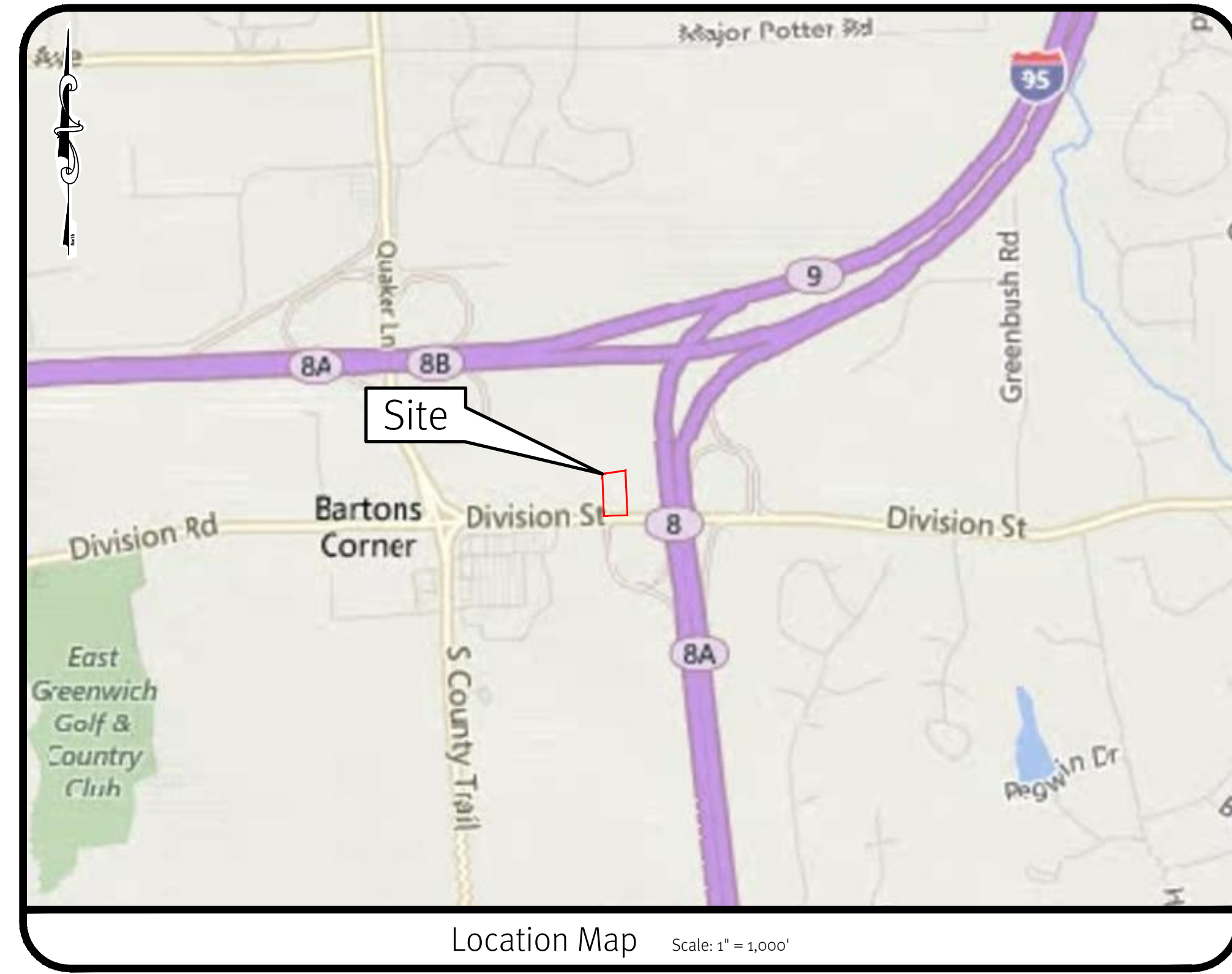


# Master Plan Submission

# 1149 Division Street

Warwick, RI

Assessor's Plat 215 Lot 8



## Sheet List Table

- 1 Cover Sheet
- 2 Aerial and Half Mile Radius
- 3 ALTA-NSPS Land Title Survey
- 4 Site Plan

**DiPrete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

**Boston • Providence • Newport**

NICOLE M. W. REILLY  
  
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This plan set must not be used for construction purposes unless stamped 'Issued for Construction' and stamped by a registered Professional Engineer of DiPrete Engineering. DiPrete Engineering only warrants plans on a DiPrete Engineering seal. DiPrete Engineering does not warrant plans for any other party. The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA conformance in the implementation of this plan and design.

