



DiPrete Engineering

June 21, 2022

Council President
Warwick City Council
3275 Post Road
Warwick, RI 02852

**RE: Proposed Bank/Office & Retail
1795 Warwick, Rhode Island
Project #: 2505-006**

Dear Council President,

On behalf of the applicant, we are submitting the Master Plan and supporting materials for the proposed Retail and Bank/Office at the intersection of Airport Road & Post Road in Warwick, Rhode Island. The site is located at 1795 Post Road, Assessors Plat 322 Lots 167, 168, 169, 170, 182 & 183 and is zoned A7 and W.S. Gateway.

Background

In parallel with the City of Warwick land development permitting process, this project also proposes a zone change to the Gateway district to better align with the City's vision of this important corridor. In working with the neighbors and the City Planning staff, our goal is to keep Parcel B (please see site plans) as residential A-7. The applicant's goal in keeping this Parcel B as A-7 is to provide a buffer to the residences adjacent. While the project has gone through many iterations, our current submission is reflective of several City and Neighborhood discussions.

Existing Conditions

The site was formally occupied by a fast-food bar/restaurant and the remainder of the property is an open field currently owned by The State of RI & Prov Plantations Dept of Trans Relocation.

Topography

The site is generally flat with elevations ranging from 68' to 60' towards the northeast corner of the site.

Wetlands

No wetlands on site or within 200' of the site.

Floodplain

There is no 100-year floodplain on the property per FEMA Flood Insurance Rate Map 44003c0127h revised October 2, 2015. The entire property is within Zone X (areas determined to be outside the 500-year floodplain).

Soils

Per Natural Resources Conservation Service's "Soil Survey of Rhode Island", the underlying soils in the vicinity of the proposed development are Merrimac-Urban Land Complex (MU) and Urban Land (Ur)

Proposed Development

The applicant is proposing 1 standalone commercial building of 5,040 Square Feet with associated parking. There is a total of 26 proposed parking spaces on site. The main access is proposed from an upgraded signal at the Post Road and Airport Road intersection. An additional access point is also proposed from Guilford Avenue.

Drainage

The proposed development will follow the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). It is anticipated at this time that the development will be designed with a combination of above ground and underground mitigation techniques.

Phasing

The development is proposed to be built in one phase.

We look forward to presenting and further discussing with the Planning Commission at an upcoming meeting.

Sincerely,
DiPrete Engineering Associates, Inc.



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