



OWNER/APPLICANT:
BRISTOL WARREN REGIONAL
SCHOOL DISTRICT
235 HIGH STREET
BRISTOL, RI 02809
401-253-4000

SCALE ADJUSTMENT GUIDE
1" = 60'
BAR IS ONE INCH ON
ORIGINAL DRAWING

MT. HOPE HIGH SCHOOL

199 Chestnut Street

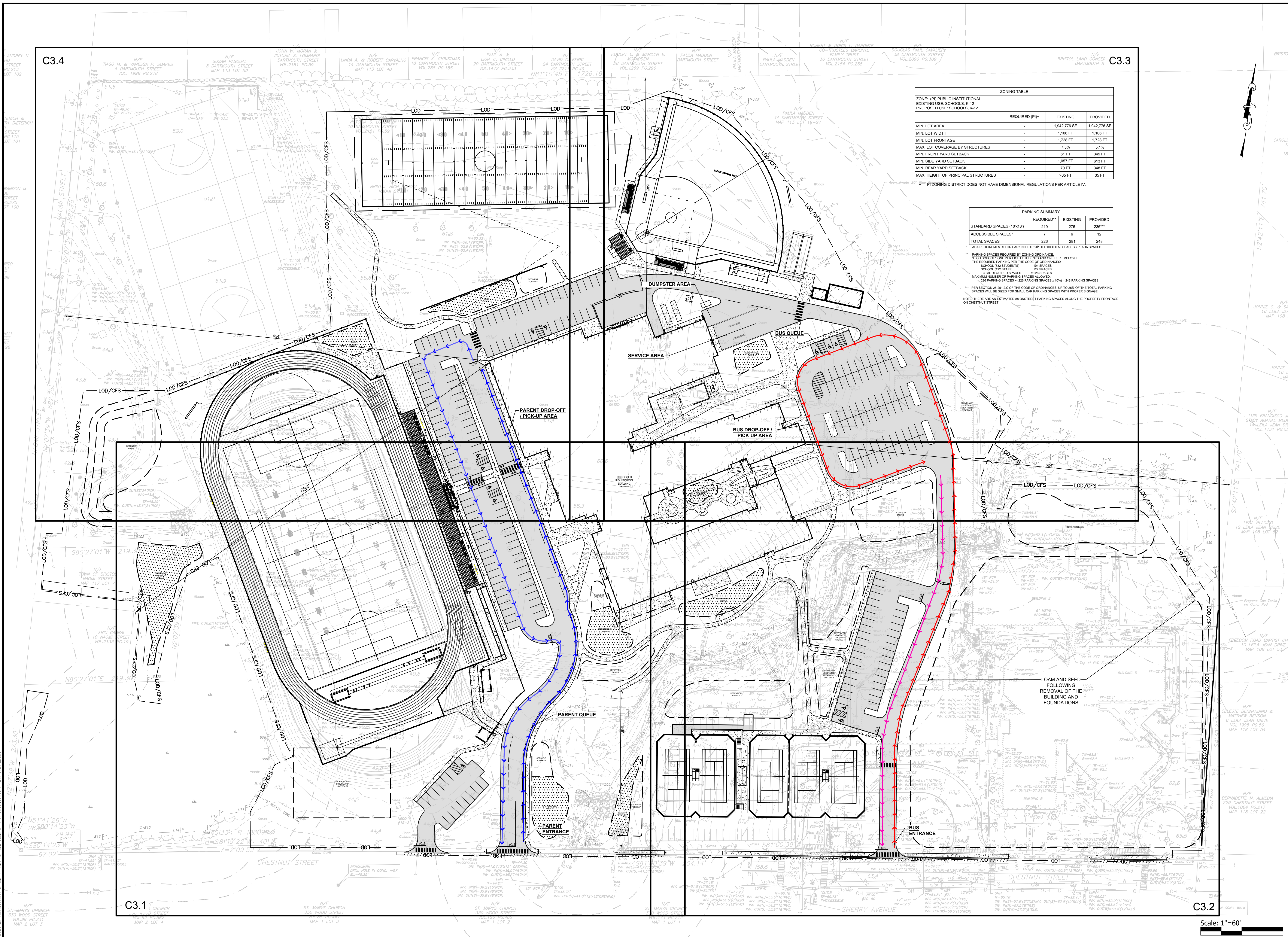
ASSESSOR'S PLAT 117, LOTS 3, 4, 5, 6, & 7
Bristol, Rhode Island

