

DEC 21 2022

CITY OF PROVIDENCE  
ZONING BOARD OF REVIEW

APPLICATION FOR VARIANCE OR SPECIAL USE PERMIT

Check Each Type Zoning Relief Sought:

Variance – Use \*  
Variance – Dimensional\*  
Special Use Permit \*\*

\* Attach Appendix A to apply for a Use or Dimensional Variances

\*\*Attach Appendix B to apply for a Special Use Permit

**Applicant:** McDonald's USA, LLC c/o Bohler (Attn: James Cranston)

**Address** 352 Turnpike Road, Southborough, MA

**Zip Code** 01772

**E-mail** jcranston@bohlereng.com

**Phone** 508-480-9900

*Home/Office*

*Mobile (Cell)*

**Owner:** McDonald's USA, LLC

**Address** 110 Carpenter St, Chicago, IL 60607

**Zip Code** 60607

**E-mail** brian.sheedy@us.mcd.com

**Phone** 630-209-1540

*Home/Office*

*Mobile (Cell)*

**Lessee:** N/A

**Address** N/A

**Zip Code** N/A

**E-mail** N/A

**Phone:** N/A

*Home/Office*

N/A

*Mobile (Cell)*

Does the proposal require review by any of the following (check each):

- Downtown Design Review Committee
- I-195 Redevelopment District Commission
- Capital Center Commission
- Historic District Commission

**1. Location of Property:** 1481 Broad Street, Providence, RI 02905  
*Street Address*

**2. Zoning District(s):** General Commercial (C2)  
**Special purpose or overlay district(s):** N/A

**3a. Date owner purchased the Property:** 04/15/2004

**3b. Month/year of lessee's occupancy:** N/A

3. Dimensions of each lot:

Lot # <u>883</u>	Frontage <u>220.47'</u>	depth <u>+- 27'</u>	Total area <u>60,482</u>	sq. ft.
Lot # _____	Frontage _____	depth _____	Total area _____	sq. ft.
Lot # _____	Frontage _____	depth _____	Total area _____	sq. ft.

4. Size of each structure located on the Property:

Principal Structure:	Total gross square footage	<u>4,505 SF</u>
Footprint <u>4,505 SF</u>	Height <u>17.8'</u>	Floors <u>1</u>

Accessory Structure:	Total gross square footage	<u>N/A</u>
Footprint <u>N/A</u>	Height <u>N/A</u>	Floors <u>N/A</u>

5. Size of proposed structure(s):	Total gross square footage:	<u>4,505 SF (No Change)</u>
Footprint <u>4,505 SF (No Change)</u>	Height <u>No Change</u>	Floors <u>1 (No Change)</u>

6a. Existing Lot coverage: (include all buildings, decks, etc.) 7.4%

6b. Proposed Lot coverage: (include new construction) 7.4% (No Change)

7a. Present Use of Property (each lot/structure):

McDonald's Restaurant with Drive-Thru

7b. Legal Use of Property (each lot/structure) as recorded in Dept. of Inspection & Standards:

\_\_\_\_\_

8. Proposed Use of Property (each lot/structure):

No Change

9. Number of Current Parking Spaces: 79 existing; 67 proposed

10. Describe the proposed construction or alterations (each lot/structure):

McDonald's is proposing to add one (1) 10 sq. ft. digital Pre-Browse Menu board to each drive-thru lane for a total of two (2) pre-browse boards. This is in addition to the full-size 20 sq. ft. digital menu board planned at each order point for each drive-thru lane.

\_\_\_\_\_

\_\_\_\_\_

11. Are there outstanding violations concerning the Property under any of the following:

No Zoning Ordinance  
No RI State Building Code  
No Providence Housing Code

12. List all Sections of the Zoning Ordinance from which relief is sought and description of each section:

<u>Art. 16: 1607-G-1</u>	<u>Drive - through establishments are permitted one menu board per drive-through lane.</u>
_____	_____
_____	_____
_____	_____
_____	_____



## APPENDIX A

### APPLICATION FOR VARIANCE(S)

Rhode Island General Laws § 45-24-41(c) requires that the Applicant for a variance demonstrate:

- (1) That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(16);
- (2) That the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain;
- (3) That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based;
- (4) That the relief to be granted is the least relief necessary; and
- (5) (a) For a **use variance**: That the land or structure cannot yield any beneficial use if it is required to conform to the provisions of the zoning ordinance;  
(b) For a **dimensional variance**, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience.

**Please provide the following information:**

**1. What is the specific hardship from which the applicant seeks relief?**

The applicant seeks a dimensional variance for a small pre-browse screen for each drive-thru lane, prior to the menu boards to allow efficient and faster service for drive through customers. Without this relief, customers will be delayed, causing extra lane time and carbon emissions. Moreover, the use of pre-browse boards are current best practices, and if the applicant is denied the relief, the applicant will be denied the reasonable use of the drive through lane and menu boards.

**2. Specify any and all unique characteristics of the land or structure that cause the hardship?**

The limited space on the Broad Street property does not allow for pre-browse boards at any other location on the site.

**3. (a) Is the hardship caused by an economic disability?** Yes \_\_\_\_\_ No X \_\_\_\_\_

**(b) Is the hardship caused by a physical disability?** Yes \_\_\_\_\_ No X \_\_\_\_\_

**(c) If the response to subsection (b) is "yes," is the physical disability covered by the Americans with Disabilities Act of 1990 (ADA), 42 U.S.C. § 12101 et seq.?**

Yes \_\_\_\_\_ No \_\_\_\_\_

**4. Did the owner/applicant take any prior action with respect to the Property that resulted in the need for the variance requested? (Examples include, but are not limited to, any changes the owner/applicant made to the structure(s), lot lines, or land, or changes in use of the Property)?**

Yes \_\_\_\_\_ No X \_\_\_\_\_

**If "yes," describe any and all such prior action(s), and state the month/year taken.**

\_\_\_\_\_  
\_\_\_\_\_

5. State any and all facts to support your position that the applicant is not seeking the variance(s) primarily in order to obtain greater financial gain.

