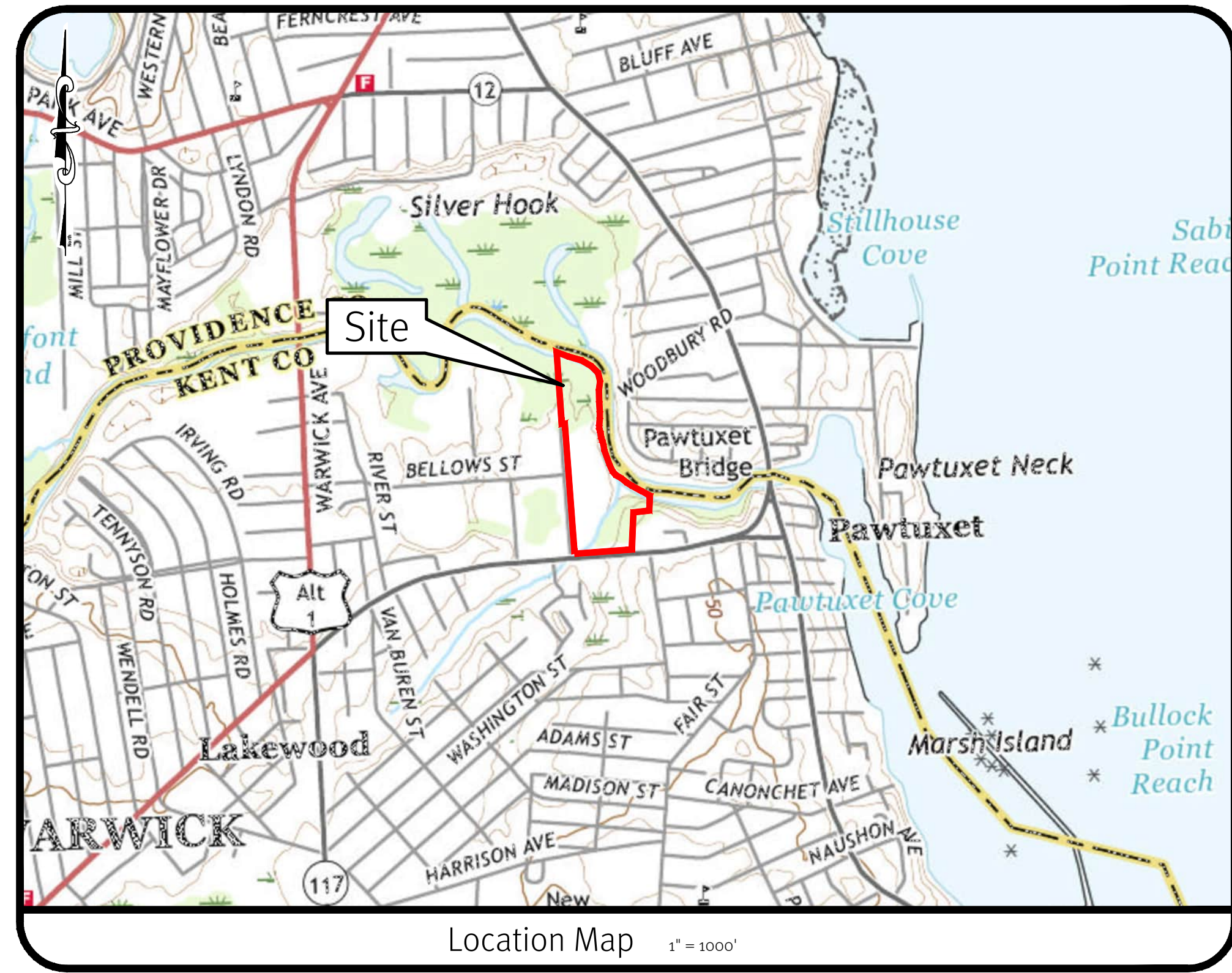


# Master Plan Submission

# 175 Post Road

Warwick, Rhode Island

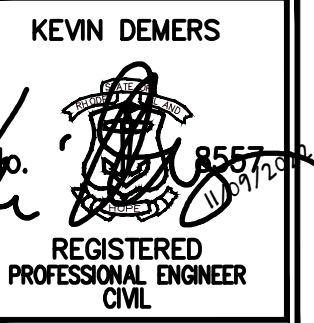
Assessor's Plat 291 Lots 45 & 74



## Sheet Index

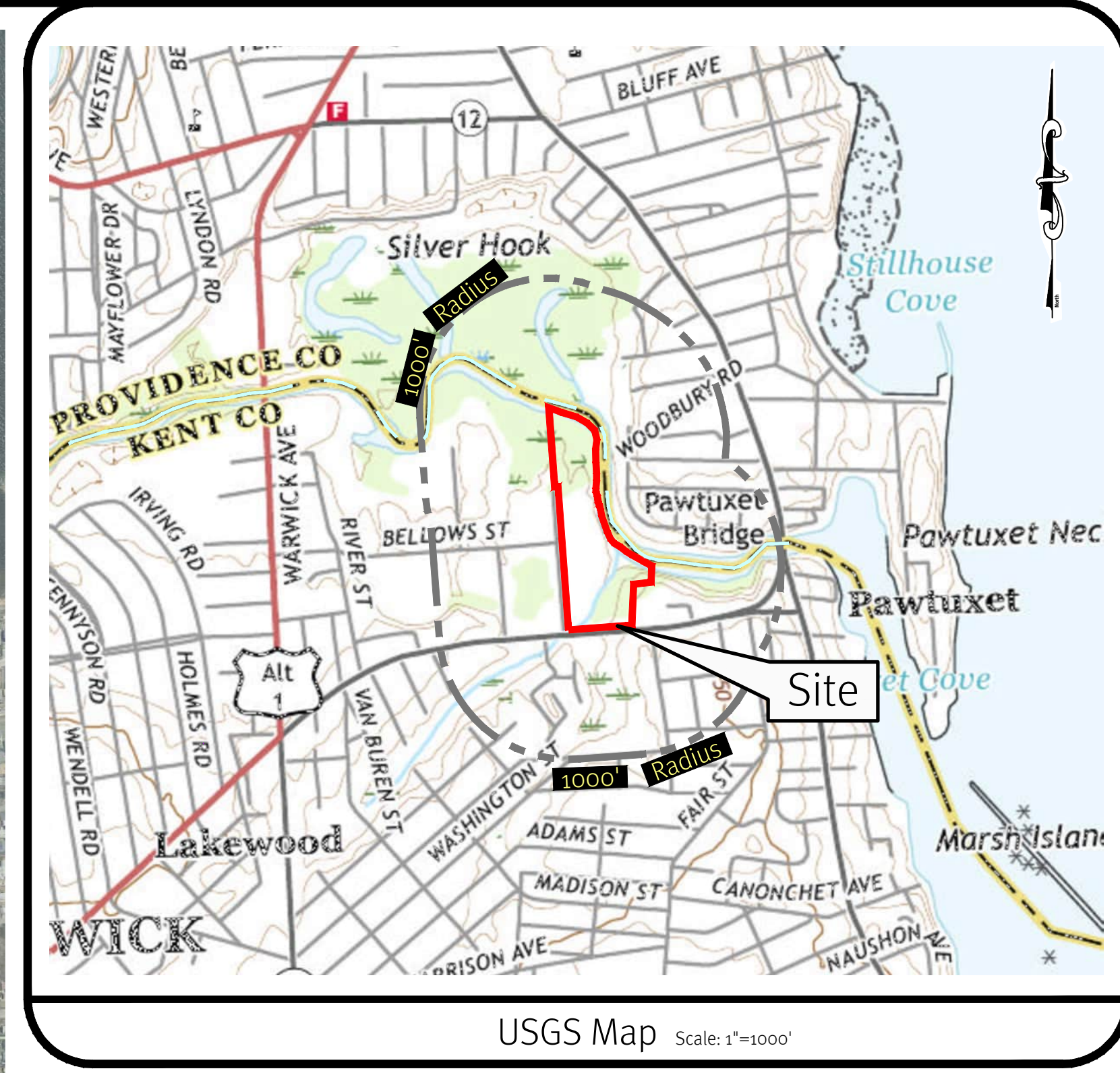
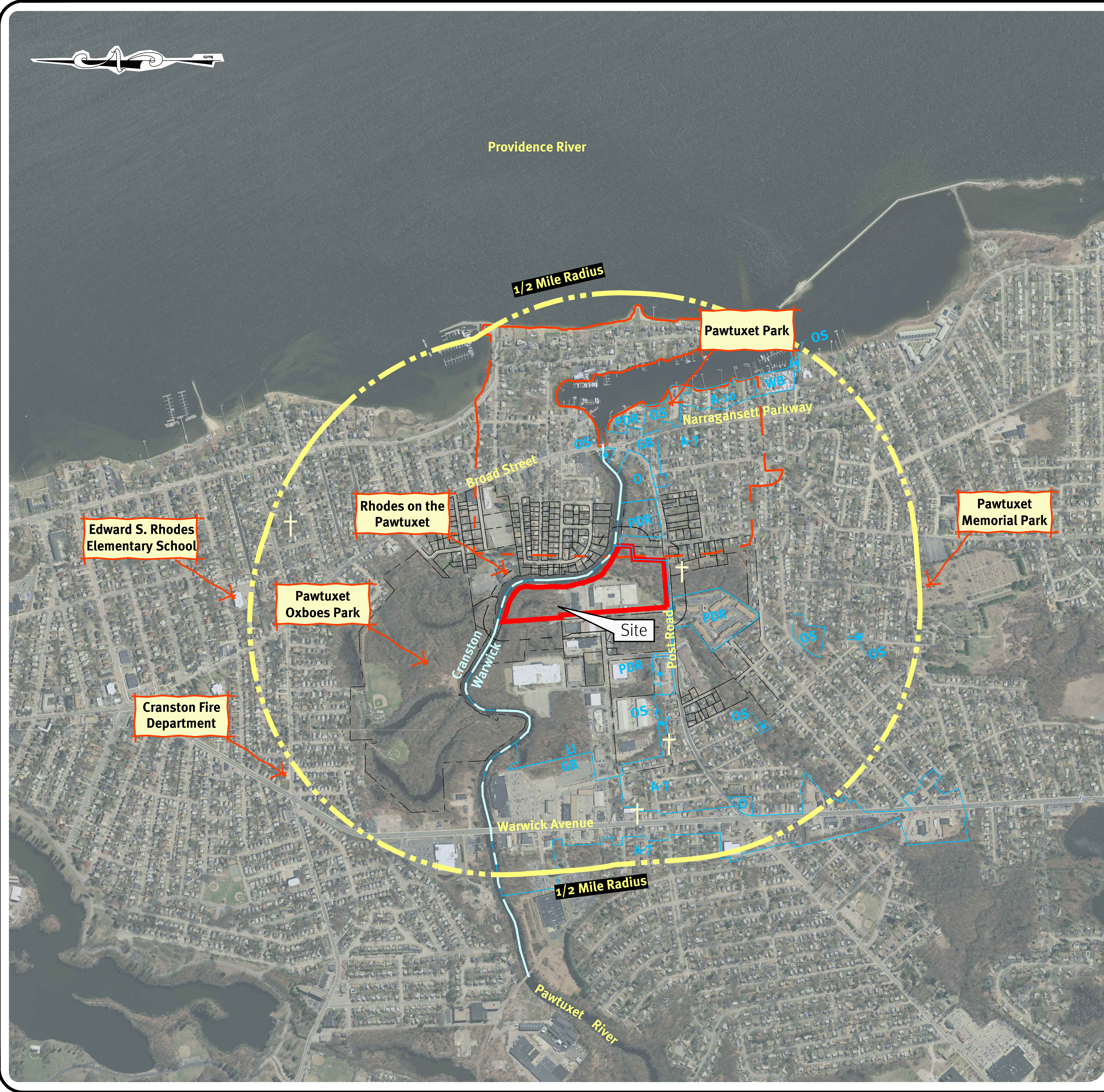
- 1 Cover Sheet
  - 2 Site Context Map
  - 3 Overall Site & Conceptual Landscape Plan
  - 4 Site Layout Plan
  - 5 Constraints Plan
- 1 of 1 Existing Conditions Survey

z:\lema\projects\2733-001\_post\_road\_175\autocad\drawing\2733-001\_cvr.dwg Plotted: 11/09/2022



THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.  
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING DESIGN. DIPRETE ENGINEERING, DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, MATERIALS, AND CONSTRUCTION OF THE PROJECT AND FOR CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DESIGN. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

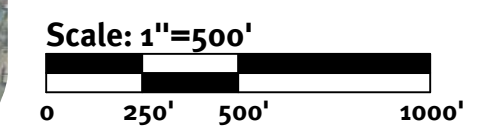
No.	Date	Description	By	Design By, C.D.
4	11/09/2022	Master Plan Submission		
3	05/24/2022	Master Plan Revision		
2	02/24/2022	Master Plan Submission		
1	02/24/2022	Master Plan Submission		
0	02/24/2022	Master Plan Submission		



- Legend:**
- PROPERTY LINE
  - HALF MILE RADIUS LINE
  - 1000' RADIUS LINE
  - HISTORIC CEMETARY
  - HISTORIC DISTRICT
  - ZONING DISTRICT
  - TOWN LINE



Photo Obtained from RIGIS 2013 Database.



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**KEVIN DEMERS**  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

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No.	Date	Description	By
1	02/24/2016	Master Plan Submission	CD
2	05/24/2022	Master Plan Revision	CD
3	05/24/2022	Master Plan Revision	CD
4	11/09/2022	Master Plan Revision	CD

Drawn By: CD, Design By: CD

**Site Context Map**  
**175 Post Road**  
 Warwick, Rhode Island 02886  
 Prepared For:  
**Artak Avagyan and Lee Beausoleil**  
 100 Hay Street, West Warwick, Rhode Island 02893  
 tel 401-255-7395

DE JOB No: 2733-001. Copyright: 2022 by DiPrete Engineering Associates, Inc.

SHEET **2** OF 5

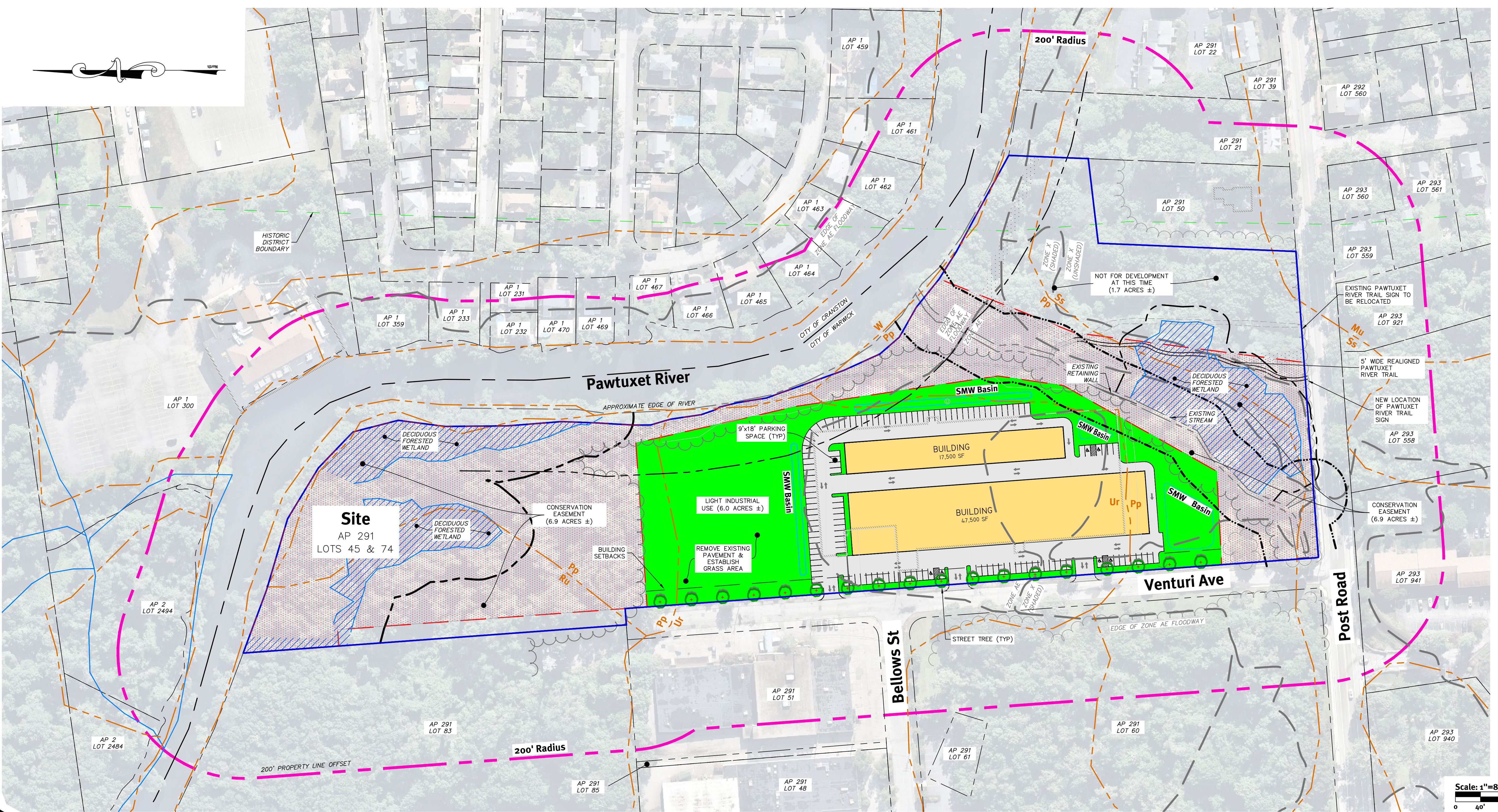
z:\keman\projects\2733-001\_post\_road\_175\autoCAD\drawing\2733-001\_cvr.dwg Plotted: 11/9/2022