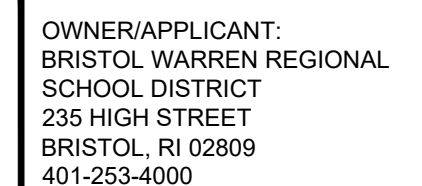
REVISIONS:
1 9-04-2024 MASTER PLAN REV
2 9-25-2024 MASTER PLAN REV

PROJECT NO.: 23099.01
DATE: AUGUST 2, 2024
SCALE: 1"=60'
DESIGNED BY: ACB
CHECKED BY:
DRAWN BY: AKL
APPROVED BY:
DRAWING TITLE:

OVERALL
CONCEPT PLAN

DRAWING NO.:
C3.0
SHEET NO. 5 OF 10





SCALE ADJUSTMENT GUIDE

0" 1"

BAR IS ONE INCH ON ORIGINAL DRAWING

MT. HOPE HIGH SCHOOL
199 Chestnut Street
ASSESSOR'S PLAT 117, LOTS 3, 4, 5, 6, & 7
Bristol, Rhode Island

REVISIONS:

1	9-04-2024	MASTER PLAN R
2	9-25-2024	MASTER PLAN R

PROJECT NO.	23000.0
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DATE: AUGUST 2, 202

SCALE: 1"=4'

DESIGNED BY: AC

CHECKED BY:

DRAWN BY: AK

APPROVED BY: _____

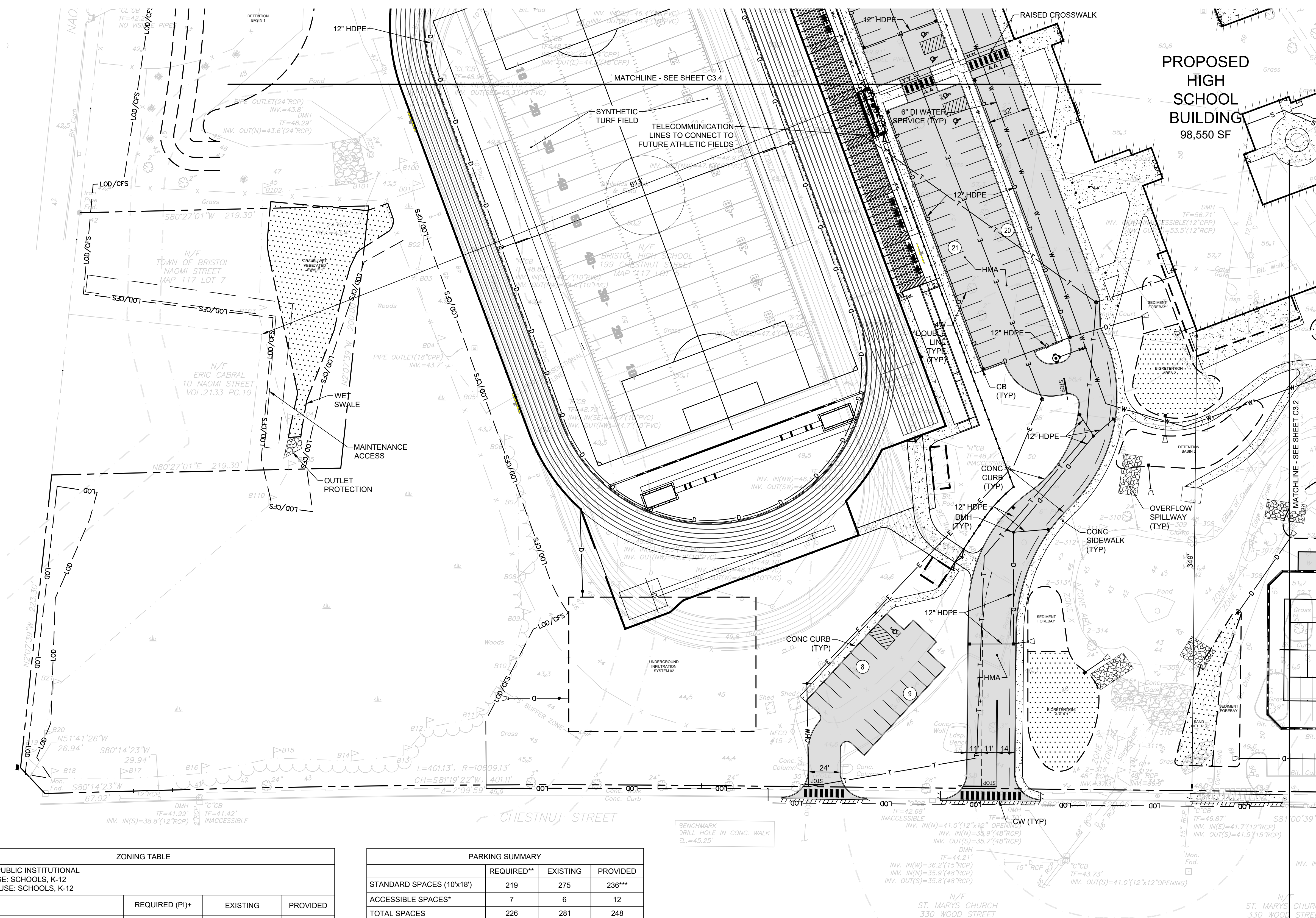
DRAWING TITLE:

