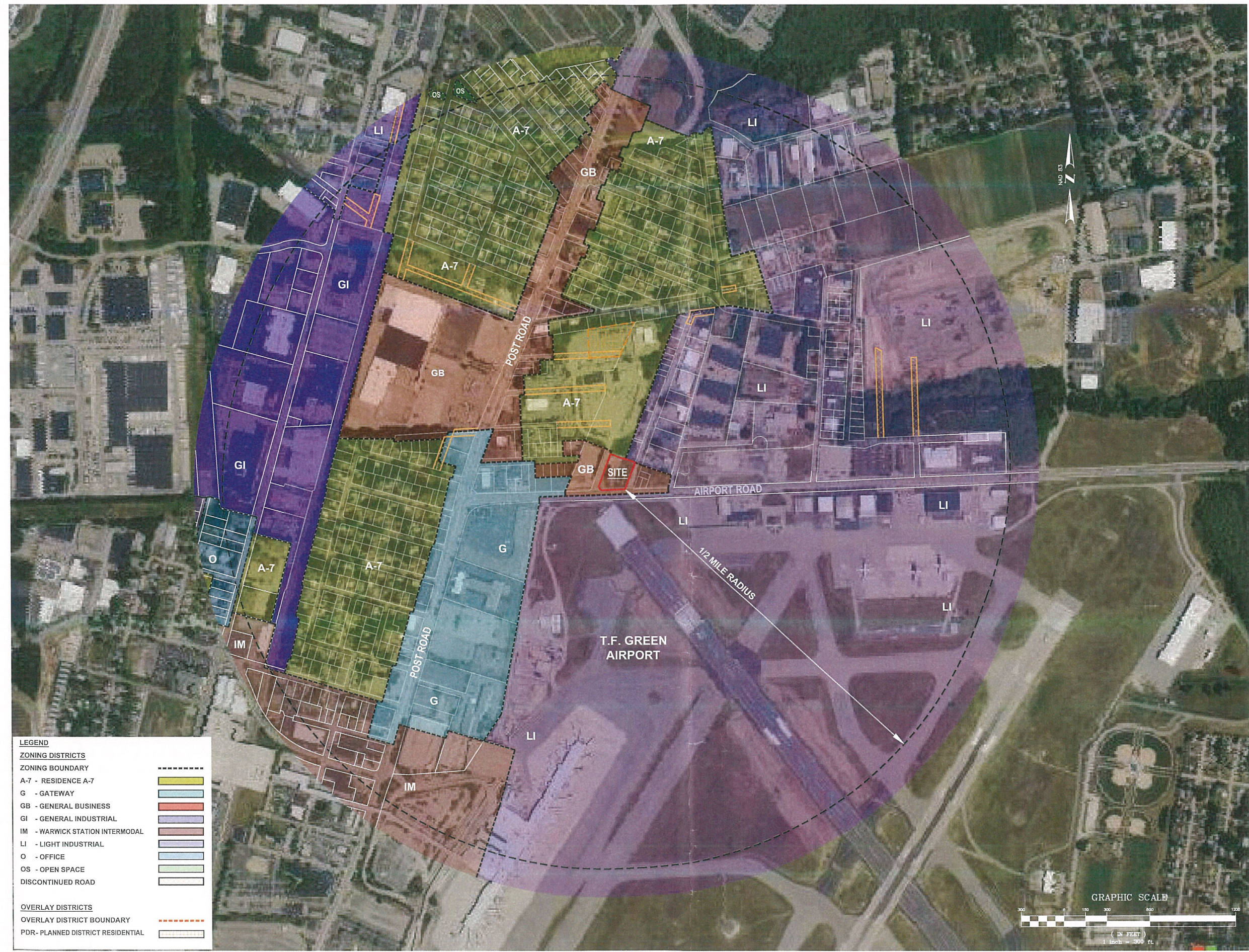




Crossman Engineering

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KEY PLAN

PROJECT TITLE:

PROPOSED PROFESSIONAL AUTO DETAILING CENTER
 PLAT MAP 311 LOTS 30-34 and 198
 ZONING DISTRICT: GB
 GENERAL BUSINESS DISTRICT
 699 AIRPORT ROAD
 WARWICK, RHODE ISLAND

PREPARED FOR:

PROFESSIONAL AUTO DETAILING CENTER, INC.
 150 WOOD ROAD, SUITE 402
 BRAINTREE, MA 02184

DRAWING TITLE:

VICINITY MAP

DATE: DECEMBER 2023 **SCALE:** 1"=300'

DWG. NAME: 2819-C01-VICINITY.dwg

REVISIONS

| NUMBER | REMARKS | DATE |
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DRAWING NUMBER

