



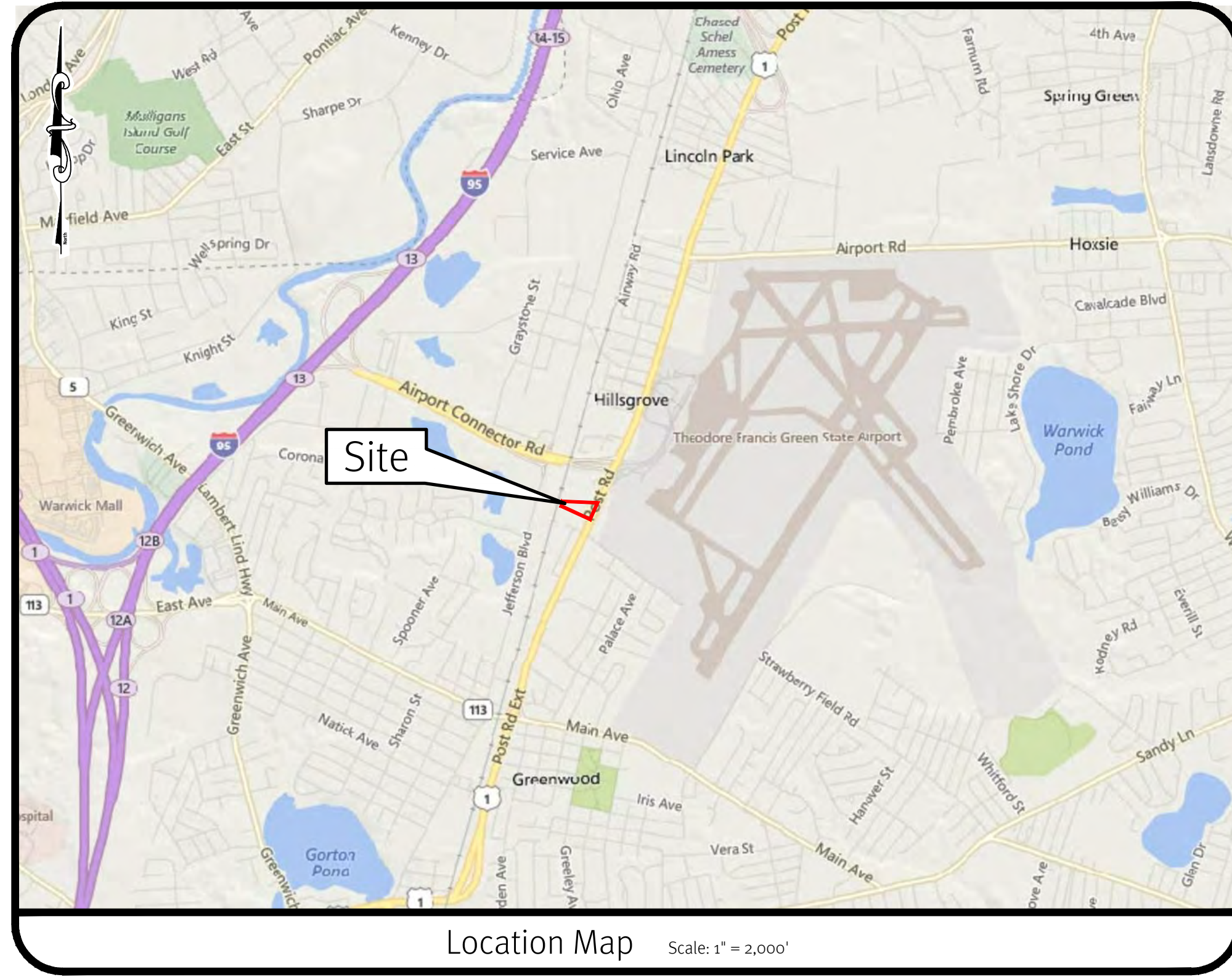


# Master Plan Submission

# 2245 Post Road - Hotel Permitting

Warwick, RI 02886

Assessor's Plat 323 Lot 8



## Sheet Index

- 1 Cover Sheet
- 2 Aerial Half Mile Radius & USGS Map
- 3 ALTA/NSPS Land Title Survey
- 4 Site Layout Plan

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

**Boston • Providence • Newport**

DANA R. NISBET  
 No. 11876  
 REGISTERED PROFESSIONAL ENGINEER CIVIL

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. The contractor is responsible for all of the means, methods, safety and implementation of this plan and design. Existing utilities shown on this plan are approximate only. DiPrete Engineering assumes no responsibility for damages incurred due to locations of existing utilities.

