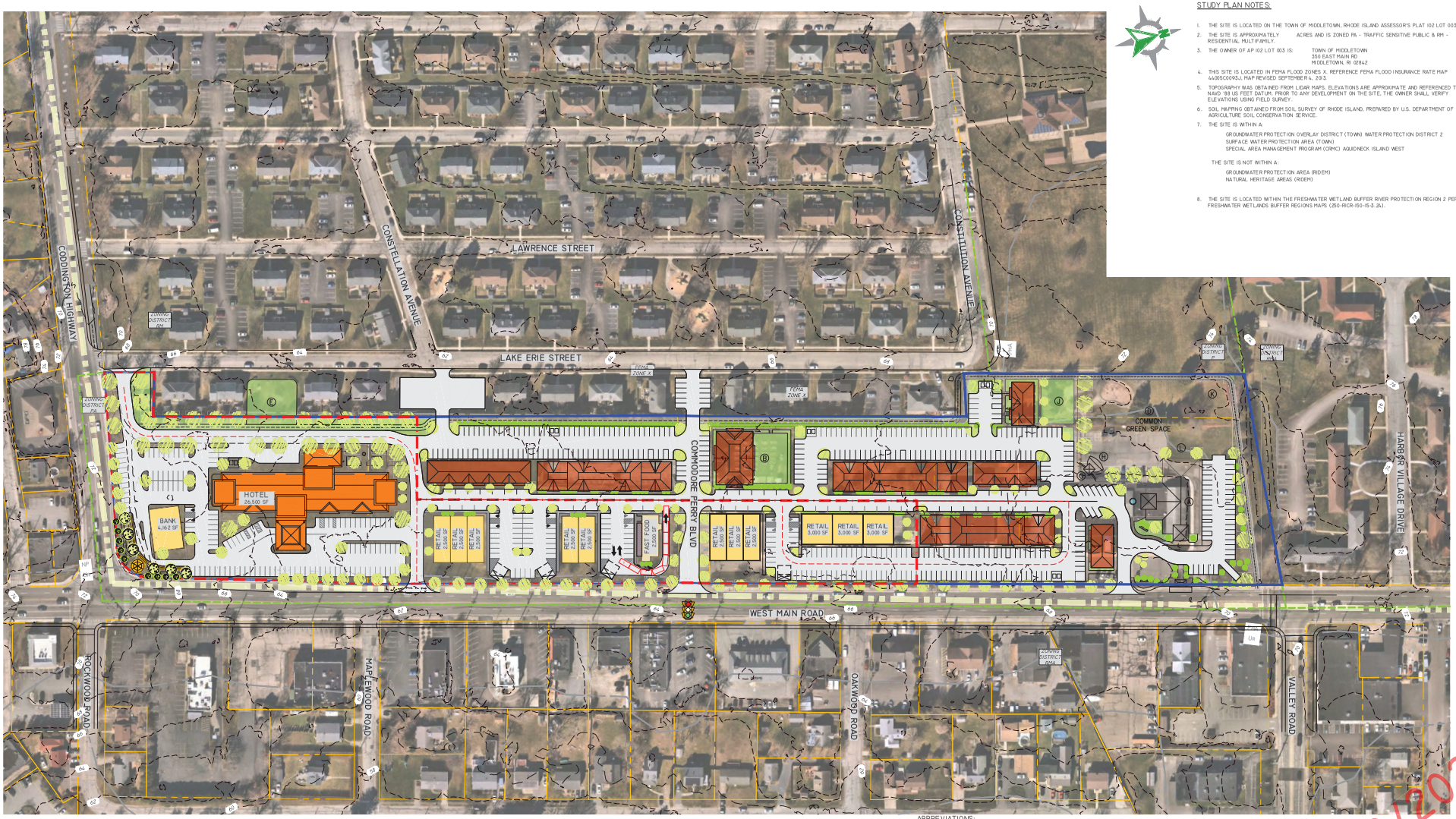

STUDY PLAN NOTES:

