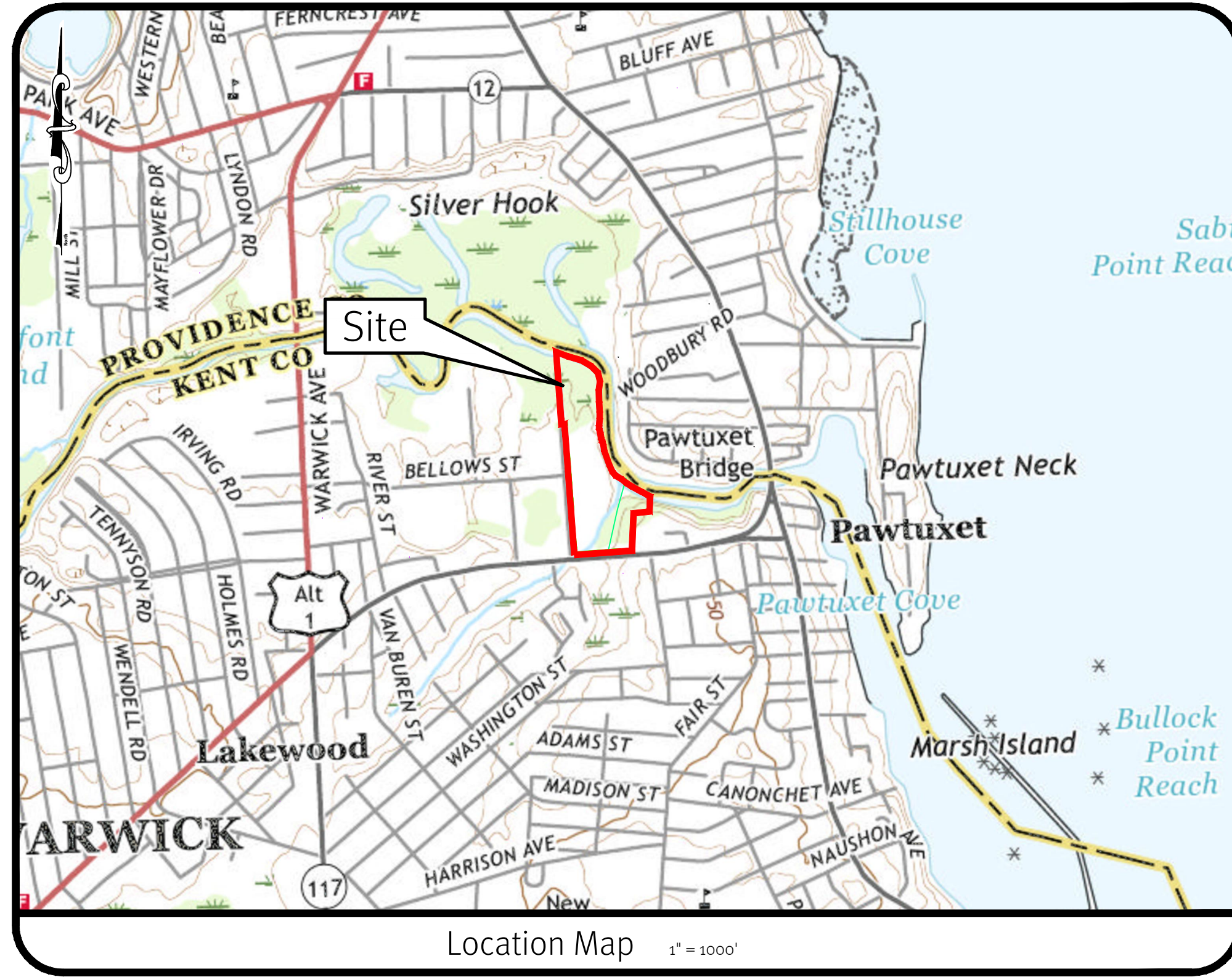


Master Plan Submission

175 Post Road

Warwick, Rhode Island

Assessor's Plat 291 Lots 45 & 74



Sheet Index

- 1 Cover Sheet
- 2 Site Context Map
- 3 Site Layout & Conceptual Landscape Plan
- 1 of 1 Existing Conditions Survey

