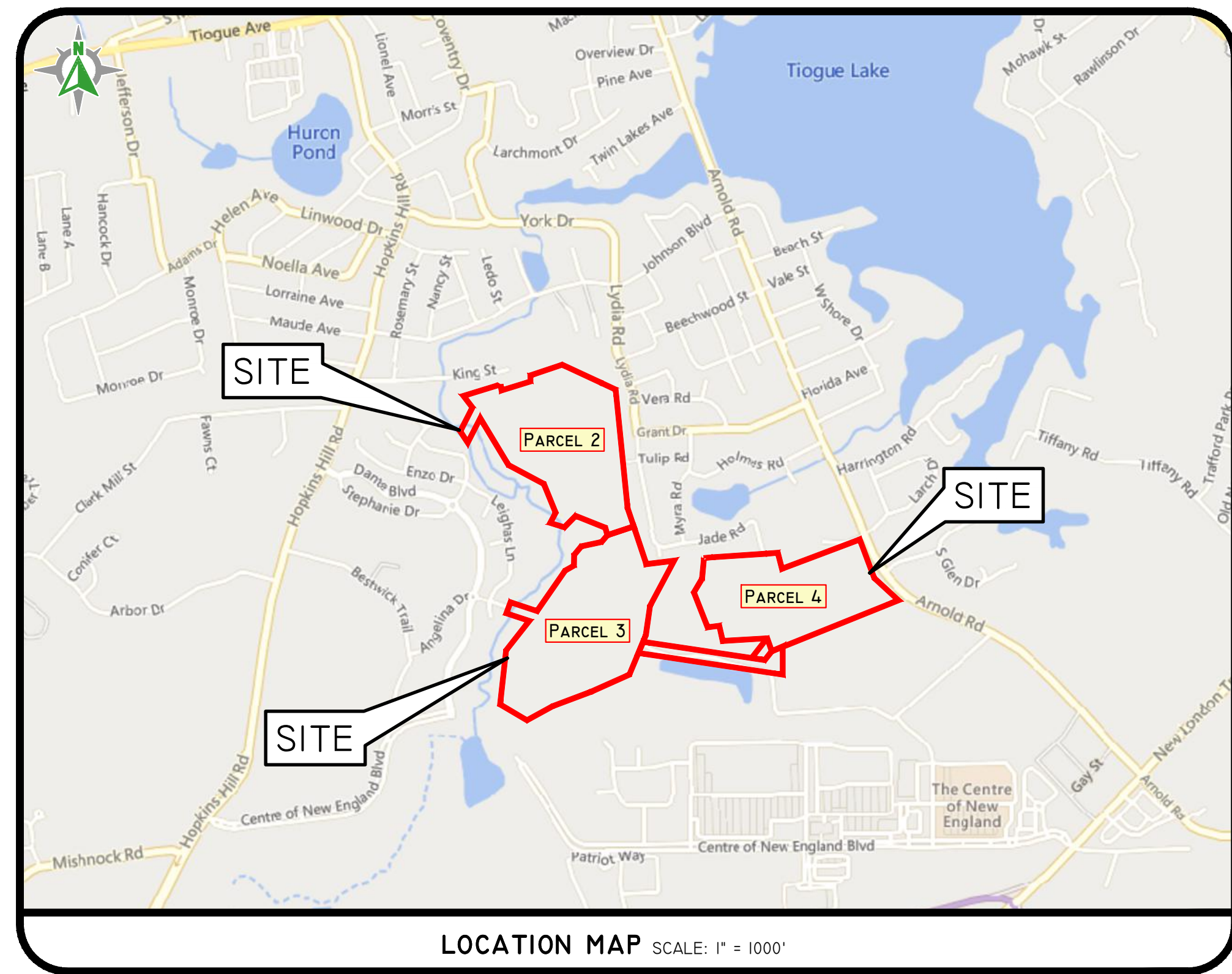


MASTER PLAN SUBMISSION

CENTRE OF NEW ENGLAND - PARCELS 2, 3 & 4

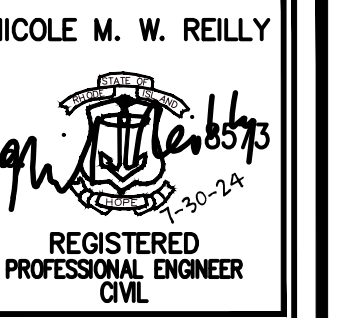
LOCATED IN
COVENTRY, RHODE ISLAND

ASSESSOR'S PLAT 13 LOT 14, ASSESSOR'S PLAT 14 LOTS 1 & 65
PORTION OF ASSESSOR'S PLAT 14 LOT 1.2 AND
PORTION OF ASSESSOR'S PLAT 15 LOT 98



SHEET INDEX

- 1 COVER SHEET
- 2 AERIAL HALF-MILE RADIUS & USGS MAP
- 3 EXISTING CONDITIONS PLAN - 1
- 4 EXISTING CONDITIONS PLAN - 2
- 5 EXISTING CONDITIONS PLAN - 3
- 6 OVERALL SITE PLAN
- 7 SITE LAYOUT PLAN - 1
- 8 SITE LAYOUT PLAN - 2
- 9 SITE LAYOUT PLAN - 3



THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STARTED ISSUED FOR CONSTRUCTION AND STAMPED BY THE REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING PROJECT. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.
THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, MATERIALS, AND EQUIPMENT USED IN THE IMPLEMENTATION OF THIS PLAN AND ASSUMES ALL RISK OF CONSTRUCTION OF THIS PLAN AND ASSUMES ALL LIABILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	J.A.R.	B.T.	DESIGN BY: D.R.N.
1	07/30/2024	MASTER PLAN SUBMISSION			
2					
3					
4					
5					
6					
7					
8					
9					

COVER SHEET
CENTRE OF NEW ENGLAND - PARCELS 2, 3 & 4
ASSESSOR'S PLAT 13 LOT 14, ASSESSOR'S PLAT 14 LOTS 1 & 65
COVENTRY, RHODE ISLAND
PREPARED FOR:
STARR RESOLUTE
275 DEPOT AVENUE
PORTSMOUTH, RI 02871
DE JAR NO: 002-003-033 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\BENJAMIN\PROJECTS\1093-003-C STARR CAPITAL CENTRE OF NEW ENGLAND\AUTOCAD DRAWINGS\1093-003-HSTR.DWG PLOTTER: 7/30/2024

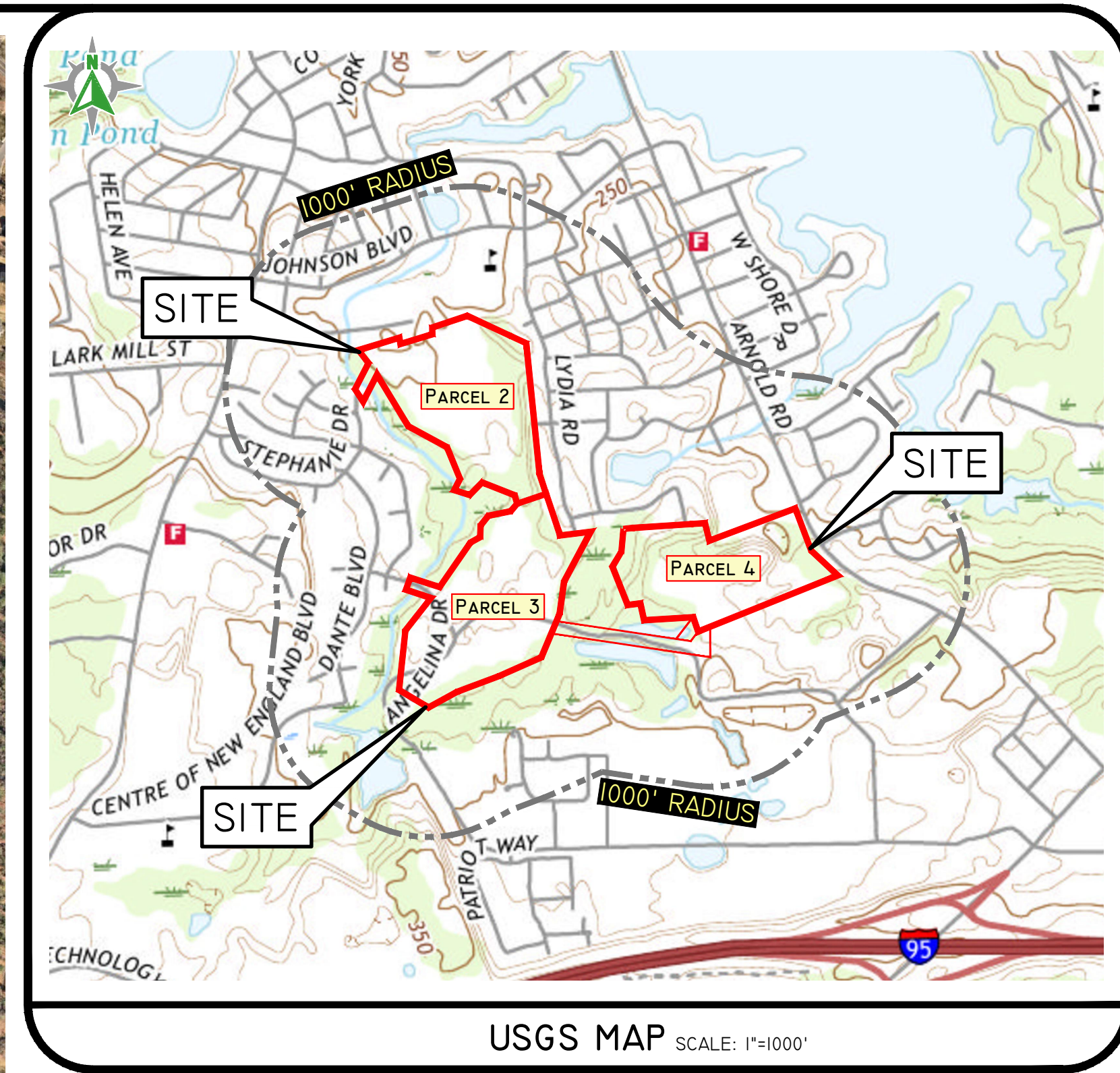


PHOTO OBTAINED FROM NEARMAP.
DATE OF PHOTOGRAPHY: 04-09-2024.
SCALE: 1"=400'
0 200' 400' 800'

Z:\BENMAP\PROJECTS\1903-003-C STARR CAPITAL CENTRE OF NEW ENGLAND\AUTOCAD DRAWINGS\1903-003-HSTR-DWG.PLOTTER: 7/20/2024

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

Boston • Providence • Newport

NICOLE M. W. REILLY
N.M.W.
REGISTERED PROFESSIONAL ENGINEER CIVIL

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THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, UTILITY LOCATIONS, AND CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

DATE	DESCRIPTION	DESIGN BY: D.R.N.
10/20/2024	REGISTERED PLAN SUBMISSION	J.A.R.
10/20/2024	DATE	BT:
	DRAWN BY: J.A.R.	