No.	Date	Description	Drawn By	Design By
1	12-28-20	Master Plan Submission	K.M.R.	N.W.R.
2	12-29-20	Revised Submission	K.M.R.	N.W.R.

**Cover Sheet**  
**1149 Division Street**  
 Assessor's Plat 215 Lot 8  
 Warwick, Rhode Island  
 Prepared For  
**TPG Dev Con**  
 1140 Reservoir Avenue,  
 Cranston, Rhode Island 02920

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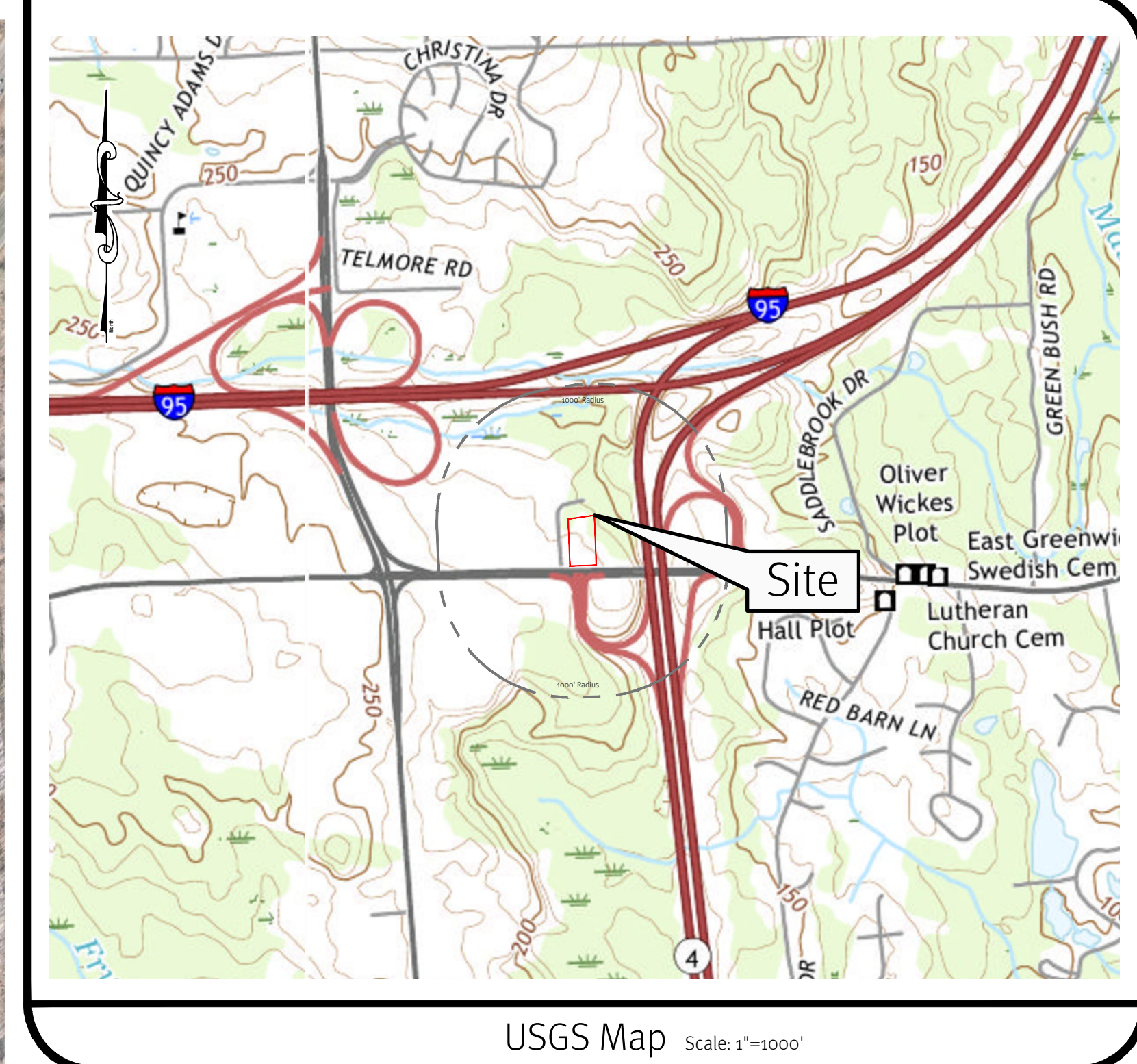
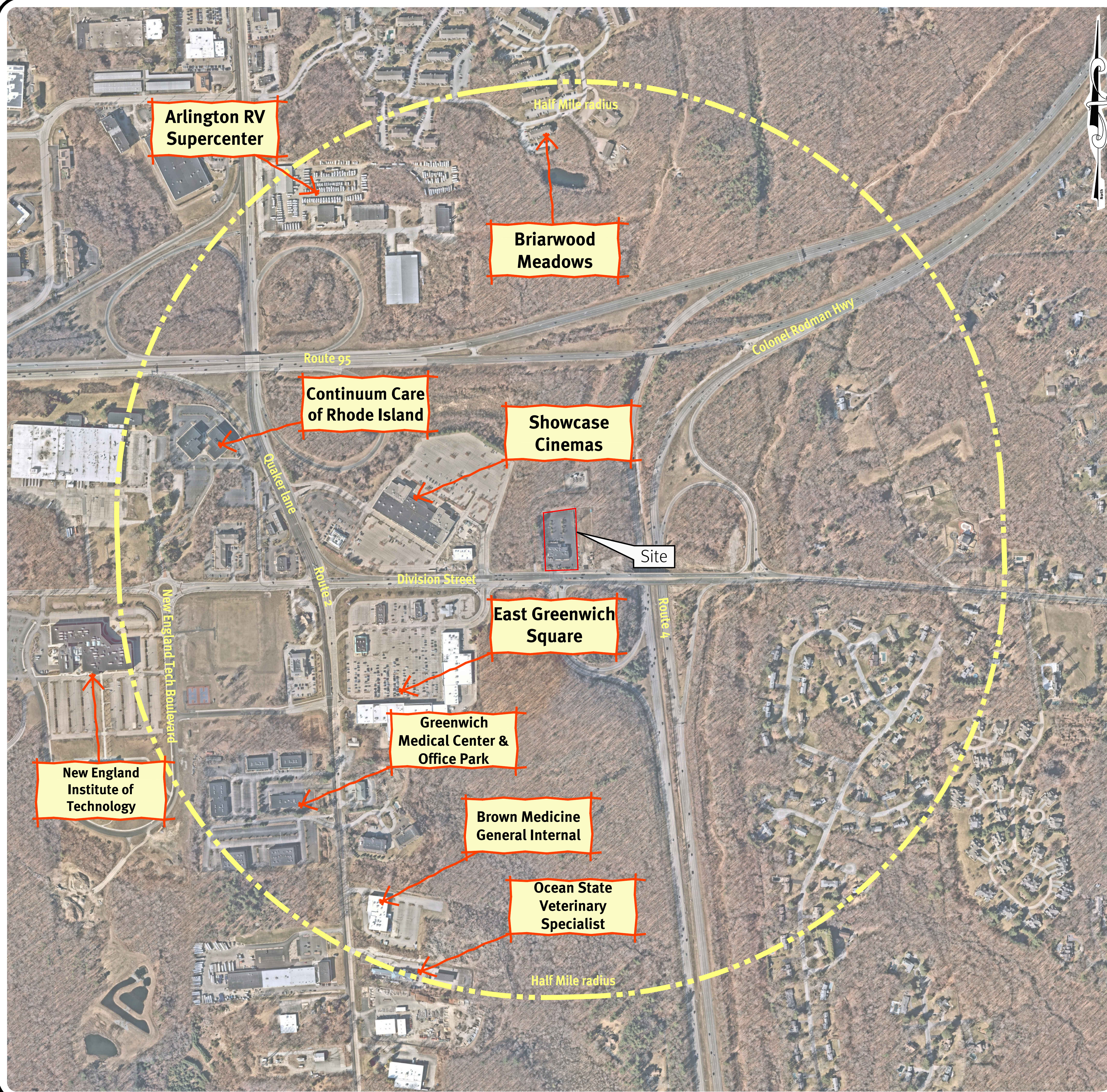
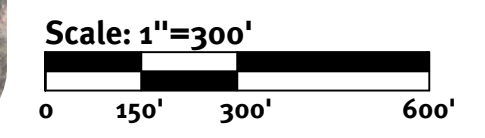