DiPrete Engineering

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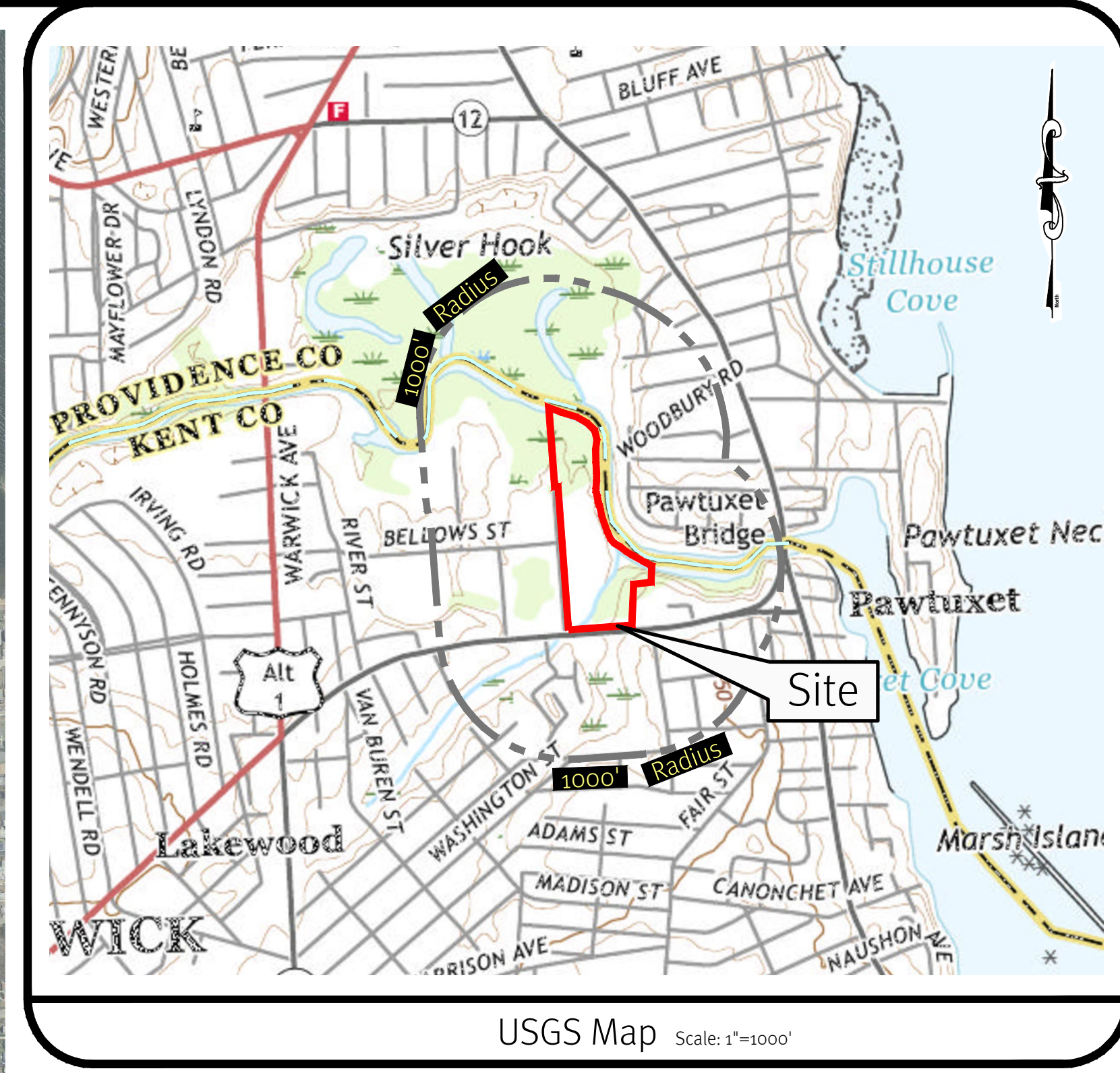
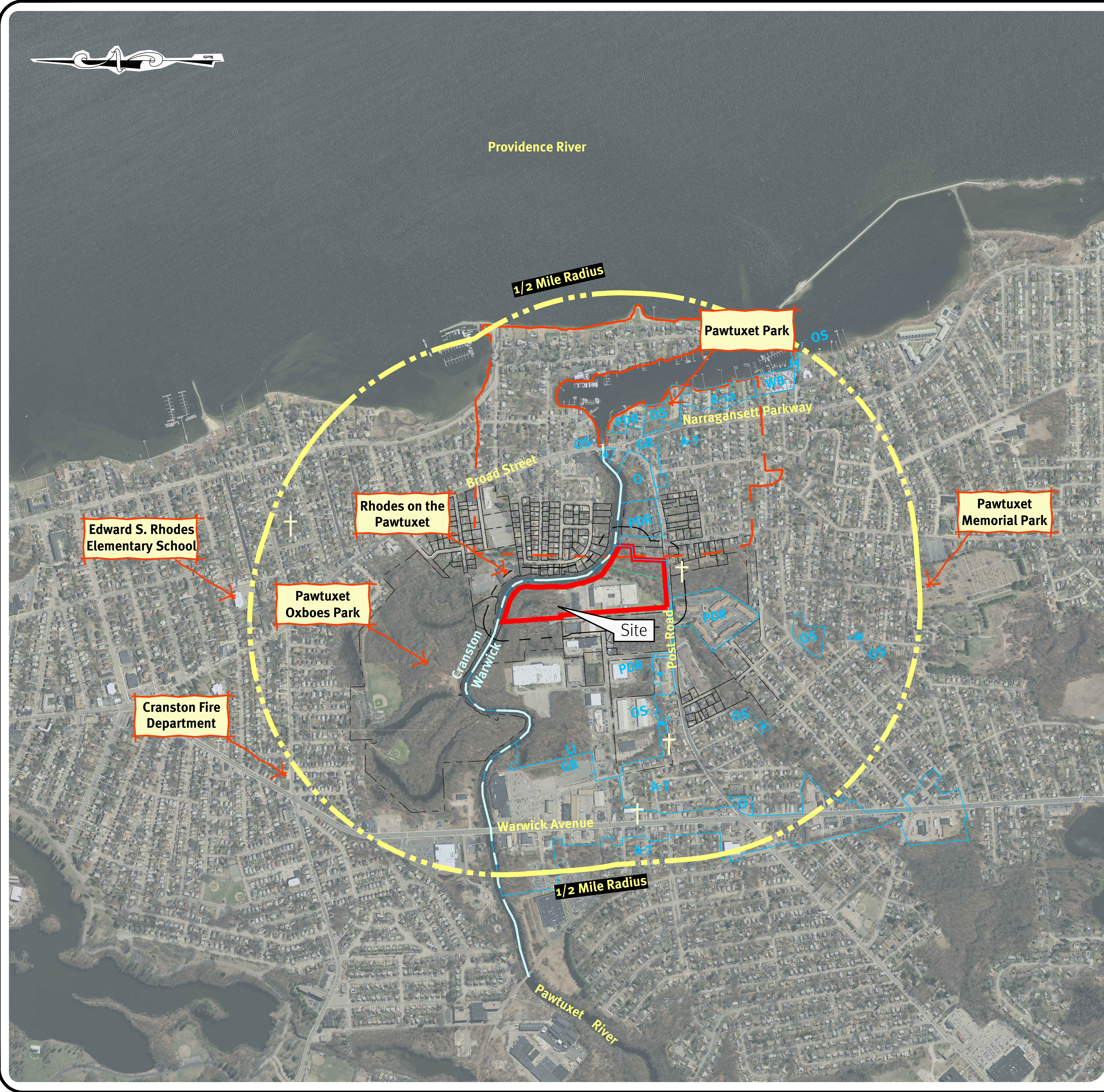
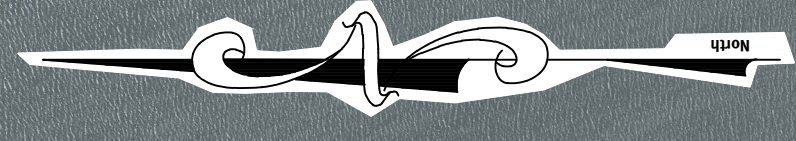
No.	Date	Description	Drawn By	C.D.	Design By	C.D.
1	2022-02-03	Master Plan Submission				
2	2022-02-16	Master Plan Submission				