CONCEPT PLAN 1.1

DRAWING NO.:

C3.1

SHEET NO. 6 OF 10



ZONING TABLE			
ZONE: (PI) PUBLIC INSTITUTIONAL			
EXISTING USE: SCHOOLS, K-12			
PROPOSED USE: SCHOOLS, K-12			
	REQUIRED (PI)+	EXISTING	PROVIDED
MIN. LOT AREA	-	1,942,776 SF	1,942,776 SF
MIN. LOT WIDTH	-	1,106 FT	1,106 FT
MIN. LOT FRONTAGE	-	1,728 FT	1,728 FT
MAX. LOT COVERAGE BY STRUCTURES	-	7.5%	5.1%
MIN. FRONT YARD SETBACK	-	61 FT	349 FT
MIN. SIDE YARD SETBACK	-	1,057 FT	613 FT
MIN. REAR YARD SETBACK	-	70 FT	348 FT
MAX. HEIGHT OF PRINCIPAL STRUCTURES	-	>35 FT	35 FT

+ PI ZONING DISTRICT DOES NOT HAVE DIMENSIONAL REGULATIONS PER ARTICLE IV

PARKING SUMMARY			
	REQUIRED**	EXISTING	PROVIDED
STANDARD SPACES (10'x18')	219	275	236***
ACCESSIBLE SPACES*	7	6	12
TOTAL SPACES	226	281	248

* ADA REQUIREMENTS FOR PARKING LOT: 201 TO 300 TOTAL SPACES = 7 ADA SPACES

** PARKING SPACES REQUIRED BY ZONING ORDINANCE:
"HIGH SCHOOL": ONE PER EIGHT STUDENTS AND ONE PER EMPLOYEE
THE REQUIRED PARKING PER THE CODE OF ORDINANCES:

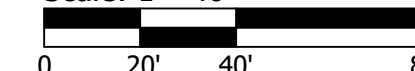
SCHOOL (832 STUDENTS)	104 SPACES
SCHOOL (122 STAFF)	122 SPACES
TOTAL REQUIRED SPACES	= 226 SPACES

MAXIMUM NUMBER OF PARKING SPACES ALLOWED:
226 PARKING SPACES + (226 PARKING SPACES x 10%) = 248 PARKING SPACES

*** PER SECTION 28-251.2.C OF THE CODE OF ORDINANCES, UP TO 25% OF THE TOTAL PARKING SPACES WILL BE SIZED FOR SMALL CAR PARKING SPACES WITH PROPER SIGNAGE

NOTE: THERE ARE AN ESTIMATED 88 ONSTREET PARKING SPACES ALONG THE PROPERTY FRONTAGE ON CHESTNUT STREET

Scale: 1"=40'





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SCALE ADJUSTMENT GUIDE
0'
1" = 40'
BAR IS ONE INCH ON
ORIGINAL DRAWING