1. THE SITE IS LOCATED ON THE TOWN OF MIDDLETOWN, RHODE ISLAND ASSESSOR'S PLAT 102 LOT 003.
2. THE SITE IS APPROXIMATELY ACRES AND IS ZONED PA - TRAFFIC SENSITIVE PUBLIC & RM - RESIDENTIAL MULTIFAMILY.
3. THE OWNER OF AP 102 LOT 003 IS: TOWN OF MIDDLETOWN
   350 EAST MAIN RD
   MIDDLETOWN, RI 02842
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44005C0092J, MAP REVISED SEPTEMBER 4, 2013.
5. TOPOGRAPHY WAS OBTAINED FROM LIDAR MAPS. ELEVATIONS ARE APPROXIMATE AND REFERENCED TO THE NAVD '88 US FEET DATUM. PRIOR TO ANY DEVELOPMENT ON THE SITE, THE OWNER SHALL VERIFY ELEVATIONS USING FIELD SURVEY.
6. SOIL MAPPING OBTAINED FROM SOIL SURVEY OF RHODE ISLAND, PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
7. THE SITE IS WITHIN A:
   GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN) WATER PROTECTION DISTRICT 2
   SURFACE WATER PROTECTION AREA (TOWN)
   SPECIAL AREA MANAGEMENT PROGRAM (CRMC) AQUIDNECK ISLAND WEST

   THE SITE IS NOT WITHIN A:
   GROUNDWATER PROTECTION AREA (RIDEM)
   NATURAL HERITAGE AREAS (RIDEM)
8. THE SITE IS LOCATED WITHIN THE FRESHWATER WETLAND BUFFER RIVER PROTECTION REGION 2 PER THE FRESHWATER WETLANDS BUFFER REGIONS MAPS (250-RICR-150-15-3.3A).

PROJECT INCLUDES:
-144 HOTEL ROOMS
-150 RESIDENTIAL APARTMENTS
-30,000 SQUARE FEET RETAIL/BUSINESS USE

ABBREVIATIONS:

EXISTING	EX
PROPOSED	PR
ASSESSOR'S PLAT	AP
NOW OR FORMERLY	N/F

CERTIFICATION NOTE:

THE EXISTING DATA COMPILED ON THIS CONCEPT/STUDY PLAN IS FROM EXISTING MAPS AND RECORDED DATA. DUE TO METHODS OF COMPILATION AND ACCURACY OF SOME MAPS USED TO COMPILE THIS PLAN, THERE MAY BE SOME DEVIATIONS FROM SAID MAPS AND/OR DATA AND THIS PLAN. THERE ARE MANY FACTORS WHICH LEAD TO THIS, INCLUDING THE ACCURACY OF SAID MAPS AND DATA, AND KNOWN SITE FEATURES SUCH AS STONE WALLS, ROADWAYS, AND BUILDINGS. THESE DEVIATIONS ARE COMMON WHEN COMPILING MAPS AND DATA FROM VARIOUS SOURCES AND CANNOT BE AVOIDED WITHOUT AN ACTUAL FIELD SURVEY AND DEED RESEARCH. THIS PLAN IS TO BE UTILIZED FOR DISCUSSION PURPOSES ONLY. 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.

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

CONCEPT PLAN F

ASSESSOR'S PLAT 102, LOT 003
LOCATED ON 648 WEST MAIN ROAD
MIDDLETOWN, RHODE ISLAND

DiPrete Engineering
Two Stafford Court, Cranston, RI 02920
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DATE: 06/30/2023
DRAWN BY: SEH

DRAFT 6/30/2023

DE JOB NO: P2023030-WESTMA COPYRIGHT 2023 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEPMAN\PROJECTS\P2023030-WESTMA WEST MAIN ROAD 648\AUTOCAD DRAWINGS\P2023030-WESTMA-CPPL.DWG PLOTTED 6/30/2023