AERIAL HALF-MILE RADIUS & USGS MAP
CENTRE OF NEW ENGLAND - PARCELS 2, 3 & 4
ASSESSOR'S PLAT 13 LOT 14, ASSESSOR'S PLAT 14, LOTS 1 & 65
COVENTRY, RHODE ISLAND

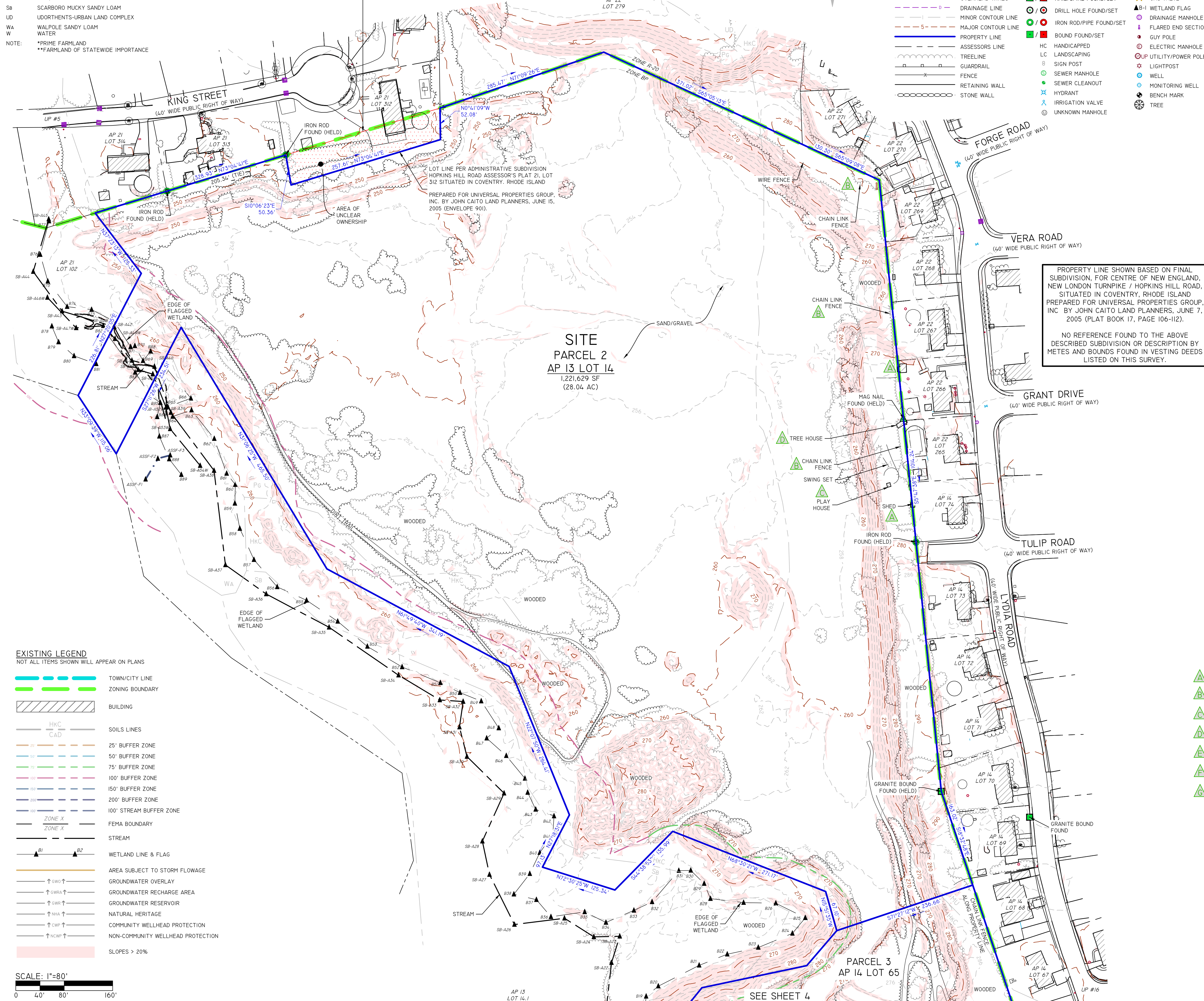
PREPARED FOR:
STARR RESOLUTE
275 DEPOT AVENUE
PORTSMOUTH, RI 02871

DE JAR NO: 1903-003-003 COPYRIGHT 2024 BY DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET **2** OF 9

SOIL INFORMATION:
 (REFERENCE: SOIL MAPPING OBTAINED FROM RIGIS. SOIL GEOGRAPHIC DATA DEVELOPED BY THE RHODE ISLAND SOIL SURVEY PROGRAM IN PARTNERSHIP WITH THE NATIONAL COOPERATIVE SOIL SURVEY)
 SOIL NAME DESCRIPTION
 HkC HINCKLEY GRAVELLY SANDY LOAM, ROLLING
 MHA* MERRIMAC SANDY LOAM, 0 TO 3 PERCENT SLOPES
 MHM* MERRIMAC SANDY LOAM, 3 TO 8 PERCENT SLOPES
 MU MERRIMAC-URBAN LAND COMPLEX
 Pg PITS, GRAVEL
 Sb SCARBORO MUCKY SANDY LOAM
 UD UDORTHENTS-URBAN LAND COMPLEX
 W WALPOLE SANDY LOAM
 WATER WATER
 NOTE: *PRIME FARMLAND
 **FARMLAND OF STATEWIDE IMPORTANCE

LOT LINE BASED ON VESTING DEED FOR LOT 312 SUBDIVISION OF LAND FOR MIDWESTERN HOMES INCORPORATED. AP 26, LOT 82 AND AP II, LOT 379 KING STREET COVENTRY, RI BY RC COURNOYER ENTERPRISES, INC. 297 COWSETT AVENUE SUITE 7, WEST WARWICK, R.I. 02893 (401) 826-8811 DATE: APRIL, 1994, REVISED JUNE 26, 1995. SCALE 1"=40' (PLAT BOOK 12, PAGE 64 AND IS COINCIDENT WITH THE PROPERTY LINE SHOWN ON THE PLAN "FINAL SUBDIVISION, FOR CENTRE OF NEW ENGLAND, NEW LONDON TURNPIKE / HOPKINS HILL ROAD, SITUATED IN COVENTRY, RHODE ISLAND PREPARED FOR UNIVERSAL PROPERTIES GROUP, INC BY JOHN CAITO LAND PLANNERS, JUNE 7, 2005 (PLAT BOOK 17, PAGE 106-112).



EXISTING LEGEND
 NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

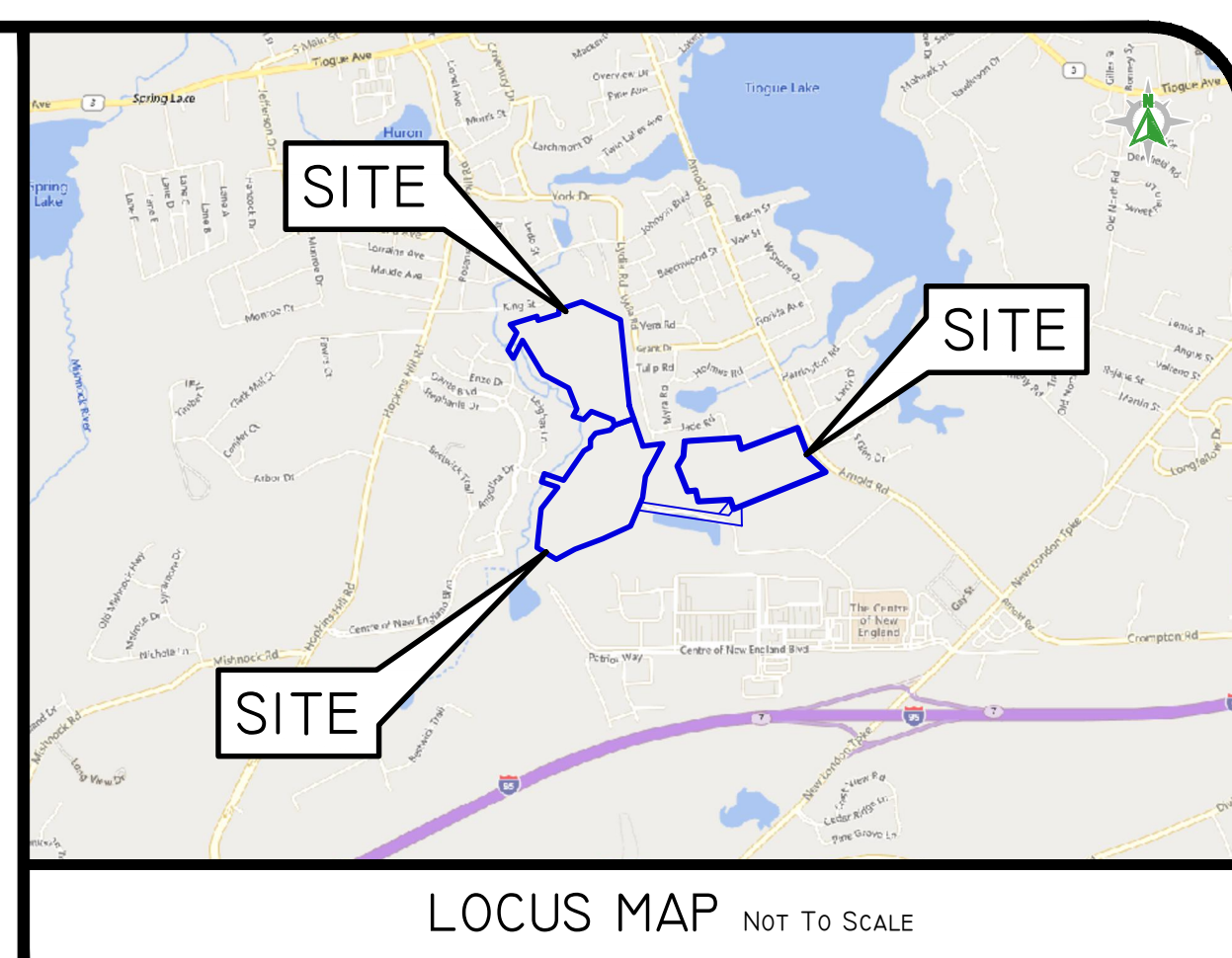
- TOWN/CITY LINE
- ZONING BOUNDARY
- BUILDING
- SOILS LINES
- 25' BUFFER ZONE
- 50' BUFFER ZONE
- 75' BUFFER ZONE
- 100' BUFFER ZONE
- 150' BUFFER ZONE
- 200' BUFFER ZONE
- 100' STREAM BUFFER ZONE
- FEMA BOUNDARY
- STREAM
- WETLAND LINE & FLAG
- AREA SUBJECT TO STORM FLOWAGE
- GROUNDWATER OVERLAY
- GROUNDWATER RECHARGE AREA
- GROUNDWATER RESERVOIR
- NATURAL HERITAGE
- COMMUNITY WELLHEAD PROTECTION
- NON-COMMUNITY WELLHEAD PROTECTION
- SLOPES > 20%