Photo Obtained from NearMap. Date of Photography 03/21/20.



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1	12-28-20	Master Plan Submission	K.M.R.	Design By: N.W.R.
0	12-23-20	zoning Submission	Z.A.P.	
0			D.P.	
Drawn By: K.M.R.				

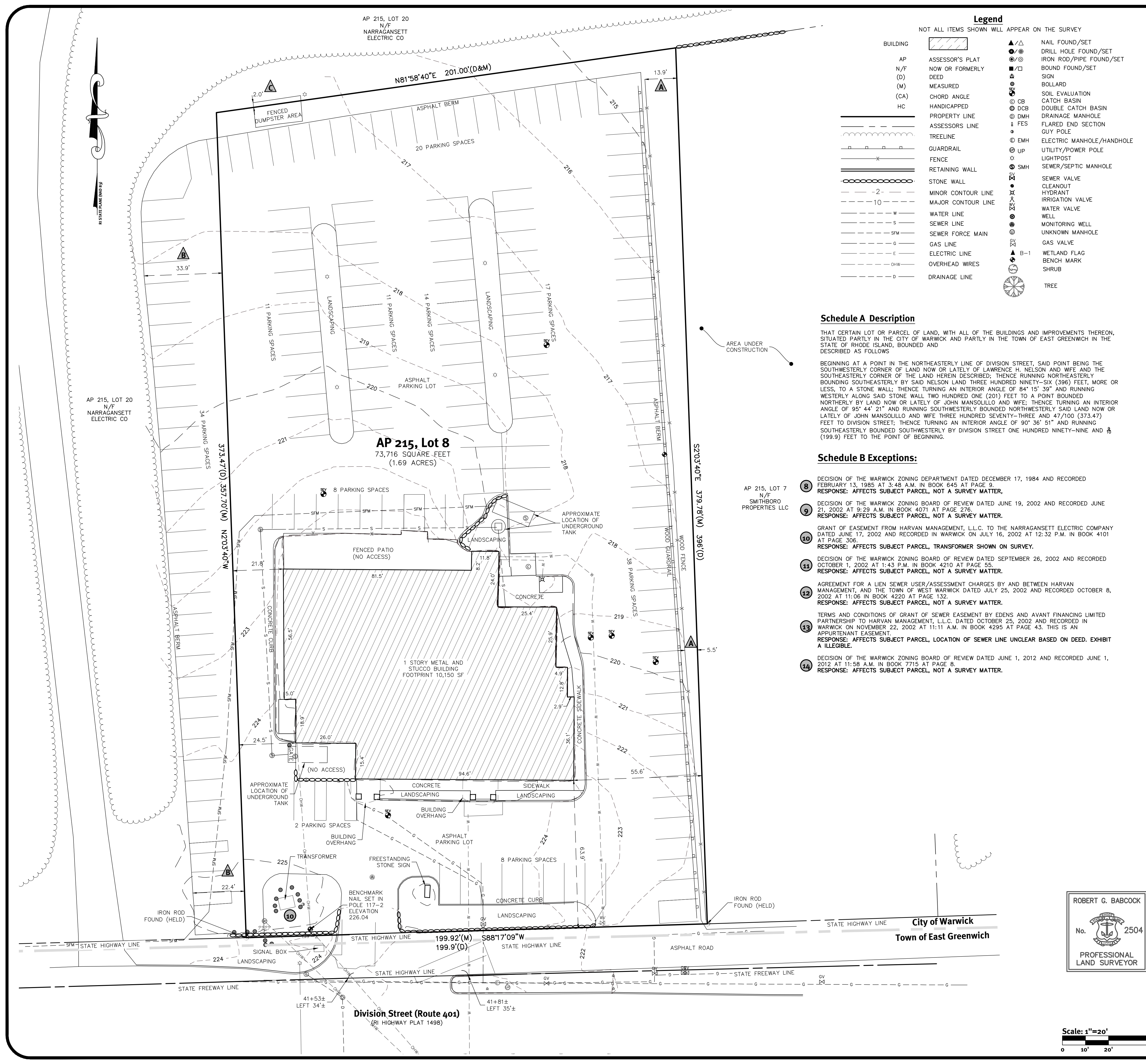
**Aerial and Half Mile Radius**  
**1149 Division Street**  
 Assessor's Plot: 214 Lot 5  
 Woonick, Rhode Island  
 Prepared For  
**TPG Dev Con**  
 1140 Reservoir Avenue,  
 Cranston, Rhode Island 02920

DE JOB No: 0161-221 Copyright: 2020 by DiPrete Engineering Associates, Inc.

