

# Master Plan Submission

# Residence Inn

Warwick, RI 02886

Assessor's Plat 323 Lots 294, 295, 296, 297, 298, 319, 322 & 323



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*MASTER PLAN*  
**PLANNING BOARD**  
**APPROVED**

*JANUARY 9, 2012*  
 DATE

**Cover Sheet**  
**Residence Inn**  
 AP 323 Lots 294, 295, 296, 297, 298, 319, 322 & 323  
 Warwick, Rhode Island  
 Applicant  
**PHM Providence, LLC**  
 1480 Royal Palm Beach Boulevard, Suite A  
 Royal Palm Beach, FL 33411

No.	Date	Description	By
1	11-09-2011	Master Plan Submission - Receipts	JAC
2	10-24-2011	Master Plan Submission - Revision	JAC
3	07-11-2011	Master Plan Submission	JAC
4	06-01-2011	Master Plan Receipt	JAC
5	04-18-2011	Pre-Application Submission	JAC

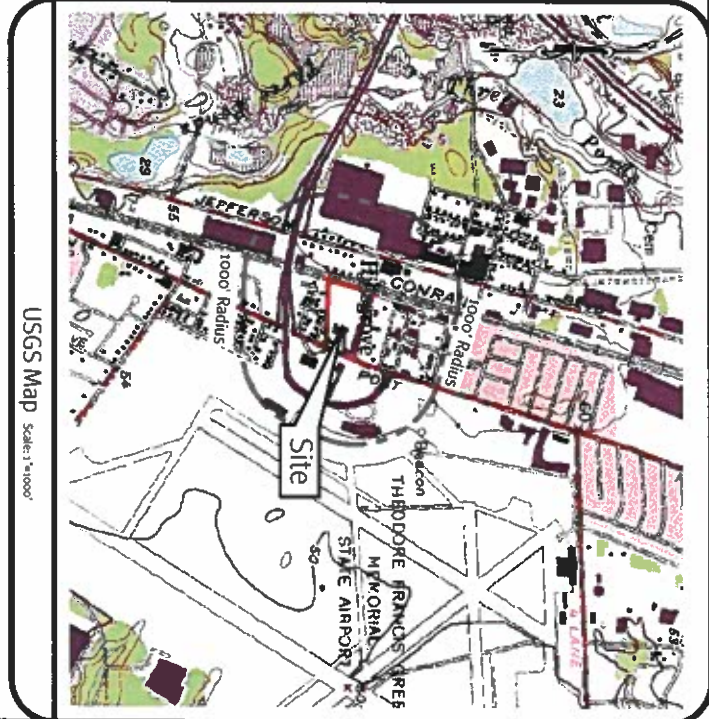
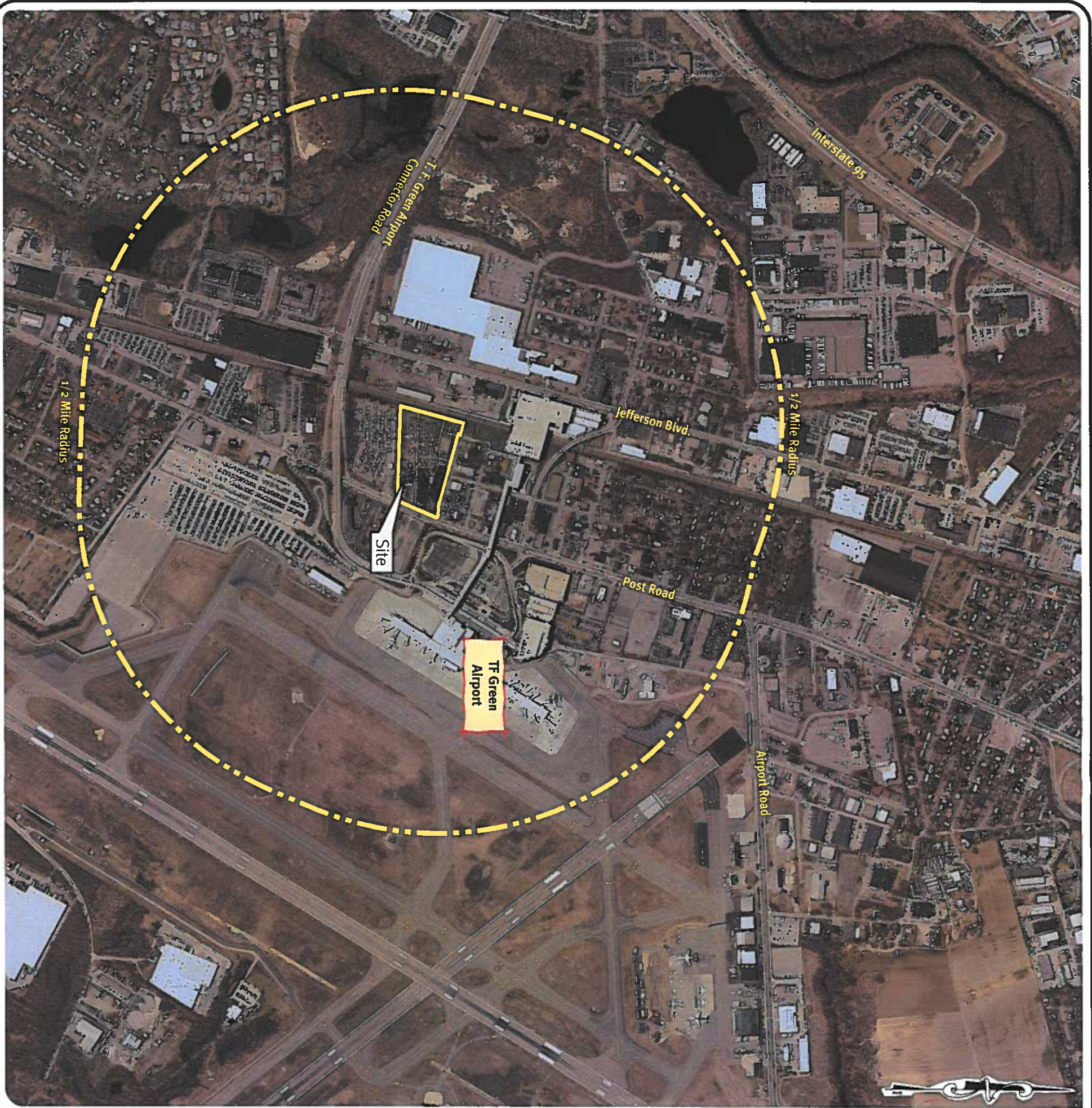
Drawn By: J.A.C. Design By: J.A.C.

