



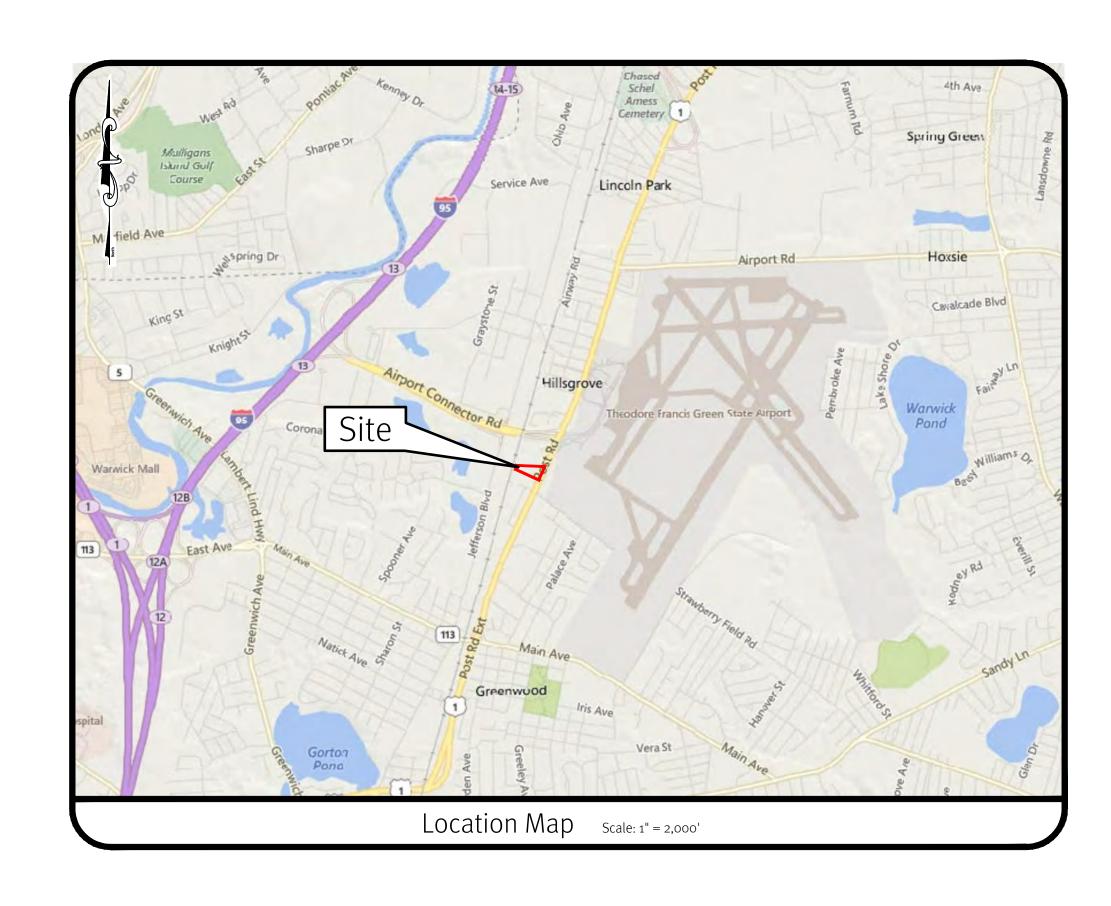




2245 Post Road - Hotel Permitting

Warwick, RI 02886

Assessor's Plat 323 Lot 8

