

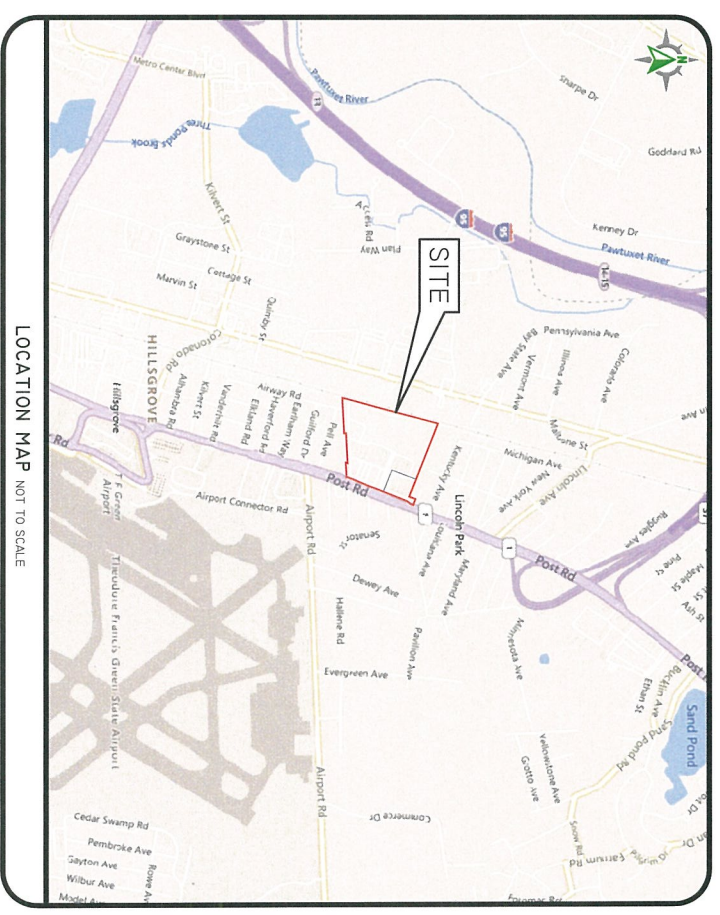
ZONING SUBMISSION

ANN & HOPE REDEVELOPMENT - PHASE II

1689 POST ROAD

WARWICK, RHODE ISLAND

ASSESSOR'S PLAT 322 LOT 209



SHEET INDEX

1. COVER SHEET
2. AERIAL HALF MILE RADIUS
3. EXISTING CONDITIONS PLAN
4. SITE LAYOUT PLAN - PHASE II

LANDSCAPE ARCHITECT
 JOHN C. CARTER & CO. INC., 960 BOSTON NECK RD, NARRAGANSETT, RI
 BUILDING ARCHITECT
 STUDIO 401 ARCHITECTURE, LLC, 5 DIVISION ST, UNIT 39, WARWICK, RI
 TRAFFIC ENGINEER
 BETA GROUP INC., 701 GEORGE WASHINGTON HIGHWAY, LINCOLN, RI

COVER SHEET
ANN & HOPE REDEVELOPMENT - PHASE II
 ASSESSOR'S PLAT 322 LOT 209
 WARWICK, RHODE ISLAND

PREPARED FOR:
CROSSROADS CAPITAL FUND VI, LLC
 95 SOCKANOSSETT CROSSROADS, SUITE 203
 CRANSTON, RI 02920

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.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING TITLE BLOCK STAMPED BY REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, SAFETY PRECAUTIONS AND REQUIREMENTS, AND OSHA CONFORMANCE IN THE 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.

NO.	DATE	DESCRIPTION	BY:
0	10-12-2023	ZONING SUBMISSION - PHASE 2	J.A.R.
DRAWN BY: J.W.S.		DESIGN BY: D.R.N.	