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SHEET: 2 OF 7

LEGEND

ZONING DISTRICTS

ZONING BOUNDARY: - - - - -

A-7 - RESIDENCE A-7: Yellow box

G - GATEWAY: Light blue box

GB - GENERAL BUSINESS: Red box

GI - GENERAL INDUSTRIAL: Purple box

IM - WARWICK STATION INTERMODAL: Brown box

LI - LIGHT INDUSTRIAL: Dark purple box

O - OFFICE: Light blue box

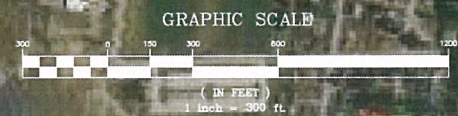
OS - OPEN SPACE: Green box

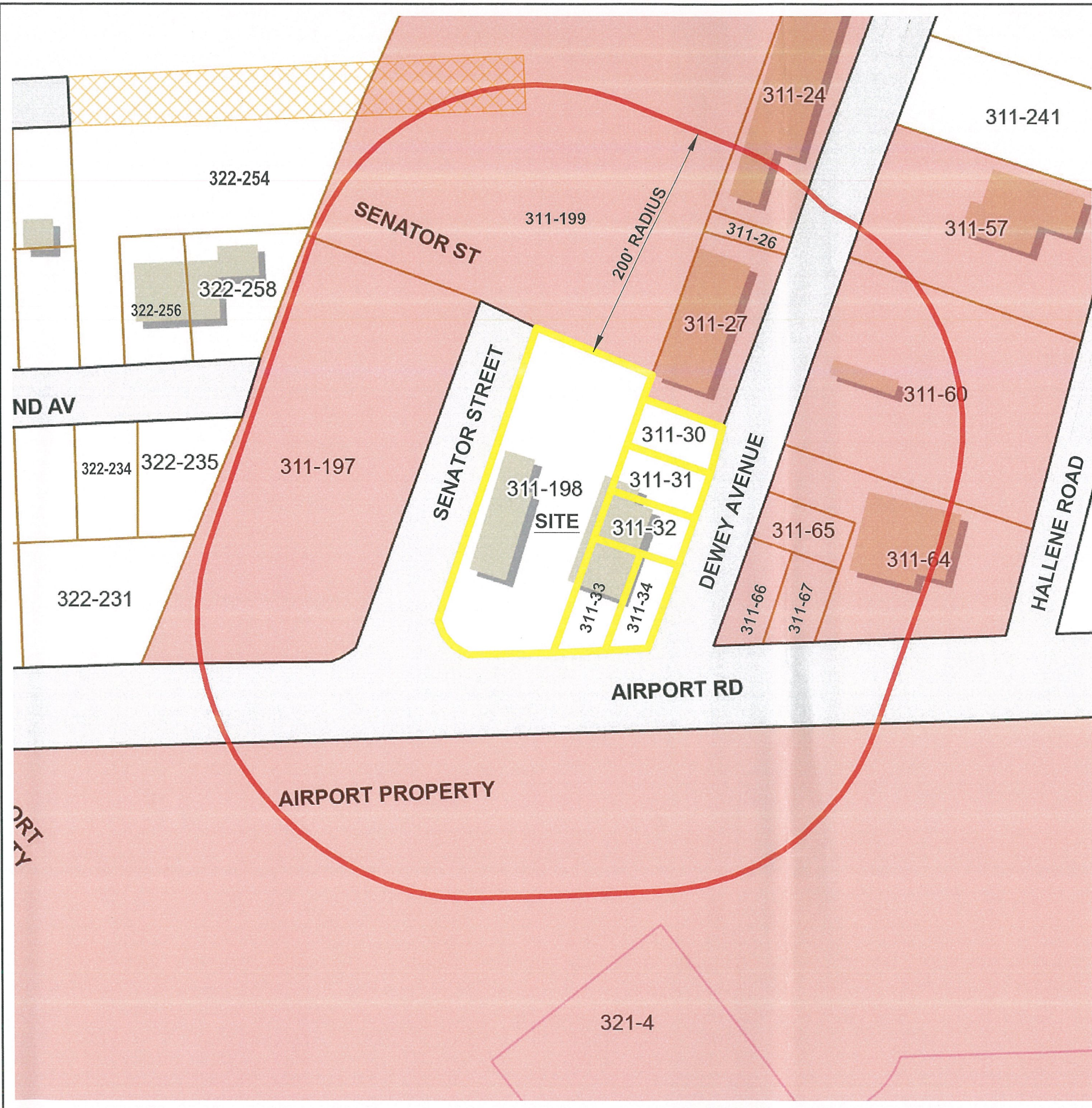
DISCONTINUED ROAD: Dashed line

OVERLAY DISTRICTS

OVERLAY DISTRICT BOUNDARY: - - - - -

PDR- PLANNED DISTRICT RESIDENTIAL: Dotted line





ABUTTERS WITHIN 200' OF PROPERTY

- PARCEL ID: 311-0024
DAMDON REALTY, LLC
87 DEWEY AVENUE
WARWICK, RI 02886
- PARCEL ID: 311-0026
PARCEL ID: 311-0027
VISION ENTERPRISES, LLC
125 DEWEY AVENUE
WARWICK, RI 02886
- PARCEL ID: 311-0057
HALLENE ROAD, LLC
221 HALLENE ROAD
WARWICK, RI 02886
- PARCEL ID: 311-0060
DEWEY AVENUE, LLC
400 SOUTH COUNTY TRL #A-207
EXETER, RI 02822-3540
- PARCEL ID: 311-0064
CONCORD REALTY CORP
C/O VAC TRUST/CIANCI
1865 POST ROAD, STE 206
WARWICK, RI 02886
- PARCEL ID: 311-0065
PARCEL ID: 311-0066
PARCEL ID: 311-0067
GERALDINE DAVIS AND
DOROTHY LOUISE SARACENO
91 DIXIE AVENUE
WARWICK, RI 02889
- PARCEL ID: 311-0197
RHODE ISLAND AIRPORT CORPORATION
2000 POST RD
WARWICK, RI 02886
- PARCEL ID: 311-0199
STATE OF R I & PROV PLANTATIONS
DEPT OF TRANSPORTATION RELOCATION
STATE OFFICE BUILDING
PROVIDENCE, RI 02903
- PARCEL ID: 311-0199-0001
AVIS RENT A CAR SYSTEM INC.
ATTN: ARC DEPT 6 SYLVAN WAY
PARSIPPANY, NJ 07054
- PARCEL ID: 311-0199-0002
HERTZ CORPORATION
8501 WILLIAMS ROAD
ESTERO, FL 33928-3325
- PARCEL ID: 311-0199-0003
BUDGET RENT-A-CAR SYSTEM INC
REAL ESTATE TAX DEPARTMENT
6 SYLVAN WAY
PARSIPPANY, NJ 07054-3826
- PARCEL ID: 311-0001
STATE OF R. I. & PROV PLANTATIONS
DIV OF AERONAUTICS
T.F. GREEN AIRPORT
WARWICK, RI 02886
- PARCEL ID: 321-0004
STATE OF R. I. & PROV PLANTATIONS
T. F. GREEN AIRPORT
2000 POST ROAD
WARWICK, RI 02886
- PARCEL ID: 321-0004-0001
RHODE ISLAND AIRPORT CORP
2000 POST ROAD
WARWICK, RI 02886
- PARCEL ID: 321-0004-0002
TEXTRON INC
PO BOX 77865
FORT WORTH, TX 76177-0865
- PARCEL ID: 321-0004-0003
STATE OF R. I. & PROV PLANTATIONS