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Scale: 1"=500'  
0' 200' 400' 600'

Photo Obtained from the ArcGIS 2008 Orthophoto Graphy.

USGS Map Scale: 1"=1000'

**Aerial Half Mile Radius Residence Inn**  
 AP 323 Lots 294, 295, 296, 297, 298, 319, 322 & 323  
 Warwick, Rhode Island  
 Applicant:  
**PHM Providence, LLC**  
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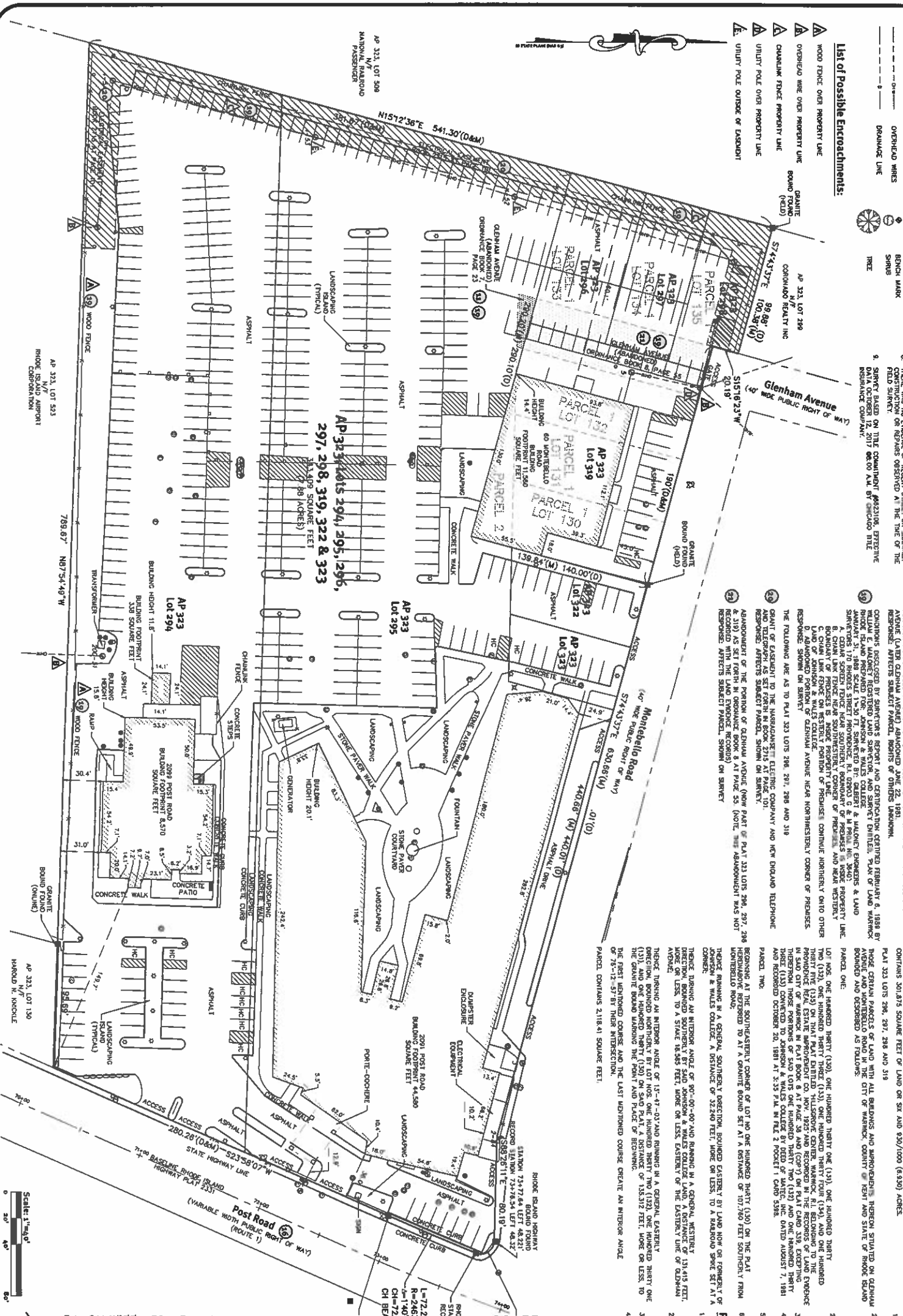
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3	07-17-2018	Master Plan Submission	J.A.C.
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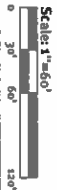


- ### Legend
- NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY
- |    |                        |    |                        |
|----|------------------------|----|------------------------|
| AP | APPLICANT'S PLAT       | AP | APPLICANT'S PLAT       |
| AS | ASBESTOS               | AS | ASBESTOS               |
| AW | WOOD                   | AW | WOOD                   |
| BE | BENCH MARK             | BE | BENCH MARK             |
| BO | BOUNDARY               | BO | BOUNDARY               |
| BR | BUILDING               | BR | BUILDING               |
| BS | BUILDING SETBACK       | BS | BUILDING SETBACK       |
| CA | CADASTRAL              | CA | CADASTRAL              |
| CB | CADASTRAL BOUNDARY     | CB | CADASTRAL BOUNDARY     |
| CC | CADASTRAL CENTERLINE   | CC | CADASTRAL CENTERLINE   |
| CD | CADASTRAL DISTANCE     | CD | CADASTRAL DISTANCE     |
| CE | CADASTRAL EASEMENT     | CE | CADASTRAL EASEMENT     |