0	03/24/2021	Master Plan Submission	S.E.H.	Design By: D.R.N.
1	03/24/2021	Pre-Submittal Submission	J.A.R.	
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**Cover Sheet**  
**2245 Post Road - Hotel Permitting**  
 Assessor's Plat 323 Lot 8  
 Warwick, Rhode Island 02886  
**Gold Coast Properties RI 1, LLC**  
 16555 SW 17th Avenue, Unit 7, Miami, FL 33177  
 tel (786) 793-3584

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 DE Job No: 2920-001

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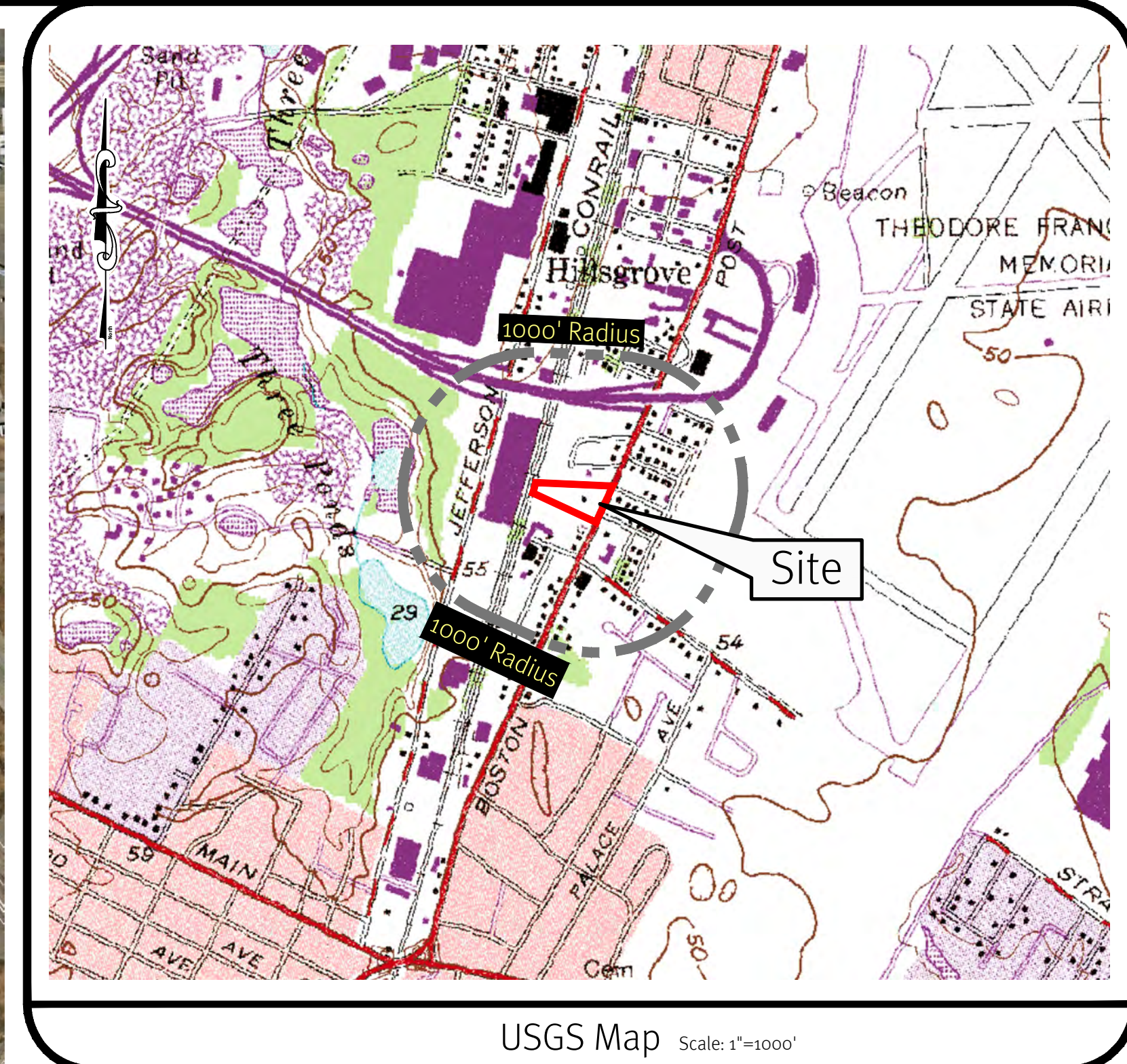
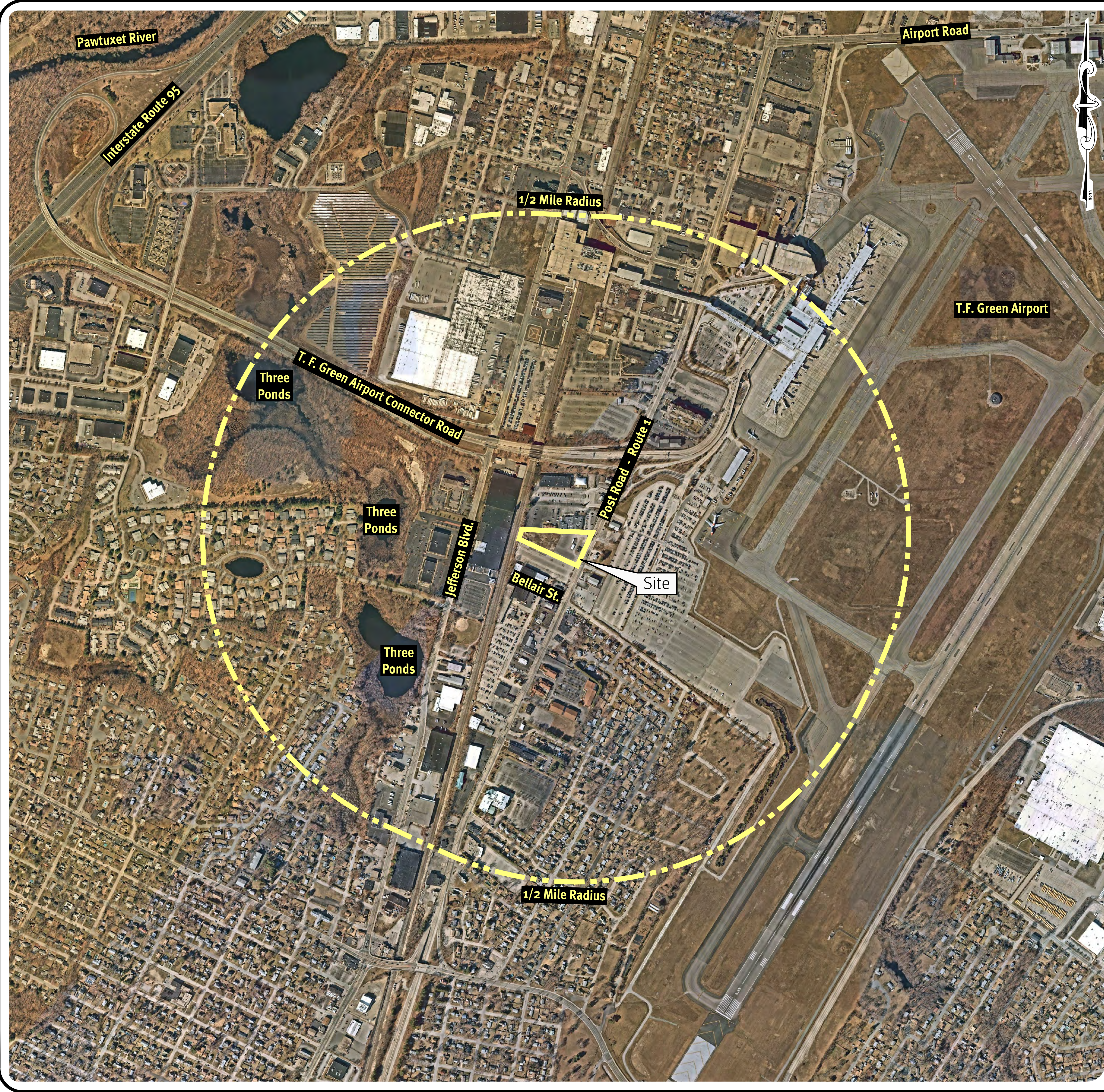
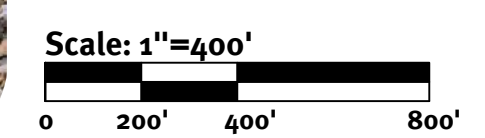