**Legend**

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- 200' PROPERTY LINE OFFSET
  - SITE PERIMETER
  - PROPOSED PROPERTY LINE
  - BUILDING SETBACKS
  - PROPOSED BUILDING
  - PROPOSED PAVEMENT
  - TOWN LINE
  - ASSESSOR'S LINE
  - SOIL BOUNDARY
  - FEMA LINE
  - EDGE OF PAVEMENT
  - STONE WALL
  - BUILDING
  - TREELINE
  - GRASS COVER
  - STREET TREE
  - WETLAND EDGE
  - WETLAND HATCH
  - WETLAND FLAG
  - 25' WETLAND BUFFER
  - 50' RIVERBANK WETLAND
  - 100' RIVERBANK WETLAND
  - PARKING COUNT

**General Notes:**

- THE SITE IS LOCATED ON THE CITY OF WARWICK ASSESSOR'S PLAT 291 LOT 45 & 74.
- THE SITE IS APPROXIMATELY 15.67± ACRES.
- THE OWNER OF AP 291 LOT 45 & 74 ARE: LEE BEAUSOLEIL & ARTAK AVAGYAN  
100 HAY STREET  
WEST WARWICK, RI 02893
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES AE AND X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007003184, MAP REVISED OCTOBER 02, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN ABOVE)  
  
ZONE AE - THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE. ZONE AE ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.  
  
ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.  
  
ZONE X (SHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- THE SITE IS NOT WITHIN A:  
GROUNDWATER PROTECTION AREA (RIDEM)  
NATURAL HERITAGE AREAS (RIDEM)  
GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)  
METRO BAY SAMP (CRMC)
- THE DEVELOPMENT IS PROPOSED TO BE BUILT IN ONE PHASE.
- NO OUTDOOR STORAGE IS PROPOSED TO OCCUR ONSITE.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.



KEVIN DEMERS  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

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No.	Date	Description	By
1	2022-02-23	Major Plan Submission	C.D.
2	2022-02-26	Major Plan Submission	C.D.
3	2022-12-16	Major Plan Submission	C.D.
4	11-09-2022	Major Plan Submission	C.D.

Design By: C.D.

Overall Site & Conceptual Landscape Plan  
175 Post Road  
Warwick, Rhode Island  
Prepared for:  
**Artak Avagyan and Lee Beausoleil**  
100 Hay Street, West Warwick, Rhode Island 02893  
tel 401-2557235  
DE Job No: 2733-001. Copyright 2022 by DiPrete Engineering Associates, Inc.

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z:\deman\projects\2733-001\_post\_road\175\landscape\drawings\2733-001-mstr.dwg Plotter: 11/9/2022

**Existing vs. Proposed Impervious Cover:**

EXISTING ASPHALT PAVEMENT, CONCRETE PADS, AND RETAINING WALLS:	136,152 SF	(3.126 AC)
PROPOSED PERVIOUS ASPHALT PAVEMENT:	70,937 SF	(1.628 AC)
REDUCTION OF:	65,215 SF	(1.498 AC)
EXISTING BUILDING FOOTPRINT:	96,664 SF	(2.210 AC)
PROPOSED BUILDING FOOTPRINT:	65,000 SF	(1.492 AC)
REDUCTION OF:	29,914 SF	(0.718 AC)

**Dimensional Regulations:**

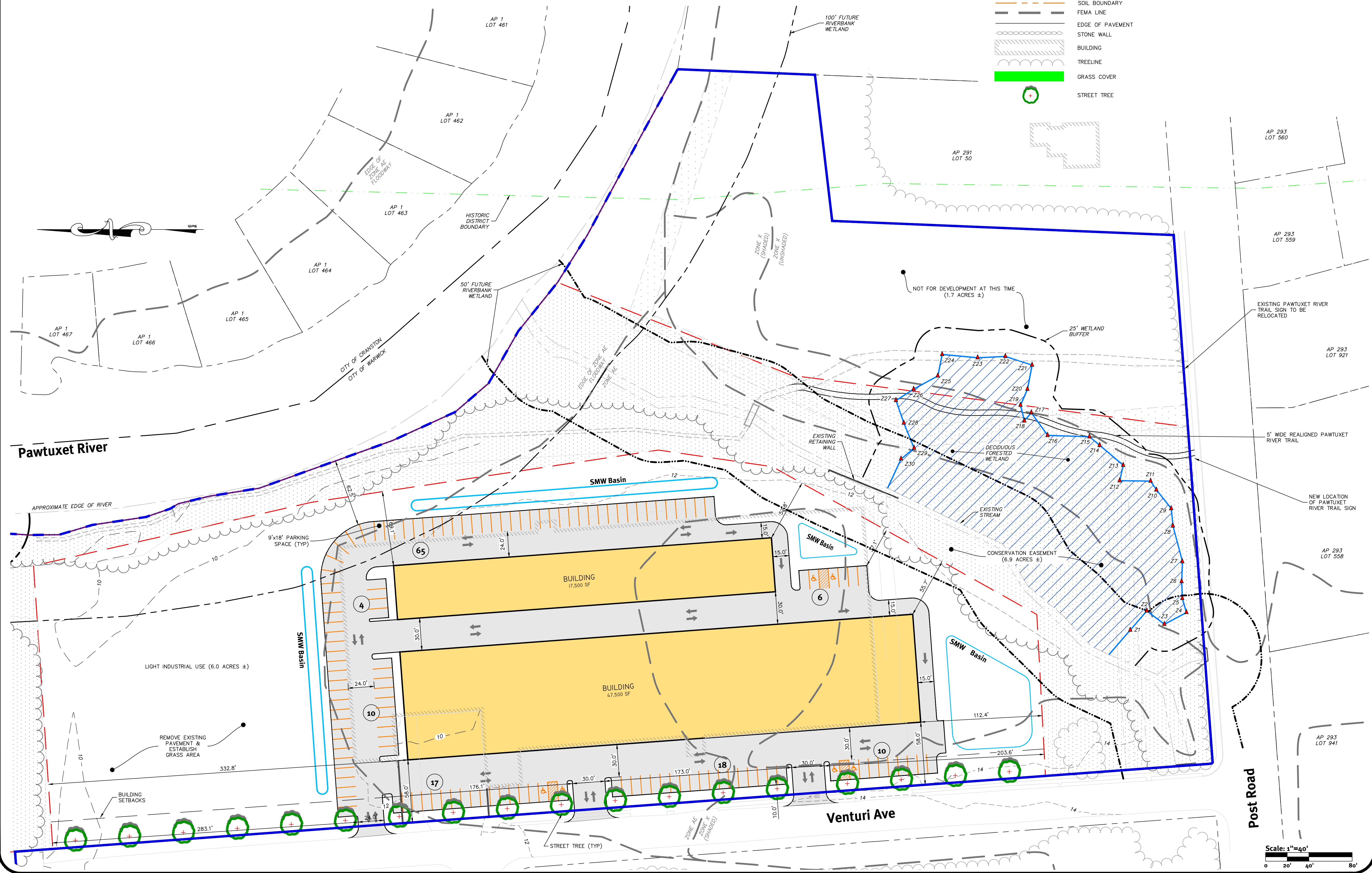
CURRENT ZONING:	LI	REQUIRED	PROVIDED
MINIMUM LOT AREA:		6,000 SF	682,434 SF
MINIMUM FRONTAGE AND LOT WIDTH:		60'	490'
MINIMUM FRONT AND CORNER SIDE YARD:		25'	58.0' MIN
MINIMUM SIDE YARD:		15'	112.4' MIN
MINIMUM REAR YARD:		20'	69.1' MIN
MAXIMUM STRUCTURE HEIGHT:		45'	<45'
MINIMUM LANDSCAPED OPEN SPACE:		10%	>10%

