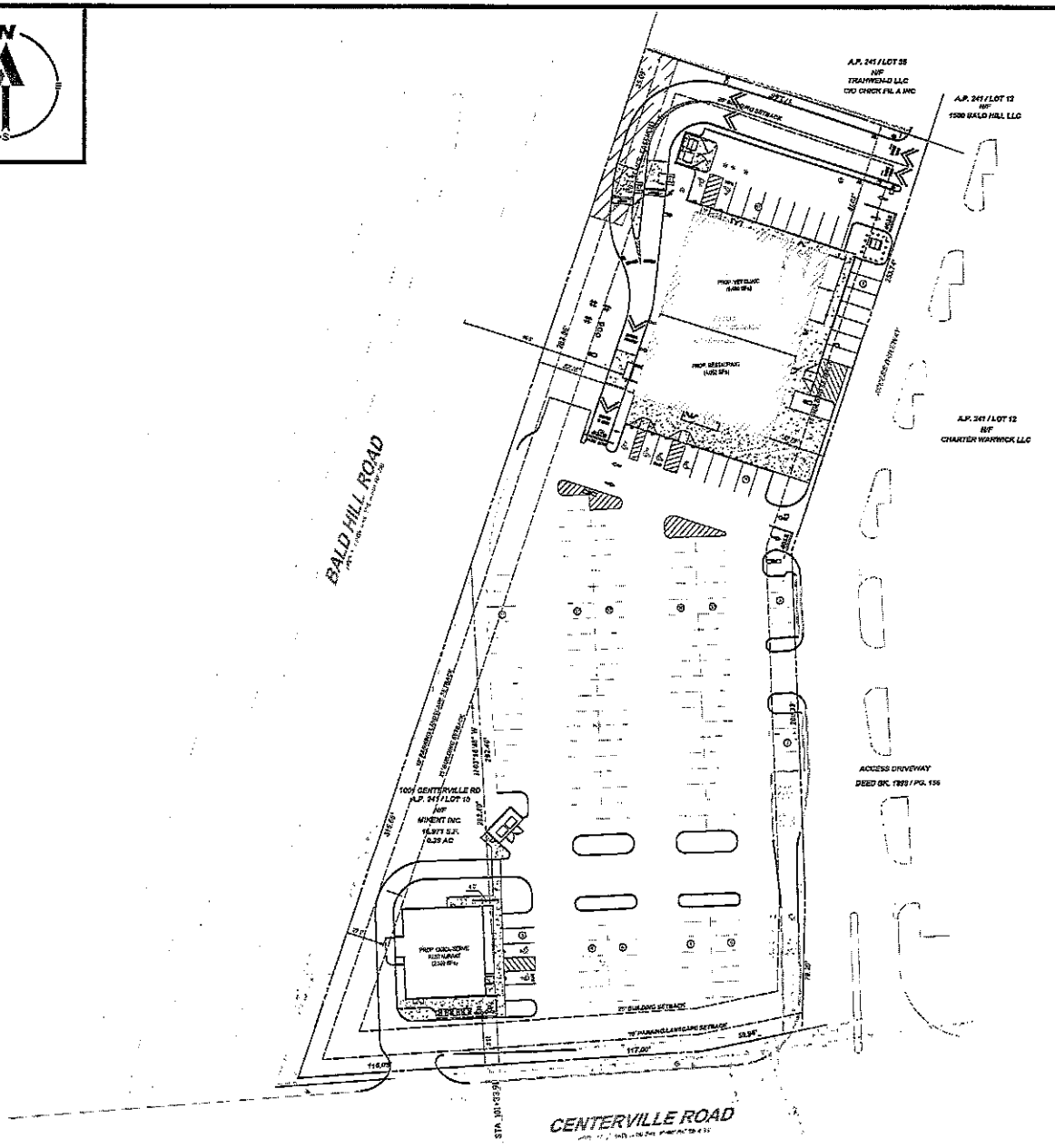

ZONING ANALYSIS TABLE

FOR 1000 CENTERVILLE & 985 CENTERVILLE

ZONING DISTRICT	GENERAL BUSINESS DISTRICT (GB)	
OVERLAY DISTRICT	n/a	
REQUIRED PERMIT	VET CLINIC: ALLOWED BY RIGHT RESTAURANT: ALLOWED BY RIGHT	

