

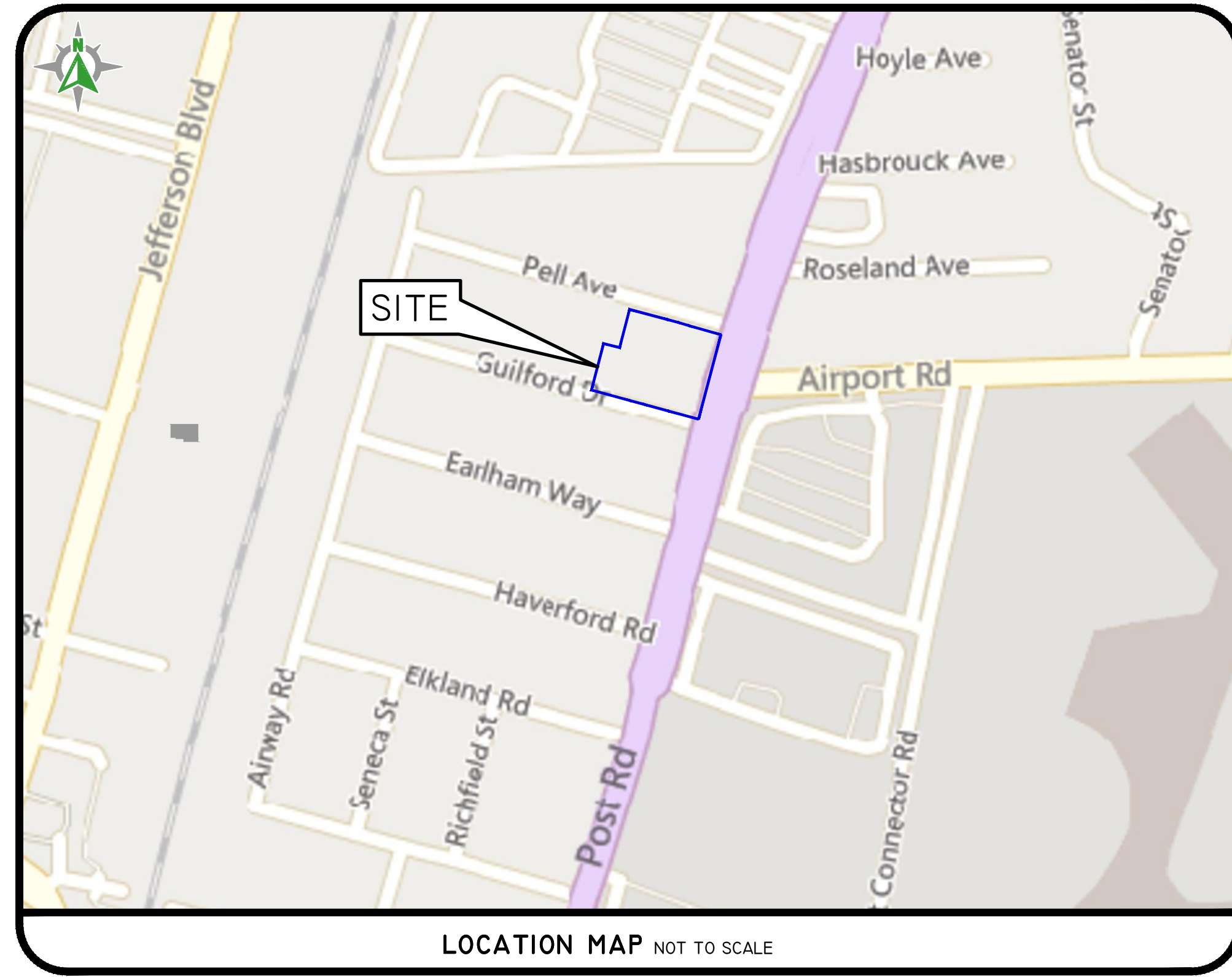
# MASTER PLAN SUBMISSION

# CARVEL PLAZA

1795 POST ROAD

WARWICK, RHODE ISLAND

ASSESSOR'S PLAT 322 LOTS 167, 168, 169, 170, 182 & 183



LOCATION MAP NOT TO SCALE

## SHEET LIST TABLE

- 1 COVER SHEET
- 2 AERIAL HALF MILE RADIUS
- 3 EXISTING CONDITIONS PLAN
- 4 SITE LAYOUT PLAN

Z:\BEPAN\PROJECTS\2505-006 POST ROAD 1795\AUTOCAD DRAWINGS\2505-006-MSTR-REV2.DWG PLOT#26 6/21/2022

NICOLE M. W. REILLY  
  
 REGISTERED  
 PROFESSIONAL ENGINEER  
 CIVIL

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 THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITIES AND FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.  
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NO.	DATE	DESCRIPTION	BY:	DESIGN BY:
1	06/21/2022	MASTER PLAN REVISIONS	NR	
2	06/21/2022	MASTER PLAN REVISIONS	NR	
3	06/21/2022	MASTER PLAN SUBMISSION	NR	
4	06/21/2022	MASTER PLAN SUBMISSION	NR	

**COVER SHEET**  
**CARVEL PLAZA**  
 ASSESSOR'S PLAT 322 LOTS 167, 168, 169, 170, 182 & 183  
 WARWICK, RHODE ISLAND  
 PREPARED FOR:  
**PREMIER LAND DEVELOPMENT, INC.**  
 55 PINE STREET, 3RD FLOOR, PROVIDENCE, RHODE ISLAND 02903  
 TEL 401-453-0461 FAX 401-453-0465  
 DE JOB NO: 2505-006 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.