AIR CARGO FACILITIES
T. F. GREEN AIRPORT
WARWICK, RI 02886
- PARCEL ID: 321-0004-0005
THUNDERBOLT AVIATION SERVICES INC
ATTN: LEE LAPLERRE
ONE CVS DRIVE
WOONSOCKET, RI 02895
- PARCEL ID: 321-0004-0006
PARCEL ID: 321-0004-0009
TEXTRON INC.
PO BOX 77865
FT WORTH, TX 76177-0865
- PARCEL ID: 321-0004-0007
RHODE ISLAND AIRPORT CORP.
2000 POST ROAD 7
EAST GREENWICH, RI 02818
- PARCEL ID: 321-0004-0008
RHODE ISLAND AIRPORT CORP.
2000 POST ROAD 8
EAST GREENWICH, RI 02818
- PARCEL ID: 321-0004-0011
NORTHSTAR AVIATION INC
544 AIRPORT ROAD
WARWICK, RI 02886
- PARCEL ID: 321-0004-0012
FUND MANAGEMENT INC ATTN:
ROMAN A BEIGER ESQ
C/O PROVIDENCE EQUITY PARTNERS
50 KENNEDY PLAZA 18TH FLOOR
PROVIDENCE, RI 02903
- PARCEL ID: 321-0004-0014
FEDERAL AVIATION ADMINISTRATION
T. F. GREEN AIRPORT
2000 POST ROAD
WARWICK, RI 02886
- PARCEL ID: 322-0231
PARCEL ID: 322-0235
R. I. AIRPORT CORP
C/O T. F. GREEN AIRPORT
2000 POST ROAD
WARWICK, RI 02886
- PARCEL ID: 322-0258
R&D HOLDINGS, LLC
11 ROSELAND AVE
WARWICK, RI 02888
- PARCEL ID: 322-0254
STATE OF R. I. & PROV PLANTATIONS
DOT REAL ESTATE
RI STATE OFFICE BLDG
TWO CAPITOL HILL
PROVIDENCE, RI 02903

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KEY PLAN

PROJECT TITLE:
PROPOSED PROFESSIONAL AUTO DETAILING CENTER
PLAT MAP 311 LOTS 30-34 and 198
ZONING DISTRICT: GB
GENERAL BUSINESS DISTRICT
699 AIRPORT ROAD
WARWICK, RHODE ISLAND

PREPARED FOR:
PROFESSIONAL AUTO DETAILING CENTER, INC.
150 WOOD ROAD, SUITE 402
BRAintree, MA 02184

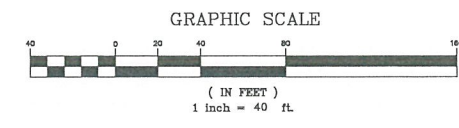
DRAWING TITLE:
RADIUS MAP

DATE: DECEMBER 2023
SCALE: 1"=50'
DWG. NAME: 2819-C02-RADIUS.dwg

REVISIONS

| NUMBER | REMARKS | DATE |
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DRAWING NUMBER:
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SHEET: 3 OF 7





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KEY PLAN

PROJECT TITLE:

PROPOSED PROFESSIONAL AUTO DETAILING CENTER
 PLAT MAP 311 LOTS 30-34 and 198
 ZONING DISTRICT: GB
 GENERAL BUSINESS DISTRICT
 699 AIRPORT ROAD
 WARWICK, RHODE ISLAND

PREPARED FOR:

PROFESSIONAL AUTO DETAILING CENTER, INC.
 150 WOOD ROAD, SUITE 402
 BRAINTREE, MA 02184

DRAWING TITLE:

AERIAL MAP

DATE: DECEMBER 2023

SCALE: 1"=20'