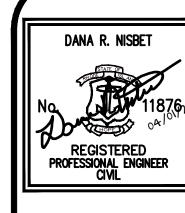


Sheet Index

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







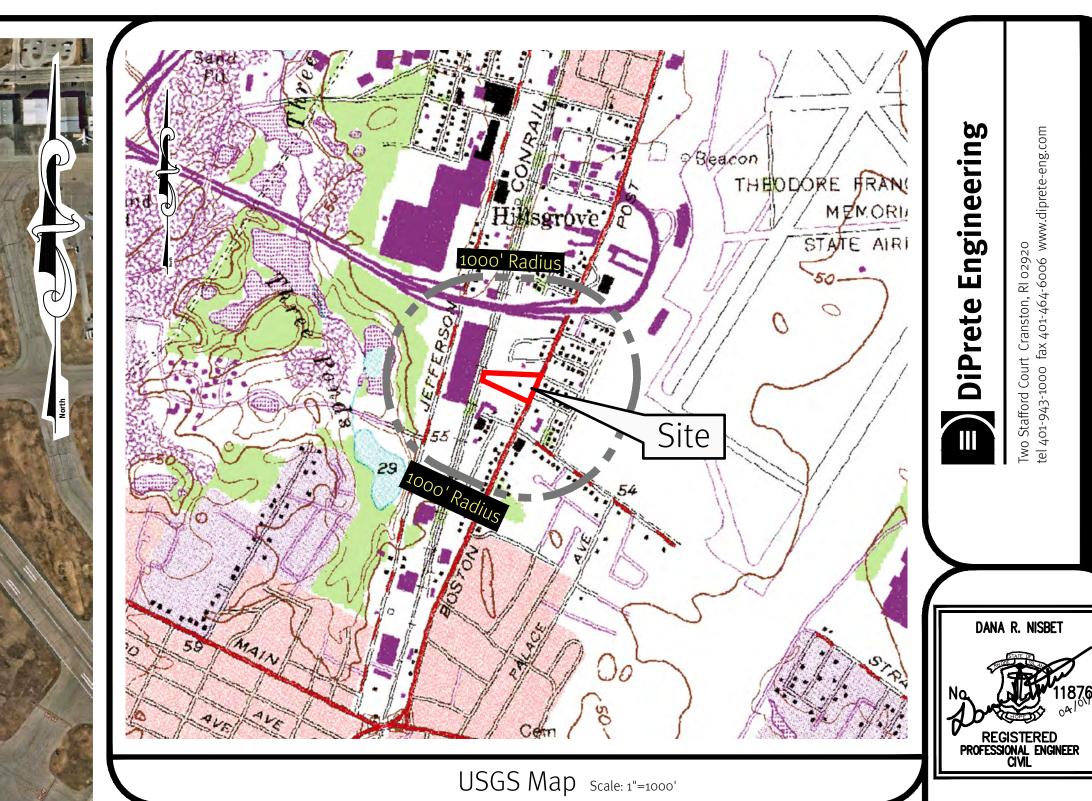
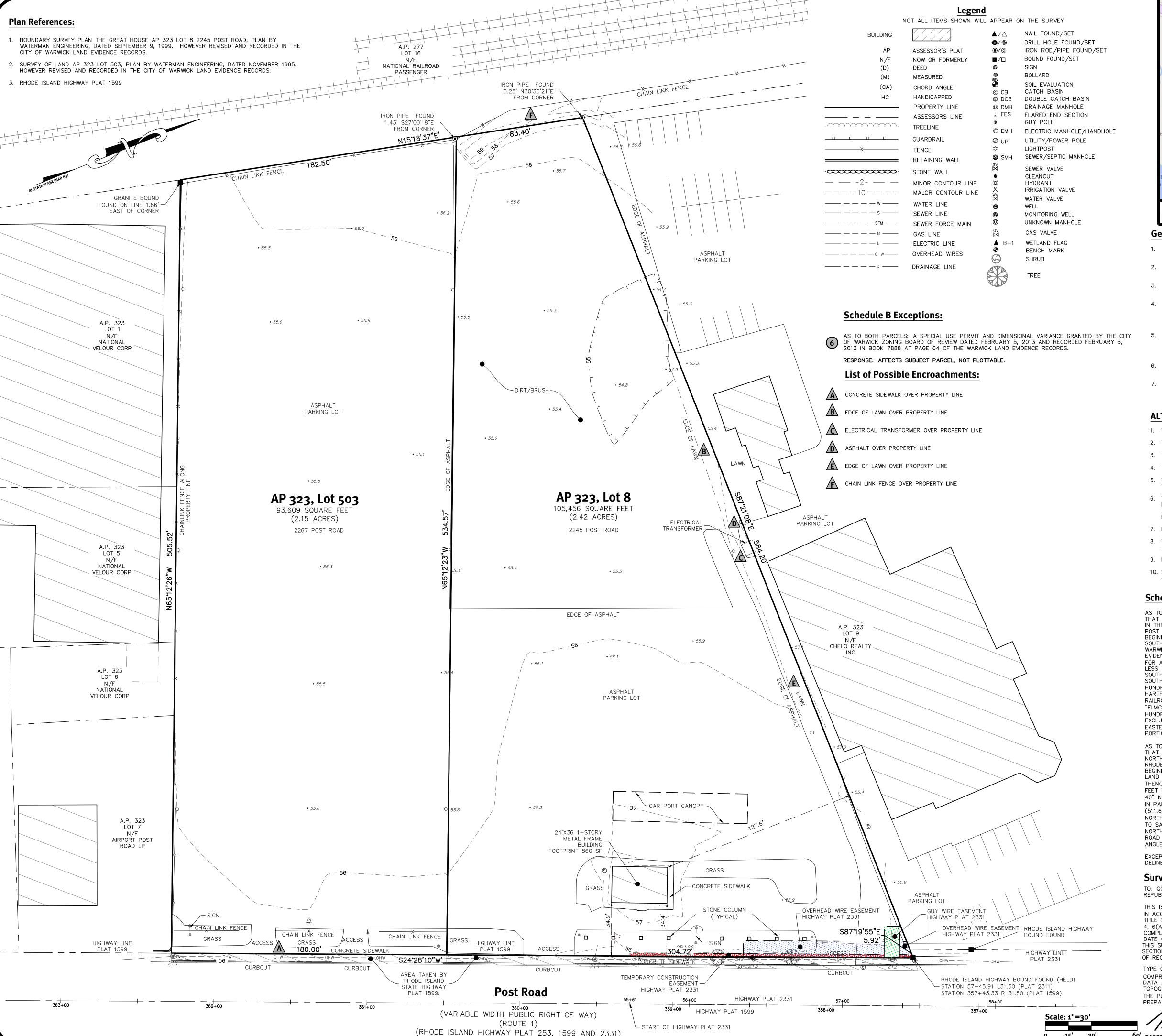
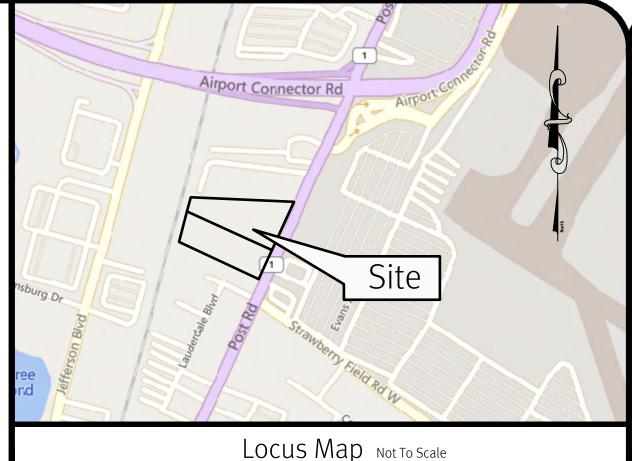


