

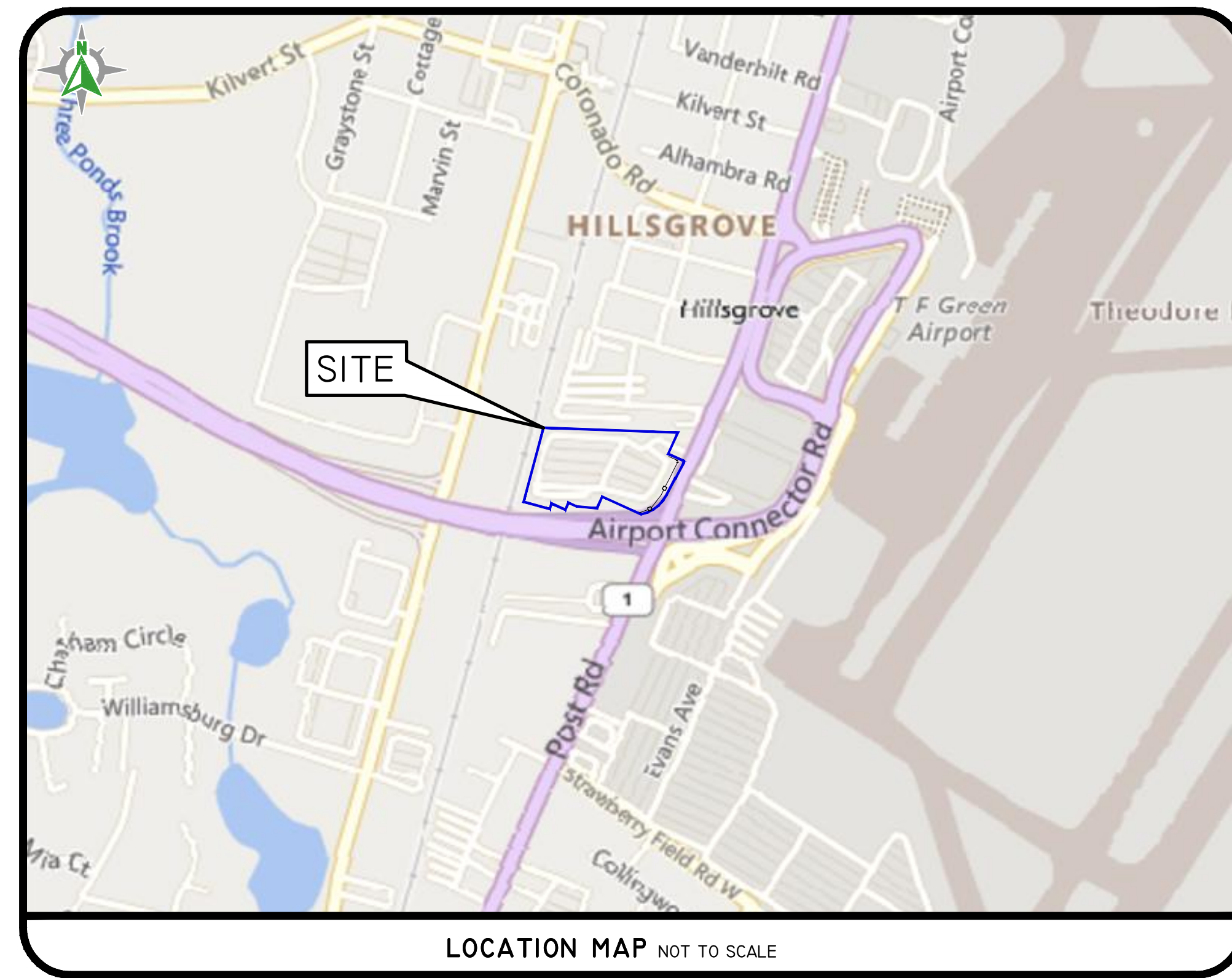
MASTER PLAN SUBMISSION

POST ROAD

2119 POST ROAD

WARWICK, RHODE ISLAND

ASSESSOR'S PLAT 323 LOT 523



LOCATION MAP NOT TO SCALE

SHEET LIST TABLE

- 1 COVER SHEET
- 2 AERIAL AND HALF MILE RADIUS
- 3 EXISTING CONDITIONS PLAN
- 4 SITE LAYOUT PLAN
- 5 LANDSCAPE PLAN & DETAILS
- 6 200' RADIUS MAP

DiPrete Engineering

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

Boston • Providence • Newport

BRANDON D. CARR
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT 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 PROJECT. DIPRETE ENGINEERING, DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE RELEVANT AGENCIES. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO OMISSIONS OF EXISTING UTILITIES.

