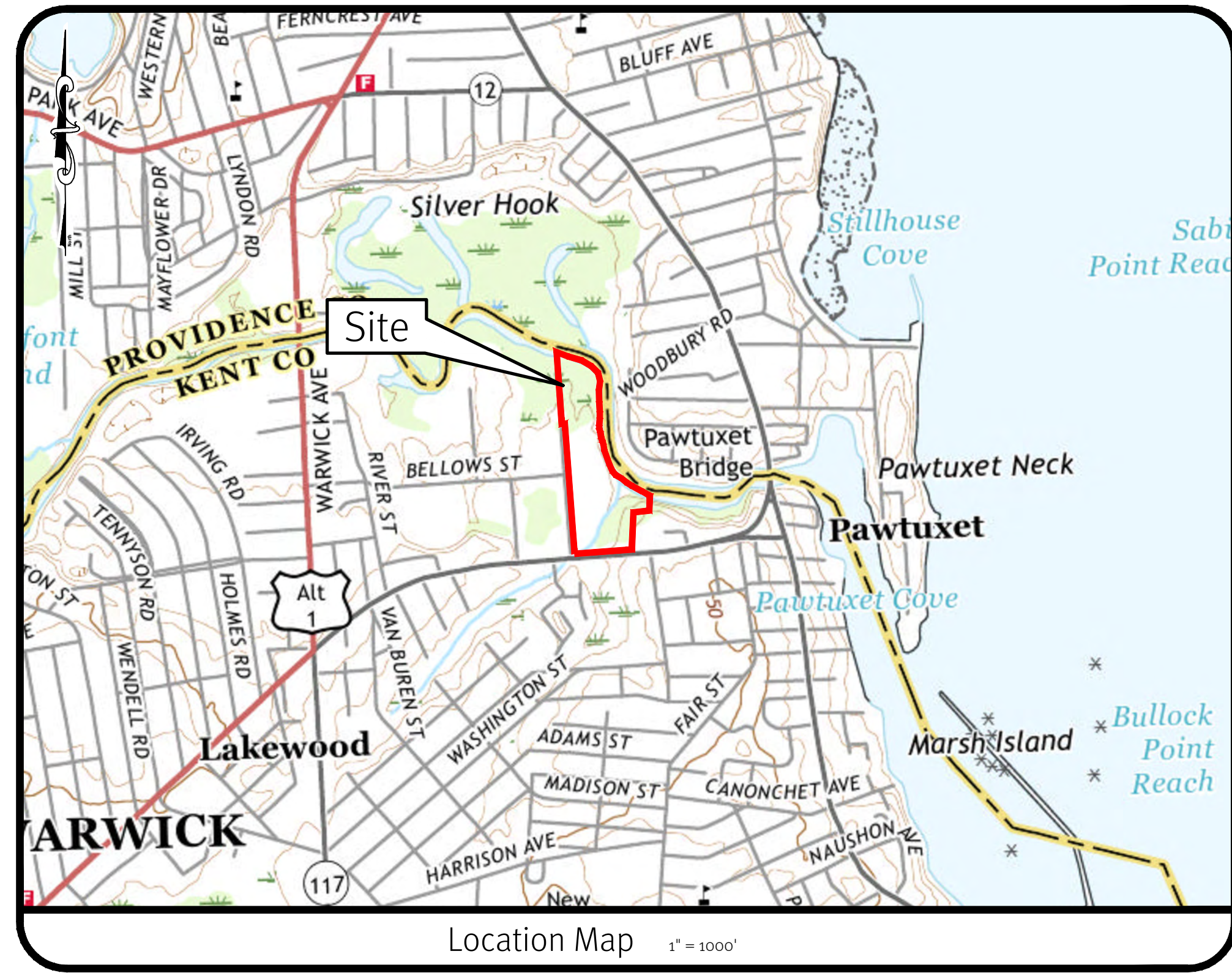


Master Plan Submission

175 Post Road

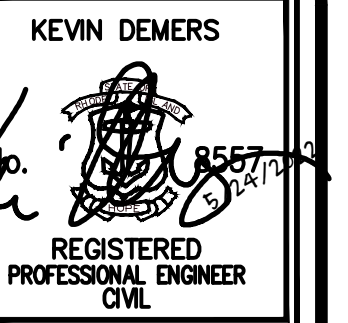
Warwick, Rhode Island

