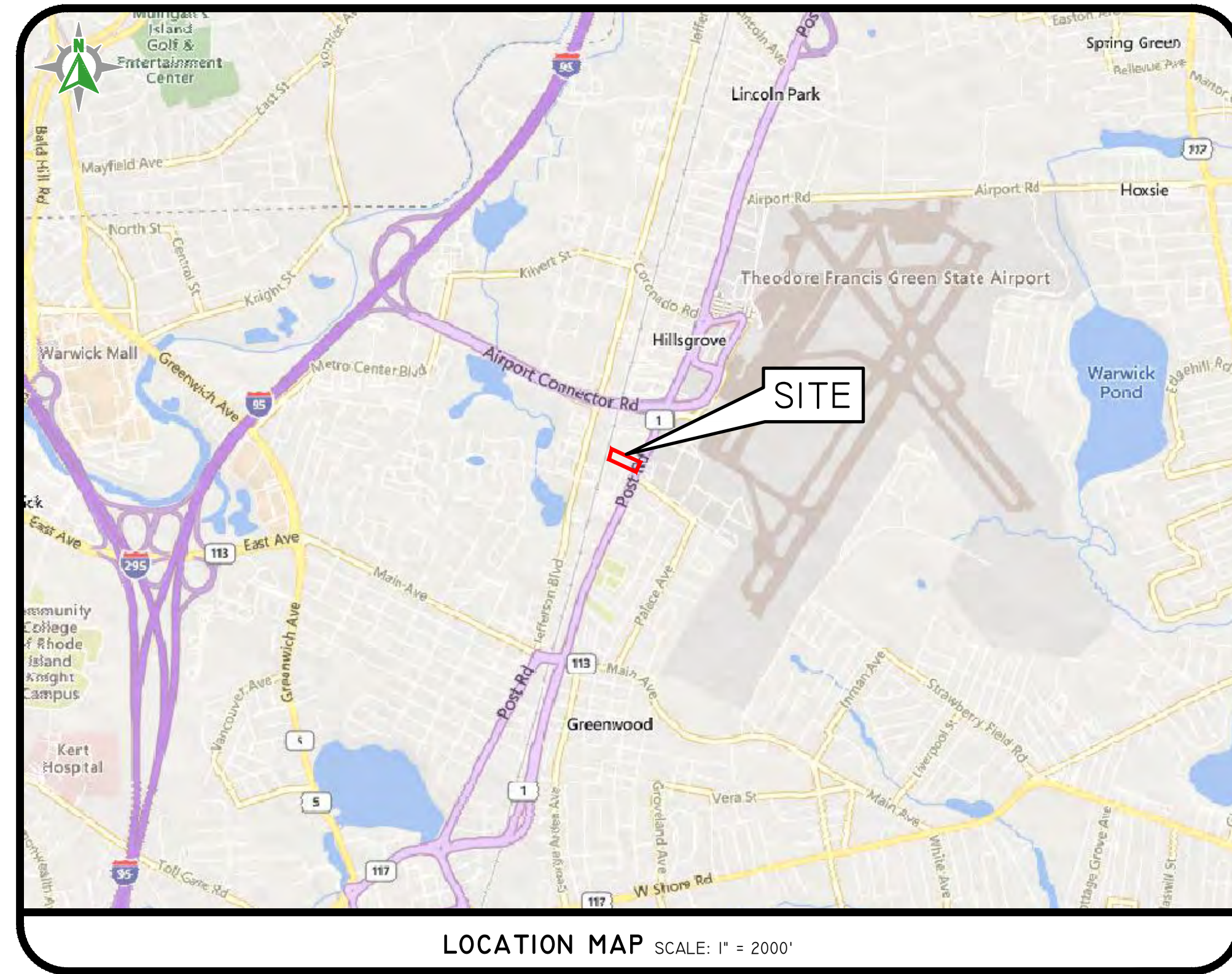


MASTER PLAN SUBMISSION

2267 POST ROAD

LOCATED IN
WARWICK, RHODE ISLAND

ASSESSOR'S PLAT 323 LOT 503



LOCATION MAP SCALE: 1" = 2000'