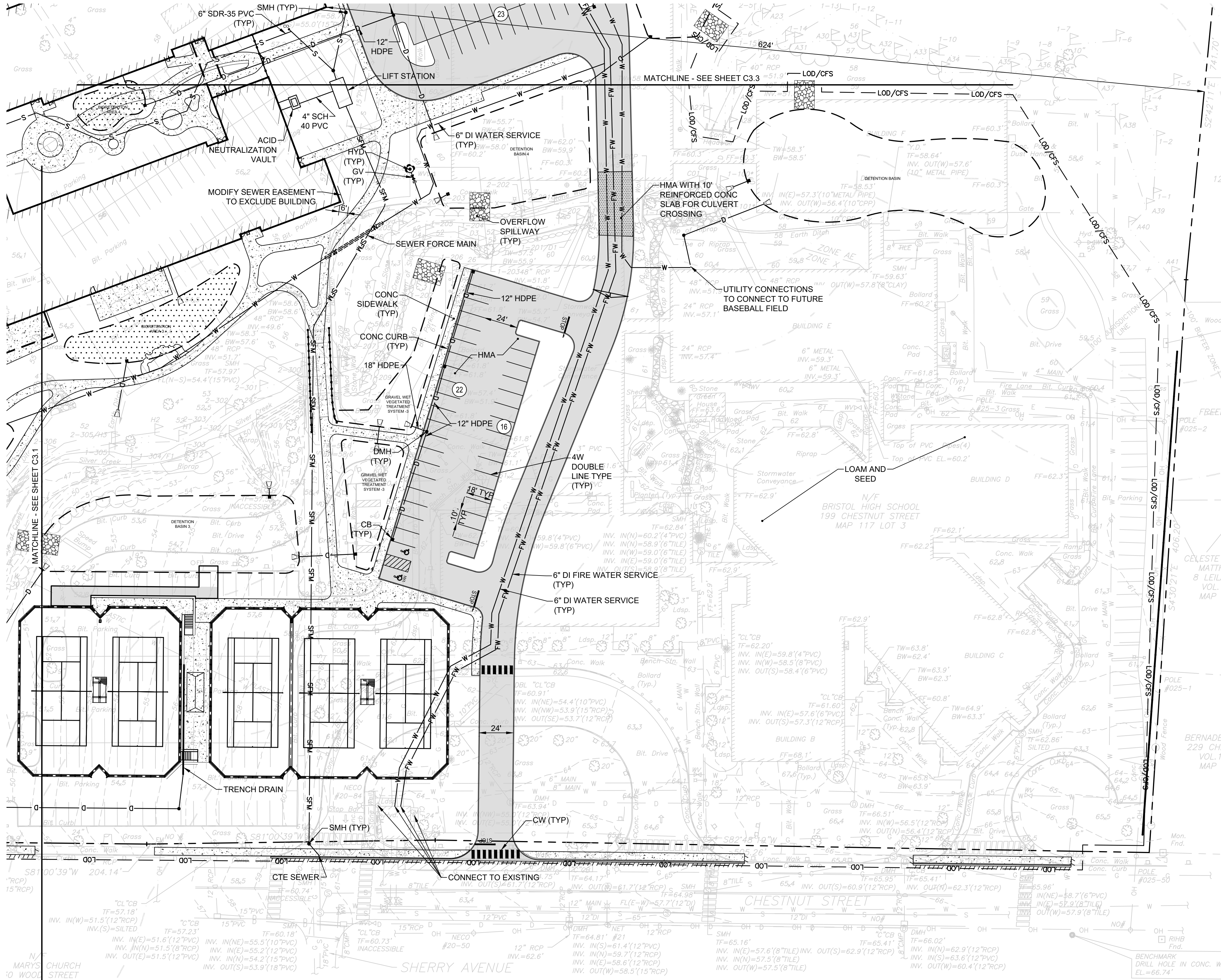
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CHECKED BY:
DRAWN BY: AKL
APPROVED BY:
DRAWING TITLE:

CONCEPT PLAN 1.2

DRAWING NO.:
C3.2
SHEET NO. 7 OF 10



ZONING TABLE			
ZONE: (PI) PUBLIC INSTITUTIONAL			
EXISTING USE: SCHOOLS, K-12			
PROPOSED USE: SCHOOLS, K-12			
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+ PI ZONING DISTRICT DOES NOT HAVE DIMENSIONAL REGULATIONS PER ARTICLE IV.