**SHEET 2 OF 4**



z:\demain\projects\0161-221\division\_street\1149\landmark\_drawing\0161-221-topo.dwg Plotter: 12/16/2020



**Legend**  
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

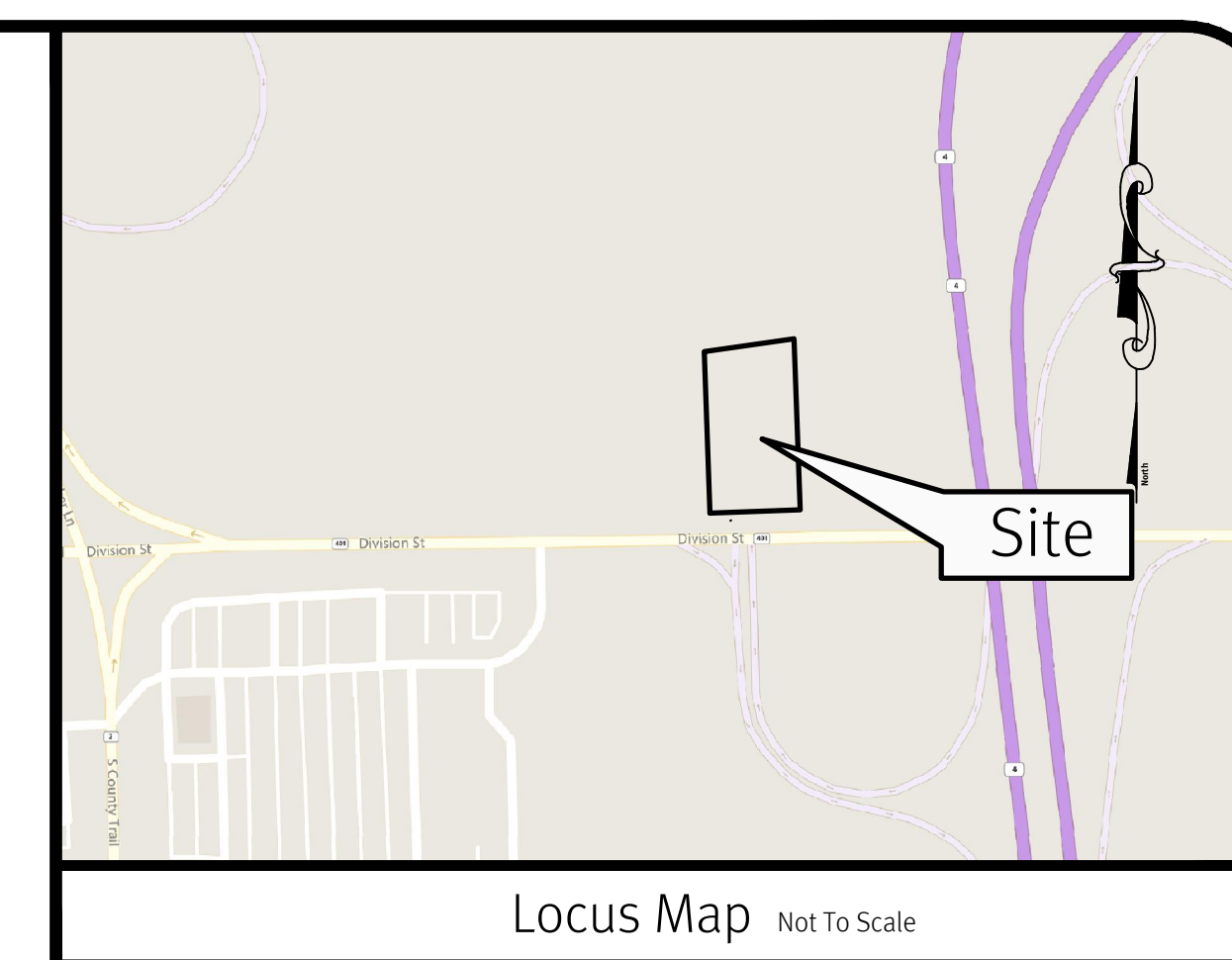
	AP ASSESSOR'S PLAT		▲/△ NAIL FOUND/SET
	N/F NOW OR FORMERLY DEED		●/◎ DRILL HOLE FOUND/SET
	(M) MEASURED		⊙/⊚ IRON ROD/PIPE FOUND/SET
	(CA) CHORD ANGLE		■/□ BOUND FOUND/SET
	HC HANDICAPPED		▲ SIGN
	PROPERTY LINE		● BOLLARD
	ASSESSOR'S LINE		⊙ CB SOIL EVALUATION
	TREELINE		⊙ CB CATCH BASIN
	GUARDRAIL		⊙ DB DOUBLE CATCH BASIN
	FENCE		⊙ DMH DRAINAGE MANHOLE
	RETAINING WALL		⊙ FES FLARED END SECTION
	STONE WALL		⊙ GP GUY POLE
	MINOR CONTOUR LINE		⊙ EMH ELECTRIC MANHOLE/HANDHOLE
	MAJOR CONTOUR LINE		⊙ UP UTILITY/POWER POLE
	WATER LINE		⊙ LP LIGHTPOST
	SEWER LINE		⊙ SMH SEWER/SEPTIC MANHOLE
	SEWER FORCE MAIN		⊙ SV SEWER VALVE
	GAS LINE		⊙ CO CLEANOUT
	ELECTRIC LINE		⊙ H HYDRANT
	OVERHEAD WIRES		⊙ IV IRRIGATION VALVE
	DRAINAGE LINE		⊙ WV WATER VALVE
			⊙ W WELL
			⊙ MW MONITORING WELL
			⊙ UM UNKNOWN MANHOLE
			⊙ GV GAS VALVE
			⊙ B-1 WETLAND FLAG
			⊙ BM BENCH MARK
			⊙ S SHRUB
			⊙ T TREE