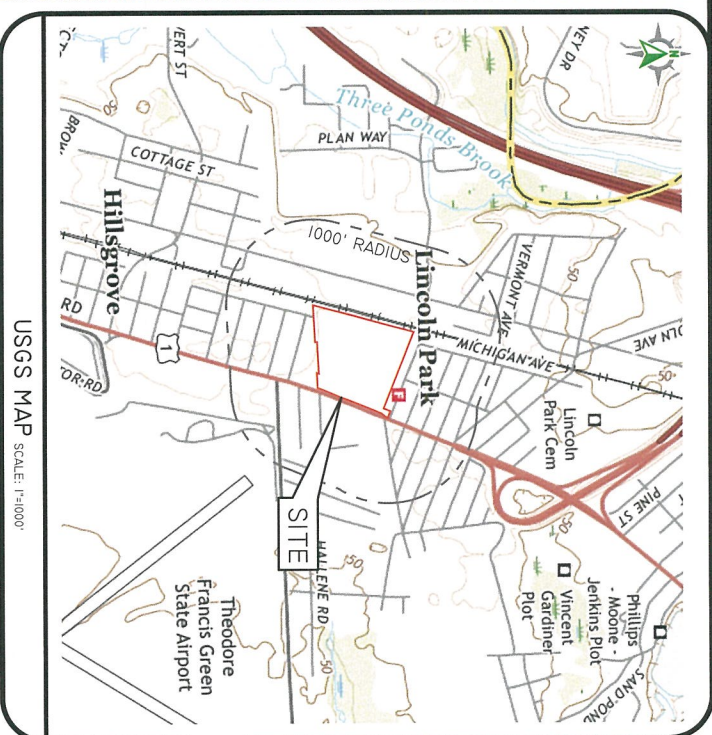
DANA R. NISSET
 REGISTERED PROFESSIONAL ENGINEER
 No. 118778
 STATE OF RHODE ISLAND

DiPrete Engineering

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

Boston • Providence • Newport

Plat # 10943 - 1689 Post Rd.



USGS MAP SCALE: 1"=1000'

PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY: 03-27-2023.
SCALE: 1"=400'

0 200' 400' 800'