The pre browse boards are not designed primarily to increase net revenues, but merely to update the sign program to current best practices to reduce thru queue time for drive through customers and reduce the carbon footprint of the operation.

6. State any and all facts that support your position that you are seeking the least relief necessary to lessen or eliminate the hardship (for example, why there are no viable alternatives to your proposed plan).

The applicant compared a variety of pre browse signs and has reduced the requested pre browse signs to one half the size of the menu boards to result in the least amount of relief necessary to remove the hardship from the ordinance requirement.

7. If you are seeking a USE VARIANCE, set forth all facts that demonstrate that the Property cannot have any beneficial use if you are required to use it in a manner allowed in the zoning district.

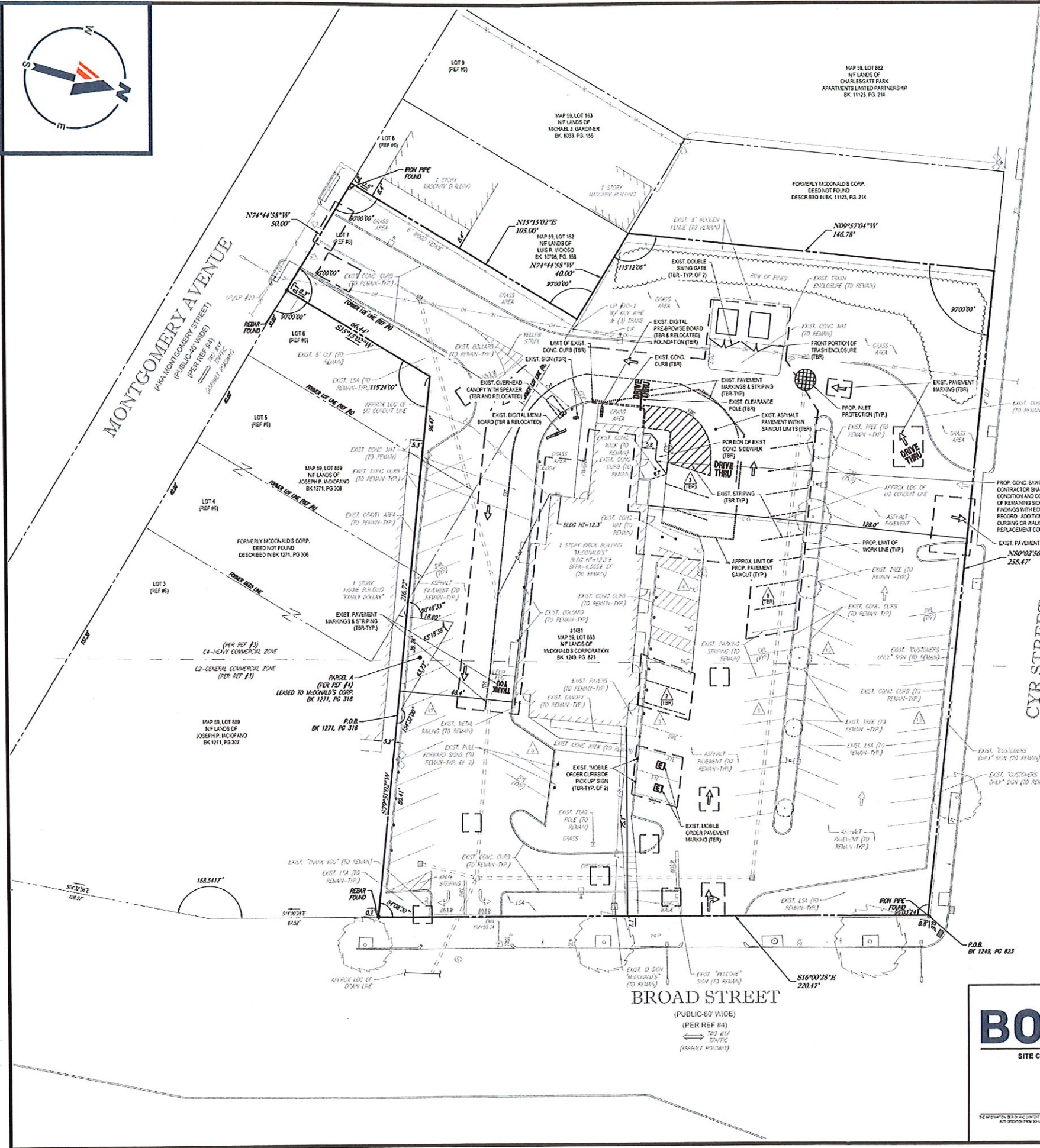
N/A

8. If you are seeking a DIMENSIONAL VARIANCE, set forth all facts that indicate that if the variance is not granted, the hardship the owner/applicant will suffer is more than a mere inconvenience.

The applicant seeks only to reasonably enjoy the permitted drive through and menu boards. The current best practice is to provide customers a chance to see daily specials and promotions in advance of the ordering site at the menu board. The relief sought reduces drive through line wait time, and reduces carbon footprint. Given the location of this site and the drive through lanes, no adverse consequences will occur, and just the opposite will occur, traffic will move more efficiently. The character of the neighborhood will improve. The application is consistent with City comprehensive plan and ordinances for commercial traffic reduction, and given the alternatives reviewed, constitutes the least amount of relief necessary to allow the applicant the reasonable enjoyment of the drive through and menu boards.







REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION REMOVAL PURPOSES ONLY



**BOHLER**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

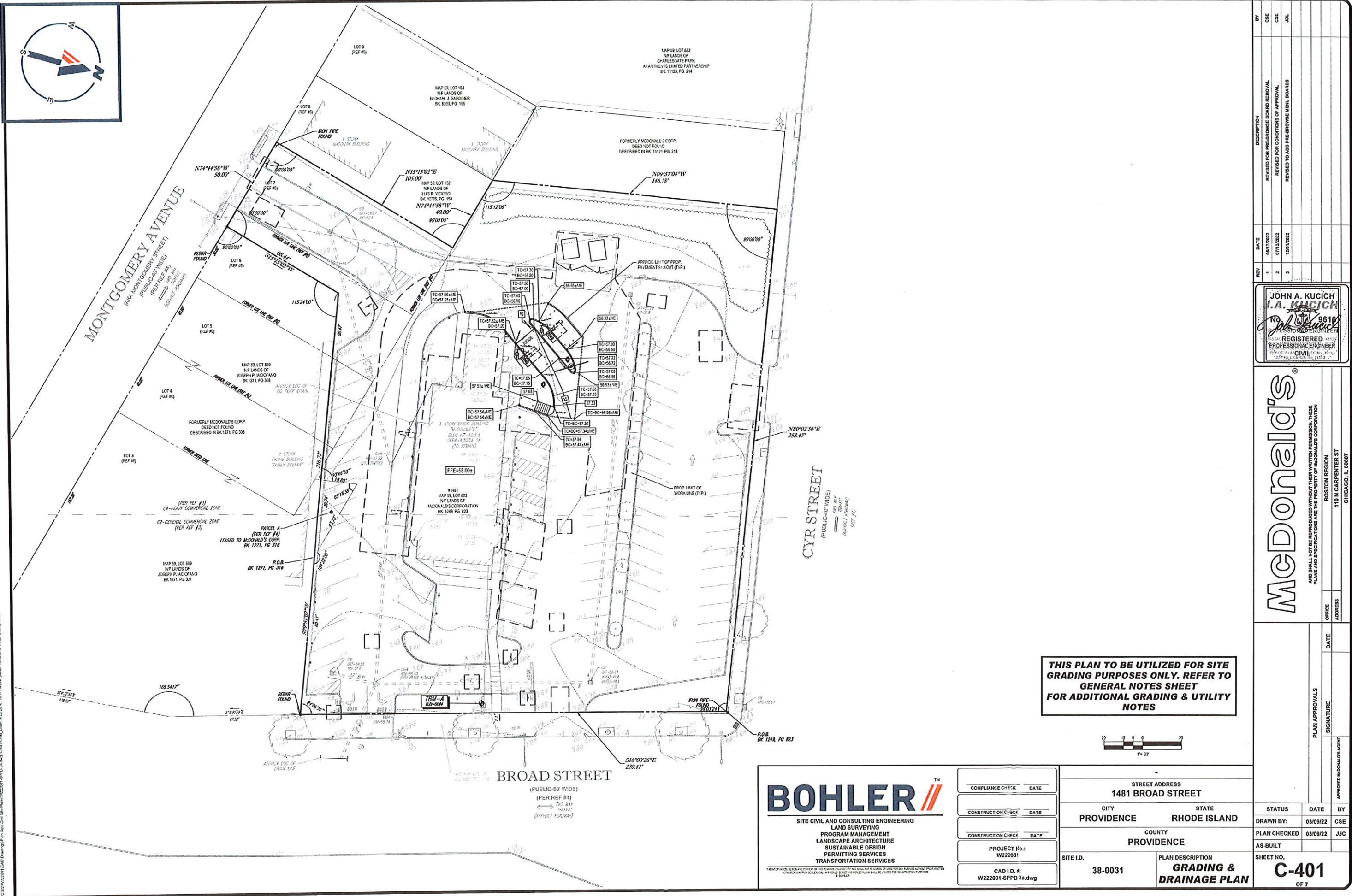
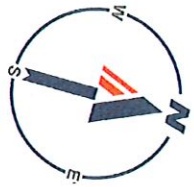
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CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W222001
CAD I.D. #:	W222001-SPPD-3a.dwg

STREET ADDRESS <b>1481 BROAD STREET</b>	
CITY <b>PROVIDENCE</b>	STATE <b>RHODE ISLAND</b>
COUNTY <b>PROVIDENCE</b>	
SITE I.D. <b>38-0031</b>	PLAN DESCRIPTION <b>DEMOLITION &amp; EROSION CONTROL PLAN</b>

	BY	CSE	CSE	JUL	DESCRIPTION
					REVISED FOR PRE-BROWSE BOARD REMOVAL
					REVISED FOR CONDITIONS OF APPROVAL
					REVISED TO ADD PRE-BROWSE MENU BOARDS
	DATE	REV	1	08/17/2022	
			2	07/13/2022	
			3	12/01/2022	
<p>AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION.</p>					
PLAN APPROVALS		DATE		BY	
SIGNATURE		DATE		BY	
APPROVED McDONALD'S AGENT		DATE		BY	
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**THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES**



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 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

COMPLIANCE CHECK DATE \_\_\_\_\_  
 CONSTRUCTION C-CHECK DATE \_\_\_\_\_  
 CONSTRUCTION CHECK DATE \_\_\_\_\_

PROJECT No.: W222001  
 CAD I.D. #: W222001-SPPD-3a.dwg

STREET ADDRESS <b>1481 BROAD STREET</b>		STATUS	DATE	BY
CITY <b>PROVIDENCE</b>	STATE <b>RHODE ISLAND</b>	DRAWN BY:	03/09/22	CSE
COUNTY <b>PROVIDENCE</b>		PLAN CHECKED	03/09/22	JJC
SITE I.D. <b>38-0031</b>	PLAN DESCRIPTION <b>GRADING &amp; DRAINAGE PLAN</b>	AS-BUILT		
		SHEET NO. <b>C-401</b>	OF 7	



**McDonald's**

AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION.