**Schedule A Description**

THAT CERTAIN LOT OR PARCEL OF LAND, WITH ALL OF THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED PARTLY IN THE CITY OF WARWICK AND PARTLY IN THE TOWN OF EAST GREENWICH IN THE STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF DIVISION STREET, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LAND NOW OR LATELY OF LAWRENCE H. NELSON AND WIFE AND THE SOUTHEASTERLY CORNER OF THE LAND HEREIN DESCRIBED; THENCE RUNNING NORTHEASTERLY BOUNDING SOUTHEASTERLY BY SAID NELSON LAND THREE HUNDRED NINETY-SIX (396) FEET, MORE OR LESS, TO A STONE WALL; THENCE TURNING AN INTERIOR ANGLE OF 84° 15' 39" AND RUNNING WESTERLY ALONG SAID STONE WALL TWO HUNDRED ONE (201) FEET TO A POINT BOUNDED NORTHERLY BY LAND NOW OR LATELY OF JOHN MANSOLLO AND WIFE; THENCE TURNING AN INTERIOR ANGLE OF 95° 44' 21" AND RUNNING SOUTHWESTERLY BOUNDING NORTHWESTERLY SAID LAND NOW OR LATELY OF JOHN MANSOLLO AND WIFE THREE HUNDRED SEVENTY-THREE AND 47/100 (373.47) FEET TO DIVISION STREET; THENCE TURNING AN INTERIOR ANGLE OF 90° 36' 51" AND RUNNING SOUTHEASTERLY BOUNDING SOUTHWESTERLY BY DIVISION STREET ONE HUNDRED NINETY-NINE AND 1/100 (199.9) FEET TO THE POINT OF BEGINNING.

**Schedule B Exceptions:**

- 8 DECISION OF THE WARWICK ZONING DEPARTMENT DATED DECEMBER 17, 1984 AND RECORDED FEBRUARY 13, 1985 AT 3:48 A.M. IN BOOK 645 AT PAGE 9.  
RESPONSE: AFFECTS SUBJECT PARCEL, NOT A SURVEY MATTER.
- 9 DECISION OF THE WARWICK ZONING BOARD OF REVIEW DATED JUNE 19, 2002 AND RECORDED JUNE 21, 2002 AT 9:29 A.M. IN BOOK 4071 AT PAGE 276.  
RESPONSE: AFFECTS SUBJECT PARCEL, NOT A SURVEY MATTER.
- 10 GRANT OF EASEMENT FROM HARVAN MANAGEMENT, L.L.C. TO THE NARRAGANSETT ELECTRIC COMPANY DATED JUNE 17, 2002 AND RECORDED IN WARWICK ON JULY 16, 2002 AT 12:32 P.M. IN BOOK 4101 AT PAGE 308.  
RESPONSE: AFFECTS SUBJECT PARCEL, TRANSFORMER SHOWN ON SURVEY.
- 11 DECISION OF THE WARWICK ZONING BOARD OF REVIEW DATED SEPTEMBER 26, 2002 AND RECORDED OCTOBER 1, 2002 AT 1:43 P.M. IN BOOK 4210 AT PAGE 55.  
RESPONSE: AFFECTS SUBJECT PARCEL, NOT A SURVEY MATTER.
- 12 AGREEMENT FOR A LIEN SEWER USER/ASSESSMENT CHARGES BY AND BETWEEN HARVAN MANAGEMENT, AND THE TOWN OF WEST WARWICK DATED JULY 25, 2002 AND RECORDED OCTOBER 8, 2002 AT 11:06 IN BOOK 4220 AT PAGE 132.  
RESPONSE: AFFECTS SUBJECT PARCEL, NOT A SURVEY MATTER.
- 13 TERMS AND CONDITIONS OF GRANT OF SEWER EASEMENT BY EDENS AND AVANT FINANCING LIMITED PARTNERSHIP TO HARVAN MANAGEMENT, L.L.C. DATED OCTOBER 25, 2002 AND RECORDED IN WARWICK ON NOVEMBER 22, 2002 AT 11:11 A.M. IN BOOK 4295 AT PAGE 43. THIS IS AN APPURTENANT EASEMENT.  
RESPONSE: AFFECTS SUBJECT PARCEL, LOCATION OF SEWER LINE UNCLEAR BASED ON DEED, EXHIBIT A ILLEGIBLE.
- 14 DECISION OF THE WARWICK ZONING BOARD OF REVIEW DATED JUNE 1, 2012 AND RECORDED JUNE 1, 2012 AT 11:58 A.M. IN BOOK 7715 AT PAGE 8.  
RESPONSE: AFFECTS SUBJECT PARCEL, NOT A SURVEY MATTER.