Cover Sheet

175 Post Road

Assessor's Plat 291 Lots 45 & 74
Warwick, Rhode Island
Prepared For
Artak Avagyan and Lee Beausoleil
100 Hay Street, West Warwick, Rhode Island 02893
tel 401-255-7235
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DE Job No: 2733-001

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Legend:

- PROPERTY LINE
- HALF MILE RADIUS LINE
- 1000' RADIUS LINE
- HISTORIC CEMETARY
- HISTORIC DISTRICT
- ZONING DISTRICT
- TOWN LINE

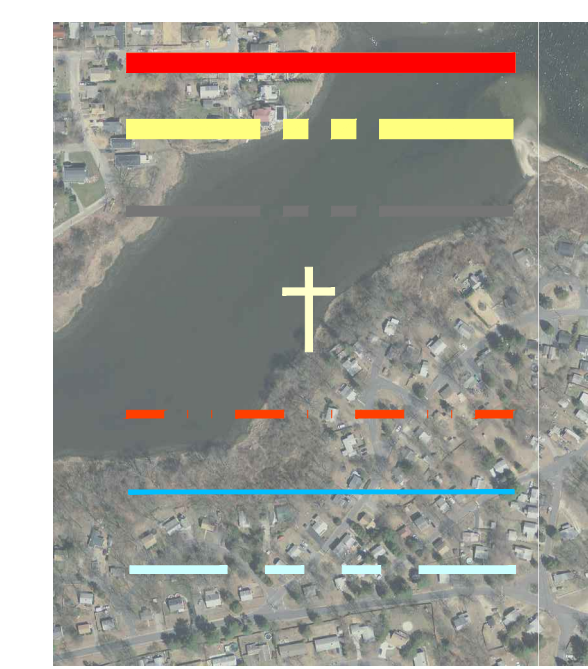
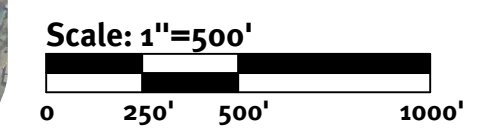


Photo Obtained from RIGIS 2013 Database.



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No.	Date	Description	Drawn By	CD	Design By	CD
2	2022-02-16	Master Plan Resubmission				
1	2022-02-16	Master Plan Resubmission				
0	2022-02-03	Master Plan Submission				

Site Context Map
175 Post Road
 175 Post Road, Pawtuxet, RI 02871
 Prepared For: **Artak Avagyan and Lee Beausoleil**
 100 Hay Street, West Warwick, Rhode Island 02893
 tel 401-255-7395

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SHEET **2** OF 3

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General Notes:

- THE SITE IS LOCATED ON THE CITY OF WARWICK ASSESSOR'S PLAT 291 LOT 45 & 74.
- THE SITE IS APPROXIMATELY 15.67± ACRES.
- THE OWNER OF AP 291 LOT 45 & 74 ARE: LEE BEAUSOLEIL & ARTAK AVAGYAN
100 HAY STREET
WEST WARWICK, RI 02893
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES AE AND X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44007C03194, MAP REVISED OCTOBER 02, 2015. (FLOOD PLAIN DESCRIPTIONS SHOWN ABOVE)
 ZONE AE - THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE. ZONE AE ARE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
 ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS MINIMAL FLOODING.
 ZONE X (SHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- THE SITE IS NOT WITHIN A:
 GROUNDWATER PROTECTION AREA (RIDEM)
 NATURAL HERITAGE AREAS (RIDEM)
 GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)
 METRO BAY SAMP (CRMC)
- THE DEVELOPMENT IS PROPOSED TO BE BUILT IN ONE PHASE.
- NO OUTDOOR STORAGE IS PROPOSED TO OCCUR ONSITE.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.

Dimensional Regulations:

CURRENT ZONING:	LI REQUIRED	PROVIDED
MINIMUM LOT AREA:	6,000 SF	682,434 SF
MINIMUM FRONTAGE AND LOT WIDTH:	60'	490'
MINIMUM FRONT AND CORNER SIDE YARD:	25'	52' MIN
MINIMUM SIDE YARD:	15'	400' MIN
MINIMUM REAR YARD:	20'	70' MIN
MAXIMUM STRUCTURE HEIGHT:	45'	<45'
MINIMUM LANDSCAPED OPEN SPACE:	10%	>10%

