

FW=50.16
TW=54.94

EAST AVENUE

Curb

LOCUS MAP
N.T.S.

EXISTING ZONE: GB (R)

PROPOSED ZONE: GB (R)
AREA: 5.6 ACRES

EXISTING
CROWN PLAZA
HOTEL

GREENWICH AVENUE

CAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

86 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL. 401-273-0000

JOB NO. 5539-10
DWG. NO. 5539-10-MASTER-ECS
SCALE: 1"=40'

DRAWN BY R.J.B.
CHECKED S.B.G.
APPROVED S.B.G.
DATE: FEBRUARY, 2016

SHEET

1

OF 1 SHEETS

1" = 40'

feet
meters

265
15
N/F
David A. Ise &
Kerry E. Tanner

265
12
N/F
Mark B. &
Lisa M. Nichols

265
9
N/F

265
18

265
21

265

Zone "GB(R)"
Zone "A7"

Zone "GB(R)"

Zone "GB(R)"

Zone "A10"

Bit (Binder)

Bit (Binder)

Bit (Binder)

existing bit. drive

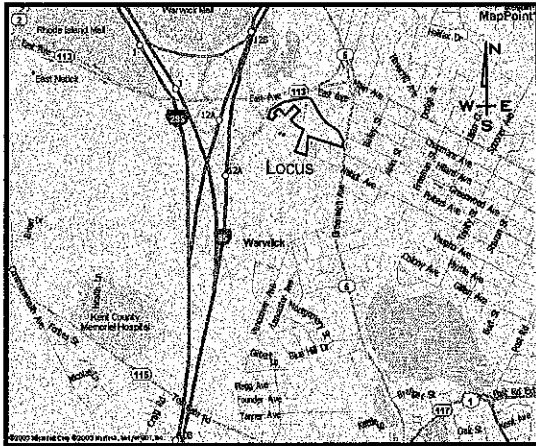
Gravel

Gravel

Sign

Curb

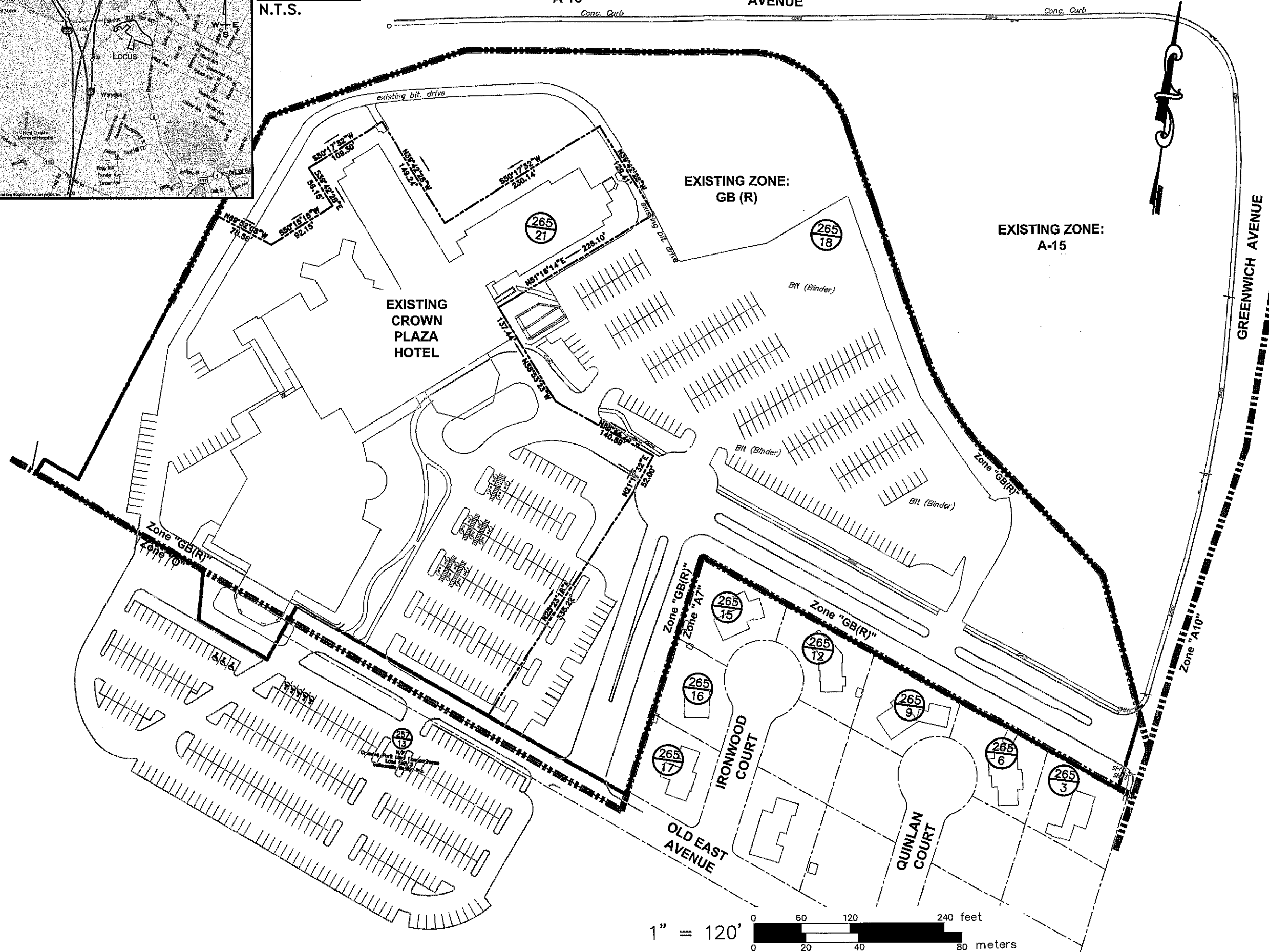




LOCUS MAP
N.T.S.

EXISTING ZONE:
A-15

EAST AVENUE



GREENWICH AVENUE



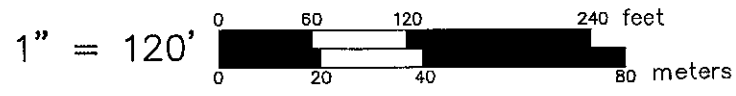
EXISTING CONDITIONS
FOR:
ZONE CHANGE
LOCATED:
A.P. 265, LOT 18 & 21
GREENWICH AVENUE
WARWICK, RHODE ISLAND
PREPARED FOR:
WARWICK HOTEL ASSOCIATES