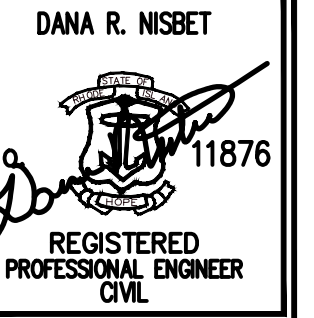
SHEET LIST TABLE

- 1 COVER SHEET
- 2 AERIAL HALF-MILE & USGS MAP
- 3 EXISTING ANALYSIS PLAN
- 4 SITE LAYOUT PLAN

DiPrete Engineering

Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6000 www.diprete-eng.com

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DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	J.A.R.	B.T.
1	7-26-2023	MASTER PLAN SUBMISSION		
DRAWN BY: J.A.R.			DESIGN BY: D.R.N.	

COVER SHEET

2267 POST ROAD
ASSESSOR'S PLAT 323 LOT 503
WARWICK, RHODE ISLAND
PREPARED FOR:
GOLD COAST PROPERTIES RI 2, LLC
1615 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177
TEL 305-644-0260

Z:\CLIENT\PROJECTS\2023-002 POST ROAD 2267\AUTOCAD DRAWINGS\2301-002-PRM-MSTR-DWG.PLT. 7/26/2023

DE JOB NO. 2023-002 COPYRIGHT 2023 BY DIPRETE ENGINEERING ASSOCIATES, INC.

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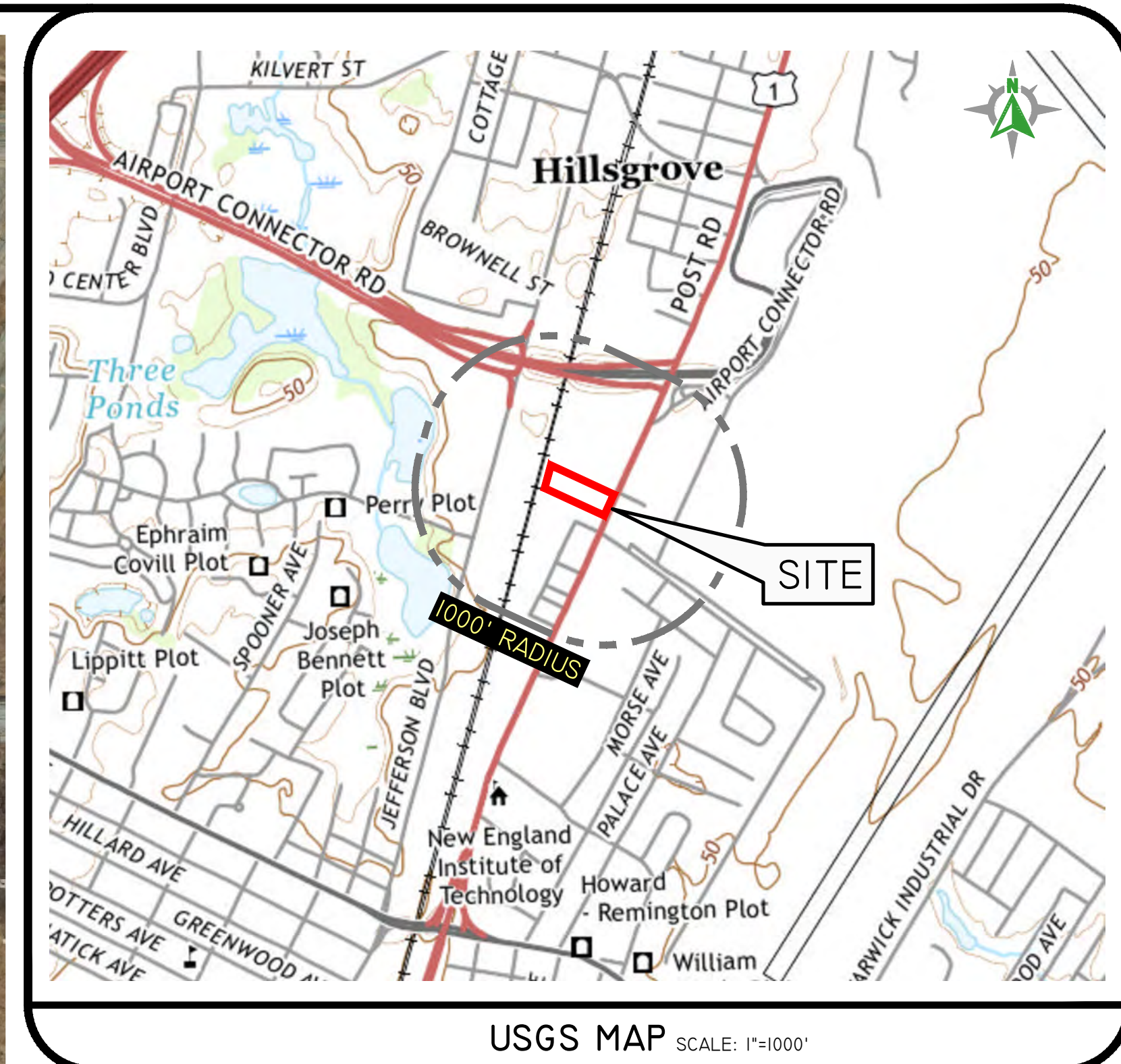


PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 03-27-2023.
SCALE: 1"=300'

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DANA R. NISSET
No. 11876
REGISTERED PROFESSIONAL ENGINEER CIVIL

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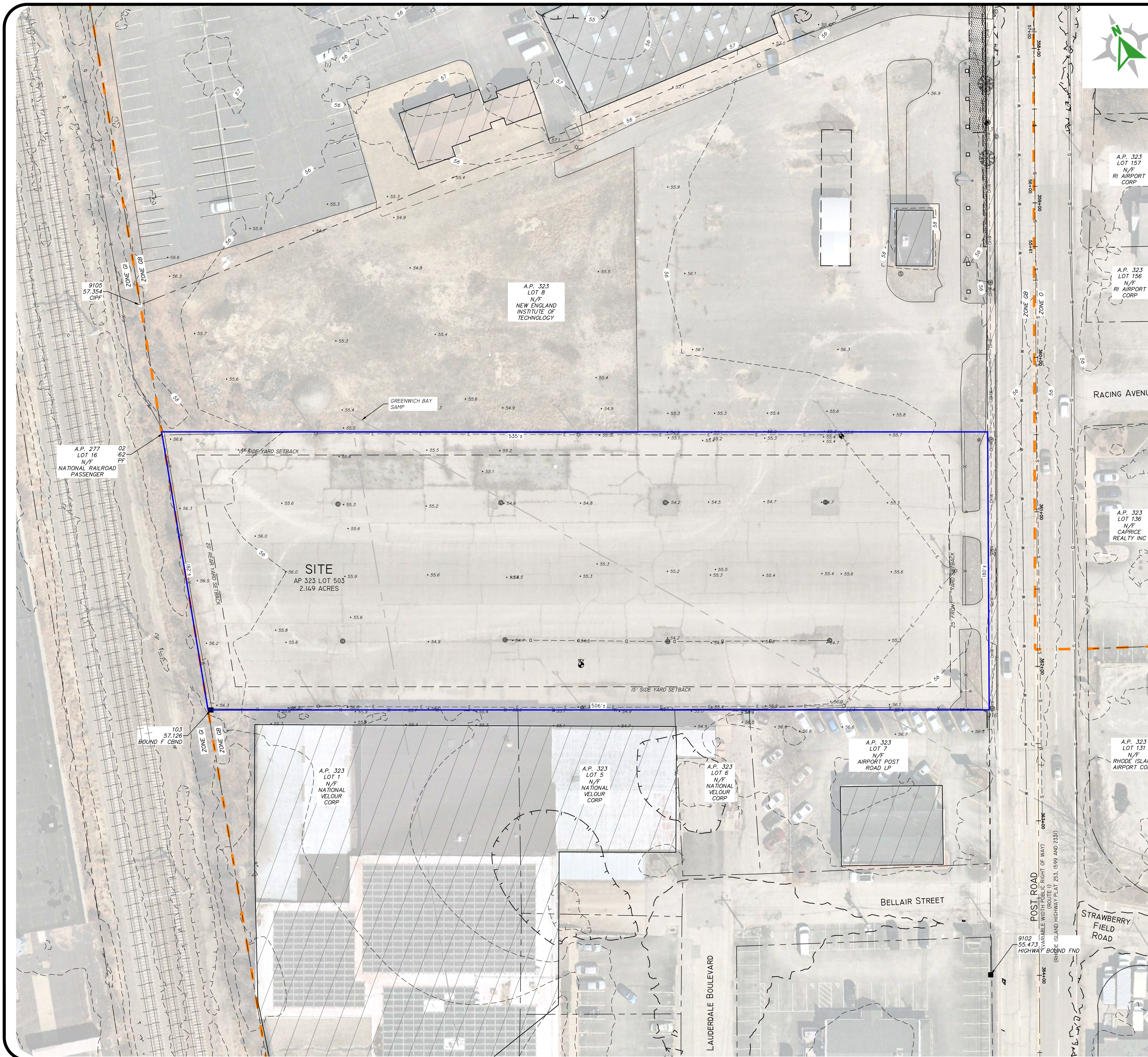
DATE	DESCRIPTION	J.A.R.	DESIGN BY: D.R.N.
7-26-2023	REGISTER PLAN SUBMISSION		
NO.	DATE	DESCRIPTION	J.A.R.
			DESIGN BY: J.A.R.