**General Notes**

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 215, LOT 8 IN THE CITY OF WARWICK, KENT COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 6529, PAGE 130 IS JT DEVELOPMENT PARTNERS, LLC.
- BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44003C0136G, DATED DECEMBER 3, 2010. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED GB BASED ON THE CITY OF WARWICK'S GIS MAP. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON OCTOBER 23, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- SUBJECT TO ELECTRICAL EASEMENT FOUND IN DEED BOOK 4101, PAGE 308

**Plan References:**

- RHODE ISLAND HIGHWAY PLAT 1498
- "PLAN OF SURVEY - LOT 8 ON AP 215, DIVISION STREET, WARWICK RI FOR THE FOOD SERVICE, THOMAS WRIGHT" BY: DAVID D. GARDNER & ASSOCIATES, INC. DATED MARCH 19, 2007. SCALE 1"=20'.

**Datum Note:**

- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

**List of Possible Encroachments:**

- 
- 
- 

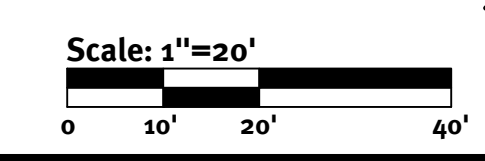
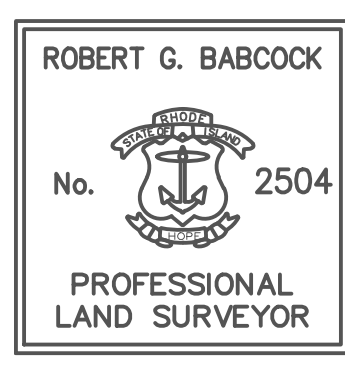
**Utility Notes**

- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C AS DEFINED IN C/ASCE STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
- PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
- DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.

**Surveyor's Certificate**

TO: THE PROCACCIANTI GROUP, LLC, A RHODE ISLAND LIMITED LIABILITY COMPANY, & FIDELITY NATIONAL TITLE INSURANCE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, 13, 16, & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED BETWEEN OCTOBER 23, 2020 DATE OF PLAT OR MAP: NOVEMBER 19, 2020

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 SURVEY: COMPREHENSIVE BOUNDARY SURVEY TOPOGRAPHIC SURVEY  
MEASUREMENT SPECIFICATION: CLASS I CLASS T-2  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: ALTA SURVEY.



12/16/20  
ROBERT G. BABCOCK, RPLS #2504, COA #S.000A160

**Diprete Engineering**  
Two Stafford Court Cranston, RI 02920  
tel 401-943-1000 fax 401-644-6006 www.diprete-eng.com

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**ALTA/NPS Land Title Survey**  
1149 Division Street  
Warwick, Rhode Island

**CLIENT**  
TPG Dev Con  
1140 Reservoir Avenue,  
Cranston Rhode Island 02920

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1	12/16/20	Boundary/Topographic Survey	MLL	
2	12/16/20	Boundary/Topographic Survey	MLL	
3	12/16/20	Boundary/Topographic Survey	MLL	
4	12/16/20	Boundary/Topographic Survey	MLL	
5	12/16/20	Boundary/Topographic Survey	MLL	
6	12/16/20	Boundary/Topographic Survey	MLL	
7	12/16/20	Boundary/Topographic Survey	MLL	
8	12/16/20	Boundary/Topographic Survey	MLL	
9	12/16/20	Boundary/Topographic Survey	MLL	
10	12/16/20	Boundary/Topographic Survey	MLL	
11	12/16/20	Boundary/Topographic Survey	MLL	
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40	12/16/20	Boundary/Topographic Survey	MLL	

**ALTA/NPS Land Title Survey**  
1149 Division Street  
Warwick, Rhode Island

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1140 Reservoir Avenue,  
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**Scale: 1"=20'**