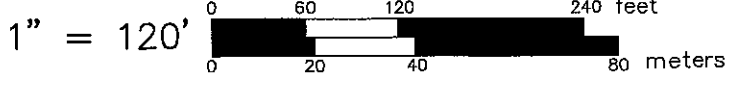
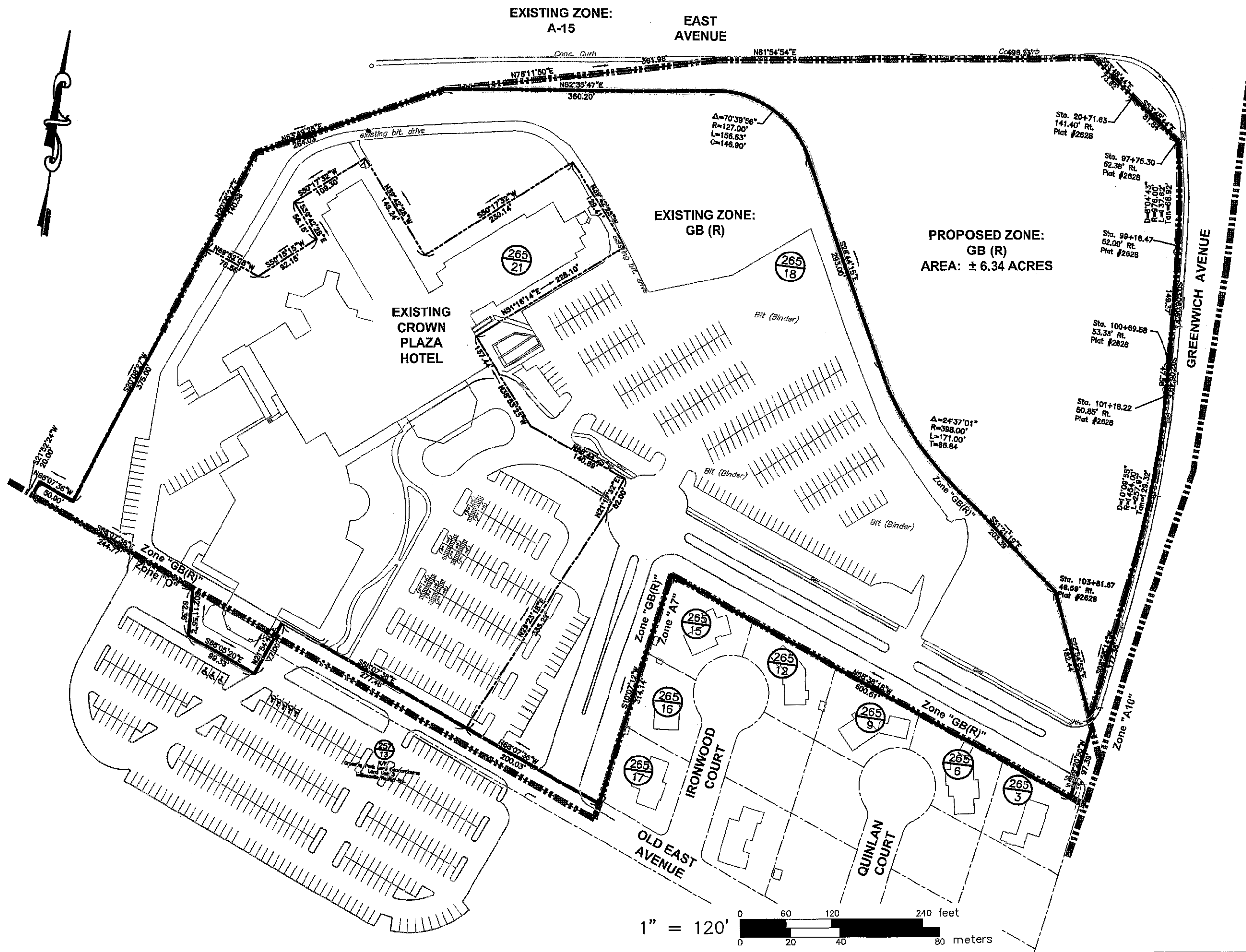
NO.	REVISION	BY	DATE

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GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS
SURVEYORS/LAND PLANNERS
ENVIRONMENTAL SCIENTISTS
86 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL. 401-273-6000

JOB NO. 5539.15	DRAWN BY RJB
DWG. NO. 5539-15-ZONE	CHECKED SBG
SCALE: 1"=120'	APPROVED SBG
	DATE: MAY, 2016

SHEET
Z-1
OF 2





PROPOSED CONDITIONS
FOR:
ZONE CHANGE
LOCATED:
A.P. 265, LOT 18 & 21
GREENWICH AVENUE
WARWICK, RHODE ISLAND
PREPARED FOR:
WARWICK HOTEL ASSOCIATES