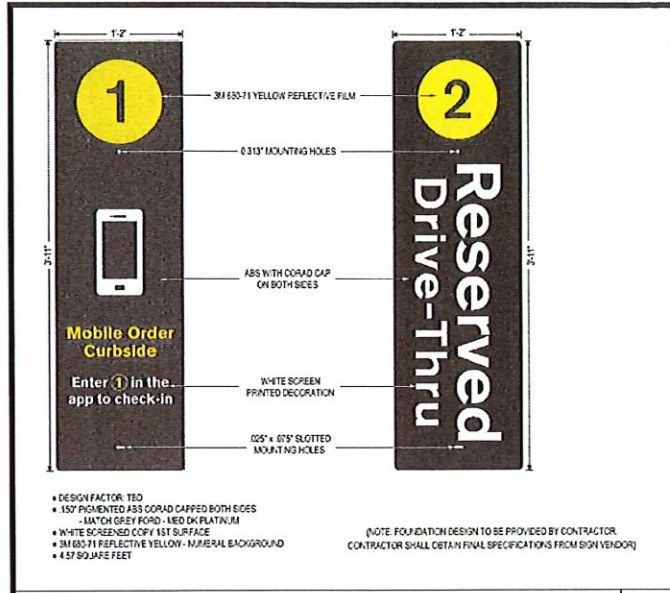
BOSTON REGION  
 110 N CARPENTER ST  
 CHICAGO, IL 60607

PLAN APPROVALS	DATE	OFFICE	ADDRESS
SIGNATURE			
APPROVED MCDONALD'S AGENT			

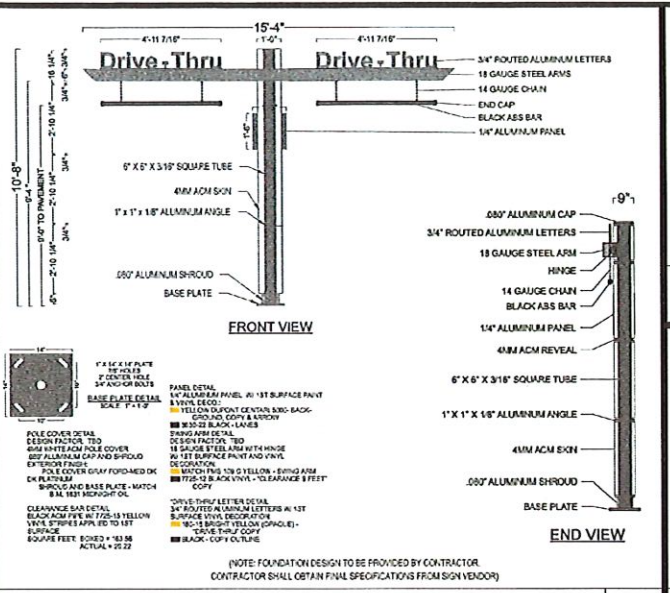
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2	07/12/2022	REVISED FOR CONDITIONS OF APPROVAL
3	12/9/2022	REVISED TO ADD PRE-BROWSE MENU BOARDS

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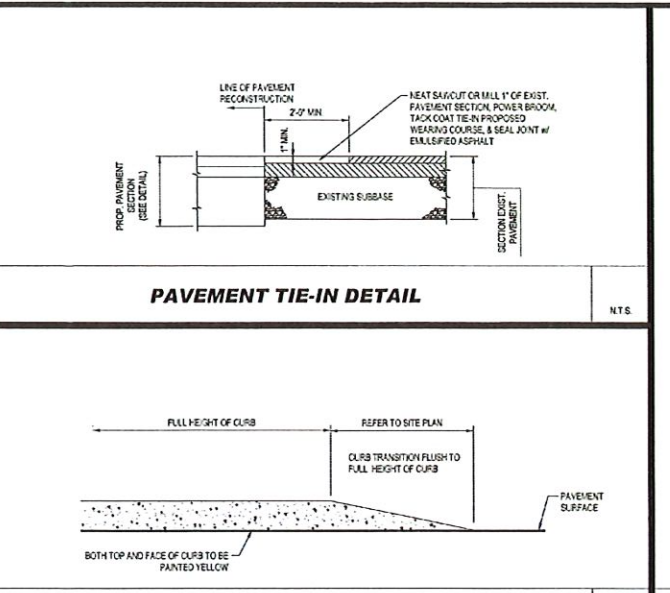