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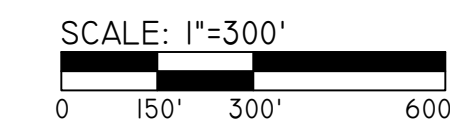
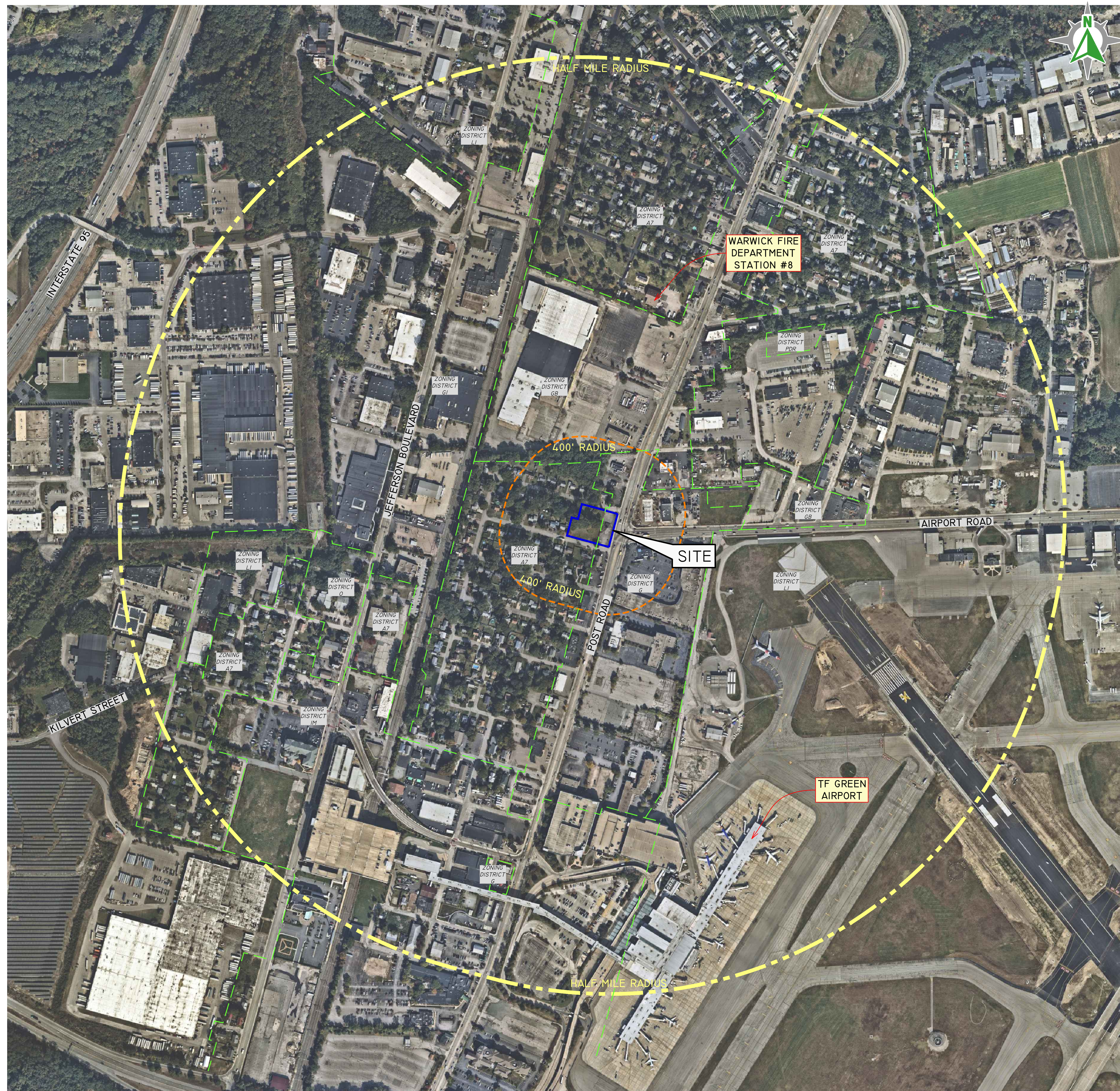
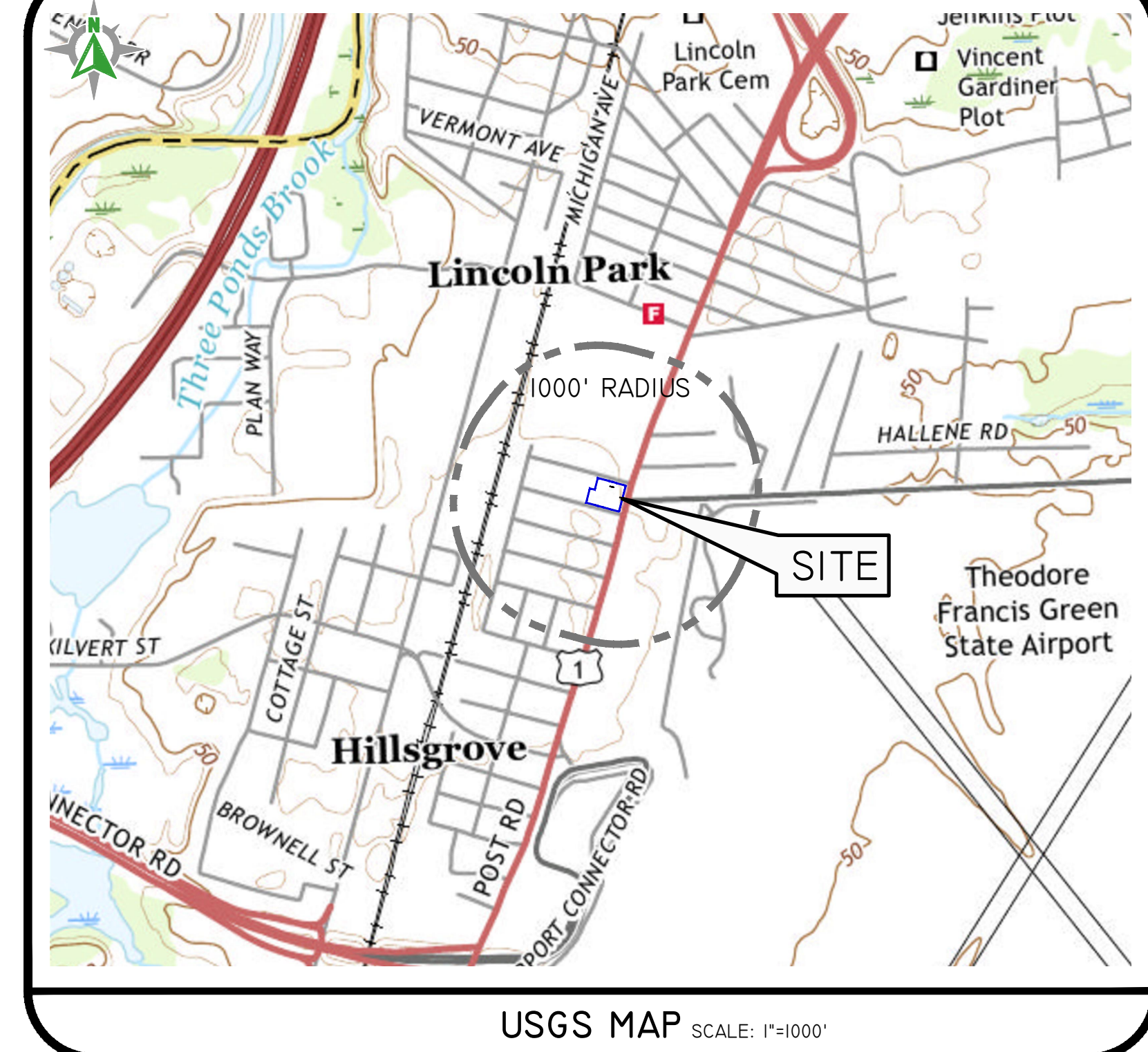