Assessor's Plat 291 Lots 45 & 74



Sheet Index

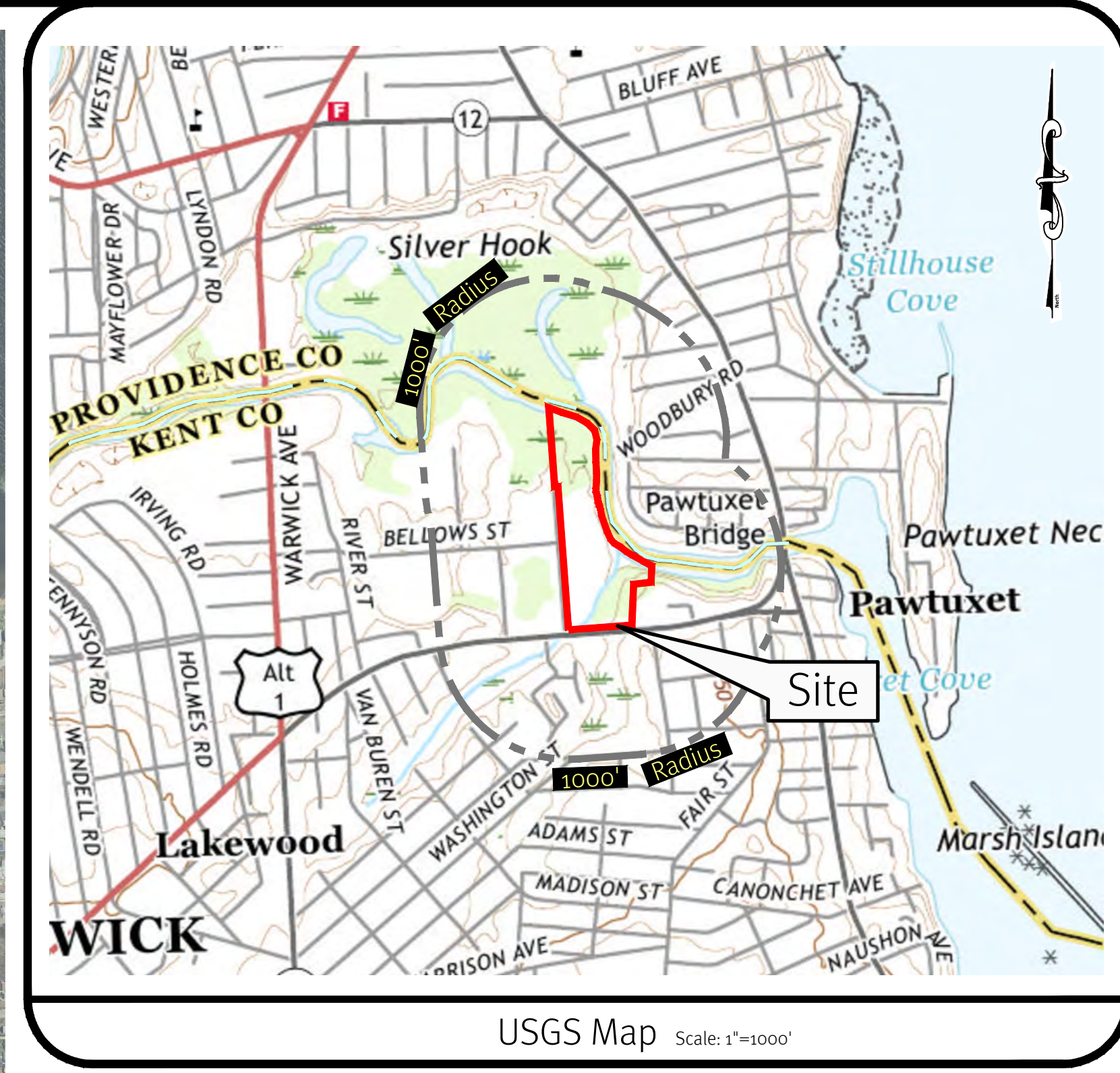
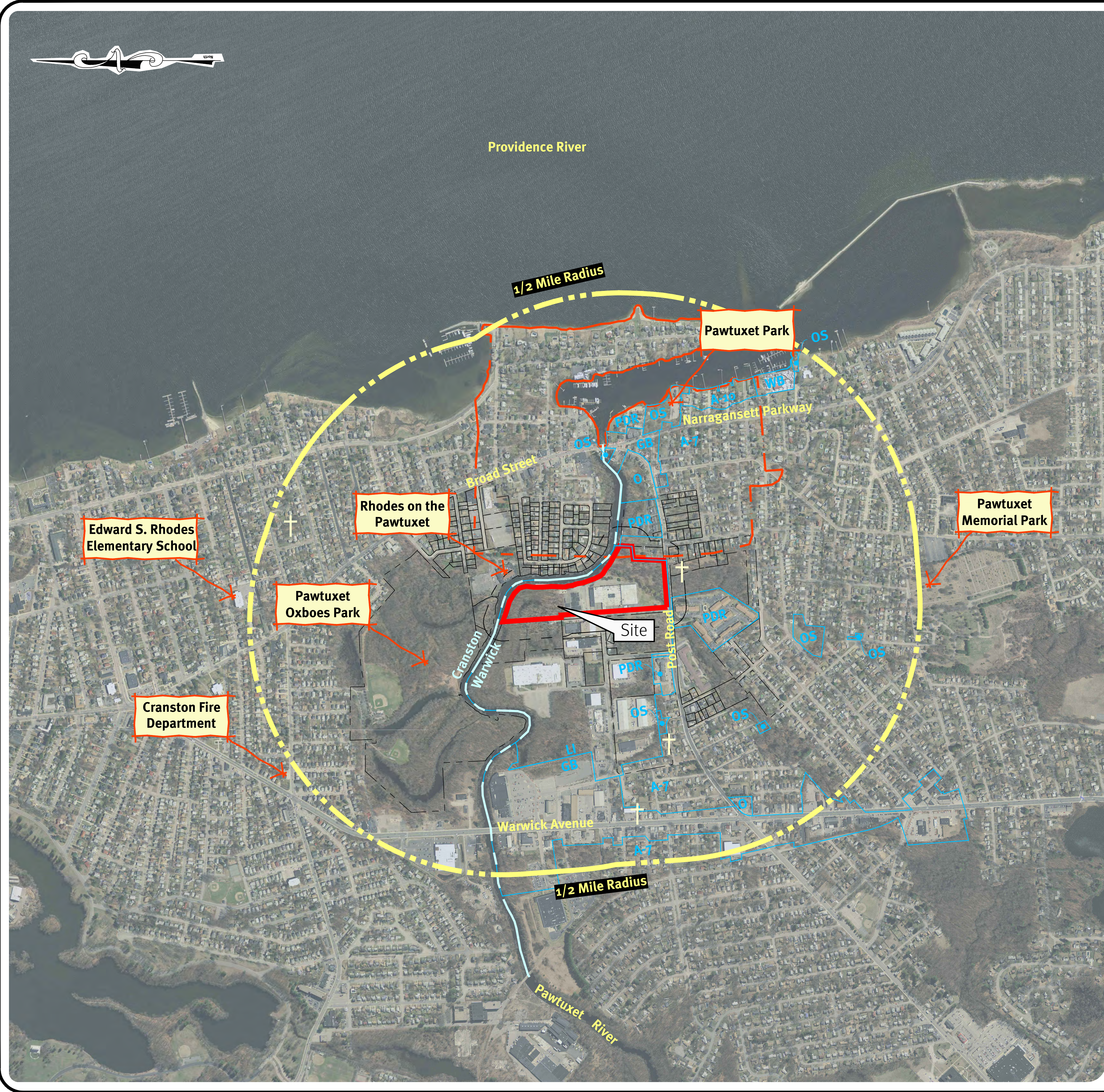
- 1 Cover Sheet
 - 2 Site Context Map
 - 3 Overall Site & Conceptual Landscape Plan
 - 4 Site Layout Plan
- 1 of 1 Existing Conditions Survey