NO.	REVISION	BY	DATE

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SURVEYORS/LAND PLANNERS
ENVIRONMENTAL SCIENTISTS

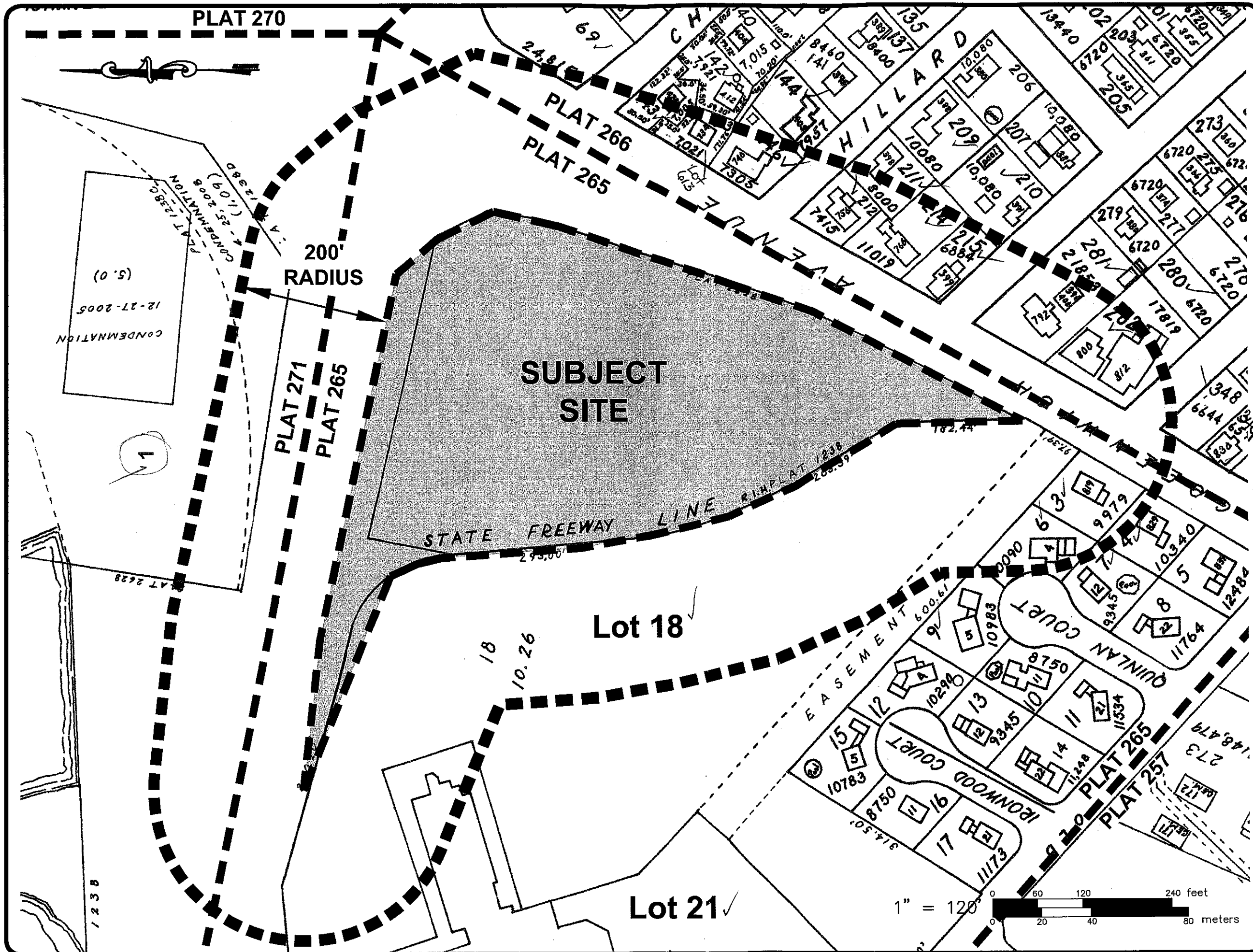
86 CORLISS STREET
P.O. BOX 9146
PROVIDENCE, R.I. 02940
TEL. 401-273-8000

JOB NO. 5539.15	DRAWN BY RJB
DWG. NO. 5539-15-ZONE	CHECKED SBG
SCALE: 1"=120'	APPROVED SBG
	DATE: MAY, 2016

SHEET

Z-2

OF 2



200-FOOT RADIUS MAP
 FOR:
ZONE CHANGE
 LOCATED:
 A.P. 265, LOT 18 & 21
 GREENWICH AVENUE
 WARWICK, RHODE ISLAND
 PREPARED FOR:
 WARWICK HOTEL ASSOCIATES