SCALE: 1"=80'
 0 40' 80' 160'



SURVEY LEGEND

W	WATER LINE	123/1234	DEED BOOK/PAGE	○	BOLLARD
S	SEWER LINE	AP	ASSESSOR'S PLAT	⊗	SOIL EVALUATION
SFM	SEWER FORCE MAIN	N/F	NOW OR FORMERLY	⊕	CATCH BASIN
G	GAS LINE	(R)	RECORD	⊗	DOUBLE CATCH BASIN
E	ELECTRIC LINE	(CA)	CHORD ANGLE	⊗	WATER VALVE
OHW	OVERHEAD WIRES	▲	NAIL/SPIKE FOUND/SET	⊗	GAS VALVE
D	DRAINAGE LINE	○	NAIL/HOLE FOUND/SET	⊗	WETLAND FLAG
M	MINOR CONTOUR LINE	○	IRON ROD/PIPE FOUND/SET	⊗	DRAINAGE MANHOLE
S	MAJOR CONTOUR LINE	○	BOUND FOUND/SET	⊗	FLARED END SECTION
P	PROPERTY LINE	HC	HANDICAPPED	⊗	GUY POLE
AL	ASSESSORS LINE	LC	LANDSCAPING	⊗	ELECTRIC MANHOLE
T	TREELINE	UP	UTILITY/POWER POLE	⊗	LIGHTPOST
G	GUARDRAIL	⊗	SIGN POST	⊗	MONITORING WELL
F	FENCE	⊗	SEWER MANHOLE	⊗	WELL
RW	RETAINING WALL	⊗	IRRIGATION VALVE	⊗	BENCH MARK
SW	STONE WALL	⊗	UNKNOWN MANHOLE	⊗	TREE



GENERAL NOTES

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 13, LOT 14 & AP 14, LOT 1 AND LOT 65 IN THE TOWN OF COVENTRY, WASHINGTON COUNTY, RHODE ISLAND.
- THE OWNER OF AP 13, LOT 14 PER DEED BOOK 1720, PAGE 995 IS COMMERCIAL PARK PROPERTIES, LLC. THE OWNER OF AP 14, LOT 1 PER DEED BOOK 1336, PAGE 3 IS COMMERCIAL PARK PROPERTIES, LLC. THE OWNER OF AP 14, LOT 65 PER DEED BOOK 1897 PAGE 733 IS CATALYTIC REALTY, LLC.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C010H & 44003C010H, MAP REVISED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCELS ARE ZONED BP - BUSINESS PARK BASED ON THE TOWN OF COVENTRY GIS MAPS. ANY OVERLY 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 AND THERE ARE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS SHOWN ON THE RHODE ISLAND HISTORICAL CEMETERIES ONLINE DATABASE.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON JUNE 4, 2024 AND JULY 19, 2024. 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 (RTK) OBSERVATIONS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- PLANIMETRIC FEATURES, CONTOUR LINES, AND SPOT ELEVATIONS WERE STEREO COMPILED AT A SCALE OF 1"=40' BY BLUE-SKY, NORTH ADAMS, MA. SUB-CONSULTANTS TO THE OWNER/DEVELOPER, FROM BLACK AND WHITE PHOTOGRAPHY TAKEN AT A SCALE OF 1"=500' AND FIT TO GROUND CONTROL POINTS SURVEYED BY DE A GROUND CONTROL WAS PERFORMED ON THE GROUND BY DE A USING REAL TIME KINEMATIC (RTK) G.P.S. OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET. NINETY PERCENT OF THE TOPOGRAPHY AS DEPICTED IS ACCURATE TO WITHIN HALF THE CONTOUR INTERVAL, AND THE REMAINING TEN PERCENT IS ACCURATE TO WITHIN ONE FULL CONTOUR INTERVAL.
- SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- THE SITE IS WITHIN A: NATURAL HERITAGE AREA (RIDEM)
- EDGE OF WETLANDS FLAGGED BY DIPRETE ENGINEERING IN MARCH, 2024, USING A GPS TRIMBLE R8 GNSS SYSTEM WITH A VERTICAL ERROR OF PLUS OR MINUS 1-3/4 INCHES. THE WETLAND EDGES ARE CONSIDERED TO BE APPROXIMATE AT THIS TIME. WETLAND EDGES SHALL BE VERIFIED BY RIDEM.
- THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3.2A).

PLAN REFERENCES

- "ADMINISTRATIVE SUBDIVISION, HOPKINS HILL ROAD, ASSESSORS PLAT 21, LOT 312" BY CAITO CORP., DATED JUNE 15, 2005, SCALE 1" = 20', RECORDED AT THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN ENV. #901.
- "SURVEY PLAN - CENTRE OF NEW ENGLAND, NEW LONDON TURNPIKE/HOPKINS HILL ROAD" BY CAITO CORP., DATED JUNE 7, 2005, RECORDED AT THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN ENV. #852.
- "SUBDIVISION NO. 3, CENTRAL CITY, COVENTRY RI, OWNED BY REGIS FORGIER REALTY, INC." BY A.E. MCGUINNIS, ENGINEER, DATED MAY, 1962, SCALE 1" = 100', RECORDED AT THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN PLAT BOOK 5, PAGE 87.
- "SUBDIVISION NO. 5, CENTRAL CITY, COVENTRY RI, OWNED BY REGIS FORGIER REALTY, INC." BY A.E. MCGUINNIS, ENGINEER, DATED SEPT, 1966, SCALE 1" = 100', RECORDED AT THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN PLAT BOOK 6, PAGE 48.
- "SUBDIVISION OF LAND FOR MIDWESTERN HOMES INCORPORATED. AP 26, LOT 82 AND AP II, LOT 379 KING STREET COVENTRY, RI BY RC COURNOYER ENTERPRISES, INC. 297 COWSETT AVENUE SUITE 7, WEST WARWICK, R.I. 02893 (401) 826-8811 DATE: APRIL, 1994, REVISED JUNE 26, 1995. SCALE 1"=40', RECORDED AT THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN PLAT BOOK 12, PAGE 64.
- ALTA/ACSM LAND TITLE SURVEY, ARNOLD ROAD, ASSESSORS PLAT 14, LOT 1" BY CAITO CORP., DATED JANUARY 1, 2003, RECORDED AT THE TOWN OF COVENTRY LAND EVIDENCE RECORDS IN ENV. #709, PB 16, PG 87.

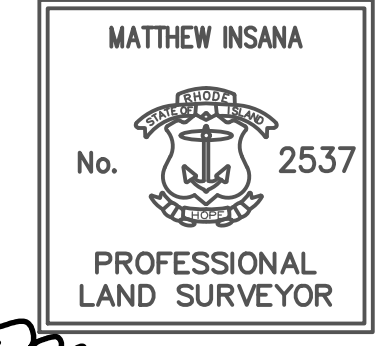
LIST OF POSSIBLE ENCROACHMENTS - AP 13 LOT 14 & AP 14 LOT 65

- SHED OVER PROPERTY LINE
- FENCE OVER PROPERTY LINE
- PLAY HOUSE AND SWING SET OVER PROPERTY LINE
- TREE HOUSE OVER PROPERTY LINE
- DRIVEWAY OVER PROPERTY LINE
- INVISIBLE FENCE OVER PROPERTY LINE
- DIRT TRAIL CROSSES OVER PROPERTY LINE

SURVEYOR'S CERTIFICATE
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 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
- TOPOGRAPHIC SURVEY CLASS T-3
- DATA ACCUMULATION SURVEY (PLANIMETRIC) CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.



MATTHEW INSANA, R.I.P.L.S. #2537, COA #LS.000A160
 07-30-2024

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

NICOLE M. W. REILLY
 REGISTERED PROFESSIONAL ENGINEER CIVIL

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DATE: 07-30-2024
 TIME: 10:30 AM
 DRAWN BY: J.A.R.
 DESIGN BY: D.R.N.