n/a - NOT APPLICABLE
N/S - NOT SPECIFIED
V - VARIANCE REQUESTED
W/R - WAIVER REQUESTED
E - EXIST. NON-CONFORMANCE

ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	16,977 SF	176,422 SF
MIN. LOT WIDTH	50 FT	175.6 FT	2,660 FT
MAX. BLDG. COVERAGE	n/a	10,114 SF	17,615 SF
MIN. FRONT SETBACK	25 FT	91.2 FT	22.1 FT (V)
MIN. SIDE SETBACK	15 FT	3.3 FT	NO CHANGE
MIN. REAR SETBACK	25 FT	11.2 FT	NO CHANGE
MAX. BUILDING HEIGHT	40 FT	21.0 FT	NO CHANGE
MIN. LANDSCAPE COVERAGE	15%	7.9%	21.5%
PARKING SPACES	113	102	157
HANDICAP PARKING SPACES	6	7	8
PARKING STALL CRITERIA STANDARD: 9 FT x 19 FT COMPACT: 8 FT x 16 FT			

USE CATEGORY: RESTAURANT
BUSINESS AND COMMERCIAL SERVICE (VET CLINIC)

REQUIRED PARKING: 47 REQUIRED SPACES
CALCULATION:
RESTAURANT:
1 SPACE/200 SF OF GFA (4,652 SF/200 SF = 23.26 = 24 REQUIRED SPACES
FAST FOOD RESTAURANT:
1 SPACE/50 SF OF GFA (2,340 SF/50 SF = 46.8 = 47 REQUIRED SPACES
BUSINESSES AND COMMERCIAL SERVICES:
1 SPACE/300 SF OF GFA (6,482 SF/300 SF = 21.6 = 22 REQUIRED SPACES
TOTAL SPACES = 24 + 47 + 22 = 113 REQUIRED SPACES

ACCESSIBLE PARKING			
UNDER 50 STANDARD SPACES	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE	201-250 SPACES = 8 MIN. ACCESSIBLE SPACES	
	26-50 SPACES = 2 MIN. ACCESSIBLE SPACES	251-1,000 SPACES = 2% OF TOTAL	
	51-75 SPACES = 3 MIN. ACCESSIBLE SPACES	1001+ SPACES = 20 + 1 PER EACH 100 SPACES OVER 1,000	
	76-100 SPACES = 4 MIN. ACCESSIBLE SPACES		
	101-150 SPACES = 5 MIN. ACCESSIBLE SPACES		
	151-200 SPACES = 6 MIN. ACCESSIBLE SPACES	1 ACCESSIBLE VAN SPACE FOR 8 STANDARD ACCESSIBLE SPACES (MIN.)	
VAN: 8 FT x 19 FT (STALL ONLY) 8 FT x 19 FT (AISLE ONLY)	201-300 SPACES = 7 MIN. ACCESSIBLE SPACES		
	301-400 SPACES = 8 MIN. ACCESSIBLE SPACES		

ZONING NOTES

1. SECTION 320 "TABLE OF USES (USE: RESTAURANT) - OUTDOOR STORAGE OR OVERNIGHT PARKING IN EXCESS OF FIVE VEHICLES OR IN EXCESS OF 25% OF THE LOT BEYOND 10 OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS IN ACCESSORY TO THE PRINCIPAL USE SHALL REQUIRE A SPECIAL USE PERMIT.