NO.	REVISION	BY	DATE

GAROFALO
 GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS
 SURVEYORS/LAND PLANNERS
 ENVIRONMENTAL SCIENTISTS
 85 CORLISS STREET
 P.O. BOX 6145
 PROVIDENCE, R.I. 02940
 TEL. 401-273-8000

JOB NO. 5539.15	DRAWN BY RJB
DWG. NO. 5539-15-RADIUS	CHECKED SBG
SCALE: 1"=120'	APPROVED SBG
	DATE: MAY, 2016

SHEET
1
 OF 1

MASTER PLAN SUBMISSION

FOR

LASER SPINE INSTITUTE

ASSESSOR PLAT 265, LOTS 18 & 21

SITUATED ON:

GREENWICH AVENUE
WARWICK, RHODE ISLAND

PREPARED FOR:

Warwick Hotel Associates
1414 ATWOOD AVE
CRANSTON, R.I.

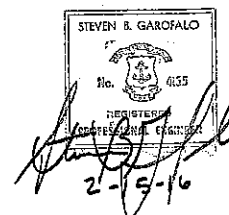
PREPARED BY:



GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS \ SURVEYORS
LAND PLANNERS \ ENVIRONMENTAL SCIENTISTS
85 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, RI 02940
(PH) 401-273-6000 (FX) 401-273-1000

DATED:

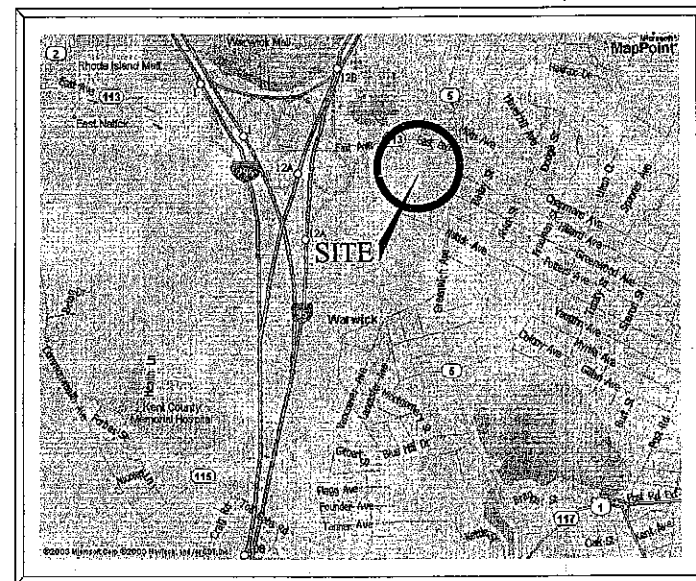
FEBRUARY, 2016



MASTER PLAN

**PLANNING BOARD
APPROVED**

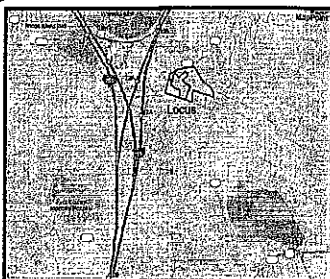
4/13/2016
DATE



LOCUS MAP
NOT TO SCALE

PLAN SHEET LEGEND

SHEET	PLAN TITLE	LATEST REVISION
C1	COVER SHEET	
C2	EXISTING CONDITIONS PLAN	
C3	MASTER PLAN	
C4	LANDSCAPE CONCEPT PLAN	
C5	1/2 MILE RADIUS MAP	



LOCUS MAP
N.T.S.

NOTES:

1.) THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP FOR NO. 44003C0129J, PANEL 129 OF 251, KENT COUNTY, RHODE ISLAND, HAVING AN EFFECTIVE DATE OF October 2, 2015.

2.) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION @ 1-888-544-7233)

BENCHMARK
PK NAIL IN PAVE
ELEV=58.76'

BENCHMARK
CORNER CONC PAD
ELEV=57.20'

BENCHMARK
CORNER CONC PAD
ELEV=58.90'

AREA = 319,841± or
7.45± Ac.