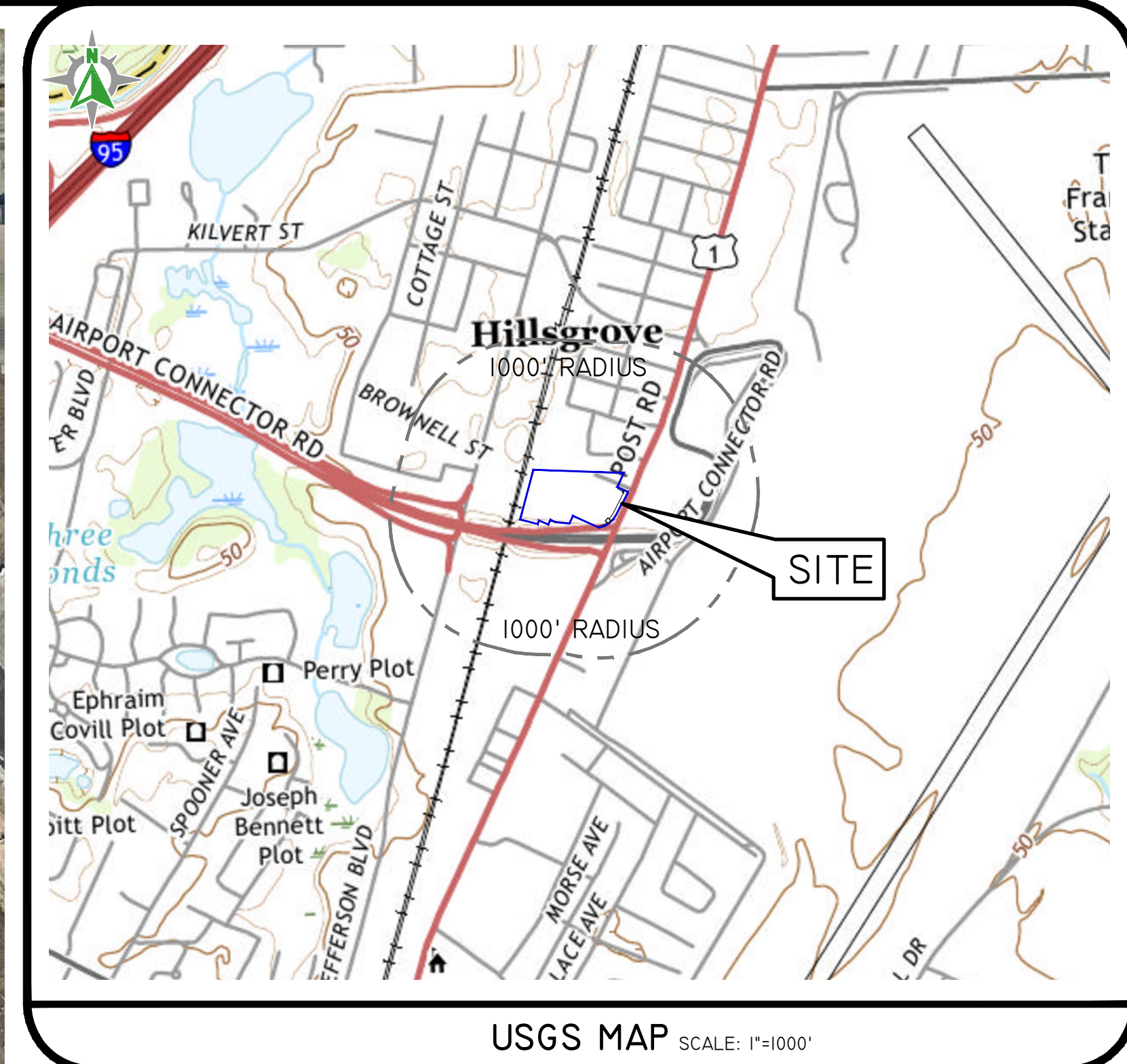
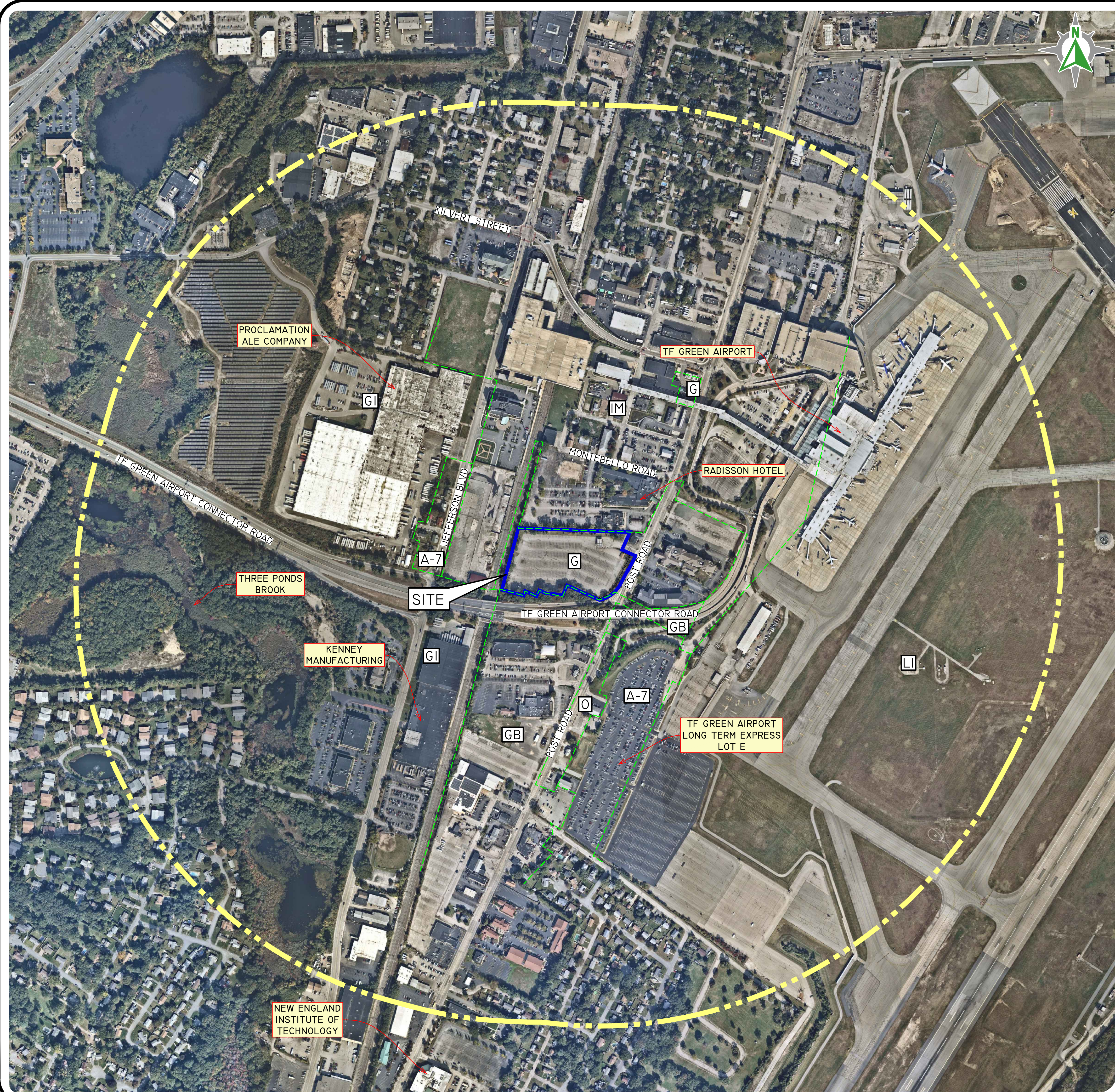
NO.	DATE	DESCRIPTION	BY
1	07/27/2027	MASTER PLAN SUBMISSION	K.P.R.
DRAWN BY: K.P.R.			DESIGN BY: B.D.C.