AERIAL HALF MILE RADIUS

ANN & HOPE REDEVELOPMENT - PHASE II

ASSESSOR'S PLAT 322 LOT 209
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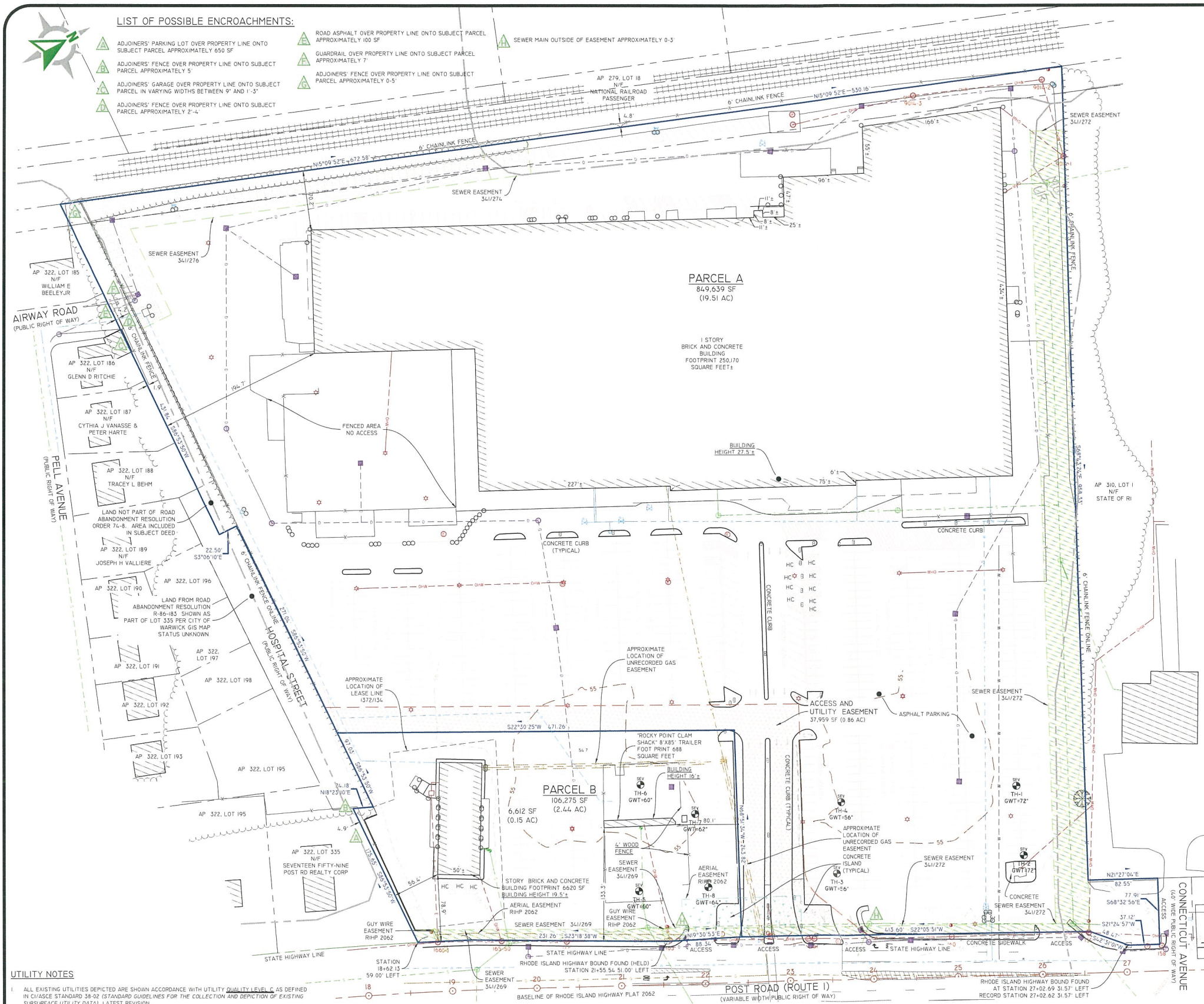
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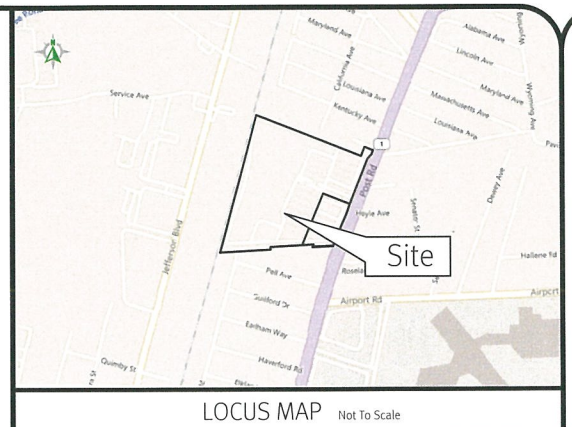
LIST OF POSSIBLE ENCROACHMENTS:

- ADJOINERS' PARKING LOT OVER PROPERTY LINE ONTO SUBJECT PARCEL APPROXIMATELY 650 SF
- ADJOINERS' FENCE OVER PROPERTY LINE ONTO SUBJECT PARCEL APPROXIMATELY 5'
- ADJOINERS' GARAGE OVER PROPERTY LINE ONTO SUBJECT PARCEL IN VARYING WIDTHS BETWEEN 9" AND 1'-3"
- ADJOINERS' FENCE OVER PROPERTY LINE ONTO SUBJECT PARCEL APPROXIMATELY 2'-4"
- ROAD ASPHALT OVER PROPERTY LINE ONTO SUBJECT PARCEL APPROXIMATELY 100 SF
- GUARDRAIL OVER PROPERTY LINE ONTO SUBJECT PARCEL APPROXIMATELY 7'
- ADJOINERS' FENCE OVER PROPERTY LINE ONTO SUBJECT PARCEL APPROXIMATELY 0-5'
- SEWER MAIN OUTSIDE OF EASEMENT APPROXIMATELY 0-5'