Photo Obtained from NearMap. Date of photography: 03-21-2020



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 Engineer's office bears no responsibility for damages, incurred due to the implementation of this plan and design.  
 Engineering assumes no responsibility for damages, incurred due to the implementation of this plan and design.

03-24-2021	Master Plan Submission	S.E.H.	Design By: D.R.N.
03-23-2021	Pre-Application Submission	J.A.R.	Drawn By: J.A.R.
03-23-2021	03-23-2021	03-23-2021	

**Aerial Half Mile Radius & USGS Map**  
**2245 Post Road - Hotel Permitting**  
 Assessor: 2021-03-24  
 Woonick, Rhode Island 02886  
**Gold Coast Properties RI 1, LLC**  
 16555 SW 17th Avenue, Unit 7, Miami, FL 33177  
 tel (786) 793-3584

DiPrete Engineering Associates, Inc.  
 SHEET **2** OF 4







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**General Notes:**

1. THE SITE IS LOCATED ON THE CITY OF WARWICK, RHODE ISLAND ASSESSOR'S PLAT 323 LOT 8.
2. THE SITE IS APPROXIMATELY 2.4± ACRES AND IS ZONED G8.
3. THE OWNER OF AP 323 LOT 8 IS:  
NEW ENGLAND INSTITUTE OF TECHNOLOGY  
2500 POST RD  
WARWICK, RI 02886
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440030C127H, MAP REVISED OCTOBER 2, 2015, (FLOOD PLAIN DESCRIPTIONS SHOWN BELOW)
5. ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
6. 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.
7. 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.
8. THE SITE IS WITHIN A:  
NATURAL HERITAGE AREAS (RIDEM)  
GREENWICH BAY SAMP (CRMC)  
GROUNDWATER RESERVOIR AREA (RIDEM)
9. THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
10. THERE ARE NO WETLANDS OR WATERCOURSES WITHIN 200' OF PROPERTY LINE.
11. BACKGROUND IMAGE FROM NEARMAP. DATE OF PHOTOGRAPHY: 03-21-2020.

**Dimensional Regulations:**

CURRENT ZONING:	G8 - NON RESIDENTIAL USES
MINIMUM LOT AREA:	6,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	60'
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 FRONT AND CORNER SIDE YARD:	25'
MINIMUM SIDE YARD:	15'
MINIMUM REAR YARD:	20'
ON CORNER LOTS, THE REAR SETBACK SHALL CONFORM TO THE SIDE SETBACK REQUIREMENTS.	
MAXIMUM STRUCTURE HEIGHT:	40'
MINIMUM LANDSCAPED OPEN SPACE:	10%

**Parking Regulations:**

PARKING USE:	HOTEL
PARKING REQUIREMENT:	1 SPACE PER BEDROOM
BEDROOMS PROPOSED:	122
PARKING CALCULATION:	122 SPACES
REQUIRED PARKING SPACES:	122 SPACES
PARKING SPACES PROVIDED:	122 SPACES (5 ADA)

**Soil Information:**

(REFERENCE: USDA NATURAL RESOURCES CONSERVATION SERVICE)  
SOIL NAME DESCRIPTION  
Ur URBAN LAND

**Proposed Legend**

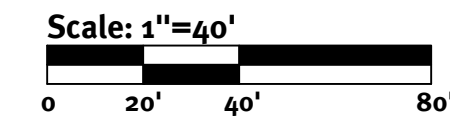
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

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

**Existing Legend**

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	ASSESSORS LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	ZONING BOUNDARY
	SOIL LINE AND DESIGNATION
	CRMC SAMP LINE
	NATURAL HERITAGE AREA



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