**ROBERT G. BABCOCK**, RPLS #2504, COA #S.000A160

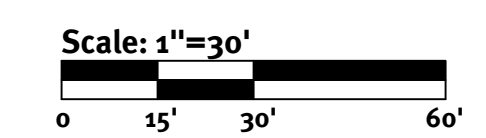
12/16/20

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Cranston Rhode Island 02920

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**SHEET 3 OF 4**





**General Notes:**

1. THE SITE IS LOCATED ON THE CITY OF WARWICK, RHODE ISLAND ASSESSOR'S PLAT 215 LOT 008.
  2. THE SITE IS APPROXIMATELY 1.61± ACRES AND IS ZONED GB.
  3. THE OWNER OF AP 215 LOT 008 IS: JT DEVELOPMENT PARTNERS LLC  
1149 DIVISION ST  
EAST GREENWICH, RI 02818
  4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C01366, MAP REVISED DECEMBER 3, 2010
  5. THE SITE IS WITHIN A:  
GREENWICH BAY SAMP (CRMC)
- THE SITE IS NOT WITHIN A:  
GROUNDWATER PROTECTION AREA (RIDEM)  
NATURAL HERITAGE AREAS (RIDEM)  
GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)

**Dimensional Regulations:**

PURSUING A SPECIAL USE PERMIT FOR THE PROPOSED USE

CURRENT ZONING: GB  
 MINIMUM LOT AREA: 6,000 SF (10,000 SF REQ FOR GAS USE)  
 MINIMUM FRONT AND LOT WIDTH: 60' (100' REQ FOR GAS USE)  
 MINIMUM FRONT AND CORNER SIDE YARD: 25'  
 MINIMUM SIDE YARD: 15' (40' WHEN ABUTTING RESIDENTIAL)  
 MINIMUM REAR YARD: 20' (40' WHEN ABUTTING RESIDENTIAL)  
 MAXIMUM STRUCTURE HEIGHT: 40'  
 MINIMUM LANDSCAPED OPEN SPACE: 10%

**Parking Regulations:**

PARKING USE: RETAIL  
 PARKING REQUIREMENT: 1 SPACE PER 200 SF GFA  
 GROSS FLOOR AREA PROPOSED: 5500 SF  
 PARKING CALCULATION: 5500 / 200 = 27.5 = 28 SPACES  
 REQUIRED PARKING SPACES: 28 SPACES  
 PARKING SPACES PROVIDED: 34 SPACES (2 ADA)

**Certification Note:**

THE EXISTING DATA COMPILED ON THIS CONCEPT/STUDY PLAN IS FROM EXISTING MAPS AND RECORDED DATA. DUE TO METHODS OF COMPILATION AND ACCURACY OF SOME MAPS USED TO COMPILE THIS PLAN, THERE MAY BE SOME DEVIATIONS FROM SAID MAPS AND/OR DATA AND THIS PLAN. THERE ARE MANY FACTORS WHICH LEAD TO THIS, INCLUDING THE ACCURACY OF SAID MAPS AND DATA, AND KNOWN SITE FEATURES SUCH AS STONE WALLS, ROADWAYS, AND BUILDINGS. THESE DEVIATIONS ARE COMMON WHEN COMPILING MAPS AND DATA FROM VARIOUS SOURCES AND CANNOT BE AVOIDED WITHOUT AN ACTUAL FIELD SURVEY AND DEED RESEARCH. THIS PLAN IS TO BE UTILIZED FOR DISCUSSION PURPOSES ONLY. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.

**Existing Legend**

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	ASSESSORS LINE
	BUILDING
	BRUSHLINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SOILS LINES
	50' PERIMETER WETLAND
	100' RIVERBANK WETLAND
	200' RIVERBANK WETLAND
	FEMA BOUNDARY
	STREAM
	WETLAND LINE

**Proposed Legend**

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	BUILDING SETBACKS
	BUILDING FOOTPRINT
	BUILDING OVERHANG
	ASPHALT PAVEMENT
	SIDEWALK
	LANDSCAPED AREA

**DiPrete Engineering**



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**NICOLE M. W. REILLY**

REGISTERED PROFESSIONAL ENGINEER CIVIL

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 The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

1	12-28-20	Master Plan Submission	K.M.R.	Design By: N.M.R.
0	12-23-20	Zoning Submission	Z.A.P.	Dyn.
11/2		Description		
			Drawn By: K.M.R.	

**Site Plan**  
**1149 Division Street**  
Assessor's Plat 215 Lot 9  
Warwick, Rhode Island

Prepared For  
**TPG Dev Con**  
1140 Reservoir Avenue,  
Cranston, Rhode Island 02920