



February 15, 2024

Mr. Daniel Geagan
Deputy Director of Planning
Planning Department
65 Centerville Road
Warwick, RI 02886

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

Dear Mr. Geagan,

On behalf of the applicant, we are submitting the Preliminary 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 has also received approval for a zone change of a portion of the property to the Gateway district to better align with the City's vision of this important corridor. As shown on the site plans Parcel B will remain 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. The applicant intends to merge and redistribute the existing 6 lots into 2 total lots along the newly approved zone line and as shown on the submitted plans. This subdivision will be completed prior to construction.

Existing Conditions

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

Topography

The existing site topography is generally flat with elevations ranging from 68' to 60' towards the northeast corner of the site. The proposed topography has been designed to minimize cuts and fill and allow for ease of access from both Post Road and Guilford Avenue

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). DiPrete Engineering performed soil evaluations in October 2022 to establish groundwater elevations and confirm soil types on the property. The soils were found to be consistent with the NRCS survey.

Proposed Development

The applicant is proposing 1 standalone commercial building of 5,250 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. This project is currently under review with RIDOT for the proposed curb cuts and signal updates. Based on recent conversations, an approval letter from RIDOT is forthcoming and will be submitted once available.

Drainage

The post development stormwater will be treated for water quality using Best Management Practices (BMPs). The Site has been designed to meet the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). To mitigate post development flows on site, a pipe network is utilized to convey runoff to an underground infiltration system. The underground system will make use of a proprietary device for pretreatment. The underground infiltration system has been designed to control runoff and reduce peak flows through the 100 year storm event. Additional information regarding the proposed drainage system can be found in the submitted Stormwater Management Report.

This project has also been reviewed and approved by RIDEM in January of 2023. A copy of the RIDEM Stormwater/WQ & UIC Permit has been provided.

Water/Sewer

The proposed development will make use of public water and public sewer connections. The current connection locations have been coordinated with Warwick Water and Warwick Sewer Authority to date. DiPrete will continue to work with these municipalities to finalize the proposed connections.

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.



Dana Nisbet, PE

Project Manager

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