DWG. NAME: 2819-C03-AERIAL-1.dwg

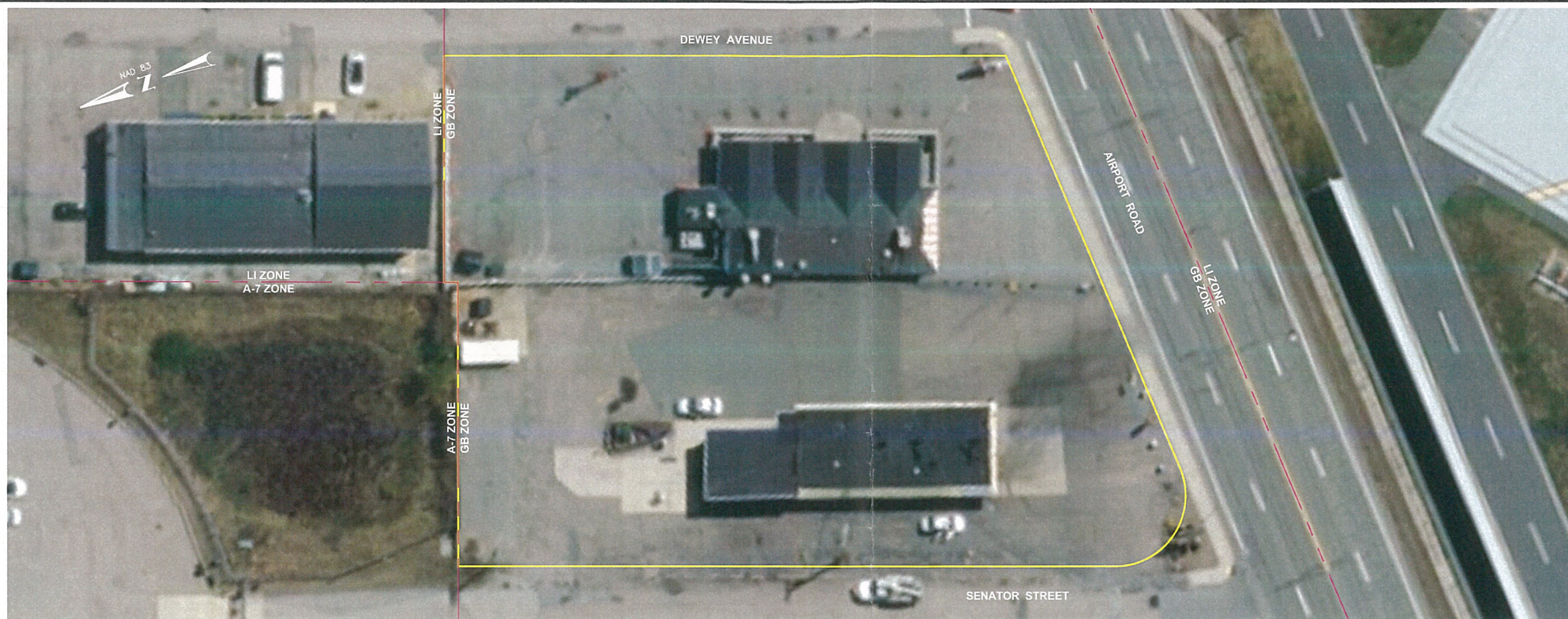
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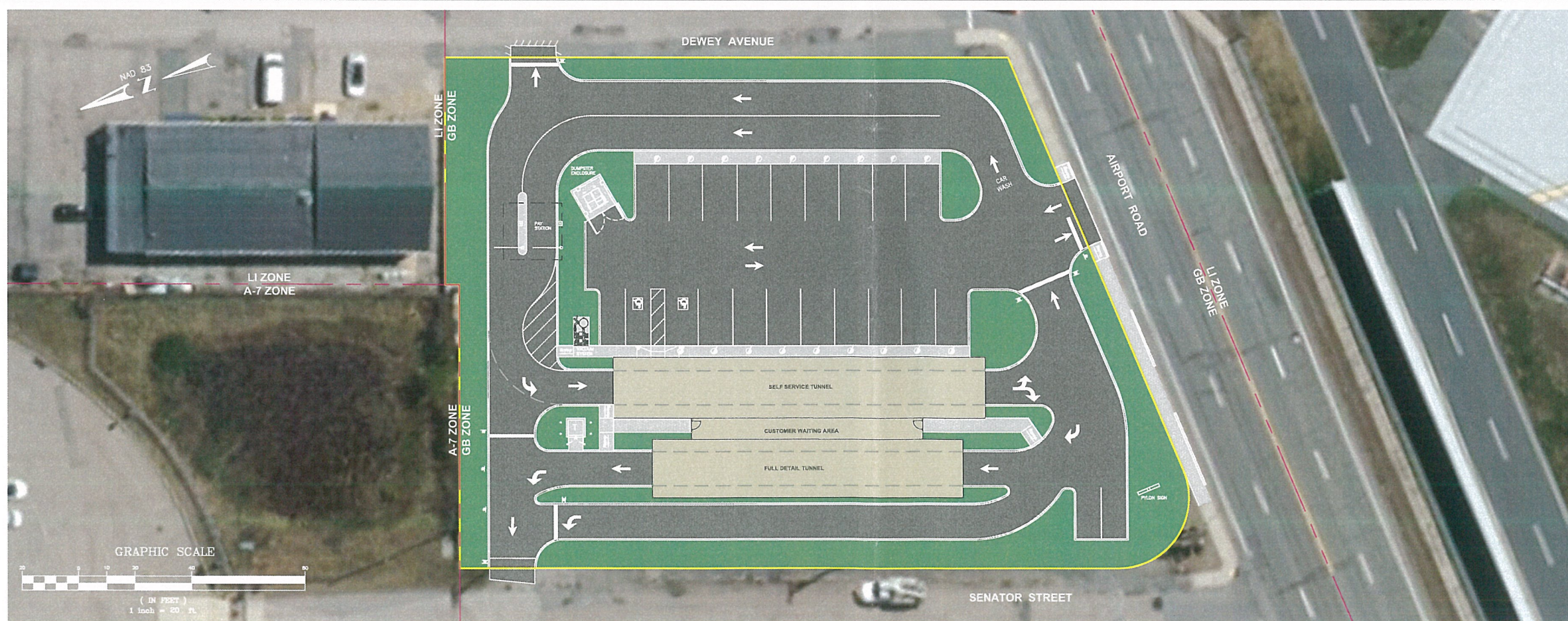
DRAWING NUMBER

C3

SHEET: 4 OF 7



EXISTING SITE



PROPOSED SITE



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KEY PLAN

PROJECT TITLE:

PROPOSED PROFESSIONAL AUTO DETAILING CENTER
PLAT MAP 311 LOTS 30-34 and 198
ZONING DISTRICT: GB
GENERAL BUSINESS DISTRICT
699 AIRPORT ROAD
WARWICK, RHODE ISLAND

PREPARED FOR:

PROFESSIONAL AUTO DETAILING CENTER, INC.
150 WOOD ROAD, SUITE 402
BRAINTREE, MA 02184

DRAWING TITLE:

EXISTING CONDITIONS PLAN

DATE: DECEMBER 2023 SCALE: 1"=10'

