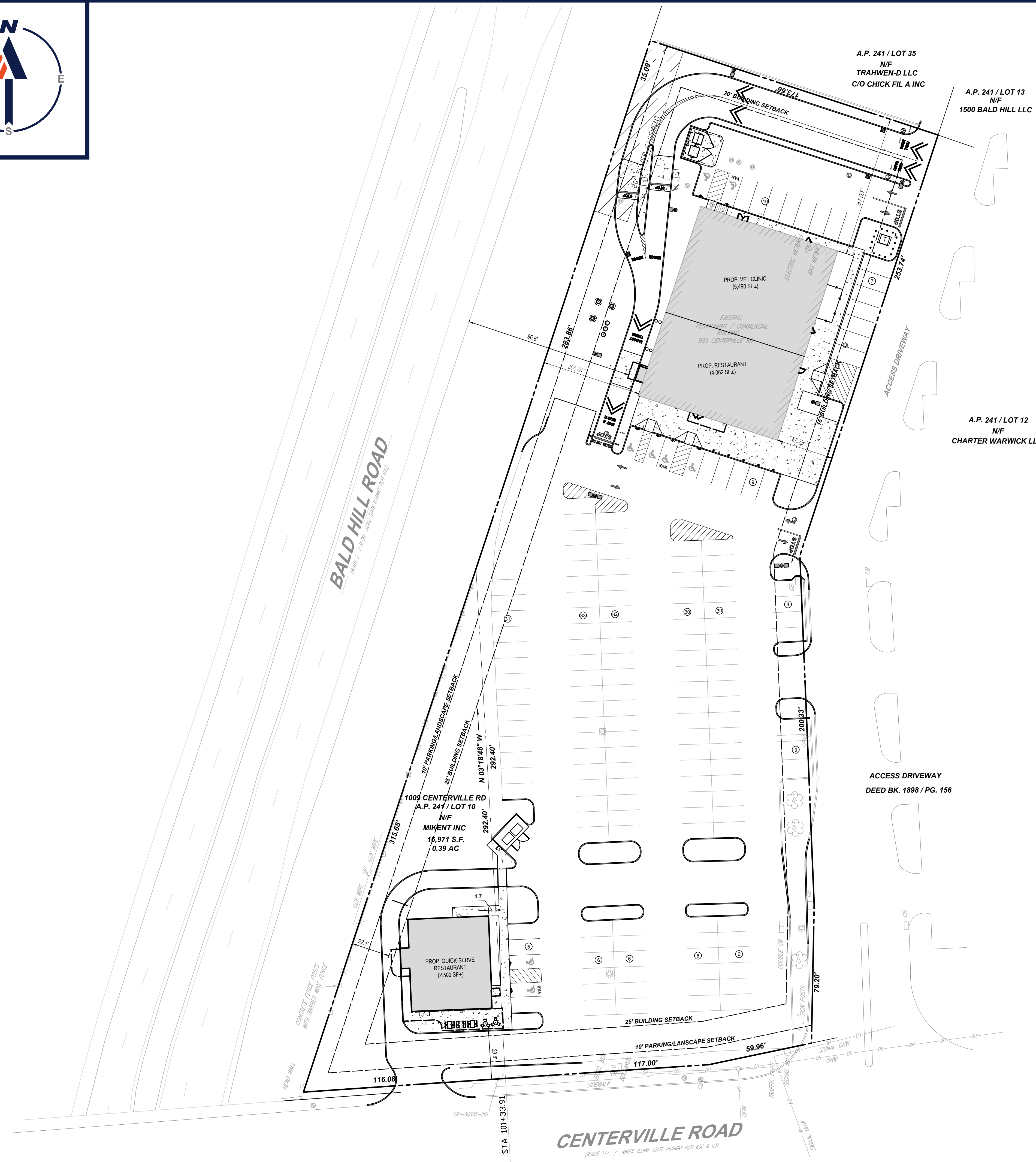




BOHLER ENGINEERING, INC. PROJECT: 2022-001-MAA220042-00-SPDP-CAVO-1A...LAYOUT, C-301-SITE



ZONING ANALYSIS TABLE FOR 1009 CENTERVILLE & 989 CENTERVILLE			
OVERLAY DISTRICT	GENERAL BUSINESS DISTRICT (GB)		
REQUIRED PERMIT	VET CLINIC: ALLOWED BY RIGHT RESTAURANT: ALLOWED BY RIGHT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	6,000 SF	102,401 SF	119,432 SF
MIN. LOT WIDTH	60 FT	173.8 FT	293.0 FT
MAX. BLDG COVERAGE	N/A	10,115 SF	12,615 SF
MIN. FRONT SETBACK	25 FT	57.2 FT	22.1 FT (V)
MIN. SIDE SETBACK	15 FT	32.8 FT	NO CHANGE
MIN. REAR SETBACK	20 FT	81.0 FT	NO CHANGE
MAX. BUILDING HEIGHT	40 FT	21.0 FT	NO CHANGE
MIN. LANDSCAPE COVERAGE	10%	7.0%	23.5%
PARKING SPACES	113	192	157
ACCESS. PARKING SPACES	6	7	8
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT COMPACT: 8 FT x 16 FT	USE/CATEGORY: RESTAURANT BUSINESS AND COMMERCIAL SERVICE (VET CLINIC)		
REQUIRED PARKING:	RESTAURANT: 61 REQUIRED SPACES CALCULATION: 1 SPACE/100 SF OF GFA: 4,062 SF/100 SF = 40.62 = 41 REQUIRED SPACES FAST FOOD RESTAURANT: 1 SPACE/50 SF OF GFA: 2,500 SF/50 SF = 50 REQUIRED SPACES BUSINESSES AND COMMERCIAL SERVICE: 1 SPACE/250 SF OF GFA: 5,490 SF/250 SF = 22 REQUIRED SPACES TOTAL SPACES = 41 + 50 + 22 = 113 REQUIRED SPACES		
ACCESSIBLE PARKING CRITERIA STANDARD: 5 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.) VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	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 = 10 MIN. ACCESSIBLE SPACES 1001+ SPACES = 12 MIN. ACCESSIBLE SPACES = MIN. 2% OF TOTAL = MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)		

**ZONING NOTES**

1. SECTION 302 TABLE OF USES (USE: RESTAURANT) - OUTDOOR STORAGE OR OVERNIGHT PARKING IN EXCESS OF FIVE VEHICLES OR IN EXCESS OF 25% OF THE LOT DEVOTED TO OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS IN ACCESSORY TO THE PRINCIPAL USE SHALL REQUIRE A SPECIAL USE PERMIT.

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

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	02/28/2024	REVISED PER CLIENT COMMENTS	CFD	RMM

**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.: MAA220042  
DRAWN BY: JWIT  
CHECKED BY: NPD/RMM  
DATE: 01/22/2024  
CAD ID: MAA220042.00-SPDP-CAVO-1A

**PROPOSED SITE PLAN DOCUMENTS**  
FOR  
**GASPEE**  
REAL ESTATE PARTNERS

PROPOSED DEVELOPMENT  
MAP: #241 LOT: #11  
989 CENTERVILLE ROAD,  
TOWN OF WARWICK,  
KENT COUNTY,  
RHODE ISLAND

**BOHLER**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
www.BohlerEngineering.com

SHEET TITLE:  
**SITE LAYOUT PLAN**

SHEET NUMBER:  
**C-301**

REVISION 1 - 02/28/2024

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