STREET INDEX	
East Avenue	
Old East Avenue	
Interstate 95	
Greenwich Avenue	

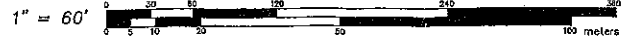
CERTIFICATION:

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 BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

DATA ACCUMULATION SURVEY - CLASS III

THE PURPOSE OF THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: MASTER PLAN DEVELOPMENT FOR PROPERTY IN THE CITY OF WARWICK, RHODE ISLAND, DEFINED AS A.P. 265, LOTS 18 AND 21.

BY: *Samuel A. White* 2-16-15
SAMUEL A. WHITE LICENSE NO. 1781
LS A59-COA



EXISTING CONDITIONS PLAN

FOR:
**THE LASER SPINE
INSTITUTE**
SITUATED ON:
A.P. 265, LOT 18 & 21
**GREENWICH AVENUE
WARWICK, RHODE ISLAND**
PREPARED FOR:
WARWICK HOTEL ASSOCIATES

NO.	REVISION	BY	DATE

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86 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL. 401-273-6000

JOB NO. 5539-10	DRAWN BY R.J.E.
DWG. NO. 5539-10-MASTER-ECS	CHECKED S.B.G.
SCALE: 1"=60'	APPROVED S.B.G.
SHEET	DATE: FEBRUARY, 2016

