

NOTE: ACCESS TO LOT 48 VIA MUNICIPAL PARKING ON LOT 209

FOR THE PROPOSED ADDITION SETBACKS:

FRONT NA
SIDE 6.0 FT.
REAR 10.2 FT.

ZONING ORDINANCE

501.9. Hotel and motel use.

- A. *Minimum lot size.* The lot shall consist of not less than fifty thousand (50,000) square feet of land for the first twenty (20) rooms, and five hundred (500) square feet of land for each additional unit.
- B. *Lot coverage.* The permanent structures of motels or hotels shall not occupy more than twenty-five (25) percent of the total lot area. Additional lot coverage, not to exceed twenty-five (25) percent of the total lot area, is authorized for recreation facilities.
- C. *Unit size.* No individual motel unit or hotel room shall be erected or altered so as to have a floor area of less than two hundred forty (240) square feet, including bathroom and closet space.
- D. *Setback regulations.* No part of a motel or hotel structure, accessory structure (except a sign) parking lot or utility area shall be within fifty (50) feet of any lot line or closer than one hundred (100) feet to the right-of-way of any public street. Except in CH districts, a landscaped or natural buffer zone shall be provided within said fifty-foot setback from any lot line, and within said one hundred-foot setback from any public street.
- E. *Standards for development.* The following additional standards shall apply to all motels and hotels:
 - 1. *Accessory use.* Accessory uses may include necessary office, recreation, parking and maintenance areas, lunchroom, restaurant, cocktail lounge or gift shop.
 - 2. *Height.* No principal building shall exceed thirty-five (35) feet in height; no accessory building or other structure shall exceed twenty (20) feet in height.
 - 3. *Minimum lot width.* Each lot shall have a minimum lot width of two hundred (200) feet.
 - 4. *Rubbish disposal.* Each motel or hotel shall be provided with enclosed waste pens of sufficient size to accommodate all trash and waste stored on the premises. The waste pens and utility areas shall be properly screened and buffered from all buildings and lot lines.

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY **MEASUREMENT SPECIFICATION:** CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
FOR AN ADDITION TO THE EXISTING BUILDING.

BY: *[Signature]* DATE: *11/11/24*

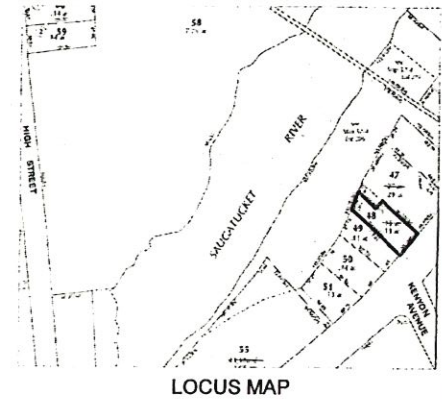
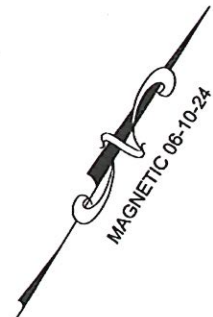
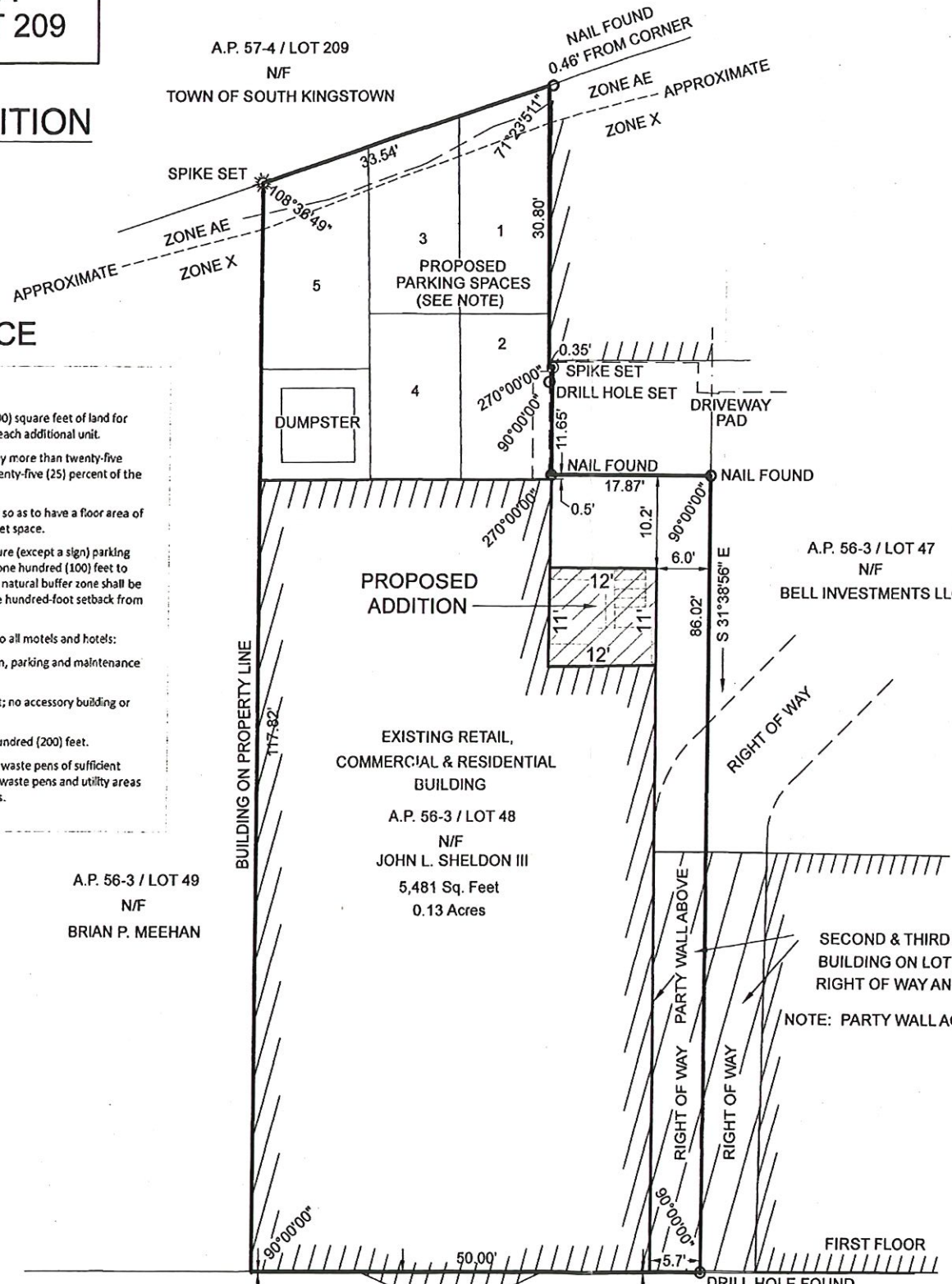
BY: RICHARD T. BZDYRA, PLS. LICENSE #1786, COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