PHOTO OBTAINED FROM NEARMAP.  
DATE OF PHOTOGRAPHY 10/12/2021.



**DiPrete Engineering**  
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**NICOLE M. W. REILLY**  
*N.M.W. REILLY*  
REGISTERED PROFESSIONAL ENGINEER CIVIL

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THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITIES AND SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO COLLISIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY:
1	06/21/2022	MASTER PLAN REVISIONS	DRN
2	06/21/2022	MASTER PLAN REVISIONS	SEH
3	06/21/2022	MASTER PLAN SUBMISSION	RDR

DESIGN BY: L.B.

**AERIAL HALF MILE RADIUS**  
**CARVEL PLAZA**  
ASSESSOR'S PLAT 322 LOTS 167, 168, 169, 170, 182 & 183  
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**GENERAL NOTES:**

- THE SITE IS LOCATED ON THE CITY OF WARWICK, RHODE ISLAND ASSESSOR'S PLAT 322 LOTS 167, 168, 169, 170, 182 & 183.
- THE SITE IS APPROXIMATELY 1.15+ ACRES AND IS ZONED A-7 & WS-GATEWAY.
- THE OWNER OF AP 322 LOT 167, 168, 169, 182 & 183 IS:  
STATE OF R I & PROV PLANTATIONS  
DEPT OF TRANS RELOCATION  
PROVIDENCE RI 02903  
  
THE OWNER OF AP 322 LOT 170 IS:  
DNC HOLDINGS LLC  
311 BROADWAY  
PROVIDENCE, RI 02903
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C0127H, MAP REVISED OCTOBER 02, 2015 & MAP 44003C013H, MAP REVISED SEPTEMBER 18, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)  
• ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
- THE BOUNDARY SHOWN ON THIS PLAN IS COMPILED FROM DOCUMENTS OF RECORD AND NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREIN DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITY FIELD SURVEY MAY DISCLOSE.
- CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-4 TOPOGRAPHICAL SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. SAID DATA IS BASED ON ELEVATION INFORMATION THAT WAS COLLECTED WITH AIRBORNE LIDAR TECHNOLOGY FOR THE ENTIRE AREA OF RHODE ISLAND BETWEEN APRIL 22 AND MAY 6, 2011 AS PART OF THE NORTHEAST LIDAR PROJECT. THIS DATA'S POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED BY DIPRETE ENGINEERING AND IS SUBJECT TO CHANGES AN AUTHORITY FIELD SURVEY MAY DISCLOSE.