COVER SHEET

Post Road
ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
SKYDRA DEVELOPMENT
888 WASHINGTON STREET, SUITE #505, DEDHAM, MA 02026
TEL 781-451-5600

Z:\BENHART\PROJECTS\2625-018-POST ROAD 21P\AUTOCAD DRAWINGS\2625-018-MSTR.DWG PLOTJOB: 5/10/2022



USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM RIGIS/NEARMAP.
DATE OF PHOTOGRAPHY XX/XX/XXXX.
SCALE: 1"=1'
0 0.5' 1.0' 2.0'

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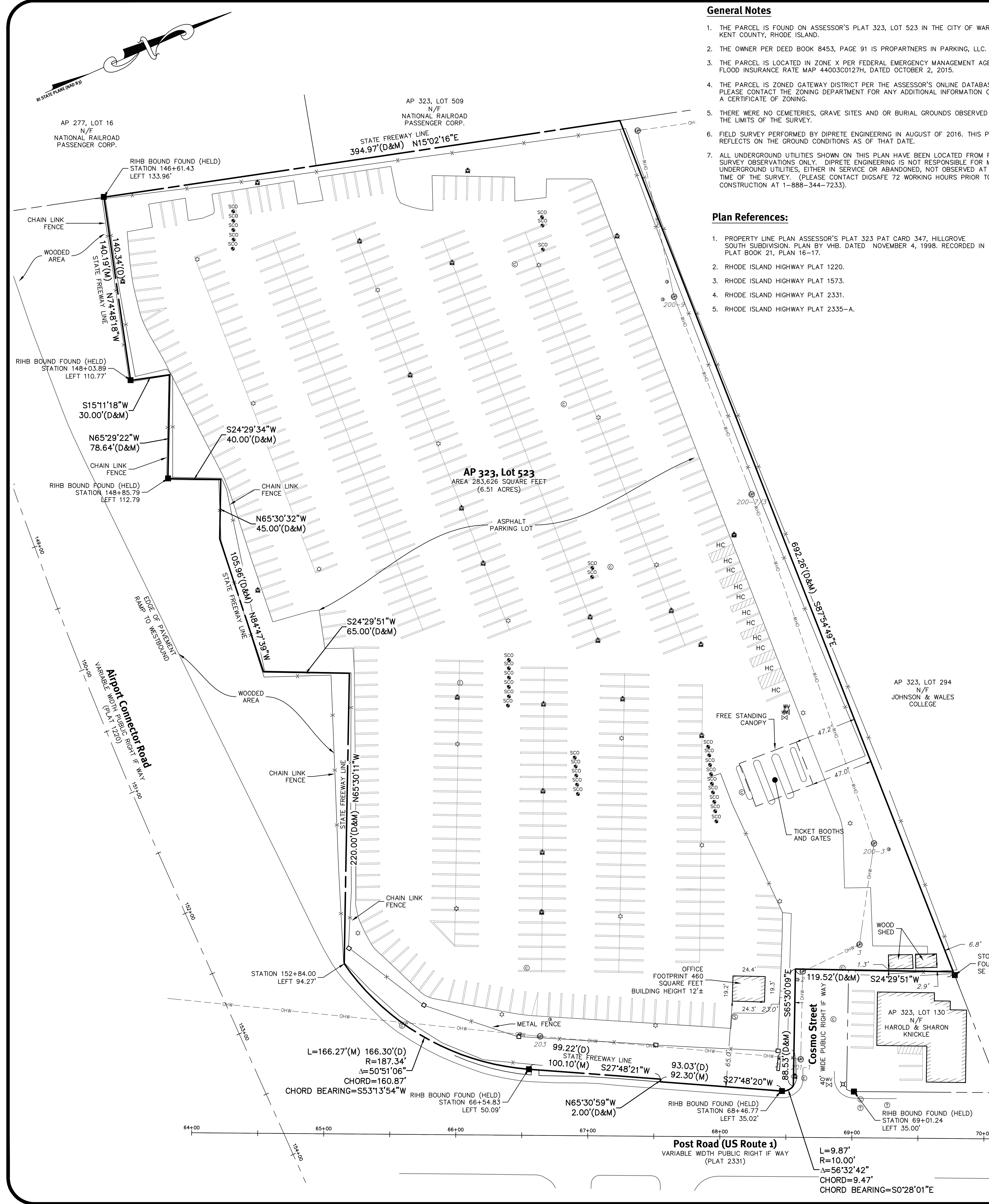
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THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION FROM THE RELEVANT AGENCIES.
EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO CLONING OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY
1	02/28/2022	DESIGN PLAN SUBMISSION	K.P.R.
2			B.T.
DESIGN BY: B.D.C.			

AERIAL AND HALF MILE RADIUS
POST ROAD
ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
SKYDRA DEVELOPMENT
888 WASHINGTON STREET, SUITE #505, DEBHAM, MA 02026
TEL 781-441-3600

DE JOB NO: 2625-018 COPYRIGHT 2022 BY DIPRETE ENGINEERING ASSOCIATES, INC.



General Notes

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 323, LOT 523 IN THE CITY OF WARWICK, KENT COUNTY, RHODE ISLAND.
2. THERE WERE 644 REGULAR PARKING SPACES AND 11 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 655 SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.
3. THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44003C0127H, DATED OCTOBER 2, 2015.
4. THE PARCEL IS ZONED GATEWAY DISTRICT PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING IN AUGUST OF 2016. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233).

Plan References:

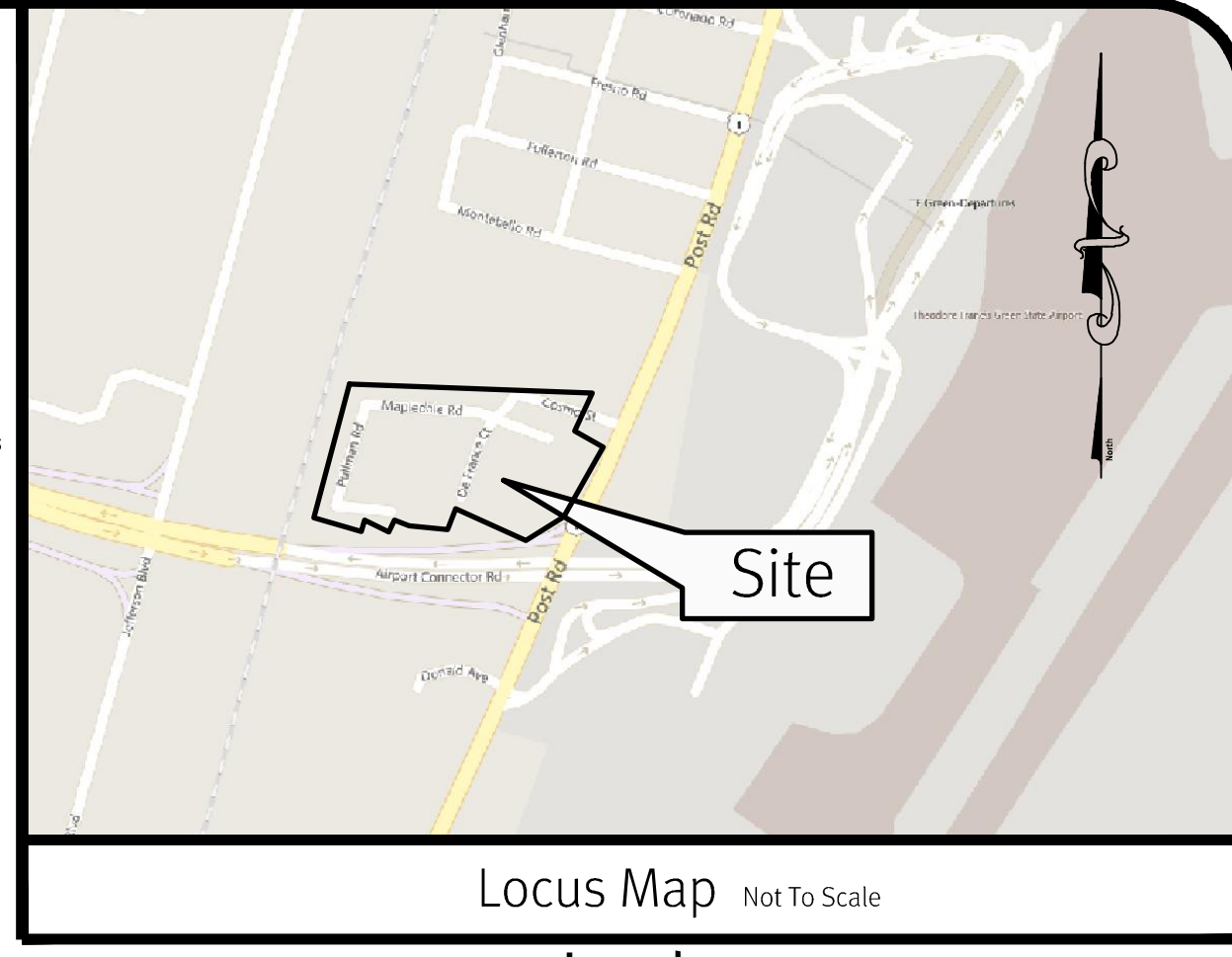
1. PROPERTY LINE PLAN ASSESSOR'S PLAT 323 PAT CARD 347, HILLGROVE SOUTH SUBDIVISION, PLAN BY VHB, DATED NOVEMBER 4, 1998, RECORDED IN PLAT BOOK 21, PLAN 16-17.
2. RHODE ISLAND HIGHWAY PLAT 1220.
3. RHODE ISLAND HIGHWAY PLAT 1573.
4. RHODE ISLAND HIGHWAY PLAT 2331.
5. RHODE ISLAND HIGHWAY PLAT 2335-A.

ALTA/NSPS Land Title Survey Notes

1. THE ADDRESS OF PARCEL IS 2119 POST ROAD.
2. THERE WERE 644 REGULAR PARKING SPACES AND 11 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 655 SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.
3. THE PARCEL HAS DIRECT ACCESS TO POST ROAD (US ROUTE 1), A PUBLIC RIGHT OF WAY.
4. THERE ARE NO DIVIDING/PARTY WALLS LOCATED ALONG BOUNDARY OF THE PARCEL.
5. THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.
6. THERE WAS NO OBVIOUS EVIDENCE OBSERVED OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON SITE AT THE TIME OF THE FIELD SURVEY. DIPRETE ENGINEERING IS NOT ACTING AS AN EXPERT IN ENVIRONMENTAL MATTERS IN REGARDS TO THIS SURVEY AND IS NOT RESPONSIBLE FOR WHAT A PHASE ONE ENVIRONMENTAL ASSESSMENTS OF THE SUBJECT SITE WOULD REVEAL.
7. RIGHT OF WAY LINES ADJACENT TO SUBJECT PARCEL ARE AS SHOWN.
8. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE FIELD SURVEY.
9. NO WETLAND FLAGS WERE OBSERVED AT THE TIME OF THE FIELD SURVEY.

Notes Corresponding to Schedule B Exceptions:

- Commonwealth Land Title Insurance Company, Commitment Number 5974926; effective date August 19, 2016 @ 8:00AM
- 10. UTILITY EASEMENT TO NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY RECORDED FEBRUARY 24, 1954, BOOK 258, PAGE 254 AND RE-RECORDED DECEMBER 13, 1955, BOOK 275, PAGE 78 (SIX FOOT WIDE STRIP ALONG SOUTHERLY BOUNDARY OF AP 323 LOT 64). RESPONSE: LOCATION UNKNOWN, POSSIBILITY LOCATED ALONG WESTERLY SIDE OF PROPERTY.
 - 11. RESTRICTIONS AND CONDITIONS AS SET FORTH IN DEED FROM STATE OF RHODE ISLAND IN BOOK 397, PAGE 612, AS MODIFIED BY "RELEASE OF RIGHT OF REVERTER AND ACKNOWLEDGMENT OF SATISFACTION OF CONDITION" RECORDED ON JULY 30, 1999 IN BOOK 3200 AT PAGE 158. RESPONSE: AFFECTS SUBJECT SITE, NOT PLOTTABLE.
 - 12. DELETED.
 - 13. RESTRICTIONS SET FORTH IN DEEDS FROM STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS TO BUDGET GROUP, INC. RECORDED JULY 30, 1999 IN BOOK 3200 AT PAGE 141 AND AT PAGE 147, AND IN DEED FROM BUDGET GROUP, INC. TO URBAN GROWTH PROPERTY LIMITED PARTNERSHIP, RECORDED JULY 30, 1999 IN BOOK 3200 AT PAGE 153. RESPONSE: AFFECTS SUBJECT SITE, BLANKET EASEMENT.
 - 14. WARWICK ZONING BOARD OF REVIEW DECISION DATED JUNE 15, 1999 AND RECORDED IN BOOK 3193 AT PAGE 276 AND RE-RECORDED IN 3199 AT PAGE 181. RESPONSE: AFFECTS SUBJECT SITE, NOT PLOTTABLE.
 - 15. WARWICK STATION REDEVELOPMENT AGENCY DECISIONS RECORDED IN BOOK 3193, PAGE 274, BOOK 3249, PAGE 74, BOOK 3330, PAGE 32, BOOK 3338, PAGE 209, AND BOOK 3396 AT PAGE 217. RESPONSE: AFFECTS SUBJECT SITE, NOT PLOTTABLE.
 - 16. ANY CONDITIONS AS SHOWN ON THOSE SURVEYS ENTITLED, "URBAN GROWTH LAND DEVELOPMENT CORPORATION WARWICK, RHODE ISLAND PROPERTY LINE PLAN ASSESSOR'S PLAT 323 PLAT CARD 347" DATED MARCH 3, 1999 (SV-2) AND "URBAN GROWTH LAND DEVELOPMENT CORPORATION WARWICK, RHODE ISLAND EXISTING CONDITIONS PLAN ASSESSOR'S PLAT 323 AIRPORT CONNECTOR" DATED MARCH 11, 1999 (SV-1). PLAT NOS. 1034 AND 1035. RESPONSE: CURRENT SITE CONDITIONS SHOWN ON SURVEY.
 - 17. ANY CONDITIONS SHOWN ON THAT A.L.T.A./A.C.S.M LAND TITLE SURVEY PREFLIGHT PROVIDENCE, RI A.P. 323, LOT 523 2119 POST ROAD - WARWICK, RHODE ISLAND PREPARED FOR: UGPL2 PREFLIGHT PROVIDENCE, LLC BY ATLAS LAND SURVEYING, LLC PROPERTY & CONSTRUCTION SURVEYING & MAPPING, 91 PARKWAY DRIVE ~ WARWICK, RI 02886 401-737-4407 DATED DECEMBER 28, 2010, REVISED 12/04/2012, JOB NO. 10-050, DWG. NO. 10-050 ALTA:
 - A. IM.1-WOOD STOCKADE FENCE CROSSES DEED LINE.
 - B. IM.2- STRUCTURE CROSSES DEED LINE.
 - C. IM.3-OVERHEAD WIRES CROSS DEED LINE.
 - D. IM.4-CHAIN LINK FENCE CROSSES DEED LINE.
 - E. IM.5 CHAIN LINK FENCE CROSSES DEED LINE.
 - F. IM.6-UTILITY BOX CROSSES DEED LINE.
 RESPONSE: PLAN NOT PROVIDED FOR REVIEW.



Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

	BUILDING		ASSESSOR'S PLAT		NAIL FOUND/SET
	AP		DRILL HOLE FOUND/SET		IRON ROD/PIPE FOUND/SET
	N/F		BOUND FOUND/SET		SIGN
	(D)		BOLLARD		SOIL EVALUATION
	(M)		CATCH BASIN		DOUBLE CATCH BASIN
	(C)		DRAINAGE MANHOLE		FLARED END SECTION
	(CA)		GUY POLE		ELECTRIC MANHOLE/HANDHOLE
	HC		UTILITY/POWER POLE		LIGHTPOST
	FREEWAY LINE		SEWER/SEPTIC MANHOLE		SEWER VALVE
	PROPERTY LINE		CLEANOUT		HYDRANT
	ASSESSORS LINE		IRRIGATION VALVE		WATER VALVE
	TREELINE		WELL		MONITORING WELL
	GUARDRAIL		UNKNOWN MANHOLE		GAS VALVE
	RETAINING WALL		WETLAND FLAG		BENCH MARK
	STONE WALL		TREE		BUSH
	MINOR CONTOUR LINE				
	MAJOR CONTOUR LINE				
	WATER LINE				
	SEWER LINE				
	SEWER FORCE MAIN				
	GAS LINE				
	ELECTRIC LINE				
	OVERHEAD WIRES				
	DRAINAGE LINE				

Legal Description of Record

Commonwealth Land Title Insurance Company, Commitment Number 5974926; effective date August 19, 2016 @ 8:00AM

THAT CERTAIN LOT OR PARCEL OF LAND, WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, LOCATED ON THE WESTERLY SIDE OF POST ROAD IN THE CITY OF WARWICK, COUNTY OF KENT, STATE OF RHODE ISLAND, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY STATE FREEWAY LINE AS SHOWN ON STATE HIGHWAY PLAT NO.2331, SAID POINT ALSO BEING LOCATED 43.34 FEET OF STA 67+53.97 OF SAID HIGHWAY PLAT BASELINE;

THENCE S 27° - 51' - 18" W ALONG THE NORTHWESTERLY FREEWAY LINE OF STATE FREEWAY PLAT NO. 2331 A DISTANCE OF NINETY-NINE AND 22/100 FEET (99.22) TO A POINT OF CURVATURE, SAID POINT BEING FIFTY AND 08/100 FEET (50.08) LEFT OF STA 66+54.98 OF SAID BASELINE;

THENCE GENERALLY SOUTHWESTERLY ALONG THE ARC OF A CURVE ALONG SAID STATE FREEWAY PLAT NO. 2331, CURVING TO THE RIGHT, HAVING A RADIUS OF 187.34 FEET, A CENTRAL ANGLE OF 50°-51'-34", A CHORD DISTANCE OF ONE HUNDRED SIXTY AND 89/100 FEET (160.89), A CHORD BEARING OF S 53° - 17' 05" AN ARC DISTANCE OF ONE HUNDRED SIXTY-SIX AND 30/100 FEET (166.60) TO A POINT OF NON-TANGENCY BEING LOCATED 94.36 FEET LEFT OF STA 152+83.08 OF STATE FREEWAY PLAT NO. 1220 BASELINE;

THENCE N 65° - 32' - 19" W ALONG THE NORTHERLY LINE OF STATE FREEWAY PLAT NO. 1220 A DISTANCE OF TWO HUNDRED TWENTY AND 00/100 FEET (220.00) TO A POINT 186.77 FEET LEFT OF STA 150+80.54 OF SAID BASELINE;

THENCE S 24° - 27' - 41" W ALONG THE NORTHERLY LINE OF STATE FREEWAY PLAT NO. 1573 A DISTANCE OF SIXTY-FIVE AND 00/100 FEET (65.00) TO A POINT 127.21 FEET LEFT OF STA 150+53.43 OF SAID BASELINE;

THENCE N 84° - 49' - 43" W ALONG THE NORTHERLY LINE OF STATE FREEWAY PLAT NO. 1573 A DISTANCE OF ONE HUNDRED FIVE AND 95/100 FEET (105.95) TO A POINT 133.41 FEET LEFT OF STA 148+44.10 OF SAID BASELINE;

THENCE N 65° - 32' - 19" W ALONG THE NORTHEASTERLY LINE OF STATE FREEWAY PLAT NO. 1573 A DISTANCE OF FORTY-FIVE AND 00/100 FEET (45.00) TO A POINT 149.94 FEET LEFT OF STA 148+00.71 OF SAID BASELINE;

THENCE S 24° - 27' - 41" W ALONG THE NORTHWESTERLY LINE OF STATE FREEWAY PLAT NO. 1220 A DISTANCE OF FORTY AND 00/100 FEET (40.00) TO A POINT 112.63 FEET LEFT OF STA 148+85.80 OF SAID BASELINE;

THENCE N 65° - 32' - 19" W ALONG THE NORTHEASTERLY LINE OF STATE FREEWAY PLAT NO. 1220 A DISTANCE OF SEVENTY EIGHT AND 64/100 FEET (78.64) TO A POINT 140.15 FEET LEFT OF STA 148+09.72 OF SAID BASELINE;

