to the City's dimensional regulation for parking spaces at 9' x 20'. This parking space size required is larger than the industry standard of a suburban parking space at 9' x 18' and an urban parking space at 8.5' x 18'. The City's required parking space size is more suited to a suburban mall complex than a restaurant facility that does not have shopping carts on site. If we look at the square footage (sf) required for the respective parking spaces, the City's requirement with a 24' aisle is 288 sf and the urban parking space size is 255 sf. In an 88 parking space lot, that would empirically amount to an additional 10 parking spaces for use.

## **4 PARKING ANALYSIS**

### **4.1 Introduction**

The objective of the following parking analysis is to evaluate the potential parking impacts associated with the opening of a new restaurant on Warren Avenue and review the parking lot capacity associated with the existing Madeira Restaurant.

The scope of work conducted for this parking assessment was to manually count the occupied parking spaces on-site during average peak restaurant operation hours to determine the existing parking capacity of the facility. These manual counts will also be utilized to analyze the proposed site parking conditions and the addition of a new restaurant on Warren Avenue. This analysis will determine if the proposed parking is adequate to handle the restaurant facilities holistically.

### **4.2 Parking Study Methodology**

The major parking generator on this site is Madiera Restaurant that operates at full capacity. The owner of the restaurant was interviewed and it was determined that parking counts taken on Fridays and Saturdays would reveal the peak usage time for the restaurant. Friday and Saturday counts would be consistent with peak usage for a facility of this type, but additional counts were performed to sample afternoons and a Thursday night as a test. Therefore, manual parking counts were conducted at the existing Madiera Restaurant on the following dates:

- Thursday, January 6, 2011 from 11:30 am to 1:30 pm
- Friday, January 7, 2011 from 11:30 am to 1:30 pm and 5:00 pm to 7:45 pm
- Saturday, January 8, 2011 from 11:30 am to 1:30 pm and 5:15 pm to 7:15 pm
  
- Thursday, February 17, 2011 from 5:30 pm to 7:15 pm
- Friday, February 18, 2011 from 5:30 pm to 8:30 pm
- Saturday, February 19, 2011 from 5:30 pm to 8:45 pm
  
- Friday, March 4, 2011 from 6:15 pm to 8:00 pm
- Saturday, March 5, 2011 from 6:30 pm to 8:15 pm

The ending time for each count varied because the counter was instructed to terminate the count once the parking occupancy started to significantly decrease from the peak. The forms showing the counts for each time interval on the above listed dates are in Appendix B for reference.

These actual parking counts of the existing facility were tabulated in the tables to follow for use in the parking analysis.

#### 4.3 Existing Parking Conditions

As mentioned previously, the site abuts Warren Avenue, South Sharon Street, and Oakley Street. The main parking/traffic generator for the site is Madiera Restaurant. Currently, the parking for the existing buildings through the six (6) lots is not well defined except in the area of Madiera Restaurant which is on Lot 4. The restaurant area has defined parking spaces at the entrance from Warren Avenue and behind the restaurant which total 96 spaces. The rest of the buildings, which contain residential and office space, and one for the proposed restaurant, do not have defined parking spaces or travel ways. There is substantial on-street parking along the properties frontage with the mentioned roadways, but these will not be taken into consideration in this analysis.

The existing parking counts for the restaurant facility in full operation are tabulated in the following tables:

**Table 1 – Existing Off-Street Parking Counts (Afternoon Operation)**

Time (AM/PM)	DATES			Total
	1/6/2011	1/7/2011	1/8/2011	
11:30:00 AM	4	4	6	14
11:45:00 AM	6	8	6	20
12:00:00 PM	8	9	10	27
12:15:00 PM	11	11	12	34
12:30:00 PM	14	11	12	37
12:45:00 PM	16	15	16	47
1:00:00 PM	14	17	16	47
1:15:00 PM	15	19	13	47
1:30:00 PM	14	17	11	42