**SOIL INFORMATION:**

(REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)

SOIL NAME DESCRIPTION

MU MERRIMAC-URBAN LAND COMPLEX  
UR URBAN LAND

NOTE:  
\*PRIME FARMLAND  
\*\*FARMLAND OF STATEWIDE IMPORTANCE

**EXISTING LEGEND**

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY 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 & FLAG
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA
	GROUNDWATER RESERVOIR
	NATURAL HERITAGE
	COMMUNITY WELLHEAD PROTECTION
	NON-COMMUNITY WELLHEAD PROTECTION

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REGISTERED PROFESSIONAL ENGINEER CIVIL

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2	06/21/2022	MASTER PLAN REVISIONS	DRN	DESIGN BY: L.B.
1	06/21/2022	MASTER PLAN SUBMISSION	SEH	
1	05/02/2022	DESCRIPTION	SKR	
1	05/02/2022	DESCRIPTION	BY:	

**EXISTING CONDITIONS PLAN**

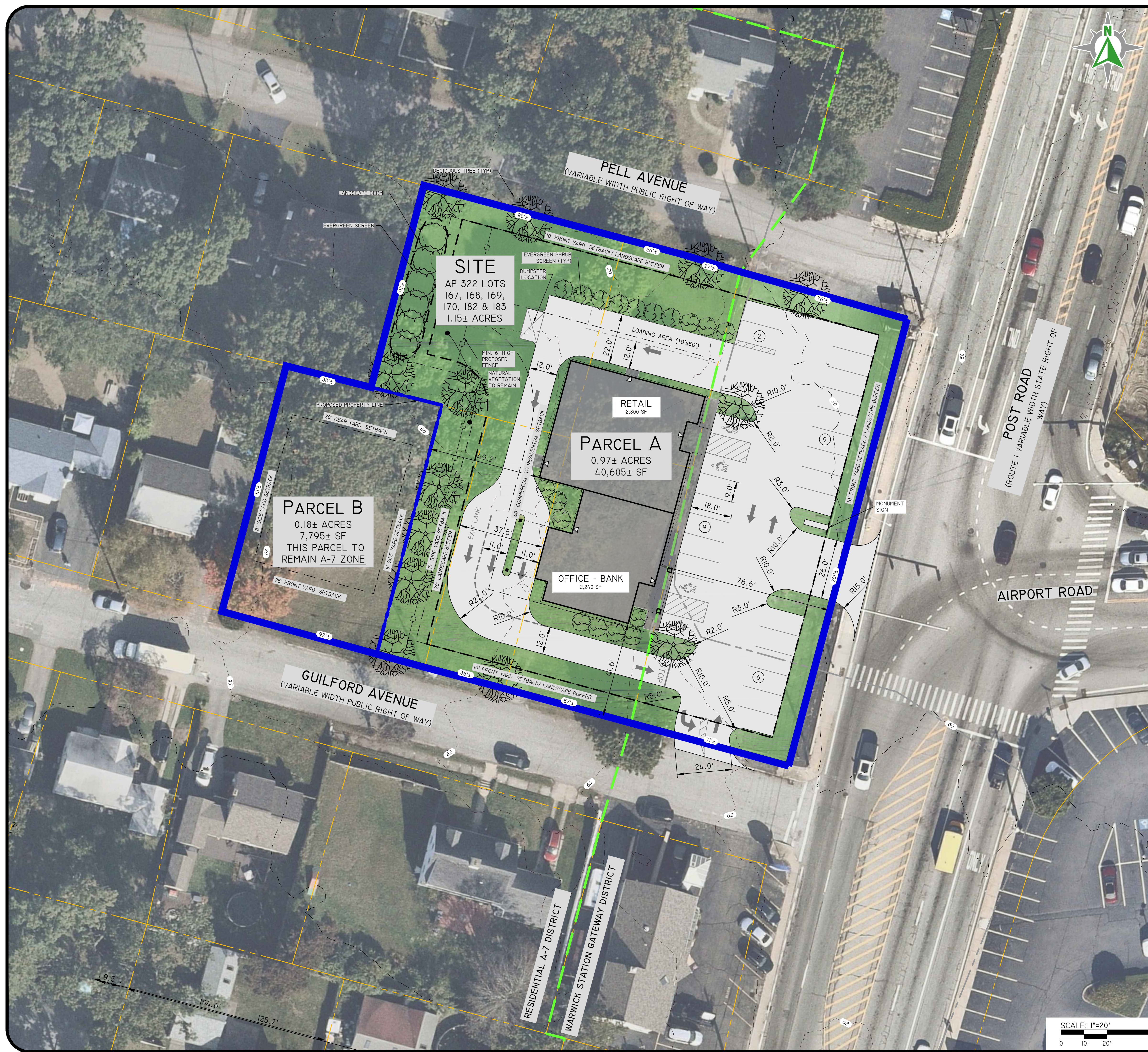
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SHEET **3** OF 4

