



**SITE INFORMATION**

1. APPLICANT:  
GASPEE REAL ESTATE PARTNERS  
333 MAIN STREET  
EAST GREENWICH, RI 02818
2. OWNER:  
GANSETT GROUP LLC  
333 MAIN STREET  
EAST GREENWICH, RI 02818

**ZONING ANALYSIS TABLE**

ZONING DISTRICT	REQUIRED PERMIT	REQUIRED	EXISTING	PROPOSED
COMMERCIAL HIGHWAY (CH)	N/S			
MIN. LOT AREA	20,000 SF	21,047 SF	NO CHANGE	
MIN. LOT WIDTH	100 FT	152 FT	NO CHANGE	
MAX. BLDG COVERAGE	30%	15.4%	11.0%	
MIN. FRONT SETBACK	40 FT	24.6 (E)	NO CHANGE	
MIN. SIDE SETBACK	30 FT	50.14 FT	NO CHANGE	
MIN. REAR SETBACK	40 FT	24.3 FT (E)	51.8 FT	
MIN. FRONT LAND. BUFFER	N/A	12.2 FT	5.5 FT	
MIN. SIDE LAND. BUFFER	30 FT	1.6 FT (E)	3.5 FT (E)	
MIN. REAR LAND. BUFFER	40 FT	0.8 FT (E)	1.0 FT (E)	
MAX. BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT	
PARKING SPACES	26	21	26	
ACCESS. PARKING SPACES	1	1	2	
USE/CATEGORY: FAST FOOD ESTABLISHMENT				
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT	REQUIRED PARKING: 1 SPACE FOR EACH 90 SF OF FLOOR AREA			
COMPACT: 8 FT x 16 FT	CALCULATION: 2,325 SF x 1 SPACE/90 SF = 25.8 = 26 SPACES			
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	1001+ SPACES = MIN. 2% + 1 FOR EACH 100 SPACES OVER 1,000		
VAN:	8 FT x 18 FT STALL (MIN.)	8 FT x 18 FT AISLE (MIN.)	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)	

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

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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

**PERMIT SET**

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.: MAA230100.00  
DRAWN BY: JWT  
CHECKED BY: NDR/IRM  
DATE: 09/28/2023  
CAD ID: MAA230100.00-SFPD-0A

**PROPOSED SITE PLAN DOCUMENTS**

FOR  
**GASPEE REAL ESTATE PARTNERS**

PROPOSED RESTAURANT  
MAP: #57-2 LOT: #71  
60 OLD TOWER HILL ROAD,  
TOWN OF SOUTH KINGSTON,  
WASHINGTON COUNTY,  
RHODE ISLAND

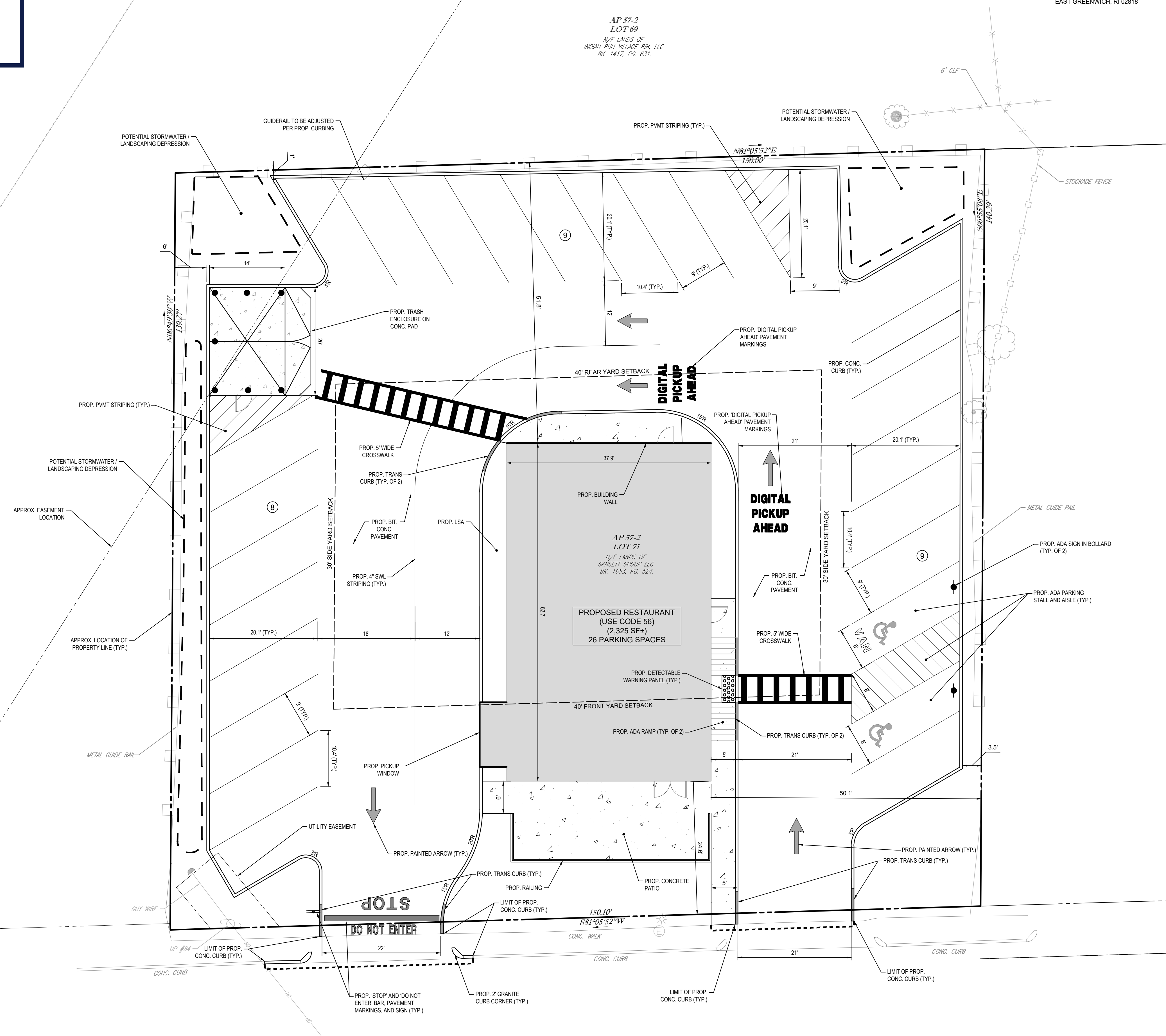
**BOHLER**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
www.BohlerEngineering.com

JOSHUA G. SWERLING  
  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

SHEET TITLE:  
**SITE LAYOUT PLAN**

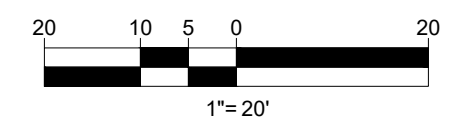
SHEET NUMBER:  
**C-301**

ORG. DATE - 09/28/2023



**OLD TOWER HILL ROAD**

(AKA ROUTE 62)  
(PUBLIC - VARIABLE WIDTH - R.I.D.O.T. PLATS #2007&2115)  
TWO WAY TRAFFIC (ASPHALT ROADWAY)



P:\2023\MAA230100\06\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\MAA230100-00-SFPD-0A.dwg - LAYOUT: C-301 SITE