0.1' BUILDING ENCROACHMENT 2.0' BUILDING ENCROACHMENT 0.1' BUILDING ENCROACHMENT

MAIN STREET
(RHODE ISLAND STATE HIGHWAY PLAT No. 2096A)



ZONING DISTRICT CD

MINIMUM LOT AREA	5,000 S.F.
MINIMUM LOT FRONTAGE	50 FT.
MINIMUM SETBACKS: FRONT	0 FT.
SIDE	0 FT.
CORNER SIDE	0 FT.
REAR	0 FT.
BUILDING COVERAGE	50%
BUILDING HEIGHT	40 FT.
ACCESSORY BUILDING HEIGHT	15 FT.
ACCESSORY BUILDING SIDE	0 FT.
ACCESSORY BUILDING REAR	0 FT.

REFERENCE:

- 1. DEED BK. 1285 / PG. 115
- 2. "ADMINISTRATIVE SUBDIVISION SOUTH KINGSTOWN, R.I. A.P. 56-3 / LOT 47 OWNED BY BELL REVOCABLE TRUST, MARCH 2014, PINCH LAND SURVEYING" PLAT BOOK 2014
- 3. "PLAN OF LAND EXCHANGE SOUTH KINGSTOWN, R.I. D&D REALTY MAIN STREET, WAKEFIELD, 10-26-98" PLAT BK. 99 / PG. 6
- 4. "SURVEY PLAN FOR TOWN OF SOUTH KINGSTOWN, MAIN STREET PARKING AREA A.P. 57-4 / LOT 209 SOUTH KINGSTOWN, R.I. 7-31-95 ENVIRONMENTAL PLANNING & SURVEYING, INC." PLAT BK 96 / PG. 69
- 5. RHODE ISLAND STATE HIGHWAY PLAT No. 2096A

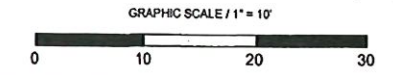
NOTE:

FEMA 44009C0203K / 4/3/2020 / ZONE X & AE

DIMENSIONAL CONFORMANCE SURVEY

A.P. 56-3 / LOT 48
349 MAIN STREET
SOUTH KINGSTOWN, R.I.
SCALE: 1"=10' DATE: JULY 16, 2024
REVISION DATE: NOVEMBER 7, 2024
PREPARED FOR:
GASPEE COMPANIES
333 MAIN STREET, SUITE 200
EAST GREENWICH, R.I. 02818

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com
JOB NO. 10815 / DWG. NO. 10815 - (JNP)



RECEIVED IN
PLANNING DEPARTMENT
NOV 25 2024
TOWN OF
SOUTH KINGSTOWN