UTILITY NOTES

- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL (UQL) AS DEFINED IN C/A/SSC STANDARD 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA), LATEST REVISION.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE EXCAVATION, BLASTING, UTILITY INSTALLATION, BACKFILLING, GRADING, PAVEMENT RESTORATION, AND ALL OTHER SITE WORK. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THESE DOCUMENTS. CONTACT DIG SAFE A MINIMUM OF 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 811. DIG SAFE IS RESPONSIBLE FOR CONTACTING MEMBER UTILITY COMPANIES. DIG SAFE MEMBER UTILITY COMPANIES ARE RESPONSIBLE TO MARK ONLY THE FACILITIES THAT THEY OWN OR MAINTAIN. NON DIG SAFE MEMBER COMPANIES ARE NOT NOTIFIED BY DIG SAFE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND NOTIFY IF ANY PRIVATELY OWNED OR NON DIG SAFE MEMBER UTILITIES ARE IN THE AREA.
- PER THE CODE OF FEDERAL REGULATIONS - TITLE 29, PART 1926 IT IS THE SITE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE UNDERGROUND UTILITY LINE LOCATIONS FROM THE UTILITY COMPANIES, UTILITY OWNERS AND, OR VIA UNDERGROUND UTILITY LOCATION EQUIPMENT AS NEEDED TO ESTABLISH ACCURATE LOCATIONS PRIOR TO ANY EXCAVATION. THE USE OF PROFESSIONAL UTILITY LOCATING COMPANIES PRIOR TO ANY EXCAVATION IS RECOMMENDED.
- DIPRETE ENGINEERING IS NOT A PROFESSIONAL UTILITY LOCATION COMPANY, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES, DEPICTED OR NOT, EITHER IN SERVICE OR ABANDONED. ANY SIZES, LOCATIONS, EXISTENCE, OR LACK OF EXISTENCE OF UTILITIES SHOWN ON THESE PLANS SHOULD BE CONSIDERED APPROXIMATE UNTIL VERIFIED BY A PROFESSIONAL UTILITY LOCATION COMPANY. DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED.



LEGEND

--- (dashed line)	WATER LINE	125/1234	DEED BOOK/PAGE	○ (circle with dot)	BOLLARD
--- (dashed line)	SEWER LINE	AP	ASSESSOR'S PLAT	⊗ (circle with cross)	SOIL EVALUATION
--- (dashed line)	SEWER FORCE MAIN	HC	HANDICAPPED	⊕ (circle with plus)	CATCH BASIN
--- (dashed line)	GAS LINE	N/F	NOW OR FORMERLY	⊗ (circle with cross)	DOUBLE CATCH BASIN
--- (dashed line)	ELECTRIC LINE	LC	LANDSCAPING	⊗ (circle with cross)	WATER VALVE
--- (dashed line)	OVERHEAD WIRES	(R)	RECORD	⊗ (circle with cross)	GAS VALVE
--- (dashed line)	DRAINAGE LINE	(CA)	CHORD ANGLE	⊗ (circle with cross)	B-I WETLAND FLAG
--- (dashed line)	MINOR CONTOUR LINE	△	NAIL/SPIKE	⊗ (circle with cross)	DRAINAGE MANHOLE
--- (dashed line)	MAJOR CONTOUR LINE	○	DRILL HOLE	⊗ (circle with cross)	FLARED END SECTION
--- (dashed line)	PROPERTY LINE	○	IRON ROD/PIPE	⊗ (circle with cross)	GUY POLE
--- (dashed line)	ASSESSORS LINE	⊗	BOUND	⊗ (circle with cross)	ELECTRIC MANHOLE
--- (dashed line)	TREELINE	⊗	SIGN POST	⊗ (circle with cross)	UTILITY/POWER POLE
--- (dashed line)	GUARDRAIL	⊗	SEWER MANHOLE	⊗ (circle with cross)	LIGHTPOST
--- (dashed line)	RETAINING WALL	⊗	SEWER CLEANOUT	⊗ (circle with cross)	WELL
--- (dashed line)	STONE WALL	⊗	HYDRANT	⊗ (circle with cross)	MONITORING WELL
--- (dashed line)	SOIL BOUNDARY	⊗	IRRIGATION VALVE	⊗ (circle with cross)	BENCH MARK
--- (dashed line)		⊗	UNKNOWN MANHOLE	⊗ (circle with cross)	TREE