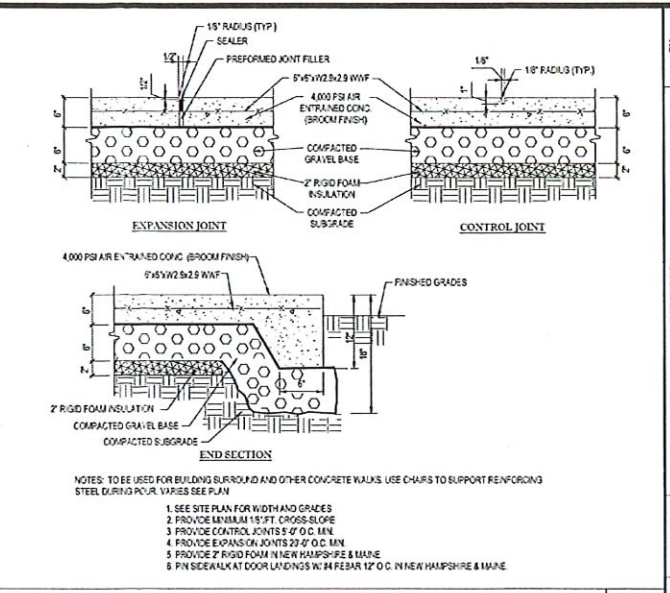
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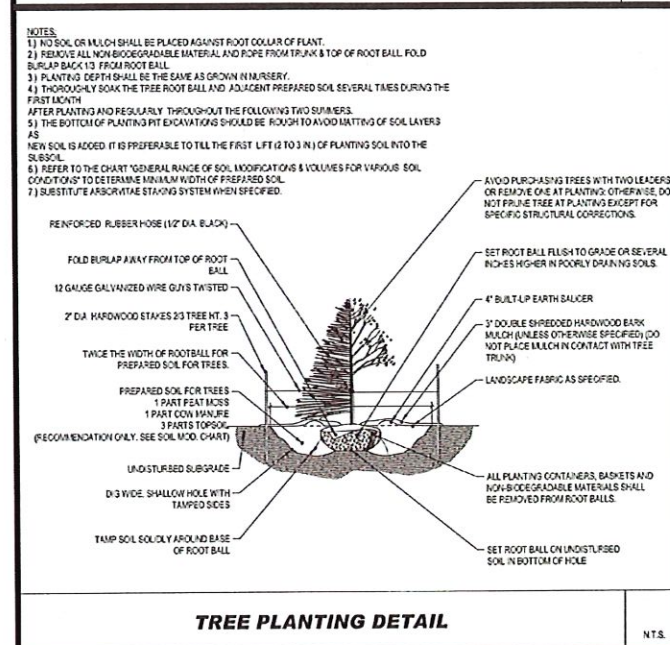
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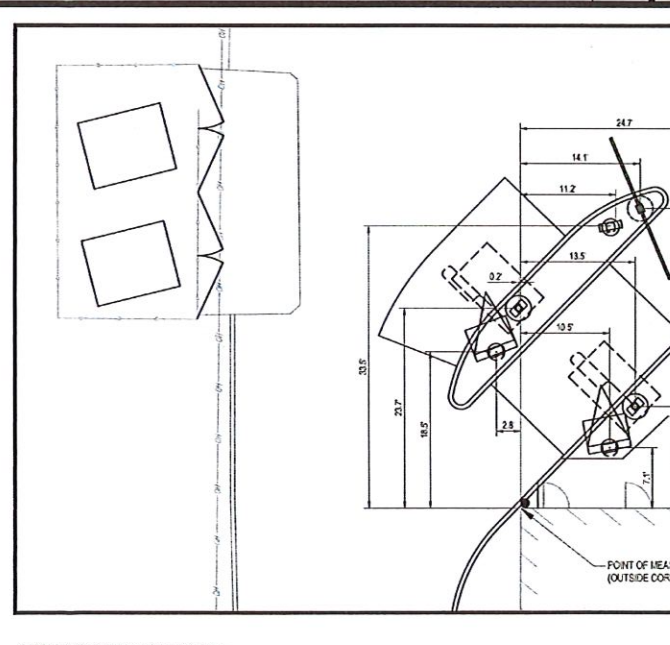
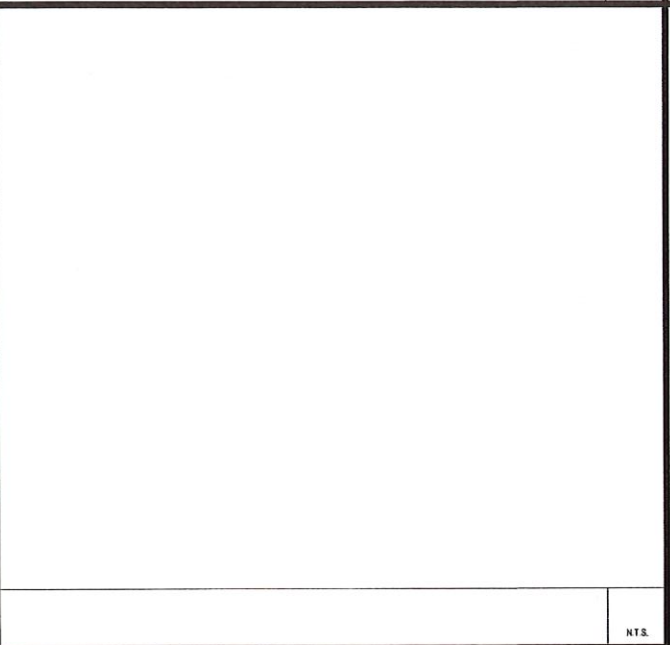
**TRANSITION CURB DETAIL**