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

30 15 7.5 0 30
1"=30'

BOHLER//
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING AND APPROVALS
TRANSPORTATION SERVICES

THE DRAWINGS, SPECIFICATIONS AND ELECTRONIC FILES ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF BOHLER. THEY ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT BY WRITTEN AGREEMENT WITH BOHLER. THEY ARE NOT TO BE ALTERED WITHOUT THE WRITTEN CONSENT OF BOHLER. ALL PERSONS USING OR RELYING UPON THE INFORMATION CONTAINED IN THESE DRAWINGS, SPECIFICATIONS AND ELECTRONIC FILES AGREE TO INDEMNIFY AND HOLD HARMLESS BOHLER FOR ANY DAMAGES RESULTING FROM THEIR USE.

REVISIONS

REV	DATE	COMMENT	BY
1	02/26/2024	REVISED PER CLIENT COMMENTS	CRS

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PRELIMINARY

PROJECT No.: MA4220012
DRAWN BY: JWT
CHECKED BY: NPD/MRM
DATE: 01/22/2024
CAD I.D.: MA4220012-SPPD-SVD-1A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

GASPEE

PROPOSED DEVELOPMENT

MAP: 241 LOT: 911
985 CENTERVILLE ROAD,
TOWN OF WARWICK,
KENT COUNTY,
RHODE ISLAND

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

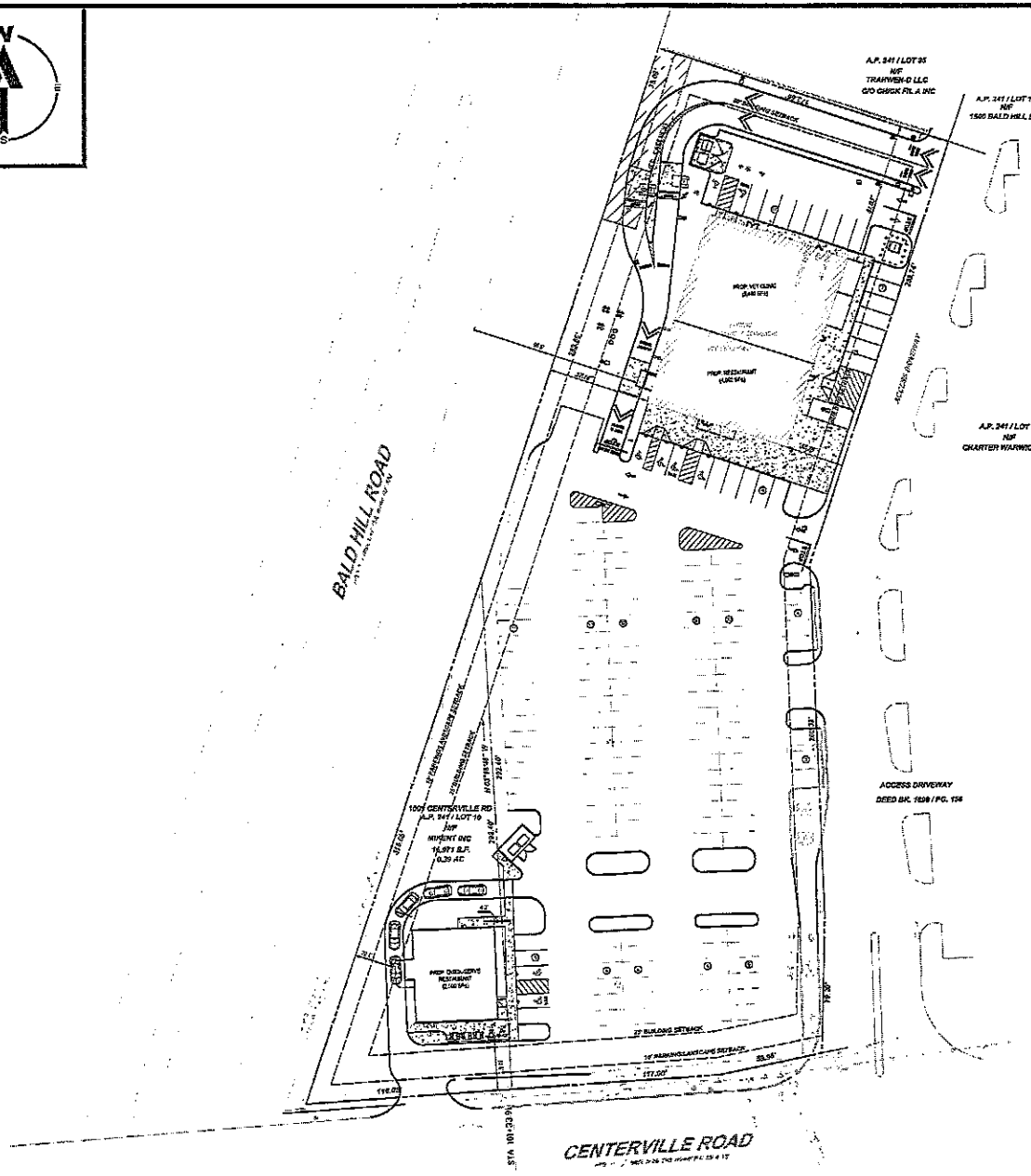
SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-301