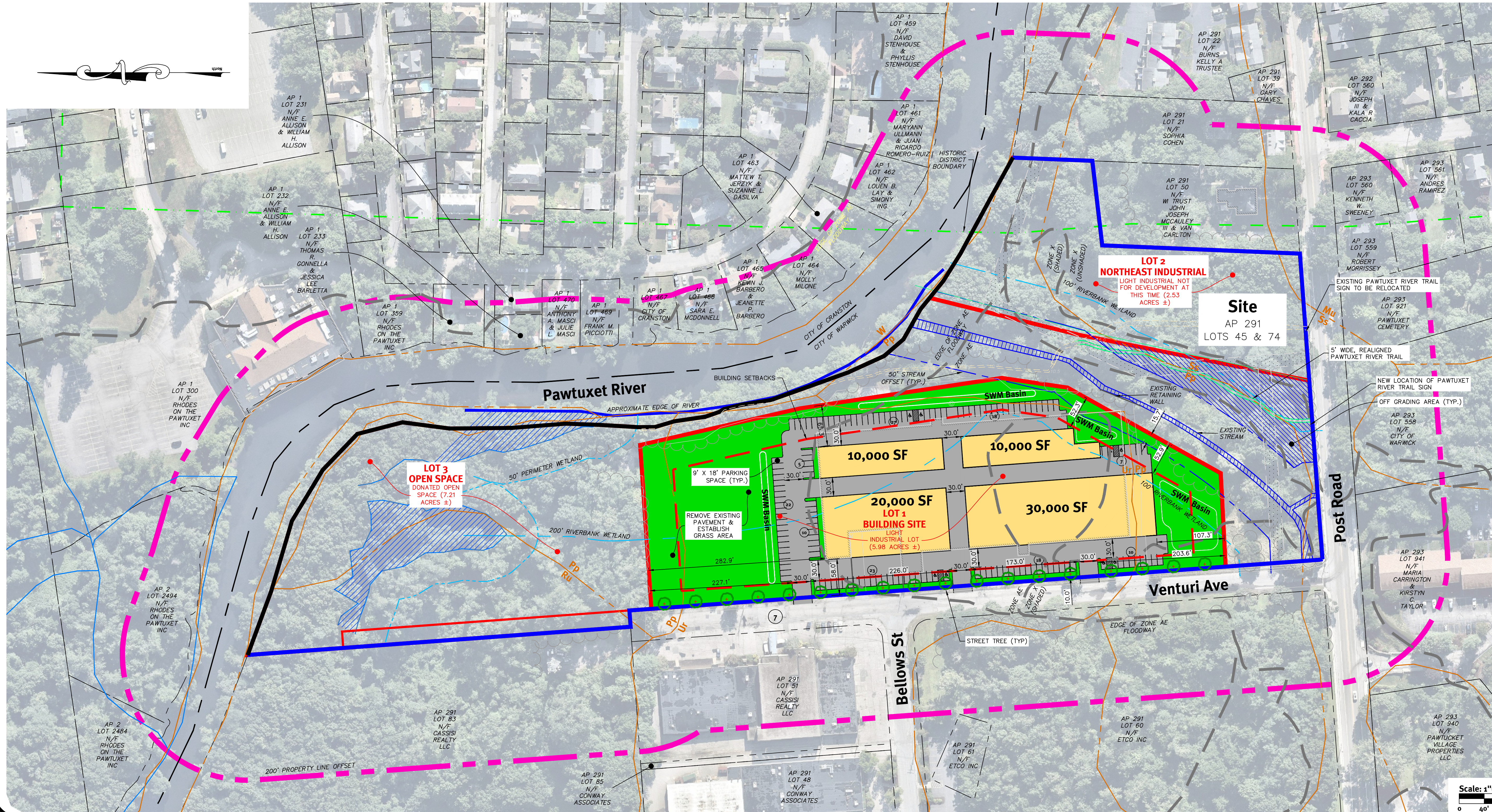
Parking Regulations:

PRIMARY PARKING USE:	WHOLESALE BUSINESS AND STORAGE SPACE AND WAREHOUSES
PARKING REQUIREMENT:	1 SPACE PER 500 SF GFA
GROSS FLOOR AREA PROPOSED:	70,000 SF
PARKING CALCULATION:	70,000 / 500 = 140 SPACES
REQUIRED PARKING SPACES:	140 SPACES (5 ADA)
PARKING SPACES PROVIDED:	145 SPACES (6 ADA)

Existing Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- 200' PROPERTY LINE OFFSET
- SITE PERIMETER
- PROPOSED PROPERTY LINE
- BUILDING SETBACKS
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- TOWN LINE
- ASSESSOR'S LINE
- SOIL BOUNDARY
- FEMA LINE
- WETLAND LABEL
- WETLAND EDGE
- WETLAND HATCH
- A5
- 50' PERIMETER WETLAND
- 100' OR 200' RIVERBANK WETLAND
- EDGE OF PAVEMENT
- STONE WALL
- BUILDING
- TREELINE
- GRASS COVER
- STREET TREE



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CIVIL

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K.D.	Date	Description	Design By: C.D.
1	2022.02.16	Master Plan Re-submission	
2	2022.02.16	Master Plan Re-submission	
3	2022.02.16	Master Plan Re-submission	
4	2022.02.16	Master Plan Re-submission	

Site Layout & Conceptual Landscape Plan
175 Post Road
Assessors Plat 291 Lots 45 & 74
Warwick, Rhode Island
Prepared For:
Artak Avagyan and Lee Beausoleil
100 Hay Street, West Warwick, Rhode Island 02893
Tel: 401-255-7325
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