| CF | CADASTRAL FENCE        | CF | CADASTRAL FENCE        |
| CG | CADASTRAL GROUND       | CG | CADASTRAL GROUND       |
| CH | CADASTRAL HEIGHT       | CH | CADASTRAL HEIGHT       |
| CI | CADASTRAL INTERSECTION | CI | CADASTRAL INTERSECTION |
| CJ | CADASTRAL JUNCTION     | CJ | CADASTRAL JUNCTION     |
| CK | CADASTRAL KNOT         | CK | CADASTRAL KNOT         |
| CL | CADASTRAL LINE         | CL | CADASTRAL LINE         |
| CM | CADASTRAL MOUNTAIN     | CM | CADASTRAL MOUNTAIN     |
| CO | CADASTRAL OBLIQUE      | CO | CADASTRAL OBLIQUE      |
| CP | CADASTRAL POINT        | CP | CADASTRAL POINT        |
| CQ | CADASTRAL QUANTITY     | CQ | CADASTRAL QUANTITY     |
| CR | CADASTRAL RECTANGLE    | CR | CADASTRAL RECTANGLE    |
| CS | CADASTRAL SECTION      | CS | CADASTRAL SECTION      |
| CT | CADASTRAL TOWER        | CT | CADASTRAL TOWER        |
| CU | CADASTRAL UPRIGHT      | CU | CADASTRAL UPRIGHT      |
| CV | CADASTRAL VALVE        | CV | CADASTRAL VALVE        |
| CW | CADASTRAL WALL         | CW | CADASTRAL WALL         |
| CX | CADASTRAL WINDOW       | CX | CADASTRAL WINDOW       |
| CY | CADASTRAL YARD         | CY | CADASTRAL YARD         |
| CZ | CADASTRAL ZONE         | CZ | CADASTRAL ZONE         |
| DA | DRAWING                | DA | DRAWING                |
| DB | DRAWING BOARD          | DB | DRAWING BOARD          |
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| DW | DRAWING WINDOW         | DW | DRAWING WINDOW         |
| DY | DRAWING YARD           | DY | DRAWING YARD           |
| DZ | DRAWING ZONE           | DZ | DRAWING ZONE           |