Photo Obtained from NearMap. Date of photography: 03-21-2020

T.F. Green Airport

Boston





General Notes

- 1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 323, LOTS 8 AND 503 IN THE CITY OF WARWICK, KENT COUNTY, RHODE ISLAND.
- 2. THE OWNER OF LOT 8 PER DEED BOOK 2912, PAGE 29 IS NEW ENGLAND INSTITUTE OF
- 3. THE OWNER OF LOT 503 PER DEED BOOK 2405, PAGE 197 IS NEW ENGLAND INSTITUTE OF TECHNOLOGY
- 4. BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44003C0127H, DATED OCTOBER 19, 2019. 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 GB BASED ON THE CITY OF WARWICK'S GIS MAP. 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.
- 6. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- 7. SUBSTANTIAL PORTIONS OF THE SITE WERE COVERED WITH SNOW AT THE TIME OF THE FIELD SURVEY. DUE TO THIS SNOW COVER PORTIONS OF THE SITE WERE DIGITIZED FROM AERIAL PHOTOGRAPHS. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING OR INACCURATE INFORMATION DUE TO SNOW COVER.

ALTA/NSPS Land Title Survey Notes

- 1. THE ADDRESS OF PARCEL IS 2245 & 2267 POST ROAD.
- 2. THERE WERE NO STRIPED PARKING SPACES AT THE TIME OF THE FIELD SURVEY.
- 3. THE PARCEL HAS DIRECT ACCESS TO POST ROAD, 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 A 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 LOCATIONS OBSERVED AT THE TIME OF THE FIELD SURVEY.
- 10. SURVEY BASED ON TITLE COMMITMENT # NCT21011164 , EFFECTIVE DATE JANUARY 20, 2021 AT 4:00 P.M. BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule A Description

AS TO 2245 POST ROAD: (LOT 8)
THAT CERTAIN LOT OR PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF WARWICK, COUNTY OF KENT, STATE OF RHODE ISLAND, ON THE WESTERLY SIDE OF POST ROAD AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE PREMISES HEREBY CONVEYED, IT BEING THE SOUTHEASTERLY CORNER OF THAT PLAT ENTITLED, ELMCROFT PARK PLAT OWNED BY P.E. HARDING, WARWICK, RHODE ISLAND, MAY, 1922, WHICH SAID PLAT IS RECORDED IN THE RECORDS OF LAND EVIDENCE IN SAID WARWICK; THENCE RUNNING SOUTHERLY BOUNDING EASTERLY ON SAID POST ROAD FOR A DISTANCE OF THREE HUNDRED FIVE AND FIFTY-NINE HUNDREDTHS (305.59) FEET MORE OR LESS TO LAND OF W. OTTO FRITZ ET UX; THENCE TURNING AND RUNNING WESTERLY BOUNDING SOUTHERLY ON LAND OF SAID FRITZ ET UX; THENCE TURNING AND RUNNING WESTERLY BOUNDING SOUTHERLY ON LAND OF SAID FRITZ FOR A DISTANCE OF FIVE HUNDRED FORTY AND EIGHTY-FOUR HUNDREDTHS (540.84) FEET, MORE OR LESS, TO LAND OF THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD; THENCE TURNING AND RUNNING NORTHERLY BOUNDING WESTERLY ON SAID RAILROAD LAND TO SAID "ELMCROFT PARK PLAT", THENCE TURNING AND RUNNING ALONG SAID "ELMCROFT PARK PLAT" LAND FOR A DISTANCE OF FIVE HUNDRED NINETY-NINE AND TEN HUNDREDTHS (599.10) FEET, MORE OR LESS, TO THE POST ROAD AT THE POINT OF BEGINNING, EXCLUDING, HOWEVER, FROM THE PARCEL HERETOFORE DESCRIBED THAT PORTION ALONG THE EASTERLY BOUNDARY OF SAID PARCEL APPROXIMATELY SIX (6) FEET IN WIDTH, MORE OR LESS, WHICH PORTION WAS TAKEN FOR THE WIDENING OF THE POST ROAD DURING OR ABOUT THE YEAR 1971.