THENCE S 15° - 09' - 31" W ALONG THE NORTHWESTERLY LINE OF STATE FREEWAY PLAT NO. 1220 A DISTANCE OF THIRTY AND 00/100 FEET (30.00) TO A POINT 110.66 FEET LEFT OF STA 148+04.03 OF SAID BASELINE;

THENCE N 74° - 50' - 29" W ALONG THE SOUTHERLY LINE OF STATE FREEWAY PLAT NO. 1220 A DISTANCE OF ONE HUNDRED FORTY AND 34/100 FEET (140.34) TO A POINT 133.85 FEET LEFT OF SM 146+61.60 OF SAID BASELINE;

THENCE N 15° - 12' - 44" E BOUNDED NORTHWESTERLY BY LAND NOW OR FORMERLY OF THE NATIONAL RAILROAD PASSENGER CORP. A DISTANCE OF THREE HUNDRED NINETY FOUR AND 97/100 FEET (394.97) TO A POINT;

THENCE S 87° - 46' - 29" E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF JOHNSON & WALES COLLEGE A DISTANCE OF SIX HUNDRED NINETY TWO AND 26/100 FEET (692.26) TO A POINT;

THENCE S 24° - 27' - 41" W BOUNDED SOUTHEASTERLY BY LAND NOW OR FORMERLY OF HAROLD N. & SHARON KNICKLE, COSMO STREET, AND DAVID G. ZARTARIAN A DISTANCE OF ONE HUNDRED NINETEEN AND 52/100 FEET (119.52) TO A POINT;

THENCE S 65° - 32' - 19" E BOUNDED NORTHEASTERLY BY LAND NOW OR FORMERLY OF DAVID G. ZARTARIAN A DISTANCE OF EIGHTY EIGHT AND 53/100 FEET (88.53);

THENCE S 27° - 51' - 18" W A DISTANCE OF NINETY-THREE AND 03/100 FEET (93.03) TO A POINT;

THENCE N 65° - 32' - 19" W A DISTANCE OF TWO AND 00/100 FEET (2.0) TO THE POINT OF BEGINNING.

ALSO INCLUDING LOTS 9 & 10 AS SHOWN ON PLAT ENTITLED "HILLSGROVE CENTER NO. 2, WARWICK, RI, BELONGING TO THE PROVIDENCE REAL ESTATE IMPROVEMENT CO., BY WATERMAN ENGINEERING CO., SEPTEMBER, 1927; WHICH PLAT IS RECORDED WITH THE RECORDS OF LAND EVIDENCE FOR CITY OF WARWICK, IN PLAT BOOK 9, PAGE 4, AND PLAT CARD 347.

2119 POST ROAD, WARWICK, RI - AP 323 AL 523

Surveyor's Certificate

TO: RHODE ISLAND AIRPORT CORPORATION & COMMONWEALTH LAND TITLE INSURANCE COMPANY;

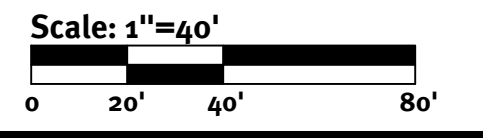
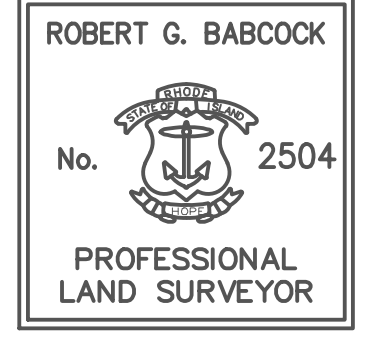
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN AUGUST OF 2016. DATE OF PLAT OR MAP: SEPTEMBER 29, 2016

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 JANUARY 1, 2016, AS FOLLOWS:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: ALTA SURVEY.

Robert G. Babcock
 8/23/16
 ROBERT G. BABCOCK, RIFLS #2504, COA #S.000A160



Diprete Engineering
 Two Stafford Court Cranston, RI 02920
 tel 401-943-0000 fax 401-641-6006 www.diprete-eng.com

Boston • Providence • Newport

ALTA/NSPS Land Title Survey
 2119 Post Road
 Warwick, Rhode Island

CLIENT
Stantec Consulting Services, LLC
 236 Gauseway Street, 6th Floor
 Boston, MA 02114-2171

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SHEET 1 OF 1

Z:\DEVELOPMENT\PROJECTS\2025-08-POST ROAD 21P\AUTOCAD DRAWINGS\25-08-018-MSTR-DWG-PLUTTB-5107-2025



DEVELOPMENT DATA:

TOTAL SITE AREA:	6.5± ACRES
TOTAL NUMBER OF BUILDINGS:	2
TOTAL NUMBER OF UNITS:	63 STUDIOS 71 ONE BEDS 66 TWO BEDS 200 UNITS TOTAL

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	GATEWAY UNDERLYING ZONE	IM REZONE REQUIRED	PROVIDED
MINIMUM LOT AREA:	30,000 SF	6,000 SF	283,625 SF
MINIMUM FRONTAGE AND LOT WIDTH:	60'	60'	360.8'
MINIMUM FRONT AND CORNER SIDE YARD:	10'	0'	12.9'
MAXIMUM FRONT YARD:	N/A	N/A	N/A
MINIMUM SIDE YARD:	15'	0'	35.8'
MINIMUM REAR YARD:	20'	0'	88.8'
MAXIMUM STRUCTURE HEIGHT:	75'	75'	<75'
MINIMUM LANDSCAPE OPEN SPACE:	10%*	10%*	32%
MAXIMUM DENSITY, DWELLING UNITS PER ACRE:	N/A	N/A	-

*MINIMUM LOT WIDTH:
(1) FOR LOTS FRONTING ON ANY STREET CUL-DE-SAC, BOTH THE MINIMUM FRONTAGE AND LOT WIDTH SHALL BE AT LEAST 80 PERCENT OF THE REQUIREMENTS.
(4) MINIMUM LOT WIDTH: ON CORNER LOTS, THE REQUIRED FRONTAGE AND WIDTH SHALL BE NECESSARY ONLY ON ONE STREET PROVIDED THAT THE SECOND STREET FRONTAGE MAINTAINS THE MINIMUM OF 80 PERCENT OF THE FRONTAGE REQUIREMENT.

*MINIMUM LANDSCAPED OPEN SPACE:
(5) ALSO SUBJECT TO THE REQUIREMENTS OF SUBSECTION 5.05.
*MINIMUM REAR YARD:
(6) ON CORNER LOTS, THE REAR SETBACK SHALL CONFORM TO THE SIDE SETBACK REQUIREMENTS.