AERIAL HALF-MILE RADIUS & USGS MAP
2267 Post Road
ASSESSOR'S PLAT 323 LOT 503
WARWICK, RHODE ISLAND

PREPARED FOR:
GOLD COAST PROPERTIES RI 2, LLC
1615 SW 117TH AVENUE, UNIT A7, MIAMI, FL 33177
TEL 305-644-0260

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Z:\DEVELOPMENT\PROJECTS\2023-002\POST ROAD 2267\AUTOCAD DRAWINGS\2023-002-PRM-RSTR-DWG-PLN1267-2023



GENERAL NOTES:

1. THE SITE IS LOCATED ON THE CITY OF WARWICK, RHODE ISLAND ASSESSOR'S PLAT 323 LOT 503.
2. THE SITE IS 2.149 ACRES AND IS ZONED GB - GENERAL BUSINESS DISTRICT.
3. THE OWNER OF AP 323 LOT 503 IS:
GOLD COAST PROPERTIES RI 2 LLC
UNIT A7
1615 SW 117TH AVENUE
MIAMI, FL 33177
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C0127H, MAP REVISED OCTOBER 2, 2015. (FLOOD ZONE DESCRIPTIONS SHOWN BELOW)
ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X (UNSHADED) ARE AREAS WHERE THERE IS MINIMAL FLOODING.
5. TOPOGRAPHY WAS OBTAINED FROM LIDAR MAPS. ELEVATIONS ARE APPROXIMATE AND REFERENCED TO THE NAVD '88 US FEET DATUM. PRIOR TO ANY DEVELOPMENT ON THE SITE, THE OWNER SHALL VERIFY ELEVATIONS USING FIELD SURVEY.
6. THIS BOUNDARY LINE SHOWN ON THIS PLAN DEPICTS A CLASS I SURVEY AS PERFORMED BY DIPRETE ENGINEERING ASSOCIATES, INC. THE PLAN ITSELF CONFORMS ONLY TO A CLASS III STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS A CLASS I BOUNDARY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I STANDARD.
7. THE SITE IS WITHIN A:
NATURAL HERITAGE AREAS (RIDEM)
GROUNDWATER RESERVOIR AREA (RIDEM)
8. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
9. THERE ARE NO WETLANDS OR WATERCOURSES WITHIN 200' OF PROPERTY LINE

EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	ASSESSOR'S LINE
	SETBACK LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	ZONING BOUNDARY
	SOIL LINE AND DESIGNATION
	CRMC SAMPLE LINE
	BUILDING
	BRUSHLINE
	TREELINE
	GUARDRAIL
	FENCE
	RETAINING WALL
	STONE WALL
	25' BUFFER
	50' BUFFER
	75' BUFFER
	100' BUFFER
	150' BUFFER
	200' BUFFER
	FEMA BOUNDARY
	STREAM
	WETLAND LINE & FLAG
	GROUNDWATER OVERLAY
	GROUNDWATER RECHARGE AREA
	GROUNDWATER RESERVOIR
	NATURAL HERITAGE
	COMMUNITY WELLHEAD PROTECTION
	NON-COMMUNITY WELLHEAD PROTECTION

SOIL INFORMATION:

(REFERENCE: USDA NATURAL RESOURCES CONSERVATION SERVICE)

SOIL NAME	DESCRIPTION
UR	URBAN LAND

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REGISTERED PROFESSIONAL ENGINEER CIVIL

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17-22-2023	REGISTERED PLAN SUBMISSION	J.A.R.
17-22-2023	DESCRIPTION	B.T.
	DESIGN BY:	J.A.R.
	DRAWN BY:	J.A.R.

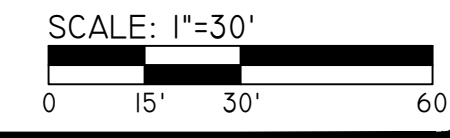
EXISTING ANALYSIS PLAN
2267 Post Road
ASSESSOR'S PLAT 323 LOT 503
WARWICK, RHODE ISLAND

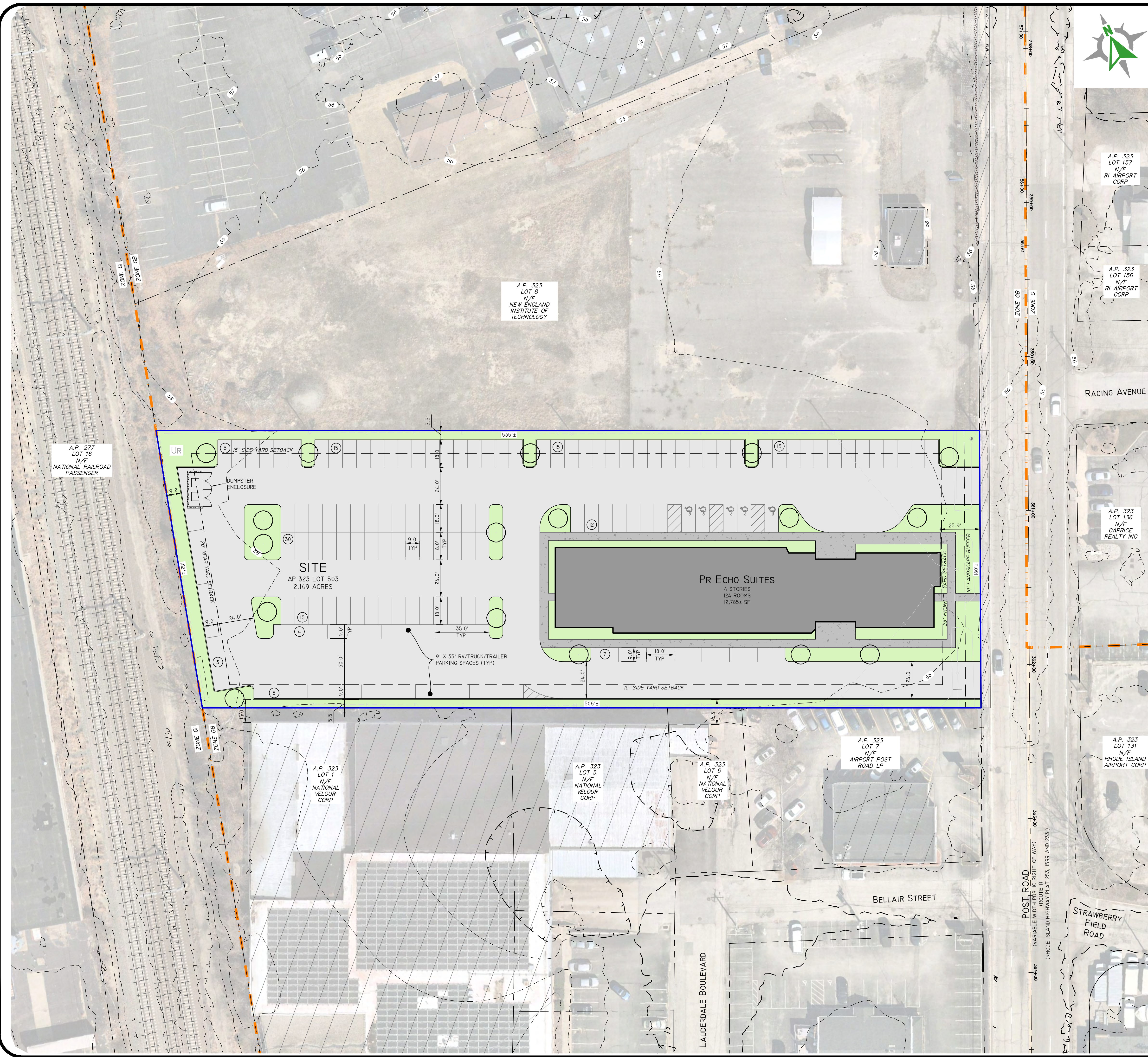
PREPARED FOR:
GOLD COAST PROPERTIES RI 2, LLC
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TEL 305-644-0260