EXISTING CONDITIONS PLAN - 1
CENTRE OF NEW ENGLAND - PARCELS 2, 3 & 4
 ASSESSOR'S PLAT 13 LOT 14, ASSESSOR'S PLAT 14 LOTS 1 & 65
 COVENTRY, RHODE ISLAND
 PREPARED FOR: STARR RESOLUTE
 275 DEPOT AVENUE
 PORTSMOUTH, RI 02871

SEE SHEET 3

PARCEL 2
AP 13 LOT 14



SURVEY LEGEND

- | | | | | | |
|--|--------------------|----------|-------------------------|--|--------------------|
| | WATER LINE | 123/1234 | DEED BOOK/PAGE | | BOLLARD |
| | SEWER LINE | AP | ASSESSOR'S PLAT | | SOIL EVALUATION |
| | SEWER FORCE MAIN | N/F | NOW OR FORMERLY | | CATCH BASIN |
| | GAS LINE | (R) | RECORD | | DOUBLE CATCH BASIN |
| | ELECTRIC LINE | (CA) | CHORD ANGLE | | WATER VALVE |
| | OVERHEAD WIRES | | NAIL/SPIKE FOUND/SET | | GAS VALVE |
| | DRAINAGE LINE | | DRILL HOLE FOUND/SET | | WETLAND FLAG |
| | MINOR CONTOUR LINE | | IRON ROD/PIPE FOUND/SET | | DRAINAGE MANHOLE |
| | MAJOR CONTOUR LINE | | BOUND FOUND/SET | | FLARED END SECTION |
| | PROPERTY LINE | | HC HANDICAPPED | | GUY POLE |
| | ASSESSORS LINE | | LC LANDSCAPING | | ELECTRIC MANHOLE |
| | TREELINE | | SIGN POST | | UTILITY/POWER POLE |
| | GUARDRAIL | | SEWER MANHOLE | | LIGHTPOST |
| | RETAINING WALL | | SEWER CLEANOUT | | WELL |
| | STONE WALL | | HYDRANT | | MONITORING WELL |
| | | | IRRIGATION VALVE | | BENCH MARK |
| | | | UNKNOWN MANHOLE | | TREE |

EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

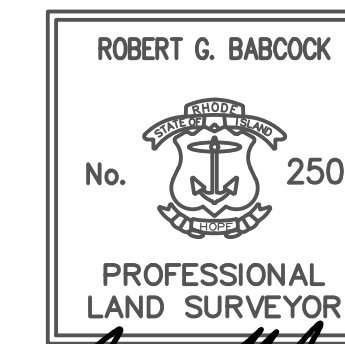
- | | |
|--|----------------------------------|
| | TOWN/CITY LINE |
| | ZONING BOUNDARY |
| | BUILDING |
| | HKC |
| | CAD |
| | SOILS LINES |
| | 25' BUFFER ZONE |
| | 50' BUFFER ZONE |
| | 75' BUFFER ZONE |
| | 100' BUFFER ZONE |
| | 150' BUFFER ZONE |
| | 200' BUFFER ZONE |
| | 100' STREAM BUFFER ZONE |
| | FEMA BOUNDARY |
| | STREAM |
| | WETLAND LINE & FLAG |
| | AREA SUBJECT TO STORM FLOWAGE |
| | GROUNDWATER OVERLAY |
| | GROUNDWATER RECHARGE AREA |
| | GROUNDWATER RESERVOIR |
| | NATURAL HERITAGE |
| | COMMUNITY WELHEAD PROTECTION |
| | NON-COMMUNITY WELHEAD PROTECTION |
| | SLOPES > 20% |

SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.0 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

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- TOPOGRAPHIC SURVEY CLASS T-3
- DATA ACCUMULATION SURVEY (PLANIMETRIC) CLASS III

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07/30/24
ROBERT G. BABCOCK, RIPLS #2504, CDA #LS.000A160

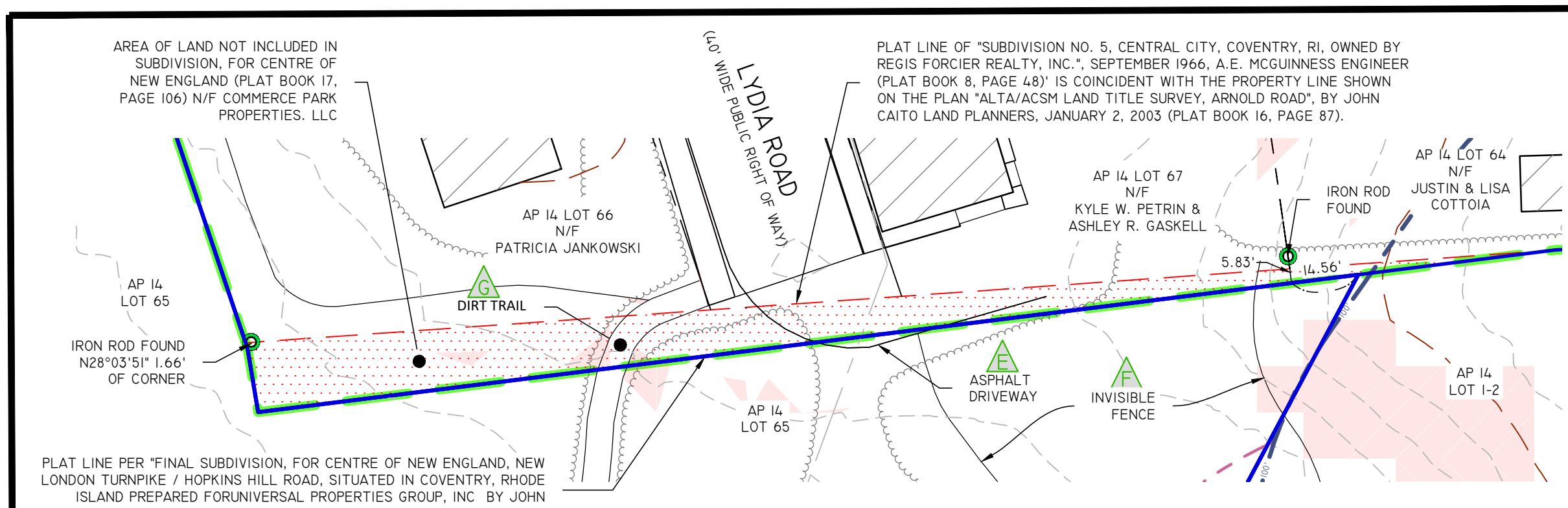
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DATE	DESCRIPTION	DESIGN BY: D.R.N.
07/30/2024	REGISTER PLAN SUBMISSION	J.A.R.
		B.T.
		DESIGN BY: J.A.R.

PREPARED FOR:
STARR RESOLUTE
275 DEPOT AVENUE
PORTSMOUTH, RI 02871

EXISTING CONDITIONS PLAN - 2

CENTRE OF NEW ENGLAND - PARCELS 2, 3 & 4
ASSESSOR'S PLAT 13 LOT 14, ASSESSOR'S PLAT 14 LOTS 1 & 65



DETAIL NOT TO SCALE



Z:\DEPT\PROJECTS\1903-C STARR CAPITAL CENTRE OF NEW ENGLAND\AUTOCAD DRAWINGS\1903-005-EXC-DWG.PLOTTER: 7/30/2024

DIPRETE ENGINEERING
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NICOLE M. W. REILLY
REGISTERED PROFESSIONAL ENGINEER CIVIL

EXISTING CONDITIONS PLAN - 2



UTILITY NOTES

- ALL EXISTING UTILITIES DEPICTED ARE SHOWN ACCORDANCE WITH UTILITY QUALITY LEVEL C, AS DEFINED IN C/ASCE 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.
- UTILITY PLAN REFERENCES
 - WATER INFORMATION REQUESTS FROM WATER DEPARTMENT NOT RECEIVED AS OF 7/26/26
 - SEWER INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
 - GAS INFORMATION REQUESTS FROM NATIONAL GRID NOT RECEIVED AS OF 7/26/26
 - ELECTRIC INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)
 - DRAINAGE INFORMATION OBTAINED ON THE GROUND BY DIPRETE ENGINEERING. (SEE GENERAL NOTES FOR DATE OF FIELD SURVEY)

LIST OF POSSIBLE ENCROACHMENTS - AP 14 LOT 1

- FENCE OVER PROPERTY LINE
- DIRT TRAIL CROSSES OVER PROPERTY LINE
- CLEARING OVER PROPERTY LINE
- TIMBER STOCKPILES OVER PROPERTY LINE