- ### ATIA/NSPS Land Title Survey Notes
- THE ADDRESS OF THE PARCELS ARE: 1. 323 LOT 294, 2. 323 LOT 295, 3. 323 LOT 296, 4. 323 LOT 297, 5. 323 LOT 298, 6. 323 LOT 299, 7. 323 LOT 300, 8. 323 LOT 301, 9. 323 LOT 302, 10. 323 LOT 303, 11. 323 LOT 304, 12. 323 LOT 305, 13. 323 LOT 306, 14. 323 LOT 307, 15. 323 LOT 308, 16. 323 LOT 309, 17. 323 LOT 310, 18. 323 LOT 311, 19. 323 LOT 312, 20. 323 LOT 313, 21. 323 LOT 314, 22. 323 LOT 315, 23. 323 LOT 316, 24. 323 LOT 317, 25. 323 LOT 318, 26. 323 LOT 319, 27. 323 LOT 320, 28. 323 LOT 321, 29. 323 LOT 322, 30. 323 LOT 323, 31. 323 LOT 324, 32. 323 LOT 325, 33. 323 LOT 326, 34. 323 LOT 327, 35. 323 LOT 328, 36. 323 LOT 329, 37. 323 LOT 330, 38. 323 LOT 331, 39. 323 LOT 332, 40. 323 LOT 333, 41. 323 LOT 334, 42. 323 LOT 335, 43. 323 LOT 336, 44. 323 LOT 337, 45. 323 LOT 338, 46. 323 LOT 339, 47. 323 LOT 340, 48. 323 LOT 341, 49. 323 LOT 342, 50. 323 LOT 343, 51. 323 LOT 344, 52. 323 LOT 345, 53. 323 LOT 346, 54. 323 LOT 347, 55. 323 LOT 348, 56. 323 LOT 349, 57. 323 LOT 350, 58. 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- Legend**
- PROPERTY LINE
  - - - ASSESSOR LINE
  - EXISTING ZONE BOUNDARY
  - - - PROPOSED ZONE BOUNDARY
  - PROPOSED ZONE AREA CHANGE
  - - - PROPOSED PROPERTY LINE



**Zone Change Plan**  
**Residence Inn**  
 AP 323 Lots 294, 295, 296, 297, 298, 319, 322 & 323  
 Warwick, Rhode Island  
 Applicant  
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 1480 Royal Palm Beach Boulevard, Suite A  
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No.	Date	Description	By
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- General Notes:**
1. THE SITE IS LOCATED ON THE CITY OF WARWICK ASSessor'S PLAT 323 LOTS 294, 295, 296, 297, 298, 299, 300, 301, 302 & 303.
  2. THE SITE IS APPROXIMATELY 7.865 ACRES AND IS ZONED WARWICK STATION (A CITY DISTRICT (C)) A ZONE CHANGE TO WARWICK STATION INTERMEDIATE DISTRICT (M) IS PART OF THIS SUBMISSION.
  3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44060201274L MAP REVISED OCTOBER 2, 2015. (1:50,000 PLAN REVISIONS SHOWN BELOW)
  4. ZONE X (UNSHADED) - THIS SITE IS LOCATED IN FEMA FLOOD ZONE X. ZONE X ARE AREAS WHERE THERE IS ANNUAL FLOODING.
  5. THE PROPERTY LINE AS SHOWN ON THIS PLAN AGREES WITH THE RESULTS OF A CLASS I BOUNDARY SURVEY CONDUCTED BY GREGG ENGINEERING ASSOCIATES, INC. THIS PLAN IS NOT TO BE CONSIDERED AS A CLASS I BOUNDARY SURVEY PLAN AND IS NOT SUITABLE FOR RECORDING AS A CLASS I BOUNDARY SURVEY PLAN.
  6. THE SITE IS NOT WITHIN A. OROUKWATER PROTECTION AREA (INDICATED ON THE NATIONAL HERITAGE AREAS (NHCA) MAP).
  7. THERE ARE NO WETLANDS OR WATERBODIES WITHIN 500' OF PROPERTY LINE.
  8. THE SOILS ON SITE AND WITHIN 500' ARE U.S. - URBAN LAND SOIL, MAPPING ORIGINATED FROM THE SOIL CONSERVATION SERVICE.
  9. THE SITE IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
  10. THE PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES.