**Parking Regulations:**

PRIMARY PARKING USE:	WHOLESALE BUSINESS AND STORAGE SPACE AND WAREHOUSES
PARKING REQUIREMENT:	1 SPACE PER 500 SF GFA
GROSS FLOOR AREA PROPOSED:	65,000 SF
PARKING CALCULATION:	65,000 / 500 = 130 SPACES
REQUIRED PARKING SPACES:	130 SPACES (5 ADA)
PARKING SPACES PROVIDED:	130 SPACES (6 ADA)

**Legend**

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- 200' PROPERTY LINE OFFSET
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NO.	Date	Description	By	Design By, C.D.
1	02/24/2022	Master Plan Submission	BY	Design By, C.D.
2	05/24/2022	Master Plan Revision	BY	Design By, C.D.
3	05/24/2022	Master Plan Revision	BY	Design By, C.D.
4	11/09/2022	Master Plan Revision	BY	Design By, C.D.

**Site Layout Plan**  
**175 Post Road**  
 Lots 45 & 74  
 Pawtuxet, Rhode Island  
 Prepared For  
**Artak Avagyan and Lee Beausoleil**  
 100 Hay Street, West Warwick, Rhode Island 02893  
 tel 401-252-2557/2395

Drawn By, C.D.  
 Design By, C.D.

Scale: 1"=40'  
 0 20' 40' 80'

SHEET 4 OF 5

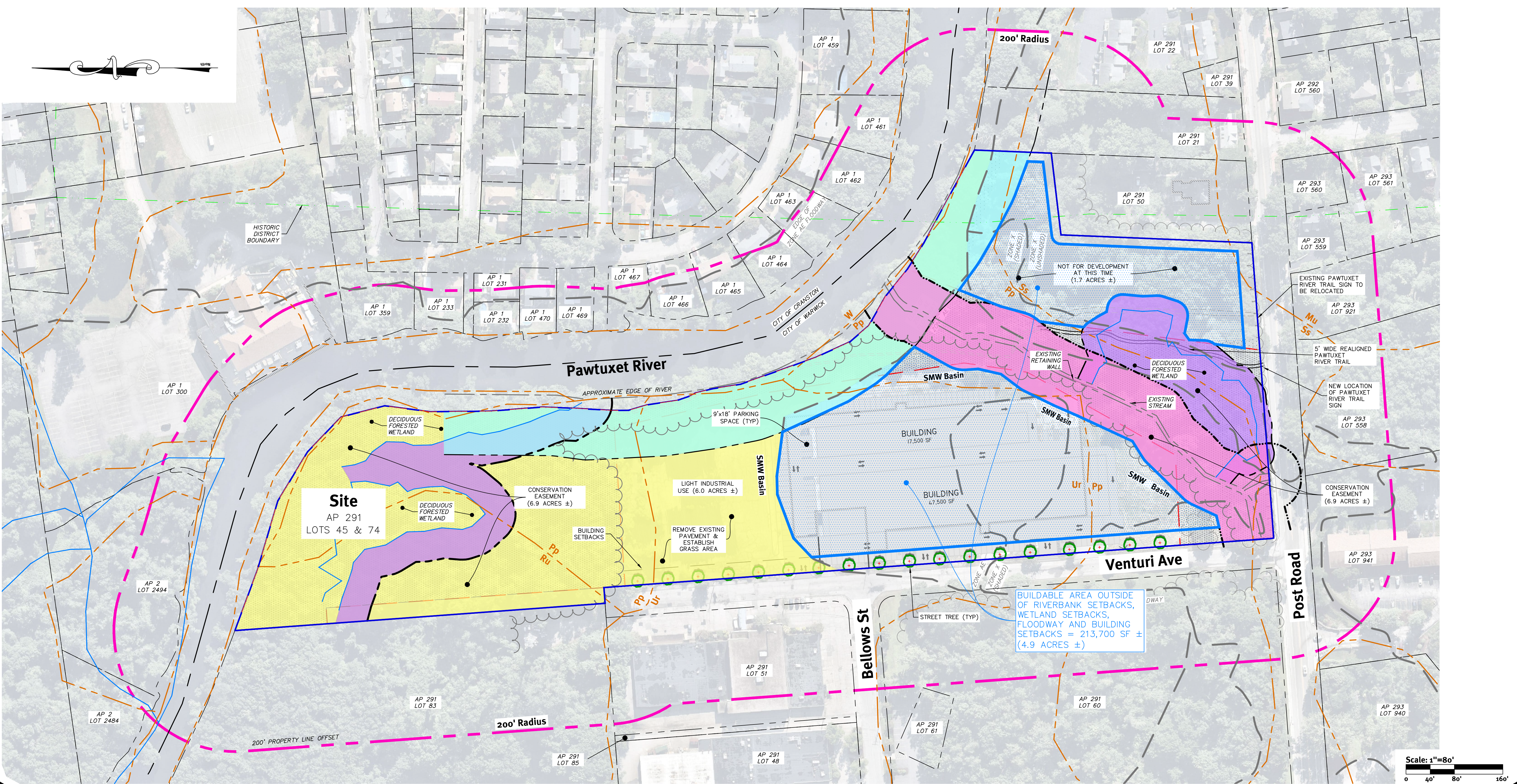
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  - STREET TREE
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  - WETLAND HATCH
  - WETLAND FLAG
  - 25' WETLAND BUFFER
  - 50' RIVERBANK WETLAND
  - 100' RIVERBANK WETLAND
  - PARKING COUNT
  - EX UNDISTURBED AREA
  - 100' RIVERBANK BUFFER (PAWTUXET RIVER)
  - 50' RIVERBANK BUFFER (UNNAMED STREAM)
  - 25' & 50' WETLAND BUFFERS
  - FEMA FLOODWAY
  - BUILDABLE AREA OUTSIDE OF WETLAND BUFFERS, RIVERBANK BUFFERS AND FLOODWAY