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SHEET **3** OF 4

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY 03-27-2023.





DIMENSIONAL REGULATIONS:

CURRENT ZONING:	GB - GENERAL BUSINESS DISTRICT NON RESIDENTIAL USES
MINIMUM LOT AREA:	6,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	60'
MINIMUM FRONT AND CORNER SIDE YARD:	25'
MINIMUM SIDE YARD:	15'
MINIMUM REAR YARD:	20'
MAXIMUM STRUCTURE HEIGHT:	40'
MINIMUM LANDSCAPED OPEN SPACE:	10%

PARKING REGULATIONS:

PARKING USE:	HOTEL
PARKING REQUIREMENT:	1 SPACE PER BEDROOM
BEDROOMS PROPOSED:	124
PARKING CALCULATION:	1 X 124 = 124 SPACES
REQUIRED PARKING SPACES:	124 SPACES
PARKING SPACES PROVIDED:	125 SPACES (5 ADA)

GENERAL NOTES:

1. THE SITE IS PROPOSED TO BE BUILT IN ONE PHASE.
2. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
3. PROPOSED DRIVEWAYS AND PARKING AISLES ARE TO BE 24' WIDE MINIMUM.
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.

ABBREVIATIONS

EXISTING	EX
PROPOSED	PR
ASSESSOR'S PLAT	AP
NOW OR FORMERLY	N/F

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	BUILDING FOOTPRINT
	BUILDING OVERHANG
	BUILDING SETBACKS
	ASPHALT PAVEMENT
	SIDEWALK
	LANDSCAPE AREA
	PARKING COUNT
	TREE

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DATE	22-2023	REGISTERED PLAN SUBMISSION	J.A.R.
NO.		DESCRIPTION	B.T.
DRAWN BY:			J.A.R.
DESIGN BY:			D.R.N.

SITE LAYOUT PLAN
2267 Post Road
 ASSESSOR'S PLAT 323 LOT 503
 WARWICK, RHODE ISLAND
 PREPARED FOR:
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