

**NOTES:**

- PROPERTY LINES AND LOCATION OF EXISTING FEATURES ARE APPROXIMATE. THIS PLAN DOES NOT REPRESENT A CLASS I BOUNDARY SURVEY. THIS PLAN REPRESENTS A COMPILATION SURVEY PLAN.
- THIS PLAN IS BASED ON INFORMATION DEPICTED IN THE PLAN TITLED "ALTA/ACSM LAND TITLE SURVEY, MOTIVA ENTERPRISES LLC, 866 TIOGUE AVENUE, LOT 207 ASSESSOR'S PLAT NO. 29, TOWN OF COVENTRY, KENT COUNTY, RHODE ISLAND" BY CONTROL POINT ASSOCIATES, INC. DATED JULY 31, 2007
- THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE SUFFICIENT PARKING SPACES CAN BE PROVIDED ON SITE FOR THE PROPOSED BUILDING CHANGE OF USE.
- LOCUS KNOWN AS LOT 207, ASSESSOR'S PLAT NO. 29, AS SHOWN ON THE TAX ASSESSOR'S PLAT OF THE TOWN OF COVENTRY, KENT COUNTY RHODE ISLAND
- LOT AREA = 15,014 SQUARE-FEET OR 0.345 ACRES
- THE LOCATION OF ALL UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILIT LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPERTY UTILITY COMPANIES. CROSSMAN ENGINEERING DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- AS A CONDITION OF APPROVAL, THE APPLICANT HAS 1-YEAR FROM THE DATE OF DEVELOPMENT PLAN REVIEW APPROVAL TO SUBMIT A PHYSICAL ALTERATION PERMIT (PAP) APPLICATION TO THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION TO PERMANENTLY CLOSE THE EXISTING DRIVEWAY AND CURB-CUT ACCESS TO TIOGUE AVENUE NEAREST THE EXISTING TRAFFIC SIGNAL.

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	EASEMENT	
	CURB	
	UTILITY POLE	
	GUY WIRE	
	LIGHT POLE	
	DRAIN LINE	
	SANITARY SEWER	
	FORCE MAIN	
	GAS LINE	
	WATER LINE	
	UNDERGROUND ELECTRIC	
	OVERHEAD WIRES	
	DRAINAGE MANHOLE	
	CATCH BASIN	
	SEWER MANHOLE	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	HYDRANT	
	CURB STOP	
	WATER GATE	
	GAS GATE	
	CLEAN-OUT TO GRADE	
	DOWNSPOUT	
	BOLLARD	
	CONTOURS	
	SPOT GRADES	
	CHAIN LINK FENCE	
	STOCKADE FENCE	
	TREE	
	TREELINE	
	BUILDING	
	PAVEMENT MARKINGS	
	PERMEABLE PATIO	

ZONING REQUIREMENTS: GENERAL BUSINESS (ZONE GB), HOPKINS HILL FIRE DISTRICT			
PROPOSED USE: RESTAURANT (PERMITTED USE)			
LOT REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 SF	±15,014 SF (0.345 AC)	±15,014 SF (0.345 AC)
MINIMUM LOT FRONTAGE	125'	143.4'	143.4'
YARD DIMENSIONS			
FRONT YARD SETBACK	10'	69.2'	69.2'
CORNER SIDE SETBACK	10'	22.2'	22.2'
SIDE YARD SETBACK	10'	22.6'	22.6'
REAR YARD SETBACK	30'	8.7'	8.7'
MAXIMUM BUILDING HEIGHT PRINCIPAL	35'	<35'	<35'
MAXIMUM LOT COVERAGE	60%	100%	±93%
INTERIOR LANDSCAPING	5%	0%	0%
PERIMETER BUFFER REQUIREMENTS			
MINIMUM DISTANCE OF PRINCIPAL STRUCTURE FROM RESIDENTIAL ZONE	40'	±100'	±100'