SURVEY LEGEND

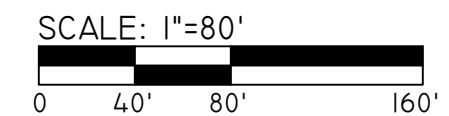
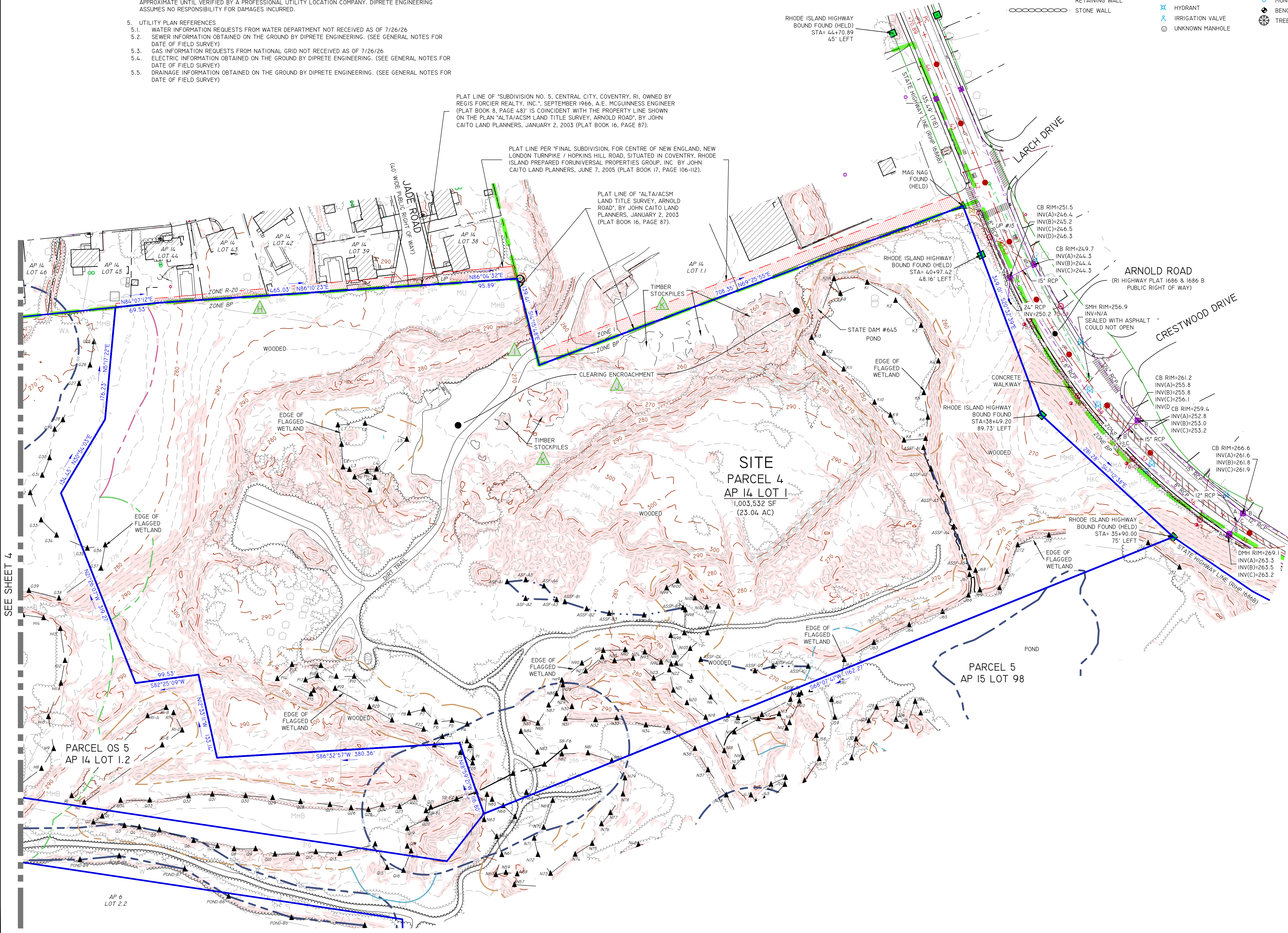
- WATER LINE
- SEWER LINE
- SEWER FORCE MAIN
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- DRAINAGE LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- PROPERTY LINE
- ASSESSOR'S LINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL
- DEED BOOK/PAGE
- ASSESSOR'S PLAT
- NOW OR FORMERLY
- RECORD
- CHORD ANGLE
- NAIL/SPIKE FOUND/SET
- DRILL HOLE FOUND/SET
- IRON ROD/PIPE FOUND/SET
- BOUND FOUND/SET
- HC HANDICAPPED
- LC LANDSCAPING
- SIGN POST
- SEWER MANHOLE
- SEWER CLEANOUT
- HYDRANT
- IRRIGATION VALVE
- UNKNOWN MANHOLE
- BOLLARD
- SOIL EVALUATION
- CATCH BASIN
- DOUBLE CATCH BASIN
- WATER VALVE
- GAS VALVE
- WETLAND FLAG
- DRAINAGE MANHOLE
- FLARED END SECTION
- GUY POLE
- ELECTRIC MANHOLE
- UTILITY/POWER POLE
- LIGHTPOST
- WELL
- MONITORING WELL
- BENCH MARK
- TREE

EXISTING LEGEND

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- TOWN/CITY LINE
 - ZONING BOUNDARY
 - BUILDING
 - SOILS LINES
 - 25' BUFFER ZONE
 - 50' BUFFER ZONE
 - 75' BUFFER ZONE
 - 100' BUFFER ZONE
 - 150' BUFFER ZONE
 - 200' BUFFER ZONE
 - 100' STREAM BUFFER ZONE
 - FEMA BOUNDARY
 - STREAM
 - WETLAND LINE & FLAG
 - AREA SUBJECT TO STORM FLOWAGE
 - GROUNDWATER OVERLAY
 - GROUNDWATER RECHARGE AREA
 - GROUNDWATER RESERVOIR
 - NATURAL HERITAGE
 - COMMUNITY WELLHEAD PROTECTION
 - NON-COMMUNITY WELLHEAD PROTECTION
 - SLOPES > 20%

PLAT LINE OF 'SUBDIVISION NO. 5, CENTRAL CITY, COVENTRY, RI, OWNED BY REGIS FORCIER REALTY, INC.', SEPTEMBER 1966, A.E. MCGUINNESS ENGINEER (PLAT BOOK 8, PAGE 48) IS COINCIDENT WITH THE PROPERTY LINE SHOWN ON THE PLAN 'ALTA/ACSM LAND TITLE SURVEY, ARNOLD ROAD', BY JOHN CAITO LAND PLANNERS, JANUARY 2, 2003 (PLAT BOOK 16, PAGE 87).

PLAT LINE PER 'FINAL SUBDIVISION, FOR CENTRE OF NEW ENGLAND, NEW LONDON TURNPIKE / HOPKINS HILL ROAD, SITUATED IN COVENTRY, RHODE ISLAND PREPARED FOR UNIVERSAL PROPERTIES GROUP, INC. BY JOHN CAITO LAND PLANNERS, JUNE 7, 2005 (PLAT BOOK 17, PAGE 106-112).

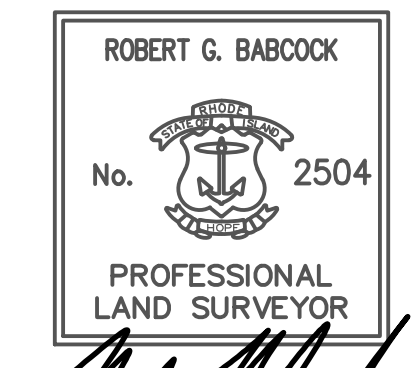


SURVEYOR'S CERTIFICATE

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.5 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
- TOPOGRAPHIC SURVEY CLASS T-3
- DATA ACCUMULATION SURVEY (PLANIMETRIC) CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT WITH TOPOGRAPHY FOR SITE ENGINEERING AND PERMITTING.



ROBERT G. BABCOCK, RIPLS #2504, CDA #LS.000A160
07-30-2024

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
Tel: 401-943-1000 Fax: 401-464-6006 www.diprete-eng.com

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DESIGN BY: J.A.R.
DRAWN BY: J.A.R.
DATE: 07-30-2024
SUBMITTER PLAN SUBMISSION
DESCRIPTION

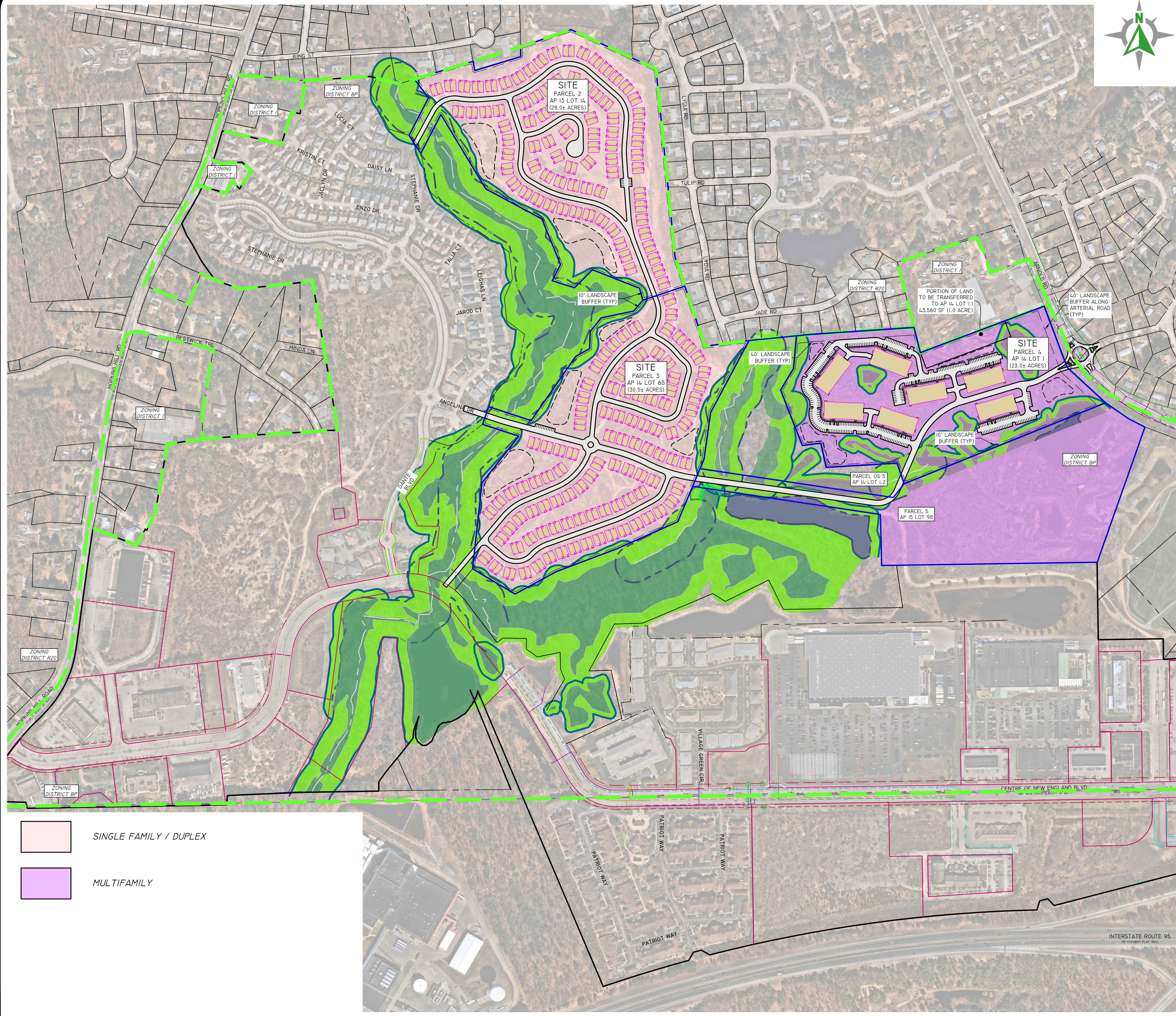
EXISTING CONDITIONS PLAN - 3
CENTRE OF NEW ENGLAND - PARCELS 2, 3 & 4
ASSESSOR'S PLAT 13 LOT 14, ASSESSOR'S PLAT 14, LOTS 1 & 65
COVENTRY, RHODE ISLAND