AVERAGE AFTERNOON Peak Time: 1:15 pm @ 19 SPACES

**Table 2 - Existing Off Street Parking Counts (Evening Operation)**

**Madiera Restaurant Off-Street Parking Counts  
(EVENING OPERATION)**

Time (PM)	1/7/2011	1/8/2011	2/17/2011	2/18/2011	2/19/2011	3/4/2011	3/5/2011	Total
		Sat.			Sat.		Sat.	
5:00:00 PM	18							18
5:15:00 PM	25	28						53
5:30:00 PM	27	34	22	28	30			141
5:45:00 PM	27	35	16	33	31			142
6:00:00 PM	29	38	21	38	38			164
6:15:00 PM	38	43		40	45	27		193
6:30:00 PM	49	54	24	42	59	34	69	331
6:45:00 PM	59	61	22	54	67	33	75	371
7:00:00 PM	72	66	20	56	71	39	77	401
7:15:00 AM	64	68	16	55	69	37	75	384
7:30:00 PM	57	62		58	69	38	65	349
7:45:00 PM		56		55	70	37	63	281
8:00:00 PM				58	71	39	62	230
8:15:00 AM				54	73		54	181
8:30:00 PM				51	77			128
8:45:00 PM					71			71

AVERAGE EVENING Peak Time: 7:00 pm @ 77 SPACES

#### **4.4 Proposed Parking Conditions**

##### **4.4.1 Parking Layout**

Under proposed conditions, the parking layout incorporates striping including pavement arrows, curbing, signage and landscaped islands to clearly define the parking spaces and aisle areas. Please refer to Appendix A.

Entrance and exit points have been modified to incorporate parking into each proposed lot and their land use. Madiera Restaurant will have a one-way entrance on Warren Avenue that leads to the major parking area behind the building and provide an entrance/exit on Oakley Street. Parking directly on Lot 4 is 88 spaces, but is connected to Lot 3 which has 11 spaces for a total of 99.

The residential and office buildings on Lots 1 and 2 will have delineated parking from points on South Sharon Street. Also, Lot 2 will have a driveway on Warren Avenue. The office building on Lot 3 will have an entrance/exit point from Oakley Street and 11 defined spaces behind the building. This parking will connect with the parking for Madiera Restaurant for shared parking due to the off peak times of operations between the two uses.

The relocated residential dwelling on Lot 5 will have its driveway off of Oakley Street and provide parking at the rear of the building. This driveway will not be connected to the Madiera Restaurant or the proposed restaurant.

The proposed restaurant on Lot 6 will have a one-way driveway with the entrance and exit onto Warren Avenue. Parking will be striped around the building and landscaping along with curbing will keep this parking area is separated from the Madiera Restaurant and the residential dwelling. The proposed parking space for this Lot is 21.

##### **4.4.2 Parking Analysis of Proposed Site**

The analysis to be performed will utilize the actual parking counts from the field of the existing restaurant operation and compare it to the proposed site design of the parking. The parking counts were generated during the months of January, February and March on good weather days to provide for an average peak parking occupancy for analysis use. The method of taking actual parking counts on an existing operation is the most accurate way, beyond Zoning Regulations or other studies based on similar types of operations, to determine its needs for spaces.