GENERAL NOTES

- THE PARCELS ARE FOUND IN THE CITY OF WARWICK, KENT COUNTY, RHODE ISLAND.
- THE OWNER OF PARCEL A PER DEED BOOK 10266, PAGE 222 AND DEED BOOK 10270, PAGE 126 IS AMERCO REAL ESTATE COMPANY.
- THE OWNER OF PARCEL B PER DEED BOOK 10270, PAGE 140 IS CROSSROADS CAPITAL FUND VI, LLC, A RHODE ISLAND LIMITED LIABILITY COMPANY.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C015H, MAP REVISED 09/18/2013 AND FEMA FLOOD INSURANCE RATE MAP 44003C0127H, MAP REVISED 10/02/2015. 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 G8 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.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON NOVEMBER 19, 2021. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

PLAN REFERENCES:

- 1689 BOSTON POST ROAD CONDOMINIUM U.S. ROUTE 1 WARWICK, RHODE ISLAND, CONDOMINIUM PLATS & PLAN - A.P. 310 LOT 17 A.P. 322 LOTS 209 & 210, ISSUED FOR DECLARATION OF CONDOMINIUM, BY VANASSE HANGEN BRUSTLIN, INC. 330 BROADWAY PROVIDENCE, RI 02909, SHEETS 1-A OF 4, DATED: MAY 29, 2001, SCALE 1"=50'; REFERENCED IN DEED BOOK 5628 PAGES 56-59 AND FOUND AT THE CONDOMINIUM HANGING FILES, CONDO MAP FILE NOS. 1065, 1066, 1067 & 1068.
- BROAD LAWN, HILLSGROVE WARWICK, RI BELONGING TO WILLIS H. WHITE AND SONS CO. PLAN BY JOSEPH WOOD ENGINEER, DATED MARCH 1930. HOW EVER REVISED AND RECORDED IN THE CITY OF WARWICK LAND'S EVIDENCE RECORDS.
- MINOR SUBDIVISION, THE CROSSROADS POST ROAD PLAT, 1689 POST ROAD, WARWICK, RHODE ISLAND, AP 322, LOT 209, SCALE 1"=100', DATED APRIL 28, 2022, PLAN BY DIPRETE ENGINEERING, RECORDED 1/12, 2023 IN PAGE 1767, OF THE CITY OF WARWICK LAND EVIDENCE RECORDS.

SURVEYOR'S CERTIFICATE

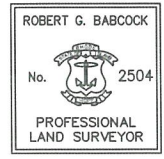
TO: AMERCO REAL ESTATE COMPANY, CROSSROADS CAPITAL FUND VI, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED BETWEEN NOVEMBER 19, 2021, DATE OF PLAT OR MAP, MAY 17, 2023.

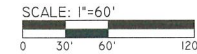
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY CLASS I
- DATA ACCUMULATION SURVEY CLASS III
- 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
7/14/23

