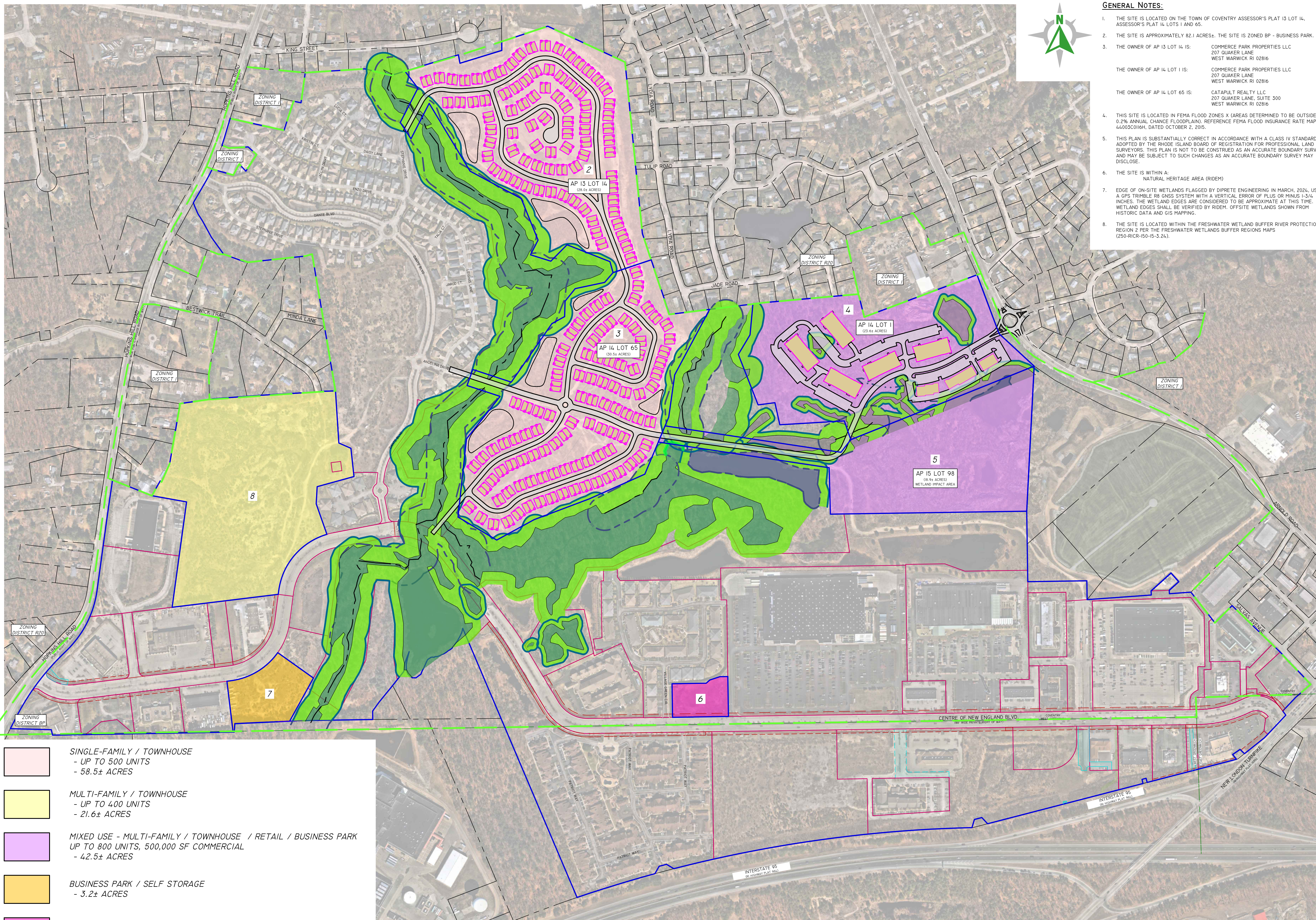


\\D:\STORAGE\PROJECTS\193-003-C STARR CAPITAL CENTRE OF NEW ENGLAND\AUTOCAD DRAWINGS\193-003-PRAP DWE PLOT06 6/17/2024



- GENERAL NOTES:**
- THE SITE IS LOCATED ON THE TOWN OF COVENTRY ASSESSOR'S PLAT 13 LOT 14, ASSESSOR'S PLAT 14 LOTS 1 AND 65.
 - THE SITE IS APPROXIMATELY 82.1 ACRES. THE SITE IS ZONED BP - BUSINESS PARK.
 - THE OWNER OF AP 13 LOT 14 IS: COMMERCE PARK PROPERTIES LLC, 207 QUAKER LANE, WEST WARWICK RI 02816.
 - THE OWNER OF AP 14 LOT 1 IS: COMMERCE PARK PROPERTIES LLC, 207 QUAKER LANE, WEST WARWICK RI 02816.
 - THE OWNER OF AP 14 LOT 65 IS: CATAPULT REALTY LLC, 207 QUAKER LANE, SUITE 300, WEST WARWICK RI 02816.
 - THIS SITE IS LOCATED IN FEMA FLOOD ZONES X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44003C016H, DATED OCTOBER 2, 2015.
 - THIS PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.
 - THE SITE IS WITHIN A: NATURAL HERITAGE AREA (RIDEM)
 - EDGE OF ON-SITE 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. OFF-SITE WETLANDS SHOWN FROM HISTORIC DATA AND GIS MAPPING.
 - THE SITE IS LOCATED WITHIN THE FRESHWATER WETLANDS BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-5-3-24).

- SINGLE-FAMILY / TOWNHOUSE
- UP TO 500 UNITS
- 58.5± ACRES
- MULTI-FAMILY / TOWNHOUSE
- UP TO 400 UNITS
- 21.6± ACRES
- MIXED USE - MULTI-FAMILY / TOWNHOUSE / RETAIL / BUSINESS PARK
UP TO 800 UNITS, 500,000 SF COMMERCIAL
- 42.5± ACRES
- BUSINESS PARK / SELF STORAGE
- 3.2± ACRES
- SERVICE / CONVENIENCE STORE
- 1.4± ACRES

SCALE: 1"=250'
0 125' 250' 500'

DiPrete Engineering
Two Stafford Court Cranston, RI 02920
tel 401-943-1000 fax 401-464-6000 www.diprete-eng.com

Boston • Providence • Newport

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SHOWN OTHERWISE. THIS PLAN SET IS THE PROPERTY OF DIPRETE ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DIPRETE ENGINEERING, INC.

DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE ENGINEERING, INC. PROFESSIONAL ENGINEER SEAL AND STAMPED BY DIPRETE ENGINEERING, INC. A PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING, INC. ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE MEANS, METHODS, PROGRAMS, UTILITIES, CONSTRUCTION, AND SAFETY OF THE WORK. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

DATE	DESCRIPTION	DESIGN BY
6-2-2024	REVISION SUBMISSION	J.A.R.
6-2-2024	DATE	BT
		DESIGN BY: D.R.N.
		DRAWN BY: J.A.R.

OVERALL PLAN - LOTS 2, 3 & 4

CENTRE OF NEW ENGLAND
AP 13 LOT 14 & AP 14 LOTS 1 AND 65
COVENTRY, RHODE ISLAND

PREPARED FOR:
STARR CAPITAL
4800 HAMPTDEN LANE, SUITE 200
BETHESDA, MD 20814

DESIGNED BY: DIPRETE ENGINEERING ASSOCIATES, INC.

SHEET 1 OF 1