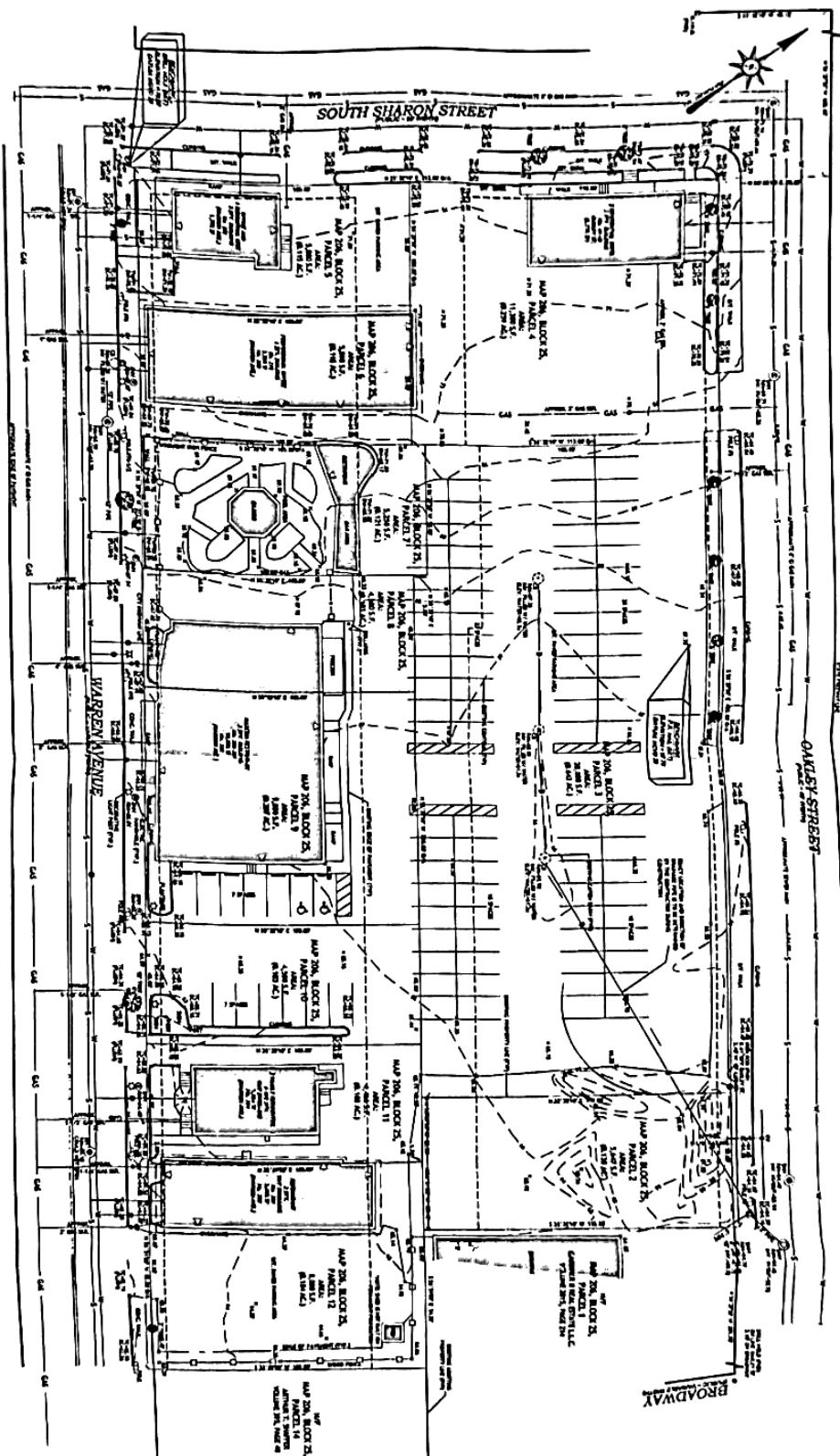
As can be seen in Tables 1 and 2, the average peak operation of the restaurant is on Saturday evenings between 7:00 and 8:30 pm with 77 spaces occupied. The study did test other time periods such as the lunch time afternoon operation hours, but that is shown to have a peak of not more than 19 occupied spaces and the Thursday evening peak did not show more than 24 spaces occupied. Thus the concentration on the Friday and Saturday counts to determine the average peak occupancy. It should be noted that on Saturday, February 19, two peaks actually appear but the average peak occupancy did not



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	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993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**PLAN REFERENCE:**  
THIS EXISTING CONDITIONS PLAN REFERENCES THE PLAN CALLED "BOUNDARY  
TOPOGRAPHIC SURVEY PLAN PROVIDED TO CASALI & DIAMCO ENGINEERING,  
INC. BY WATERMAN ENGINEERING CO. DATED 1-3-07."

SCALE FEET  
0 10 20  
1 INCH = 20 FT

**VETERANS MEMORIAL EXPRESSWAY - I-195**  
off the I-75/275/85/95 interchange

**MADEIRA RESTAURANT**  
WARREN AVE, S SHARON ST, OAKLEY ST.  
EAST PROVIDENCE, RHODE ISLAND  
MAP 206, BLOCK 25, PARCLES 2-12

**DET**  
D'AMICO ENGINEERING TECHNOLOGY, Inc.  
Civil • Transportation • Land Use  
1824 Monard Spring Ave., North Providence, RI 02904  
(401) 632-1430 (401) 391-0201 fax (401) 632-1430  
[www.damico.com](http://www.damico.com)

### EXISTING CONDITIONS

**PRELIMINARY, NOT FOR  
CONSTRUCTION**

**ENCROACHMENT NOTE:**  
PROPERTY LINES ARE TO BE ADJUSTED TO BE GUARANTEED TO ACCOMMODATE EXISTING BUILDING FOOTPRINTS

NO.	DESCRIPTION	DATE	BY	FOR
1	ENCROACHMENT	10/17/17	DETEC	DETEC
2	ENCROACHMENT	10/17/17	DETEC	DETEC
3	ENCROACHMENT	10/17/17	DETEC	DETEC
4	ENCROACHMENT	10/17/17	DETEC	DETEC
5	ENCROACHMENT	10/17/17	DETEC	DETEC
6	ENCROACHMENT	10/17/17	DETEC	DETEC
7	ENCROACHMENT	10/17/17	DETEC	DETEC
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11	ENCROACHMENT	10/17/17	DETEC	DETEC
12	ENCROACHMENT	10/17/17	DETEC	DETEC
13	ENCROACHMENT	10/17/17	DETEC	DETEC
14	ENCROACHMENT	10/17/17	DETEC	DETEC
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99	ENCROACHMENT	10/17/17	DETEC	DETEC
100	ENCROACHMENT	10/17/17	DETEC	DETEC