AS TO 2267 POST ROAD: (LOT 503) THAT CERTAIN TRACT OF LAND WITH ANY BUILDINGS AND IMPROVEMENTS THEREON SITUATED ON THE NORTHWESTERLY SIDE OF POST ROAD IN THE CITY OF WARWICK, COUNTY OF KENT AND STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF POST ROAD AT THE SOUTHERLY CORNER OF LAND NOW OR LATELY OF YAT K. TOW ET UX., BEING THE EASTERLY CORNER OF SAID TRACT; THENCE SOUTHWESTERLY, BOUNDING SOUTHEASTERLY ON POST ROAD, ONE HUNDRED EIGHTY (180) FEET TO LAND NOW OR LATELY OF TRIOIANO REALTY CO.; THENCE AT AN INTERIOR ANGLE OF 89° 42' 40" NORTHWESTERLY, BOUNDING SOUTHWESTERLY ON THE LAST MENTIONED LAND IN PART AND IN PART ON LAND NOW OR LATELY OF FOAM PILE FABRICS INC., FIVE HUNDRED ELEVEN AND 66/100 (511.66) FEET TO LAND NOW OR LATELY OF PENN CENTRAL CO.; THENCE NORTHEASTERLY, BOUNDING NORTHWESTERLY ON THE LAST MENTIONED LAND, ONE HUNDRED EIGHTY-TWO AND 5/10 (182.5) FEET TO SAID TOW LAND; THENCE AT AN INTERIOR ANGLE OF 80° 31' SOUTHEASTERLY, BOUNDING NORTHEASTERLY ON SAID TOW LAND, FIVE HUNDRED FORTY AND 82/100 FEET (540.82') TO POST ROAD AT THE POINT AND PLACE OF BEGINNING, THE LAST DESCRIBED COURSE FORMING AN INTERIOR ANGLE OF 90° 17' 20" WITH THE FIRST DESCRIBED COURSE.

EXCEPTING THEREFROM THAT PORTION OF THE PREMISES TAKEN BY THE STATE OF RHODE ISLAND AS DELINEATED ON STATE HIGHWAY MAP NO. 1599.

Surveyor's Certificate

TO: GOLD COAST PROPERTIES RI 1, LLC, A RHODE ISLAND LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL 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 2016 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 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED BETWEEN FEBRUARY 9, 2021 DATE OF PLAT OR MAP: FEBRUARY 11, 2021

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 COMPREHENSIVE BOUNDARY SURVEY DATA ACCUMULATION SURVEY TOPOGRAPHIC SURVEY CLASS T-2 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: ALTA SURVEY.

ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

MEASUREMENT SPECIFICATION | ROBERT G. BABCOCK **PROFESSIONAL** LAND SURVEYOR

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General Notes:

- 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 GB.
- 3. THE OWNER OF AP 323 LOT 8 IS:

NEW ENGLAND INSTITUTE OF TECHNOLOGY 2500 POST RD WARWICK, RI 02886

Engineering

DiPret

DANA R. NISBET

REGISTERED PROFESSIONAL ENGINEER CIVIL

Providence

Boston

- THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C0127H, MAP REVISED OCTOBER 2, 2015. (FLOOD PLAIN DESCRIPTIONS
- ZONE X (UNSHADED) THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
- 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.
- 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 REGISTRATIOB 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)
- 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: GB - NON RESIDENTIAL USES
- MINIMUM LOT AREA: 6,000 SF
- MINIMUM FRONTAGE AND 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 FRONT AND CORNER SIDE YARD:

10%

MINIMUM SIDE YARD: MINIMUM REAR YARD: ON CORNER LOTS, THE REAR SETBACK SHALL CONFORM TO THE SIDE SETBACK REQUIREMENTS.

Parking Regulations:

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

Soil Information:

(REFERENCE: USDA NATURAL RESOURCES CONSERVATION SERVICE) SOIL NAME **DESCRIPTION**

URBAN LAND

Proposed Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS



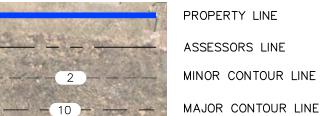
- BUILDING FOOTPRINT BUILDING OVERHANG
- BUILDING SETBACKS
- ASPHALT PAVEMENT
- SIDEWALK
- LANDSCAPE AREA
- PARKING COUNT

Existing Legend NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

ZONE X

ZONE X

CaD



ZONING BOUNDARY

SOIL LINE AND DESIGNATION

CRMC SAMP LINE

NATURAL HERITAGE AREA

Site L

2245
Assessor's Pl
Warwick, Rhc
Applicant
Gold C

lan d - Hotel Permitting out Pla