**MONOLITHIC CONC. SIDEWALK DETAILS**



**TREE PLANTING DETAIL**



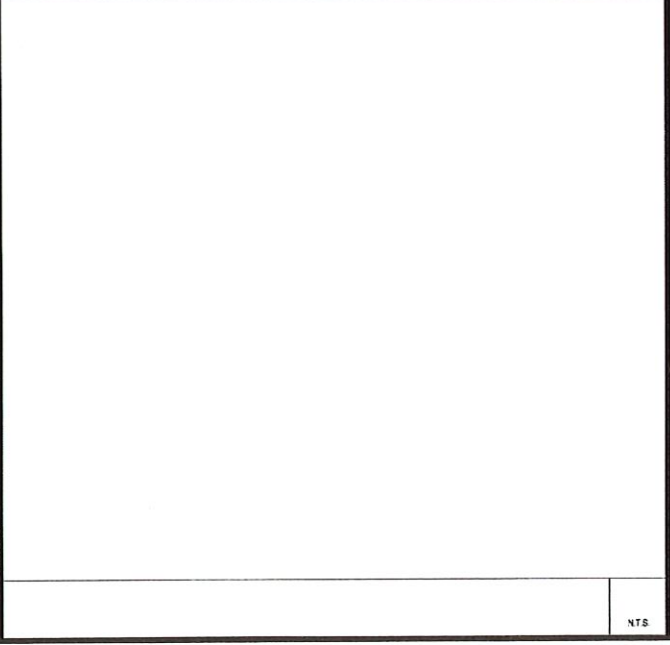
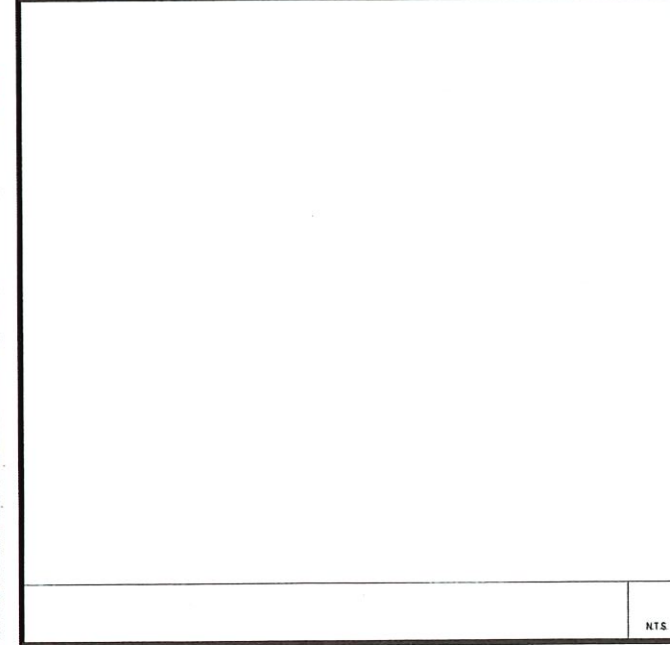
- SIDE-BY-SIDE STANDARDS & DESIGN TOLERANCES:**
- DISTANCE FROM CENTER OF OPEN PRESENT WINDOW TO CENTER OF OPEN CASH WINDOW STANDARD IS 42'-48" AND IS SPECIFIC TO EACH BUILDING CONFIGURATION. ACCEPTABLE TOLERANCE IS 43" MIN OR REMODELS ONLY.
  - DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE OF CANOPY/SPEAKER IS 10' OPTIMUM, 8' OR 12' MIN. ACCEPTABLE TOLERANCE IS PLUS OR MINUS 3" FOR 10' OR 8' COLUMNS.
  - THE CENTER OF THE DIGITAL MENU BOARD FOUNDATION IS TO BE 5'-9" (5'-4" MIN AND 6'-2" MAX) FROM THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. IT SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° (35° PREFERRED) FROM A CAR POSITIONED AT THE DT CANOPY/SPEAKER AND WITH 100% VISIBILITY.
  - THE CRITICAL HOLD DISTANCE FROM CENTER OF THE PRIMARY LANE DT CANOPY/SPEAKER TO THE TIP OF THE CURBED ISLAND IS 10'-0".
  - THE CRITICAL HOLD DISTANCE FROM TIP OF ISLAND TO CENTER OF SECONDARY LANE DT CANOPY/SPEAKER IS 14'-0".
  - THE CENTER OF THE SECONDARY LANE DIGITAL MENU BOARD FOUNDATION SHALL BE 5'-9" (5'-4" MIN. AND 6'-2" MAX) FROM THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION WITH THE END CAP OF THE SECONDARY MENU BOARD NOT BE LESS THAN 12" FROM FACE OF CURB. IT SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° FROM AN ISLAND POSITIONED AT THE DT CANOPY/SPEAKER AND WITH 100% VISIBILITY.
  - THE ISLAND WIDTH IS 11'-0" STANDARD FROM FACE OF CURB TO CURB.
  - DIGITAL PRE-BROWSE BOARD IN THE PRIMARY LANE MUST BE 18'-24" FROM FACE OF CURB. THE DISTANCE BETWEEN THE PRIMARY CANOPY/SPEAKER AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE FACE OF CURB. THIS IS MEASURED FROM THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. THE ANGLE (APPROXIMATELY 60°) OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY FROM THE SECOND CAR TO DT CANOPY/SPEAKER.
  - DIGITAL PRE-BROWSE BOARD IN THE SECONDARY LANE MUST BE MIN. 12' FROM FACE OF CURB. THE PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE FACE OF CURB. THIS IS MEASURED FROM THE POINT PERPENDICULAR TO THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE POINT PERPENDICULAR TO THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. THE ANGLE OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM THE DT CANOPY/SPEAKER. PREFERRED 30°.
  - EVERY 555 SHOULD HAVE BOTH DT CANOPY/SPEAKER IN BOTH LANES.

**THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED 'TIED', ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.**

**NOTE: THE PLACEMENT OF THE DT CANOPY/SPEAKER SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.**

**NOTE: LINEAR DIMENSIONS ARE MEASURED PERPENDICULAR TO THE BUILDING FACES SHOWN UNLESS OTHERWISE NOTED.**

**NOTE: ALL SIGN BOLLARDS ARE TO BE 18"-24" FROM FACE OF CURB, THIS IS MEASURED FROM THE CLOSEST POINT ON THE SIGN.**



**DRIVE-THRU**

SCALE: 1"=10'

**BOHLER**™  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
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COMPLIANCE CHECK DATE  
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STREET ADDRESS  
**1481 BROAD STREET**

CITY STATE  
**PROVIDENCE RHODE ISLAND**

COUNTY  
**PROVIDENCE**

SITE I.D. PLAN DESCRIPTION  
**38-0031 DETAIL SHEET**

STATUS DATE BY  
DRAWN BY: 03/09/22 CSE  
PLAN CHECKED: 03/09/22 JJC  
AS-BUILT  
SHEET NO. **C-902**  
OF 7

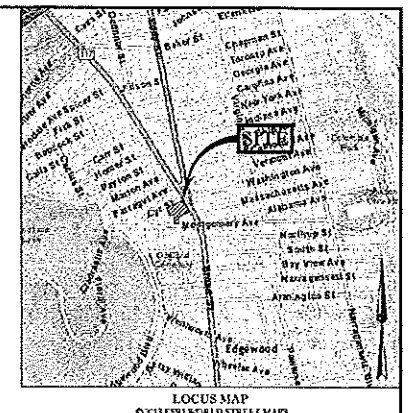
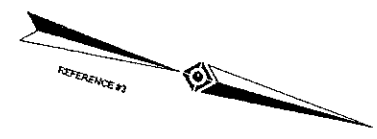
BY: CSE  
DATE: 08/17/2022  
REV: 1  
DESCRIPTION: REVISED FOR PRE-BROWSE BOARD REMOVAL  
REVISED FOR CONDITIONS OF APPROVAL  
REVISED TO ADD PRE-BROWSE MENU BOARDS