PREPARED FOR:
STARR RESOLUTE
275 DEPOT AVENUE
PORTSMOUTH, RI 02871

07-30-2024

SHEET 5 OF 9

Z:\DEVELOPMENT\PROJECTS\193-002-C STARR CAPITAL CENTRE OF NEW ENGLAND\AUTOCAD DRAWINGS\193-002-PRAP.DWG PLOTTED: 7/10/2024



DEVELOPMENT DATA:

PARCEL 2		28.0 ACRES
TOTAL SITE AREA:	28.0 ACRES	28.0 ACRES
TOTAL NUMBER OF DUPLEX BUILDINGS:	83 (166 UNITS)	
PARCEL 3		30.5 ACRES
TOTAL SITE AREA:	30.5 ACRES	30.5 ACRES
TOTAL NUMBER OF DUPLEX BUILDINGS:	98 (196 UNITS)	
PARCEL 4		23.0 ACRES
TOTAL SITE AREA:	23.0 ACRES	23.0 ACRES
TOTAL NUMBER OF MULTIFAMILY BUILDINGS:	7 (350 UNITS)	

PORTIONS OF PARCEL OS 5 AND PARCEL 5:
 WITH THE EXCEPTION OF THE PROPOSED ROADWAY CONNECTION, NO DEVELOPMENT IS PROPOSED ON AP 14 LOT 12 (PARCEL OS 5), OR AP 15 LOT 98 (PARCEL 5)

DIMENSIONAL REGULATIONS:

CURRENT ZONING:	BP - BUSINESS PARK			
	REQUIRED	LOT 2 PROVIDED	LOT 3 PROVIDED	LOT 4 PROVIDED
MINIMUM LOT AREA:	28.0 AC	30.5 AC	30.5 AC	23.0 AC
MINIMUM FRONTAGE AND LOT WIDTH:	115'	100'	100'	65'
MINIMUM FRONT AND CORNER SIDE YARD:	24.5'	16.9'	16.9'	320.4'
MINIMUM SIDE YARD:	22.3'	12.7'	12.7'	56.7'
MINIMUM REAR YARD:	59.0'	36.8'	36.8'	137.3'
MAXIMUM STRUCTURE HEIGHT:	60-100'	<100'	<100'	<100'
MAXIMUM BUILDING COVERAGE:	24.4%	24.4%	26.5%	12.9%
MAXIMUM LOT COVERAGE:	80-100%***	32.8%	36.4%	30.9%
LAND UNSUITABLE	8.43 AC	14.82 AC	16.65 AC	

PARCEL 2 - LAND SUITABLE 28.0 AC - 8.43 AC = 19.57 AC
 PARCEL 3 - LAND SUITABLE 30.5 AC - 14.82 AC = 15.68 AC
 PARCEL 4 - LAND SUITABLE 23.0 AC - 16.65 AC = 6.35 AC

* AS REQUIRED DEPENDING ON TYPE OF USE AND COVERAGE DENSITY.
 ** 300 FEET OF FRONTAGE IF BUILDING IS SITED ON AN ARTERIAL ROAD.
 *** THE MAXIMUM HEIGHT LIMITATION SHALL INITIALLY BE 60 FEET BUT CAN BE INCREASED UP TO 100' DEPENDING UPON THE TYPE OF STRUCTURE TO BE BUILT, THE TYPE OF USE FOR THE STRUCTURE, AND THE TOPOGRAPHY OF THE LAND ON WHICH IT IS TO BE BUILT.
 **** THE MAXIMUM LOT COVERAGE, INCLUDING IMPERVIOUS SURFACES SHALL, INITIALLY, BE 80% BUT MAY BE INCREASED TO 100% DEPENDING UPON THE TYPE OF STRUCTURE TO BE BUILT, THE TYPE OF USE FOR THE STRUCTURE, AND THE TOPOGRAPHY OF THE LAND ON WHICH IT IS TO BE BUILT.

PARKING REGULATIONS:

PARKING USE:	SINGLE-, TWO-, OR MULTIFAMILY
PARKING REQUIREMENT:	2 PER DWELLING UNIT
REQUIRED PARKING CALCULATIONS:	
PARCEL 2 DWELLING UNITS:	166 x 2 = 332 SPACES
PARCEL 3 DWELLING UNITS:	198 x 2 = 392 SPACES
PARCEL 4 DWELLING UNITS:	350 x 2 = 700 SPACES
TOTAL DWELLING UNITS:	712 x 2 = 1424 SPACES REQUIRED
PARCEL 2 PARKING SPACES PROVIDED:	332 SPACES
PARCEL 3 PARKING SPACES PROVIDED:	392 SPACES
PARCEL 4 PARKING SPACES PROVIDED:	525* (400 SURFACE SPACES + 125 GARAGE SPACES)
TOTAL PARKING SPACES PROVIDED:	1249 SPACES
* REQUESTING PARKING VARIANCE TO PROVIDE 1.5 SPACES PER UNIT.	
PARCEL 4 = 350 DWELLING UNITS.	
REQUIRED PARKING CALCULATIONS:	350 * 1.5 = 525 PARKING SPACES
ADA PARKING REQUIREMENT:	11 SPACES (2% OF 525 SPACES ON LOT 4)
ADA PARKING INCLUDED IN TOTAL SPACES:	12 SPACES

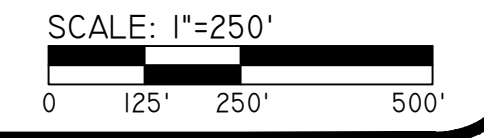
GENERAL NOTES:

- THE SITE IS PROPOSED TO BE BUILT IN MULTIPLE PHASES.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- THE DRAINAGE SYSTEM WILL MEET THE TOWN OF COVENTRY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WITH THE USE OF CATCH BASINS, CURBVERTS, AND STORMWATER BASINS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.
- DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO THE RIDEM BEST MANAGEMENT PRACTICES.

PROPOSED LEGEND

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - BUILDING SETBACKS
 - RETAINING WALL
 - BUILDING FOOTPRINT
 - ASPHALT PAVEMENT
 - CONCRETE
 - DRAINAGE AREA