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**GENERAL NOTES:**

1. THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE.
2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
3. THE DRAINAGE SYSTEM WILL MEET THE CITY OF WARWICK, RHODE ISLAND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM MEETS THE RIDEM BEST MANAGEMENT PRACTICES.
4. DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

**DIMENSIONAL REGULATIONS:**

CURRENT ZONING:	A-7 REQUIRED	W.S.-GATEWAY REQUIRED	PARCEL A PROVIDED
MINIMUM LOT AREA:	7,000 SF	30,000 SF	40,605 SF
MINIMUM FRONTAGE AND LOT WIDTH:	70'	60'	20'
MINIMUM FRONT AND CORNER SIDE YARD:	25'	10'	76.6'
MINIMUM SIDE YARD:	8'	15'	41.6'
MINIMUM REAR YARD:	20'	20'	49.2'
MAXIMUM STRUCTURE HEIGHT:	35'	75'	
MINIMUM LANDSCAPED OPEN SPACE:	10%	10% (4,061 SF)	4.3%** (17,627 SF)

\*\*PLEASE SEE APPLICATION FOR A FULL LIST OF VARIANCES BEING SOUGHT

**PARKING REGULATIONS:**

PARKING USE:	RETAIL - OTHER RETAIL USES (PER WARWICK ZONING SECTION 701.7)
PARKING REQUIREMENT:	1 SPACE PER 200 SF GFA
GROSS FLOOR AREA PROPOSED:	2,800 SF
PARKING CALCULATION:	2800 / 200 = 14 SPACES
PARKING USE:	RETAIL (PER WARWICK STATION DEVELOPMENT DISTRICT SEC 507.3.5)
PARKING REQUIREMENT:	1 SPACE PER 300 SF GFA
GROSS FLOOR AREA PROPOSED:	2,800 SF
PARKING CALCULATION:	2800 / 300 = 9.3 = 10 SPACES
PARKING USE:	OFFICE - BANK (PER WARWICK ZONING SECTION 701.7)
PARKING REQUIREMENT:	1 SPACE PER 200 SF GFA
GROSS FLOOR AREA PROPOSED:	2,240 SF
PARKING CALCULATION:	2240 / 200 = 11.2 = 12 SPACES
PARKING USE:	OFFICE - BANK (PER WARWICK STATION DEVELOPMENT DISTRICT SEC 507.3.5)
PARKING REQUIREMENT:	1 SPACE PER 300 SF GFA
GROSS FLOOR AREA PROPOSED:	2,240 SF
PARKING CALCULATION:	2240 / 300 = 7.4 = 8 SPACES
MINIMUM REQUIRED PARKING SPACES:	18 SPACES
PARKING SPACES PROVIDED:	26 SPACES (4 HANDICAP)
MAXIMUM REQUIRED PARKING SPACES:	26 SPACES
PARKING SPACES PROVIDED:	26 SPACES (4 HANDICAP)

ZONE CHANGE FOR AP 322 LOTS 167 (PART), 168, 169, 182 & 183 FROM A-7 TO WARWICK STATION - GATEWAY.

**RELIEF REQUIRED:**

SEE APPLICATION FOR ADDITIONAL RELIEF REQUESTED

**PROPOSED LEGEND**

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	BUILDING SETBACKS
	LANDSCAPE SETBACKS
	RETAINING WALL
	BUILDING FOOTPRINT
	BUILDING OVERHANG
	ASPHALT PAVEMENT
	CONCRETE
	LANDSCAPE

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4	06/21/2022	MASTER PLAN REVISIONS	LB

**SITE LAYOUT PLAN**

**CARVEL PLAZA**  
ASSESSOR'S PLAT 322 LOTS 167, 168, 169, 170, 182 & 183  
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