**PARKING REQUIREMENTS:**

RESTAURANT USE: ONE SPACE PER 3 SEATS PLUS 1 SPACE PER 2 EMPLOYEES AT GREATEST SHIFT

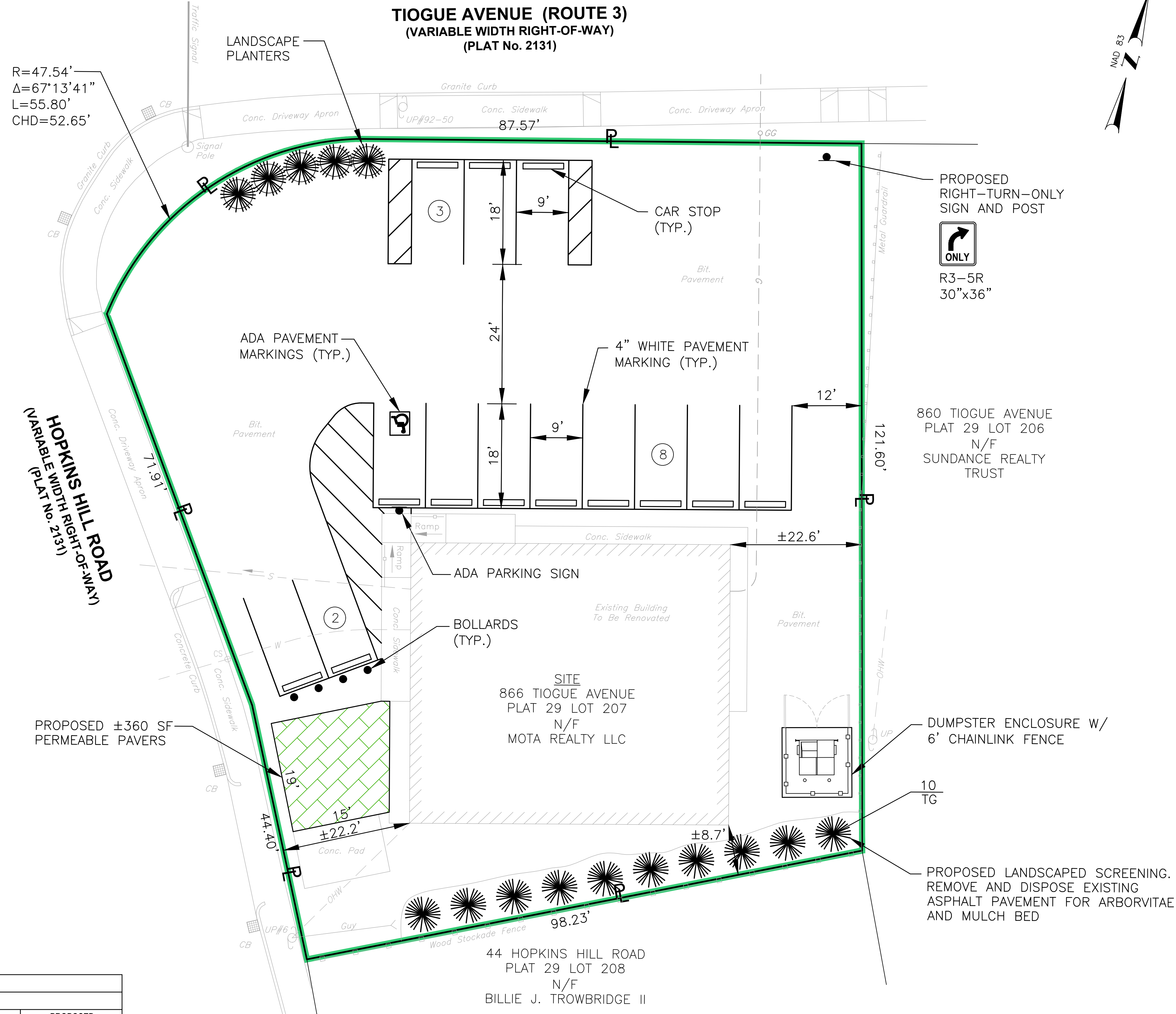
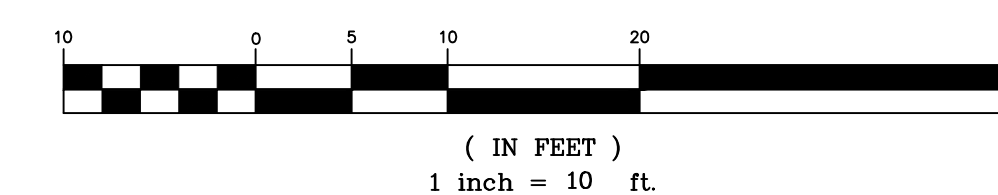
= (20 SEATS/3) + (5 EMPLOYEES/2)  
= 9.2 (10) SPACES REQUIRED

PARKING SPACES REQUIRED = 10 SPACES  
PARKING SPACES PROVIDED = 13 SPACES

**PLANTING SCHEDULE**

TREES			
Key	Botanical Name Common Name	Remarks	Size
TG	Thuja plicata 'Green Giant' Green Giant Arborvitae	6 - 8' ht.	B & B

**GRAPHIC SCALE**



**Crossman Engineering**

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STEVEN M. CABRAL  
 No. 4847  
 REGISTERED PROFESSIONAL ENGINEER  
 3-8-25

APPROVED BY THE ADMINISTRATIVE OFFICER:  
 DATE:  
 ADMINISTRATIVE OFFICER:

PROJECT TITLE:  
**BAJAS FRESH GRILL V, LLC**  
 866 TIOGUE AVENUE  
 COVENTRY, RI 02816  
 PLAT 0029, LOT 207.00

APPLICANT:  
**JOHN FIELDS**  
 20 PINE HILL ROAD  
 JOHNSTON, RI 02919  
 JOHNFINRI@GMAIL.COM

OWNER:  
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 100 JEFFERSON BOULEVARD, SUITE 200  
 WARWICK, RI 02888  
 CHRIS.CABRAL@CROSSMANENG.COM

DRAWING TITLE:  
**RECORD PLAN**

DATE: FEBRUARY 3, 2025  
 SCALE: 1"=10'  
 DWG. NAME: 2934-SITE-R1.dwg

REVISIONS	NUMBER	REMARKS	DATE
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DRAWING NUMBER  
**C1**  
 SHEET: 1 OF 1