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No.	Date	Description	By	Design By, C.D.
3	05/26/2022	Master Plan Revisions	L.A.S.	
2	05/26/2022	Master Plan Revisions	K.C.D.	
1	05/26/2022	Master Plan Revisions	C.D.	
0	05/26/2022	Master Plan Submission		

Z:\demain\projects\175-001_post_road_175\autocad\drawing\175-001_cvr.dwg Plotted: 5/25/2022

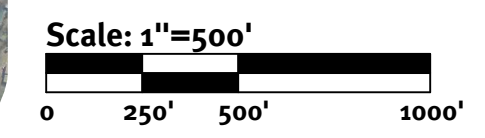


Legend:

- 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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 THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE NEARBY EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	BY
1	05/24/2022	Master Plan Revision	Design Br. C.D.
2	05/24/2022	Final	Design Br. C.D.
3	05/24/2022	Master Plan Revision	Design Br. C.D.
4	05/24/2022	Final	Design Br. C.D.
5	05/24/2022	Master Plan Revision	Design Br. C.D.
6	05/24/2022	Final	Design Br. C.D.

Site Context Map
175 Post Road
 Pawtuxet, Rhode Island
 Prepared For
Artak Avagyan and Lee Beausoleil
 100 Hay Street, West Warwick, Rhode Island 02893
 tel 401-252-5573-25

DE JOB No. 2733-001. Copyright 2022 by DiPrete Engineering Associates, Inc.

SHEET **2** OF 4

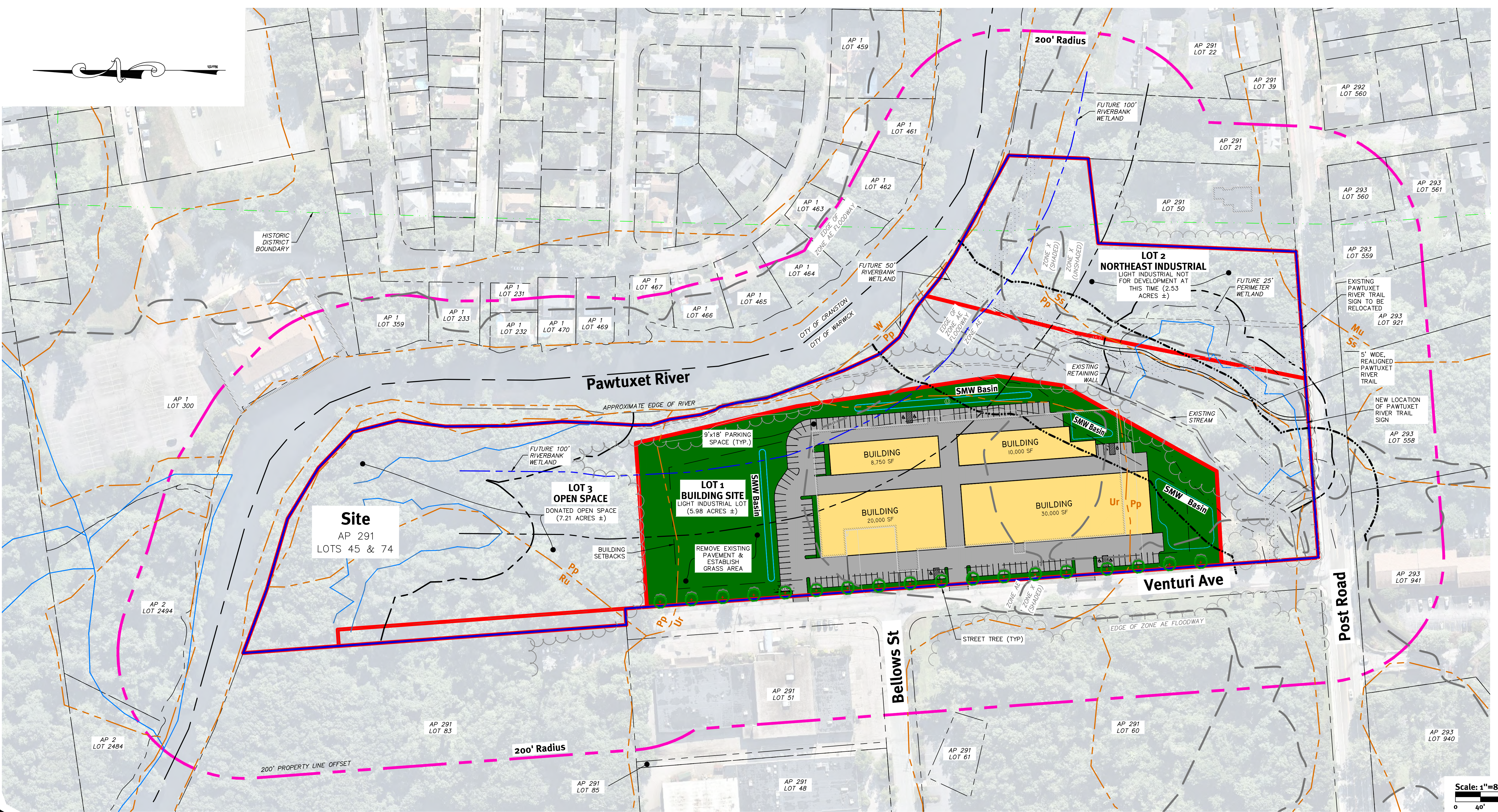
z:\keman\projects\2733-001_post_road_175\autoCAD\drawing\2733-001_cvr.dwg Plotted: 5/25/2022