5.05.1. MINIMUM LANDSCAPED BUFFER.
A TEN-FOOT-WIDE LANDSCAPED BORDER SHALL BE PROVIDED ACROSS THE ENTIRE FRONTAGE OF THE LOT EXCEPT FOR ANY CURB CUTS.

ZONING REQUIREMENTS ARE CALCULATED ASSUMING A REZONE TO THE WARWICK STATION INTERMODAL DISTRICT

PARKING REGULATIONS:

PARKING USE:	MULTI-FAMILY
PARKING REQUIREMENT:	1.5 SPACES PER DWELLING UNIT
ADA PARKING REQUIRED:	7 SPACES
NUMBER OF UNITS:	200 UNITS
REQUIRED PARKING CALCULATIONS:	1.5 x 200 = 300 SPACES
ADA PARKING PROVIDED:	8 SPACES
TOTAL REQUIRED PARKING:	300 SPACES
TOTAL PARKING PROVIDED:	304 SPACES

- GENERAL NOTES:**
- THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE
 - THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER
 - THE DRAINAGE SYSTEM IS DESIGNED TO MEET THE CITY OF WARWICK DEVELOPMENT REVIEW REGULATIONS SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CULVERTS, AND UNDERGROUND DRAINAGE BASINS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
 - DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

PROPOSED LEGEND
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	BUILDING FOOTPRINT
	ASPHALT PAVEMENT
	CONCRETE
	GRASS/LANDSCAPE
	POOL
	POOL PATIO
	DUMPSTER
	TREE/SHRUB
	TRANSFORMER

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BRANDON D. CARR
REGISTERED PROFESSIONAL ENGINEER CIVIL

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DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE IMPLEMENTATION OF THIS PLAN AND FOR OBTAINING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY
1	12/2/2025	DESIGN PLAN SUBMISSION	K.P.R.
2			B.T.

DESIGN BY: B.D.C.

SITE LAYOUT PLAN
POST ROAD
ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
SKYDRA DEVELOPMENT
888 WASHINGTON STREET, SUITE #505, DEBHAM, MA 02026
TEL 781-431-3600

DE JOB NO. 2525-018 COPYRIGHT 2025 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SCALE: 1"=40'

SHEET 4 OF 7

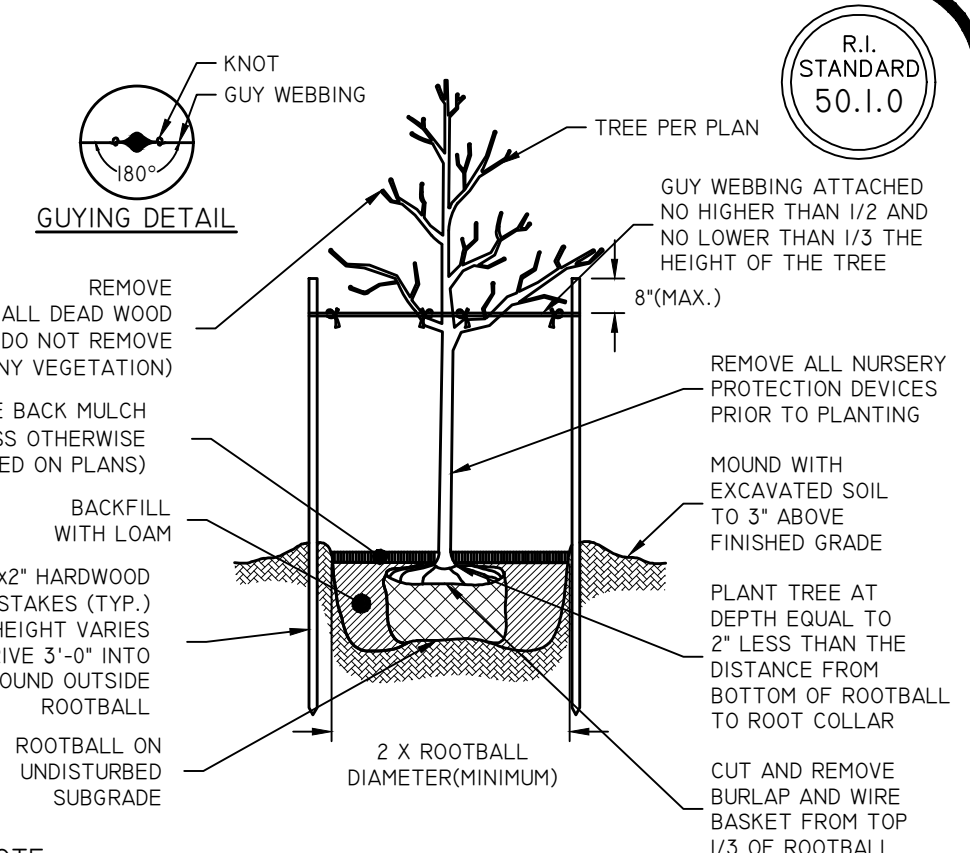
PLANTING NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BY NOTIFYING STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT.
- CONTRACTOR TO PROVIDE A ONE (1) YEAR GUARANTEE FOR ALL MATERIALS. CONTRACTOR GUARANTEES THAT PLANTS WILL REMAIN HEALTHY FOR ONE (1) GROWING SEASON. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO COMMENCE AT FINAL ACCEPTANCE. ANY REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS SPECIFIED WITH NEW GUARANTEE COMMENCING ON THE DATE OF REPLACEMENT.
- ALL PLANT MATERIAL SHALL CONFORM, IN ALL RESPECTS, TO THE GUIDELINES OF "THE AMERICAN STANDARD FOR NURSERY STOCK."