**JOHN A. KUCICH**  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
110 N CARPENTER ST  
CHICAGO, IL 60607

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AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION

PLAN APPROVALS  
SIGNATURE  
DATE

- LEGEND**
- EXISTING CONTOUR
  - EXISTING SPOT ELEVATION
  - X 12.145 EXISTING TOP OF CURB ELEVATION
  - X 4.12.145 EXISTING GUTTER ELEVATION
  - X 3.12.145 EXISTING TOP OF WALL ELEVATION
  - X 2.12.145 EXISTING BOTTOM OF WALL ELEVATION
  - X 1.12.145 EXISTING FINISHED FLOOR ELEVATION
  - WATER VALVE
  - GAS VALVE
  - ELECTRIC METER
  - OVERHEAD WIRES
  - APPROX. LOC. UNDERGROUND GAS LINE
  - APPROX. LOC. UNDERGROUND DRAINAGE LINE
  - APPROX. LOC. UNDERGROUND ELECTRIC LINE
  - APPROX. LOC. UNDERGROUND CONDUIT LINE
  - APPROX. LOC. UNDERGROUND SEWER LINE
  - QUALITY LEVEL D
  - QUALITY LEVEL C
  - QUALITY LEVEL B
  - QUALITY LEVEL A
  - DRAINAGE/STORM MANHOLE
  - ELECTRIC MANHOLE
  - CATCH BASIN OR ALET
  - TREE & TRUNK SIZE
  - PARKING SPACE COUNT
  - DEPRESSED CURB
  - UTILITY POLE
  - UTILITY POLE/LIGHT POLE
  - GUY WIRE
  - AREA LIGHT
  - SIGN
  - BOLLARD
  - PAINTED ARROWS
  - BUILDING DIMENSION
  - OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
  - DETECTABLE WARNING PAD
  - REINFORCED CONCRETE PILE
  - BUILDING FOOTPRINT AREA
  - DEPRESSED CURB
  - EDGE OF CONCRETE
  - EDGE OF PAVEMENT
  - LANDSCAPED AREA
  - WOODEN GUESSED
  - SOLID WHITE LINE
  - SOLID YELLOW LINE
  - INVERT ELEVATION
  - GRATE ELEVATION
  - CHAIN LINK FENCE
  - NO PIPES VIS. BLE
  - TYPICAL
  - BUILDING
  - HEIGHT



- NOTES:**
- PROPERTY KNOWN AS LOT 434 AS SHOWN ON THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, STATE OF RHODE ISLAND, GIS MAP NO. 19
  - AREA = 82,432 SQUARE FEET OR 1.88 ACRES
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND/OR GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE LIARS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  - A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:
    - QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY, NOT FIELD VERIFIED.
    - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING INCLUDES MARKOUT BY OTHERS.
    - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND/OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
    - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPPED EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILING.
  - ALL FOUR TYPES MAY NOT BE PRESENT ON THE SURVEY.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  - BY GRAPHING PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD85), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETG5).
  - TEMPORARY BENCH MARK IS SET:
    - TBM-A: BOX CUT IN BASE OF McDONALD'S SIGN ALONG BROAD STREET. ELEVATION=56.64
  - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-01.8 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON DECEMBER 31, 2020 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
1. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY	1
2. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (PLANIMETRIC SURVEY, TOPOGRAPHIC SURVEY) VERTICAL CONTROL STANDARD TOPOGRAPHIC SURVEY ACCURACY	1B V-3 1-2
3. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: PREPARE BOUNDARY AND TOPOGRAPHIC SURVEY FOR COLLECTION OF TOPOGRAPHIC AND PLANIMETRIC INFORMATION AS A BACKGROUND DOCUMENT FOR SITE PLAN PREPARATION.	

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



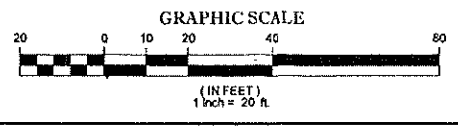
**JOHN P. LYNCH**  
 RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1925  
 CERTIFICATE OF AUTHORIZATION #A030  
 DATE: 2-11-2022

**BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY**  
**McDONALD'S USA, LLC**  
 1491 BROAD STREET  
 MAP 59, LOT 883  
 CITY OF PROVIDENCE  
 PROVIDENCE COUNTY  
 STATE OF RHODE ISLAND

FIELD DATE	FIELD BOOK NO.	FIELD BOOK PG.	FIELD OFFICER	DRAWN	REVIEWED	APPROVED	DATE	SCALE	FILE NO.	DWG. NO.
1-23-2022	21-14 MA	23	J.P.L.	J.P.L.	J.P.L.	J.P.L.	2-11-2022	1"=20'	03-170247	1 OF 1

- REFERENCES:**
- THE GIS MAP OF PROVIDENCE, PROVIDENCE COUNTY, SHEET #59.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 317 OF 431," MAP NUMBER 440702317, MAP REVISED, SEPTEMBER 18, 2013.
  - MAP ENTITLED "SITE CONSTRUCTION PLAN, McDONALD'S RESTAURANT, BROAD STREET, PROVIDENCE, RHODE ISLAND, PREPARED FOR McDONALD'S CORPORATION," LAST REVISED MARCH 17, 1994.
  - MAP ENTITLED "TOPOGRAPHIC AND PERIMETER SURVEY FOR McDONALD'S CORPORATION, BROAD STREET, PROVIDENCE, RHODE ISLAND," PREPARED BY AYUB ENGINEERING, INC., DATED JULY 12, 1993.
  - UNDERGROUND GAS MAPPING PROVIDED BY NATIONAL GRID.
  - MAP ENTITLED "THE JOHN W. BASCOCK PLAT NO. 1, REPLATED BY L.C. BURGESS OCT 1874" RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE CITY OF PROVIDENCE IN PLAT BOOK 13, PAGE 53.