C2

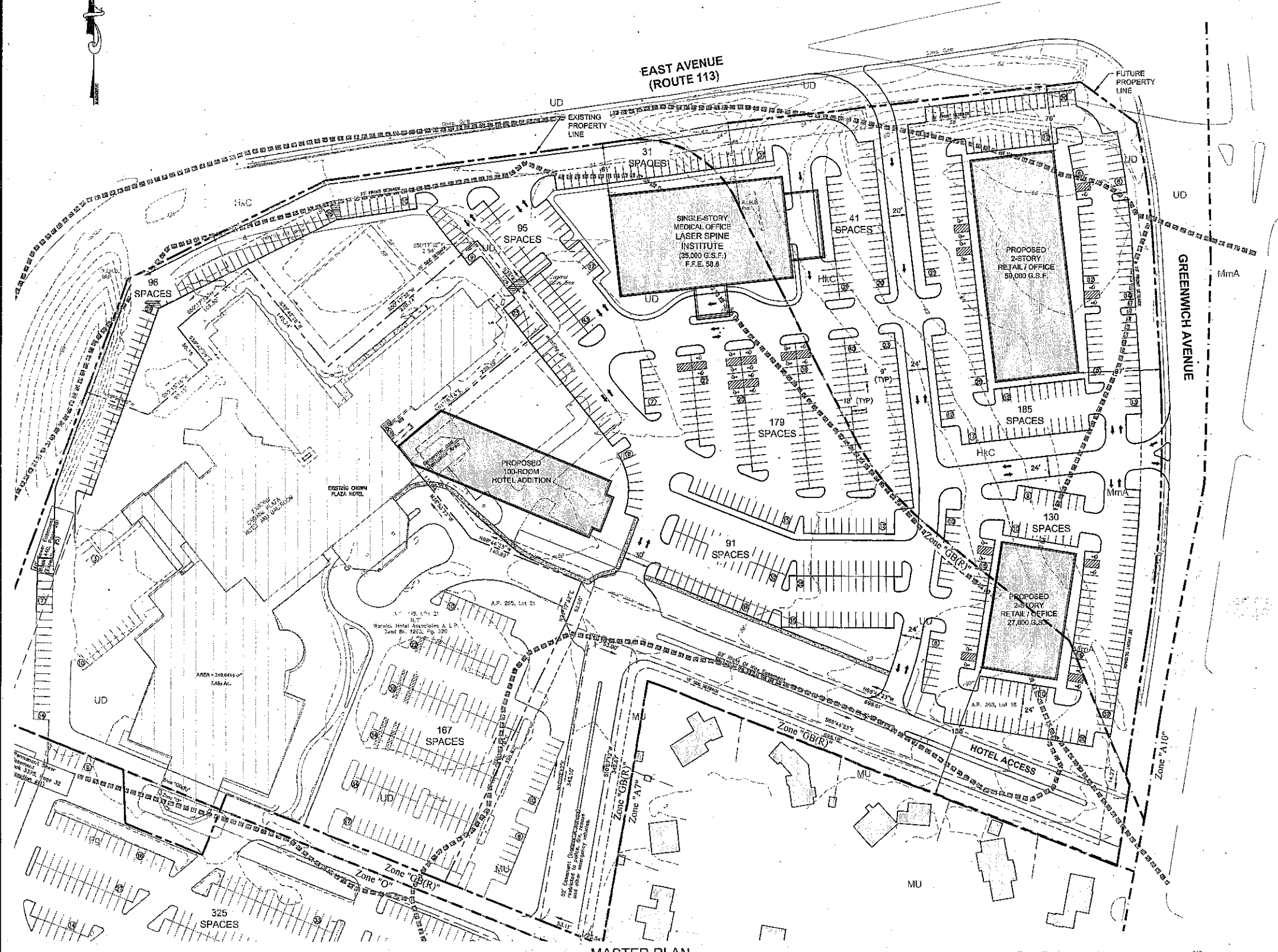
OF 4 SHEETS



PARKING SUMMARY

(REFER TO WARWICK ZONING ORDINANCE, SECTION 701.7, OFF-STREET PARKING)

EXISTING ROOMS:	266 ROOMS x 1 SPACE/ROOM	= 266 SPACES
RESTAURANT:	3,000 S.F. x 1 SPACE/100 S.F.	= 30 SPACES
BAR:	2,700 S.F. x 1 SPACE/50 S.F.	= 54 SPACES
MEETING / BANQUET:	10,800 S.F. x 1 SPACE/100 S.F.	= 108 SPACES
BALL ROOM / BANQUET:	10,400 S.F. x 1 SPACE/100 S.F.	= 104 SPACES
PROPOSED NEW HOTEL ROOMS:	100 ROOMS x 1 SPACE/ROOM	= 100 SPACES
PROPOSED MEDICAL:	35,000 S.F. x 1 SPACE/200 S.F.	= 175 SPACES
PROPOSED OFFICE:	46,210 S.F. x 1 SPACE/300 S.F.	= 154 SPACES
PROPOSED RETAIL:	39,790 S.F. x 1 SPACE/200 S.F.	= 199 SPACES
TOTAL REQUIRED:		= 1,190 SPACES
TOTAL PROVIDED:		= 1,309 SPACES

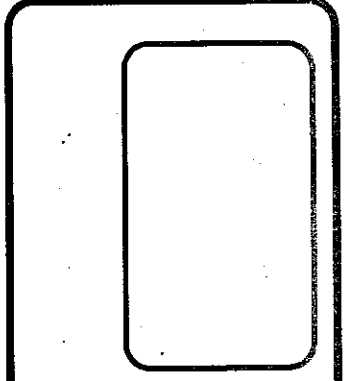


MASTER PLAN
SCALE 1"=60'

OWNER/APPLICANT:
WARWICK HOTEL ASSOCIATES
1414 ATWOOD AVE
JOHNSTON, RI 02919

MASTER PLAN
FOR:
THE LASER SPINE INSTITUTE
SITUATED ON:
GREENWICH AVENUE
WARWICK, RHODE ISLAND
PREPARED FOR:
WARWICK HOTEL ASSOCIATES

NO.	REVISION	BY	DATE



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95 CORLISS STREET
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JOB NO. 5539-10	DRAWN BY RJB
DWG. NO. 5539-10-BASE	CHECKED SBG
SCALE: 1"=60'	APPROVED SBG
	DATE: FEBRUARY, 2016

C3
OF 5 SHEETS