REVISION 1 - 02/26/2024



ZONING ANALYSIS TABLE

FOR 1509 CENTERVILLE & 599 CENTERVILLE

ZONING DISTRICT	GENERAL BUSINESS DISTRICT (GB)		
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	VET CLINIC: ALLOWED BY RIGHT RESTAURANT: ALLOWED BY RIGHT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	4,000 SF	163,801 SF	118,422 SF
MIN. LOT WIDTH	40 FT.	1734 FT	288.9 FT
MAX. BLDG COVERAGE	N/A	13,115 SF	10,813 SF
MIN. FRONT SETBACK	20 FT	47.2 FT	33.1 FT (+)
MIN. SIDE SETBACK	10 FT	35.4 FT	NO CHANGE
MIN. REAR SETBACK	20 FT	113 FT	NO CHANGE
MAX. BUILDING HEIGHT	40 FT	21.9 FT	NO CHANGE
MIN. LANDSCAPE COVERAGE	15%	7.9%	23.9%
Parking Spaces	SF	102	107
ARTICLE 5, Parking SP=SS	X	1	X
PROPOSED VAN GARDEN (STANDARD: 9 FT x 18 FT COMPACT: 8 FT x 16 FT	USE CATEGORY: RESTAURANT BUSINESS AND COMMERCIAL SERVICE (VET CLINIC) REQUIRED PARKING: 61 REQUIRED SPACES CALCULATION: RESTAURANT: 1 SPACE/100 SF OF GFA: 4,480 SF/100 SF = 45.62 = 41 REQUIRED SPACES 2,500 SF/100 SF = 25 REQUIRED SPACES BUSINESS AND COMMERCIAL SERVICE: 1 SPACE/200 SF OF GFA: 4,480 SF/200 SF = 20 REQUIRED SPACES TOTAL SPACES = 41 + 25 + 22 = 88 REQUIRED SPACES		
ACCESSIBLE PARKING CRITERIA STANDARD: 9 FT x 18 FT VAN: 8 FT x 18 FT ASLE (MIN.) 8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT ASLE (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 = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000 1 ACCESSIBLE VAN SPACE PER 8 STANDARD ACCESSIBLE SPACES (MIN.)	

ZONING NOTES

1. SECTION 202 TABLE OF USES (DRIVE RESTAURANT)—OUTDOOR STORAGE OR OVERNIGHT PARKING IN EXCESS OF FIVE VEHICLES OPEN 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.

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

1" = 30'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY
1	10/29/2024	REVISED PER CLIENT COMMENTS	CBTD

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PRELIMINARY

PROJECT No.: MA-0220402
DRAWN BY: JWT
CHECKED BY: RPD/BHM
DATE: 10/29/2024
CAD I.D.: MA-0220402-SITE-GAMS-1A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

GASPEE REAL ESTATE PARTNERS

PROPOSED DEVELOPMENT

MAP: 341 LOT: 311
1509 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 - 10/29/2024