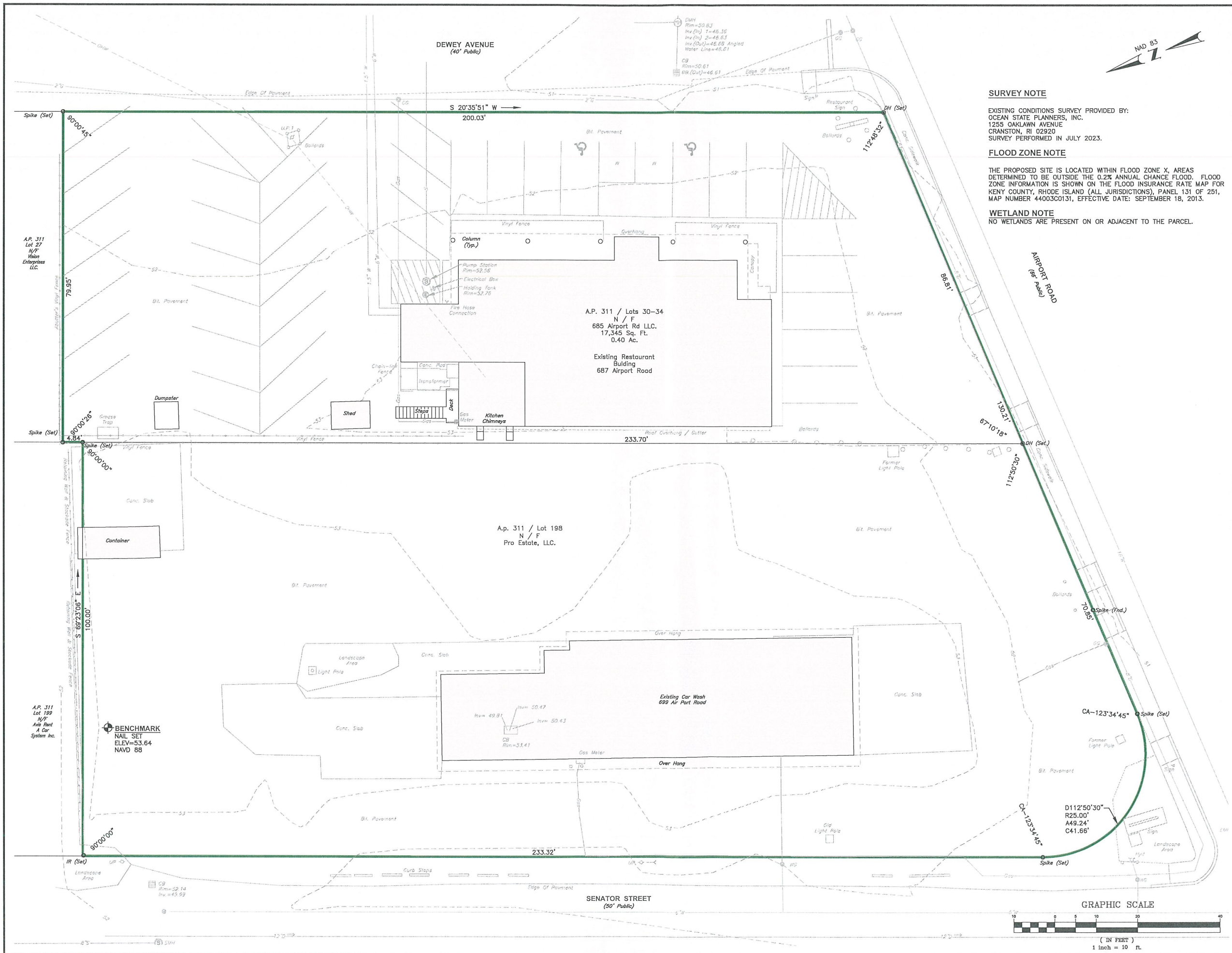
DWG. NAME: 2819-C04-EXCN.dwg

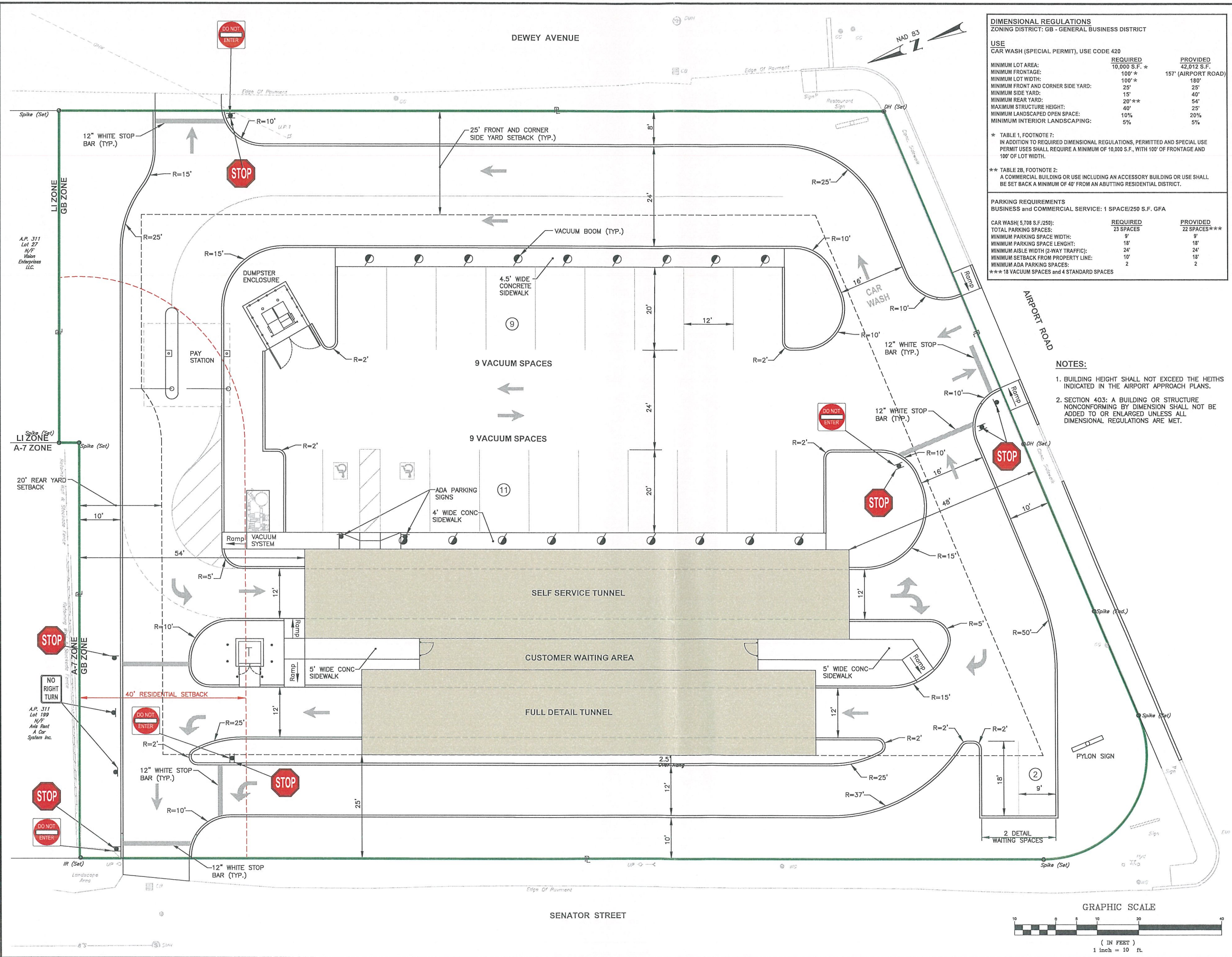
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SHEET: 5 OF 7