**Dimensional Regulations:**

Zone	Minimum	Proposed	Maximum
URBANTOWN CENTER	MINIMUM LOT AREA:	6,000 SF	62,000 SF
	MINIMUM FRONTAGE AND LOT WIDTH:	60'	62'
	MINIMUM FRONT AND CORNER SIDE YARDS:	10'	25'
	MINIMUM SIDE YARDS:	5'	6.17'
URBANTOWN CENTER	MAXIMUM STRUCTURE HEIGHT:	75'	74'
	MINIMUM LANDSCAPED OPEN SPACE:	10%	15%
	SEENING 10' RETIER FROM NEIGHT LOT (75' TO 85')		

SEE ZONING ANALYSIS DOCUMENT, THIS SUBMISSION.

**Parking Regulations:**

Parking Requirement Per Use:	1/100 SQUARE FEET PER GROSS SQUARE FOOT
RESTAURANT	0.75/1000
HOTEL	RESTAURANT 0.51/1000 - 84 SPACES
	MINIMUM 100 FT. 111 ROOMS
	111 * 0.75 = 83.25 = 84 SPACES
	RESTAURANT 0.75/1000
	140 * 0.75 = 105 SPACES

**TOTAL SPACES REQUIRED:** 222 SPACES

**PARKING SPACES PROVIDED\*\*:**

- PROPOSED LOT 1 - HOTEL USE (PARKING PROVIDED AT 7 SPACES PER ROOM) = 140 SPACES PROVIDED
- PROPOSED LOT 2 - HOTEL USE (PARKING PROVIDED AT 75 SPACES PER ROOM) = 177 SPACES PROVIDED
- PROPOSED LOT 3 - RESTAURANT USE (PARKING PROVIDED AT 100 SF) = 46 SPACES PROVIDED
- 41 SPACES PROVIDED VIA CROSS PARKING EASEMENT FROM LOT 2

\*\* PROPOSED PARKING SPACES PER PROPOSED LOT: SHARED PARKING PROVIDED WITH CROSS PARKING EASEMENTS

**Proposed Legend**  
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING SETBACKS
- RETAINING WALL
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- APPROXIMATE PARADELT
- SETBACK
- PROPOSED LOT LINES

**Existing Legend**  
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- ASBESTOS LINE
- BUILDING
- BRUSHLINE
- TREELINE
- GLASSLINE
- FEICEL
- NETWORK WALL
- STONE WALL
- MINOR CONTIGUOUS LINE
- MAJOR CONTIGUOUS LINE
- ZONING BOUNDARY

Scale: 1"=40'  
0 20' 40' 80'

**Site Plan**  
**Residence Inn**  
AP 323 Lots 294, 295, 296, 297, 298, 299, 300, 301, 302 & 303  
Warwick, Rhode Island

**Applicant**  
**PHM Providence, LLC**  
1480 Royal Palm Beach Boulevard, Suite A  
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DE Job No: 2572-001. Copyright 2018 by DiPrete Engineering Associates, Inc.