**General Notes:**

- THE SITE IS LOCATED ON THE CITY OF WARWICK ASSESSOR'S PLAT 291 LOT 45 & 74.
- THE SITE IS APPROXIMATELY 15.67± ACRES.
- THE OWNER OF AP 291 LOT 45 & 74 ARE: LEE BEAUSOLEIL & ARTAK AVAGYAN, 100 HAY STREET, WEST WARWICK, RI 02893
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES AE AND X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007003184, MAP REVISED OCTOBER 02, 2015. (FLOOD PLAN DESCRIPTIONS SHOWN ABOVE)
  - ZONE AE - THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE. ZONE AE ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
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- THE SITE IS NOT WITHIN A:
  - GROUNDWATER PROTECTION AREA (RIDEM)
  - NATURAL HERITAGE AREAS (RIDEM)
  - GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
  - METRO BAY SAMP (CRMC)
- THE DEVELOPMENT IS PROPOSED TO BE BUILT IN ONE PHASE.
- NO OUTDOOR STORAGE IS PROPOSED TO OCCUR ONSITE.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- NOTE: PER THE RULES AND REGULATIONS GOVERNING THE ADMINISTRATION AND ENFORCEMENT OF THE FRESHWATER WETLANDS ACT EFFECTIVE JULY 1, 2022, DISTURBED AREA WITHIN THE WETLANDS BUFFERS MAY BE REDEVELOPED. SEE STANDARD 3.7.1(B)(4)



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**KEVIN DEMERS**  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

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No.	Date	Description	By
1	11-09-2022	Master Plan Re-submission	C.D.
2	2022-12-06	Master Plan Re-submission	C.D.
3	2022-12-06	Master Plan Re-submission	C.D.
4	2022-12-06	Master Plan Re-submission	C.D.

Design By: C.D.

**Constraints Plan**  
**175 Post Road**  
 Warwick, Rhode Island 02893  
 Prepared for: **Artak Avagyan and Lee Beausoleil**  
 tel. 401-255-7235  
 DE Job No: 2733-001. Copyright 2022 by DiPrete Engineering Associates, Inc.

**General Notes:**

- THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 291, LOTS 45 AND 74 IN THE CITY OF WARWICK, KENT COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 9256, PAGE 297 IS LEE BEAUSOLEIL AND ARTAK AVAGYAN.
- BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X AND ZONE AE (ELEV. = 14') PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44003C00194, DATED OCTOBER 2, 2015. 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 LI BASED ON CITY OF WARWICK GIS. 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 AUGUST 30, 2019. 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.
- WETLAND LOCATIONS SHOWN BASED ON FIELD SURVEY BY DIPRETE ENGINEERING. WETLAND FLAGS WERE DELINEATED BY DIPRETE ENGINEERING.

**Utility Notes:**

- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233). DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
- UNDERGROUND WATER INFORMATION OBTAINED FROM THE CITY OF WARWICK.
- UNDERGROUND SEWER INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
- UNDERGROUND GAS INFORMATION OBTAINED FROM NATIONAL GRID.
- UNDERGROUND DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

**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.

**Plan References:**

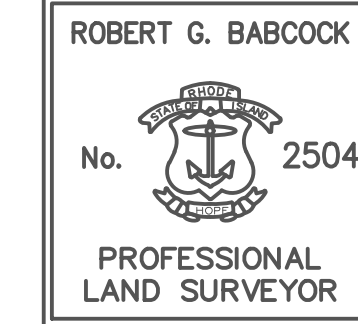
- RHODE ISLAND HIGHWAY PLAT 1104
- BOUNDARY SURVEY PLAN HENRY L. JOHNSON CONDOMINIUM AP 291 - LOT 21 #127 & #131 POST ROAD - WARWICK, RHODE ISLAND. PREPARED FOR: WILLIAM & SUZANNE MACFADYEN 131 POST ROAD - WARWICK, RHODE ISLAND 02888. PLAN BY WATERMAN ENGINEERING CO. SCALE 1"=20'. DATED JUNE 18, 2001. RECORDED IN BOOK 3689, PAGE 218.
- "WARWICK INDUSTRIAL PARK" OWNED BY WARWICK INDUSTRIAL PARK INC. IN WARWICK, R.I. PLAN BY J.A. LATHAM & SONS, ENGRS. SCALE 1"=100'. DATED MAY 1952. LAST REVISED DECEMBER 1967. RECORDED AS PLAT CARD 533.