DIMENSIONAL REGULATIONS
ZONING DISTRICT: GB - GENERAL BUSINESS DISTRICT

USE
CAR WASH (SPECIAL PERMIT), USE CODE 420

| | REQUIRED | PROVIDED |
|-------------------------------------|---------------|---------------------|
| MINIMUM LOT AREA: | 10,000 S.F. * | 42,012 S.F. |
| MINIMUM FRONTAGE: | 100' * | 157' (AIRPORT ROAD) |
| MINIMUM LOT WIDTH: | 100' * | 150' |
| MINIMUM FRONT AND CORNER SIDE YARD: | 25' | 25' |
| MINIMUM SIDE YARD: | 15' | 40' |
| MINIMUM REAR YARD: | 20' ** | 54' |
| MAXIMUM STRUCTURE HEIGHT: | 40' | 25' |
| MINIMUM LANDSCAPED OPEN SPACE: | 10% | 20% |
| MINIMUM INTERIOR LANDSCAPING: | 5% | 5% |

* TABLE 1, FOOTNOTE 7:
IN ADDITION TO REQUIRED DIMENSIONAL REGULATIONS, PERMITTED AND SPECIAL USE PERMIT USES SHALL REQUIRE A MINIMUM OF 10,000 S.F., WITH 100' OF FRONTAGE AND 100' OF LOT WIDTH.

** TABLE 2B, FOOTNOTE 2:
A COMMERCIAL BUILDING OR USE INCLUDING AN ACCESSORY BUILDING OR USE SHALL BE SET BACK A MINIMUM OF 40' FROM AN ABUTTING RESIDENTIAL DISTRICT.

PARKING REQUIREMENTS
BUSINESS and COMMERCIAL SERVICE: 1 SPACE/250 S.F. GFA

| | REQUIRED | PROVIDED |
|--------------------------------------|-----------|--------------|
| CAR WASH (5,708 S.F./250): | 23 SPACES | 22 SPACES*** |
| TOTAL PARKING SPACES: | 9 | 18 |
| MINIMUM PARKING SPACE WIDTH: | 18' | 24' |
| MINIMUM PARKING SPACE LENGTH: | 24' | 18' |
| MINIMUM AISLE WIDTH (2-WAY TRAFFIC): | 10' | 18' |
| MINIMUM SETBACK FROM PROPERTY LINE: | 2 | 2 |
| MINIMUM ADA PARKING SPACES: | | |

*** 18 VACUUM SPACES and 4 STANDARD SPACES

- NOTES:**
- BUILDING HEIGHT SHALL NOT EXCEED THE HEIGHTS INDICATED IN THE AIRPORT APPROACH PLANS.
 - SECTION 403: A BUILDING OR STRUCTURE NONCONFORMING BY DIMENSION SHALL NOT BE ADDED TO OR ENLARGED UNLESS ALL DIMENSIONAL REGULATIONS ARE MET.

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KEY PLAN

PROJECT TITLE:

PROPOSED PROFESSIONAL AUTO DETAILING CENTER
PLAT MAP 311 LOTS 30-34 and 198
ZONING DISTRICT: GB
GENERAL BUSINESS DISTRICT
699 AIRPORT ROAD
WARWICK, RHODE ISLAND

PREPARED FOR:

PROFESSIONAL AUTO DETAILING CENTER, INC.
150 WOOD ROAD, SUITE 402
BRAINTREE, MA 02184

DRAWING TITLE:

SITE LAYOUT PLAN

DATE: DECEMBER 2023
SCALE: 1"=10'