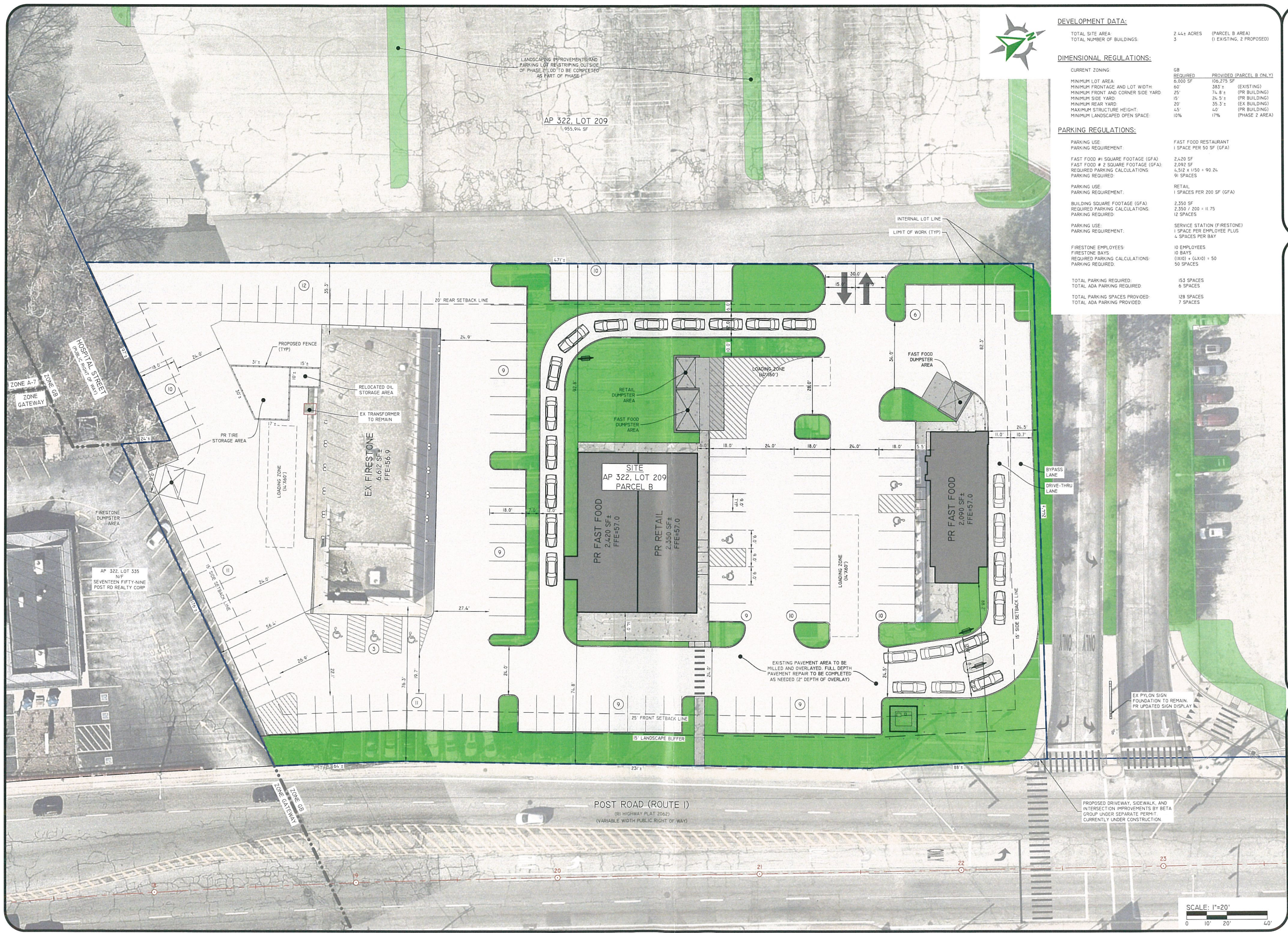


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tel 401-943-1000 fax 401-464-6006 www.diprete-eng.com

DANA R. NISSET
No. 11876
REGISTERED PROFESSIONAL ENGINEER CIVIL

EXISTING CONDITIONS PLAN
ANN & HOPE REDEVELOPMENT-PHASE III
ASSESSOR'S PLAT 322 LOT 209
WARWICK, RHODE ISLAND
PREPARED FOR:
U-HAUL
266 MERRIAM AVENUE
LEONHETER, MA 01453

Z:\01MANUFACTURING\0100 POST ROAD\01MANUFACTURING\0100-PLAN PHASE 2.DWG, PLOTTED 01/21/2023



DEVELOPMENT DATA:

TOTAL SITE AREA	2.44 ± ACRES	(PARCEL B AREA)
TOTAL NUMBER OF BUILDINGS	3	(1 EXISTING, 2 PROPOSED)

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	GB	PROVIDED (PARCEL B ONLY)
MINIMUM LOT AREA	6,300 SF	106,275 SF
MINIMUM FRONTAGE AND LOT WIDTH	60'	385' ± (EXISTING)
MINIMUM FRONT AND CORNER SIDE YARD	25'	74.8' ± (PR BUILDING)
MINIMUM SIDE YARD	15'	24.5' ± (PR BUILDING)
MINIMUM REAR YARD	20'	35.3' ± (EX BUILDING)
MAXIMUM STRUCTURE HEIGHT	45'	40' (PR BUILDING)
MINIMUM LANDSCAPED OPEN SPACE:	10%	17% (PHASE 2 AREA)