**Certification:**

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	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY (LIMITED)	CLASS T-2

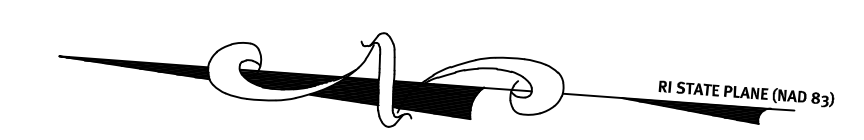
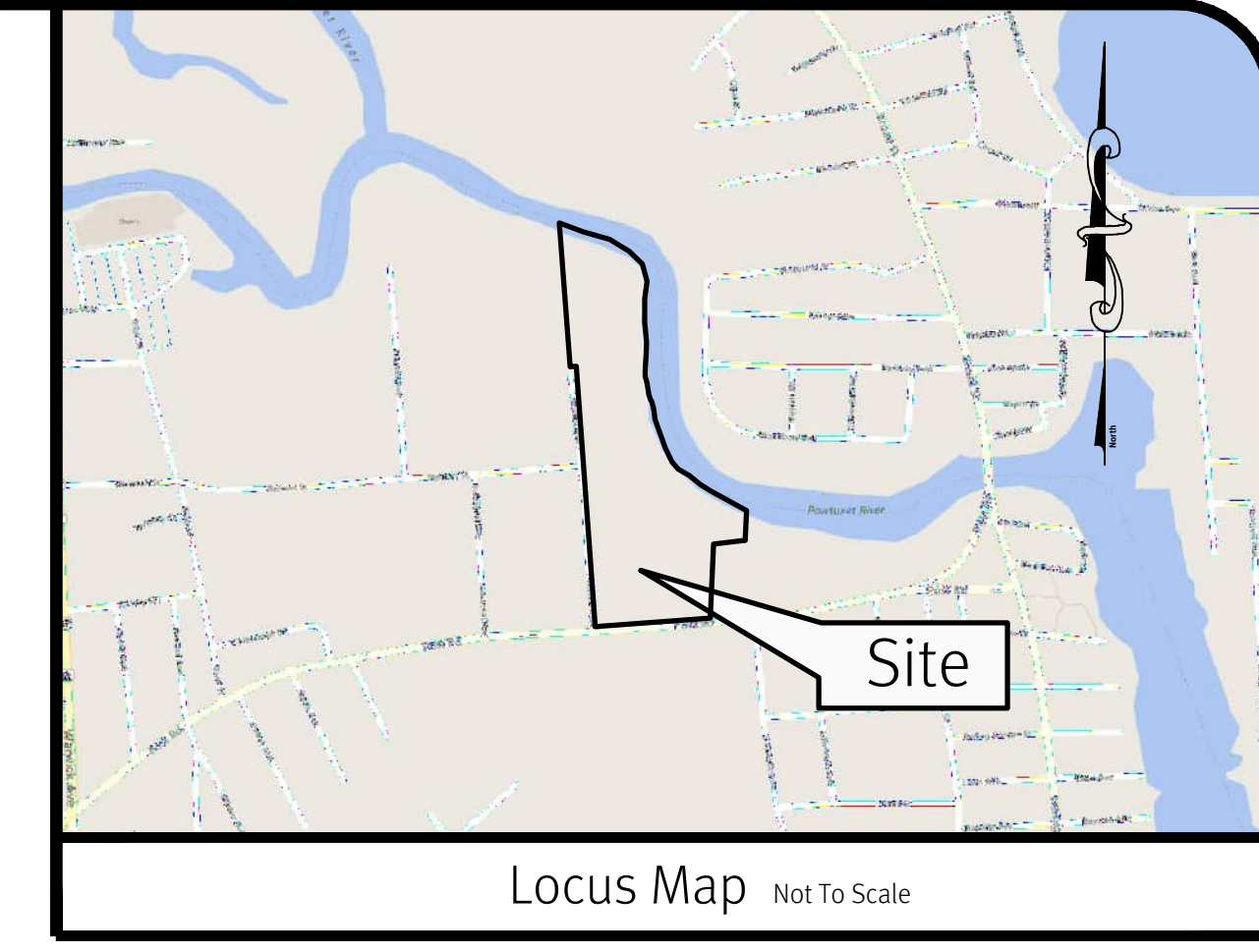
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
PERMETER RETRACEMENT PERFORMED BY DIPRETE ENGINEERING FOR THE PURPOSE OF SITE ENGINEERING AND PERMITTING.