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NOTE: THERE ARE AN ESTIMATED 88 ON-STREET PARKING SPACES ALONG THE PROPERTY FRONTAGE ON CHESTNUT STREET

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



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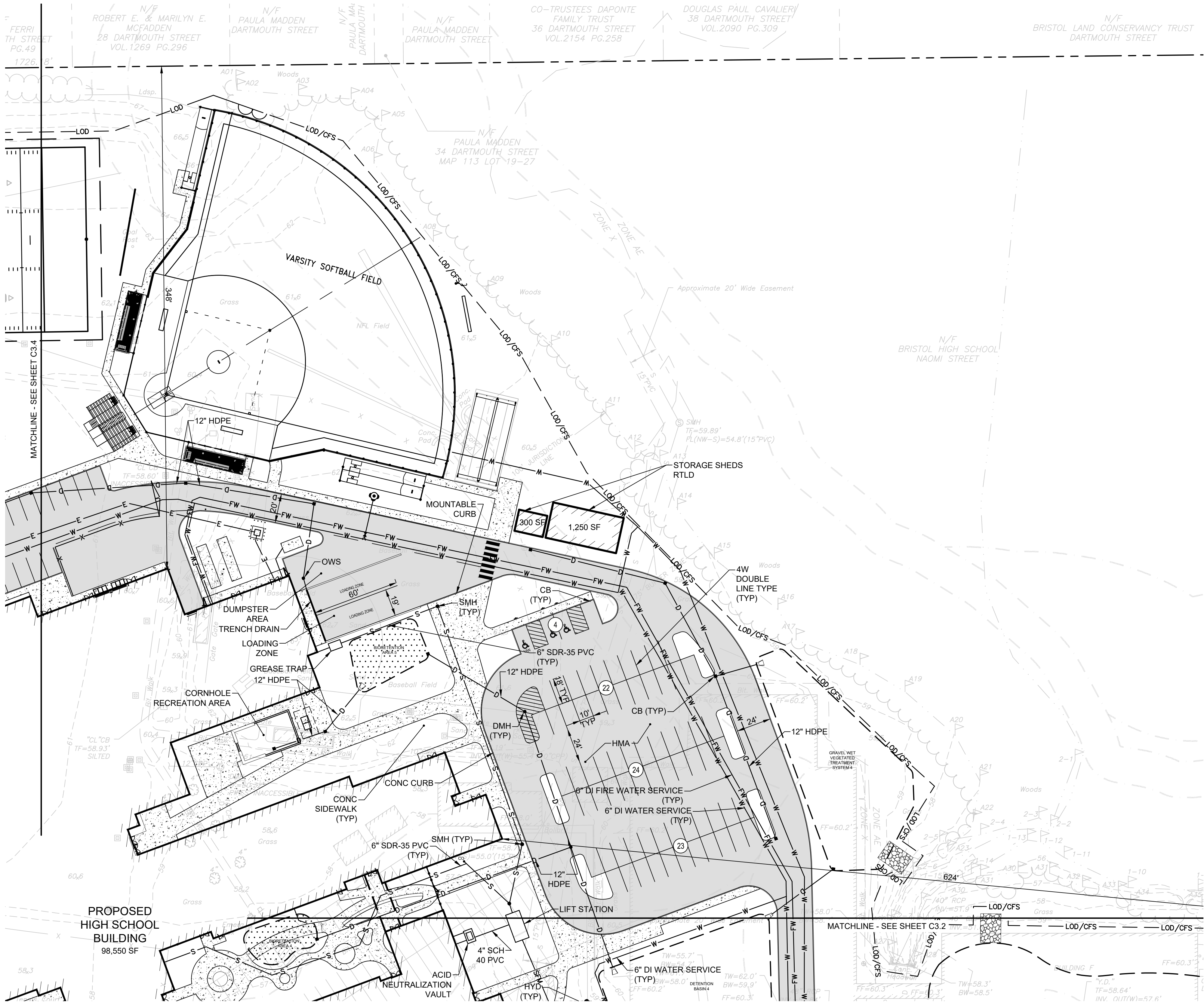
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APPROVED BY:
DRAWING TITLE:

CONCEPT PLAN 1.3

DRAWING NO.:

C3.3

SHEET NO. 8 OF 10



ZONING TABLE			
ZONE: (PI) PUBLIC INSTITUTIONAL EXISTING USE: SCHOOLS, K-12 PROPOSED USE: SCHOOLS, K-12			
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MAX. HEIGHT OF PRINCIPAL STRUCTURES	-	>35 FT	35 FT

+ PI ZONING DISTRICT DOES NOT HAVE DIMENSIONAL REGULATIONS PER ARTICLE IV.