- SINGLE FAMILY / DUPLEX
- MULTIFAMILY



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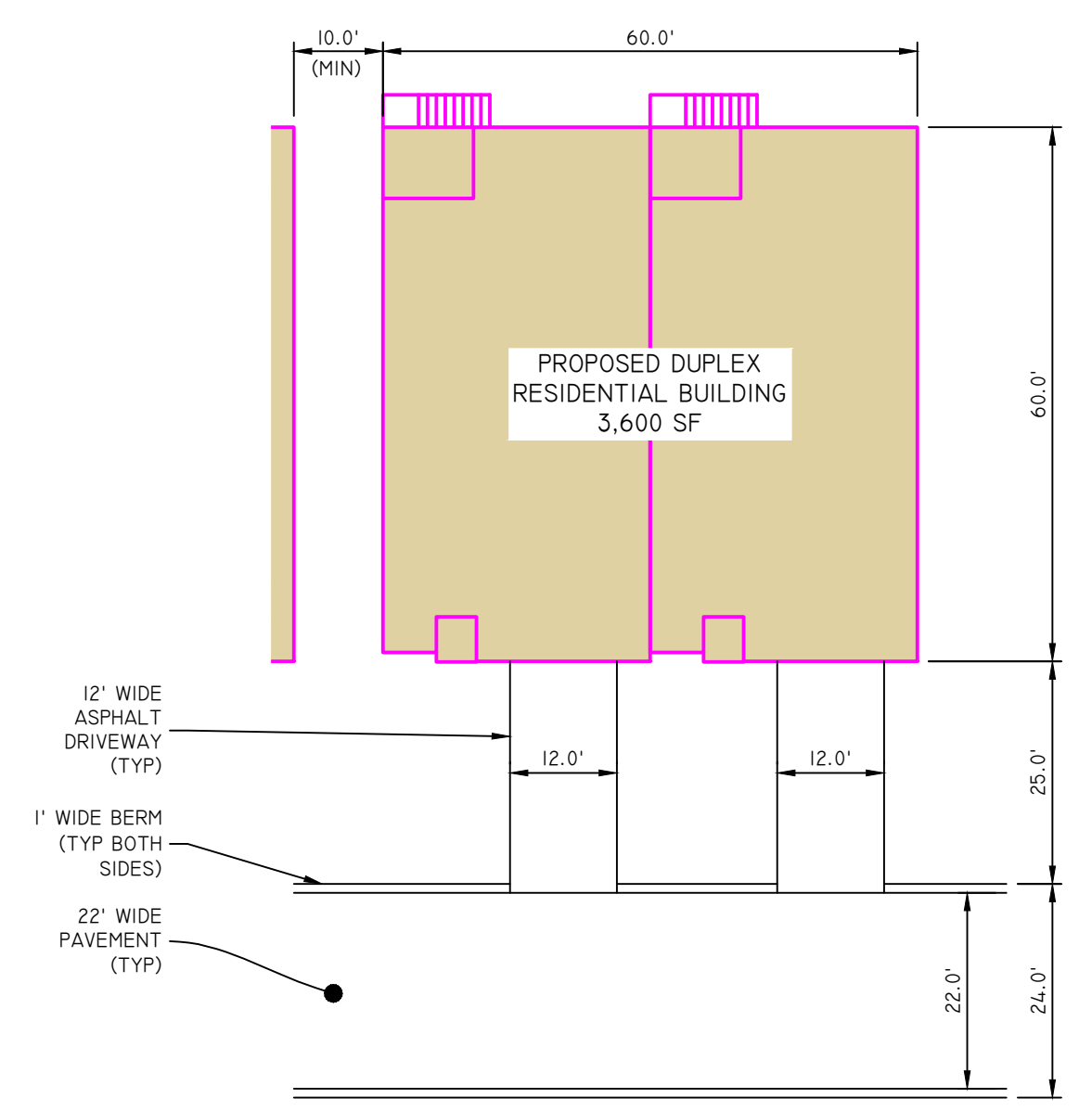
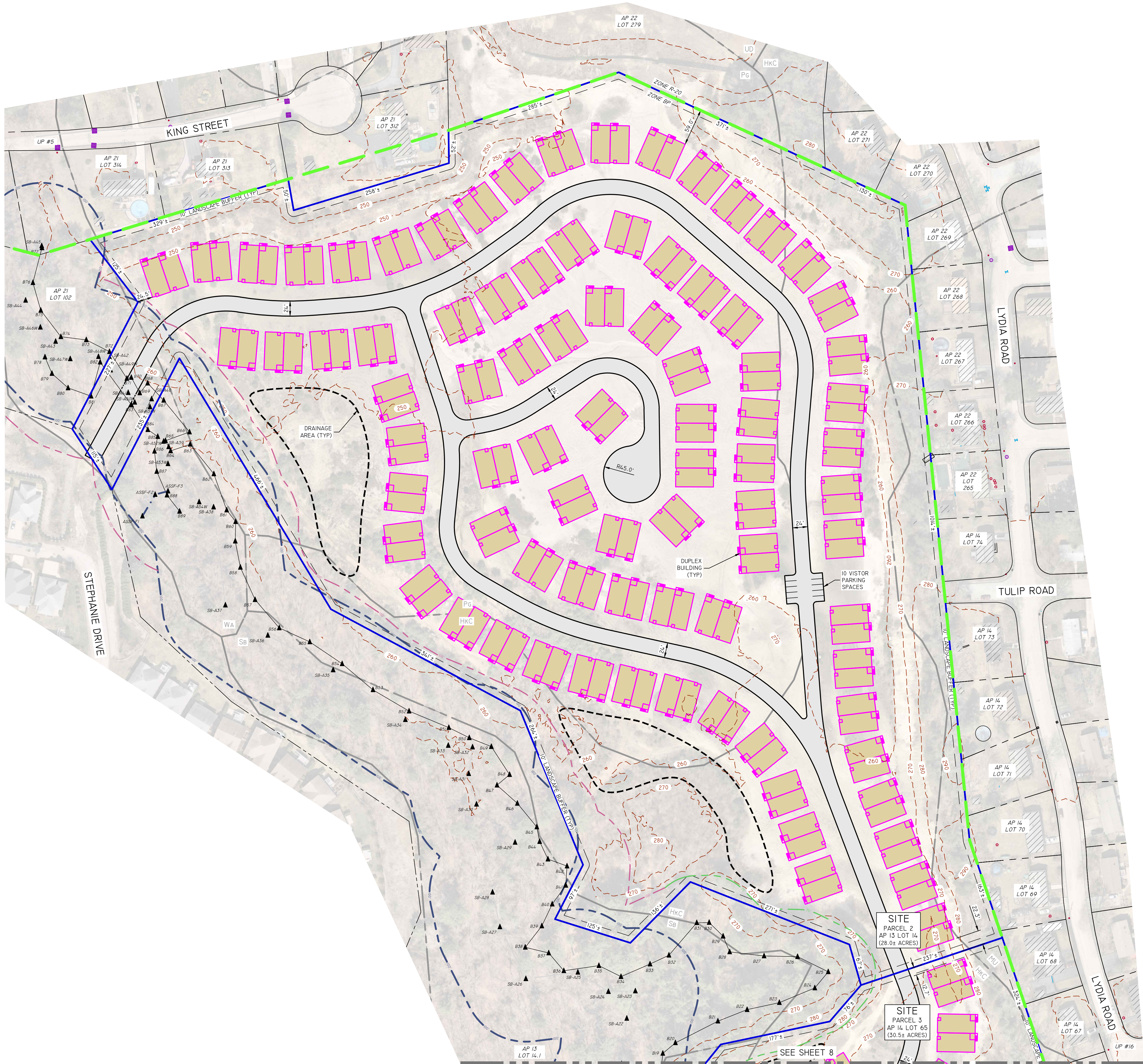
DATE: 07/30/2024
 TIME: 10:00 AM
 DRAWN BY: J.A.R.
 CHECKED BY: J.A.R.
 DESIGN BY: D.R.N.

OVERALL SITE PLAN
CENTRE OF NEW ENGLAND - PARCELS 2, 3 & 4
 ASSESSOR'S PLAT 13 LOT 14, ASSESSOR'S PLAT 14 LOTS 1 & 65
 COVENTRY, RHODE ISLAND

PREPARED FOR:
STARR RESOLUTE
 275 DEPOT AVENUE
 PORTSMOUTH, RI 02871

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SHEET **6** OF 9



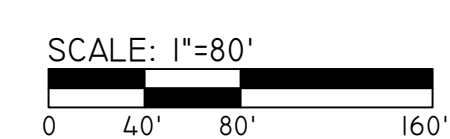
TYPICAL DUPLEX RESIDENTIAL BUILDING
SCALE: 1" = 20'

PROPOSED LEGEND

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - BUILDING SETBACKS
 - RETAINING WALL
 - BUILDING FOOTPRINT
 - ASPHALT PAVEMENT
 - CONCRETE
 - DRAINAGE AREA

LOT 2 DEVELOPMENT DATA:

28.0 ACRES
 83 DUPLEX BUILDINGS, 166 UNITS
 ONE DRIVEWAY SPACE AND ONE GARAGE SPACE PER UNIT
 10 VISITOR PARKING SPACES
 5.9 UNITS/ACRE



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 DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	J.A.R.	B.T.	DESIGN BY: D.R.N.
1	10/20/2024	REGISTERED PLAN SUBMISSION	J.A.R.	B.T.	DESIGN BY: D.R.N.

SITE LAYOUT PLAN - I
CENTRE OF NEW ENGLAND - PARCELS 2, 3 & 4
 ASSESSOR'S PLAT 13 LOT 14, ASSESSOR'S PLAT 14, LOTS 1 & 65
 COVENTRY, RHODE ISLAND

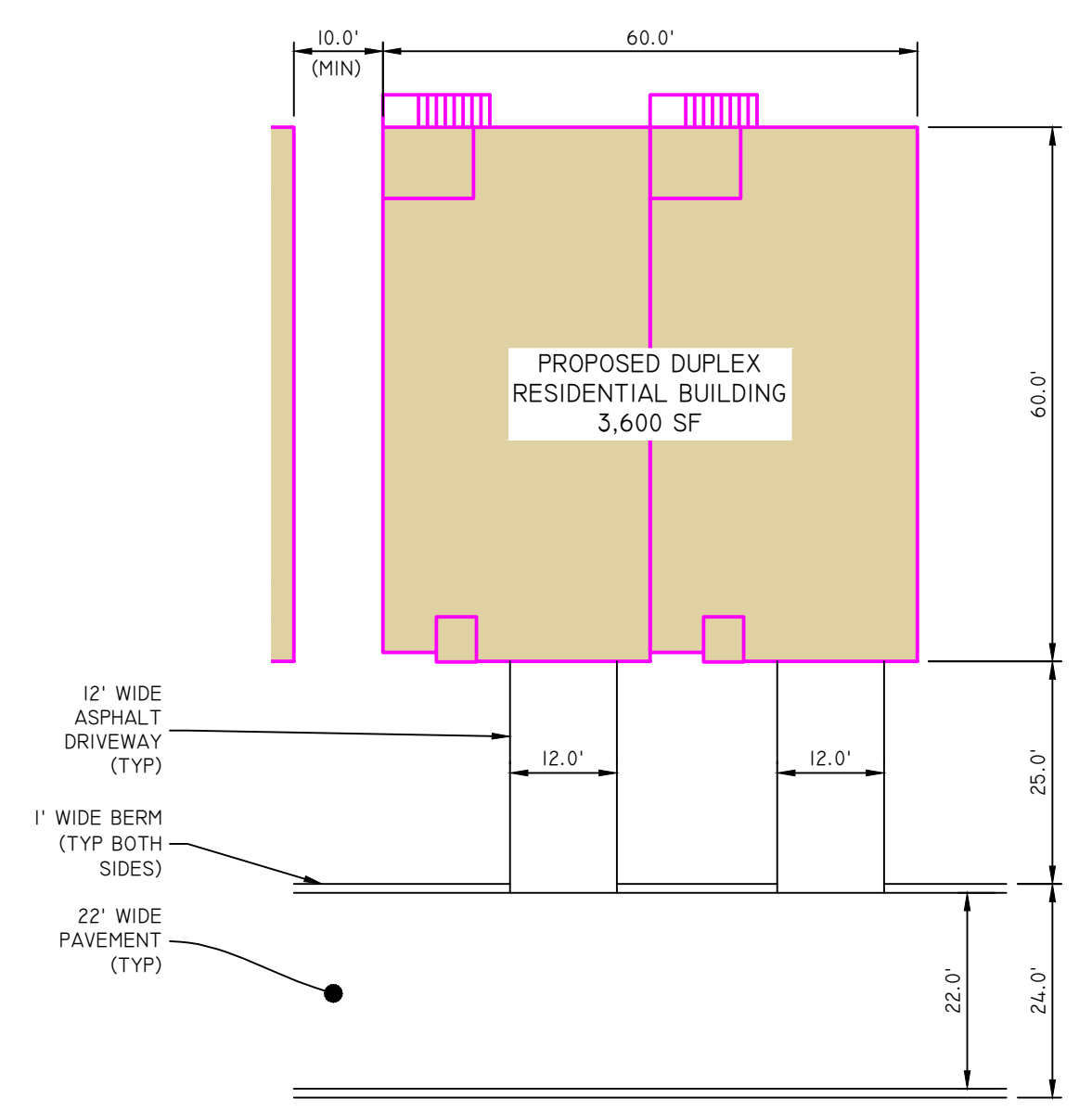
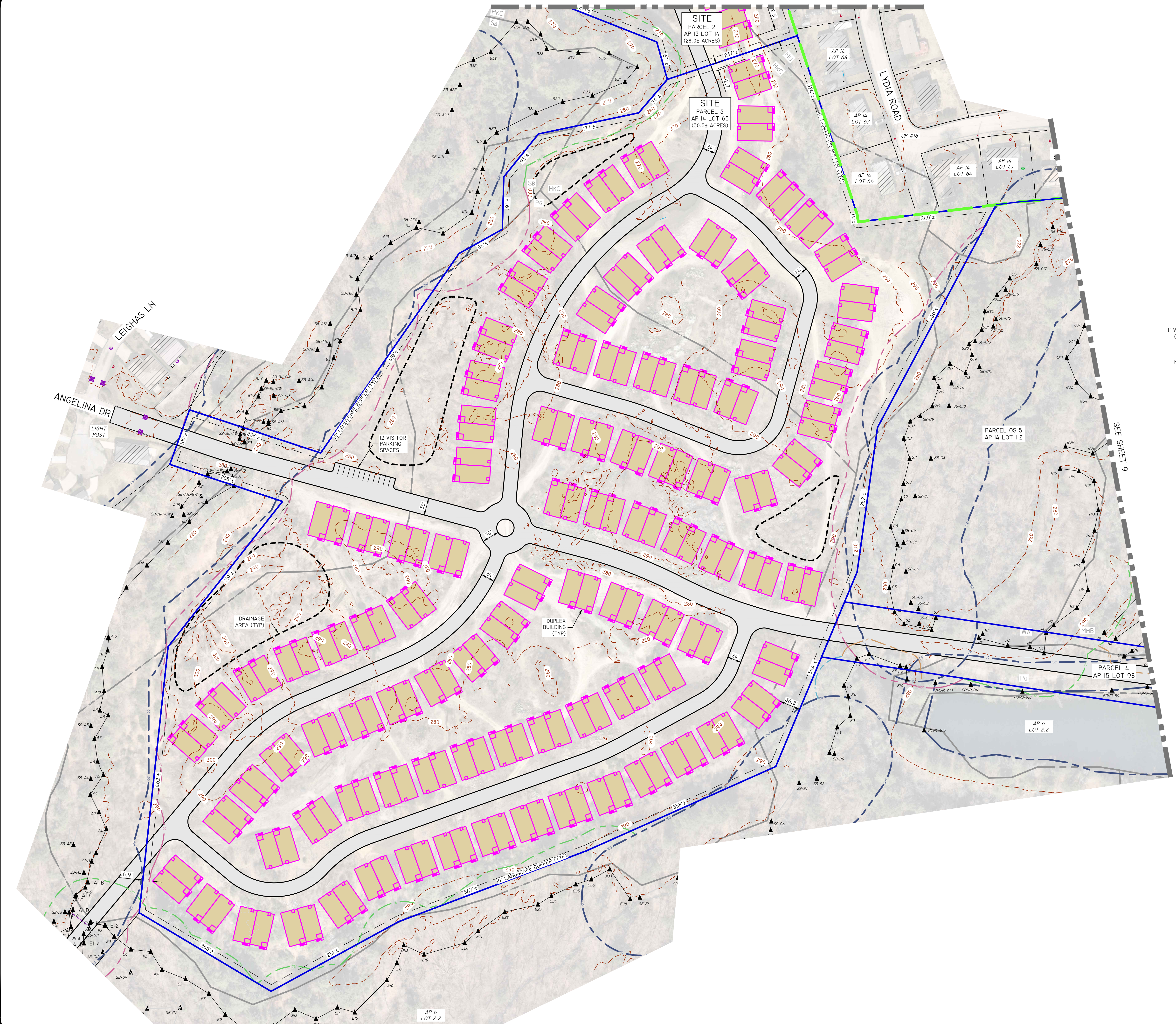
PREPARED FOR:
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 PORTSMOUTH, RI 02871