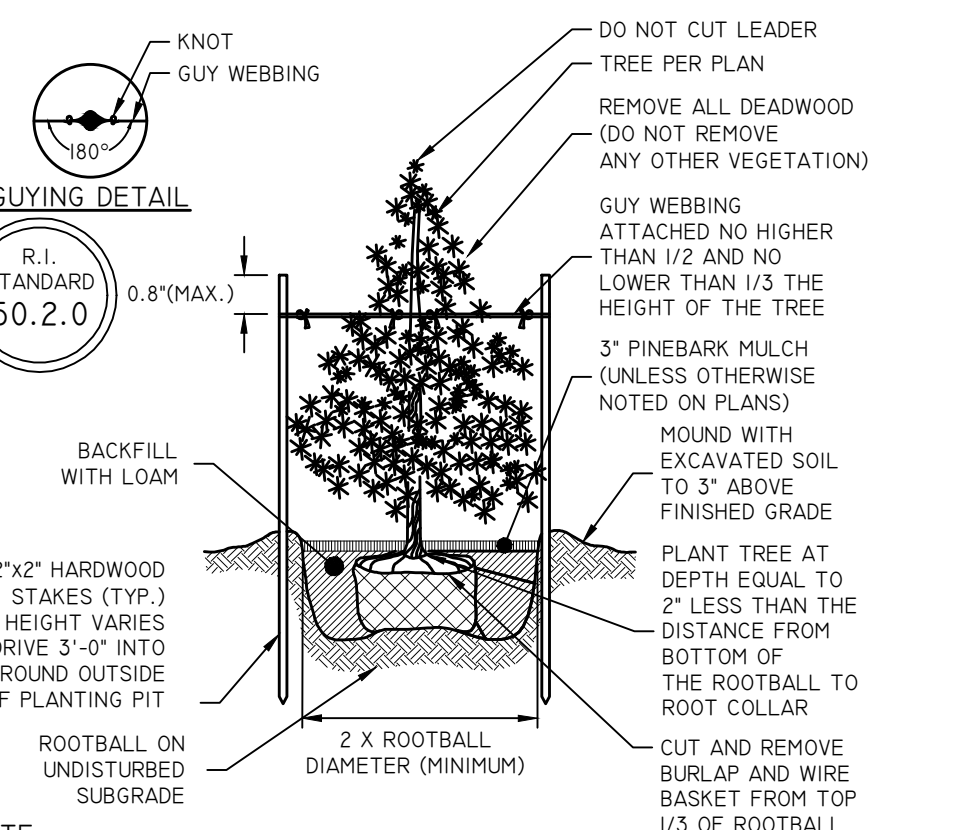
- LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO (2) YEARS.
- PLANT SUBSTITUTION SELECTION MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
- ALL PLANTS TO BE PLANTED SO THAT AFTER SETTLEMENT THEY BEAR THE SAME RELATION TO THE SURROUNDING GROUND AS TO THEIR ORIGINAL GRADE BEFORE DIGGING.
- CREATE SAUCER AROUND INDIVIDUAL PLANTS CAPABLE OF HOLDING WATER. ALL PLANTS TO BE FLOODED WITH CLEAN WATER TWICE WITHIN THE FIRST 24 HOURS OF PLANTING. ADDITIONAL WATERING SHALL BE MADE AS REQUIRED TO KEEP PLANTS FROM WILTING AND DRYING OUT UNTIL FINAL ACCEPTANCE.
- ALL PLANTS TO RECEIVE A MINIMUM OF TWO (2) INCHES OF UNDEY, SHREDED PINE BARK MULCH AND SHALL COVER PLANTING BEDS AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED.

- TRIM BROKEN AND DEAD BRANCHES FROM TREES AND SHRUBS AFTER PLANTING. NEVER CUT A LEADER.
- MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE A MINIMUM OF SEVEN FEET ABOVE FINISHED GRADE TO MEET ADA STANDARDS.
- CONTRACTOR TO LOAM AND SEED ALL DISTURBED LANDSCAPE AREAS OUTSIDE OF THE PLANTING BEDS USING AN ENDOPHYTE ENHANCED MIX AT A RATE OF 5-7 LBS. PER 1,000 SF (AVAILABLE AT ALLENS SEED IN EXETER, RI) OR AS DIRECTED BY TOWN/OWNER UNLESS OTHERWISE NOTED. ANY SOD (TURF) UTILIZED SHALL BE DROUGHT TOLERANT ENDOPHYTES OR PREDOMINANTLY FESCUE IN CHARACTER.
- RECOMMENDED DATES FOR PLANTING ARE APRIL 15 TO JUNE 15 AND SEPTEMBER 15 TO NOVEMBER 15.
- ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL VEGETATION WITHIN SAID AREAS SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE CAUSED BY CHEMICALS, INSECTS, DISEASES, LACK OF WATER OR OTHER CAUSES. DAMAGED PLANTS SHALL BE REPLACED WITH THE SAME OR SIMILAR VEGETATION ON AN ANNUAL BASIS.

- LOAM MOVED ON SITE TO BE STOCKPILED AND RETAINED AND TO BE USED AS REQUIRED FOR THE LANDSCAPE DESIGN. LOAM SHALL NOT BE MIXED WITH ANY UNSUITABLE MATERIALS OR SUBSOIL. EXCESS LOAM TO REMAIN ON THE OWNER'S PROPERTY AND ONLY REMOVED WITH THE OWNER'S PERMISSION. NEW LOAM SHALL BE FRIABLE, FERTILE, MEDIUM TEXTURED SANDY LOAM THAT IS FREE OF TOXIC MATERIALS FOR HEALTHY PLANT GROWTH AND SURVIVAL. LOAM SHALL BE FREE OF MATTER 1" OR GREATER IN DIAMETER AND WHEN TESTED SHALL HAVE A PH BETWEEN 5.5 AND 7.5. CONTRACTOR TO PROVIDE 8 INCHES OF GOOD QUALITY LOAM AND/OR REUSE EXISTING LOAM TO PROVIDE A MINIMUM 6 INCH DEPTH.
- IRRIGATION AND LIGHTING BY OTHERS.
- THIS PLAN IS FOR LANDSCAPE PLANTING ONLY.



LARGE TREE STAKING AND PLANTING DETAIL (2" CALIPER AND GREATER)
NOT TO SCALE



EVERGREEN PLANTING DETAIL (4"-0" HIGH AND GREATER)
NOT TO SCALE



PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	AC	8	Acer campestre	Hedge Maple	2.5/3" CAL B&B
	ARA	4	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5/3" CAL B&B
	CKC	16	Cornus kousa	Kousa Dogwood	2.5/3" CAL B&B
	GT	8	Gleditsia triacanthos inermis 'Halka'	Halka Thornless Honey Locust	2.5/3" CAL B&B
	IA	1	Ilex opaca	American Holly	8/9" B&B
	KP	3	Koelreuteria paniculata	Golden Rain Tree	2.5/3" CAL B&B
	PO	20	Prunus x okame	Okame Cherry	2.5/3" CAL B&B
	TC	5	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5/3" CAL B&B
	ZS	16	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5/3" CAL B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	PG	10	Picea glauca	White Spruce	7/8' HT

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BRANDON D. CARR
REGISTERED PROFESSIONAL ENGINEER CIVIL

LANDSCAPE PLAN & DETAILS
Post Road
ASSESSOR'S PLAT 323 LOT 523
WARWICK, RHODE ISLAND

PREPARED FOR:
SKYDRA DEVELOPMENT
888 WASHINGTON STREET, SUITE #505, DEHART, MA 02026
TEL 781-441-5600

DESIGN BY: K. H. R.
DATE: 12/22/2022
SUBMITTER: SKYDRA DEVELOPMENT

SCALE: 1"=40'

SHEET 5 OF 7