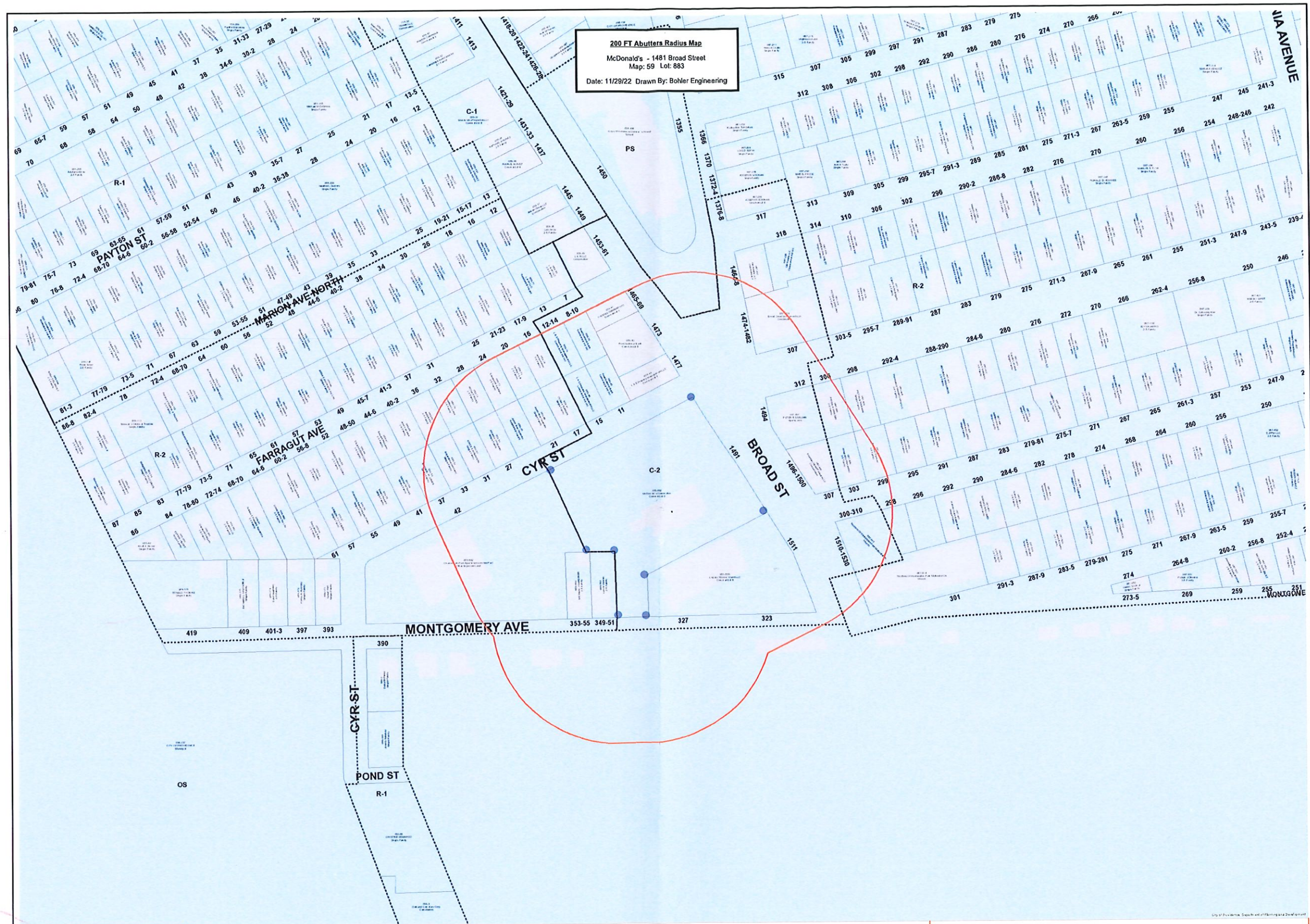
**BROAD STREET**  
 (PUBLIC-37 WIDE)  
 (PER REF #4)  
 (PER REF #4)  
 (ASPHALT PAVED)



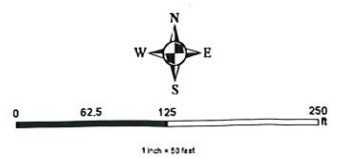
**TABLE OF APPARENT ENCROACHMENTS**  
 [X] McDONALD'S SIGN OVER EASTERN PROP. LINE BY 1.1"  
 NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

CONTROL POINT ASSOCIATES, INC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. CONTROL POINT ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. CONTROL POINT ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. CONTROL POINT ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.

**200 FT Abutters Radius Map**  
 McDonald's - 1481 Broad Street  
 Map: 59 Lot: 883  
 Date: 11/29/22 Drawn By: Bohler Engineering



This information is provided for planning purposes only. It is not a guarantee of accuracy, and the user assumes all responsibility for any use of this information.  
 Prepared by the Providence Planning and Development Department, 441 South Main Street, Providence, RI 02903  
 Date: 11/29/22  
 Providence Geographic Information System  
 DWG: 11/29/22



PROVIDENCE, RHODE ISLAND  
**PROVIDENCE** THE CREATIVE CAPITAL  
 DEPARTMENT OF PLANNING AND DEVELOPMENT  
 JORGE O. ELORZA, MAYOR | JENNIE NICKERSON, AICP, DIRECTOR



McDonald's logo  
Welcome

McDonald's logo  
McDonald's  
McDonald's

CROSSWALK

MANHOLE COVER