VETERANS MEMORIAL EXPRESSWAY - I-195

OAKLEY STREET

SOUTH SHARON STREET

WARREN AVENUE

1.00 HENRY CERRY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS OF THE EAST PROVIDENCE LAND DEVELOPMENT AND SUBDIVISION REVIEW REGULATIONS AND IS NOW ELIGIBLE FOR RECORDING.

1.00 HENRY CERRY THAT THE LOTS SHOWN ON SUBDIVISION PLAT MEET THE SCHEDULE OF AREA AND OTHER DIMENSIONAL PROVISIONS OF CHAPTER 19 ZONING, OR THE REVISED ORDINANCES OF EAST PROVIDENCE.

1.00 HENRY CERRY THAT THIS SUBDIVISION PLAT WAS PROVIDED UNDER THE SCHEDULE OF AREA AND OTHER DIMENSIONAL PROVISIONS OF CHAPTER 19 ZONING, OR THE REVISED ORDINANCES OF EAST PROVIDENCE.

WATERMAN ENGINEERING CO.  
46 SUTTON AVENUE  
EAST PROVIDENCE, RHODE ISLAND 02914  
TEL: 401-333-1111 FAX: 401-333-1112

ADMINISTRATIVE  
SUBDIVISION  
PLAN  
SHEET  
6 OF 12

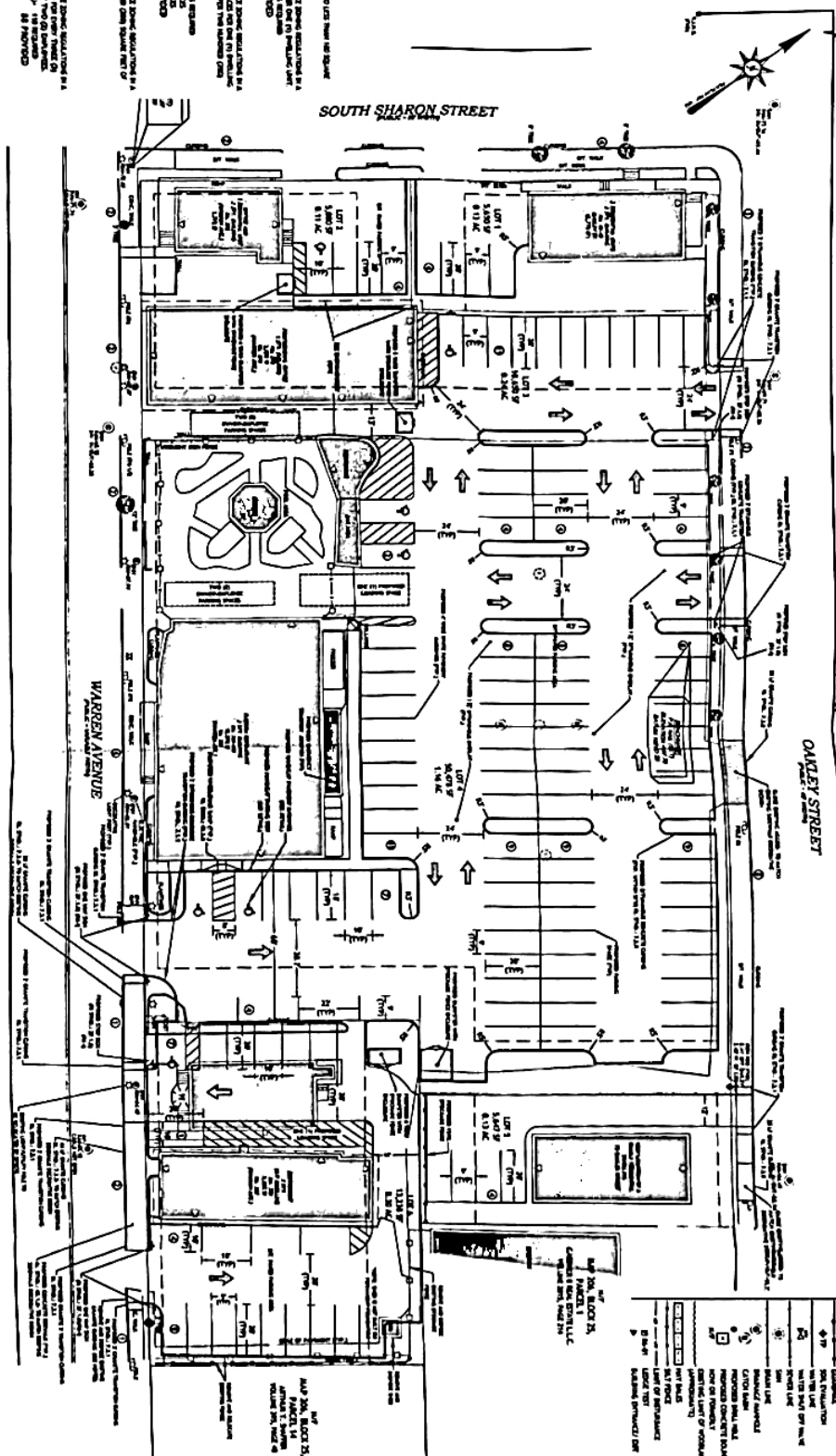
MADEIRA RESTAURANT  
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MAP 206, BLOCK 25, PARCELS 2-12