PARKING REGULATIONS:

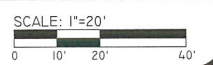
PARKING USE:	FAST FOOD RESTAURANT
PARKING REQUIREMENT:	1 SPACE PER 50 SF (GFA)
FAST FOOD #1 SQUARE FOOTAGE (GFA):	2,420 SF
FAST FOOD #2 SQUARE FOOTAGE (GFA):	2,092 SF
REQUIRED PARKING CALCULATIONS:	4,512 ÷ 1550 = 90.24
PARKING REQUIRED:	91 SPACES
PARKING USE:	RETAIL
PARKING REQUIREMENT:	1 SPACES PER 200 SF (GFA)
BUILDING SQUARE FOOTAGE (GFA):	2,350 SF
REQUIRED PARKING CALCULATIONS:	2,350 ÷ 200 = 11.75
PARKING REQUIRED:	12 SPACES
PARKING USE:	SERVICE STATION (FIRESTONE)
PARKING REQUIREMENT:	1 SPACE PER EMPLOYEE PLUS 4 SPACES PER BAY
FIRESTONE EMPLOYEES:	10 EMPLOYEES
FIRESTONE BAYS:	10 BAYS
REQUIRED PARKING CALCULATIONS:	(1X10) + (4X10) = 50
PARKING REQUIRED:	50 SPACES
TOTAL PARKING REQUIRED:	153 SPACES
TOTAL ADA PARKING REQUIRED:	6 SPACES
TOTAL PARKING SPACES PROVIDED:	128 SPACES
TOTAL ADA PARKING PROVIDED:	7 SPACES

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DANA R. NISSET
 No. 11876
 REGISTERED PROFESSIONAL ENGINEER CIVIL
 DESIGN BY: D.R.N.
 DRAWN BY: J.M.S.
 DATE: 01/21/2023
 REVISION: 1
 ZONING DESCRIPTION: PHASE 2
 PROJECT DESCRIPTION: ANN & HOPE REDEVELOPMENT - PHASE II

SITE LAYOUT PLAN - PHASE II
ANN & HOPE REDEVELOPMENT - PHASE II
 PREPARED FOR:
CROSSROADS CAPITAL FUND VI, LLC
 95 SOCKANOSSETT CROSSROADS, SUITE 203
 CRANSTON, RI 02920
 SHEET 4 OF 4

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PROPOSED DRIVEWAY, SIDEWALK, AND INTERSECTION IMPROVEMENTS BY BETA GROUP UNDER SEPARATE PERMIT CURRENTLY UNDER CONSTRUCTION.

EXISTING PAVEMENT AREA TO BE MILLED AND OVERLAYED. FULL DEPTH PAVEMENT REPAIR TO BE COMPLETED AS NEEDED (2" DEPTH OF OVERLAY)

LANDSCAPING IMPROVEMENTS AND PARKING LOT RESTRIPING OUTSIDE OF PHASE 1 TO BE COMPLETED AS PART OF PHASE 1

AP 322, LOT 209
955,914 SF

POST ROAD (ROUTE 1)
(RI HIGHWAY PLAT 205.2)
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

HOSPITAL STREET
(PUBLIC RIGHT OF WAY)

ZONE A-7
ZONE GATEWAY

AP 322, LOT 335
N/F
SEVENTEEN FIFTY-NINE
POST RD REALTY CORP

FIRESTONE DUMPSTER AREA

EX FIRESTONE
6,612 SF ±
FFE=56.9

SITE
AP 322, LOT 209
PARCEL B

PR FAST FOOD
2,420 SF ±
FFE=57.0

PR RETAIL
2,350 SF ±
FFE=57.0

PR FAST FOOD
2,090 SF ±
FFE=57.0

FAST FOOD DUMPSTER AREA

EX PYLON SIGN FOUNDATION TO REMAIN. PR UPDATED SIGN DISPLAY