DWG. NAME: 2819-C05-SITE.dwg

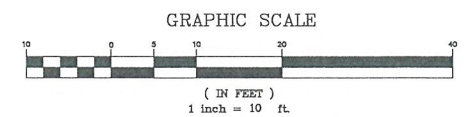
REVISIONS

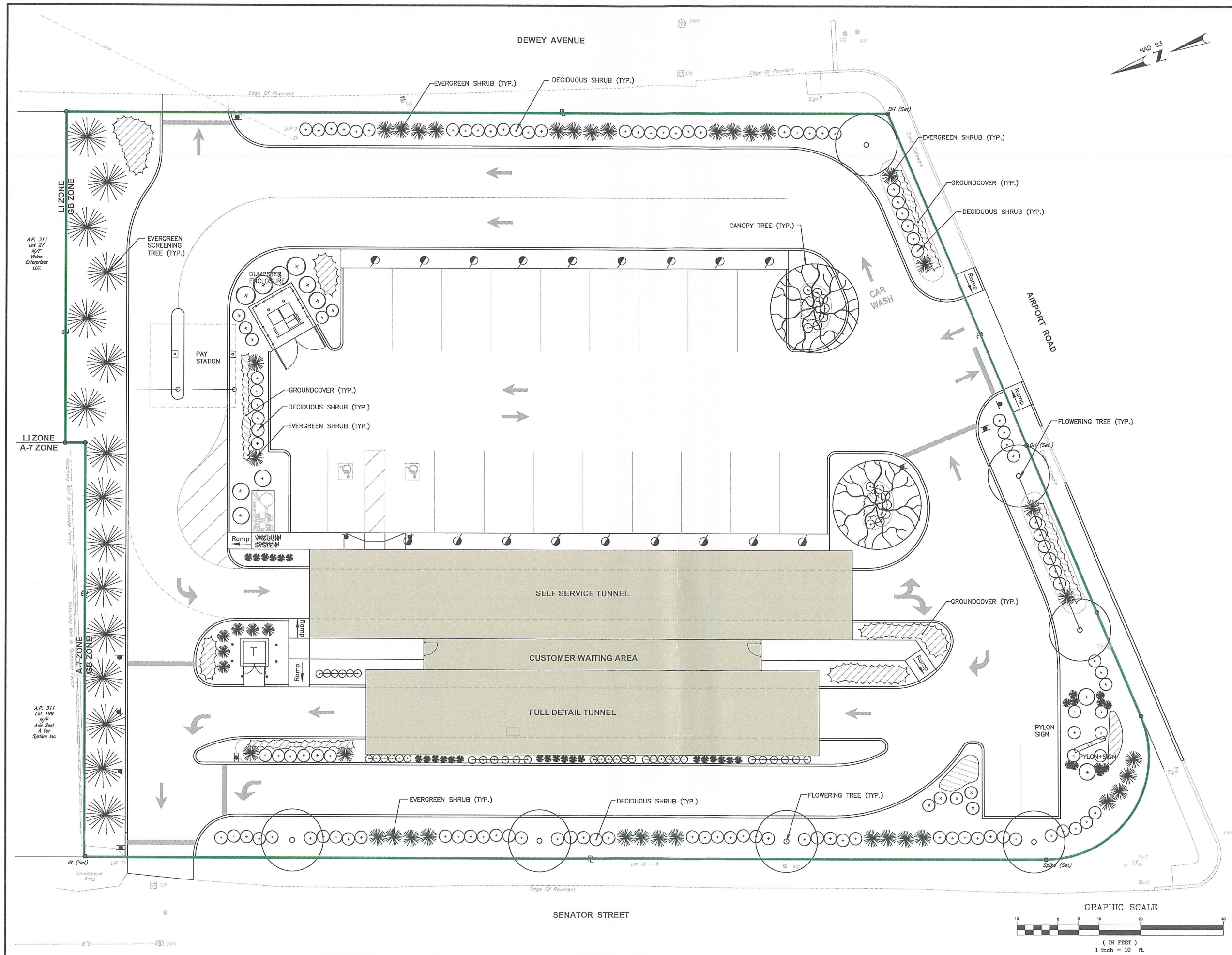
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SHEET: 6 OF 7





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KEY PLAN

PROJECT TITLE:

PROPOSED PROFESSIONAL AUTO DETAILING CENTER
PLAT MAP 311 LOTS 30-34 and 198
ZONING DISTRICT: GB
GENERAL BUSINESS DISTRICT
699 AIRPORT ROAD
WARWICK, RHODE ISLAND

PREPARED FOR:

PROFESSIONAL AUTO DETAILING CENTER, INC.
150 WOOD ROAD, SUITE 402
BRAintree, MA 02184

DRAWING TITLE:

CONCEPTUAL LANDSCAPE PLAN

DATE: DECEMBER 2023 **SCALE:** 1"=10'