DETEC  
DYNAMIC ENGINEERING TECHNOLOGY, Inc.  
One Transportation Land Use  
1014 Walnut Spring Ave., North Providence, RI 02909  
TEL: 401-333-1111 FAX: 401-333-1112

	1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		17		18		19		20		21		22		23		24		25		26		27		28		29		30		31		32		33		34		35		36		37		38		39		40		41		42		43		44		45		46		47		48		49		50		51		52		53		54		55		56		57		58		59		60		61		62		63		64		65		66		67		68		69		70		71		72		73		74		75		76		77		78		79		80		81		82		83		84		85		86		87		88		89		90		91		92		93		94		95		96		97		98		99		100	
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**ENCROACHMENT NOTE:**  
PROPERTY LINES ARE TO BE SHOWN ON EASEMENTS TO BE GRANTED  
TO ACCOMMODATE EXISTING BUILDING LOCATIONS

**NOTES:**  
ALL CLIMATE CLUBS REPORTED FROM FY16 TO BE BYPRODUCTS OF ACCORDANCES WITH ALL STATE AND LOCAL REGULATIONS. THE CONTRACTORS WILL BE RESPONSIBLE FOR OBTAINING THE LATEST PROVIDED DRAW WITH REVISIONS TO REMOVAL, DISPOSAL, RE-USE, AND/OR STOCKPILE OF CLIMATE CLUBS.

[illegible]

SCALE (FEET)  
0 10 20  
1 inch = 20 ft

**MADEIRA RESTAURANT**  
WARREN AVE, S SHARON ST, OAKLEY ST.  
EAST PROVIDENCE, RHODE ISLAND  
MAP 206, BLOCK 25, PARCLES 2-12

**DETEC**  
D'AMICO ENGINEERING TECHNOLOGY, Inc.  
Civil Transportation Land Use  
1834 Mount Spring Ave., North Providence, RI 02904  
(401) 437-1470

## SITE PLAN

7 OF 12

REVISIONS	DATE	DESCRIPTION
1	1-24	REVISIONS
2	1-24	ADDITIONAL L&S
3	1-24	ADDITIONAL L&S
4	1-24	ADDITIONAL L&S
5	1-24	ADDITIONAL L&S
6	1-24	ADDITIONAL L&S
7	1-24	ADDITIONAL L&S
8	1-24	ADDITIONAL L&S
9	1-24	ADDITIONAL L&S
10	1-24	ADDITIONAL L&S
11	1-24	ADDITIONAL L&S
12	1-24	ADDITIONAL L&S
13	1-24	ADDITIONAL L&S
14	1-24	ADDITIONAL L&S
15	1-24	ADDITIONAL L&S
16	1-24	ADDITIONAL L&S
17	1-24	ADDITIONAL L&S
18	1-24	ADDITIONAL L&S
19	1-24	ADDITIONAL L&S
20	1-24	ADDITIONAL L&S
21	1-24	ADDITIONAL L&S
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94	1-24	ADDITIONAL L&S
95	1-24	ADDITIONAL L&S
96	1-24	ADDITIONAL L&S
97	1-24	ADDITIONAL L&S
98	1-24	ADDITIONAL L&S
99	1-24	ADDITIONAL L&S
100	1-24	ADDITIONAL L&S