



ZONING ANALYSIS TABLE			
ZONING DISTRICT	GENERAL BUSINESS (GB) DISTRICT		
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	CARWASH USE ALLOWED BY SPECIAL USE PERMIT FROM ZONING BOARD OF REVIEW		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	38,226 SF	NO CHANGE
MIN. LOT FRONTAGE	100 FT	98.7 FT (E)	NO CHANGE
MIN. LOT WIDTH	100 FT	98.7 FT (E)	NO CHANGE
MIN. FRONT SETBACK	25 FT	N/A	100.5 FT
MIN. SIDE SETBACK	15 FT (1)	N/A	20 FT
MIN. REAR SETBACK	20 FT (1)	N/A	144.3 FT
MAX. BUILDING HEIGHT	40 FT	N/A	< 40 FT
MIN. OPEN SPACE	10%	97.7%	32.1%
PARKING SPACES	TBD (2)	N/A	15
ACCESS. PARKING SPACES	1	N/A	1
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT	USE/CATEGORY: TBD (2)	REQUIRED PARKING: TBD (2)	CALCULATION: TBD (2)
ACCESSIBLE PARKING CRITERIA STANDARD:	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1000+ SPACES	= 9 MIN. ACCESSIBLE SPACES = MIN. 2% OF TOTAL SPACES OVER 1,000
VAN:	8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.)	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)	

(1) A COMMERCIAL BUILDING OR USE SHALL BE SET BACK A MINIMUM OF 40 FEET FROM AN ABUTTING RESIDENCE DISTRICT.
 (2) PARKING REQUIREMENTS FOR USES NOT LISTED SHALL BE DETERMINED BY THE BUILDING OFFICIAL.

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

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

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

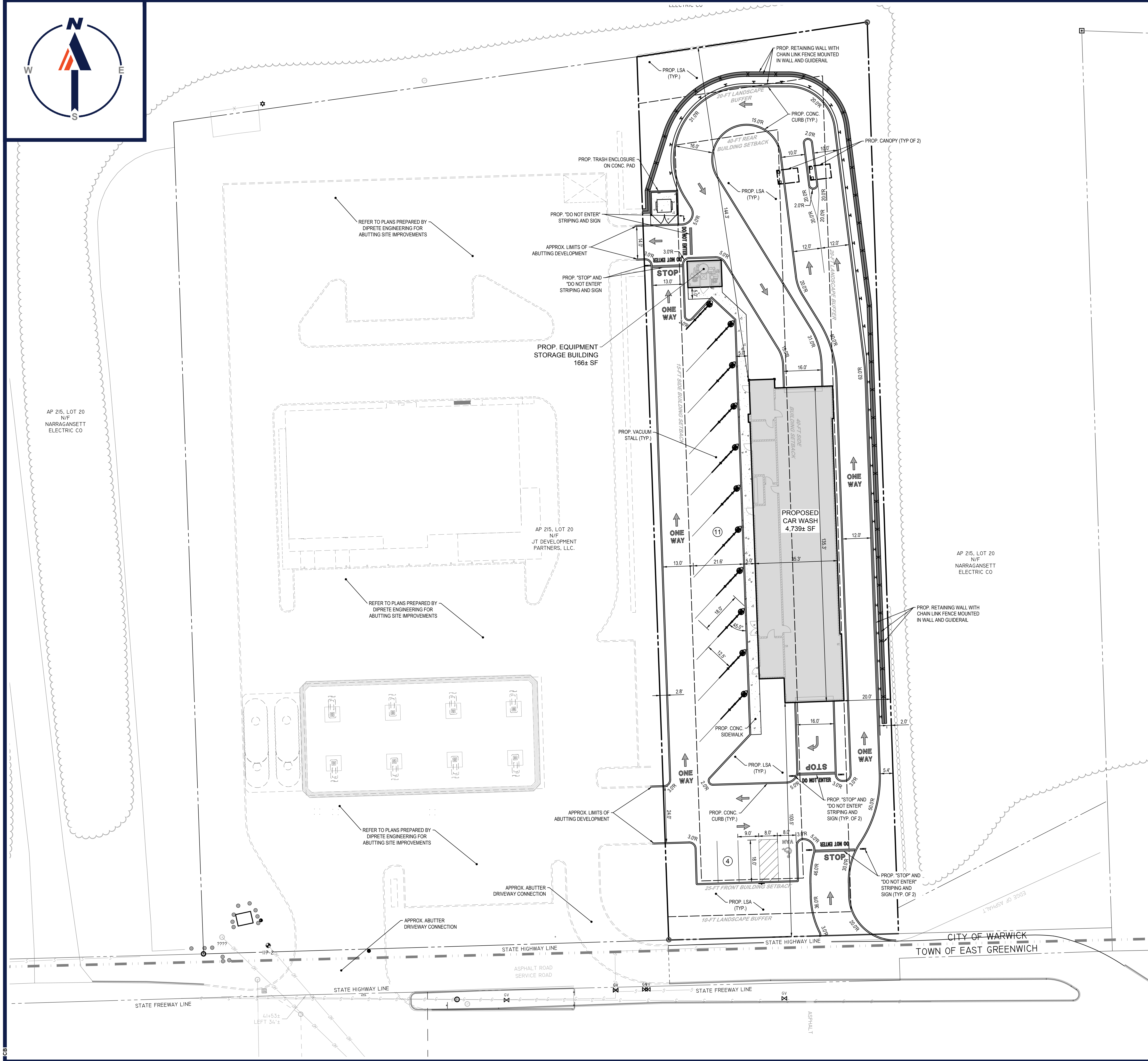
PROJECT No.: W211249
 DRAWN BY: CPB
 CHECKED BY: JF
 DATE: 02/24/2022
 CAD ID: W211249-CVL-0

PROJECT:
PROPOSED SITE PLAN DOCUMENTS
 FOR
TPG DEVELOPMENT AND CONSTRUCTION
 PROPOSED CARWASH DEVELOPMENT
 MAP: 215 LOT: 7
 1119 DIVISION STREET
 CITY OF WARWICK, KENT COUNTY, RHODE ISLAND

BOHLER
 45 FRANKLIN STREET, 5th FLOOR
 BOSTON, MA 02110
 Phone: (617) 849-8040
www.BohlerEngineering.com

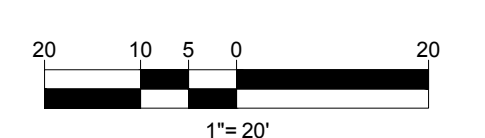
J.G. SWERLING
 PROFESSIONAL ENGINEER
 MASSACHUSETTS LICENSE No. 41897
 NEW HAMPSHIRE LICENSE No. 14696
 MAINE LICENSE No. 13819
 CONNECTICUT LICENSE No. 38785
 RHODE ISLAND LICENSE No. 11425

SHEET TITLE:
SITE LAYOUT PLAN
 SHEET NUMBER:
C-301
 ORG. DATE - 02/24/2022



REFER TO PLANS ENTITLED "PRELIMINARY SUBMISSION: 1149 DIVISION STREET" PREPARED BY DIPRETE ENGINEERING, DATED 12/09/2021 FOR ABUTTING PROPERTY SITE IMPROVEMENTS

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



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