PARKING SUMMARY			
	REQUIRED**	EXISTING	PROVIDED
STANDARD SPACES (10'x18')	219	275	238***
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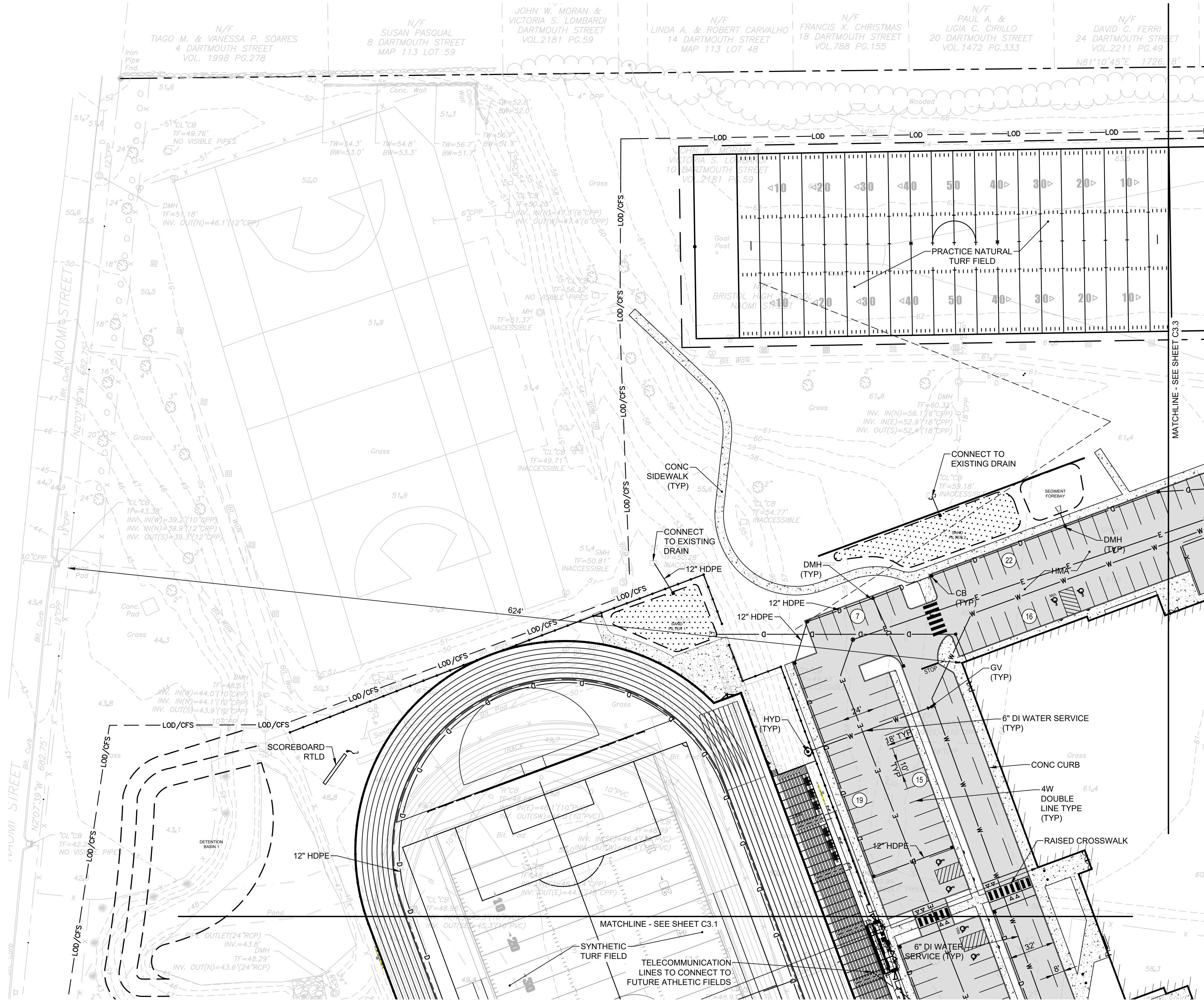
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DRAWING TITLE:

CONCEPT PLAN 1.4

DRAWING NO.:

C3.4

SHEET NO. 9 OF 10



ZONING TABLE			
ZONE: (PI) PUBLIC INSTITUTIONAL EXISTING USE: SCHOOLS, K-12 PROPOSED USE: SCHOOLS, K-12			
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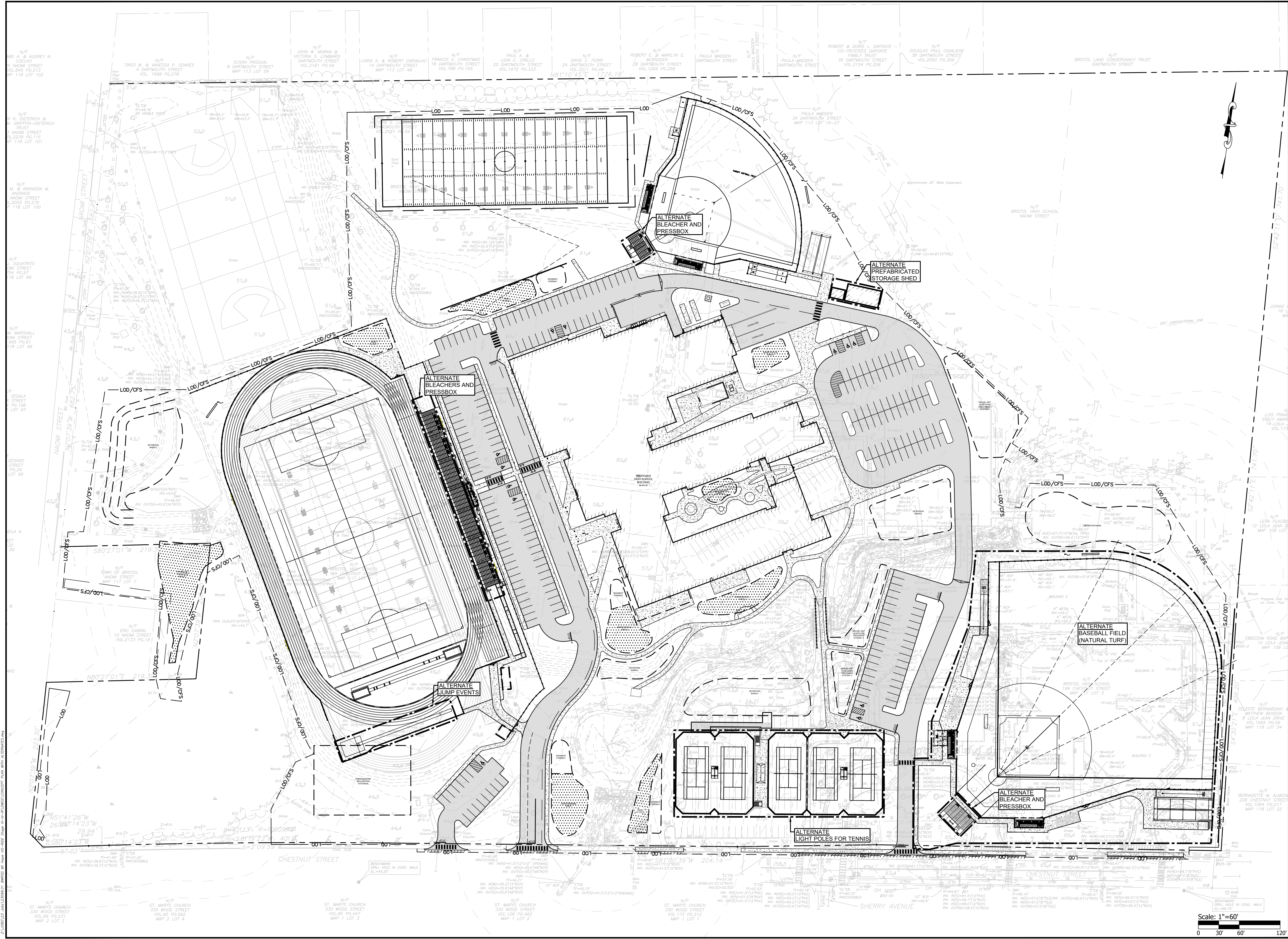
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DRAWN BY: AKL
APPROVED BY:
DRAWING TITLE:

CONCEPT PLAN WITH
ALTERNATES

DRAWING NO.:
C3.5
SHEET NO. 10 OF 10