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
 - EDGE OF PAVEMENT
 - STONE WALL
 - BUILDING
 - TREELINE
 - GRASS COVER
 - STREET TREE
 - WETLAND EDGE
 - WETLAND HATCH
 - WETLAND FLAG
 - 50' PERIMETER WETLAND
 - 100' RIVERBANK WETLAND
 - 200' RIVERBANK WETLAND
 - 25' FUTURE WETLAND BUFFER
 - 50' FUTURE RIVERBANK WETLAND
 - 100' FUTURE RIVERBANK WETLAND
 - PARKING COUNT

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 4400700318J, MAP REVISED OCTOBER 02, 2015. (FLOOD PLAN 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.



DiPrete Engineering
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No.	Date	Description	Design By: C.D.
1	2022-02-23	Preparation	Dr.
2	2022-02-23	Revisions	Dr.
3	2022-02-26	Final	Dr.

Overall Site & 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. 401-255-7235

Existing vs. Proposed Impervious Cover:

EXISTING ASPHALT PAVEMENT, CONCRETE PADS, AND RETAINING WALLS:	136,152 SF	(3.126 AC)
PROPOSED ASPHALT PAVEMENT:	79,639 SF	(1.828 AC)
REDUCTION OF:	56,513 SF	(1.298 AC)
EXISTING BUILDING FOOTPRINT:	96,664 SF	(2.210 AC)
PROPOSED BUILDING FOOTPRINT:	68,750 SF	(1.578 AC)
REDUCTION OF:	29,914 SF	(0.641 AC)

Dimensional Regulations:

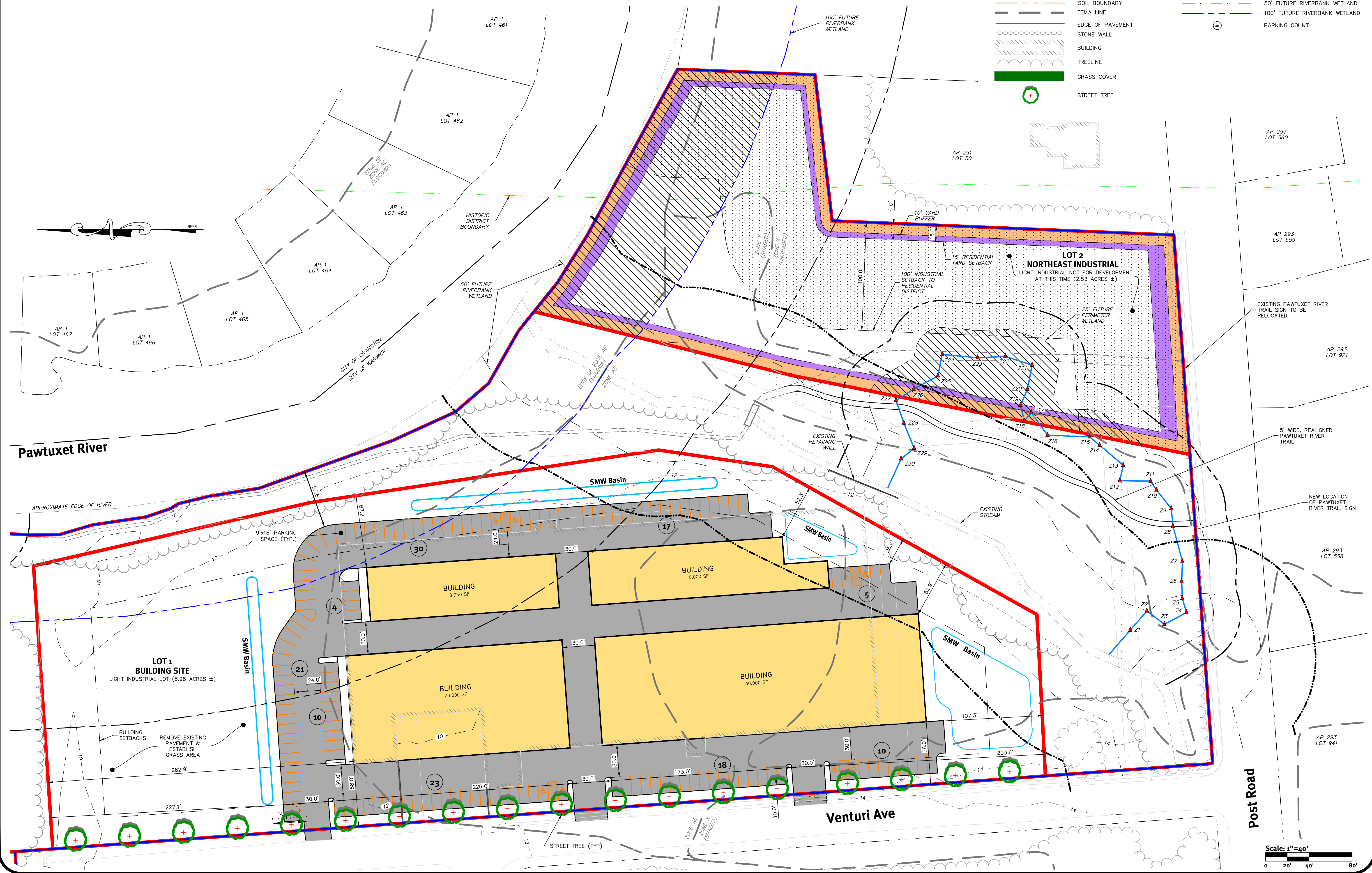
CURRENT ZONING:	LI	REQUIRED	6,000 SF	PROVIDED	682,434 SF
MINIMUM LOT AREA:			60'		490'
MINIMUM FRONTAGE AND LOT WIDTH:			25'		52' MIN
MINIMUM FRONT AND CORNER SIDE YARD:			15'		107.3' MIN
MINIMUM REAR YARD:			20'		67.2' MIN
MAXIMUM STRUCTURE HEIGHT:			45'		<45'
MINIMUM LANDSCAPED OPEN SPACE:			10%		>10%

Parking Regulations:

PRIMARY PARKING USE:	WHOLESALE BUSINESS AND STORAGE SPACE AND WAREHOUSES
PARKING REQUIREMENT:	1 SPACE PER 500 SF GFA
GROSS FLOOR AREA PROPOSED:	68,750 SF
PARKING CALCULATION:	68,750 / 500 = 137.5 = 138 SPACES
REQUIRED PARKING SPACES:	138 SPACES (5 ADA)
PARKING SPACES PROVIDED:	138 SPACES (8 ADA)

Legend

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- 200' PROPERTY LINE OFFSET
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DATE: 05/24/2022
 DRAWN BY: C.D.
 CHECKED BY: C.D.
 PROJECT: 175 Post Road
 SHEET: 4 OF 4

Site Layout Plan
175 Post Road
 100 Hay Street, West Warwick, Rhode Island 02893
 Prepared For: **Artak Avagyan and Lee Beausoleil**
 Drawn By: C.D.
 Design By: C.D.

z:\keman\projects\175 Post Road\175 Post Road.dwg (mstr.dwg) (mstr.dwg) 5/25/2022