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SHEET **7** OF 9

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SEE SHEET 7



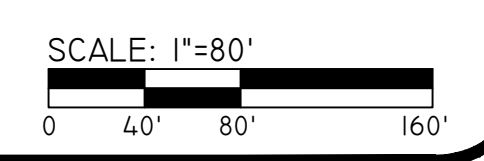
TYPICAL DUPLEX RESIDENTIAL BUILDING
SCALE: 1" = 20'

PROPOSED LEGEND

- NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS
- PROPERTY LINE
 - BUILDING SETBACKS
 - RETAINING WALL
 - BUILDING FOOTPRINT
 - ASPHALT PAVEMENT
 - CONCRETE
 - DRAINAGE AREA

LOT 3 DEVELOPMENT DATA:

30.5 ACRES
 98 DUPLEX BUILDINGS, 196 UNITS
 ONE DRIVEWAY SPACE AND ONE GARAGE SPACE PER UNIT
 12 VISITOR PARKING SPACES
 6.4 UNITS/ACRE



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 APPROXIMATE 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	J.A.R.	B.T.
1	10/30/2024	REGISTERED PLAN SUBMISSION	J.A.R.	B.T.
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SITE LAYOUT PLAN - 2
CENTRE OF NEW ENGLAND - PARCELS 2, 3 & 4
 ASSESSOR'S PLAT 13 LOT 14, ASSESSOR'S PLAT 14, LOTS 1 & 65
 COVENTRY, RHODE ISLAND

PREPARED FOR:
STARR RESOLUTE
 275 DEPOT AVENUE
 PORTSMOUTH, RI 02871

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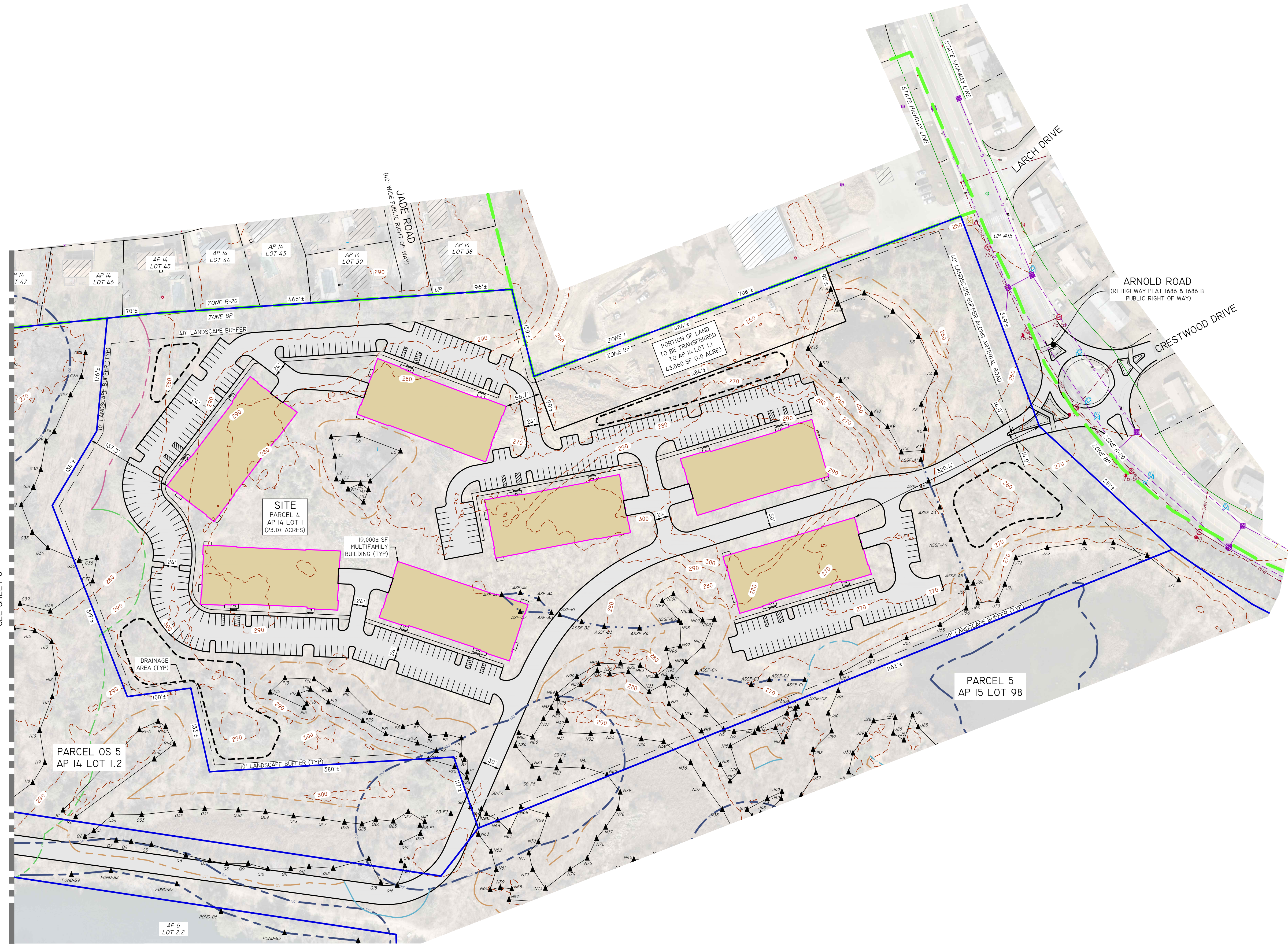
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NO. 107-20292L	REGISTERED PLAN SUBMISSION	J.A.R.
NO. 1	DATE	DESCRIPTION
	DESIGN BY: D.R.N.	

SITE LAYOUT PLAN - 3
CENTRE OF NEW ENGLAND - PARCELS 2, 3 & 4
 ASSESSOR'S PLAT 13 LOT 14, ASSESSOR'S PLAT 14, LOTS 1 & 65
 COVENTRY, RHODE ISLAND

PREPARED FOR:
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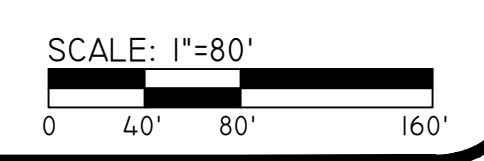


PROPOSED LEGEND
 NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

	PROPERTY LINE
	BUILDING SETBACKS
	RETAINING WALL
	BUILDING FOOTPRINT
	ASPHALT PAVEMENT
	CONCRETE
	DRAINAGE AREA

LOT 4 DEVELOPMENT DATA:

23.6 ACRES
7 MULTIFAMILY BUILDINGS, 350 TOTAL UNITS
400 SURFACE PARKING SPACES
125 GARAGE SPACES
14.8 UNITS/ACRE



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