DWG. NAME: 2819-L01-LAND.dwg

REVISIONS

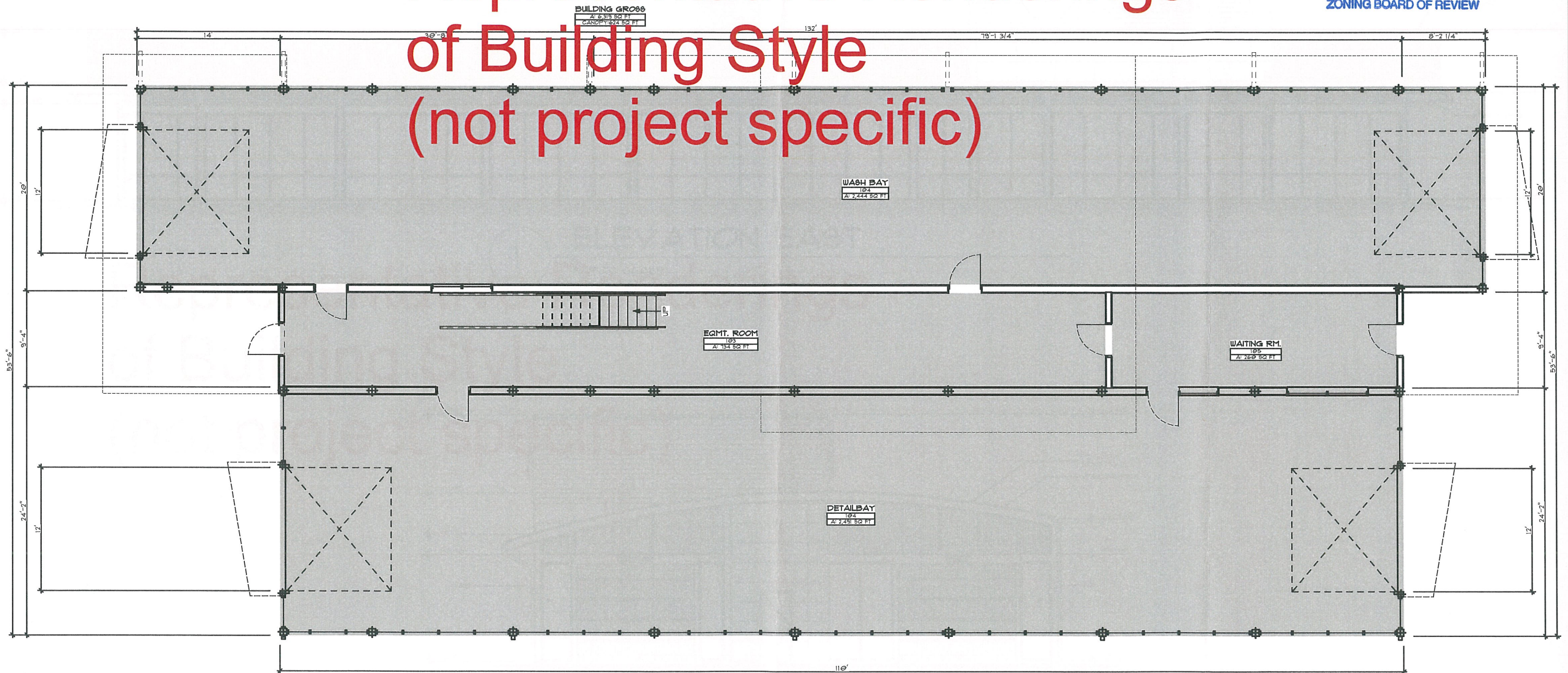
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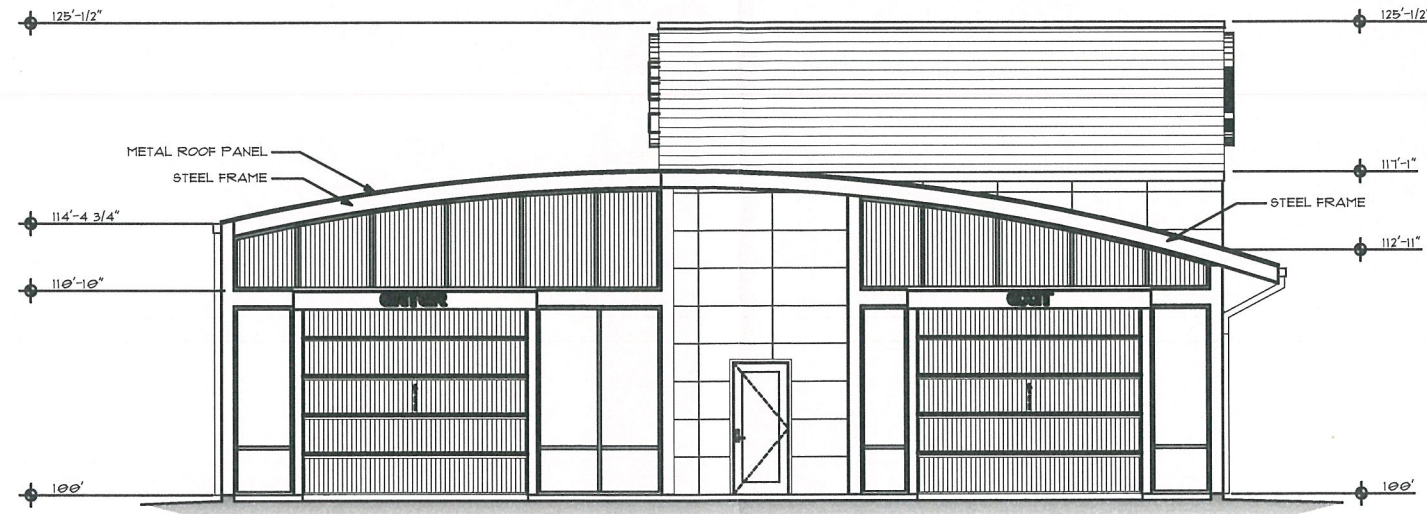
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SHEET: 7 OF 7

RECEIVED
JAN 12 2024
WARWICK
ZONING BOARD OF REVIEW

Representative Renderings of Building Style (not project specific)



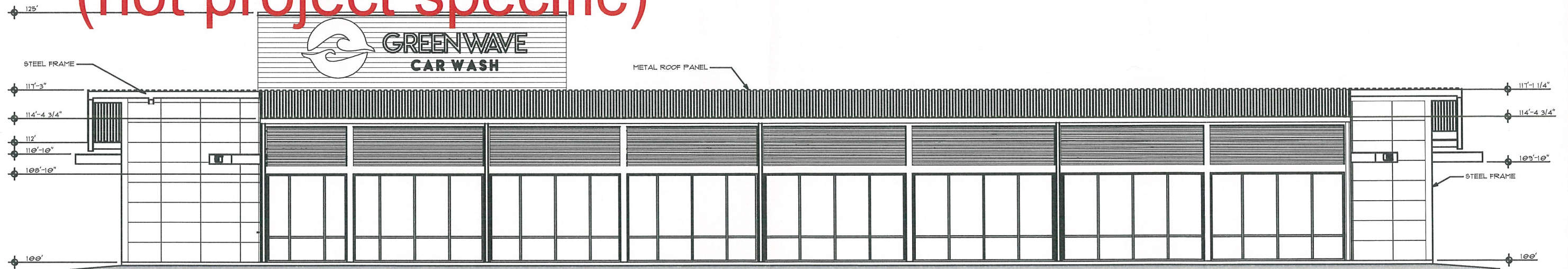
1 1ST FLOOR
NOT TO SCALE



ELEVATION SOUTH

NOT TO SCALE

Representative Renderings
of Building Style
(not project specific)



ELEVATION WEST

2

NOT TO SCALE