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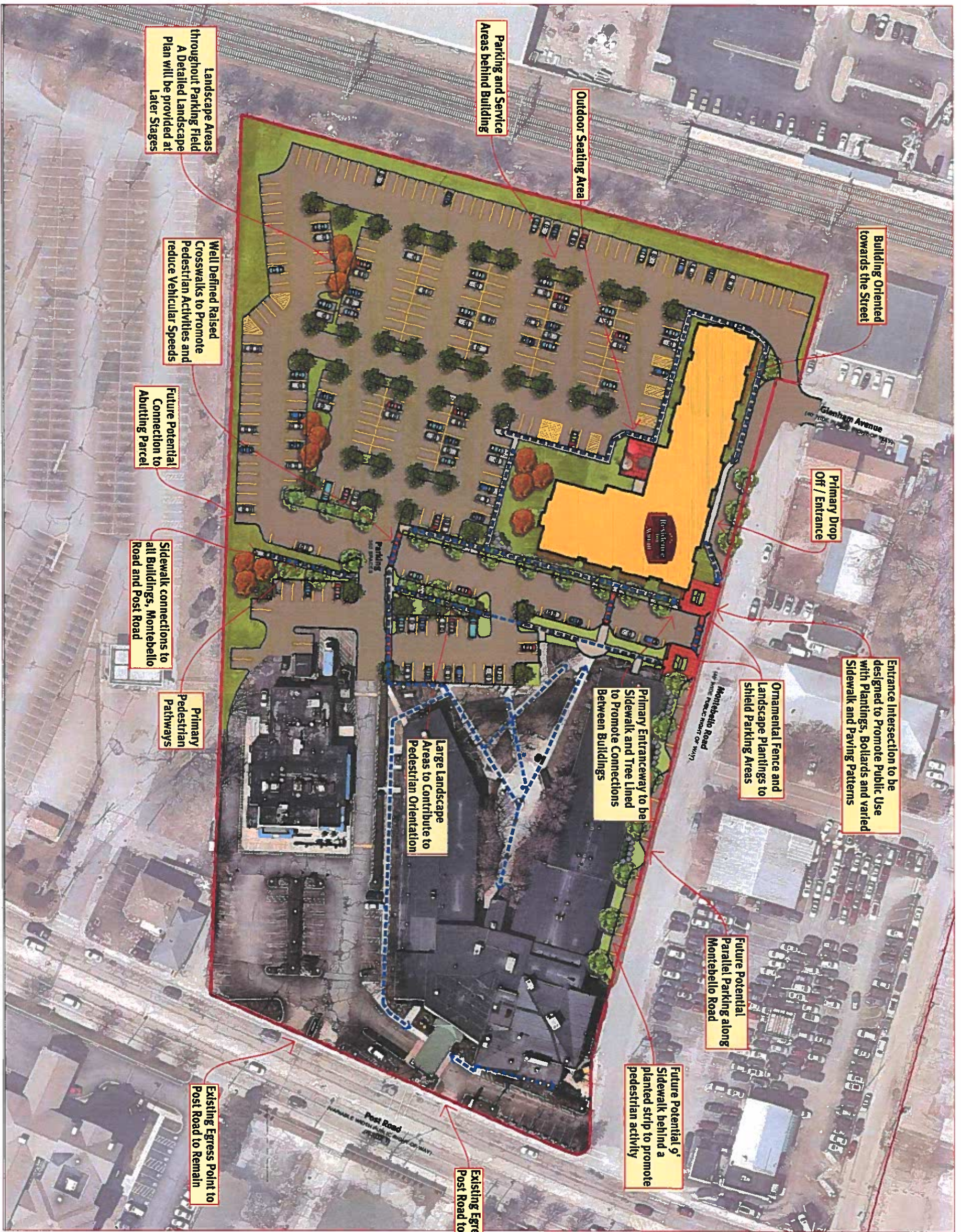
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**REGISTERED PROFESSIONAL ENGINEER**  
**NICOLE M. W. REILLY**  
1000 W. W. REILLY  
PROVIDENCE, RI 02902

**DiPrete Engineering**  
Two Stafford Court, Cranston, RI 02910  
TEL 401-943-1000 FAX 401-943-6006 www.diprete-eng.com

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**Site Rendering, Amenity & Conceptual Landscape Plan**  
**Residence Inn**

AP 323 Lots 294, 295, 296, 297, 298, 319, 322 & 323  
 Warwick, Rhode Island  
 Applicant  
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No.	Date	Description	By
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2	12-24-2017	Master Plan Submission - Foundation	J.A.C.
3	02-13-2018	Master Plan Submission	J.A.C.
4	05-22-2018	Interior Building Footprint	J.A.C.
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