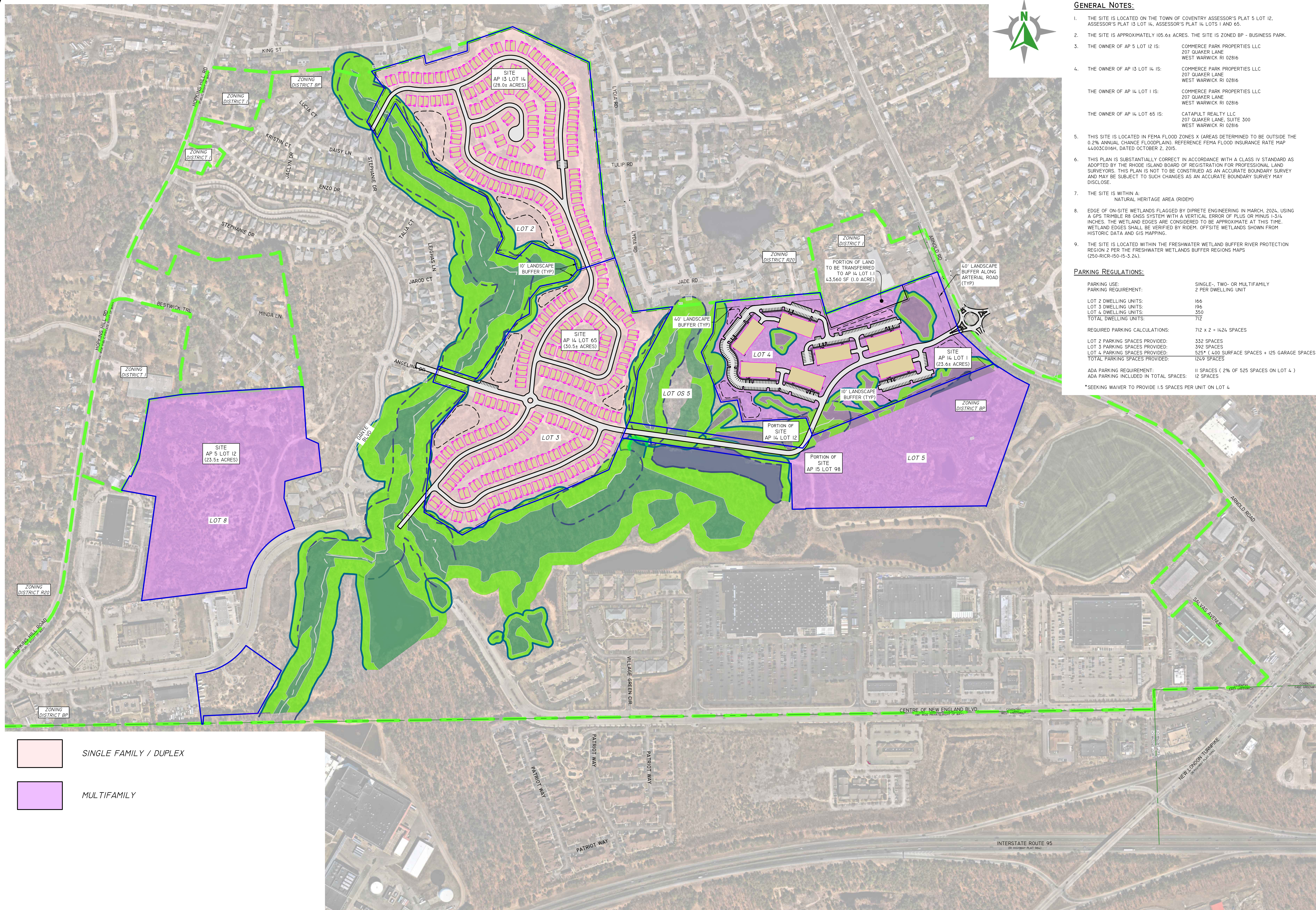


Z:\GEMINI\PROJECTS\193-003-C STARR CAPITAL CENTRE OF NEW ENGLAND\AUTOCAD DRAWINGS\193-003-PRP-DWG PLOTTER: 1/24/2024



- SINGLE FAMILY / DUPLEX
- MULTIFAMILY



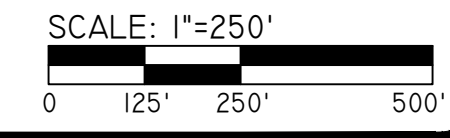
GENERAL NOTES:

- THE SITE IS LOCATED ON THE TOWN OF COVENTRY ASSESSOR'S PLAT 5 LOT 12, ASSESSOR'S PLAT 13 LOT 14, ASSESSOR'S PLAT 14 LOTS 1 AND 65.
- THE SITE IS APPROXIMATELY 105.6± ACRES. THE SITE IS ZONED BP - BUSINESS PARK.
- THE OWNER OF AP 5 LOT 12 IS: COMMERCE PARK PROPERTIES LLC, 207 QUAKER LANE, WEST WARWICK RI 02816
- 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 44003C0106H, 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. OFFSITE WETLANDS SHOWN FROM HISTORIC DATA AND GIS MAPPING.
- THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3.24).

PARKING REGULATIONS:

PARKING USE:	SINGLE-, TWO- OR MULTIFAMILY
PARKING REQUIREMENT:	2 PER DWELLING UNIT
LOT 2 DWELLING UNITS:	166
LOT 3 DWELLING UNITS:	196
LOT 4 DWELLING UNITS:	350
TOTAL DWELLING UNITS:	712
REQUIRED PARKING CALCULATIONS:	712 x 2 = 1424 SPACES
LOT 2 PARKING SPACES PROVIDED:	332 SPACES
LOT 3 PARKING SPACES PROVIDED:	392 SPACES
LOT 4 PARKING SPACES PROVIDED:	525* (400 SURFACE SPACES + 125 GARAGE SPACES)
TOTAL PARKING SPACES PROVIDED:	1249 SPACES
ADA PARKING REQUIREMENT:	11 SPACES (2% OF 525 SPACES ON LOT 4)
ADA PARKING INCLUDED IN TOTAL SPACES:	12 SPACES

*SEEKING WAIVER TO PROVIDE 1.5 SPACES PER UNIT ON LOT 4



THIS PLAN SET MUST BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING.
 DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE 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, MATERIALS, AND SEQUENCES OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 PROGRAMS UTILIZED TO GENERATE THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO LOCATIONS OF EXISTING UTILITIES.

DATE	12/20/2024	DESIGN PLAN	J.A.R.
NO.		DESCRIPTION	B.T.
DRAWN BY: J.A.R.		DESIGN BY: D.R.N.	

EXHIBIT PLAN
CENTRE OF NEW ENGLAND
 COVENTRY/EAST GREENWICH/WEST GREENWICH, RHODE ISLAND
 PREPARED FOR:
STARR CAPITAL
 4800 HAMPDEN LANE, SUITE 200
 BETHESDA, MD 20814
DE JOB NO. 193-003-CSP/RIGHT ZON BY DIPRETE ENGINEERING ASSOCIATES, INC.

Diprete Engineering
 Two Stafford Court Cranston, RI 02920
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Boston • Providence • Newport