*Robert G. Babcock*  
ROBERT G. BABCOCK, RIPLS #2504, COA #S.000A160  
1/17/20

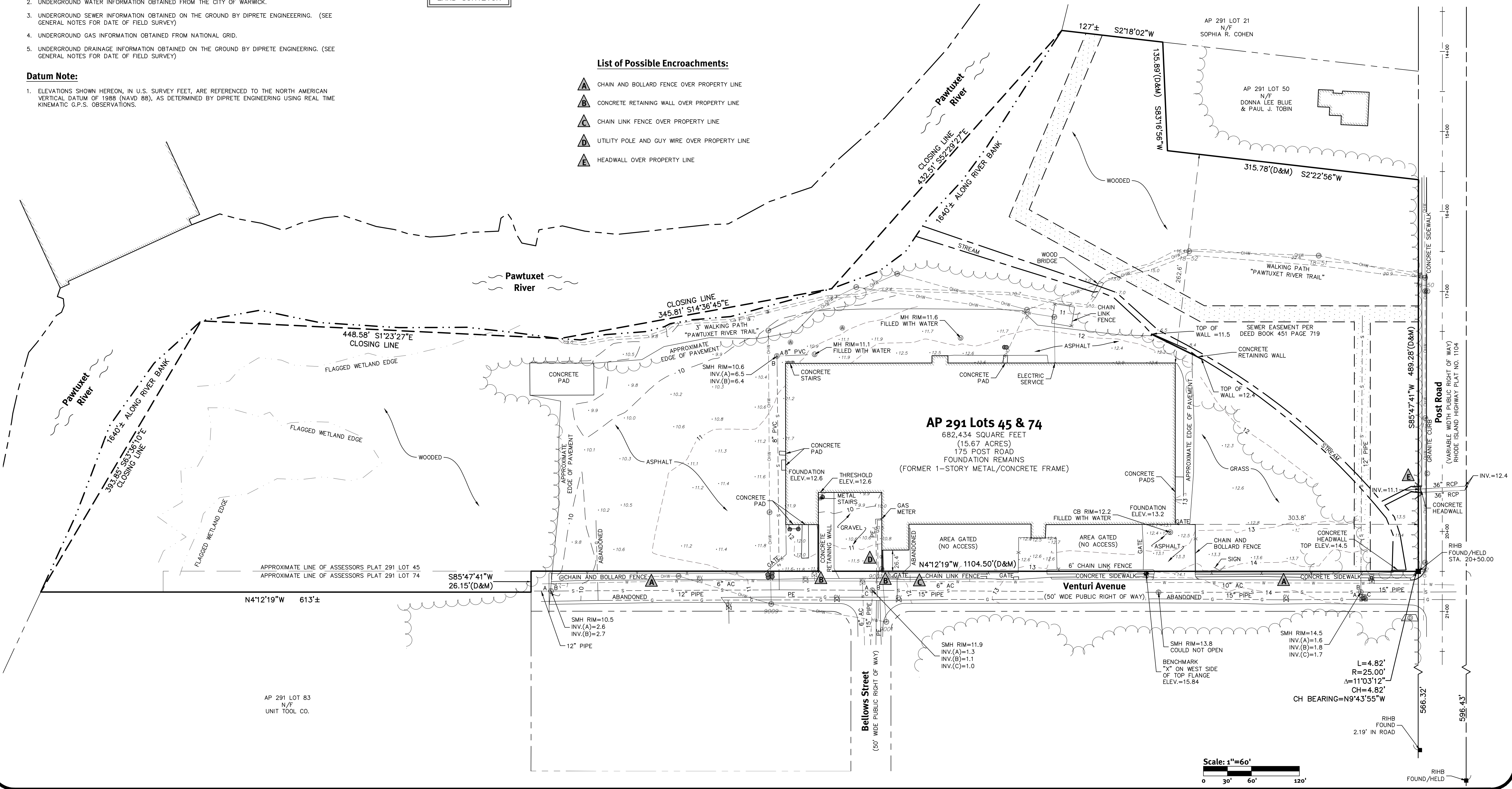
**Legend**  
NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING	ASSASSOR'S PLAT	NAIL FOUND/SET
AP	ASSESSOR'S PLAT	▲/△
N/F	NOW OR FORMERLY	●/◎
(D)	DEED	■/□
(M)	MEASURED	▲/△
(CA)	CHORD ANGLE	○/◎
HC	HANDICAPPED	○/◎
	PROPERTY LINE	—
	ASSESSOR'S LINE	—
	TREELINE	—
	GUARDRAIL	—
	FENCE	—
	RETAINING WALL	—
	STONE WALL	—
	MINOR CONTOUR LINE	-2-
	MAJOR CONTOUR LINE	-10-
	WATER LINE	—
	SEWER LINE	—
	SEWER FORCE MAIN	—
	GAS LINE	—
	ELECTRIC LINE	—
	OVERHEAD WIRES	—
	DRAINAGE LINE	—
	IRON ROD/PIPE FOUND/SET	○/◎
	BOUND FOUND/SET	○/◎
	SIGN	▲/△
	BOLLARD	○/◎
	SOIL EVALUATION	○/◎
	CATCH BASIN	○/◎
	DOUBLE CATCH BASIN	○/◎
	DRAINAGE MANHOLE	○/◎
	FLARED END SECTION	○/◎
	GUY POLE	○/◎
	ELECTRIC MANHOLE/HANDHOLE	○/◎
	UTILITY/POWER POLE	○/◎
	LIGHTPOST	○/◎
	SEWER/SEPTIC MANHOLE	○/◎
	SEWER VALVE	○/◎
	CLEANOUT	○/◎
	HYDRANT	○/◎
	IRRIGATION VALVE	○/◎
	WATER VALVE	○/◎
	WELL	○/◎
	MONITORING WELL	○/◎
	UNKNOWN MANHOLE	○/◎
	GAS VALVE	○/◎
	WETLAND FLAG	○/◎
	BENCH MARK	○/◎
	SHRUB	○/◎
	TREE	○/◎



**List of Possible Encroachments:**

- A** CHAIN AND BOLLARD FENCE OVER PROPERTY LINE
- B** CONCRETE RETAINING WALL OVER PROPERTY LINE
- C** CHAIN LINK FENCE OVER PROPERTY LINE
- D** UTILITY POLE AND GUY WIRE OVER PROPERTY LINE
- E** HEADWALL OVER PROPERTY LINE



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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 project prepared by Diprete Engineering. Diprete Engineering does not warrant plans by any other party.

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

No.	Date	Revision/Description	JLF	BY
2020-03-03		Master Plan Submission		

Drawn By: A.J.F.

**Existing Conditions Survey**

**175 Post Road**  
AP 291 Lots 45 & 74  
Warwick, Rhode Island

Prepared For:  
**Artak Avagyan and Lee Beausoleil**

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